

automatic control panel-6KVA control panel complete with all the necessary accessories			
Sub - Total		620,000	260,000
Grand Total	3,087,750	3,176,300	3,020,600

MR/4245732

JULIUS K. ITUNGA,
Ag. Chief Executive Officer.

GAZETTE NOTICE NO. 1313

THE WATER ACT

(No. 43 of 2016)

NAIROBI CITY WATER AND SEWERAGE COMPANY

APPROVED TARIFF STRUCTURE FOR THE PERIOD 2022/2023 TO 2024/2025

Nairobi City Water and Sewerage Company (NCWSC) applied to the Water Services Regulatory Board (WASREB) for a review of tariffs for water services, for the period 2021/2022 to 2024/2025 as per section 72 (1) b of the Water Act, 2016.

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

After considering the application, the written and oral submissions by all stakeholders during the consultation period, and based on latest available data, WASREB has determined an upward tariff review for NCWSC is justified in order to improve service delivery, operate sustainably and protect consumer interests by meeting the tariff conditions attached to the tariff.

WASREB gives a one (1) months' notice to all existing and potential customers of NCWSC that the approved tariffs for the four financial years 2022/23, 2023/24 and 2024/25 shall be as follows:

Approved Tariff Structure

1.1 Water Tariff Structure for the Period 2022/2023 to 2024/2025

Customer Category	Approved	
	Consumption Block in M ³	Tariff (KSh/M ³)
Domestic/Residential	1-6	45
	7-20	67
	21-50	70
	51-100	76
	101-300	78
	>300	80
Commercial/Industrial	1-50	67
	51-100	76
	101-300	78
	>300	80
Government Institutions	1-50	67
	51-100	76
	101-300	78
	>300	80
Schools, Universities and Colleges	1-600	50
	601 - 1200	55
Multi dwelling Units (MDU)/ Gated Communities (per m ³)	>1200	60
		67
Bulk Water Supply to other Public Utilities (per m ³)		32
Water Kiosk (per m ³)		22

1.2 Sewerage Tariff Structure for the period 2022/2023 to 2024/2025

(a) Consumers with a Water Connection

Customer Category	Approved Tariff
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Domestic/Residential	Consumption Block in m ³ (75 % of water consumed)	Tariff
	1-6	43
	7-20	56
	21-50	63
	51-100	65
	101-300	68
	>300	72
Commercial/Industrial/ Government	1-50	56
	51-100	65
	101-300	68
	>300	72
Schools, Universities and Colleges	1-600	43
	601 - 1200	45
	>1200	50
Multi dwelling Units (MDU)/ Gated Communities (per m ³)		56
Bulk Sewerage customers (From Public WSPs) (per m ³)		30

(b) Consumers without a Water Connection

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

- Domestic customers without a metered source of water (Per Single dwelling unit): KSh. 350 per month
- All other categories: 75% of the volume of water consumed as per the metered source of water including boreholes, at the tariff below: -

Consumption Block (m ³)	Recommended Tariff (KSh/M ³)
1-6m ³	43
7-20m ³	56
21-50m ³	63
51-100 m ³	65
101-300 m ³	68
>300m ³	72

Note: All disconnected accounts (water only, sewer only and water + sewer shall be charged based on the average of the last three months' charges before the disconnection.

1.3 Indexation of the Approved Tariff

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 2024.

1.4 Miscellaneous Charges

These shall be as follows:

Item/ Service	Charge (KSh.)
Water Deposit	
Category of Consumer	
Domestic	2500
Multi Dwelling Units (MDU - Small); 4-10 units	5,000
Multi Dwelling Units (MDU - Medium); 11-20 units	10,000
Multi Dwelling Units (MDU - Large); > 21 units	20,000
Retail shops less than 10m ³	3000
Retail shops more than 10m ³	3,500
Bar, restaurants less than 15 m ³	4,000
Bar, restaurants more than 15 m ³	6,000
Hotel less than 150 m ³	12,000
Hotel more than 150 m ³	15,000
Hospitals more than 150 m ³	20,000
Health centres less than 150 m ³	12,000

