THE ABC OF LAND TENURE
KEY TERMS AND THEIR MEANING
With a focus on the Voluntary Guidelines on the Responsible
Governance of Tenure of Land, Fisheries and Forests in
the Context of National Food Security

ประมวลคำศัพท์พื้นฐานเกี่ยวกับกําหนดของบุคคล
ที่มี: บําบัดการสิทธิสิ่งลําตับ และ ตําแหนงชุมชนบุคคล
โดยเน้นไปที่แนวคิดและผลกระทบที่มีต่อการพัฒนา
ของชุมชนในเรื่องสถาปัตยกรรมและทรัพยากรดิน
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จากตัวอย่างที่มี (VGGT)
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ປະມວນຄຳສັບພື້ນຖານກ່ຽວກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ: ບັນດາຄຳສັບທີ່ສຳຄັນ ແລະ ຄວາມໝາຍຂອງເຊກມິນ
ໂດຍເນັ້ນໃສ່ ແລະ ການຄຸ້ມຄອງບໍລິຫານການຄອບຄອງນຳໃຊ້ຢ່າງມີຄວາມຮັບຜິດຊອບໃນເລື່ອງທີ່ດິນ, ພື້ນທີ່ປະມົງ, ແລະ ປ່າໄມ້ໃນເງື່ອນໄຂຄວາມໝາຍຂອງຊາດ (VGGT)
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Introduction

This glossary has been prepared to assist with an understanding of land tenure terms in the context of the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGT).

This document draws on other glossaries (see references) and includes key words that are used in the VGGT, together with other commonly used words in land administration, land management and land legislation. As with any glossary, this document reflects a certain perspective on land tenure concepts, and it is possible that others will have different perspectives.
**Access to land**: the ability of a person to locate, occupy and use land, whether by firstly buying it, leasing it, being given it, or gaining rights to the land in some other way, such as by custom. Land reform programmes seek to improve access to land for those people who do not have it. See “land reallocation” and “tenure reform”.

**Accountable**: responsibility of a person for his or her actions or decisions (or failure to act or decide), and liability for any consequences or penalty that might be imposed for taking the action or making the decision. As the VGGT notes in its ten principles of implementation, accountability means holding individuals, public agencies and non-state actors responsible for their actions and decisions according to the principles of the rule of law.

**Adjudication**: the process of making a decision by taking into account the facts and the law.

**Adjudication of title**: the process in which the parcel boundaries, ownership and rights to land are officially determined and then recorded in a government run registry. Often a certificate is issued to the owner. Adjudication does not change the boundaries or rights, but rather it recognizes the location of boundaries and rights that already exist. Also known as “title registration” and “first registration”. It can be done in a sporadic or systematic way. See “sporadic registration” and “systematic registration”.

**Administrative framework**: see “organizational framework”.

**Administrative framework**: see “organizational framework”.
Adverse possession: the occupation of another person’s land without that person’s permission, also known as “squatting”. The possession by the trespasser, occupier or squatter is “adverse” (in the sense of “against”) the owner. Adverse possession for a long period (the number of years is usually specified in law) gives the person possessing the land certain rights, the most common of which is the right of ownership over the land, although easements can also be created in some legal systems by long-term use. See “limitation period”, “prescription” and “squatting”.

Agrarian reform: a collection of activities and changes designed to alter the ways of using land, particularly agricultural land, for political, economic and/or social benefits. The objectives of an agrarian reform programme are generally to improve the levels of agricultural production, both qualitatively and quantitatively, and to improve the standards of living of agricultural producers. Such reforms will often involve elements of redistribution of land and changes to the land tenure system. See “land reallocation” and “tenure reform”.

Alien: person from another country who holds a different nationality.

Allocation: the process of assigning rights to land to a person (individual or corporation) within the rules defined by the land tenure system. Rights can be assigned by the sovereign power (nation state or indigenous) through original grants or through reallocations following expropriation, purchase or reallocation. Rights can also be allocated by private persons to others through sales, leases, inheritance, etc. See also “land reallocation”.

Aphrodisiac: a substance that is believed to have sexual arousal or enhancer properties. It is used in medicinal preparations and traditional remedies. Some substances that may be considered aphrodisiacs include garlic, cayenne pepper, and certain herbs. However, the effectiveness and safety of these substances as aphrodisiacs are not scientifically proven. In some cases, the use of aphrodisiacs may cause adverse effects or may interact with other medications. Always consult a healthcare professional before using any substance as an aphrodisiac. Biological explanations for the sex drive and the search for aphrodisiacs are beyond the scope of this dictionary.
Amalgamation: the joining or unification of two or more basic property objects (such as land parcels) into one unit. Amalgamation will usually require a plan showing the new boundaries, and will sometimes need to be registered. Also referred to as “consolidation” and “merger”. Amalgamation is the opposite to division or subdivision. See also “land consolidation”, which often occurs on a much larger scale.

Appeal: a process for a higher authority to review the decision of a lower authority, and to make a new decision or to require the lower authority to revise the decision in accordance with the law. Appeals are usually taken to the court, but administrative appeals or reviews can be conducted within an organization, such as a government or a private company.

Arbitration: a form of judging or decision making outside the court system, in which a person looks at the facts and the law, and forms a conclusion. Depending on whether the people in dispute agree (or if the law specifies), then the decision can have the legal effect as if it were a court order.

Arbitrary loss: a loss that occurs without any proper foundation, particularly any legal foundation or following the procedures. It includes cases such as forced evictions – where people are made to leave their homes and lands or forest, or to give up their fishery rights.

Assignment: the process or the document of transfer of property rights from one person to another, for example in a sale or lease. See “transfer”.

ການລວມ: ການເອົາຮ່ວມ ແລະ ການອຸທອນ: ວິທະຍາໄລດ້ານການຂັ້ນເທິງ ແລະ ການທົບທວນການຕັດສິນໃຈຂອງອົງການຂັ້ນລຸ່ມ ແລະ ການທົບທວນການຕັດສິນໃຈຂອງອົງການຂັ້ນລຸ່ມ ມັກສາມາດໄດ້ຮັບການຂື້ນທະບຽນ. ທີ່ຕັ້ງຈາກການອຸທອນແລ້ວມັກຈະດຳເນີນໂດຍສານ ແລະ ການອຸທອນດ້ານບໍລິຫານ ແລະ ການທົບທວນ ກໍ່ສາມາດດຳເນີນພາຍໃນອົງກອນໃດໜຶ່ງໄດ້ເຊັ່ນ: ລັດຖະບານ ຫຼື ບໍລິສັດ.
**Beneficiaries**: those people who benefit from a decision, programme or action.

**Boundary**: the separation between two distinct property objects or areas. Boundaries are used to describe the division between features with different administrative, legal, land-use, topographic, etc., characteristics. Boundaries can be identified either by physical objects placed on or near the separation line to mark it, or by an imaginary line shown on a map or plan. The International Federation of Surveyors (FIG) defines boundary as follows:

- Boundaries of parcels can be defined by physical demarcation on the ground or by a mathematical description usually based on a co-ordinate 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 costs of land disputes, and the information needs of the users …

Also known as “perimeter”.

**Boundary marking**: in the case of physical marking, the process of fixing the location of boundaries of an object or area, using marks or features on the ground, either natural or artificial. Boundary marking can also be shown on a map, using lines and coordinates.

**Boundary marker**: a physical feature that is used to show a point on the boundary, often at a point where the direction of the boundary changes direction. It can be made of any material, but should be permanent and difficult to move. Boundary markers are very important where there is no physical feature defining the boundary.
Building approval: the government-run system for investigating an application to construct a building and assessing the compliance of the application against the standards set by law or regulations. Usually, an approval document is issued by the government if everything is correct. Also known as “construction approval”.

ການອະນຸຍາດປຸກສ້າງ: ຜຳລວງລະບົບຂອງລັດຖະບານເພື່ອພິຈາລະນາຄຳຮ້ອງຂໍປຸກສ້າງ ແລະ ປະເມີນຄວາມສອດຄ່ອງຂອງການປຸກສ້າງຕໍ່ກັນກັນກັບມາດຕະຖານທີ່ກຳນົດໂດຍກົດໝາຍ. ຜົງລະບົບການອະນຸຍາດເອກະສານການອະນຸຍາດ ຖ້າຢ່າງຖືກຕ້ອງ. ການອະນຸຍາດປຸກສ້າງ ກ່ຽວກັບ “ໃບອະນຸຍາດປຸກສ້າງ”
Cadastre: a key land administration record, which is based on land parcels, that is used for land management purposes. The International Federation of Surveyors (FIG) defines the cadastre as follows:

- A cadastre is normally a parcel based and up-to-date land information system containing a record of interests in land (i.e. rights, restrictions and responsibilities). It usually includes a geometric description of land parcels, usually represented on a cadastral map, linked to other records describing the nature of the interests, and ownership or control of those interests, and often the value of the parcel and its improvements. It may be established for fiscal purposes (e.g. valuation and equitable taxation), legal purposes, ... to assist in the management of land and land use (e.g. for planning and other administrative purposes), and enables sustainable development and environmental protection.

Cadastral index map: a map showing all land within a specific area, including parcel boundaries, administrative boundaries, unique parcel identifiers, roads and administrative names. A map showing all the properties that are registered in the land registry can be known as a "registry index map".

Cadastral map: an official map showing a land parcel's boundaries, its unique parcel number and often details of the adjoining parcels and roads. Cadastral maps may also show land uses, such as buildings.

Cadastral surveying: the identification, measurement and recording of land parcel boundaries and other objects.

Certificate: see “land certificate”.

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Cadastral surveying: the identification, measurement and recording of land parcel boundaries and other objects.

Certificate: see “land certificate”.
**Collective ownership:** situation in which the holders of the tenure rights are clearly defined as a collective group, whether as a group of individuals or as members of an association. The rights are owned for the benefit of the members of the group. Generally, decisions on the use of the rights are made by the collective group as a whole, sometimes by a majority vote. Members of the group can change over time, but the nature of the ownership being collective remains the same. See “common property” and “communal ownership.”

**Common property:** tenure rights to land or other natural resource for which people, either as a group of individuals or as a more formally recognized community, have rights in common with others in the group or community. The community makes decisions about and controls the use of the common property, sometimes by a majority vote, and the community can exclude non-members from using it. See “communal ownership”.

**Common rights:** rights held in common property.

**Commons:** a term used to describe common property.

**Communal ownership:** ownership of tenure rights by the community as a whole. It often includes rights to pastures and forest that the whole community can exercise, but excludes private homes and fields. In communal ownership, members of the community have the right to use, but they might not have the right to transfer their right to others, or they may have very limited rights to transfer. Decisions about the communally owned rights are made by the community as a whole. A person obtains ownership of communal rights by becoming a member of the community, such as by birth or marriage. See “collective ownership” and “common property.”
Compensation: in the context of expropriation, an amount of money or another type of asset (such as land), which is equivalent in value to the land that was expropriated, that is given to the owner to cover the loss to the owner. The compensation should put the former owner in the same position as he or she was in before the expropriation occurred (as far as practicable). Compensation can sometimes be provided to those with lesser rights, such as tenants, when the property is expropriated. Also known as “just compensation” or “fair compensation”. See “equivalence”

Concession: the right to use and occupy land that is owned by another person for a specified time, by means of a contract in association with a specific enterprise or business. The right to the land is simply one part of the overall agreement. The word is sometimes used interchangeably with “lease” and is regarded as a property right.

Condominium: a system for dividing a property into parts that are owned by two or more individuals, with a commonly owned area, and also a “condominium association” (which is a type of company) to own and manage the commonly owned area. This form of co-ownership of property is common for apartment blocks and offices, but can be used for any type of property where there is some commonly owned area. Also known as “strata title” in some legal systems.
**Conflicts**: disagreements where two or more parties have different views on something or want different outcomes. Conflict is very common, but usually people reach agreement or acceptance through discussions. In some cases, no agreement or acceptance is possible, and the conflict can lead to more formal disputes, such as calling in authorities to mediate or going to courts, or even through violence. See “dispute” and “grievance redress”.

**Consolidation**: see “land consolidation”.

**Consultation**: as the VGGT notes in its ten principles of implementation, consultation and participation means engaging with and seeking the support of those who, having legitimate tenure rights, could be affected by decisions, prior to decisions being taken, and then responding to their contributions. Further, it means taking into consideration existing power imbalances between different parties and ensuring active, free, effective, meaningful and informed participation of individuals and groups in associated decision-making processes.

**Conservation area**: a location where certain rules limit what can be done or even completely exclude any activity, so that the place can be protected and preserved. Sometimes known as “protected area”.

**Conservation management**: land management that has a special focus on protecting and safeguarding natural resources.

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**Convention site:** an area that is identified and designated as the site in accordance with the rules of an international convention, and where activities are restricted or prohibited in accordance with the objective of the convention. See “conservation area”.

**Co-ownership:** where two or more people own a property together, with each person having the right to use the property without restrictions. A co-owner can usually sell his or her share without the other co-owner’s agreement, and a co-owner can leave his or her share by inheritance to another person. See “joint ownership”.

