

No.	Investment	Project Area	Specifications	Qty	Unit Rate	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29
4.1	Water Pipeline Extension to Rironi / Tilisi	Tilisi, Rironi, Kiroe and Gatimu	As detailed in the BoQ	-	-	-	-	18,826,092	-
5	Water System Rehabilitations								
5.1	Water System Rehabilitation in Limuru Town	Limuru Central/Limuru East / Bibirioni/ Ngecha Tigoni	Replacement of old dilapidated GI/PVC Pipes with HDPE pipes	Provisional	Provisional 1	-	300,000	300,000	300,000
5.2	Water System Rehabilitation in Uplands	Lari Kirenga	Replacement of old dilapidated GI/PVC Pipes with HDPE pipes	Provisional	Provisional 1	150,000	100,000	100,000	100,000
5.3	Water System Rehabilitation in Thigio	Ndeiya	Replacement of old dilapidated GI/PVC Pipes with HDPE pipes	Provisional	Provisional 1	-	200,000	200,000	200,000
5.4	Water System Rehabilitation in Bathi	Kijabe	Replacement of old dilapidated GI/PVC Pipes with HDPE pipes	Provisional	Provisional 1	-	200,000	200,000	200,000
6	Sewer Improvement								
6.1	Sewer Extensions at Kwa Mbira	Kwa Mbira	As detailed in the BoQ	800m	-	-	-	-	2,473,815
7	Capital Works								
7.1	Ndiuni Water Supply Project	Ndiuni	As detailed in the BoQ	-	19,824,928		6,093,900	-	13,731,028
8	Replacement of Pumps and Motors								
8.1	Replacement of Pumps and Motors	Entire Company	Routine replacement of pumps and motors for various sources. Power ratings differ for various sources		4,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	GRAND TOTAL					17,331,367	26,102,642	30,781,806	28,268,687

Dated the 9th March, 2026.

MR/7808745

RICHARD CHERUIYOT,
Ag. CEO, Water Services Regulatory Board.

GAZETTE NOTICE No. 4161

THE WATER ACT

(No. 43 of 2016)

LAMU WATER AND SANITATION COMPANY LIMITED

APPROVED TARIFF STRUCTURE FOR THE PERIOD 2025/2026 TO 2028/2029

THE Water Services Regulatory Board (WASREB), under the powers granted by section 72 (1) (b) and (2) of the Water Act, 2016, has approved the regular tariff adjustment for the area served by Lamu Water and Sewerage Company Limited (LAWASCO).

Lamu Water and Sewerage Company Limited (LAWASCO) applied to the Water Services Regulatory Board (WASREB) for review of water services tariffs, for the period 2025/2026 to 2028/2029 as per section 72 (1) b of the Water Act 2016.

Public consultation on the LAWASCO application was carried out in accordance with the requirements of section 139 of the Water Act 2016.

Having considered the application, the written and oral submissions by all stakeholders and the current data, WASREB has determined that an upward tariff review is justified for LAWASCO to improve service delivery, operate sustainably and protect consumer interests by meeting the tariff conditions attached to the tariff.

WASREB hereby gives a one-month notice from the date of this communication to all existing and potential customers of LAWASCO that the structure of approved tariffs for water services for the four financial years 2025/2026, 2026/2027, 2027/2028 and 2028/2029 shall be as follows:

1.0 Approved Tariff Structure

1.1 Water Tariff Structure for the period 2025/2026 to 2028/2029

Consumer Categories	Consumption Block (m ³)	Approved Tariff (KSh./m ³)
Domestic/Residential	1-6	160
	7-20	175
	21-50	185
	51-100	195
	101-300	205
	>300	215
Multi-Dwelling Units	Flat Rate	180
Commercial/Industrial	1-50	185
	51-100	195
	101-300	205
	>300	215

Consumer Categories	Consumption Block (m ³)	Approved Tariff (KSh./m ³)
Schools, Universities and Colleges	1-600	195
	601-1200	205
	>1200M ³	215
Water Kiosks	Per M ³	70

Customers with non-functional meters shall be billed based on the average of the last three months' bills.

