

Deletion

<i>Parcel No.</i>	<i>Registered Owner (s)</i>	<i>Acq. Area (Ha)</i>
West Pokot/Morpus GR/853	TBD	0.8805
West Pokot/Chepararia/558	Lomuke Pusikang	0.0971

Corrigenda

<i>Parcel No.</i>	<i>Registered Owner (s)</i>	<i>Acq. Area (Ha)</i>
West Pokot/Morpus GR/56	Martin Eris Sembelo	1.0042

Addendum

<i>Parcel No.</i>	<i>Registered Owner (s)</i>	<i>Acq. Area (Ha)</i>
West Pokot/Morpus GR/36	Geoffrey Sembelo	0.9811
West Pokot/Morpus GR/55	TBD	0.4744
West Pokot/Chepararia/658	TBD	0.0971
West Pokot/Morpus Group Ranch		0.5510

Notice of the inquiries will be published in Kenya Gazette in accordance with section 112 of the Land Act.

Dated the 20th May, 2026.

MR/7777143

ABDILLAH S. ALAWY,
Chairman, National Land Commission.

GAZETTE NOTICE NO. 9148

THE LAND ACT

(Cap. 280)

PROPOSED COMPULSORY ACQUISITION OF LAND FOR CONSTRUCTION OF EAC KENYA–SOUTH SUDAN ROAD LINK–KITALE–
MORPUS ROAD UPGRADING OF KITALE–MORPUS ROAD

INQUIRY

The National Land Commission calls upon persons who have an interest or claim in the land shown in the schedule here below, which the Commission intends to compulsorily acquire for purposes of construction of Construction of EAC Kenya–South Sudan Road Link–Kitale–Morpus Road Upgrading of Kitale–Morpus in Trans Nzoia County to appear before the Commission in person on the date and place shown below to inquire into:

- (a) Issues of propriety of the proposed acquisition
- (b) Issues of Compensation
- (c) Any other relevant issues

Inquiry

<i>Parcel No.</i>	<i>Registered Owner (s)</i>	<i>Acq. Area (Ha)</i>
<i>Ortum Chief's Office on Tuesday, 21st July, .2026 from 10.00 a.m.</i>		
West Pokot/Morpus GR/36	Geoffrey Sembelo	0.9811
West Pokot/Morpus GR/55	TBD	0.4744
West Pokot/Morpus GR/56	Martin Eris Sembelo	1.0042
West Pokot/Morpus Group Ranch	TBD	0.5510
<i>Kipkomo Chief's Office on Wednesday, 22nd July, 2026 from 10.00 a.m.</i>		
West Pokot/Chepararia/658	TBD	0.0971

Every person interested in the affected land is required to deliver to the National Land Commission on or before the day of the inquiry a written claim to compensation, a copy of identity card (ID), Personal Identification Number (PIN), land ownership documents and bank account details. For interested companies, deliver copies of certificate of incorporation, CR12, company's KRA PIN, copies of identity cards (ID) and Personal Identification Number (PIN) for the Directors. The Commission offices are in Ardhi House, 3rd Floor, Room 305, 1st Ngong Avenue, Nairobi and at the National Land Commission's County Co-ordinator's office in Trans Nzoia County.

Dated the 20th May, 2026.

MR/7777143

ABDILLAH S. ALAWY,
Chairman, National Land Commission.

GAZETTE NOTICE NO. 9149

THE WATER ACT

(No. 43 of 2016)

NYASARE WATER SUPPLY AND SANITATION COMPANY LIMITED

APPROVED TARIFF STRUCTURE FOR THE PERIOD 2026/2027 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 Nyasare Water Supply and Sanitation Company Limited (NYAWASCO).

Nyasare Water Supply and Sanitation Company Limited (NYAWASCO) applied to the Water Services Regulatory Board (WASREB) for review of water services tariffs, for the period 2026/2027 to 2028/2029 as per section 72 (1) b of the Water Act 2016.