Item/ Service	Charge (KSh.)
Schools less than 200 m ³	10,000
Schools and other institutions more than 200 m ³	20,000
Minor construction sites 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 industrial between 200 m ³ and 300 m ³	50,000
Heavy industries more than 300 m ³	100,000
Water Kiosks	5,000
*Customers with only sewer connection to be charged a deposit equivalent to water connection	
Other Charges	
Service	
New water connection fee	2,500
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 WSP area for all consumers
Sale of water Per M ³ at bowing point (own tanker)	67
Replacement of stolen or damaged meters	100% of the market cost of the meter
Meter testing on request	500
Leak detection services - non customers	3,700 for Non-Customers and Free for Customers
Sewer Connection- Residential/ Domestic	2,500
Sewer Connection- Commercial, Government, schools, Universities and Colleges	5,000
Sewer Connection- Industrial	15,000
Private sewer unblocking	5,000 for private and zero for public
Sewer Reconnection fee (At mains)	15,000
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)	6,000 for other customers and 4,000 for informal settlements (within NCWSC service area)
Private Exhausters (Dumping into the company's sewer system)	5,000 per Truck per month
Hiring of flushing unit services by private entities including other WSPs	15,000 per hour
Sales of sludge	300 per ton
Dishonored Cheque	3,000 per Dishonoured payment
Polluter pay principle fees	As per WASREB's Sanitation Levy and Trade Effluent Guidelines
Penalties	
Illegal water connection, -Commercial, Industry, Construction (Fraud)	100,000 plus estimated consumption during the period of the illegality
Illegal water connection, (Fraud) – Domestic	30,000 plus estimated

Item/ Service	Charge (KSh.)
	consumption during the period of the illegality
Overcharging (fraud) at water kiosk	15,000
Illegal sewer connection- Commercial, Industry, Construction	100,000
Illegal sewer connection- Domestic, Government, Schools, Universities & Colleges	30,000
Self-reconnection after cut off for non-payment	5,000 and billing to be backdated from 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 Analysis of Cost Structure

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

	KSh.	KSh.
Cost Subject to Annual Indexation		
Operations and Maintenance costs	8,862,926,697	8,862,926,697
Fixed Costs		
Average Annual Investment Cost	616,308,020	
Debt	900,330,594	
Sub Total- Fixed Costs		1,516,638,614
Total Average Annual Cost		10,379,565,311
Projected Average Annual revenue		10,679,074,910
Average Annual Cost Coverage		103%

Detailed Cost Summary

Details	Year (2022/23)	Year (2023/24)	Year (2024/25)
	(Kshs)	(Kshs)	(Kshs)
Personnel Expenditures	5,832,564,961	5,832,564,961	5,832,564,961
Training - Staff	104,156,046	104,156,046	104,156,046
Administrative Expenses	1,224,994,800	1,224,994,800	1,224,994,800
Board Expenditures	85,057,430	85,057,430	85,057,430
Other Operational Expenses	642,538,212	702,470,704	768,396,445
Maintenance Expenses	450,000,000	450,000,000	450,000,000
Licensing & Regulatory Levy	101,790,948	101,790,948	101,790,948
Other Levies	416,624,183	425,295,695	439,569,111
Operation & Maintenance Expenditures (O&M)	8,862,926,697	8,926,330,583	9,006,529,740
Investment Costs	282,517,775	455,311,506	1,111,094,780
Debt Repayment	942,004,594	937,338,467	821,648,721
O&M including loan repayment and investments but excluding depreciation	10,087,449,066	10,318,980,555	10,939,273,240

3.0 Conditions attached to the Tariff Approval

The conditions attached to this approval which shall form part of the license conditions of Nairobi City Water and Sewerage Company are:

(i) Service Delivery Conditions attached to the Tariff

Target	Current Year 2021/22	2022/2023	2023/2024	2024/2025
Water Coverage (%)	82	83	84	85
Water quality standards (%)	91	100% Compliance with Water Quality Standards		
Maintenance as a % of O&M	3%	5%	5%	5%
Personnel Expenditure as % of O&M	64%	66%	65%	65%
Non-Revenue Water	46%	44%	43%	41%

(%)				
Hours of Supply (Hrs)	8.30	8.80	9.30	9.80
Staff per 1000 connections	8.08	7.58	7.08	6.58
Metering ratio (%)	100%	100%	100%	100%
Collection Efficiency (%)	95%	95%	95%	95%
Resale at Kiosk	KSh.2/= per 20 Litres Jerrycan at manned Kiosks KSh.1/= per 20 Litres Jerrycan at ATM Water Dispenser			