1.2 Indexation

The utility's approved tariffs for water and sewerage shall be eligible for annual indexation, as per the regulations of the Water Services Regulatory Board (WASREB). The inflation adjustment shall come into effect every July of the tariff period commencing July 2027.

1.3 Miscellaneous Charges

These shall be as follows:

Item/ Service	Charge (KSh.)
<i>Water Deposit</i>	
<i>Category of consumer</i>	
Domestic	2,500
Retail shops less than 10m ³	3,000
Retail shops more than 10m ³	3,500
Bar and restaurants less than 15 m ³	4,000
Bar and restaurants more than 15 m ³	6,000
Hotel class "A" and "B" less than 150 m ³	12,000
Hotel class "A" and "B" more than 150 m ³	15,000
Hotel class "C" and "D" less than 150 m ³	18,000
Hotel class "C" and "D" more than 150 m ³	20,000
Hospitals and Health centres more than 150 m ³	20,000
Hospitals and Health centres less than 150 m ³	12,000
Schools and other institutions more than 200 m ³	20,000
Schools and other institutions less than 200 m ³	10,000
Minor construction sites of more than 200 m ³	15,000
Major construction sites more than 300 m ³	50,000
Light industries less than 200 m ³	30,000
Medium industries between 200 m ³ and 300 m ³	50,000
Heavy industries of more than 300 m ³	100,000
Water Kiosks	5,000
Customers with only sewer connection are to be charged a deposit equivalent to a water connection	
<i>Other Charges</i>	
<i>Service</i>	
New water connection fee – Connection size: ½ inch to 1 inch	2,500
New water connection fee – Connection size: 1.5 inches to 3 inches	7,500
New water connection fee – Connection size above 3inches	15,000
Water Reconnection fee – at meter point	1,000
Water Reconnection fee – at mains	5,000 and double deposit
Tanker – 8000 and 16,000 litres	2,500 and 5,000 respectively per tanker within the WSP area for all consumers
Sale of water per M ³ at Bowsing Point (own tanker)	185
Replacement of stolen or damaged meters	100% of the market cost of the meter
Meter testing on request	500
Special meter reading under the customer's request	500
Private sewer unblocking	2,500
Leak detection services	1,000
Printing of customer's statement under own request	200
For cutting off the supply at the request of the consumer	200
For turning on the supply otherwise than in respect of a first connection	200
Exhauster Services (Company Exhauster)	5,000 for other customers and 4,000 for informal settlements
<i>Penalties</i>	
Illegal water connection, -Commercial, Industry, Construction (Fraud)	100,000 plus estimated consumption during the period of illegality
Illegal water connection, (Fraud) – Domestic	30,000 plus estimated consumption during the period of the illegality
Overcharging (fraud) at water kiosk	15,000
Self-reconnection after cut-off for non-payment	5,000 and billing to be backdated from the date of cut-off
Surcharge for tampering with meters (this to include meter removal, reversing of meter etc)	5,000
Surcharge for direct suction of water from the supply line using a pump	10,000

2.0 Cost Structure

2.1 Cost Summary

Below is the summary of the recommended cost structure that makes up the total costs to be incurred by LAWASCO during the tariff period:

Expenditure Item	2024/25	2025/26	2026/27	2027/28	2028/29
Operations	33,253,465.00	36,613,341.04	37,141,581.87	37,699,780.17	38,323,015.77
Maintenance	3,865,251.00	4,058,513.55	4,180,268.96	4,305,677.03	4,434,847.34
Regulatory Levy	846,008.00	808,298.17	1,878,509.68	1,980,390.27	2,097,515.98