Public consultation on the NYAWASCO 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 NYAWASCO to improve service delivery, operate sustainably and protect consumer interests by meeting the 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 NYAWASCO that the structure of approved tariffs for water services for the three financial years 2026/2027, 2027/2028 and 2028/2029 shall be as follows:

1.0 Approved Tariff Structure

1.1 Water Tariff Structure for the period 2026/2027 to 2028/2029

<i>Consumer Categories</i>	<i>Consumption Block</i>	<i>Approved Tariff</i>
	(M ³)	(Kshs/M ³)
Domestic/Residential	1-6	120
	7-20	135
	21-50	150
	51-100	180
	101-300	200
	>300	220
Multi- Dwelling Units	Flat Rate	135
Commercial/Industrial	1-50	150
	51-100	200
	101-300	220
	>300	240
Government/Institutions	1-50	150
	51-100	200
	101-300	220
	>300	240
Public Schools, Colleges, and Universities	1-600	150
	601-1200	220
	>1200m ³	300
Unique Consumer Categories	Water kiosks	50

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

1.3 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.

1.4 Miscellaneous Charges

These shall be as follows:

<i>Item/ Service</i>	<i>Charge (Ksh.)</i>
Water Deposit	
Category of consumer	
Domestic	2,500
Retail shops less than 10m ³	3,000
Retail shops with more than 10m ³	3,500
Bar and restaurants with less than 15 m ³	4000
Bar and restaurants more than 15 m ³	6,000
Hotel class "A" and "B" with less than 150 m ³	12,000
Hotel class "A" and "B" with more than 150 m ³	15,000
Hotel class "C" and "D", with 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 with less than 150 m ³	12,000
Schools and other institutions have more than 200 m ³	20,000
Schools and other institutions with less than 200 m ³	10,000
Minor construction sites of more than 200 m ³	15,000
Major construction sites with more than 300 m ³	50,000
Light industries with 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 a sewer connection are to be charged a deposit equivalent to a water connection	
Other Charges	
Service	
New water connection fee – Connection size: ½ inch to 1 inch	2,500

Item/ Service	Charge (Ksh.)
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 & 16,000 litres	2,500 & 5,000 respectively per tanker within NYAWASCO's area for all consumers
Sale of water per M ³ at Bowsing Point (own tanker)	Ksh. 120
Replacement of stolen or damaged meters	100% of the market cost of the meter
Meter testing on request	500
Leak detection services	1,000
Statement of account fees	200
For cutting off the supply at the request of the consumer	200
For turning on the supply other than in respect of a first connection	200
Exhauster Services (Company Exhauster)	5,000 for other customers and 4,000 for informal settlements
Private Exhausters (Dumping into the company's sewer system)	15,000 per truck per month
Penalties	
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 the water kiosk	15,000
Self-reconnection after cut-off for non-payment	5,000, and billing to be backdated from the date of the cut-off
Surcharge for tampering with meters (this includes 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 projected Annual cost structure that makes up the total costs to be incurred by NYAWASCO during the tariff period:

Expenditure Item	2023/2024	2024/25	2025/26	2026/27	2027/2028	2028/2029
Operations	6,424,053	8,618,952	9,681,363	9,912,117	10,634,546	11,163,748
Maintenance	22,756	82,810	110,200	110,200	110,200	110,200
Regulatory Levy	309,502	298,319	316,237	461,127	524,471	597,894
Total O&M Costs	6,756,311	9,000,081	10,107,800	10,483,445	11,269,218	11,871,842
Investment Costs	-	-	280,000	443,250	845,000	2,030,000
Debt Repayment	-	-	-	-	-	-
Total Costs	6,756,311	9,000,081	10,387,800	10,926,695	12,114,218	13,901,842
Total Billing (KShs)	7,897,899	7,428,832	7,905,932	11,528,187	13,111,786	14,947,352
Collection Efficiency (%)	87%	95%	95%	95%	95%	95%
Projected Revenue	6,871,172	7,057,390	7,510,636	10,951,778	12,456,196	14,199,984
O&M Cost Coverage	102%	78%	74%	104%	111%	120%
Total Cost Coverage	102%	78%	72%	100%	103%	102%

3.0 Conditions attached to the tariff approval.

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

3.1 Service Delivery Conditions attached to the Tariff

Target	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Water Coverage (%)	74%	75%	76%	78%	80%
Water Quality Standards	93%	100%			
Personnel Expenditure as % of O&M	42%	39%	38%	37%	35%
Non-Revenue Water	38%	37%	36%	35%	35%
Hours of Supply (Hrs.)	10	11	12	14	16
Staff per 1000 connections	8	8	7	7	6
Metering ratio (%)	100%	100%	100%	100%	100%
Collection Efficiency (%)	95%	95%	95%	95%	95%
Resale at Kiosk	Ksh 2 per 20 L Jerry can		Ksh 3 per 20 L Jerry can		

- 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 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 Investments: The utility shall undertake the investments in Appendix 1.
- 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:
- Payment of a penalty
 - Suspension or cancellation of the licence
 - Placement of the utility under Special Regulatory Regime
 - Prosecution.