- (ii) Annual budgets: The utility shall adhere to the budgetary levels set in the tariff during the tariff validity period.
- (iii) Surpluses: The surpluses projected to be realised shall ONLY be used in extension/rehabilitation on water /sewer network system to increase coverage/access or quality of service to water and sanitation services.
- (iv) Reporting: The utility shall submit to WASREB a quarterly performance report in the format provided.
- (v) Customer re- categorisation for billing: NCWSC will separate individual domestic accounts from Multi-Dwelling Units accounts and migrate consumer billing data within the first 3 months of tariff approval and implementation of the tariff. The detailed report should be submitted to WASREB.
- Pursuant to this, the WSP shall bill all MDU / Gated communities at the recommended MDU/ Gated Community tariff for Water, Sewerage and other Miscellaneous charges specified in this tariff.
- (vi) Ring-Fencing of Capital Expenditure: The WSP to open a separate account for capital component of the tariff, to deposit the appropriate share of revenue into this account which is only to be used for capital expenditure and repayment of loans as provided for in the approved tariff.
- (vii) Creation of distinct water and sewer cost centres: NCWSC will ensure it creates separate water and sewer cost centres and maintains distinct record of operations of the two centres.
- (viii) Repayment of Loans: NCWSC shall remit monthly loan repayments as detailed below: -

Financing (KSh.)	2022/2023	2023/2024	2024/2025
AFD Loan CKE 3005	9,918,386	9,918,386	664,624
AFD Loan CKE 1049 on lent @ 2.3%	10,790,040	10,790,040	10,790,040
World bank Loan IDA 4376 KE on lent @ 1.5%	36,870,547	36,870,547	36,870,547
AfDB Loan on lent @ 3%	20,921,410	20,532,566	20,145,516
Total	78,500,383	78,111,539	68,470,727

Evidence of loan repayment to AWWDA shall be submitted to WASREB on a monthly basis by the 10th day of the following month

- (ix) Tariff Assessment: WASREB will carry out a tariff implementation review within the first 12 months of approval and implementation during which a joint assessment with the utility on the trend in Billing (Ksh) shall be carried out and status of implementation of the tariff evaluated.
- Additionally, an assessment will be carried out on progress of the separation of the water and sewer cost centres and maintenance of distinct records.
- (x) Personnel Expenditure as a % of O& M: NCWSC to work towards sector benchmarks.
- (xi) Customer re- categorisation for billing: NCWSC shall bill all MDU / Gated communities at the Recommended MDU/ Gated Community tariff for Water, Sewerage and other Miscellaneous charges specified in this tariff.
- (xii) Investments: The utility shall undertake the following investments within the tariff period and submit progress reports on a quarterly Basis. (See Annex 1 Below)

Annex 1 – INVESTMENTS

ANNEX 1: -RECOMMENDED INVESTMENTS BY NCWSC FOR THE PERIOD 2022/2023 – 2024/2025

No.	Recommended Investment	Details	2022/2023	2023/2024	2024/25
A	Maintenance and Improvement of Water Intakes	Installation of isolation valve at Kabete	1,461,600		
		Fencing of intakes at Sasumua	41,499,087		
		Desilting of Ruiru intake	10,554,586		
		Maintenance of Intakes at Mwagu, Sasumua, Kiamakia and Kikuyu Inlets	9,744,000		
		Desilting of Mwagu intake		55,941,644	
		Maintenance Of Mwagu, Sasumua, Kimakia and Kikuyu Intakes			9,744,000
		Intake Surveillance			
Sub-Total A			63,259,273	55,941,644	24,744,000
B	Construction and Upgrading of Sewer Networks	4.19 km of sewer in Kasarani Mwiki	82,817,652		
		4.7 km of sewer in Kasarani Mwiki		92,815,787	
		3.1 km of sewer in Kasarani Mwiki			61,401,541
		3.5km of sewers in Kawangware	66,587,126		
		3.5 km of sewers in Kawangware		66,032,774	
		2.4 km of sewers in Ruai		46,500,000	
		5.5 km of sewers in Ruai			108,500,000
		3 km of sewers in Njiru		58,333,333	
		6.5 km of sewers in Njiru			127,166,667
		3 km of sewers in Utawala			60,000,000
Sub-Total B			149,404,777	263,681,895	357,068,208
C	Laying last mile connectivity of water networks	3 km of DN 200 water pipeline in Mwiki			16,770,398
		2 km of DN 200 water pipeline in Mwiki		11,180,266	
		2.3 km of DN 150 water pipeline in Mwiki		9,274,014	
		1.5 km of			5,939,263

