GLOSSARY OF LAND TERMS

TENURE AND GLOBAL CLIMATE CHANGE (TGCC) PROGRAM
Cover Photo: Formal tenure security for rural smallholder farms, such as these in Shan State, Burma, is often fragile, as community land rights are not yet legally recognized.

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DISCLAIMER

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INTRODUCTION

This glossary provides definitions for a list of internationally recognized land governance terms that are frequently used by those involved in the areas of land administration, land management, and efforts to strengthen the land tenure security of individuals, households, and communities. While there are additional terms used that are unique to the Burma context, the purpose of this glossary is to bring greater awareness of internationally used terminology.
**TERMS BEGINNING WITH A – F**

**Access to land:** The local and/or legally recognized right to enter and use a physically defined area. Access rights may be obtained through family or group membership or through legally sanctioned processes such as allocation, purchase, and inheritance. Rights may be defined in terms of location, time, use, and the individual’s relationship to the community (Leonard & Longbottom, 2000).

**Adjudication of property rights:** The process leading to a final and authoritative determination of the existing rights and claims of people to land. This may be in the context of First Registration, or it may be to resolve a doubt or dispute after First Registration. It may also be used in redistributive land reform processes. The process of adjudication should reveal what rights already exist, who holds them, and what restrictions or limitations exist on them (Ciparisse, 2003; UNECE, 1996).

**Adverse possession:** The right under the law of someone who has occupied a piece of land for a prescribed, extended period of time, behaving like an owner and not recognizing another’s ownership, to become the owner of the land. This is regardless of the fact that another owned the land when the occupant entered into the occupation (Bruce with Holt, 2011).
Agrarian reform: A program of activities designed to alter the agricultural structure of a country to increase agricultural production and improve standards of living of rural populations. Such reforms often include land reform or land tenure reform components (Bruce, 1998; Ciparisse, 2003).

Agroforestry: A land use system where woody perennials are grown on the same piece of land as agricultural crops and/or livestock, resulting in both ecological and economic interactions between the different components (Ciparisse, 2003).

Agro-pastoralism: A land use system that combines both crop agriculture and animal husbandry with pasture uses (Ciparisse, 2003).

Alienation of land: The transfer of ownership rights in land or property to someone without regard to status, implying both the existence of private property and free will. In customary tenure systems, land is rarely seen as a commodity that can be traded at will, and the ability to alienate land is limited (Garner, 2009; UNECE, 1996).

Allocation of state land: The assignment of state land to an individual or group under specified tenure or use restrictions (USAID, 2013).

Alternative dispute resolution: A process of dispute resolution taking place out of the formal court structure using mechanisms upon which both parties have agreed such as arbitration, or mediation. Arbitration: A formal process of dispute resolution through which a neutral third party renders a
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**Decision based on evidence and arguments submitted by the parties in contention** (Black, 2009; Ciparisse, 2003).

**Alternative dispute resolution:** A process in which a neutral third party renders a decision based on evidence and arguments submitted by the parties in contention (Black, 2009; Ciparisse, 2003).

**Arbitration:** A formal process of dispute resolution through which a neutral third party renders a decision based on evidence and arguments submitted by the parties in contention (Ciparisse, 2003; Garner, 2009).

**Assurance of rights:** The act or process of assuring a right (Garner, 2009).

**Beneficiary:** A person for whose benefit property is held in trust; especially one designated to benefit from an appointment, disposition, or assignment (as in a will, insurance policy, etc.) or to receive something as a result of a legal arrangement or instrument (Garner, 2009).

**Boundary:** The physical demarcation on the ground or by a mathematical description, usually based on a coordinate system. The accuracy and cost of cadastral surveys is dependent on the accuracy needed for boundary descriptions. The accuracy should reflect factors such as the value of the land, the risk and cost of land disputes, and the information needs of the users of the cadaster (Ciparisse, 2003).

**Bundle of rights:** Rights held in relation to access and utilization of land resources. These include, but are not restricted to, such things as the right to sell, mortgage, and bequeath land; cut trees; cultivate; and, construct homes. This bundle can be broken up, rearranged, and passed on to others. Some of these rights will be held by individuals, some by groups, and others by political entities (USAID, 2013).
Bundle of rights: A group of rights attached to a piece of land, where each right is independent and can be transferred or sold separately. When a right is exercised, the others can be used as well. These rights encompass the use, enjoyment, and disposal of the land, as well as the right to inherit, use, and dispose of the land in various ways.

(Cadaster: A type of land information system that contains a set of records on land parcels. Specialized cadasters may support records of property rights (judicial cadaster), taxation (fiscal cadaster), or land use (land use cadaster). A multi-purpose cadaster will register many different attributes of land parcels (Ciparisse, 2003; UNECE, 1996).

Cadastral map: A map that shows the boundaries and ownership of land within a specified area. Some cadastral maps show details including district names, unique identifying numbers for parcels, certificate of title numbers, positions of existing structures, section or lot numbers and their respective areas, adjoining and adjacent street names, selected boundary dimensions and references to prior maps (USAID, 2013).

Codification of customary law: The process of collecting, systematically organizing, and codifying the laws, customs, and practice of a community as they relate to land and related resources. The end product may be formalized into statutory law or code (USAID, 2013).}
**Codified law:** Laws, rules, and regulations that have been systematically collected and arranged, usually by subject, e.g., commercial code or criminal code (USAID, 2013).

**Codified law:** စီးပြားေရးႏွင္႕ကူးသန္းေရာင္း၀ယ္ေရးကုိဓဥပေဒသုိ႕မဟုတ္ရာဇ၀တ္ကုိဓဥပေဒကဲ႕သုိ႕၊ ဥပေဒမ်ား၊ နည္ဥပေဒမ်ားႏွင့္စည္းမ်ဥ္းဥပေဒမ်ားကုိသာမန္အားျဖင္႕ဘာသာရပ္အလုိက္စနစ္တက်စုစည္းျခင္းႏွင္႕စီစဥ္ျခင္းျဖစ္ပါသည္။(ယူအက္စ္ေအအုိင္ဒီ၊၂၀၁၃)

**Collateral:** A term used to refer to property that is pledged as a guarantee for repayment of a loan. The most common form of immovable property being used as collateral is the mortgage, a transfer of an interest in the land as security for a debt (Ciparisse, 2003; Leonard & Longbottom, 2000; UNECE, 1996).

**Collateral:** အာမခံဆုိသည္မွာေခ်းေငြတစ္ရပ္ကုိျပန္လည္ေပးဆပ္ရန္အာမခံထားသည့္ပစၥည္းတစ္ရပ္ကုိရည္ညႊန္းသည္႕စကားရပ္ျဖစ္ပါသည္။မေရႊ႔ေျပာင္ေသာပစၥည္းမ်ားအတြက္အာမခံအျဖစ္အသံုးမ်ားသည္႔အရာမွာေျမယာေပါင္ႏွံမႈျဖစ္ျပီးေျမယာအက်ိဳးစီးပြားတစ္ရပ္ကုိလႊဲေျပာင္းမွဳတြင္ေၾကြးျမီအတြက္အာမခံအေနျဖင့္ထားရွိသည္။(စီပါရစ္စီ၊၂၀၀၃။လီယုိနတ္နွင့္ေလာင္းေဘာ္တြန္，၂၀၀၀，ယူအင္အီးစီအီး，၁၉၉၆)

**Collective ownership:** A situation where holders of land rights are clearly defined as a group and have the right to exclude others from the enjoyment of those land rights (Münkner & Kaunianen, 2000).

**Collective ownership:** စုေပါင္းပုိင္ဆုိင႕ဆုိသည္မွာေျမယာအခြင့္အေရးမ်ားကုိအစုအဖြဲ႕အေနျဖင္႕သာပုိင္ဆုိင႕ရွင္းလင္းစြာသတ္မွတ္ထားသည္႕အေျခအေနျဖစ္ျပီးယင္းေျမယာအခြင့္အေရးမ်ားကုိအျခားသူမ်ားကရယူခံစားျခင္းကုိပယ္ထုတ္နုိင္သည္႕အခြင့္အေရးျဖစ္ပါသည္။(မြန္းနာနွင့္ေကာ္နီယန္နင္，၂၀၀၀)

**Common property:** Land and other resources over which entitled beneficiaries, whether individual or community-defined, have specific common rights. The community controls the use of the common property and can exclude non-members from using it (Ciparisse, 2003).

**Common property:** အမ်ားပိုင္ပစၥည္းဆုိသည္မွာတစ္သီးပုဂၢလကအေနျဖင္႕ျဖစ္ေစလူ႕အဖြဲ႕အစည္းအေနျဖင္႕အက်ိဳးခံစားခြင့္ရွိသူမ်ားကပုိင္ဆုိင႕ရွိခြင့္ရွိသည္႕ ေျမယာနဲ႕အျခားသယံဇာတမ်ား ျဖစ္ပါသည္။ အမ်ားပိုင္ပစၥည္းမ်ားအသုံျပဳမွဳကုိလူ႕အဖြဲ႕အစည္းကထိန္းခ်ဳပ္သည္႕အျပင္လူ႕အဖြဲ႕အစည္း၀င္မဟုတ္သူမ်ားကယင္းတုိ႕ကိုအသုံျပဳမွဳအားပယ္ထုတ္နုိင္ပါသည္။(စီပါရစ္စီ，၂၀၀၃)

**Communal ownership:** A situation where rights to use resources are held by a community. While these rights may include communal rights to pastures and forests, they may also include exclusive private rights to agricultural land and residential plots (Ciparisse, 2003).