APPENDIX 1: PROPOSED INVESTMENTS

NYAWASCO INVESTMENTS SCHEDULE – INTERNALLY GENERATED FUNDS

Targetted Investment	Item	Size	Descriptions	Unit	Unit Cost	Quantity	Project Cost (Ksh)	2025/2026	2026/2027	2027/2028	2028/2029
Metering	15 mm dia Meters	15mm	Kent brass	No	4,000	300	1,200,000	200,000	300,000	400,000	300,000
	15 mm dia, GI Union	15mm	-	No	150	120	18,000	-	18,000	-	-
	15 mm dia, GI Nipples	15mm	-	No	100	120	12,000	-	12,000	-	-
	15 mm dia, GI Sockets		-		100	120	12,000	-	12,000	-	-
	25 mm dia Meters	25mm	-	No	4,000	25	100,000	20,000	25,000	25,000	30,000
	25 mm dia, Gate Valve	25mm	-	No	1,200	15	18,000.00	-	18,000	-	-
	25 mm dia, GI Union	25mm	-	No	250	15	3,750.00	-	3,750	-	-
	25 mm dia, GI Nipples	25mm	-	No	100	15	1,500.00	-	1,500	-	-
	25 mm dia, GI Sockets	25mm	-	No	100	30	3,000.00	-	3,000	-	-
	Master meters 2"	50mm	-	No	40,000	10	400,000.00	-	-	200,000	200,000
Sub- Total							1,518,250	220,000	393,250	625,000	530,000
Movable Assets	Procurement of Motorbikes	-	Honda		150,000.00	1	150,000	-	-	150,000	-
	Motor vehicle	-	Toyota Probox	no	1,500,000	1	1,500,000	-	-	-	1,500,000
	Pipe wrench size 12" Record	-	-	-	7,500	10	75,000	15,000	20,000	20,000	-
	Pipe wrench size 14" Record	-	-	-	10,000	10	100,000	20,000	30,000	50,000	-
	Adjustable Spanner	-	-	-	2,500	10	25,000	25,000	-	-	-
Sub- Total							1,850,000	60,000	50,000	220,000	1,500,000
TOTAL							3,418,250	280,000	443,250	845,000	2,030,000

Dated the 29th May, 2026.

MR/7804409

RICHARD CHERUIYOT,
Ag. C.E.O., Water Services Regulatory Board.

GAZETTE NOTICE NO. 9150

THE WATER ACT

(No. 43 of 2016)

GITHUNGURI WATER SANITATION COMPANY LIMITED

APPROVED TARIFF STRUCTURE FOR THE PERIOD 2026/2027 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 Githunguri Water and Sanitation Company Limited (GIWASCO).

Githunguri Water and Sanitation Company Limited (GIWASCO) applied to the Water Services Regulatory Board (WASREB) for review of water services tariffs, for the period 2026/2027 to 2028/2029 as per section 72 (1) b of the Water Act 2016.

Public consultation on the GIWASCO 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 GIWASCO to improve service delivery, operate sustainably and protect consumer interests by meeting the conditions attached to the tariff.

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	7-20	135
	21-50	145
	51-100	150
	101-300	155
	>300	160
Multi- Dwelling Units	Flat Rate	135
Commercial/Industrial	1-50	145
	51-100	150
	101-300	155
	>300	160
Government/Institutions	1-50	145
	51-100	150
	101-300	155
	>300	160
Public Schools, Colleges, and Universities	1-600	120
	601-1200	140
	>1200m ³	160
Unique Consumer Categories	Water kiosks	70
	Bulk Sales	73

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

1.3 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.

1.4 Miscellaneous Charges

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Bar and restaurants more than 15 m ³	6,000
Hotel class "A" and "B" with less than 150 m ³	12,000
Hotel class "A" and "B" with more than 150 m ³	15,000
Hotel class "C" and "D", with 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 with less than 150 m ³	12,000
Schools and other institutions have more than 200 m ³	20,000
Schools and other institutions with less than 200 m ³	10,000
Minor construction sites of more than 200 m ³	15,000
Major construction sites with more than 300 m ³	50,000
Light industries with 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 a sewer connection are to be charged a deposit equivalent to a water connection	