Expenditure Item	2024/25	2025/26	2026/27	2027/28	2028/29
Total O&M Costs	37,964,724.00	41,480,152.76	43,200,360.51	43,985,847.47	44,855,379.09
Investment Costs	-	-	-	-	-
Debt Repayment	-	-	-	-	-
Total Costs	37,964,724.00	41,480,152.76	43,200,360.51	43,985,847.47	44,855,379.09
Total Billing (KShs)	22,022,707.00	20,207,454.17	46,962,742.08	49,509,756.76	52,437,899.59
Collection Efficiency (%)	95%	95%	95%	95%	95%
Projected Revenue - Without Subsidy	20,921,571.65	19,197,081.47	44,614,604.97	47,034,268.92	49,816,004.61
O&M Cost Coverage (%) - Without Subsidy	55%	46%	103%	107%	111%
Total Cost Coverage (%) - Without Subsidy	55%	46%	103%	107%	111%

3.0 Conditions attached to the tariff approval.

The conditions attached to this approval which shall form part of the license conditions of LAWASCO are:

3.1 Service Delivery Conditions attached to the Tariff

SERVICE DELIVERY CONDITIONS

Target	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Water Coverage (%)	74%	74%	75%	76%	77%
Water quality standards (%)	100% Compliance with Standards				
Personnel Expenditure as % of O&M	51%	47%	45%	45%	45%
Non-Revenue Water	54%	51%	49%	47%	45%
Hours of Supply (Hrs.)	12	13	14	15	16
Staff per 1000 connections	24	23	21	17	15
Metering ratio (%)	100%	100%	100%	100%	100%
Collection Efficiency (%)	95%	95%	95%	95%	95%
Resale at Kiosk	KSh. 2.00 per 20l Jerry Can		KSh. 5.00 per 20l Jerry Can		

Other Conditions

3.2 Annual budgets: -The WSP shall adhere to the budgetary levels set in the tariff.

3.3 Surpluses: -The surpluses realised during the tariff period shall ONLY be used to implement priority service delivery capital projects approved by WASREB

3.4 Reporting: -The utility shall submit to WASREB a quarterly performance report in the format provided

3.5 Regulatory Levy: -The utility is to pay a monthly regulatory levy based on 4% of turnover, which is inclusive of billing for other services and interest income earned.

3.6 Operational Subsidy: - For the period 2026/2027 to 2028/2029, the County Government of Lamu is required to continue to provide subsidies to Lamu Water and Sewerage Co. to be directed towards payment of production electricity and Salaries for seconded staff and investments as shown in the table below:

Expenditure	2026/2027(KSh.)	2027/2028(KSh.)	2028/2029(KSh.)
Seconded Staff	7,452,390	7,601,437	7,753,466
Electricity	14,286,039	15,714,643	17,286,107
Investment	9,163,540	9,906,830	10,309,600
Total	30,901,969	33,222,910	35,349,173

3.7 Investments: -The County Government of Lamu to undertake the investments in Appendix 1 below on behalf of the company:

4.0 Penalty notice

4.1 Take note that failure of an Accounting Officer to administer this tariff and the conditions attached to it is an offence subject to section 196 (2) of the Public Finance Management Act 2012, 117 (1) (aa) of the County Governments Act 2012, Sections 147 and 158 of the Water Act 2016, and Regulations 46 (1), 101 and 105 of the Water Services Regulations 2025.

4.2 Failure to comply with the tariff and conditions attached to it amounts to a breach of licence conditions and shall attract sanctions pursuant to section 92 of the Water Act 2016, including:

- (i) Payment of a penalty
- (ii) Suspension or cancellation of the licence
- (iii) Placement of the utility under Special Regulatory Regime
- (iv) Prosecution.