**Communal ownership:** လူ႕အဖြဲ႕အစည္းပုိင္ဆုိင႕ဆုိသည္မွာအရင္းအျမစ္မ်ားအသုံျပဳခြင့္မ်ားကုိလူ႕အဖြဲ႕အစည္းကရယူထားသည္႕အေျခအေန ျဖစ္ပါသည္။ယင္းအခြင့္အေရးမ်ားတြင္စားက်က္၊သစ္ေတာမ်ားနွင့္သက္ဆုိင္သည့္လူ႕အဖြဲ႕အစည္း၏အခြင့္အေရးမ်ားပါ၀င္သည္႕အျပင္စုိက္ပ်ိဳးေျမနွင့္လူေနထုိင္ရာေျမကြက္မ်ားနွင္႕စပ္လ်ဥ္းသည္႔သီးသန္႕ကုိယ္ပုိင္အခြင့္အေရးမ်ားလည္းပါ၀င္နုိင္ပါသည္။(စီပါရစ္စီ，၂၀၀၃)
**Compensation:** The payment made for property taken or adversely affected by another. Compensation payments for land are generally related to expropriation exercises, but may also include planning and zoning restrictions (Ciparisse, 2003).  

Compensation: အလိုင်းဒေါ်လားပေးသည်မှာ အောက်ဦးတစ်ဦးက ပစ္စည်းကုိ ရယ်သည်အတွက် သို့မဟုတ် အက်ိဳးဆောင်ရွက်သည်အတွက် ပြန်လာပါသည်။ ပုဂ္ဂလိက်ပွဲမ်ားသည် ဗဟုသုတ်ထားပါသည်။ စီမံကိန်းမှာ များပြားမှုနှင့် အထောက်အကူမှုများ ထုတ်ရှင်းပါသည်။ စီမံပေးချက်မှာ ဗဟုသုတ်ထားပါသည်။ လုပ်ငန်းတစ်ရပ်ကုိ အတွက် အစွမ်းအစားများကျင်ရွက်မှုတစ်ခု ပြန်လာပါသည်။

**Concession:** A specialized form of lease, generally defined as a grant of specific rights and privileges over property by a government to an individual or company to develop the resources of the property, such as a mining concession, forestry concession, a concession to build a canal, or a concession to manage a government property. Payments for concessions may be related to the volume of sales or resources extracted, rather than a fixed annual rental payment (USAID, 2013).  

Concession: လုပ်ငန်းစွာအဖြစ် ပစ္စည်းအဖြစ်မှာ အစိတ်အပိုင်းတစ်ခုအား ကြားနိုင်ပါသည်။ အစိတ်အပိုင်းတစ်ခုအား သတိမှုအရပါသည်။ များပြားမှုနှင့် အထောက်အကူမှုများ ထုတ်ရှင်းပါသည်။ အင်္ဂလိပ်ပေါင်းအရပါသည်။ ထို့အပြင် များပြားမှုနှင့် အထောက်အကူမှုများ ထုတ်ရှင်းပါသည်။

**Condominium:** A form of ownership where parts of a property are owned individually (such as an apartment) and parts of the property are owned jointly (such as stairways, common areas, and other components integral to the design of the property) (Ciparisse, 2003; Münkner & Kaunianen, 2000).  

Condominium: စုံပါင်းပါင်းပါင်းအဖြစ် ဆုံရာမှာ (အခန်းစသည်) ပစ္စည်းကို တစ်ခါတစ်ခါက ပစ္စည်းကို အချင်းအချင်း ပုံမှန်ပါသည်။ စက်ဝေး၊ စုံပါင်းဧရိယာနှင့် ဒီဇုန်အရ ပစ္စည်း၏အချင်းအချင်းများစသည်။ ပစ္စည်းအချင်းအချင်းများကို ပူးတြဲပါသည်။ (အင်္ဂလိပ်-ဟက္ဘိတက္, ၂၀၀၀)

**Continuum of land rights:** From informal land rights to registered freehold rights, the range of possible forms of tenure can be considered as a continuum (UN-HABITAT, 2008).  

Continuum of land rights: ဗဟုသုတ်မှုများ ဆက်လက်တည်ရွိရာတွင် ပုံမှန်မဟုတ်ေသာ ဗဟုသုတ်များမှာ မွတ္ပုံတင္ထားသည်။ လုပ်ငန်းများ၏ အချင်းအချင်းအတွက် အထောက်အကူမှုများ ဆက်လက်တည်ရွိသည်ဟု မွတ္ယူနိင္ပါသည်။ (ဟက္ဘိတက္-ဟက္ဘိတက္, ၂၀၀၈)

**Co-ownership:** Property held jointly by two or more people. The enjoyment of a property in co-ownership is said to be in undivided shares, in that each person has the same right to any part of the property. There are two forms of co-ownership: joint tenancy and tenancy in common (Ciparisse, 2003).  

Co-ownership: အတူပုံစံများ၏ အခ်က်အနားအတွက် အစွမ်းအစားများကျင်ရွက်သည်။ ပစ္စည်းတစ်ရပ်ကုိ အတူပုံစံရာတွင် အစွမ်းအစားများကျင်ရွက်မှုများကို မခြဲျခမ္းထားသည်။
Customary land rights: The holding of land in accordance with customary law or tradition. Customary land law regulates rights to enjoy use of land that arises through customary, unwritten practice, rather than through written or codified law (Ciparisse, 2003).

Customary land law: A community’s mechanism for regulating the right to use land through customary practice, rather than through written law (Ciparisse, 2003).

Customary land tenure: The rules generated and enforced by a community or larger sub-state polity to govern the holding and use of land by its members. Customary rules are typically but not always unwritten (Bruce with Holt, 2011).

Customary law: Law consisting of customs that are accepted as legal requirements or obligatory rules of conduct; practices and beliefs that are so vital and intrinsic a part of a social and economic system that they are treated as if they were laws. (Black, 2009)

Decentralization: The transfer of administrative powers (decision making, executive, and fiscal) to lower levels of government, with varying degrees of autonomy (USAID, 2013).
**Deed:** The written document, or contract, which transfers title (ownership) or an interest in real property to another person (USAID, 2013).

**Deed:** သည် သူတို့၏ အခြေခံအခြေခံပေးချက်တစ်ခုဖြစ်သည်။ (USAID, 2013)

**Deeds registration:** A system of proof of property ownership and interests, based on the registration of transfer and other deeds. A deeds registration system is limited in that it does not provide a guarantee of title. All that it typically provides is access into the chain of transactions that can be used to prove title (Ciparisse, 2003).

**Deeds registration:** လူဦးရောက်မှုများကို စာမျက်နှာပြန်လာစေရန် ပြုလုပ်ရမည့် စနစ်ဖြစ်သည်။ (စီပါရစ္စီ၊ ၂၀၀၃)

**Demarcation:** The marking-out of the boundaries of each land parcel on the ground (UNECE, 1996).

**Demarcation:** နယ်နိမိတ်များ၏ အနောက်ရင်းမှ မြောက်ရင်းမှ ခြောက်ထွက်ခြင်းကို ယေဘြေယေ အောက်ပါအချက် ပေးပါသည်။ (ယူအင်န္အီးစီအီး၊ ၁၉၉၆)

**Dispute resolution:** The settlement of conflict between groups or individuals. The factors determining how societies deal with internal disputes are related to the formal authority structures of courts and written law or traditional authority structures of family, village councils, and leadership figures. Dispute resolution may be formal (recognized by law and the state administration system for dispute resolution) or informal (such as community-based adjudication or mediation). Decisions made under informal resolution mechanisms are not always legally binding (Leonard & Longbottom, 2000).

**Dispute resolution:** အစုအဖြဲ႕မ်ား သည် စီရင္ဆုံးျဖတ္သည္ျခင္း (အသုံးျပဳသည့္ျဖတ္ျခင္းအတြက္ ဥပေဒနွင့္ နုိင္ငံေတာ္အုပ္ခ်ဳပ္ေရးစနစ္အရ) အသိအမွတ္ ျပဳထားသည္႕ပါသည်။ (လူ႕အဖြဲ႕အစည္းအေျခခံ၍ စီရင္ဆုံးျဖတ္ျခင္းအရ ဆုံးျဖတ္သည္႕) ပုံမွန္မဟုတ္ေသာ ယႏၱရားမ်ားအရ ဆုံးျဖတ္သည္႕ ပုံမွန္မဟုတ္ေသာ စီရင္ျခင္းအရ ဆုံးျဖတ္ျခင္းမ်ားသည္ အစဥ္အျမဲ စည္းေႏွာင္အား ရွိသည္ေတာ့မဟုတ္ေပ။ (လီယုိနတ္ နွင့္ ေလာင္းေဘာ္တြန္၊ ၂၀၀၀)

**Easement:** The right of use over the property of another, for example, the right of access or the right of passage of utilities. (USAID, 2013)

**Easement:** အျခားသူ၏ပစၥည္းကုိ အသုံးျပဳခြင့္ ကို ဆုံးျဖတ္ရန္ ထိေတြ႕အသုံးျပဳခြင့္နွင့္ ျဖတ္သန္းသြားလာခြင့္။ (ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)
Eviction (of tenants and farm workers): The dispossession by law from a plot of land or rental property, which had been occupied or leased (Ciparisse, 2003; DFID; Garner, 2009).

Expropriation: The taking of land or property from the rightful owners, often in pursuit of government sanctioned public purpose. Land may be expropriated legally by the state under compulsory acquisition or compulsory purchase procedures. The processes for expropriation should include a basis for setting compensation for the loss of the owner expropriated. (Ciparisse, 2003; Leonard & Longbottom, 2000).

Fragmentation: The division of land into units too small for rational exploitation, usually as a result of the system of inheritance (UNECE, 2004).

Freehold: The right to full private ownership of land, free of any obligations to the state other than payment of taxes and observance of land use controls imposed by the state in the public interest. This term is used interchangeably with private property or private land ownership (Bruce, 1998; Leonard & Longbottom, 2000).
TERMS BEGINNING WITH G – L

**G-L ကြောင်းသော သာဓမ္မာများ**

**Geographical information systems (GIS):** A set of computer tools for collecting, storing, retrieving, analyzing, transforming, and displaying spatial data (Ciparisse, 2003; UNECE, 1996).