**Custom:** custom results from practice from long time past. Customs are created by the people and their ancestors doing something in a particular way over a long period of time and on a regular or routine basis.

**Customary law:** the rules that have developed over time in a group or society. Customary law is often not recorded, but it is accepted and followed by the group or society. Some legal systems incorporate customary law into the formal legal system, particularly in court proceedings.

**Customary tenure:** Local rules, institutions and practices governing land, fisheries and forests that have, over time and use, gained social legitimacy and become embedded in the fabric of a society. Although customary rules are not often written down, they may enjoy widespread social sanction and may be generally adhered to by members of a local population. See “tenure”.

**Co-ownership** ປະມວນຄຳສັບພື້ນຖານກ່ຽວກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ ພະຍາຍາດ “ຈົດຈັດຈັດແຫ່ງ”.

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**Co-ownership** ປະມວນຄຳສັບພື້ນຖານກ່ຽວກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ ພະຍາຍາດ “ຈົດຈັດຈັດແຫ່ງ”.
**Customary tenure system:** the system that support customary tenure. Customary tenure systems are extremely diverse, reflecting different ecosystems, economies, cultures and social relations. However, they tend to embed tenure rights in social relationships and to place considerable emphasis on collective or communal rights, vesting tenure rights with often multiple, overlapping and, therefore, “nested” social units (i.e. individual rights within households, households within kinship networks, kinship networks within wider communities). Customary tenure systems may be associated with indigenous systems of cultivation, but also pastoral resource use, communal forests and sacred or burial sites. See “tenure” and “tenure system”.

ລະບົບການຄອບຄອງນຳໃຊ້ຕາມປະເພນີ: ເປັນລະບົບທັງໝັ້ນທີ່ ສະນັບສະໜູນການຄອບຄອງນຳໃຊ້ຕາມປະເພນີ. ເປັນລະບົບການຄອບຄອງນຳໃຊ້ຕາມປະເພນີໃນລາວເປັນຍັງທັງໝັ້ນທີ່ ເສດຖະກິດ ຊຶ່ງສະທ້ອນເຖິງລະບົບນິເວດ, ດັດຕະນະ, ຕານເຈົ້າຄວາມ ແລະ ບ່າຍກ່ຽວກັບຄວາມເຈົ້າຄວາມທີ່ກັບການຄອບຄອງນຳໃຊ້ອັດຕະນະ. ເຖິງຢ່າງໃດກໍຕາມ, ພວກມັນມີແນວໂນ້ມລວມເອົາສິດຄອບຄອງໃນ ດອນເຈົ້າຄວາມ ແລະ ຕຽມແຕ່ລະບົບມາດໂບລາ ດັດຕະນະ ກັບຄວາມເຈົ້າຄວາມ, ຕານເຈົ້າຄວາມທີ່ກັບການຄອບຄອງນຳໃຊ້ອັດຕະນະ ແລະ ສະຖານທີ່ສັກສິດ, ບ່າຍກ່ຽວກັບມາດໂບລາ ດັດຕະນະ ກັບຄວາມເຈົ້າຄວາມ ແລະ ຕານເຈົ້າຄວາມທີ່ກັບການຄອບຄອງນຳໃຊ້ອັດຕະນະ ເຖິງຢ່າງໃດກໍຕາມ. ລະບົບສິດຄອບຄອງຕາມປະເພນີ ອາດຕິດພັນກັບ ຜຸ້ໝາຍຂອງການປູກຝັງ, ແຕ່ຍັງລວມເອົາການນໍາໃຊ້ຊັບພະຍາກອນແບບຊາວຊົນນະບົດ, ປ່າຊຸມຊົນ ແລະ ສະຖານທີ່ສັກສິດ ແລະ ປ່າຊ້າ. ກະລຸນາເບິ່ງ “ການຄອບຄອງນຳໃຊ້” ແລະ “ລະບົບການຄອບຄອງນຳໃຊ້”.
Deed: a document that has a legal effect when signed, such as a transfer of land, lease or mortgage.

Deeds registry: a government run office at which deeds can be officially recorded. Often, a copy of the deed is kept at the deeds registry, and an indexing system allows anyone to find a deed in relation to a particular seller, buyer or (sometimes) property.

De facto rights: rights that exist in reality or “on the ground” but do not follow the requirements specified in laws. They may be different from de jure rights.

De jure rights: rights that exist because of formal law, which may be different from de facto rights.

Demarcation: the marking-out of the boundaries of a land parcel or other object on the ground.

Demarcation map: a map prepared to show the parcels of land as determined during the process of adjudication. See “adjudication”.

Digital mapping: the processes of acquiring (capturing), transforming and presenting spatial data in digital form. Also known as automated cartography or computer-assisted cartography.

Digitizing: the process of converting analogue data such as graphic maps or paper documents into digital form, which often includes the capture of metadata about the maps or documents, such as the names, type of document, date and land parcel identifiers. Also sometimes referred to as “digitalizing”.

Deed: ເອກະສານທີ່ມີຈາກຮູບແບບດີຈັຕອນ, ໃນຊ່ວຍເຕີນມີນມື້ໃຊ້ທີ່ດິນ, ໃນຊ່ວຍເຕີນມີ່ສັ້ນເຂດໃຊ້ທີ່ດິນ, ໃນຊ່ວຍເຕີນມີນມື້ໃຊ້ທີ່ດິນ. ໃນຊ່ວຍເຕີນມີນມື້ໃຊ້ທີ່ດິນ, ໃນຊ່ວຍເຕີນມີ່ສັ້ນເຂດໃຊ້ທີ່ດິນ, ໃນຊ່ວຍເຕີນມີນມື້ໃຊ້ທີ່ດິນ.

Deeds registry: ເອກະສານກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ ໃນຊ່ວຍເຕີນ ທີ່ມີພາກໃນການຄອບຄອງນຳໃຊ້ທີ່ດິນ. ໃນຊ່ວຍເຕີນມີນມື້ໃຊ້ທີ່ດິນ, ໃນຊ່ວຍເຕີນມີ່ສັ້ນເຂດໃຊ້ທີ່ດິນ, ໃນຊ່ວຍເຕີນມີນມື້ໃຊ້ທີ່ດິນ.

De facto rights: ເອກະສານທີ່ມີຢູ່ໃນຕົວຈິງ ຊຶ່ງອາດແຕກຕ່າງຈາກ ສິດຕາມກົດໝາຍ.

De jure rights: ເອກະສານທີ່ມີຢູ່ ຍ້ອນກົດໝາຍທີ່ເປັນທາງການ, ຊຶ່ງອາດແຕກຕ່າງຈາກ ສິດຕາມກົດໝາຍ.

Demarcation: ທີ່ດິນໃດໜຶ່ງ ຫຼື ວັດຖຸອື່ນໃດໜຶ່ງຢູ່ເທິງໜ້າດິນ.

Demarcation map: ເອກະສານທີ່ການໝາຍເຂດແດນຂອງທີ່ດິນຕອນດິນທີ່ກຳນົດໃນລາກຸບເຂດແດນຂອງການພິສູດຫຼັກຖານ. ຄະລຸນາເບິ່ງ "ການພິສູດຫຼັກຖານ".

Digital mapping: ທີ່ດິນຕອນດິນທີ່ມີຕົວຈິງ, ຖານຈົດຕາມໂພດ ທີ່ມີຕົວຈິງ,

Digitizing: ທີ່ດິນຕອນດິນທີ່ມີຕົວຈິງ, ຖານຈົດຕາມໂພດ ທີ່ມີຕົວຈິງ, ຖານຈົດຕາມໂພດ ທີ່ມີຕົວຈິງ,

Deed: ເອກະສານທີ່ມີຈາກຮູບແບບດີຈັຕອນ, ໃນຊ່ວຍເຕີນ ທີ່ມີນມື້ໃຊ້ທີ່ດິນ, ໃນຊ່ວຍເຕີນ ທີ່ມີ່ສັ້ນເຂດໃຊ້ທີ່ດິນ, ໃນຊ່ວຍເຕີນ ທີ່ມີນມື້ໃຊ້ທີ່ດິນ.

Deeds registry: ເອກະສານກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ ໃນຊ່ວຍເຕີນ ທີ່ມີພາກໃນການຄອບຄອງນຳໃຊ້ທີ່ດິນ. ໃນຊ່ວຍເຕີນ ທີ່ມີ່ສັ້ນເຂດໃຊ້ທີ່ດິນ, ໃນຊ່ວຍເຕີນ ທີ່ມີນມື້ໃຊ້ທີ່ດິນ. ໃນຊ່ວຍເຕີນ ທີ່ມີ່ສັ້ນເຂດໃຊ້ທີ່ດິນ.

De facto rights: ເອກະສານທີ່ມີຢູ່ໃນຕົວຈິງ ຊຶ່ງອາດແຕກຕ່າງຈາກ ສິດຕາມກົດໝາຍ.

De jure rights: ເອກະສານທີ່ມີຢູ່ ຍ້ອນກົດໝາຍທີ່ເປັນທາງການ, ຊຶ່ງອາດແຕກຕ່າງຈາກ ສິດຕາມກົດໝາຍ.

Demarcation: ທີ່ດິນໃດໜຶ່ງ ຫຼື ວັດຖຸອື່ນໃດໜຶ່ງຢູ່ເທິງໜ້າດິນ.

Demarcation map: ເອກະສານທີ່ການໝາຍເຂດແດນຂອງທີ່ດິນຕອນດິນທີ່ກຳນົດໃນລາກຸບເຂດແດນຂອງການພິສູດຫຼັກຖານ. ຄະລຸນາເບິ່ງ "ການພິສູດຫຼັກຖານ".

Digital mapping: ທີ່ດິນຕອນດິນທີ່ມີຕົວຈິງ, ຖານຈົດຕາມໂພດ ທີ່ມີຕົວຈິງ, ຖານຈົດຕາມໂພດ ທີ່ມີຕົວຈິງ,

Digitizing: ທີ່ດິນຕອນດິນທີ່ມີຕົວຈິງ, ຖານຈົດຕາມໂພດ ທີ່ມີຕົວຈິງ, ຖານຈົດຕາມໂພດ ທີ່ມີຕົວຈິງ,
Disaster copy: a copy of the record that is kept in a secure location in case the main record is damaged or destroyed, for example by flood, fire or even theft. Also known as “disaster recovery copy” or “back up copy.”

Dispute: disagreement between two or more people, in relation to anything, including tenure rights. The law courts are often full of cases of tenure disputes, such as conflicts over contracts to buy or sell, boundary disputes, disputes between landlords and tenants, claims for inheritance, disputes over pollution or infringements by one neighbour over another’s land, stealing the produce of the land or fishery or forest, and many others. People can also have disputes about what their rights really allow them to do, such as what their right of way (a type of easement) allows, or how high can they build, or what does the mortgage really mean in practice, particularly in cases of foreclosure. See “conflict” and “foreclosure.”

Dispute resolution: the process of reaching an outcome over a dispute between people, groups or institutions, either through a negotiated agreement or by means of a third party’s decision that is accepted by or imposed on the parties to the dispute. Dispute resolution processes range from informal, assisted negotiations, through more formal and structured arrangements, such as mediation and arbitration, to the formal court system.

Due process: following the requirements set out in the laws regarding how something must be done. Due process usually includes procedural requirements, such as notice, time limits, appeal rights, and the obligation to give written reasons for a decision of an official or judge.
**Easement**: a right to do something on another person’s land on a temporary basis, such as to walk or drive across the land. Known as “servitude” in many legal systems, particularly civil law systems.

**Eminent domain**: in the United States of America and some other countries, the right of the government to take private property for public use, usually accompanied by the payment of just compensation to the property owner. See “expropriation”.

**Encroachment**: unauthorized intrusion onto the land of another person, often of a permanent or semi-permanent nature, such as erecting a fence or building on a neighbour’s land or planting crops on that land. See also “squatting”.

**Enforcement (of decisions or orders)**: a process by which the decision or order made by an authority is implemented. Often, enforcement refers to implementation of court orders, which generally involves a court appointed official taking physical action to ensure that the parties follow the order and if they do not, then the official carries out the action. Removal of a person or group from a specific place or property is one form of enforcement and it sometimes involves the police in assisting the court official.

**Equivalence**: something with the same or similar characteristics (or value) as something else, such as money or a property that is provided as compensation for a property that is taken away (such as by expropriation). It is the right to be, so far as money or another property can do it, in the same position as if the land had not been taken.
**Evaluate**: to assess a result or information against a standard, and to determine if it falls below, meets or exceeds the standard. Evaluation sometimes includes an explanation as to why the result fell below, met or exceeded the standard. See “monitor”.

**Eviction**: the removal, often by force, of someone from their occupation of land or home.

**Expropriation**: the compulsory deprivation or taking away of an owner’s rights to land by the State. Common justifications for the expropriation of land include the need for public infrastructure, such as roads and railways, for easements for power cables and pipelines, and for hospitals, schools and public housing. Expropriation may also form a part of land reallocation programme. The processes of expropriation, which is also known as compulsory acquisition, vary from country to country, but they usually include obligations and timetables for the procedures, such as giving notices.

