



RN Housing and Land Rights Monitoring "Tool Kit"

Housing Rights Violation Loss Matrix

Type of violation:	Forced eviction		Confiscation	Demolition
	Inheritance	Access denial		Other
Type of cost/loss	Method	Short-term	Long-term	Cumulative
Victims' Material Losses				
Structure	Replacement value, based on reliable estimates from local contractors.	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year).	Combined short-term and long-term values.
Subtotal:				1

Plot	Current market value, based on estimates from real estate agents or insurance adjustors	At the time of the violation.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months.	
Subtotal:				1
Contents	Replacement value of contents inventories provided by inhabitants, preferably taken before the loss.	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months.	Combined short-term and long-term values.
Subtotal:				1
Collateral damage	Replacement value of assets damaged or destroyed, based on owner's actual costs (if possible).	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months.	Combined short-term and long-term values.
Subtotal:				1

<p>Infrastructure</p>	<p>Replacement value, based on reliable estimates from local contractors, if replacement is provided by services outside the community. In cases where local inhabitants installed the original infrastructure, replacement cost would include the cost of replacement equipment and materials, plus a reasonable value estimate of donated labor.</p>	<p>At the time of the violation and during the following 30 days.</p>	<p>The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months.</p>	<p>Combined short-term and long-term values.</p>
	<p>Subtotal:</p>			

<p>Business losses</p>	<p>Actual value of losses incurred from lost revenue, lost clientel, damage or destruction of business assets, inventories, or other material cost arising from the violation.</p>	<p>At the time of the violation and during the following 30 days.</p>	<p>The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months. However, revenue and stock losses could be cumulative and continuous, affecting livelihood over a longer period, if no alternative replacements are found. Therefore you may need to make your projection over a longer period.</p>	<p>Combined short-term and long-term values.</p>
	<p>Subtotal:</p>			

<p>Equipment/ inventory</p>	<p>Replacement value</p>	<p>At the time of the violation and during the following 30 days.</p>	<p>The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year). However, business losses relating to equipment and inventory could be cumulative and continuous, affecting livelihood over a longer period, if no alternative replacements are found. Therefore you may need to make your projection over a longer period.</p>	<p>Combined short-term and long-term values.</p>
<p>Subtotal:</p>				<p>1</p>

Prospective income	Previous year base, plus local inflation factor and other mitigating circumstances.	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year).	Combined short-term and long-term values.
Subtotal:				1
Mortgage, other debt penalties	Actual cost of interest on loans for land and/or property lost or damaged to the point of being unusable. If the violation renders it impossible for inhabitants to meet their debt-repayment obligations, any consequent penalties accrued would be counted here.	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months.	Combined short-term and long-term values.

Subtotal:				1
Livestock	Current market value, based on estimates from market prices and brokers			
Subtotal:				1
Land	Current market value, based on estimates from real estate agents or insurance adjustors		The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months.	
Subtotal:				1

<p>Trees/crops</p>	<p>Current market value, based on actual investments to date and any current value of standing crops based on current market prices.</p>	<p>At the time of the violation and during the following 30 days.</p>	<p>The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months. However, the loss of crops and trees to livelihood could be cumulative and continuous over a longer period, if no alternative replacements are found. Therefore you may need to make your projection over a longer period.</p>	<p>Combined short-term and long-term values.</p>
	<p>Subtotal:</p>			

Lost/decreased wages/income	Actual wages, salary or other regular or other anticipated income sacrificed as a result of the violation.	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months.	
Subtotal:				1
Health care	Actual cost of medical, mental health or other physical treatment or therapy arising as a result of the violation.	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months.	Combined short-term and long-term values.
Subtotal:				1
Interim housing	Actual cost of temporary housing (rent) required as a result of the violation.	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months.	Combined short-term and long-term values.
Subtotal:				1

Bureaucratic and legal fees	Costs paid, or due to be paid for administrative and legal assistance, fees to bureaus or bribes exacted for services to the victim(s) in connection with the violation.	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months.	Combined short-term and long-term values.
Subtotal:				1
Alternative housing	Actual cost of replacement housing (rent) required as a result of the violation.	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months.	Combined short-term and long-term values.
Subtotal:				1

Resettlement	The actual costs of labor, services and materials required, such as moving, storage, preparation of resettlement site, etc.	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year).	Combined short-term and long-term values.
Subtotal:				1
Transportation costs	Actual cost to victims for fleeing from violence, returning to home site, additional transport costs from resettlement site to source of livelihood, community visits, etc. as in connection with, or as a result from the violation.	At the time of the violation and during the following 30 days.	The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year).	Combined short-term and long-term values.

