Glossary of land related terms
With a focus on the Voluntary Guidelines on the Governance of Tenure
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Acknowledgements

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Introduction
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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.
Glossary
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<th>术语</th>
<th>英文</th>
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<tr>
<td>保护</td>
<td>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.</td>
</tr>
<tr>
<td>保护管理</td>
<td>Conservation management: land management that has a special focus on protecting and safeguarding natural resources.</td>
</tr>
<tr>
<td>保护区</td>
<td>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”.</td>
</tr>
<tr>
<td>有保障的产权</td>
<td>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.</td>
</tr>
<tr>
<td>比例</td>
<td>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.</td>
</tr>
<tr>
<td>补偿</td>
<td>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”.</td>
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</table>

保护：政府在保卫、维护、捍卫或照顾其自身（公有自然资源）和民众的合法权属权利方面的职能。该术语也指采取积极行动，处理对人民及其合法的权利可能造成的威胁。

保护管理：以保护和维护自然资源为重点的土地管理。

保护区：指受到保护的区域，在该区域，可以做什么是要受到某些规则限制的，甚至一些活动是受到完全禁止的，以便保护和保存这些地方。有时这些地方被称为“保护区”。

有保障的产权：政府登记机关负责赔偿所有权方面的某些损失（如所有权错误造成的损失，以及在某些国家由于欺诈造成的损失）的一种产权。

比例：一个物体在示意图或地图上的表现形式与其在现实中的大小之间的关系。地图越详细，比例尺越大，大比例尺的比例在1:25 000到1:1,000之间。

补偿：在资产被取走的情况下，通常由前任政府退还特定资产或支付补偿资产的价值（按当前价值计算）。参见“等价物”和“恢复原状”。
### 边界

两个不同的属性对象或区域之间的分隔。边界是用来描述具有不同行政、法律、土地利用、地形等特征的地块之间的划分。边界可以通过放置在分隔线上或附近的物理对象来标识，也可以通过地图或示意图上显示的假想线来标识。国际测量师联合会（FIG）对边界的定义如下：

地块边界可以通过地面物理标定，或者基于坐标系统的数学描述来定义。地籍测量的准确性和费用取决于边界描述所需的准确性。准确性应反映土地的价值、土地纠纷的风险和成本、使用者的信息需求等因素……

又称“周界”。

<table>
<thead>
<tr>
<th><strong>边界标记</strong></th>
<th>在物理标记的情况下，利用地面上的自然或人工标记或特征，确定物体或区域边界位置的过程。边界标记也可以使用线条和坐标在地图上显示。</th>
</tr>
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<th><strong>Boundary</strong></th>
<th>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:</th>
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### 边界标记物

一种物理特征，用于显示边界上的点，通常在边界改变方向的点上。它可以由任何材料制成，但应该是永久性的并且难以移动。在没有物理特征定义边界的情况下，边界标记非常重要。

| **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. |
**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”.

**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”.

**Compensation:** 在征用的情况下，给予所有者的与被征用的土地等值的金钱或其他类型的资产 (如土地)，用以补偿所有者的损失。补偿应当使得原所有人处于征用发生之前的水平 (在实际可行范围内)。当财产被征用时，有时应当向权利较小的人，例如佃户提供补偿。又称 “公正补偿” 或 "公平补偿"。参见 “等价物”。