In most countries, there is a constitutional guarantee that where property is expropriated, then the deprived owner will receive compensation. Other people with interests in the property, such as tenants, can also be compensated. The legislation will often include rules on the basis for setting compensation for the loss of the owner expropriated. Expropriation differs from nationalization because it is usually specific to a land parcel in a particular location, rather than all the land parcels owned by a person anywhere in the country. See “equivalence”, “just compensation”, “land reallocation” and also “nationalization”.

**Expropriation**: ການເວນຄືນ: ແບບບັງຄັບດິນໂດຍສະນະວັດທະນະທຳ ແລະ ເພື່ອບັງຄັບອ້າງອີງດັ່ງຄືນຄົນຂອງຮອບທິດ, ແລະ ດ້ານຄົນຈະກະສຽມຄືນລາຄໜ່າຍເຊັ່ນ: ບໍ່ມັກໃຊ້ສາຍໄຟ ມັນຈະເປັນຄັງຄືນຄົນຂອງຮອບທິດຈະກະສຽມຄືນ, ແລະ ດ້ານຄົນຈະກະສຽມຄືນເວລາຄືນຄົນຂອງຮອບທິດຈະກະສຽມຄືນເທົ່າທີ່ສະນະວັດທະນະທຳ. ຈາກນັ້ນຊັບສິນທີ່ສາມາດເວລາຄືນຄົນຂອງຮອບທິດຈະກະສຽມຄືນຈະຮັບຄ່າຊົດເຊີຍ ແລະ ເພື່ອເຊື່ອໄດ້ຮັບຄ່າຊົດເຊີຍ. ຜູ້ອື່ນທີ່ມີຜົນປະໂຫຍດຢູ່ໃນຊັບສິນດັ່ງກ່າວ ດ້ານຄົນຈະກະສຽມຄືນຈະຮັບຄ່າຊົດເຊີຍ ເຊັ່ນກັນ. ນິຕິບັນຍັດມັກຈະລວມເອົາບັນດາກົດໂດຍອີງໃສ່ພື້ນຖານ ເພື່ອກຳນົດຄ່າຊົດເຊີຍ ສຳລັບການສູນເສຍຂອງເຈົ້າຂອງທີ່ຖືກເວນຄືນ. ການເວນຄືນແຕກຕ່າງຈາກການເອົາມາເປັນຊັບສິນຂອງຊາດຈາກວ່າ ມັນມັກຈະຕິດພັນກັບສະເພາະຕອນດິນໃດໜຶ່ງຢູ່ໃນເຂດໃດໜຶ່ງຢູ່ບ່ອນໃດໜຶ່ງໃນປະເທດ. ກະລຸນາເບິ່ງ “ການທຽບເທົ່າ”, “ການຊົດເຊີຍທີ່ຍຸດຕິທຳ”, “ການຈັດສັນທີດິນຄືນໃໝ່” ແລະ ເຊັ່ນກັນ “ການຫັນເປັນຂອງລັດ”.
First registration: the process of investigating ownership and other rights, and locating the boundaries of land, which leads to the creation of a written (or digital) record in a government run record keeping system. First registration can be conducted by means of “sporadic registration” or “systematic registration”. See also “adjudication of title”.

Fixed boundary: the legal boundary of a property where the precise position or location has been agreed and recorded in accordance with the rules and standards defined in law (and/or regulations). A fixed boundary is usually defined by special marks or markers placed by a surveyor when the surveyor establishes the boundary, except where natural or artificial features are adopted. Natural or artificial features can include corners of buildings, fence posts, banks of rivers, etc. See also “general boundary”.

Forced eviction: see “eviction”.

Foreclosure: where an owner fails to pay back a loan, the mortgagee (or “lender”) can commence court proceedings to gain control of the land. The foreclosure order allows the mortgagee to sell the property. The money received from the sale is used to pay back the amount of the loan and the costs of the court proceedings and sale. Any money left over goes to the owner who has lost the rights to the land.
**Fragmentation:** the splitting or division of land parcels into smaller and smaller areas, often due to inheritance in which each child receives a share, but also due to increased population densities, particularly in urban areas, where more and more houses are built on one piece of land. As parcels become smaller and smaller, they ultimately cannot be used effectively and some form of consolidation is required. Another form of fragmentation involves no charge to the parcel boundary (no division of the parcel), but rather an increase in the number of owners, usually due to inheritance, with each owner having a tiny share, such as 1/256th or 1/512th. This makes it practically impossible to manage the use of the parcel. See “land consolidation.”
Gender: Gender refers to the roles, behaviors, activities, and attributes that a given society at a given time considers appropriate for men and women. In addition to the social attributes and opportunities associated with being male and female and the relationships between women and men and girls and boys, gender also refers to the relations between women and those between men. These attributes, opportunities and relationships are socially constructed and are learned through socialization processes. They are context/time-specific and changeable. Gender determines what is expected, allowed and valued in a woman or a man in a given context. In most societies there are differences and inequalities between women and men in responsibilities assigned, activities undertaken, access to and control over resources, as well as decision-making opportunities. Gender is part of the broader socio-cultural context, as are other important criteria for socio-cultural analysis including class, race, poverty level, ethnic group, sexual orientation, age, etc.

Gender equality: the equal right of women and men to enjoy all human rights. It requires acknowledging differences in rights between women and men (both in the law and in practice) and taking specific, positive measures (when necessary) to achieve equality in practice. Women and girls should have equal tenure rights and access to land, fisheries and forests regardless of their civil and marital status.
Gender sensitive approach: an approach and attitude that requires all policy, legal and institutional processes to take into account the differences in rights, needs and opportunities that exist between women and men, and to seek to address them. It strives to provide equal participation of women and men from the outset.

General boundary: a boundary that is defined by a physical feature on the ground, such as a wall, fence, hedge, tree line or water course, but for which the precise location of the boundary line on the feature has not been determined. See also “fixed boundary”.

Geodetic framework or network: a spatial framework of points whose position has been precisely determined on the surface of the earth.

Geographic information system (GIS): a system for capturing, storing, checking, integrating, analysing and displaying data about the earth that are spatially referenced. It is normally taken to include a spatially referenced database and appropriate applications software.

Geomatics: a field of activities that uses a systematic approach to integrate all the activities to acquire and manage spatial data. The activities include cartography surveying, geodesy, hydrography, land information management, photogrammetry and remote sensing.

Global navigation satellite systems (GNSS): the generic term for fixing positions on the surface of the earth by measuring signals from satellites orbiting the earth. See also “GPS”. 

Gender sensitive approach: ວິທີການທີ່ຄໍານຶ່ງເລື່ອງເພດ: ສົນໃຈທີ່ແມ່ນກໍານົດໄວ້ໂດຍແຜນວຽກອາໄສແລະ ທ່າທີໃດທີ່ຂໍ້ມູນເພດເພດຂອງຜູ້ຍິງ, ແມ່ນ ການສໍາຫຼວດ, ດຸ, ວາຍ, ແລະສ້າງໄດ້ທີ່ຄວາມງາດຄວາມ, ເພື່ອ ທ່າທີໃດທີ່ທັດຖະການ ເດີມ Gender sensitive approach ແລະ Gender sensitive approach. ມັກຮູບມີສ້າງຄວາມຂອງມີສ້າງຍິງ ແລະ ຜູ້ຊາຍ ທ່າທາລະນາ. 

General boundary: ມັກຮູບການທີ່ຄໍານຶ່ງເລື່ອງເພດ: ມັກຮູບການທີ່ຄໍານຶ່ງເລື່ອງເພດ ໆຄວາມກໍານົດໄວ້ໂດຍແຜນວຽກອາໄສແລະ ທ່າທີໃດທີ່ຂໍ້ມູນເພດເພດຂອງຜູ້ຍິງ, ແມ່ນ ການສໍາຫຼວດ, ດຸ, ວາຍ, ແລະສ້າງໄດ້ທີ່ຄວາມງາດຄວາມ, ເພື່ອ ທ່າທີໃດທີ່ທັດຖະການ ເດີມ General boundary ການທີ່ຄໍານຶ່ງເລື່ອງເພດ. ກະລຸນາເບິ່ງຕື່ມ “General boundary”.

Geodetic framework or network: ປະມວນຄຳສັບພື້ນຖານກ່ຽວກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ: ປະມວນຄຳສັບພື້ນຖານກ່ຽວກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ: ປະມວນຄຳສັບພື້ນຖານກ່ຽວກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ. ກະລຸນາເບິ່ງຕື່ມ “Geodetic framework or network”.

Geographic information system (GIS): ຜູມມີສາດ (GIS): ຜູມມີສາດລະບົບຂໍ້ມູນພູມມີສາດ ໃຫ້ການມີສ່ວນຮ່ວມໂດຍລວມ ຂອງຜູ້ຍິງ ແລະ ຜູ້ຊາຍເທົ່າທຽມກັນ. ກະລຸນາເບິ່ງຕື່ມ "Geographic information system (GIS)"

Geomatics: ພູມີສາລະສົນເທດ: ພູມີສາລະສົນເທດຂອງກິດຈະກໍາທີ່ ນໍາໃຊ້ກິດຈະກໍາເພື່ອ ລວມທຸກກິດຈະກໍາ ເພື່ອໄດ້ມາ ແລະ ບໍລິຫານຂໍ້ມະນີທີ່ດິນ. ກິດຈະກໍາມີການສໍາຫຼວດສ້າງແຜນທີ່, ການແຕ້ມແຜນທີ່ດິນ, ອຸທຸກກະສາດ, ການບໍລິຫານຂໍ້ມະນີທີ່ດິນ, ການຖ່າຍພາບວິທະຍາ ແລະ ການກວດຈັບໄລຍະໄກ.

Global navigation satellite systems (GNSS): ຜູມມີສາດລະບົບໂຕໄສທຽມໂຕໄສທຽມ (GNSS): ຜູມມີສາດລະບົບໂຕໄສທຽມໂຕໄສທຽມ (GNSS) ໆຄວາມກໍານົດໄວ້ໂດຍແຜນວຽກອາໄສແລະ ທ່າທີໃດທີ່ກໍານົດໄວ້ໂດຍແຜນວຽກອາໄສແລະ ທ່າທີໃດທີ່ກໍານົດໄວ້ໂດຍແຜນວຽກອາໄສ. ກະລຸນາເບິ່ງຕື່ມ “Global navigation satellite systems (GNSS)”.
Global positioning system (GPS): an American system of GNSS.

Governance: the organizations and the processes and rules that form part of the political, social, economic and administrative systems. These are used to manage society and reconcile competing priorities and interests of different groups. Governance includes formal government agencies and informal arrangements; it includes the mechanisms and processes involved; and it is concerned with how citizens participate in decision-making, how government is accountable to its citizens, how society obliges its members to observe its rules and laws, and how differences are resolved.

Grievance redress: the process for addressing and resolving a dispute or conflict over something, including decisions and actions of officials. Grievance redress mechanisms can take various forms, such as administrative review, court-based decision and other types of third party determinations, such as by an ombudsman. See “dispute resolution” and “ombudsman”.

Guaranteed title: a title for which the government registration authority is responsible for paying compensation if certain losses occur in relation to the ownership, such as losses due to errors in the title and, in some countries, due to fraud.
Holistic and sustainable approach: as the VGGT notes in its ten principles of implementation, a holistic and sustainable approach recognizes that natural resources and their uses are interconnected, and adopts an integrated and sustainable approach to their administration.

Hypothec: in many civil law systems, the name for a loan agreement that uses the borrower’s land as security for paying back the loan money. A hypothec document is often registered. See “mortgage”.

ວິທີການແບບເບິ່ງລວມ ແລະ ຍືນຍົງ: ເວັນໂຫຼດໂຮງຮຽນ ຮາກ VGGT ຍັງຮັບວ່າ ປະຕິບັດ ບາງກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ ວິທີການແບບເບິ່ງລວມ ແລະ ຍືນຍົງ ເຊັ່ນາວັນໂຫຼດໂຮງຮຽນ ແລະ ອັນດ້ານຊັບພະຍາກອນທໍາມະຊາດ ແລະ ການນໍາໃຊ້ ຂ່າວໂຍງກັນ, ແລະ ເຈົ້າດ້ານ ວິທີການແບບເບິ່ງລວມ ແລະ ຍືນຍົງ ໃນການນໍາໃຊ້ທີ່ດິນ ຍັງຮັບແບບລວມຄອບຄອງນຳໃຊ້ທີ່ດິນ.
<table>
<thead>
<tr>
<th><strong>Immovable property</strong></th>
<th><strong>Indefeasible title</strong></th>
<th><strong>Indemnity</strong></th>
<th><strong>Index map</strong></th>
<th><strong>Indigenous tenure system</strong></th>
<th><strong>Indigenous</strong></th>
<th><strong>Informal tenure</strong></th>
</tr>
</thead>
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<td>land and the things that are permanently attached to the land, such as buildings, trees, stone fences. Known as “real estate” or simply “land” in English (common law) systems.</td>
<td>a government record of title to land that cannot be challenged, even in court. Some indefeasible title systems have a small number of exceptions, and they also have a compensation system to cover losses due to errors or fraud. See “guaranteed title”.</td>
<td>an obligation to provide monetary (or other) compensation to the owner of land or other tenure rights in case it is taken, destroyed or damaged. See also “reparation”.</td>
<td>see “cadastral index map”.</td>
<td>tenure system of local origin and belonging to the local area. See “customary tenure” and “tenure system”.</td>
<td>belonging to the local area, including the people who belong to an area.</td>
<td>ownership and other rights and duties relating to land or other natural resource based on custom, tradition or some other form of non-official tenure rules. Informal tenure can be just as legitimate as formal tenure, but its source or basis lies not in the country’s laws, but in custom, tradition, etc.</td>
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**Immovable property**: land and the things that are permanently attached to the land, such as buildings, trees, stone fences. Known as “real estate” or simply “land” in English (common law) systems.