**Geographical information systems (GIS):** ဂ်ီအုိင္အက္စ္ဆုိသည္မွာေျမဧရိယာဆုိင္ရာအခ်က္အလက္မ်ားကုိစုေဆာင္ျခင္း၊ ထိန္းသိမ္းျခင္း၊ ျပန္လည္ထုတ္ယူျခင္း၊ အနုစိတ္ဆန္းစစ္ျခင္း၊ ေျပာင္းလဲျခင္းနွင့္ ေဖာ္ျပျခင္းျပဳသည္႕ကြန္ပ်ဴတာကိရိယာအစုျဖစ္ပါသည္။ ( စီပါရစ္စီ၊ ၂၀၀၃။ ယူအင္အီးစီအီး၊ ၁၉၉၆)

**Illegal/informal occupation:** The occupation of land or housing by an individual or household without formal approval from the legal owner (state or private). Illegal occupation ranges from an individual squatting on the property of another to informal settlements where large areas of land are occupied by many people (USAID, 2013).

**Illegal/informal occupation:** (အစုိးရသုိ႕မဟုတ္ပုဂၢလိက) ဥပေဒနွင္႕အညီပိုင္ဆိုင္သူထံမွတရား၀င္အတည္ျပဳခ်က္မရရွိဘဲ၊ ေျမယာသုိ႕မဟုတ္အုိးအိမ္ကုိတစ္သီးပုဂၢလက်သို႕မဟုတ္မိသားစုတစ္ခုကလည္း လက္၀ယ္ရွိျခင္းသည္တရားမ၀င္/ဥပေဒႏွင္႕မညီးလုပ်မိသားစုတစ္ခုကို အျခားသူ၏ပိုင္ဆိုင္မႈကိုတစ္သီးပုဂၢလက်ဴးေက်ာ္ျခင္းမွလူမ်ားစြာကလည္းလက္၀ယ္ထားျခင္းအထိပါ၀င္သည္။

**Immovable property:** See real estate/real property.

**Indigenous tenure systems:** Rights specific to a particular ethnic group, having evolved through interaction of culture and environment and overseen by authorities whose legitimacy is based on occupation and spiritual ties to the locality (Leonard & Longbottom, 2000; Münkner & Kaunianen, 2000).

**Indigenous tenure systems:** တုိင္းရင္းသားလုပ္ပုိင္ခြင့္စနစ္မ်ားဆုိသည္မွာယဥ္ေက်းမွဳ သဘာ၀ပတ္၀န္းက်င္တုိ႕၏အျပန္အလွန္သက္ေရာက္မႈမွာဖစ္ေပၚလာေသာတုိင္းရင္းသားအုပ္စုတစ္ခုအတြက္သီးသန္႕ရပိုင္ခြင့္မ်ားျဖစ္ျပီး အာဏာပိုင္မ်ားကလည္းယင္းေဒသႏွင့္သက္ဆုိင္သည္႔လက္၀ယ္ရွိမွဳနွင္႕ကုိးကြယ္ယုံၾကည္မွဳတုိ႕ေပၚအေျခခံ၍ၾကီးၾကပ္သည္႔လုပ္ပိုင္ခြင့္စနစ္မ်ားျဖစ္သည္။ (လီယုိနတ္ႏွင္႕ေလာင္းေဘာ္တြန္၊ ၂၀၀၀။ မြန္ကနာႏွင္႕ေကာင္းနီရာနင္၊ ၂၀၀၀)

**Informal property:** Rights that lack formal, official recognition and protection. In some cases, informal property rights are illegal, i.e. held in direct violation of the law. In other cases, informal property may be “extra-legal”, i.e., not against the law, but not recognized by law (Ciparisse, 2003).

**Informal property:** ပုံမွန္၊ တရား၀င္အသိအမွတ္ျပဳျခင္းႏွင္႕အကာအကြယ္ေပးျခင္းမရွိေသာအခြင့္အေရးမ်ားျဖစ္သည္။ အခ်ိဳ႕ကိစၥမ်ားတြင္ တရားမ၀င္ပိုင္ဆိုင္မႈအခြင့္အေရးမ်ားမွာ ဥပေဒနွင္႕မညီပါ။ ဥပမာ – ဥပေဒကုိတုိက္ရုိက္ခ်ိဳးေဖာက္၍လက္၀ယ္ထားျခင္း။ အခ်ိဳ႕ကိစၥမ်ားတြင္မူ၊ တရားမ၀င္ပစၥည္းမွာ “extra-legal”, i.e., not against the law, but not recognized by law
Informal settlements: Areas where a large number of people illegally occupy land and build housing and businesses. Informal settlements, also called “squatter settlements,” are generally located on the periphery of urban centers and are created because of a lack of access to urban land or housing. Rights to the property are not recognized by the state. Tenure in informal settlements is insecure and the property is not part of the formal property or financial markets (USAID, 2013).

Informal settlements: ပုံမွန္မဟုတ္ေသာ ေနထုိင္မွဳမ်ားဆုိသည္မွာ လူမ်ားစြာက ဥပေဒနွင့္မညီပဲ ေျမယာ လက္၀ယ္ထားရွိျပီး၊ အေဆာက္အဦ ေဆာက္လုပ္ကာ စီးပြားေရးလုပ္ငန္းလုပ္ကို္င္သည္႕ ေနရာမ်ားျဖစ္သည္။ ထိုကဲ့သို႕ ပုံမွန္မဟုတ္ေသာ ေနထုိင္မွဳမ်ားကုိ “က်ဴေက်ာ္ေနထုိင္မွဳမ်ား” ဟုလည္း ေခၚသည္။ ယင္းတုိ႕မွာ အမ်ားအားျဖင္႕ ျမိဳ႕ျပင္ေဒသမ်ားတြင္ တည္ရွိျပီး၊ ျမိဳ႕တြင္းေျမယာ သို႕မဟုတ္ အိမ္ရာမ်ားနွင္႕ အဆက္အသြယ္ ဆက္သြယ္မွဳမရွိ၍ (ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

Joint ownership: Joint ownership is a special form of ownership by two or more persons of the same property. The individuals, who are called joint tenants, share equal ownership of the property and have the equal, undivided right to keep or dispose of the property (Lehman & Phelps, 2005).

Joint ownership: ပူတြဲပုိင္ဆုိင္မွဳ ဆုိသည္မွာ ပိုင္ဆို္င္မႈတစ္ခုတည္းကုိ နွစ္ဦး သုိ႕မဟုတ္ နွစ္ဦးထက္ ပူးတြဲသီးစားသူရင္းဌား တစ္ဦးခ်င္းသည္လည္း ေ၀မွ်ပုိင္ဆုိင္နုိင္ခြင့္ရွိၾကျပီး၊ ထုိပုိင္ဆုိင္မႈကို ထိန္းသိမ္းရန္နွင့္ ထုခြဲစီမံရန္ ပုိင္းျခားမထားေသာ အခြင့္အေရးရွိသည္။ ( လာမင္းနွင္႕ ဖဲလ္ပဲစ္၊ ၂၀၀၅)

Land access: The opportunity to acquire and use land; also the fact of having acquired access (Bruce with Holt, 2011).

Land access: ေျမယာကုိရယူအသုံျပဳနုိင္ေသာ အခြင့္အလမ္းျဖစ္သည္။ ထုိ႕အတူ ထိေတြ႕ဆက္ဆံခြင့္ရျပီးသည္႕ အခ်က္လည္းပါသည္။ (ဘရုစ္ နွင့္ ေဟာ႕လ္တ္၊ ၂၀၁၁)

Land administration: The management of information about the ownership, value, and use of land and its associated resources. The function of a land administration system is to record, maintain, and make available information that can create security of tenure and support the land market (UNECE, 2004).

Land administration: ေျမယာအုပ္ခ်ဳပ္ေရးဆုိသည္မွာ ေျမယာပုိင္ဆုိင္မွဳ၊ တန္ဘုိး၊ ေျမအသုံျပဳမွဳနွင္႕ ဆက္စပ္သည္႕ အရင္းအျမစ္မ်ားဆုိင္ရာ သတင္းအခ်က္အလက္စီမံခန္႕ခြဲမွဳကုိဆုိသည္။ ေျမယာအုပ္ခ်ဳပ္ေရးစနစ္၏ လုပ္ငန္းတာ၀န္မွာ ေျမယာလုပ္ပုိင္ခြင့္နွင္႕ ေျမယာေစ်းကြက္ကုိ ခုိင္မာေစနုိင္သည္႕ သတင္း အခ်က္အလက္မ်ားကုိ မွတ္တမ္းတင္ရန္， ထိန္းသိမ္းရန္နွင္႕ ရယူနုိင္ရန္ ျဖစ္သည္။ (ယူအင္အီးစီအီး၊ ၂၀၀၄)

Land allocation: The process through which the state distributes land resources in ownership or use rights. State land resources allocated/distributed may be from the existing state asset base; the result of
a land reform program, where larger (formerly private) landholdings have been broken up for allocation; or, the land assets of former collectives or cooperatives. In customary tenure systems, the term refers to the process through which the traditional leader gives land use rights to individuals or families (USAID, 2013).

**Land allocation:** The process of breaking up larger (formerly private) landholdings into smaller parcels for allocation, or the land assets of former collectives or cooperatives. In customary tenure systems, the term refers to the process through which the traditional leader gives land use rights to individuals or families (USAID, 2013).

**Land based revenue:** Revenue (public funds) generated from land through sales of state assets, property taxation, transfer fees, and various land administration fees (USAID, 2013).

**Land commission:** Formally constituted bodies which investigate land-related issues, or to implement some aspect of land policy, such as adjudication (Ciparisse, 2003).

**Land conflicts:** Competing or conflicting claims to land, often to large areas of land, typically by groups, which reflect broader and deeper competing interests than those involved in most land disputes and which are not easily resolved through negotiation or adjudication within the existing legal framework. The term “conflict” implies tension and danger of violence but not necessarily the presence of violence, unless this is specified (Bruce with Holt, 2011).