Appendix 1: Investments through subsidy from the County Government of Lamu

FY 2026-2027

Targetted Investment	Project Area	Guide	Size	Sample Descriptions	Unit	Unit Cost	Quantity	Project Cost (KSh.)
A. Metering	Consumer Meters	To ensure all stopped Meters are replaced and provide for the new water connections.	DN15	¾" Cold Water Consumer meters - dry velocity type (where water does not come into contact with counter/dial), preferably Kent or Zenner	No	4,200	400	1,680,000
	Master Meters		DN50	Cold Water Master meters - dry velocity type (where water does not come into contact with counter/dial)	No	55,000	4	220,000

Targetted Investment	Project Area	Guide	Size	Sample Descriptions	Unit	Unit Cost	Quantity	Project Cost (KSh.)
			DN90	Cold Water Master meters - dry velocity type (where water does not come into contact with counter/dial)	No	65,000	2	130,000
			DN100	Cold Water Master meters - dry velocity type (where water does not come into contact with counter/dial)	No	85,000	3	255,000
			DN150	Cold Water Master meters - dry velocity type (where water does not come into contact with counter/dial)	No	155,000	2	310,000
B. Capital Works	Billing system and accessories	Migrate from manual to digital system	Software	Allow programming, supply and installation of a water billing system	Ls	4,160,000	1	4,160,000
C. Treatment works	Laboratory Equipment and Reagents	To ensure water quality test is carried out as per WASREB regulation	Assorted items to be used for carrying out water analysis	Procurement of Laboratory Equipment's and Reagents necessary for day-to-day water quality analysis	Ls	1,152,190	1	1,152,190
D. Water system extension	Pipeline extension	To provide water access at Mokowe DTF-50 Site	DN 63mm, 1,500 metres PVC Pipeline	Construction of 1,500 metres PVC Pipeline for Mokowe DTF-50 Site and its environs	Ls	1,256,350	1	1,256,350
Sub -Total								9,163,540
FY 2027-2028								
A. Water system rehabilitation	Repair of damaged well structures at Shella Shallow Wells	Address the Well structural damages and replace the stolen items at the respective Wells.	-	Construction of Concrete Well Top Covers and replacement of all necessary missing items.	Ls	4,698,430	1	4,698,430
B. Capital Works	Computers and printers	Provide incentive for keeping records of daily operation within all sections	Computers with a RAM 8 or above	Supply Computers with a RAM 8 or above	Ls	1,128,000	1	1,128,000
C. Treatment works	Improving water production at water sources	Provide Booster and well Pumps at Shella and Belebele water works.	0.75 Kw submersible Pump	Supply and Delivery of 0.75 Kw 3 Phase submersible complete with all necessary accessories	No	55,000	10	550,000
		Provide Booster and well Pumps at Shella and Belebele water works.	2.2 Kw submersible Pump	Supply and Delivery of 2.2 Kw 3 Phase submersible complete with all necessary accessories	No	79,000	10	790,000
		Provide Booster and well Pumps at Shella and Belebele water works.	11 Kw submersible Pump	Supply and Delivery of 11 Kw 3 Phase submersible complete with all necessary accessories	No	600,200	2	1,200,400
		Provide boosters and well Pumps at Shella and Belebele water works.	18.5 Kw submersible Pump	Supply and Delivery of 18.5 Kw 3 Phase submersible complete with all necessary accessories	No	770,000	2	1,540,000
Sub-Total								9,906,830
FY 2028-2029								
A.NRW Reduction Plan	To reduce NRW from 51% to 50%	Replacement of old and leaking GI Pipes.		Rehabilitation of Mkomani service line	No	1,100,500	1	1,100,500
B. Water System Rehabilitation	Replacement of old and worn-out PVC Pipeline along the sea front	Remove the old DN 63mm PVC Pipeline and construct a new DN 63mm PVC Pipeline	DN63mm Dia, 1.9km PVC Pipeline	Construction of a DN 63mm PVC Pipeline, interconnected to all the existing registered water connections along the Seafront Pipeline	No	2,088,375	1	2,088,375
C. Treatment work	Improving water production at water sources	Provide Booster and well Pumps at Shella and Belebele water works.	0.75 Kw submersible Pump	Supply and Delivery of 0.75 kW 3 Phase submersible, complete with all necessary accessories	No	55,000	10	550,000
			2.2 Kw submersible Pump	Supply and Delivery of 2.2 kW 3 Phase submersible, complete with all necessary accessories	No	79,000	10	790,000
			11 Kw submersible Pump	Supply and Delivery of 11 kW 3 Phase submersible, complete with all necessary accessories	No	600,200	2	1,200,400
			18.5 Kw submersible Pump	Supply and Delivery of 18.5 kW 3 Phase submersible, complete with all necessary accessories	No	770,000	2	1,540,000