**Indefeasible title**: a government record of title to land that cannot be challenged, even in court. Some indefeasible title systems have a small number of exceptions, and they also have a compensation system to cover losses due to errors or fraud. See “guaranteed title”.

**Indemnity**: an obligation to provide monetary (or other) compensation to the owner of land or other tenure rights in case it is taken, destroyed or damaged. See also “reparation”.

**Index map**: see “cadastral index map”.

**Indigenous tenure system**: tenure system of local origin and belonging to the local area. See “customary tenure” and “tenure system”.

**Indigenous**: belonging to the local area, including the people who belong to an area.

**Informal tenure**: ownership and other rights and duties relating to land or other natural resource based on custom, tradition or some other form of non-official tenure rules. Informal tenure can be just as legitimate as formal tenure, but its source or basis lies not in the country’s laws, but in custom, tradition, etc.
**Infringement**: interference, damage, loss or other negative impact on land or other natural resource and associated tenure rights. Where land or other natural resources are physically damaged, then the rights are also diminished in terms of usefulness and value. If land is polluted, or if someone is blocked from gaining access to it, then that person’s rights are infringed. Or someone might be illegally occupying and using the land or forest, or taking the produce from the land or forest without the permission of the tenure right holder. There can also be infringements to the rights themselves without any impact on the natural resource itself, such as when someone is defrauded of their rights.

**Institutional framework**: see “organizational framework”.

**ການລ່ວງລະເມີດ**: ການລົບກວນ, ສ້າງຄວາມເສຍຫາຍ, ການສູນເສຍ ຫຼື ຜົນກະທົບດ້ານລົບອື່ນ ຕໍ່ກັບທີ່ດິນ ຫຼື ຊັບພະຍາກອນທໍາມະຊາດອື່ນ ແລະ ສິດຄອບຄອງທີ່ຕິດພັນ. ກໍລະນີທີ່ ທີ່ດິນ ຫຼື ຊັບພະຍາກອນທໍາມະຊາດອື່ນ ໄດ້ຮັບຄວາມເສຍຫາຍທາງວັດຖຸ, ການສູນເສຍ ແລະ ການບັນທອນເຊັ່ນ ເກັນ. ຖ້າວ່າທີ່ດິນ ຫຼື ຊັບພະຍາກອນທໍາມະຊາດອື່ນ ໄດ້ຮັບມົນລະພິດ, ຫຼື ເປັນການລ່ວງລະເມີດຂອງບຸກຄົນດັ່ງກ່າວ. ຫຼື ບາງຄົນ ອາດເຂົ້າຢູ່ ແລະ ນໍາໃຊ້ ທີ່ດິນ ຫຼື ປ່າໄມ້ດັ່ງກ່າວ, ຫຼື ເອົາຜະລິດຕະຜົນຈາກທີ່ດິນ ຫຼື ປ່າໄມ້ດັ່ງກ່າວ ໂດຍບໍ່ໄດ້ຮັບອະນຸຍາດຈາກຜູ້ຖືສິດຄອບຄອງ. ຍັງອາດມີການລ່ວງລະເມີດສິດຂອງຜູ້ຖືສິດຄອບຄອງ.

**ກະລຸນາເບິ່ງ** ທໍາແລະ “ກອບການຈັດຕັ້ງ”.
**Joint ownership**: in English law, joint ownership is a sub-category of co-ownership with specific rules. Under joint ownership, when one owner dies, then the other owner(s) gets the land automatically, without the need for inheritance. Often, people use co-ownership and joint ownership interchangeably, particularly in countries with non-English legal (or common law) systems. See "co-ownership".

**Just compensation**: an amount of compensation that reflects the value of the asset taken away or damaged, and that places the former owner in a similar position (as far as possible). See "equivalence" and "indemnity".

**Compensation to the owner**: just compensation for the loss of land. It is the amount of money paid to the owner for the loss of land, and that places the owner in a similar position (as far as possible). See "equivalence" and "indemnity".

**Compensation to the owner**: just compensation for the loss of land. It is the amount of money paid to the owner for the loss of land, and that places the owner in a similar position (as far as possible). See "equivalence" and "indemnity".
Land administration: the processes of determining, recording and disseminating information about land and the ownership, value and use of land. Land administration includes the set of systems and processes for making land tenure rules operational. It includes the administration of land rights, land use regulations, and land valuation and taxation. Land administration can be carried out by government agencies, or through customary leaders. Land administration, whether formal or informal, comprises an extensive range of systems and processes to administer:

- **Land rights:** the allocation of rights in land; the delimitation of boundaries of parcels for which the rights are allocated; the transfer from one party to another through sale, lease, loan, gift or inheritance; provision of land related information to the public; and the adjudication of doubts and disputes regarding rights and parcel boundaries.

- **Land-use regulation:** land-use planning and enforcement and the adjudication of land use conflicts.

- **Land valuation and taxation:** the valuing of land rights, collection of revenues through based on land values and rates of taxation, and the adjudication of land valuation and taxation disputes.

- **Land administration information is important when developing land management policies, and making decisions about land management. According to the United Nations Economic Commission for Europe, land administration systems should ideally:**
  1. Guarantee ownership and secure tenure
  2. Support the land and property tax system
  3. Constitute security for credit systems
  4. Develop and monitor land markets
  5. Protect State lands
  6. Reduce land disputes
  7. Facilitate land reform
  8. Improve urban planning and infrastructure development
  9. Support land management based on consideration for the environment.

See “land management”, which is a broader concept.
**Land bank**: land that is kept for use in the future, such as due to increased population, reform programmes, compensation for land that has been expropriated, etc.

**Land ceiling**: an upper limit on the area of land or number of parcels that a person can have.

**Land certificate**: a document issued by the government to the owner, containing details of the land (such as its location and unique number), the owner’s name and rights, and any obligations relating to the property. It is a copy of the record for the land that is kept in the recording system. The land certificate provides strong evidence of the owner’s rights to the land. See also “land title”.

**Land consolidation**: the process through which small land parcels or shares in land are exchanged for one or more larger parcels that are approximately equivalent in value to the original holding. It creates parcels of more economic and rational size, shape and location. See also “land consolidation programme”.

**Land consolidation programme**: a set of activities, usually implemented by government, to consolidate land. A programme will often require a law authorizing the activities (particularly if participation by land owners is mandatory); a budget that includes additional funds to introduce benefits such as improved road access, irrigation or other forms of infrastructure; and a recording system to record the new boundaries and ownership.
**Land development**: the application of resources to improve land so that it can be used more efficiently. These resources can include capital (constructing buildings), labour (clearing or draining land) or enterprise (obtaining planning permission). Land development is part of land management, it applies to both rural and urban land, and it should result in an increased value of the land.

**Land dispute**: a disagreement over ownership, rights (particularly access rights), obligations, boundaries or uses of land. See “conflicts”, “dispute resolution” and “grievance redress”.

**Land governance**: the rules, processes and structures through which decisions are made about access to land and its use; the manner in which the decisions are implemented and enforced; and the way that competing interests in land are managed and reconciled. It includes government bodies such as land agencies, courts and ministries responsible for land, as well as non-government actors, such as traditional bodies and informal agents. It covers both the legal and policy frameworks for land as well as traditional and informal practices that enjoy social legitimacy. See “governance” and “legitimate tenure rights”.

**Land grab**: the taking of land without authority, which can involve displacing others from the land. See also “arbitrary loss” and “eviction”.

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**ການພັດທະນາທີ່ດິນ**:
ການນໍາໃຊ້ຊັບພະຍາກອນ ເພື່ອປັບປຸງ ທີ່ດິນ ເພື່ອໃຫ້ສາມາດນໍາໃຊ້ ຢ່າງມີປະສິດທິພາບ. ຊັບພະຍາກອນເຫຼົ່ານີ້ ສາມາດລວມມີ ທຶນ (ການກໍ່ສ້າງອາຄານ), ແຮງງານ (ການກວາດ ຫລື ລະບາບນໍ້າຈາກທີ່ດິນ) ຫຼື ວິສາຫະກິດ (ໄດ້ຮັບທ່ານອະນາຄອນອາກາດ). ການພັດທະນາທີ່ດິນ ເມື່ອສະໜອງພະຍາກອນການເຂົ້າເຖິງທີ່ດິນ, ເຮືອນເອງ ແຮງງານເມື່ອຈັດແຍກຄັດແລະ ເຮືອນເອງ, ແລະ ໄດ້ແຮັບຄວາມຄຸ້ມຄອງທີ່ດິນ.

**ການຂັດແຍ່ງທີ່ດິນ**:
ຂໍ້ຂັດແຍ່ງທີ່ດິນເປັນຄວາມບໍ່ເຫັນເປັນດີເອກະພາບກັນ ຕໍ່ກັບກໍາມະສິດ, ສິດ (ໂດຍສະເພາະ ຕັ້ງຢູ່ການຕໍ່ເປະມ), ແຮງງານ, ເອກະພາບ ແລະ ການແກ້ໄຂຂໍ້ຂັດແຍ່ງ. ການສູນເສຍ “ການຂັດແຍ່ງທີ່ດິນ”, “ການແກ້ໄຂຂໍ້ຂັດແຍ່ງທີ່ດິນ” และ “ການຕໍ່ເປະມທີ່ດິນ”.

**ການບໍລິຫານທີ່ດິນ**:
ກົດ, ການບໍລິຫານ ແລະ ແຮງງານ ເຮືອນເອງທີ່ດິນ ເຮືອນເອງທີ່ດິນ ແລະ ການບໍລິຫານ; ອົງການສັງຄົມສັງຄົມ ແຮງງານການບໍລິຫານ ແລະ ການບໍລິຫານ; ອົງການສັງຄົມສັງຄົມ ແຮງງານການບໍລິຫານ ແລະ ການບໍລິຫານ. ອົງການສັງຄົມສັງຄົມ ແລະ ການບໍລິຫານ. ອົງການສັງຄົມສັງຄົມ ແລະ ການບໍລິຫານ. ອົງການສັງຄົມສັງຄົມ ແລະ ການບໍລິຫານ. ອົງການສັງຄົມສັງຄົມ ແລະ ການບໍລິຫານ.

**ການຈັບຈອງທີ່ດິນ**:
ການຈັບຈອງທີ່ດິນ ເລື່ອນ ຈາກການບໍລິຫານ ແລະ ແຮງງານ ເລື່ອນ ຈາກການບໍລິຫານ ແລະ ແຮງງານ ເລື່ອນ ຈາກການບໍລິຫານ ແລະ ແຮງງານ. ຈາກການບໍລິຫານ ແລະ ແຮງງານ. ຈາກການບໍລິຫານ ແລະ ແຮງງານ. ຈາກການບໍລິຫານ ແລະ ແຮງງານ. ຈາກການບໍລິຫານ ແລະ ແຮງງານ. ຈາກການບໍລິຫານ ແລະ ແຮງງານ.
Land information system (LIS): a system for acquiring, processing, storing and distributing information about land. The International Federation of Surveyors (FIG) has proposed the following definition:

- a tool for legal, administrative and economic decision-making and an aid for planning and development. A land information system consists, on the one hand, of a database containing spatially referenced land related data for a defined area and, on the other, of procedures and techniques for the systematic collection, updating, processing and distribution of the data. 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.
Land management: the activities associated with making informed decisions about the allocation, use and development of land resources. It includes resource management, land administration, land policy and land information management. The objective is to put the country’s land resources to best use and achieve social, environmental and economic sustainable development. The International Federation of Surveyors (FIG) has proposed the following definition:

- 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 the rapidly growing population of many countries;
  • 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;
  • supporting government services through taxation and fees related to land and improvements.

See “land administration”, which is a narrower concept.

Land parcel: a specific area of land with defined boundaries. The boundaries are represented by a closed polygon. Also known as “lot” in some legal systems.
Land policy: the set of intentions embodied in various policy documents that are adopted by the government to organise land tenure and land use. Land policy will usually be guided by a set of basic principles, some of which are based on international agreements, while others are specific to national circumstances. These principles can include:

- encouragement of efficiency and promotion of economic development;
- promotion of equality and social justice;
- preservation of the environment and sustainable patterns of land use.

Not all countries have a coherent, consciously integrated and formally stated land policy. See “policy framework”.