**Land consolidation:** A sequence of operations designed to reorganize land parcels in an area, regrouping them into consolidated holdings of more regular form and with improved access.
Consolidation of parcels of land into a single holding, whether voluntary or enforced, is intended to provide a more rational distribution of land to improve the efficiency of farming (Ciparisse, 2003).

**Land consolidation**: The process by which landholding held “outside the law” (informally, without a right to do so recognized by the state) is given such legal recognition by the state, a process that begins with legal recognition and is then often implemented through land titling and registration (Bruce with Holt, 2011).

**Land contract**: An agreement for the purchase and sale of land, usually involving installment payments by the purchaser with the transfer of title occurring upon payment of the final installment (Garner, 2009).

**Land court**: An established court having exclusive original jurisdiction over land disputes (USAID, 2013).

**Land development**: The transformation of land to be used more efficiently through the application of capital, labor, or management (USAID, 2013).

**Land disputes**: Competing or conflicting claims to rights to land by two or more parties, individuals, or groups. Disputes are generally related to boundaries, overlapping use rights, access to land, competition for resources, ownership, and inheritance (Bruce with Holt, 2011; Ciparisse, 2003; Münkner & Kaunianen, 2000).

**Land formalization**: The process by which landholding held “outside the law” (informally, without a right to do so recognized by the state) is given such legal recognition by the state, a process that begins with legal recognition and is then often implemented through land titling and registration (Bruce with Holt, 2011).
**Land formalization:** The ownership of multiple, non-contiguous parcels of land by a single owner. These are often described to be very small, non-economically viable land units. Fragmentation becomes a concern when the division of land results in units too small for rational exploitation or so widely dispersed as to present constraints to the effective management by the landholder. The principle cause of fragmentation is the subdivision of land through inheritance (USAID, 2013).

**Land fragmentation:** The ownership of multiple, non-contiguous parcels of land by a single owner. These are often described to be very small, non-economically viable land units. Fragmentation becomes a concern when the division of land results in units too small for rational exploitation or so widely dispersed as to present constraints to the effective management by the landholder. The principle cause of fragmentation is the subdivision of land through inheritance (USAID, 2013).

**Landholding:** A piece of land owned or possessed (USAID, 2013).

**Land governance:** The bundle of rules, rights, policies, processes, institutions, and structures created to manage the use, allocation of, access to, control, ownership, management, and transfer of land and natural resources found on land (USAID, 2013).

**Land governance systems:** Include state organizations that deal with land such as ministries of land, land registries, and cadastral services, and courts. Informal land governance systems include customary (informal) institutions that develop land use rules, allocate land, and resolve disputes related to land (USAID, 2013).
**Land information systems:** A tool for legal, administrative, and economic decision-making and an aid for planning and development. The base of a land information system is a uniform spatial referencing system, which also simplifies the linking of data within the system with other land-related data (Ciparisse, 2003).

**Land information systems:** ျမယာသတင္းအခ်က္အလက္စနစ္မ်ားဆုိသည္မွာ ဥပေဒေရးရာ၊ အုပ္ခ်ဳပ္မွဳဆုိင္ရာႏွင္႕စီးပြားေရးရာအတြက္ အဆုံးအျဖတ္ျပဳရန္၊ စီမံကိန္းေရးဆြဲရန္ႏွင္႕ဖြံ႕ျဖိဳးမွဳေဆာင္ရြက္ရန္အေထာက္အကူျပဳသည္ကိရိယာျဖစ္သည္။ ေျမယာသတင္းအခ်က္အလက္စနစ္၏တူညီေသာေျမယာဧရိယာရည္ညႊန္းမွဳစနစ္က်င္႕သုံးျပီး၊ စနစ္အတြင္းရွိသတင္းအခ်က္အလက္မ်ားကုိအျခားေျမယာဆုိင္ရာသတင္းအခ်က္အလက္မ်ားနွင့္ ခ်ိတ္ဆက္ျခင္းႏွင္႕သည္။ ( စီပါရစ္စီ၊ ၂၀၀၃)

**Land law:** The body of law relating to the acquisition, use, and disposal of land, including laws defining and regulating property rights and those conferring on state or other institutions land-related competencies such as land administration, land management, land use planning, and land taxation (Bruce with Holt, 2011).

**Land law:** ေျမယာဥပေဒဆုိသည္မွာပစၥည္းဆုိင္ရာအခြင္႕အေရးမ်ားအားအနက္အဓိပၸာယ္ဖြင္႕ဆုျခင္းနွင့္ပစၥည္းဆုိင္ရာအခြင့္အေရးမ်ားကုိစည္းမ်ဥ္းသတ္မွတ္ျခင္းႏွင္႕ေျမယာအုပ္ခ်ဳပ္ေရး၊ ေျမယာစီမံခန္႕ခြဲမွဳ၊ ေျမယာအသုံးခ်မွဳစီမံခန္႕ခြဲမွဳ၊ ေျမယာအခြန္စည္းၾကပ္ျခင္းကဲ႕သုိ႕ေသာေျမယာလုပ္ပိုင္ခြင့္မ်ားကုိနုိင္ငံေတာ္သုိ႕မဟုတ္ အျခားအဖြဲ႕အစည္းမ်ားအားအပ္ႏွင္းျခင္းအပါအ၀င္ေျမယာသိမ္းဆည္းျခင္း၊ အသုံးျပဳျခင္း၊ ထုခြဲျခင္းဆုိင္ရာဥပေဒအစုကုိဆုိသည္။ ( Hague Law, 2011)

**Land management:** The process of managing the use and development of land resources. Some of the critical, and sometimes conflicting, objectives that must be addressed by land management policies today include:

- Improving the efficiency of land resource use to support a growing population;
- Providing incentives for development, including the provision of residential housing and basic infrastructure, such as sewer and water facilities;
- Protecting the natural environment from degradation;
- Providing equitable and efficient access to the economic benefits of land and real estate markets; and,
- Supporting government services through taxation and fees related to land and improvements (Ciparisse, 2003; UNECE, 1996).

**Land management:** ေျမယာစီမံခန္႕ခြဲမွဳဆုိသည္မွာ ေျမယာအရင္းအျမစ္မ်ားအားအသုံးျပားလာေသာလူဦးေရကုိ အေထာက္အကူျပဳရန္နွင္႕ဖြံ႕ျဖိဳးတုိးတက္ေစရန္စီမံခန္႕ခြဲသည္႕လုပ္ငန္းစဥ္ ျဖစ္ပါသည္။ ယေန႕အခ်ိန္အခါတြင္ ေျမယာ စီမံခန္႕ခြဲမွဳ၊ ေျမယာ မူ၀ါဒမ်ားႏွင္႕စပ္လ်ဥ္း၍ အေ၀ဖန္ခံရဆုံး၊ တစ္ခါတစ္ရံပဋိပကၡျဖစ္ျပီး၊ ေျဖရွင္းေဆာင္ရြက္ရမည္႕ရည္ရြယ္ခ်က္မ်ားမွာ ေအာက္ပါတုိ႕ပါ၀င္ပါသည္ -• တုိးတက္မ်ားျပားလာေသာလူဦးေရကုိ အေထာက္အကူျပဳရန္ ေျမအရင္းအျမစ္အသုံးျပားလာမွဳတြင္ ထိေရာက္မွဳကုိတုိးတက္ေစျခင္း၊
Land market: The processes involved where buyers and sellers of interests in land meet. Broadly speaking, the market in land includes a range of possible transactions, such as sales, leases, mortgages, land exchanges, and other temporary transfers (Bruce, 1998; Ciparisse, 2003).

Land ownership: The set of rights in land held by an owner or owners. These include rights to use and dispose of the interests in the land through sale, lease, bequest, or other terms agreed upon with the person acquiring those rights (Ciparisse, 2003).

Land policy: Land policy is the set of intentions embodied in various policy instruments that are adopted by the state to organize land tenure and land use (Ciparisse, 2003).

Land reclamation: The process of bringing unusable land to a usable state with higher value; for example, through swamp drainage, desalinization, reforestation, or recovery from past environmentally unsound land use or natural disaster (USAID, 2013).

Land redistribution: The redistribution of landholdings, usually involving the resettlement of farmers and reallocation of property rights over the land (USAID, 2013).
Land redistribution: The redistribution or reallocation of landholdings in an attempt to improve access rights to certain segments of a society. The process usually involves the breaking up of large landholdings and redistributing the land to landless people or to those who have been working on the larger landholdings. See also agrarian reform (Bruce, 1998; Ciparisse, 2003; Leonard & Longbottom, 2000, Ciparisse, 2003).

Land reform: The redistribution or reallocation of landholdings in an attempt to improve access rights to certain segments of a society. The process usually involves the breaking up of large landholdings and redistributing the land to landless people or to those who have been working on the larger landholdings. See also agrarian reform (Bruce, 1998; Ciparisse, 2003; Leonard & Longbottom, 2000, Ciparisse, 2003).

Land register: A public register used to record the existence of deeds or title documents over land, comprising the registered details of each property (Ciparisse, 2003; UNECE, 1996).

Land registry: The office and books or files in which records of property rights and maps are maintained, usually by a government agency (Bruce with Holt, 2011).

Land registry fees: Fees collected in the process of using the services of the land registry. These include initial registration as well as subsequent activities, such as obtaining copies of registration documents, registering mortgages, transferring titles, and subdividing property (USAID, 2013).
Land rehabilitation: See land reclamation.

Land rehabilitation: ဗိုလ်ချင်းစစ်နေရာ

Land reserves: Land set aside by the state for a particular purpose such as future allocation, protection of unique ecosystems or biodiversity, or exclusive use of indigenous peoples. May also be referred to as a “land bank” (Ciparisse, 2003).

Land reserves: အရန္ေျမဆုိသည္မွာ အနာဂတ္ေျမယာေသာျခင္းသုိ႕မဟုတ္ တုိင္းရင္းသားလူမ်ိဳးမ်ား၏ သီးသန္႕အသုံျပဳမွဳကဲ႕သုိ႕ေသာ ရည္ရြယ္ခ်က္တစ္ခုအတြက္ နုိင္ငံက ခ်န္လွပ္ထားသည္႕ ေျမျဖစ္သည္။ (စီပါရစ္စီ၊ ၂၀၀၃)

Land sector agencies: Land-related administrative and regulatory institutions that play a vital role in land management and administration and in defining and supporting land markets (USAID, 2013).

