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Targetted Investment	Project Area	Guide	Size	Descriptions	Unit	Unit Cost	Quantity	Project Cost (KSh.)	2026/2027	2027/2028	2028/2029	2029/2030
	masonry wall Kamakwa WTP including electric fence	of security masonry wall Kamakwa WTP including electric fence	2.5m high masonry walling	consisting of natural stone walling in mortar jointing including RC columns every 2.5m length								
		Main office Block A/B		1. Partitioning of office spaces	Item	2,000,000	1	2,000,000	2,000,000			
	Main office Block Roof A/B: old leaking roof Repair	Main office Block A/B		1. Replacement of old leaking roof for block A and B	Item	5,063,400	1	5,063,400				5,063,400
		Fire safety		1. Installation of smoke detectors in all stations	Item	2,000,000	1	2,000,000	1,000,000	500,000	500,000	
	Fire safety: Emergency Ladder Block B and fire detection equipment	Main office Block B		Fire safety: Emergency Ladder Block B and fire detection equipment	No.	1,010,940	1	1,010,940				1,010,940
G. Other Capital Investments		Motor Vehicles	Water Bowser	1. 1 no 10,000 Cum Water Bowser	No.	14,000,000	1	14,000,000				14,000,000
		Motorcycles	150cc motor cycles	1. 25 no. Motorcycles	No.	150,000	30	4,500,000	900,000	900,000	900,000	1,800,000
		Furniture and equipments		1. Workstations 2. Tables 3. Seats 4. Kitchen Upgrade 5. Car washing Machine 6. Air Compressor Machine 7. Tracking devices	No.	10,000,000	1	10,000,000	3,500,000	3,500,000	3,000,000	6,000,000
	Sub-Total				Sub - Total			144,687,316	14,399,802	4,900,000	28,900,351	96,487,163
	Total Investment Budget			TOTAL	TOTAL			514,571,151	110,821,179	120,183,220	126,408,326	157,158,427

Dated the 9th March, 2026.

MR/7808745

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

GAZETTE NOTICE NO. 4160

THE WATER ACT

(No. 43 of 2016)

LIMURU 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 Limuru Water and Sewerage Company Limited (LWSC).

Limuru Water and Sewerage Company Limited (LWSC) 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 LWSC 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 LWSC to improve service delivery, operate sustainably and protect consumer interests by meeting the tariff conditions attached to the tariff.

WASREB gives a one-month notice from the date of this communication to all existing and potential customers of LWSC 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

<i>Consumer Categories</i>	<i>Consumption Block (m³)</i>	<i>Approved Tariff (KSh./m³)</i>
Domestic/Residential	1-6	135
	7-20	160
	21-50	170
	51-100	180
	101-300	190
	>300	215
Multi-Dwelling Units	Flat rate	160
Commercial/Government Institutions	1-50	170
	51-100	180
	101-300	190
	>300	215
Public Schools, Universities, and Colleges	1-600	140
	601-1200	170
	>1200M ³	210
Water Kiosks	Per M ³	70
Bulk Sales	Per M ³	105
Bowsing Point	Per M ³	140
Water Project	Per M ³	105

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

1.2.1 Consumers with a Water Connection

(a) Sewerage will be charged at 75% of the water volumes, billed at the tariff for water specified in the table below for all customer categories.

<i>Consumer Categories</i>	<i>Consumption Block (75% of water consumed) (m³)</i>	<i>Approved Tariff (KSh/m³)</i>
Domestic/Residential	1-6	110
	7-20	130
	21-50	140
	51-100	150
	101-300	160
	>300	170
Multi dwelling Units	Per M ³	130
Commercial/Government Institutions	1-50	140
	51-100	150
	101-300	160
	>300	170
Public Schools, Universities, and Colleges	1-600	110
	601-1200	140
	>1200M ³	170

(b) Disconnected water accounts shall be charged based on the average of the last three months' sewerage charges before the disconnection.

1.2.2 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) All other categories: 75% of the volume of water consumed as per the metered source of water, including boreholes, at the rates specified in (1.2.1 (a)) above.

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

Item/Service	Charge (KSh.)
Hotel class "A" and "B" with more than 150 m ³	15000
Hotel class "C" and "D", with less than 150 m ³	18000
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	
<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 LWSC's area for all consumers
Sale of water per M ³ at Bowsing Point (own tanker)	Ksh. 160
Replacement of stolen or damaged meters	100% of the market cost of the meter
Meter testing on request	500
Sewer Connection- Residential/ Domestic	5,000
Sewer Connection- Commercial, Government, Schools, Universities, and Colleges	7,500
Sewer Connection- Industrial	15,000
Private sewer unblocking	2,500
Leak detection services	1,000
Sewer Reconnection fee	15,000
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
<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 the water kiosk	15,000
Illegal sewer connection- Commercial, Industry, Construction	100,000
Illegal sewer connection- Domestic, Government, Schools, Universities and Colleges	30,000
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 LWSC during the tariff period:

Expenditure Item	2023/2024	2024/25	2025/26	2026/27	2027/2028	2028/2029
Operations	181,128,432	196,386,351	226,648,039	237,499,201	251,024,406	271,898,614
Maintenance	13,155,564	15,703,261	16,017,326	16,337,673	16,664,426	16,997,715
Regulatory Levy	7,095,527	7,851,614	11,794,685	12,598,938	13,513,001	14,349,739
Total O&M Costs	201,379,523	219,941,226	254,460,050	266,435,812	281,201,833	303,246,068
Investment Costs	-	-	17,331,367	26,102,642	30,781,806	28,268,687
Debt Repayment	-	-	5,311,902	5,311,902	5,311,902	5,311,902
Total Costs	201,379,523	219,941,226	277,103,319	297,850,356	317,295,540	336,826,657
Total Billing (KSh)	181,623,178	196,290,361	299,667,241	320,013,796	343,117,565	364,301,820
Collection Efficiency (%)	95%	95%	95%	95%	95%	95%
Projected Revenue	172,542,019	186,475,842	284,683,879	304,013,106	325,961,687	346,086,729
O&M Cost Coverage	86%	85%	112%	114%	116%	114%
Total Cost Coverage	86%	85%	103%	102%	103%	103%

3.0 Conditions attached to the tariff approval.

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

3.1 Service Delivery Conditions attached to the Tariff

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	-	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	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	-	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	-	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.