Land reallocation: the process by which land rights are acquired by the government on a compulsory basis, and then reallocated to new owners. Its purpose is to improve the situation of those without land rights, with inadequate land rights or with insecure land rights. Land reallocation can often occur as part of a large programme sponsored by government and can take many years. Compensation for those people whose land is taken can be part of the programme.

Land redistribution: see “land reallocation”.

Land policy: ນະໂຍບາຍທີ່ດິນ: ທີ່ດິນຈໍານົງທີ່ຈໍານວນໜຶ່ງໃນເອກະສານດ້ານນະໂຍບາຍທີ່ຈໍານົງທີ່ດິນທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍານວ

Land reallocation: ທີ່ດິນຄືນໃໝ່: ທີ່ດິນຄືນໃໝ່ໃນເອກະສານດ້ານນະໂຍບາຍທີ່ຈໍານົງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍາ

Land redistribution: see “land reallocation”.

Land policy: ທີ່ດິນຈໍານົງ: ທີ່ດິນຈໍານົງທີ່ຈໍານວນໜຶ່ງໃນເອກະສານດ້ານນະໂຍບາຍທີ່ຈໍານົງທີ່ຈໍານວນໜຶ່ງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍາ

Land reallocation: ທີ່ດິນຄືນໃໝ່: ທີ່ດິນຄືນໃໝ່ໃນເອກະສານດ້ານນະໂຍບາຍທີ່ຈໍານົງທີ່ຈໍານວນໜຶ່ງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍາ

Land redistribution: see “land reallocation”.

Land policy: ທີ່ດິນຈໍານົງ: ທີ່ດິນຈໍານົງທີ່ຈໍານວນໜຶ່ງໃນເອກະສານດ້ານນະໂຍບາຍທີ່ຈໍານົງທີ່ຈໍານວນໜຶ່ງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍານວນໜຶ່ງທີ່ດິນຈໍານວ
Land reform: a generic term for modifications in the legal and institutional framework governing land policy. Land reform is intended to implement changes in land policy that are designed to deliver the desired changes in areas of politics, economics and society. The most common types of land reform are probably those dealing with reallocations of land and those redistributing tenure rights. Land reform is a part of agrarian reform. See “agrarian reform” and “land reallocation”.

Land register: an official record or list of each land parcel, which shows the ownership details and rights associated with each land parcel. The land register is used to record the transactions with the rights. Changes to land parcel boundaries should also be recorded in the land register. The land register is usually open to the public to find out details of the land parcels, ownership and rights. Two main objectives of the land register are to protect rights in land and to make it easier and cheaper to sell, give, lease or mortgage those rights. See also “deeds registry” and “land registry”.

Land registrar: the official who is responsible for keeping the land register at the land registry office.

Land registration: the process of recording details of a land parcel, the rights in relation to it and the ownership of those rights, usually in a government run registration system (often known as the “land register” or “land registry”). Land registration provides an official, reliable source of information so that any person acquiring a property in good faith can trust in the information published by the registry.
Land registry/registration office: the government agency responsible for the land register and land registration. The name of the office and the responsibilities vary considerably between countries, as does the staffing and equipment of the office. Land registry offices can be decentralised, with two or more around the country, or centralised, with a single office servicing the entire country.

Land reform: see “land reallocation”.

Land rights: entitlements that affect land, such as the right to use, to occupy, to sell and to leave by inheritance. More than one person may hold rights to a parcel of land, which gives rise to the concept of a “bundle of rights” in English law.

Land system: the system relating to land tenure. It provides the basis for access to land and natural resources. It defines the types of rights to land and natural resources that people can have, the security of those rights and the obligations that apply. The system comprises the policy, legislative and administrative frameworks relating to land and natural resources. See “land tenure” and “tenure system”.

Land tenure: the relationship, whether legally or customarily defined, among people, as individuals or groups, with respect to land and sometimes the associated natural resources (water, trees, minerals, etc.). Rules of tenure define how property rights in land are to be allocated within societies. Land tenure determines who can use what resources, for how long, and under what conditions. See “tenure system”.

Land governance/governmental system: the relationships, whether legally or customarily defined, among people, as individuals or groups, with respect to land and sometimes the associated natural resources (water, trees, minerals, etc.). Rules of tenure define how property rights in land are to be allocated within societies. Land tenure determines who can use what resources, for how long, and under what conditions. See “tenure system”.

Land allocation: the process by which land is allocated to individuals, groups or communities. It can involve the use of land for urban development, agriculture, forestry, mining, or other purposes. Land allocation is a key component of land governance and plays a critical role in determining the distribution of land and its use.

Land use: the way in which land is used for a particular purpose, such as agriculture, forestry, mining, or urban development. Land use is determined by the rules of tenure and can have a significant impact on the distribution of land and its uses.

Land rights: the legal or customary entitlements that individuals, groups or communities have to use, occupy, sell or leave land by inheritance.

Land reform: the process by which land tenure systems are changed to address issues such as landlessness, poverty, and social injustice.

Land tenure: the legal or customary rules and regulations that govern the use, occupation, sale or inheritance of land.
Land tenure reform: changes to the rules of tenure. It can include the legal recognition of customary tenure rights, strengthening the rights of tenants, etc. Its aim is to improve access to land, particularly for those with little or no land, or those with only weak land rights. See “agrarian reform”.

Land tenure system: see “tenure system”.

Land title: an official document, which is usually issued to the owner by the land registry, showing the details of the land parcel, the name of the owner, the rights in relation to the land parcel, and the name and rights of any other persons, such as a tenant or lender. The land title provides evidence of a person's rights to the land. A land title can also be called a “certificate of title” or “title deed”. See also “land certificate”.

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**Land use:** the arrangements, activities and inputs people undertake on land to produce, change or maintain it. A more inclusive definition of land use is often used in practice. Any given area of land is usually used to satisfy multiple objectives or purposes. Land use information provides answers to one or more of the following questions concerning the current use of the land:

- **What:** the purpose of activities undertaken - e.g. the specific products and services, that are sought
- **Where:** the geographic location and extent of the spatial unit under consideration
- **When:** the temporal aspects of various activities undertaken - e.g. the sequence of carried out operations like planting, weeding, etc.
- **How:** the technologies employed - e.g. technological inputs/ materials such as fertilizer, irrigation, labor, etc.
- **How much:** quantitative measures - e.g. areas, products
- **Why:** the reasons underlying the current land use – e.g. land tenure, labour costs, market conditions, etc."

**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 society and land users without degrading the resources or the environment, together with the selection of measures most likely to encourage such land uses. See also “land management”.

**Land-use planning:** ການວາງແຜນນໍາໃຊ້ທີ່ດິນ: ຈາກປະຈຸບັນ ປະທິບັດ ແລະ ເຮືອນທີ່ດິນ ປະຕິບັດ ຕໍ່ທີ່ດິນ ການຮູບ ເຄື່ອນໄຫວ ໄດ້ເປັນລະບົບ ການເດັນແພດນໍາໃຊ້ທີ່ດິນ ໄດ້ເປັນລະບົບ ຫຼື ການເປັນລະບົບທ່າແຮງ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ທີ່ຮັກສາ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ດັ່ງແບ່ງເປັນດັ່ງກ່າວ ໃນການນໍາໃຊ້ທີ່ດິນ ຂອງການວາງແຜນນໍາໃຊ້ທີ່ດິນ ຈາກຕອບກອງການວາງແຜນນໍາໃຊ້ທີ່ດິນ ມັກຈະປະຕິບັດ ບັນດາການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເພື່ອສຸດຕິ່ງ ຊຸດໂຊມ ການວາງແຜນນໍາໃຊ້ທີ່ດິນ ເphabetical order 100% Vietnamese text
Landlord: the owner of property (or someone with a lease from the owner – see sublease) who gives the right of exclusive occupation of the property to another person (known as the tenant or lessee) for a period of time in exchange for payment of rent. The landlord is also known as the “lessor”. See “lease”.

Lease: an agreement between an owner (known as the “landlord” or “lessor”) and another person (known as the “tenant” or “lessee”) that gives the tenant certain rights over the property for a limited time. The rights usually include the right to occupy the property and occasionally the right to transfer the lease to another person, sublease, build on the property and mortgage the lease rights. A lease can be in writing or by oral agreement. It is usually for a fixed period and involves the payment of rent to the landlord.

Legal framework: the body of laws, decrees, regulations, orders and other documents issued by the parliament and government to regulate how people behave. The legal framework can also include international treaties and agreements.

Legislation: the laws adopted by a country’s parliament and any subordinate legislation, such as decrees, regulations and instructions that are issued by the government.

Legalization: see “regularization”.

Legal recognition of rights: a State-sponsored process that adds something to the right being recognized. It involves acknowledgement, endorsement and a declaration to third parties that the state accepts and recognizes the right and its owner. This can require legislative action. Often legal recognition leads to a recording in a government-sponsored record keeping system, such as a land registry. Legal recognition is to be contrasted with the informal situation, where the State is not involved and there is no formal record of the right.
Legitimate tenure rights: rights to land that are formally recognized by law, and also those rights that, while not currently protected by law, are considered to be socially legitimate in local societies. Two types of legitimate tenure rights can be identified as follows:

Legal legitimacy (legitimate through the law; legally recognized)
- Ownership rights recognized by law including rights of individuals, families and groups, and customary rights recognized by the law;
- Use rights recognized by law including leases, sharecropping and license agreements, easements.

Social legitimacy (legitimate through broad social acceptance even without legal recognition)
- Customary and indigenous rights to resources vested in the state in trust for the citizens;
- Customary rights on state land, e.g. forest communities;
- Informal settlements on private and public land where the state has accepted that it is not possible to relocate the people;
- Squatters on private and public land who have almost fulfilled the requirements for acquiring the land through prescription or adverse possession.

Lessee: see “tenant”.

Lessor: see “landlord”.

Licence: a right to do something on another person’s land based on a contractual right, rather than a land right. It is less secure than a lease or an easement, and can be terminated by the owner of the land. A licence covers a wide range of agreements, such as a timber licence, which allows a person to go onto land and cut timber.
**Limitation period**: a time period specified in a law (usually in the civil code or civil procedure code) that sets an outer limit on when court proceedings can be started. The period varies from country to country, and it can be five, ten, 12 years or even longer. The limitation period works by stopping the owner from bringing court proceedings to remove the person occupying or squatting on the land if the owner waits too long. In this way, the person occupying or squatting in is able to claim the right or ownership. The period is sometimes different if the person who is occupying or squatting knows that he or she is on another person’s land (“innocent” versus “guilty” occupation). Also known as “statute of limitations”.

**Lot**: see “land parcel”.

**Land use**: the manner in which land is used, including the nature of the vegetation on its surface. See “regulated use”.

**ກໍານົດເວລາ**: ໄລຍະເວລາທີ່ໄດ້ລະບຸ ໃນກົດໝາຍ (ປົກກະຕິ ໃນ ປະມານກົດໝາຍແພ່ງ ຫຼື ປະມວນກົດໝາຍການດໍາເນີນຄະດີແພ່ງ) ທີ່ ກໍານົດອາຍຸຄວາມໃນການຮ້ອງຟ້ອງ ຕໍ່ສານ. ໄລຍະດັ່ງກ່າວ ໃນການດໍາເນີນຄະດີແພ່ງ ທໍາງານ ຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ເປັນຊີ້ທີ່ ເປັນເຈົ້າຂອງ ເປັນຜົນເມື່ອ ໜ້າແບບ ຄົນທີ່ເຂົ້າຢູ່ແບບ “ບໍລິສຸດໃຈ” ກັບ “ມີຄວາມຜິດ”. ກໍານົດເວລາ ອາດແມ່ນຫ້າ, ສິບ, 12 ປີ ຫຼື ກໍາມະສິດ.
**Management right**: a form of concession.

**Matrimonial property**: property, including rights to land, that belongs to a husband and wife. The rules on what is matrimonial property and how it is distributed in case of divorce or death are usually specified in a law, such as a civil code, family code or family law. Land can be regarded as matrimonial property even if only the husband or only the wife is shown in documents or the land register as the owner.

**Monitor**: to gather information on something from time to time, often using a pre-agreed set of indicators. The information can then be compared over time. See “evaluate”.

**Mortgage**: a loan of money for which repayment is secured by giving the mortgagee (or “lender”) the right to sell a property and keep the sale price (up to the value of the unpaid mortgage and interest) if the money is not repaid on time. Also known as “hypothec” in civil law systems.

**Mortgagee**: the person who lends money to someone, and who has the right to sell the person’s property if the loan is not repaid in time. Also known as the “lender”.

**Mortgagor**: the owner of a property who borrows money and gives his or her property as security for repaying the loan and interest. Also known as the “borrower”.

**Manageable tribal land**: land that can be managed by the community. 

**Manageable land**: land that can be managed by the community. 

**Manageable land**: a form of concession. 

**Matrimonial property**: property, including rights to land, that belongs to a husband and wife. The rules on what is matrimonial property and how it is distributed in case of divorce or death are usually specified in a law, such as a civil code, family code or family law. Land can be regarded as matrimonial property even if only the husband or only the wife is shown in documents or the land register as the owner.