Land sector agencies: ေျမယာစီမံခန္႕ခြဲမွဳ၊ အုပ္ခ်ဳပ္မွဳ၊ ေျမယာေစ်းကြက္မ်ားကုိ သတ္မွတ္ျခင္းႏွင္႕ အေထာက္အကူျပဳျခင္းတိ႕တြင္ အေရးပါသည္႕အခန္ျမားက႑မွ ပါူင္သည္႕ ေျမယာႏွင္႕သက္ဆုိင္ သည္႕ အုပ္ခ်ဳပ္ေရးႏွင္႕အာဏာရွိ အဖြဲ႕အစည္းမ်ားျဖစ္သည္။ (ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

Land speculation: The process through which land is acquired not for immediate productive use, but with the expectation that the land will increase in value and that subsequent sale will generate a profit. This practice is generally common in situations of rapidly-rising land values due to urban expansion, public works programs (road corridors), or other changing economic opportunities (USAID, 2013).

Land speculation: ေျမယာကုိ ခ်က္ခ်င္းကုန္ထုတ္လုပ္မွဳအတြက္ အသုံျပဳရန္မဟုတ္ပဲ၊ ေျမယာမွာ ေစ်းတက္လာမည္ဟု ေမွ်ာ္လင္႕ျပီး၊ ထပ္မံေရာင္းခ်ျခင္းျဖင္႕ အျမတ္အစြန္းရရွိေစသည္႕ လုပ္ငန္းစဥ္ျဖစ္သည္။

Land subdivision: The process through which a piece of land is divided into smaller units. This may occur for purposes of development or as a result of inheritance and the sharing of the land assets among the heirs of the landholder. See also land fragmentation (USAID, 2013).

Land subdivision: ဗိုလ်ချင်းစစ်နေရာတစ္ကြက္ကုိ ပုိမုိေသးငယ္ေသာ ဗိုလ်ချင်းစစ်မ်ားအျဖစ္ စိတ္ပုိင္းသည္႕ လုပ္ငန္းစဥ္ျဖစ္သည္။ ဖြံ႕ျဖိဳးတုိးတက္မွဳရည္ရြယ္ခ်က္မ်ား သုိ႕မဟုတ္ အေမြဆက္ခံေရးနွင္႕ ေျမယာဦးပုိင္သူ၏ အေမြခံမ်ားအၾကား ေျမယာမတည္ပစၥည္းမ်ားကုိ ခြဲေ၀ျခင္းအတြက္လည္း ယင္းသုိ႕ ေဆာင္ရြက္နုိင္သည္။ ( ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

Land taxation: The process through which governments levy taxation on land parcels. This practice is a major source of local government revenue for those countries where land and property taxation is in place (USAID, 2013).

Land taxation: ဗိုလ်ချင်းစစ်မ်ားအေပၚ အစုိးရအဖြဲ႕မ်ားက အခြန္စည္းၾကပ္သည္႕ လုပ္ငန္းစဥ္ ျဖစ္သည္။ ဤအေလ႕အက်င္႕သည္ ေျမယာႏွင္႕ပစၥည္းခြန္ေကာက္ခံမွဳရွိသည္႕ နုိင္ငံမ်ားတြင္ အစုိးရအခြန္ ရရွိသည္႕ အဓိကအေျခခံ ျဖစ္ပါသည္။ ( ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

Land tenure: The relationship (whether defined under formal “de jure” law or under customary law) that individuals and groups hold with respect to land. Land tenure rules define the ways in which
property rights to land are allocated, transferred, used, or managed in a particular society (USAID, 2013).

**Land tenure:** The allocation, transfer, use, or management of property rights in land within a particular society (USAID, 2013).

**Land tenure system:** The totality of property rights in land operating within a state or sub-state polity, as well as the institutions responsible for implementing them, the patterns of land distribution they have formed and protect, and the cultural meanings of land—all understood as a system in which the various elements work together to achieve policy objectives (Bruce with Holt, 2011).

**Land titling and registration:** The processes by which the state confers land rights upon, or recognizes claims to, land rights by occupants or other claimants (titling) and then makes an official record of such rights to facilitate their proof (registration) (Bruce with Holt, 2011).

**Land transaction:** The transfer of property rights or ownership of land, permanently (through sales or inheritances) or temporarily (through leases, sharecropping arrangements, mortgages, etc.) (USAID, 2013).

**Land use planning:** The systematic assessment of land and water potential, alternative patterns of land use, and other physical, social, and economic conditions, for the purpose of selecting and adopting land use options which are most beneficial to land users without degrading the resources or the environment, together with the selection of measures most likely to encourage such land uses (Ciparisse, 2003).
**Land use planning:** မြို့အသုံးပေးသူမ်ားအတွက်အရင်းအျမစ္မ်ားသုိ႕မဟုတ္ပတ္၀န္းကုိနိမ္႕က်ေလ်ာ႕နည္းမွဳမရွိေစဘဲအက်ိဳးအရွိဆုံးျဖစ္နုိင္မည္႕ျမယာအသုံးပေးမွဳပုံစံကုိေရြးခ်ယ္သတ္မွတ္နုိင္ေစရန္ႏွင္႕ယင္းေျမအသုံးပေးမ်ားကုိအားေပးနုိင္သည္႕အေကာင္အထည္ေဖာ္မွဳမ်ားကုိေရြးခ်ယ္နုိင္ရန္အတြက္ေျမယာႏွင္႕ေရရရွိနုိင္မွဳ၊ေျမအသုံးခ်မွဳတြင္ေျပာင္းလဲက်င္႕သုံးနုိင္သည္႕ပုံစံမ်ား၊အျခားရုပ္ပုိင္းဆုိင္ရာလူမွဳေရးနွင္႕စီးပြားေရးဆုိင္ရာအေျခအေနမ်ားကုိစနစ္တက်ေလ႕လာဆန္းစစ္ျခင္း။(စီပါရစ္စီ၊၂၀၀၃)

**Land use/ownership certificates:** An alternative to formal title registration that provides evidence and legitimization of occupancy without a costly land registration program. This is often seen as an intermediate step between informal land records and more formal titling programs. Use certificates can offer security of tenure to land users without addressing potential conflicts over land ownership. In some countries or customary tenure settings, governments that are not willing to alienate land into private ownership use land use certificates as a mechanism to provide the necessary evidence of ownership or, as in China or Vietnam, provide evidence of the long-term security of the use right, rather than an ownership right, to secure access to credit (USAID, 2013).

**Land valuation:** ဗိုလ်ဟောင်းတန္ဖုိးသတ္မွတ္ျခင္းျဖစ္ပါသည္။ ဗိုလ်ဟောင်းသတ္မွတ္ျခင္းတြင္အေၾကာင္းအရာနွင္႕အလေးအထ ေပၚမူတည္၍သက္ဆုိင္သည္႕အဓိပၸာယ္အမ်ိဳးမ်ိဳးရွိနုိင္ပါသည္။ ဗိုလ်ဟောင်းျဖတ္သူမ်ားကပစၥည္း၏ခန္႕မွန္းတန္ဖုိးကုိျဖတ္ရာတြင္ကုန္က်စရိတ္၊ေရာင္းခ်မွဳႏွဳိင္းယွဥ္ျခင္းနွင္႕၀င္ေငြအရင္းအႏွီးရရွိျခင္းဟူေသာကြဲျပားသည္႕အခ်က္အလက္ဆန္းစစ္မွဳနည္းလမ္းမ်ားပါဝင္သည္႕သီးသန္႕လုပ္ထုံးလုပ္နည္းမ်ားျဖင္႕တန္ဖုိးျဖတ္ပါသည္။(ယူအင္န္အီးစီအီး၊၁၉၉၆)

**Landlessness:** The state of having no access to land or rights in land. May also be used to indicate a situation where someone holds land but has not formal recognition of access and use rights (USAID, 2013).
Landlessness: ဗား့်း အို့ အောင်းအောင်ပြောင်းလဲ၍ အခွင့် အရာ။ အောင်းအောင်ထားျခင္း အူး အသုံးျပဳခြင့္ မရွိသည္႕ အေျခအေန (ဗြဲ့ါးျမား၊ ၂၀၁၃)

Landlord: One who leases or rents real property to another (Garner, 2009).

Landlord: အိမ္ျခံေျမပစၥည္းကုိ အျခားသူသုိ႕ ငွားရမ္းသူျဖစ္သည္။ (ဂါနာ၊ ၂၀၀၉)

Law review commissions: Temporary or permanent commissions established by government to review, amend and consolidate existing law, review proposed laws for conformity to existing law, or deal with issues arising in legally pluralistic societies (USAID, 2013).

Law review commissions: တည္ဆဲဥပေဒကုိ ျပန္လည္သုံးသပ္ျခင္း၊ ျပင္ဆင္ျခင္းနွင္႕စုစည္းျခင္း ၊ အဆုျပ္သည္႕ဥပေဒႏွင္႕အညီ လူအမ်ားနွင္႕သက္ဆုိင္သည္႕အဖြဲ႕အစည္းမ်ားတြင္ ေပၚေပါက္သည္႕ကိစၥမ်ားကုိ ေဆာင္ရြက္ျခင္းျပဳရန္ အစုိးရက ဖြဲ႕စည္ေပးထားသည္႕ ယာယီ သိ္႕မဟုတ္ အျမဲတန္း ေကာ္မရွင္မ်ား ျဖစ္သည္။ (ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

Lease: To grant the possession and use of (land, buildings, rooms, movable property, etc.) to another in return for rent or other considerations (Garner, 2009).