ANNEX 1: -RECOMMENDED INVESTMENTS BY NCWSC FOR THE PERIOD 2022/2023 - 2024/2025					
No.	Recommended Investment	Details	2022/2023	2023/2024	2024/25
		DN 150 water pipeline in Mwiki			
		5 km of DN 200 water pipeline in Kawangware			27,950,664
		3.75 km of DN 150 water pipeline in Kawangware			15,178,868
		3 km of DN 200 water pipeline in Ruai		16,770,398	
		2.4 km of DN 150 water pipeline in Ruai		9,287,006	
		3.5 km of DN 200 water pipeline in Ruai			25,155,598
		3.6 km of DN 150 water pipeline in Ruai			13,930,510
		5 km of DN 200 water pipeline in Njiru			27,950,664
		4 km of DN 150 water pipeline in Njiru			16,087,344
		7.5km of DN 200 water pipeline in Utawala			41,925,996
		7.5km of DN 150 water pipeline in Utawala			28,565,145
	Sub-Total C			46,511,684	219,454,450
D	Development and rehabilitation of minor water infrastructure	Laying of 10.6 Km (CBD, Mbingo, Mbotela, Pumwani and Kariokor)		29,206,313	
		(CBD, Mbingo, Mbotela, Pumwani and Kariokor) 40 km			108,440,023
	Sub-Total D			29,206,313	108,440,023
E	Rehabilitation of Sewer Networks	Sewer rehabilitation - 15.2 km of simplified sewers in Mukuru Kwa Njenga, Mukuru Kwa Reuben,			351,706,748

ANNEX 1: -RECOMMENDED INVESTMENTS BY NCWSC FOR THE PERIOD 2022/2023 - 2024/2025					
No.	Recommended Investment	Details	2022/2023	2023/2024	2024/25
		Dandora, Githurai, Kawagware, Dagoretti, Mathare, Korogocho, Kangemi and Mwhoko			
	Sub-Total E				351,706,748
F	Non-Revenue Water Reduction Plan	High consumer metering replacement and reinstallation of aged meters	69,853,725	59,969,970	49,681,350
	Sub-Total F		69,853,725	59,969,970	49,681,350
	Grand Total		282,517,775	455,311,506	1,111,094,780

MR/4245732

JULIUS K. ITUNGA,
Ag. Chief Executive Officer.

GAZETTE NOTICE NO. 1314

THE PHYSICAL AND LAND USE PLANNING ACT

(No. 13 of 2019)

THE PHYSICAL PLANNING ACT

(Cap. 286) (Repealed)

COMPLETION OF DEVELOPMENT PLAN

PDP No. W 16/02/2022- Existing Site for:

- (a) Muslim Cemetery, Kakamega Township;
(b) Kakamega Jamia Mosque; and
(c) Muslim Nursery School

NOTICE is given that preparation of the above plan is complete.

The part development plan relates to land situated within Kakamega Municipality, Kakamega County.

Copies of the plan have been deposited for public inspection at the Office of the County Director of Physical Planning, Kakamega and Municipal Manager's Office, Kakamega Municipality.

The copies so deposited are available for inspection free of charge by all interested persons at the Office of the County Director of Physical Planning, Kakamega and Municipal Manager's Office, Kakamega Municipality, between the hours of 8.00 a.m. and 5.00 p.m. on working days.

Any interested person who wishes to make any representations in connection with or objections to the above-named development plan may send such representations or objections in writing to be received by the Department of Lands, Housing, Urban Areas and Physical Planning, P.O. Box 767-50100, Kakamega, within sixty (60) days from the date of publication of this notice and any such representation or objection shall state the grounds on which it is made.

Dated the 22nd December, 2022.

P. MUKABANE,
CECM, Lands, Housing,
Urban Areas and Physical Planning

GAZETTE NOTICE NO. 1315

THE ENVIRONMENTAL MANAGEMENT AND CO-ORDINATION ACT

(No. 8 of 1999)

NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY
ENVIRONMENTAL IMPACT ASSESSMENT STUDY REPORT
FOR THE PROPOSED HOMA BAY AFFORDABLE HOUSING