**Monitor**: to gather information on something from time to time, often using a pre-agreed set of indicators. The information can then be compared over time. See “evaluate”.

**Mortgage**: a loan of money for which repayment is secured by giving the mortgagee (or “lender”) the right to sell a property and keep the sale price (up to the value of the unpaid mortgage and interest) if the money is not repaid on time. Also known as “hypothec” in civil law systems.

**Mortgagee**: the person who lends money to someone, and who has the right to sell the person’s property if the loan is not repaid in time. Also known as the “lender”.

**Mortgagor**: the owner of a property who borrows money and gives his or her property as security for repaying the loan and interest. Also known as the “borrower”.

**Mortgage**: a loan of money for which repayment is secured by giving the mortgagee (or “lender”) the right to sell a property and keep the sale price (up to the value of the unpaid mortgage and interest) if the money is not repaid on time. Also known as “hypothec” in civil law systems.
<table>
<thead>
<tr>
<th>Nationalization: a form of expropriation in which a State will take over ownership of private assets, particularly businesses and infrastructure, as well as the land on which the businesses operate.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Nationalization</strong></td>
</tr>
<tr>
<td>Nomadic: not fixed to one place; moving from place to place over time.</td>
</tr>
<tr>
<td><strong>Nomadic</strong></td>
</tr>
<tr>
<td>Non-judicial: in the context of resolving conflicts, non-judicial mechanisms are ways of settling conflicts and disputes by means other than the courts, such as assisted negotiations, mediation and arbitration.</td>
</tr>
<tr>
<td><strong>Non-judicial</strong></td>
</tr>
<tr>
<td>Notary: a legally qualified person who formalizes transactions with property. There are two main types of notaries: those in the German/Swiss tradition and those in the French/Spanish tradition. Their roles vary depending on the tradition, but in general, they make a transaction official by affixing their stamp and signature. In many places, they keep an archive of all transactions. They generally report to the Ministry of Justice.</td>
</tr>
</tbody>
</table>
| **Notary** | ທະບຽນສານ: ທະບຽນສານທີ່ມີເງື່ອນໄຂຕາມກົດໝາຍທຸລະກໍາຊັບສິນ. ມີ ສອງປະເພດຫຼັກຂອງທະບຽນສານ: ຕາມກົດປະເພນີ ເຢຍລະມັນ/ສວິສ ແລະ ປະເພນີ ຝຼັ່ງ/ສະເປນ. ບົດບາດຂອງພວກກ່ຽວດັ່ງກ່າວ ມາດາກໍາກະທັບ ຫຼື ຕຸລາການ, ບົດບາດອອກການ ໃຫ້ ມາດາກໍາກະທັບ ແລະ ຄັ້ງວ່າຕິດເຫັນ. ບັນດາກົນໄກນອກສານ, ແມ່ນອາດຖານ ໃຫ້ ມາດາກໍາກະທັບ ແລະ ຄັ້ງວ່າຕິດເຫັນ ການກະທັບ, ບົດບາດອອກການ ໃຫ້ ມາດາກໍາກະທັບ ແລະ ຄັ້ງວ່າຕິດເຫັນ.
<table>
<thead>
<tr>
<th><strong>Occupation</strong></th>
<th>the physical possession of land. See “possession”.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Occupations</strong></td>
<td>buildings and other structures on land.</td>
</tr>
<tr>
<td><strong>Occupier</strong></td>
<td>the person who occupies the land.</td>
</tr>
<tr>
<td><strong>Ombudsman</strong></td>
<td>an independent third party who investigates complaints, particularly against government offices, and who can make recommendations to resolve grievances or disputes. Originally a Swedish word.</td>
</tr>
<tr>
<td><strong>Option to renew</strong></td>
<td>in a lease, it is the right of the tenant to extend the lease for a specified period and at a pre-agreed rent (or rent formula). The tenant has the right but not the obligation to extend the lease. See “pre-emption” in regard to an “option to purchase”.</td>
</tr>
<tr>
<td><strong>Orthophoto, orthophotograph or orthoimage</strong></td>
<td>an aerial photograph or image geometrically corrected (“orthorectified”) such that the scale is uniform: the photo has the same lack of distortion as a map.</td>
</tr>
<tr>
<td><strong>Orthophotomap</strong></td>
<td>a photomap made from orthophotographs or orthoimages.</td>
</tr>
<tr>
<td><strong>Organizational framework</strong></td>
<td>the government agencies and bodies that implement and administer the policies and laws, provide services, and supervise and enforce compliance with laws. The framework also indicates the arrangements within government to organize and coordinate the various agencies, plus a hierarchical system of management and reporting. Also known as “administrative framework” and “institutional framework”.</td>
</tr>
</tbody>
</table>
**Orthophotoplan**: see “orthophotomaps”.

**Overlapping rights**: situation where two or more rights affect the same piece of land or other natural resource. The rights might not be incompatible, such as the right of ownership and the right to walk across the land. Where the rights are not compatible, they are “conflicting”.

**Owner**: the person (or juridical person) who has the full set of rights in relation to a land parcel. See “ownership”.

**Ownership**: the collection of rights to land that are, in everyday language, associated with the full set of rights, such as the ability to use, control, transfer, leave by inheritance and otherwise enjoy a land parcel, as long as those activities are allowed by law. Ownership can also involve duties, such as the duty to pay taxes. All ownership rights are subject to the power of the state to limit them or take them, often with compensation being paid where the State takes the rights.

**Ownership concentration**: ratio of owners to the number of parcels, with a high concentration having only few people who own most of the land, and a low concentration having many people owning the land.
**Paralegal**: a person with some legal training who can undertake particular legal tasks, such as preparing land records. Paralegals can be trained quickly and meet the need for legal services in remote areas or where only simple services are required.

**Parasurveyor**: a person with some training in surveying who can undertake particular surveying tasks, such as measuring boundaries. Parasurveyors can be trained quickly and meet the need for surveying services in certain areas.

**Parcel**: a portion of land for which distinct rights exist. See “land parcel”.

**Parcel identifier or parcel number**: see “unique parcel identifier”.

**Participation** (in responsible governance of tenure): involving the community and the people who are directly affected by the administration of tenure in the processes of developing policies and laws, as well as in the implementation of those policies and laws. As the VGGT notes in its ten principles of implementation, consultation and participation means engaging with and seeking the support of those who, having legitimate tenure rights, could be affected by decisions, prior to decisions being taken, and responding to their contributions; and taking into consideration existing power imbalances between different parties and ensuring active, free, effective, meaningful and informed participation of individuals and groups in associated decision-making processes.

**Participatory**: an approach or action based on participation.
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter</td>
<td>see “boundary”.</td>
</tr>
<tr>
<td>Peri-urban</td>
<td>the area on the periphery or outskirts of the suburbs of a town or city.</td>
</tr>
<tr>
<td>Photogrammetry</td>
<td>a set of measurement techniques by which aerial images are analysed and converted into maps and geographical information. Photogrammetry measures position and altitude from stereo aerial photographs or images.</td>
</tr>
<tr>
<td>Photoplan or photomap</td>
<td>an assembly of aerial photographs or images, which can be enlarged to give a clearer composite picture. If a photoplan is made by assembling accurately positioned and geometrically corrected aerial photographs or images (rectified images) or using orthophotographs or orthophotoimages, it will have the characteristics of a map, with orientation, a scale and a key to identify relevant features. It combines the accuracy of a map with the ease of understanding of a photograph.</td>
</tr>
<tr>
<td>Plan</td>
<td>a representation of an object in a horizontal projection, such as a land parcel or building, either on paper or in digital form.</td>
</tr>
<tr>
<td>Planning</td>
<td>see “land use planning”.</td>
</tr>
<tr>
<td>Plot</td>
<td>an area of land identifiable on a map. See “land parcel”.</td>
</tr>
<tr>
<td>Policy framework</td>
<td>the set or body of individual policies adopted by the state covering a particular topic or area.</td>
</tr>
<tr>
<td>Policy</td>
<td>a decision on how to deal with a particular situation or achieve an objective.</td>
</tr>
</tbody>
</table>
**Possessor:** the person with possession of land and who has possessory rights after he or she occupied the land for a period of time. See “possession” and “possessory rights”.

**Possession:** usually this means physical occupation of land, with or without the permission of the owner, or the right to receive the rent from a tenant.

**Possessory rights:** the rights that come into existence from physically occupying a land parcel for a period of time. See “adverse possession”.

**Power imbalances:** unequal authority, status, perceived legitimacy or other quality either within a group or between groups, or between them and the officials engaging with them.

**Pre-emption:** a right to be offered the chance to buy a property if the owner decides to sell, but which does not impose any obligation to buy. Also known as “pre-emptive right” and “option to purchase” in some legal systems.

**Prescription:** the process of gaining rights over another person’s land by occupying it over an extended period of time, either without the owner’s permission or against the owner’s objection. The period of time varies from country to country, and sometimes also depends on whether the occupation was innocent or not. See “adverse possession”, “limitation period” and “squatter’s rights”.

**Prescriptive rights:** rights that a person obtains based on prescription.
Privacy: the concept that certain information about a person should not be shared, particularly information about the person’s health, beliefs or finances. Privacy restrictions are sometimes included in the law to protect such information from being shared, giving people a “right to privacy”.

ແມ່ນຄວາມຄິດທີ່ວ່າບາງຂໍ້ມູນກ່ຽວກັບຄົນຜູ້ໜຶ່ງບໍ່ຄວນຖືກເປີດເຜີຍ, ໂດຍສະເພາະຂໍ້ມູນກ່ຽວກັບສຸຂະພາບ, ຄວາມເຊື່ອຫຼືການເງິນ. ຂໍ້ຈໍາກັດຄວາມເປັນສ່ວນຕົວແມ່ນບາງຄັ້ງລະບຸໄວ້ໃນກົດໝາຍເພື່ອປົກປ້ອງຂໍ້ມູນດັ່ງກ່າວບໍ່ໃຫ້ເປີດເຜີຍ, ໂດຍໃຫ້ຄົນໄດ້ຮັບ “ສິດຄວາມເປັນສ່ວນຕົວ”.
**Readjustment**: changes to a boundary, either as part of a programme to redistribute land (see “land redistribution”) or to correct a minor error in the definition of the boundary.

**Real estate or real property**: in common law (English) systems, real property means land and any things attached to the land, including buildings, apartments and other constructions and natural objects such as trees. Known as “immovable property” in civil law systems.

**Recognize**: in the context of the governance of tenure, recognizing (or recognition) means acknowledging and accepting the existence of 1) the location of the land or natural resource, 2) the right or rights over it, and 3) the holder or holders of the right. It requires that a country has the laws and procedures that allow legitimate tenure right holders and their rights to be acknowledged. Another way of saying this is that states should acknowledge the actual situation where legitimate tenure rights exist (the situation “on the ground”).

**Recording system**: a government run administrative and legal system, operated at a title registry or deeds registry, where it is possible to record land, ownership of land and transactions with land (buying and selling, leasing, mortgaging, inheritance, etc.). Recording systems usually give some official recognition or some legal benefit as a result of the recording. When ownership or rights change, or when parcel boundaries change, the registration system should be updated. The recording system aims to increase certainty and security, which can also have a positive impact on encouraging people to make the most of their rights. Also, if the information in the registry is up to date, open and easily accessible, then other people can quickly get reliable information that they need to buy, sell, mortgage, lease or other type of transaction with rights.
**Redistributive reform**: see “land reallocation.”

**Registered land**: land that has been recorded in the land register, usually on the basis of “first registration”. Once registered, the owner will often receive an official certificate recording the details of the property, the ownership and any other rights. This is sometimes called a certificate of title or title deed. See “adjudication of title” and “first registration”.

**Registered proprietor or owner**: a person entered in the land register as the holder of the registered title to land.

**Registration of deeds**: a system in which individual deeds are registered at the government-run deeds registry office. Often a copy of the deed is registered and the owner keeps the original. Commonly, no registration certificate is issued but a unique registration number is recorded on the deed. Also known as “deeds registration”. See “deeds registry”.

**Registration of title**: the act of recording a land parcel and its ownership details in the process or “first registration” in a title registration system or, once first registration has occurred, the act of recording a transaction in the title registration system. See “adjudication of title”, “guaranteed title” and “title registration system”.

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**Registration system**: see “recording system”.
**Regularization of ownership:** in cases of informal or illegal occupation of land, the process where the State recognizes the rights as legal. The process is usually authorized by a law, and it confirms the ownership rights of the occupiers. It commonly occurs in peri-urban areas where large numbers of people have established their homes, often out of necessity due to conflict, famine or natural disaster. Regularization can also apply to buildings that were built without official permission.