Lease: (ေျမယာ၊ အေဆာက္အဦးမ်ား၊ အခန္းမ်ား၊ ေရႊ႕ေျပာင္းနုိင္ေသာပစၥည္းမ်ား စသည္) ကုိ ငွားရမ္းခ သုိ႕မဟုတ္ အျခား အဖုိးစားနားမ်ားအတြက္ အျပန္အလွန္အေနျဖင္႕ အျခားသူတစ္ဦးသုိ႕ ေျမယာကုိ လက္၀ယ္ရွိရန္ႏွင္႕အသုံးျပဳရန္ ခြင္႕ျပဳျခင္းျဖစ္ပါသည္။ ( ဂါနာ၊ ၂၀၀၉)

Leasehold: A contractual arrangement under which a landlord (the lessor) grants the right of exclusive occupation of the land to a tenant (the lessee) for an agreed amount of money for an agreed period of time (UNECE, 2004).

Leasehold: ေျမရွင္ (ငွားရမ္းသူ) တစ္ဦးက ေျမငွားရမ္းျခင္းခံရသူ (အငွားခ်ထားခံရသူ) သုိ႕ သေဘာတူညီထားေသာ ေငြပမဏတစ္ရပ္အတြက္ သေဘာတူညီထားေသာ အခ်ိန္ကာလတစ္ခု အတြင္း ေျမယာကုိ သီးသန္႕လက္၀ယ္ထားရွိရန္ ခြင့္ျပဳသည္႕ ပဋိညာဥ္ျပဳသည္႕ အစီအစဥ္ ျဖစ္သည္။ (ယူအင္န္အီးစီအီး၊ ၂၀၀၄)

Legal aid: The process of providing legal assistance and counseling to those who cannot afford private counsel, or who are uninformed of their rights (USAID, 2013).

Legal aid: ဥပေဒဆုိင္ရာအေထာက္အကူျခင္းနွင္႕ ပုဂၢလိကေရွ႕ေန ငွားရမ္းရန္ ေငြေၾကး မတတ္နုိင္သူမ်ား သုိ႕မဟုတ္ ယင္းတုိ႕၏အခြင့္အေရးမ်ားကုိ မသိရွိသူမ်ားအား တုိင္ပင္ ေဆြးေႏြးျခင္း လုပ္ငန္းစဥ္ျဖစ္သည္။

Legal pluralism: The coexistence within a single polity of different bodies of law with different origins, and in the case of land the coexistence of different bodies of norms governing the use of land (Bruce with Holt, 2011).
Legal pluralism: လူ႕အဖြဲ႕အစည္းတစ္ခုတည္းတြင္ကြဲျပားေသာအေျခခံမ်ားရွိသည္႕ဥပေဒအစုမ်ားအတူတည္ရွိျခင္းျဖစ္သည္။

Legitimate tenure rights: Land tenure rights explicitly recognized in national law or policy, and also those rights, while not legally recognized, that are considered to be socially legitimate in local societies or communities (FAO, 2012).
Map: The presentation of the earth’s surface showing topographical features, such as mountains, lakes, and rivers, and other physical features, such as roads, forests, and areas of settlement. Thematic maps may deal with property boundaries, land use categories, soil quality, etc. (USAID, 2013).

Marginalized groups: Those individuals or groups who have limited or restricted access to or control over land resources because of gender, economic or social status, tribal or ethnic background, citizenship, religion, or other stratification mechanisms. Marginalized groups typically have little or no security of tenure, access to resources, access to credit, access to bureaucratic/power structures, or representation (USAID, 2013).

Market assisted access (also known as market assisted land reform): A form of land reallocation which encourages willing buyers to negotiate land purchase deals with willing sellers, with the government facilitating the purchase process through grants and other supportive measures (USAID, 2013).
**Market assisted access**: (အေစ်ကြက်အေထာက်အကူျပဳေျမယ်ပြီး) ဥပဒ်စ္စာတိုးတက်ရာတွင်, စာရင်းစ္စားသူများ၏ အခြေခံအထောက်အကူ ရှေးပြောင်းလဲမွဲ၍, အေစ်ကြက်အေထာက်အကူျပဳေျမယ်ထားေရာင္းသူများကို အေထာက်အကူျပဳေရာင္းသူများအဖြစ်အထောက်အကူျပဳေရာင္းသည်။

**Matrilineal inheritance**: A system by which, according to law or custom, property passes from the deceased owner through the female line to his or her heirs (USAID, 2013).

**Matrilineal inheritance**: မယ်မိုးမဟုတ် ဓာလထုံးစီးအရပ်ရွွင်းေသာ သူ၏ပစ္စည်ကို အမ်ိဳးသမီးဘက်မှသူမဟုတ်သူမ၏အေမြခံမ်ားသုိင္႕အေမြေပးလွင်းခ်က္ျဖစ္သည္။ (ယူအက္စ္ေအအုိင္ဒီ, ၂၀၁၃)

**Mediation**: A method of non-binding dispute resolution involving neutral third parties who try to help the disputing parties reach a mutually agreeable solution (Garner, 2009).

**Mediation**: အျငင္းပြားသူမ်ားက ႏွစ္ဦးႏွစ္ဖက္သေဘာတူညီသည္႕ ေျဖရွင္းခ်က္ရရွိရန္ ကူညီလုိသည္႕ အျခားသူမ်ားပါ၀င္၍ စည္းေႏွာင္မွဳမရွိေသာ အျငင္းပြားမွဳေျဖရွင္းသည္႕နည္းလမ္းျဖစ္ပါသည္။ (ဂါနာ, ၂၀၀၉)

**Mortgage**: The conveyance of a property by a debtor (called the mortgagor) to a creditor (called the mortgagee) as security for a financial loan with the provision that the property shall be returned when the loan is paid off by a certain date. In some legal systems, there is provision that the mortgagee has the power to sell the concerned property when the interest is not paid in time and the loan is not paid off by a certain date in accordance with the agreed stipulations (UNECE, 1996).

**Mortgage**: ျမီစား(ေပါင္ႏွံသူ)က ျမီရွင္(အေပါင္ခံသူ)အား ေခ်းေငြကုိသတ္မွတ္သည္႕ေန႕ရက္တြင္ ေပးဆပ္သည္႕အခါ ေခ်းေငြကို သတ္မွတ္သည္႕ေန႕ရက္တြင္ ျပန္လည္မေပးဆပ္လွ်င္ျဖစ္ေစ အေပါင္ခံသူက သက္ဆုိင္ရာပစၥည္းကုိ ေရာင္းခ်ပုိင္ခြင့္ရွိေၾကာင္း ျပဌာန္းတတ္သည္။ (ယူအင္န္အီးစီအီး, ၁၉၉၆)

**Movable property**: A category of property that can be moved. This is generally property other than immovable property, also referred to as personal property (USAID, 2013).

**Movable property**: ေရႊ႕ေျပာင္းနုိင္သည္႕ပစၥည္းအမ်ိဳးအစားျဖစ္သည္။ (ပုဂၢလိကပစၥည္းဟုလည္းရည္ညႊန္းသည္။ (ယူအက္စ္ေအအုိင္ဒီ, ၂၀၁၃)

**Open access resources**: Resources to which everyone has unrestricted access and that are not considered to be the property of anyone. This does not imply that everyone has equal ability to use the resource (USAID, 2013).

**Open access resources**: မည္သူမဆုိအကန္႕အသတ္မရွိ ထိေတြ႕အသုံးျပဳနုိင္ေသာ္လည္း၊ မည္သူပုိင္သည္႕ပစၥည္းဟုမွ်မယူဆေသာအရင္းအျမစ္မ်ားျဖစ္သည္။ (၂၀၁၃)
Parcel: A single closed area or polygon that is determined geographically by its boundaries, contains land under homogeneous property rights, and is held in one ownership (UNECE, 2004).

Parcel: အနုပညာရေးပြုလုပ်ရာများအရ စောင့်ကြည့်သော နယ်နိမာမ်ားျဖင္႕ သတ္မွတ္ထားျပီး၊ အလားတူ ပစၥည္းအခြင့္အေရးမ်ား ရွိသည္႕ ေျမပါရွိကာ၊ တစ္ဦးဦးက ပုိင္ဆုိင္ေသာ ပိတ္ဆုိ္႕ထားသည္႕ ဧရိယာတစ္ခုျဖစ္သည္။ (ယူအင္န္အီးစီအီး၊ ၂၀၀၄)

Parcel/property identification (PID): The mechanism to identify individual parcels of land. Every basic property unit and parcel recorded within a cadaster or land book register must have an identifier (UNECE, 2004).

Parcel/property identification (PID): ေျမကြက္တစ္ခုခ်င္းကုိ သတ္မွတ္သည္႕ အစီအစဥ္ ျဖစ္ပါ သည္။ ေျမကြက္မွတ္ပုံတင္တြင္ မွတ္တမ္းတင္ထားေသာ အေျခခံပစၥည္းယူနစ္ႏွင္႕ ေျမကြက္သည္ ေျမကြက္မွတ္ပုံတင္တြင္ ရည္ညႊန္ေဖာ္ျပထားရမည္။ ( ယူအင္န္အီးစီအီး၊ ၂၀၀၄)

Plot: A closed polygon on the surface of the Earth that belongs to only one parcel. A plot is an area that can be plotted on a plan and is the smallest unit that can be identified for the purposes of land resource management – such as a field with a particular type of vegetation or form of use, or an area under specifically designated use such as a building. One or more plots make up a land parcel (UNECE, 2004).

Plot: ေျမကြက္တစ္ခုတည္းနွင္႕သာသက္ဆုိင္ေသာ ေျမပုံတြင္ ေဖာ္ျပနုိင္သည္႕ ဧရိယာျဖစ္ျပီး သီးႏွံအမ်ိဳးအစားအလိုက္ စုိက္ပ်ိဳးသည္႕ကြင္း၊ အသုံျပဳပုံ၊ အေဆာက္အဦးကဲ႕သုိ႕ေသာ အထူးသတ္မွတ္ သည္႕အသုံျပဳမွဳ ဧရိယာေဖာ္ျပမွဳ စသည္႕ ေျမအရင္းအျမစ္စီမံခန္႕ခြဲမွဳအတြက္ သတ္မွတ္ေဖာ္ျပ နုိင္သည္႕ အေသးဆုံး ယူနစ္ျဖစ္သည္။ ေျမကြက္ငယ္ တစ္ခု သိပ့မဟုတ္ တစ္ခုထက္ပုိ၍ ေပါင္းစပ္သည္႕အခါ ေျမကြက္ျဖစ္လာသည္။ ( ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

Patrilineal inheritance: A system by which, according to law or custom, property passes from the deceased owner through the male line to his or her heirs (USAID, 2013).