Targetted Investment	Project Area	Guide	Size	Sample Descriptions	Unit	Unit Cost	Quantity	Project Cost (KSh.)
D. Water system extension	Pipeline extension	Pipeline extension at India - Polytechnic Area.	350 metres DN63mm PVC Pipeline	Construction of 350 metres PVC Pipeline at India - Polytechnic Area in Shella ward	No	527,625	1	527,625
		Pipeline extension at Manda area, Shella Ward.	1,500metres DN63mm PVC Pipeline	Construction of 1,500 metres PVC Pipeline at Mand Area in Shella ward	No	1,256,350	1	1,256,350
		To provide water access at Mokowe DTF-50 Site	DN 63mm, 1,500 meters PVC Pipeline	Construction of 1,500 metres PVC Pipeline for Mokowe DTF-50 Site and its environs	Ls	1,256,350	1	1,256,350
		Sub- Total						
TOTAL								10,309,600

Dated the 9th March, 2026.

MR/7808745

RICHARD CHERUIYOT,
Ag. CEO, Water Services Regulatory Board.

GAZETTE NOTICE NO. 4162

THE WATER ACT

(No. 43 of 2016)

MANDERA WATER AND SEWERAGE COMPANY LIMITED

APPROVED TARIFF STRUCTURE FOR THE PERIOD 2025/2026 TO 2028/2029

THE Water Services Regulatory Board (WASREB), under the powers granted by section 72 (1) (b) and (2) of the Water Act, 2016, has approved the regular tariff adjustment for the area served by Mander Water and Sewerage Company Limited (MANDWASCO).

Mander Water and Sewerage Company Limited (MANDWASCO) applied to the Water Services Regulatory Board (WASREB) for review of water services tariffs, for the period 2025/2026 to 2028/2029 as per section 72 (1) b of the Water Act 2016.

Public consultation on the MANDWASCO application was carried out in accordance with the requirements of section 139 of the Water Act 2016.

Having considered the application, the written and oral submissions by all stakeholders and the current data, WASREB has determined that an upward tariff review is justified for MANDWASCO to improve service delivery, operate sustainably and protect consumer interests by meeting the tariff conditions attached to the tariff.

WASREB hereby gives a one-month notice from the date of this communication to all existing and potential customers of MANDWASCO that the structure of approved tariffs for water services for the four financial years 2025/2026, 2026/2027, 2027/2028 and 2028/2029 shall be as follows:

1.0 Approved Tariff Structure

1.1 Water Tariff Structure for the period 2025/2026 to 2028/2029

Current Customer Categories	Consumption Block (m ³)	Approved Tariff (KSh/M ³)
Individual and Other Consumers	1-6	130
	7-20	150
	21-50	160
	51-100	165
	101-300	175
	>300	185
Commercial/Industrial/Government/Institutions	1-50	160
	51-100	165
	101-300	175
	>300	200
Public Schools, Colleges, and Universities	1-600	150
	601-1200	200
	>1200	250
Unique Consumer Categories	Water Kiosks per m ³	100
	Bowsing Point	130

Customers with non-functional meters shall be billed based on the average of the last three months' bills.

1.2 Sewerage Tariff Structure for the period 2025/2026 to 2028/2029

(a) Consumers with a Water Connection

- (i) Sewerage will be charged at 75% of the water volumes, billed at the tariff for water specified (in 1.1) above, for all customer categories.
- (ii) Disconnected water accounts shall be charged based on the average of the last three months' sewerage charges before the disconnection.

(b) Consumers without a Water Connection

Sewerage consumers without a water connection shall be charged as follows:

- (i) Single dwelling Domestic unit: KSh. 300 Per Month
- (ii) 75% of the volume of water consumed as per the metered source of water at the rates specified (in 1.1) above.