**Regulated use:** use of land that is specified in a planning law or document.

**Regulatory framework:** the “legislative framework”.

**Reorganization of parcels:** see “readjustment” and “land consolidation”.

**Reparation:** return of a particular asset or payment of compensation to the value of that asset (at current value) in cases where the asset had been taken away, often by a previous government. See “equivalence” and “restitution”.
Responsible governance of tenure: administering the rights (and obligations) associated with tenure of land and other natural resources, and between people and groups. Responsible or “good” governance of tenure means fair and equitable governance, which seeks to bring the greatest good to the most people, while minimising adverse impacts on individuals or groups, and keeping in mind the principle of sustainability. Responsible governance of tenure can deliver improved outcomes for people and for the environment, both now and into the future. See “governance”.

There are some basic characteristics of responsible governance of tenure. They are reflected in five general principles listed at the start of the VGGT. These are:

1. Recognition and respect for tenure right holders and their rights.
2. Safeguarding and protection of tenure rights against threats and infringements.
3. Promotion and facilitation of the enjoyment and exercise of tenure rights.
4. Provision of access to justice to deal with infringements to tenure rights.
5. Prevention of tenure disputes, violent conflicts and corruption.

There are also ten principles of implementation listed in the VGGT, which include transparency, rule of law and gender equity. These are part of responsible governance in general, and they apply equally well to responsible governance of tenure.

Restitution: the restoration of rights in land to a former owner (or that person’s descendants) where the land was taken by the state. See also “reparation”.

Right of enjoyment/usufruct: see “use right”.

Responsible governance of tenure: ການບໍລິຫານສິດຄອບຄອງຢ່າງມີຄວາມຮັບຜິດຊອບ: ການບໍລິຫານສິດ (ແລະ ພັນທະ) ທີ່ຕິດພັນກັບ ສິດຄອບຄອງທີ່ດິນ ແລະ ຊັບພະຍາກອນທໍາມະຊາດອື່ນ, ແລະ ລະຫວ່າງຄົນ ແລະ ກຸ່ມ. ການບໍລິຫານສິດຄອບຄອງເປັນຜູ້ຖືສິດຄອບຄອງທີ່ດິນ (ແລະ ຜູ້ສືບທອດຂອງຜູ້ກ່ຽວ) ກໍລະນີທີ່ດິນດັ່ງທີ່ຖືກເອົາໂດຍ ລັດ. ກະລຸນາເບິ່ງ “ການປົວແປງ”.

Right of enjoyment/usufruct: ສິດຊົມໃຊ້/ໄດ້ຮັບໝາກຜົນ: ຄະລຸນາເບິ່ງ “ສິດນໍາໃຊ້”.

Restitution: ທີ່ຂໍ້ຂັດແຍ່ງກ່ຽວກັບສິດຄອບຄອງຢ່າງມີຄວາມຮັບຜິດຊອບ: ທີ່ຂໍ້ຂັດແຍ່ງກ່ຽວກັບສິດຄອບຄອງຢ່າງມີຄວາມຮັບຜິດຊອບ ກໍລະນີທີ່ດິນດັ່ງທີ່ຖືກເອົາໂດຍ ລັດ. ກະລຸນາເບິ່ງ “ການປົວແປງ”.
Rule of law: an approach based on following the procedures, requirements, rights and obligations imposed by the laws, including appeal rights, rather than a discretionary approach based on an official's individual, arbitrary view of how something should be done. As the VGGT notes in its ten principles of implementation, the rule of law means a rules-based approach through laws that are widely publicized in applicable languages, applicable to all, equally enforced and independently adjudicated, and that are consistent with obligations under national and international law, and with due regard to voluntary commitments under applicable regional and international instruments.
**Safeguard**: a function of the government in protecting, upholding, defending or looking after legitimate tenure rights of both itself (for publicly owned natural resources) and the population. The term is also used with the specific meaning of taking positive actions to deal with possible threats to people and their legitimate tenure rights.

**Satellite positioning systems**: the fixing of positions on the surface of the earth by measuring signals from satellites orbiting the earth. See “global navigation satellite systems”.

**Scale**: the relationship between the representation of an object on a plan or a map, and its size in reality. The more detailed a map, the larger its scale, so a large scale map would have a scale of between 1:25,000 and 1:1,000.

**Security of tenure**: certainty and protection regarding rights to land and other natural resources, usually based on clear and enforceable laws, a transparent administration system, and a robust judicial system. A clear, up to date recording system helps to promote security of tenure. People with insecure tenure face the risk that their rights will be threatened by competing claims, and can even be lost as a result of arbitrary eviction. Improving security of tenure is seen as necessary:

- to encourage investments to improve the productivity of agriculture, particularly medium to long-term investments, and thereby improve people's livelihoods and food security;
- for conservation and the sound use of natural resources;
- to encourage the use of temporary rights for the use of land, including leasing;
- to reduce the number and the intensity of conflicts relating to the use of and transactions with real estate. See “recording system”.

**Security of tenure**: ຖ້າຍຍາກ ສິດຄອບຄອງທີ່ດິນ ແລະ ຮອງທັງຂອງຕົນເອງ (ສໍາລັບ ຊັບພະຍາກອນທໍາມະຊາດທີ່ເປັນຂອງສ່ວນລວມ) ແລະ ຂອງປະຊາຊົນ. ຜິດຊາຊົນ ສັດລະຫວ່າງ ຕິດຕາລີການເປັນຢູ່ ແລະ ສິດຄອບຄອງທີ່ດິນ ແລະ ລາຍການບໍລິການໃນການຄອບຄອງທີ່ດິນ. See "ລະບົບບັນທຶກຂໍ້ມູນ".

**Safeguard**: ການຊ່ວຍເສຍໃສ່ຄວາມສ່ຽງຂອງສິດຄອບຄອງ ລັດຖະບານ ເຊັນຕີ ພົບຕໍ່ທາງ ແລະ ສິດຄອບຄອງທີ່ດິນທໍາມະຊາດທີ່ເປັນຂອງສ່ວນລວມ ສິດຂອງ ຂອງປະຊາຊົນ. ຈະເລືອກ "ລະບົບບັນທຶກຂໍ້ມູນນໍາທາງທົ່ວໂລກ".
Servitude: an easement.

Spatial data infrastructure: a framework of geographic data and metadata, users and tools that are connected in order to use the spatial data in an efficient and flexible way. It can also be described as the technology, policies, standards, human resources and related activities that are necessary to acquire, process, distributes, use, maintain and preserve spatial data.

Spatial referencing: the association of an entity with its absolute or relative location.

Speculation: the buying and selling of property for the main purpose of making money, without interest in using or developing the land. Speculation often involves short periods of time between the purchase and sale. In some countries, income from speculation is taxed at a higher rate than income based on investments.
Sporadic registration: registering land and the rights associated with it on a case-by-case basis for the first time (“first registration”). Sporadic registration is usually based on a specific action of the owner of the property to start the registration process. The owner is responsible for submitting an application for “first registration”, and needs to provide all the necessary documents (such as a description of the parcel, often with a survey plan prepared by a surveyor), and evidence of the rights (such as ownership, any leases or mortgages, any easements or servitudes, which is usually prepared by a lawyer). Sporadic registration has the advantage that it may be less expensive in the short term than systemic registration and that it tends to target most economically active property first. It has the disadvantage that it will take much longer to achieve complete coverage of all titles within the jurisdiction and it is not as much of a public, open process as systematic registration. Also known as “sporadic adjudication”. See “adjudication” and “first registration”.

Squatter: a person who occupies another person’s land without the owner’s permission or against the owner’s objection. See “squatting”.

Squatting: the act of occupying another person’s land without the owner’s permission. See “adverse possession”, “limitation period” and “prescription”.

Squatter’s rights: the rights that a person obtains by occupying another person’s land
<table>
<thead>
<tr>
<th><strong>State property</strong></th>
<th>The State property is the rights to land held by the State. A ministry or public agency is often appointed to manage the land.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Statute of limitations</strong></td>
<td>The Statute of limitations is the name for the “limitation period” in common law (or English) systems. See “limitation period”.</td>
</tr>
<tr>
<td><strong>Strata title</strong></td>
<td>The Strata title is a legal term used to describe a system where multiple units or strata within a building can have separate ownerships.</td>
</tr>
<tr>
<td><strong>Subdivision</strong></td>
<td>Subdivision is the process of dividing a land parcel into different, usually smaller parcels. Subdivision will often require a plan showing the new boundaries, and this often needs to have government approval and be registered. Subdivision is the opposite to amalgamation. It is also possible to divide land vertically by means of condominium (see “condominium”). Subdivision is sometimes referred to as “mutation” or “division”.</td>
</tr>
<tr>
<td><strong>Sub lease</strong></td>
<td>A sub lease is a lease where the landlord is not the owner of the land, but is rather the tenant of a lease from the owner.</td>
</tr>
<tr>
<td><strong>Survey</strong></td>
<td>Survey is the process of measuring land, particularly to measure boundaries of parcels. See “cadastral survey”.</td>
</tr>
</tbody>
</table>

*Note: The text is a summary of key terms related to land tenure.*
**Systematic registration**: registering land for the first time (“first registration”) using a systematic approach to surveying, adjudicating and registering parcels on a regular, area by area basis that covers all the land in a particular area. It has typically been done through a government programme. Systematic registration is relatively expensive due to the large numbers of parcels being dealt with, although on a per parcel basis the average cost may be significantly lower than with sporadic registration (due to economies of scale). Systematic registration has the advantage that it will provide more comprehensive land information within a given time frame. It will also give more people improved rights more quickly, thus supporting the general development impact of increased security of ownership and reduced transaction costs. Also known as “systematic adjudication”. See “adjudication” and “first registration”.

ການຂຶ້ນທະບຽນເປັນລະບົບ: ການຂຶ້ນທະບຽນຄັ້ງທໍາອິດ (“ການຂຶ້ນທະບຽນຄັ້ງທໍາອິດ”) ໄດ້ຮັບການ ໄດ້ຮັບການຢ່າງເປັນລະບົບ ເພື່ອສໍາຫຼວດ, ພິສູດ ແລະ ຂຶ້ນທະບຽນ ເຂົ້າມາ ຊຸດສຽງເປັນລະບົບໃນໂຄງການເປັນລະບົບ. ການຂຶ້ນທະບຽນເປັນລະບົບ ເປັນລະບົບ ຃ັ້ງທໍາອິດ ເຂົ້າມາລາຍສັກ ໃນໂຄງການເປັນລະບົບໃນໂຄງການເປັນລະບົບ. ການຂຶ້ນທະບຽນເປັນລະບົບ ເປັນລະບົບ ຍັງຮູ້ກັນໃນຊື່ “ການພິສູດຫຼັກຖານເປັນລະບົບ”.
Tenancy: a lease, sometimes used to refer to a lease for a short period. See “lease”.

Tenant: a person who occupies another person’s land on the basis of a lease agreement, and whose rights and obligations are expressed in the lease. Also known as a “lessee”.

Tenure: the relationship, whether legally or customarily defined, between people as individuals or groups, with respect to land and other natural resources. The rules of tenure define how access is granted to rights to use, control and transfer resources, as well as associated responsibilities and restrictions. Tenure is often expressed in terms of the rights (and also the duties) that someone has in relation to a natural resource. Tenure is another way of referring to the rights to possess, occupy and use, harvest and collect produce, sell, gift, mortgage, lease out, leave by inheritance, etc. Tenure rights can also include the right to exclude others from occupying or using the land or forest, particularly where a person has an exclusive right to all the land or forest. There are also other cases where people are not the owners of the land, but they still have tenure rights, such as a use right or lease, or non-exclusive rights, such as a right to collect food, water or other material from the land or water, even though someone else has the main rights related to that natural resource. See “tenure system”.

Tenure reform: see “land tenure reform”.

Tenure security: see “security of tenure”.

Tenant: ນ້ອຍຂອງສິດຄອບຄອງສັນຍາການເຊົ່າ, ນ້ອຍຂອງສິດຄອບຄອງສັນຍາການເຊົ່າ, ປະມວນຄຳສັບພື້ນຖານກ່ຽວກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ

Tenancy: ທະຫານຂອງການຢູ່ອາໄສ, ທະຫານຂອງການເຊົ່າໄລຍະສັ້ນ. ກະລຸນາເບິ່ງ “ການເຊົ່າ”.

Tenant: ຜູ້ອາໄສໂດຍການອາໄສຢູ່ອາໄສ, ທະຫານຂອງການອາໄສຢູ່ອາໄສ, ປະມວນຄຳສັບພື້ນຖານກ່ຽວກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ

Tenure: ການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄອບຄອງໂດຍການຢູ່ຂອງສິດຄOAuth
Tenure system: the broad relationships, customs, laws, administrative practices and other means of regulating rights between people, communities and countries. In the Preface to the VGGT, there is the following definition:

• Tenure Systems define and regulate how people, communities and others gain access to land, fisheries and forests. These systems determine who can use which resources, for how long, and under what conditions. They may be based on written policies and laws as well as unwritten customs and practices.

Tenure systems are at the heart of how people, communities and nations gain access to natural resources, whether through formal law or informal arrangements. The rules of tenure determine who can use which resources, for how long, and under what circumstance. The tenure system is the overall system regulating all the individual and group rights over the natural resources. The expression covers how we organise people's rights within a group, community, nation or region of the world. The expression “tenure system” also points to the many organisations and individuals involved in tenure rights, because a tenure system is about people, communities and others. The range of participants includes governments and their administrative agencies, the courts, tenure rights holders, businesses, civil society, academics and the broader community.