Patrilineal inheritance: ဥပေဒသုိ႕မဟုတ္ ဓေလ႕ထုံးတမ္းအရ ပုိင္ရွင္ျဖစ္ေသာ ေသသူ၏ ပစၥည္းကို အမ်ိဳးသားဘက္မွ သူ သို႕မဟုတ္ သူမ၏ အေမြခံမ်ားသုိ႕ အေမြေပးလႊဲေျပာင္းျခင္း ျဖစ္သည္။ ( ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

Peri-urban area: Neighborhoods, suburbs, or villages in or around the boundaries of a city or town, characterized by urban physical development activities, based on active land market transactions (Leonard & Longbottom, 2000).

Peri-urban area: လတ္တေလာျဖစ္ေပၚေနေသာ ေျမယာေစ်းကြက္ေရာင္း၀ယ္မွဳမ်ားအေပၚ အေျချပဳ၍ ျမိဳျပေျမျပင္ဖြံ႕ျဖိဳးမွဳဆုိင္ရာ လွဳပ္ရွားမွွဳမ်ား ပါရွိသည္႕ ျမိဳ႕ၾကီး သို႕မဟုတ္ သူမဟုတ္ သူမ၏ နယ္နိမိတ္ အတြင္းရွိ သို႕မဟုတ္ ယင္းအနီးအနားရွိ အနီးအနားအရပ္မ်ား၊ ျမိဳ႕ဆင္ေျခဖုံးမ်ား သိပ့မဟုတ္ ရြာမ်ားကုိ ဆုိသည္။ ( လီယုိနတ္ ႏွင္႕ ေလာင္းေဘာ္တြန္၊ ၂၀၀၀)

Personal property: See movable property.

Personal property: ေရႊ႕ေျပာင္းနုိင္ေသာပစၥည္းတြင္ ၾကည္႕ပါ။
**Private property:** Property that is held privately, whether individually, jointly or corporately (Ciparisse, 2003).

**Private property:** တစ္သီးပုဂၢလ အလိုက္ျဖစ္ေစ၊ ပူးတြဲ သို႕မဟုတ္ စုေပါင္း၍ျဖစ္ေစ လက္၀ယ္ ထားသည္ (စီပါရစ္စီ၊ ၂၀၀၃)

**Privatization:** The transfer of economic activities and resources from state ownership and/or control into private ownership. These activities include state enterprises, state farms, collectives, and public lands (USAID, 2013).

**Privatization:** နုိင္ငံေတာ္ပိုင္ဆုိင္မွဳ ႏွင္႕/သုိ႕မဟုတ္ ထိန္းခ်ဳပ္မွဳရွိေသာ စီးပြားေရးအရလွဳပ္ရွားမွဳ စီးပြားေရးလုပ္ငန္းမ်ားနွင္႕ အရင္းအျမစ္မ်ားကုိ ပုဂၢလိကပုိင္ဆုိင္မွဳသုိ႕ လႊဲေျပာင္းျခင္းျဖစ္သည္ ( ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

**Property rights:** The rights individuals, groups, and the state to hold with respect to particular land, resources, and other assets, and in relation to each other so there is some overlap between the concepts of land tenure and property rights (USAID, 2013).

**Property rights:** ေျမကြက္ တစ္ကြက္၊ အရင္းအျမစ္မ်ား၊ အျခား မတည္ပစၥည္းမ်ားနွင္႕ စပ္လ်ဥ္း၍ လက္ရွိထားနုိင္သည္ ပုဂၢလိကမ်ား၊ လူအုပ္စုမ်ားႏွင္႕ နုိင္ငံေတာ္၏ ရပိုင္ခြင့္မ်ား ျဖစ္သည္ ( ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

**Public property:** Property owned by any level of government (USAID, 2013).

**Public property:** အစုိးရအဆင္႕ တစ္ခုခုက ပုိင္ဆုိင္သည္႕ပစၥည္း ( ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

**Real estate/real property:** Land and anything permanently attached to it. Also referred to as immovable property (USAID, 2013).

**Real estate/real property:** ေျမယာႏွင္႕ ယင္းတြင္ အျမဲတြယ္ကပ္ေနသည္႕ အရာ။မေရႊ႕မေျပာင္း နုိင္ေသာပစၥည္းဟုလည္း ရည္ညႊန္းပါသည္ (ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

**Registration:** The process of recording rights in land either in the form of a register of deeds and other documents associated with the ownership of the land rights or else in the form of a register of titles to land (UNECE, 2004).

**Registration:** စာခ်ဳပ္စာတမ္းမ်ားႏွင္႕ ေျမယာအခြင့္အေရးမ်ား ပိုင္ဆုိင္မွဳ တြဲဖက္ေနေသာ အျခားစာခ်ဳပ္စာတမ္းမွတ္ပုံစံျဖင္႕လည္းေကာင္း၊ ေျမယာပုိင္ဆုိင္မွဳမွတ္ပုံစံ ျဖင္႕လည္းေကာင္း ေျမရွိအခြင့္အေရးမ်ားကုိ မွတ္တမ္းတင္သည္႕လုပ္ငန္းစဥ္ျဖစ္သည္ (ယူအန္န္အီး စီအီး၊ ၂၀၀၄)

**Regularization:** A process through which informal or illegal occupation of land is legalized by statute giving the occupiers a recognized legal right of access to the land through ownership or leasehold (Ciparisse, 2003).

**Regularization:** ပုံမွန္မဟုတ္ေသာ သို႕မဟုတ္ တရားမ၀င္ေသာ ေျမလက္ရွိျဖစ္မွဳကုိ ျပဌာန္ဥပေဒ ျဖင္႕ တရား၀င္ေစကာ၊ လက္ရွိေနထုိင္လုပ္ကုိင္သူမ်ားအား ပုိင္ဆုိင္မွဳ သုိ႕မဟုတ္ အငွားခ်ထားမွဳျဖင္႕လည္း ေျမယာကုိ
Remote sensing: The set of techniques used for gathering information about the environment without being in direct contact with it (Ciparisse, 2003).

Resettlement: The relocation of individuals, households, or communities from their land or from land they are occupying. Resettlement often results from infrastructure upgrading, large development initiatives, new government land policies, or natural disasters that destroy land. Resettlement can be either voluntary or involuntary (USAID, 2013).

Restitution: Land restitution is the process of restoring land or other property to its former owners. In cases where property cannot be returned, restitution may involve compensation for its loss (USAID, 2013).

Rule of law: The supremacy of regular as opposed to arbitrary power. Respect for the legal system (Constitution, civil code, laws, and regulations) in a given country by all citizens and public authorities, such that legal decisions are made by application of the law in a systematic and transparent fashion (Garner, 2009; Münkner & Kaunianen, 2000).

Security of tenure: The perception by people that rights to land will be recognized by others and protected in the event of specific challenges (USAID, 2013).
Security of tenure: အခြေခံးအရေးမ်ားကို အခြေခံးရေးမ်ားအတွက် သို့မဟုတ် အခြေခံးရေးမ်ားကို တစ်စုံတစ်ရပ်တန်း သို့မဟုတ် အခြေခံးရေးရာ ရေးဦးဆောင်မှု၏ အခြေခံးရေးဖွဲ့စည်းရေးမှု အားလုံး (ဗိုလ်ချုပ်မှုအရာရှင် ယော်ဦး)

Sedentary agriculture: ဗားလာရေးသည့် ပဲခူးမှု အပေါင်းဆုံးမှုများကို အခြေခံးရေးမ်ားများအတွက် သို့မဟုတ် အခြေခံးရေးမ်ားကို တစ်စုံတစ်ရပ်တန်း သို့မဟုတ် အခြေခံးရေးရာ ရေးဦးဆောင်မှု၏ အခြေခံးရေးဖွဲ့စည်းရေးမှု အားလုံး (USAID, 2013).

Servitude: အများသူ့တို့၏ ခေါ်ကြည့်မှုဟူသော အမ်ားအားများ၏ ခံယူခ်ကြား (ယူအကြက်လက်ဆောင်၊ ၂၀၁၃)

Sharecropping: ဗားလာရေးသည့် ပဲခူးမှုအပေါင်းဆုံးမှုများကို အခြေခံးရေးမ်ားများအတွက် သို့မဟုတ် အခြေခံးရေးမ်ားကို တစ်စုံတစ်ရပ်တန်း သို့မဟုတ် အခြေခံးရေးရာ ရေးဦးဆောင်မှု၏ အခြေခံးရေးဖွဲ့စည်းရေးမှု အားလုံး (Bruce, 1998; Ciparisse, 2003).

Sporadic registration: The process of registering land on a case-by-case basis. This practice is usually based on a specific action or actions of the owner of the property to trigger its entry into the registration system (Bruce, 1998; Ciparisse, 2003; UNECE, 1996).

Squatter: Someone who takes unauthorized possession of unoccupied premises (Ciparisse, 2003).

Statutory land rights: Land rights derived from state law, national or local, as opposed to customary, religious, or traditional laws and practices (USAID, 2013).
**Statutory land rights:** Land, the ownership of which is protected by law, either legal or natural (USAID, 2013).

**State land:** Land owned by the state, in contrast to land owned by private persons, either legal or natural (USAID, 2013).

**State land management:** The legislative and administrative framework that defines how state land can be allocated and managed. The legal regime governing state land will cover specific aspects of its management and mode of exploitation. This may include defining the organizations responsible for managing the land, and stating the general principles, and, in some cases, the detailed basis for its use (USAID, 2013).