Subtotal:		18
Subtotal of victims' material losses:		
		36
Victims' Nonmaterial Losses		
Health	(your full description of consequences here)	
Living space	(your full description of consequences here)	
Reconstruction licensing	(your full description of consequences here)	
Psychological harm	(your full description of consequences here)	
Disintegration of family	(your full description of consequences here)	
Loss of community	(your full description of consequences here)	
Inheritance	(your full description of consequences here)	
Environment/ ecology	(your full description of consequences here)	
Standing/seniority	(your full description of consequences here)	
Political marginalization	(your full description of consequences here)	
Social marginalization	(your full description of consequences here)	

Further vulnerabilities

(your full description of consequences here)

Other than Victims Material Costs

<p>Collateral damage</p>	<p>Physical damage to home, property, infrastructure, landscaping or other material value belonging to enighbors and others affected by the violation. These could involve material losses in any category considered in quantifying the victim's material losses/costs.</p>	<p>At the time of the violation and during the following 30 days.</p>	<p>The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year).</p>	<p>Combined short-term and long-term values.</p>
<p>Subtotal:</p>				<p>1</p>

<p>Services and fees</p>	<p>Any costs incurred by any person or institution facing the need to procure services, advice or other intervention from a billing party.</p>	<p>At the time of the violation and during the following 30 days.</p>	<p>The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year).</p>	
<p>Subtotal:</p>				<p>1</p>
<p>Opportunity costs</p>	<p>Business losses, reduced rent income or other deficit in revenue arising from the violation.</p>	<p>At the time of the violation and during the following 30 days.</p>	<p>The projected or actual costs following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year).</p>	<p>Combined short-term and long-term values.</p>
<p>Subtotal:</p>				<p>1</p>

<p>Police</p>	<p>Actual or reasonably estimated cost of labor and materials (actual salaries paid per hour of work, and portion of supplies and equipment used) in all conduct leading up, carrying out and following up the violation. This would include a range of activities and situations, from police harassment aspects of victims to police prosecution of vicitmizers.</p>	<p>Actual or reasonably estimated cost of labor and materials for the period of all known and relevant activity leading up, during the violation and over the following 30 days.</p>	<p>Actual or reasonably estimated cost of labor and materials for the period of all known and relevant activity following the initial 30 days after the violation and throughout the subequent 11 months (covering the combined period of one solar year).</p>	<p>Combined short-term and long-term values.</p>
	<p>Subtotal:</p>			

<p>Bulldozers</p>	<p>Actual or reasonably estimated cost of use and labor to operate bulldozers and other equipment to carry out the violation. In some cases, authorities actually bill the victims for the "service," in which case a value is already attached.</p>	<p>At the time of the violation, taking into account that the scale of the violation could include multiple violations and take place over days.</p>	<p>If the violation takes place as a operation over 30 days, then the costs would be considered over the following 11 months to provide a "long-term" calculation.</p>	<p>Combined short-term and long-term values.</p>
<p>Subtotal:</p>				<p>1</p>

<p>Lawyers</p>	<p>Actual billable or reasonably estimated cost of pro bono and public sector lawyers working in the service of the authorities carrying out the violation, or in the prosecution and defense of the perpetrators.</p>	<p>Actual or reasonably estimated cost of labor and materials for the period of all known and relevant activity leading up, during the violation and over the following 30 days.</p>	<p>Actual or reasonably estimated cost of labor and materials for the period of all known and relevant activity following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year).</p>	<p>Combined short-term and long-term values.</p>
	<p>Subtotal:</p>			

<p>Military</p>	<p>Actual or reasonably estimated cost to the public of the use of army or other military personnel for its role in carrying out or responding to the violation.</p>	<p>At the time of the violation, taking into account that the scale of the violation could include multiple violations and take place over days.</p>	<p>Actual or reasonably estimated cost of labor and materials for the period of all known and relevant activity following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year).</p>	<p>Combined short-term and long-term values.</p>
	<p>Subtotal:</p>			

<p>Other forces</p>	<p>Actual or reasonably estimated cost to the public of the other than military for its role in carrying out or responding to the violation.</p>	<p>Actual or reasonably estimated cost of labor and materials for the period of all known and relevant activity leading up, during the violation and over the following 30 days.</p>	<p>Actual or reasonably estimated cost of labor and materials for the period of all known and relevant activity following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year).</p>	<p>Combined short-term and long-term values.</p>
	<p>Subtotal:</p>			

<p>Bureaucracy and administration</p>	<p>Actual or reasonably estimated cost of labor and materials (actual salaries paid per hour of work, and portion of supplies and equipment used) in carrying out all administrative functions leading up, carrying out and immediate following up the violation. This would include a range of activities and situations, from court clerks processing eviction or demolition orders, to clerks processing or delaying building permits to</p>	<p>Actual or reasonably estimated cost of labor and materials for the period of all known and relevant activity leading up, during the violation and over the following 30 days.</p>	<p>Actual or reasonably estimated cost of labor and materials for the period of all known and relevant activity following the initial 30 days after the violation and throughout the subsequent 11 months (covering the combined period of one solar year).</p>	<p>Combined short-term and long-term values.</p>
	<p>Subtotal:</p>			
<p>Total costs/losses to other than victims:</p>			<p>9</p>	

Grand total:				45
Other than Victims Nonmaterial Costs				
Political legitimacy	(your critical analysis narrative here)			
Social costs	(your critical analysis narrative here)			
Civil order	(your critical analysis narrative here)			