Title: the official document giving evidence of a person’s right to land, or “entitlement”, which is usually in the form of a document known as a “certificate of title”, “land title”, “title deed” or “title certificate”. Title can also be used to mean “ownership”. 
Title deeds: documents giving evidence of title to land. See “land title” and “title”.

Title insurance: a service offered by insurance companies (for a fee) to protect a purchaser, tenant or lender against any losses that the person might suffer due to problems with the legal ownership of the property, such as the property being sold twice or having unknown rights that affect it. Title insurance is very common in the United States of America, which has a deeds system in most of its states (the deeds registry is often based in the local court).

Title registration system: a government run system for recording properties, ownership and transactions with property rights. The title registration system shows details of the property and the name and rights of the owner and others (such as tenants, lenders). The registration of title system differs from a deeds registration system because 1) the transaction only becomes effective on registration, 2) the land registry issues an updated copy of the register (sometimes called a “certificate of title”) to the owner after it has registered a transaction, and 3) the registration of title system commonly has some form of guarantee as to the accuracy of the information. Because a transaction is only legally effective once it is registered, a person only becomes the owner after he or she has registered the transfer or inheritance documents at the land registry. This system has been described as “title by registration”, because it is the act of registration that makes someone the owner of the land. In a deeds system, which is “registration of title”, the person is already by owner by means of the deed, and he or she is simply recording it at the deeds registry. See “judication of title” and “guaranteed title”.

Title registration system: ຜັກການປະກັນໄພກໍາມະສິດ: ຜັກການປະກັນໄພກໍາມະສິດຂອງລັດຖະບານ. ຜັກການປະກັນໄພກໍາມະສິດແມ່ນລະບົບຄົນກໍາມະສິດທາງການຄ້າບໍ່ລິ້ນກໍາມະສິດເຂົ້າໃຫ້ທີ່ດິນ. ຈາກການປະກັນໄພກໍາມະສິດຈາກການດິນຂອງລັດຖະບານນັ້ນ, ຜັກການປະກັນໄພກໍາມະສິດແມ່ນລະບົບການເກົ່າໄຊຂອງການປະກັນໄພກໍາມະສິດຕໍ່ທີ່ດິນ. ການປະກັນໄພກໍາມະສິດສະແດງວ່າ ຜັກການປະກັນໄພກໍາມະສິດຕໍ່ຄ້າບໍ່ລິ້ນກໍາມະສິດເຂົ້າໃຫ້ທີ່ດິນ. ຜັກການປະກັນໄພກໍາມະສິດຕໍ່ໃນລັດຖະບານນັ້ນໄດ້ຖິ່ນມາປະກັນໄພກໍາມະສິດຕໍ່ທີ່ດິນໃນລັດຖະບານສາມາດເປັນຜົນສັກສິດຕໍ່ໂດຍການປະກັນໄພກໍາມະສິດຕໍ່ທີ່ດິນໃນລັດຖະບານສາມາດຮ່ວມກັບຄວາມຖືກຕ້ອງຂອງການປະກັນໄພກໍາມະສິດຕໍ່ທີ່ດິນ. ຈາກການປະກັນໄພກໍາມະສິດຕໍ່ທີ່ດິນໃນລັດຖະບານສາມາດເປັນຜົນສັກສິດຕໍ່ໂດຍການປະກັນໄພກໍາມະສິດຕໍ່ທີ່ດິນໃນລັດຖະບານສາມາດຮ່ວມກັບຄວາມຖືກຕ້ອງຂອງການປະກັນໄພກໍາມະສິດຕໍ່ທີ່ດິນ. ການປະກັນໄພກໍາມະສິດຕໍ່ທີ່ດິນໃນລັດຖະບານສາມາດຮ່ວມກັບຄວາມຖືກຕ້ອງຂອງການປະກັນໄພກໍາມະສິດຕໍ່ທີ່ດິນ.
**Topography**: the physical features of the earth’s surface.

**Topographic map**: a map showing the physical features of the earth, usually incorporating contour lines. A topographic map shows the detailed physical attributes of an area using accepted signs and methods, such as contours to show height and different colours to show differences between areas.

**Torrens System**: a form of title registration system used in Australia, New Zealand, some part of Canada and a small number of other countries, states or areas. Each jurisdiction has its own rules, so there is no single Torrens system, but common characteristics are: a register, a certificate of title, a guarantee that the information in the register is reliable, and a compensation system in case of errors in the register or fraudulent sale.

**Transaction**: a change to the ownership or the rights associated with land, usually involving the owner and another person, such as transfer of rights from one person to another, a lease of the property or a mortgage of the property.

**Transaction costs**: the expenses involved in making a transaction, such as a transfer of ownership. Transaction costs can include lawyer’s fees, taxes and duties, registration fees and the fee charged by a real estate agent or bank.
Transboundary: going across a boundary, often an international boundary. Natural features, such as rivers, wetlands, deserts go across boundaries, and they require a coordinated approach from the surrounding countries to manage them well.

Transfer: to pass ownership or some other right in relation to a property from one living person to another. Transfer can also be the name of the document used to pass ownership of land from the “transferor” to the “transferee”.

Transparency: as the VGGT notes in its ten principles of implementation, transparency means clearly defining and widely publicizing policies, laws and procedures, and decisions in applicable languages and accessible formats.

Trespass: to go onto the land of another person without the owner’s permission. See “trespasser”.

Trespasser: a person who goes onto another person’s land without the owner’s permission or in spite of the owner’s objection. See “squatter”.

ໂອນ: ທີ່ຕາມການສິດຊັບ ບັນດາ, ທີ່ສິດຊັບ ບັນດາເຂົ້າໄປໃນທີ່ດິນຂອງອີກຜູ້ໜຶ່ງ. ທີ່ຕາມການສິດຊັບ ບັນດາ “ຜູ້ໂອນ” ທີ່ “ຜູ້ຮັບໂອນ”.

ຮ່ວງລໍ້າ: ທີ່ຕາມການສິດຊັບ ບັນດາເຂົ້າໄປໃນທີ່ດິນຂອງອີກຜູ້ໜຶ່ງ ໂດຍການອະນຸຍາດຈາກຜູ້ເປັນເຈົ້າຂອງ. ທີ່ຕາມການສິດຊັບ ບັນດາ “ຜູ້ລ່ວງລໍ້າ”.

ໂອນຄັດຄ້ານ: ທີ່ຕາມການສິດຊັບ ບັນດາເຂົ້າໄປໃນທີ່ດິນຂອງອີກຜູ້ໜຶ່ງ ໂດຍການຄັດຄ້ານຂອງຜູ້ເຂົ້າໄປໃນທີ່ດິນ. ທີ່ຕາມການສິດຊັບ ບັນດາ “ຜູ້ບຸກລໍ້າອາໄສ”.

ຄວາມໂປ່ງໃສ: ທີ່ VGGT ໄດ້ລະບຸໃນການຈັດຕັ້ງປະຕິບັດ, ຄວາມໂປ່ງໃສ ຝາຍເຖິງນະໂຍບາຍ, ກົດໝາຍ, ລາຍຄອງຕອນ, ແລະ ຕົ່ວເກີດຂົນສາ, ແລະ ທີ່ຕາມການສິດຊັບເຮືອງຈະເຮັດໃຫຍ່. ທີ່ຕາມການສິດຊັບ ບັນດາ “ຜູ້ໂອນ” ແລະ “ຜູ້ຮັບໂອນ”. 

ແມ່ນຄຳສັບພື້ນຖານກ່ຽວກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ. ປະມວນຄຳສັບພື້ນຖານກ່ຽວກັບການຄອບຄອງນຳໃຊ້ທີ່ດິນ.
Unique parcel identifier: a number (or sometimes a combination of numbers and letters) that identifies a land parcel in a certain area and that is used only for that land parcel. Parcel identifiers sometimes incorporate letters or numbers referring to the administrative area, such as the district or province.

Urban planning: an approach to investigating and making decisions about how land will be used in urban areas, whether for housing, commerce, recreation or other purposes. It aims to take into account all the urban society’s needs and identify land that can be used to meet those needs in the most efficient and harmonious way.

Urbanization: the process of the development of towns and cities, usually associated with increased populations.

Use right: one of the main elements of ownership, the use right gives the owner the right to occupy and do things on the property. A holder of a use right may not have the right to sell the property, etc.

Usufruct: in civil law systems, the word meaning “use right” (to use the land). See “use right”.

Unique parcel identifier: ຈາລະວິ (ຊັງຄົງຊັ່ງ ລາຍ ໃຊ້ຈ່າຍຂຽນຂອງຊັ່ງຊໍລະລະລົມ), ທີ່ ຢ່າງກັດ ມັກຂະຕາຍຂຽນໃຊ້ສັ່ງເຊິ່ງຊໍລະຊາຍ, ມັກຂະຕາຍຂຽນໃຊ້ສັ່ງເຊິ່ງຊໍລະລະລົມ ຍັ່ງນີ້. ກິໂລະການຄວາມສາມາດຮາກ ທີ່ມະຫາໄມ້ ພ້ອງຮາກການຊັ່ງຊໍລະລະລົມ ທີ່ສາມາດເຂົ້າຮອບໂດຍ ທີ່ສາມາດເຂົ້າຮອບ ດັ່ງກ່າວ.

ການຈໍາການແປງໄປບົດບາດ: ປິທານສາມາດຮາກ ໃຊ້ການຂະຕາຍຂຽນໃຊ້ສັ່ງເຊິ່ງຊໍລະຊາຍ ທີ່ສາມາດເຂົ້າຮອບ ໃຊ້ສັ່ງເຊິ່ງຊໍລະຊາຍ, ບາງ ເພິ່ມເພິ່ມ ທາງ້າງ, ມານນ້ອງ ທີ່ຈະປັນສີງ. ທີ່ມະຫາໄມ້ ພ້ອງຮາກການຊັ່ງຊໍລະລະລົມ ທີ່ສາມາດເຂົ້າຮອບ ໃຊ້ສັ່ງເຊິ່ງຊໍລະຊາຍ ໃຊ້ສັ່ງເຊິ່ງຊໍລະຊາຍ ທີ່ສາມາດເຂົ້າຮອບ ໃຊ້ສັ່ງເຊິ່ງຊໍລະຊາຍ. ທີ່ມະຫາໄມ້ ພ້ອງຮາກການຊັ່ງຊໍລະຊາຍ ທີ່ສາມາດເຂົ້າຮອບ ໃຊ້ສັ່ງເຊິ່ງຊໍລະຊາຍ.

ການຈໍາການແປງໄປບົດບາດ: ປະແຕ່ງ ທະແບບການພັດທະນາຂອງເມືອງ, ປະແຕ່ງການຍ້າຍການການພັດທະນາຂອງເມືອງ. ທີ່ມະຫາໄມ້ ພ້ອງຮາກການຊັ່ງຊໍລະຊາຍ ທີ່ສາມາດເຂົ້າຮອບ ໃຊ້ສັ່ງເຊິ່ງຊໍລະຊາຍ ທີ່ສາມາດເຂົ້າຮອບ ໃຊ້ສັ່ງເຊິ່ງຊໍລະຊາຍ. ທີ່ມະຫາໄມ້ ພ້ອງຮາກການຊັ່ງຊໍລະຊາຍ ທີ່ສາມາດເຂົ້າຮອບ ໃຊ້ສັ່ງເຊິ່ງຊໍລະຊາຍ.

Likely legal: ປະເພດທັງໝັ້ນຕັ້ງການຊັ່ງຊໍລະຊາຍ, ປະເພດທັງໝັ້ນຕັ້ງການຊັ່ງຊໍລະຊາຍ. ກິໂລະການຄວາມຄັດແຍບ, ຍັງ ອ່ານຕັ້ງການຊັ່ງຊໍລະຊາຍBURST. ຍັງຄັດແຍບ ທັງໝັ້ນ ທັງໝັ້ນທັງໝັ້ນ, ອ່ານ BURST. ຍັງຄັດແຍບ ທັງໝັ້ນ ມັກຂະຕາຍຂຽນໃຊ້ສັ່ງເຊິ່ງຊໍລະຊາຍ, ຍັງ ອ່ານ BURST.

Likely economic: ປະເພດທັງໝັ້ນຊູເລຍທຽມວິການ, ປະເພດທັງໝັ້ນຊູເລຍທຽມວິການ. ອ່ານ ຄວາມສັດຊູເລຍທຽມວິການ “Likely economic” (ເພິ່ມເພິ່ມຂອງຊູເລຍທຽມວິການ). ຍັງຄັດແຍບ “Likely economic.”
Zoning: a planning procedure where a designated zone is allocated for a specified use or uses. Zoning is a commonly used approach to planning that identifies the uses to which the zoned land may be put and specifies the type, amount and location of that development. Its aim is to promote orderly use and development and also to reduce or avoid inconsistent uses adjacent to one another.
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THE ABC OF LAND TENURE