

Introduction to the NMA Dashboard

The Dashboard shows the distribution of housing units over approximately 1,000 housing projects within the Nairobi Metropolitan Area, covering 4 of the 5 countries in the metro namely [Kiambu](#), [Kajiado](#), [Nairobi](#) and [Machakos](#). The dashboard provides an array of data points collected in 2021 and 2022.

To view the dashboard, click here: <https://housingfinanceafrica.org/documents/housing-developments-in-the-nairobi-metropolitan-area/>

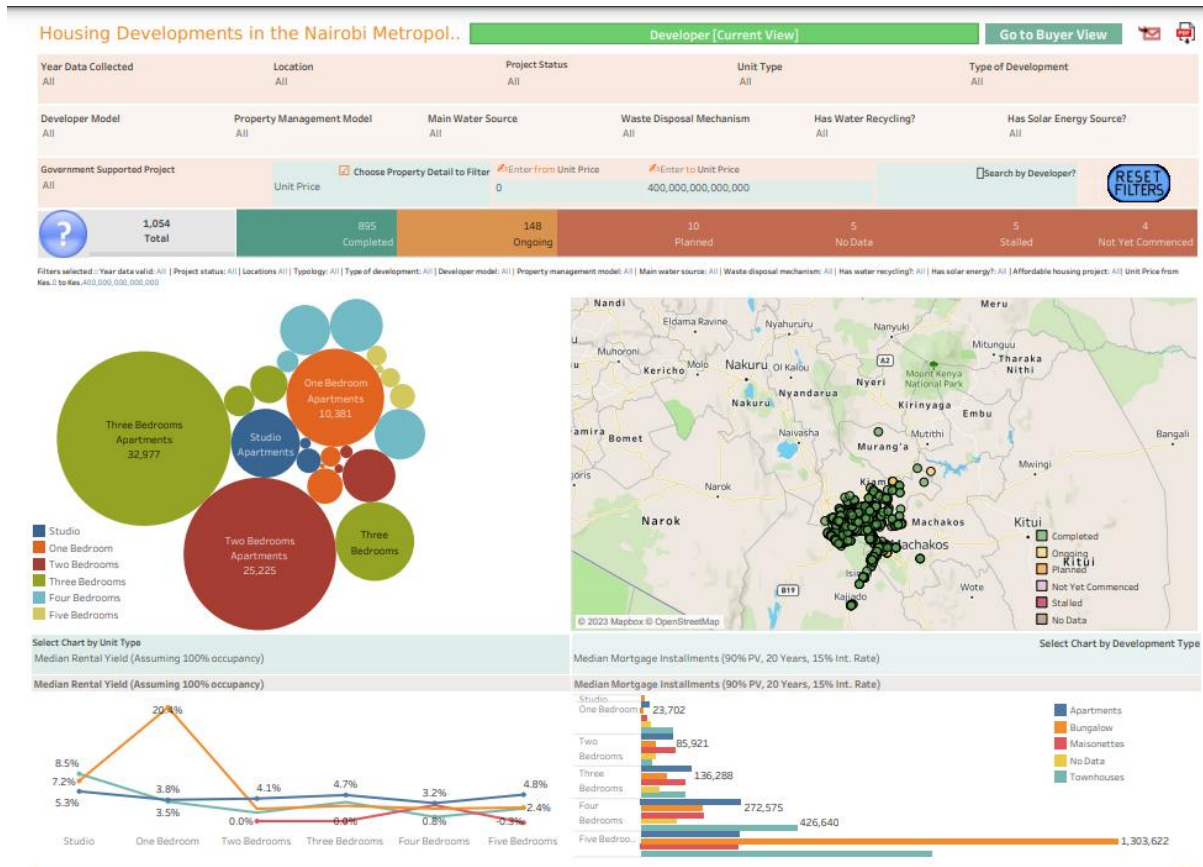


Fig: A view of the dashboard

Definitions Guide

Project Name	Name of the project
Name of Developer	The name of the Developer or project owner
Project Location	The neighborhood in which the project is located
What is the size of the land the development is on? (Acres)	The size of land within which the project sits (in acres)
Project Location Google Coordinates/Google pin	The longitude and latitude coordinates of the exact location of the project
Developer or project website	URL address of the project website or developer's website
Year Started (Year/Month)	When the development was started
Year Completed (Year/Month)	When the development was completed



Project Status	The current status on the project- complete, ongoing, planned or stalled
Developer Model	This refers to how the project is modeled i.e as Rental, For Sale or Both
% of Units Sold	The number of units sold as a % of the total number of units
Number of units per acre	The number of units in the development divided by the size of the land within which the project sits
Years of Selling	The number of years the units have been on sale to date
Annual uptake	The % of units sold per year. This is computed by dividing the <i>% of units sold</i> by the <i>number of years of selling</i>
Average % occupancy	The number of units currently occupied as a % of the total number of units within the project.
Type of Development	This refers to the design or layout of the units: Apartments: A building containing several individual housing units. Bungalows/Villas: Stand-alone units, could be single, double or multiple storeys. Maisonettes/Townhouse: Attached or semi-attached units, which could be single, double or multi-storey.
Total Units in the Development	The total number of housing units within the project
Number of Units per Typology	The number of units per typology which is determined by number of bedrooms i.e studio, 1 bedroom, 2 bedroom etc
Unit Plinth Area (GLA - SQM)	The size of a single unit's gross lettable area in square metres
Unit Price	The selling price per unit in Kshs
Rent Price	The monthly rent price per unit in Kshs
Service Charge per Month	The monthly service charges per unit in Kshs
Services/Facilities covered by the service charge	The services and/or facilities whose cost is covered by the service charge
Number of parking slots in the project	The total number of parking slots within the project
Waste disposal mechanism	How do households dispose off their waste i.e there is a sewer system in place, septic tank or biodigester
Property management model	Who is responsible for the management of the daily operations of the project?