**Survey:** The process of measuring land and recording the related geographical information for planning, management, and administrative purposes (USAID, 2013).

**Systematic registration:** The systematic approach to adjudicating, surveying, and registering parcels in an area-by-area basis and bringing all claims in an area to light at the same time (Bruce, 1998; Ciparisse, 2003; UNECE, 1996).

**Tenant:** A lessee who has the exclusive right of possession of premises under a lease (Ciparisse, 2003).

**Tenure insecurity:** The situation whereby tenure rights are considered precarious, due to the risk of dispossession by the actions of other individuals, communities, or the state (USAID, 2013).
Tenure insecurity: The situation in which landholders consider their continued occupancy rights to be guaranteed whether by virtue of formal rights, customary rules, or some other form of assurance (Leonard & Longbottom, 2000).

Tenure security: The situation in which landholders consider their continued occupancy rights to be guaranteed whether by virtue of formal rights, customary rules, or some other form of assurance (Leonard & Longbottom, 2000).

Title registration: A system for improving the quality of ownership and proof of title through the recording of documents which confer rights over land. In a title registration system, the title registry is the final arbiter of determining who has legal land tenure rights over a particular parcel of land (Ciparisse, 2003).

Town and regional planning: A planning framework that enables decisions to be made on how land should be used. Such planning can be relatively flexible, allowing for negotiation in implementation in the public interest, or relatively fixed, through the imposition of zoning regulations designed to protect individual property rights (Ciparisse, 2003).

Topography: The discipline which describes, measures, and represents landforms and features at local level. The topographer carries out surveys, either by taking direct measurements or by using aerial or satellite photographs. The term topography is also used to describe the geographical features of an area (Leonard & Longbottom, 2000).
**Transaction costs:** The expenses involved in completing a transaction in land rights. These costs are both opportunity costs and monetary costs. Opportunity costs involve the cost of transportation and accommodation (if coming to the registration office from long distances) and rent-seeking practices of land registry officials. Monetary costs may include sales contracts, survey costs, legal fees, and stamp duties, as well as the cost of registration of the transaction in the title or deeds registry (USAID, 2013).

**Tree rights:** Specific rights held by individuals over trees and their products. These rights include the right to plant trees, harvest fruits from the trees, harvest the trees themselves, and own or inherit the trees. While trees are attached to the land, tree rights may vary from the land rights over the land on which the tree grows (Ciparisse, 2003).

**Trust:** An arrangement through which property rights are transferred from an individual to one or more trustees to be held for a set of beneficiaries. A trust may be set up to manage property on behalf of minors, or a charitable trust may be established to manage income from property on behalf of a large group of people (Leonard & Longbottom, 2000).

**Urbanization:** The process of development of towns and cities where population growth and population drift typically result in rapid acceleration in the size of the urbanized population (Ciparisse, 2003).
Urbanization: သာမန္အားျဖင္႕ ။ သမိုင္းတစ္မောက္ျဖင္႕ျပလူဦးေရ ။ (စီပါရစ္စီ၊ ၂၀၀၃)

Use right:  The right to use a thing in accordance with its designated purpose. It may be linked to membership of the resident community and perpetuated by stable and continuous occupation, confirmed by the work carried out by a family of farmers (Leonard & Longbottom, 2000).

Use right: အရာတစ္ခုကုိယင္းအားသတ္မွတ္ထားသည္႕ရည္ရြယ္ခ်က္ႏွင္႕အညီအသုံျပဳခြင္႕ျဖစ္သည္။ယင္းမွာေနထုိင္သူလူ႕အဖြဲ႕အစည္း၏အဖြဲ႕ျဖစ္ျခင္း၊တည္တည္ျငိမ္ျငိမ္နွင္႕အဆက္မျပတ္ေနထုိင္လုပ္ကုိင္ျခင္းျဖင္႕ခုိင္ျမဲမွဳရွိျခင္း၊မိသားစု၀င္မ်ားကုိေဆာင္ရြက္သည္႕အလုပ္အရအတည္ျဖစ္ျခင္းတုိ႕နွင္႕ဆက္စပ္နုိင္ပါသည္။ ( လီယုိနတ္ႏွင္ကေလာင္းေဘာ္တြန္၊ ၂၀၀၀)

Usufruct: Usufruct is a right in a property owned by another, normally for a limited time or until death. It is the right to use the property, to enjoy the fruits and income of the property, to rent the property out and to collect the rents, all to the exclusion of the underlying owner. The usufructuary has the full right to use the property but cannot dispose of the property nor destroy it (USAID, 2013).

Usufruct: အျခားသူတစ္ဦးပုိင္ဆုိင္သည္႕ပစၥည္းမွအခြင္႕အေရးတစ္ရပ္ကုိသာမန္အားျဖင္႕အခ်ိန္အကန္႕အတြက္ျဖစ္ေစ၊ေသသည္႕တုိင္ျဖစ္ေစရရွိသည္႕အခြင္႕အေရးျဖစ္ပါသည္။ယင္းအခြင္႕အေရးမွာလက္ရွိပုိင္ရွင္ကုိဖယ္ထုတ္၍ပစၥည္းကုိအသုံျပဳခြင္႕၊ပစၥည္း၏သီးႏွံႏွင္႕၀င္ေငြမ်ားကုိခံစားခြင္႕၊ပစၥည္းကုိငွားရမ္းခြင္႕နွင္႕ငွားရမ္းခမ်ားေကာက္ခံခြင္႕အခြင္႕အေရးျဖစ္ပါသည္။ အသုံျပဳခြင္႕ရရွိသူသည္ပစၥည္းကုိအသုံျပဳခြင္႕အျပည္႕အ၀ရွိေသာ္လည္း၊ပစၥည္းကုိထုခြဲေရာင္းခ်ျခင္း၊ဖ်က္ဆီးျခင္းမျပဳလုပ္နုိင္။ ( ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

Valuation: Valuation is the process of putting a price on a piece of property. The value of businesses, personal property, intellectual property (such as patents, trademarks, and copyrights), and real estate are all commonly determined through the practice of valuation (USAID, 2013).

Valuation:တန္ဖုိးသတ္မွတ္ျခင္းဆုိသည္ပစၥည္းတစ္ရပ္၏ ေစ်းကိုသတ္မွတ္သည္႕လုပ္ငန္းစဥ္ျဖစ္ပါသည္။လုပ္ငန္းမ်ား၏တန္ဘုိး၊ပုဂၢလိကပစၥည္း၊ (တီထြင္မွဳမူပုိင္ခြင္႕မ်ား၊ကုန္အမွတ္တံဆိပ္မ်ားႏွင္႕မူပုိင္ခြင္႕မ်ားစသည္႕)အသိဥာဏ္ပစၥည္းႏွင္႕အိမ္ျခံေျမမ်ားကုိတန္ဖုိးသတ္မွတ္သည္႕အေလ႕အက်င္႕အရအမ်ားအားျဖင္႕တန္ဖုိးသတ္မွတ္ပါသည္။ ( ယူအက္စ္ေအအုိင္ဒီ၊ ၂၀၁၃)

Willing buyer/willing seller: Generally used in the context of land reform or land redistribution programs where government avoids coercion or other actions to acquire land against the seller's interest. Rather, land redistribution reinforces land market transactions where seller and buyer willingly negotiate over terms of sale. The buyer may be the government on behalf of smallholders, tillers, and communities, or private individuals or companies (USAID, 2013).

Willing buyer/willing seller: ေယဘုယ်အားျဖင္႕ေျမယာျပဳျပင္သည္မဟုတ္ ေျမယာျပန္လည္ခြဲေ၀မွဳသည္႕မဟုတ္ျပဳလုပ္မွဳမ်ားကိုေရွာင္ရွားလုိသည္႕အခါက်င္႕သုံးပါသည္။ ေျမယာျပန္လည္ခြဲေ၀မွဳသည္ ေရာင္းသူ ႏွင္႕၀ယ္သူကဆႏၵအေလ်ာက္ေရာင္းခ်မွဳစည္းကမ္းခ်က္မ်ားကုိ ေရွာင္ရွားစည္းစဥ္ခ်က္မ်ားကုိ ြခွာခွာခ်က္မ်ားကုိ စီပါရစ္စီ၊ ၂၀၀၃)
Zoning: A planning procedure where a designated area is allocated for a specified use or uses. This is a commonly used approach to planning, which identifies the uses to which the zoned land may be put and specifies the type, amount, and location of that development. It is planned to promote orderly development and to reduce or avoid inconsistent uses being adjacent to one another (Ciparisse, 2003).

Zoning: သတ္မွတ္ထားသည္႕အသုံျပဳမွဳသို႕မဟုတ္အသုံျပဳမ်ားအတြက္သတ္မွတ္သည္႕ဧရိယာကုိခြဲေ၀ေပးသည္႕စီမံကိန္းလုပ္ထုံးလုပ္နည္းျဖစ္သည္။ဇုန္ေျမယာမ်ားကုိမည္သုိ႕အသုံျပဳရမည္ႏွင္႕ထုိဖြံ႕ျဖိဳးမွဳ၏ပုံစံ၊ပမာဏႏွင္႕တည္ရွိရာေဒသမ်ားကုိျဖာ္ျပသည္႕စီမံကိန္းကုိခ်ည္းကပ္ရာတြင္အမ်ားအားျဖင္႕အသုံျပဳပါသည္။စနစ္တက်ဖြံ႕ျဖိဳးတုိးတက္ရန္ႏွင္႕တစ္ဦးႏွင္႕တစ္ဦးနီးကပ္ေနသည္႕အေျခအေနတြင္သတ္မွတ္ခ်က္မ်ားႏွင္႕မကုိက္ညီသည္႕အသုံျပဳမ်ားေလွ်ာ႕ခ်ရန္သို႕မဟုတ္ေရွာင္ရွားရန္စီမံကိန္းေရးဆြဲပါသည္။ (စီပါရစ္စီ၊၂၀၀၃)
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