**不动产:** 土地和永久附着在土地上的东西，如建筑物、树木、石栅栏。在英国普通法中被称为 “不动产” 或简称 “土地”。

**不可撤销的权利:** 即使在法庭上也不能受到质疑的政府对土地产权的记录。一些不可撤销的产权制度有少量例外，它们还有一个补偿制度来弥补因错误或欺诈造成的损失。参阅 “有保障的产权”。
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<th>土地相关术语表</th>
<th>Glossary of land related terms</th>
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<td>裁定: 根据事实和法律作出决策的过程。</td>
<td><strong>Adjudication:</strong> the process of making a decision by taking into account the facts and the law.</td>
</tr>
<tr>
<td>参与（负责任的权属治理）：在制定政策和法律以及实施这些政策和法律的过程中，让社区和直接受到权属管理影响的人参与进来。正如VGGT在其十项实施原则中指出的那样，协商和参与意味着在作出决定之前，有合法权属权利的人可以参与并寻求他们的支持，并在作出决定之前对其作出回应；同时也要考虑到各方之间现有的权力不平衡，努力确保个人和群体积极、自由、有效、有意义和知情地参与相关的决策过程。</td>
<td><strong>Participation (in responsible governance of tenure):</strong> 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.</td>
</tr>
<tr>
<td>参与性：一种基于参与的方法或行动。</td>
<td><strong>Participatory:</strong> an approach or action based on participation.</td>
</tr>
<tr>
<td>认可：在土地权属的治理范围内，认可意味着承认和接受1)土地或自然资源的位置，2)对其的权利，以及3)权利的持有者的存在。它要求一个国家有法律和程序，允许合法的权属权利持有人及其权利得到承认。另一种说法是，各国应承认存在合法权属的实际情况(“实地”的情况)。</td>
<td><strong>Recognize:</strong> 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”).</td>
</tr>
<tr>
<td>承租人：参见 &quot;佃户&quot;。</td>
<td><strong>Lessee:</strong> see “tenant”.</td>
</tr>
<tr>
<td>城郊：城镇或城市郊区的外围或近郊。</td>
<td><strong>Peri-urban:</strong> the area on the periphery or outskirts of the suburbs of a town or city.</td>
</tr>
<tr>
<td>城市化：城镇发展的过程，通常与人口增长有关。</td>
<td><strong>Urbanization:</strong> the process of the development of towns and cities, usually associated with increased populations.</td>
</tr>
</tbody>
</table>
城市规划: 调查和决定如何在城市地区使用土地的方法，无论是用于住房、商业、娱乐或其他目的。它旨在考虑城市的所有社会需求，并以最有效和最和谐的方式确定可用于满足这些需求的土地。

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.

冲突: 两方或多方对某事有不同看法或希望得到不同结果的分歧。冲突是很常见的，但通常人们会通过讨论达成一致或认可。在某些情况下，达不成协议或不接受协议也是可能的，但冲突可能导致更严重的争端。这可能要求权力机关调解或诉诸法庭，甚至通过暴力。参见“争议”和“申诉补救”。

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”.

出租人: 参见“地主”。

Lessor: see “landlord”.

测绘学: 利用系统的方法来整合所有活动以获取和管理空间数据的活动领域。这些活动包括制图测量、大地测量、水文、土地信息管理、摄影测量和遥感。

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.

磋商: 正如VGGT在其实施的十项原则中所指出的。磋商和参与是指与那些在作出决定之前可能受到决定影响的人接触并寻求他们的支持，然后对他们的贡献作出反应。此外，它意味着考虑到不同各方之间现有的权力不平等，并确保个人和团体积极、自由、有效、有意义和知情地参与有关决策进程。

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.
<table>
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<tr>
<th>大地测量框架或网络</th>
<th>Geodetic framework or network: a spatial framework of points whose position has been precisely determined on the surface of the earth.</th>
</tr>
</thead>
<tbody>
<tr>
<td>等价物</td>
<td>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.</td>
</tr>
<tr>
<td>抵押</td>
<td>Mortgage: a loan of money for which re-payment 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.</td>
</tr>
<tr>
<td>抵押权</td>
<td>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”.</td>
</tr>
<tr>
<td>抵押权人</td>
<td>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”.</td>
</tr>
<tr>
<td>抵押人</td>
<td>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”.</td>
</tr>
<tr>
<td>地段</td>
<td>Lot: see “land parcel”.</td>
</tr>
<tr>
<td>佃户</td>
<td>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”.</td>
</tr>
<tr>
<td>调查</td>
<td>Survey: to measure, particularly to measure boundaries of parcels. See “cadastral survey”.</td>
</tr>
</tbody>
</table>
地主：土地的所有者（或从所有者处获得租约的人——见转租），将土地的专有权给予他人（即佃户或承租人）一段时间，以换取租金。地主也被称为“出租人”。参见“租赁”。

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”.

地籍：一种以土地地块为基础的关键土地行政管理记录，主要用于土地管理。国际测量师联合会（FIG）将地籍定义如下：

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:

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

地籍调查：对地块边界和其他物体的识别、测量和记录。

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”.

地籍索引图：显示特定区域内所有土地的地图，包括地块边界、行政边界、唯一地块标识符、道路和行政名称。显示在土地登记处登记的所有土地地图，可称为“土地登记索引图”。

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.

地籍图：有关土地的一种官方地图，用于显示一个地块的边界，独特的地块编号，以及相邻地块和道路的细节。地籍图也可以显示土地用途，例如建筑物。

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

地块：有明确权利的一块土地。参见“土地地块”。
地块标识符或地块编号: 参见 "唯一地块标识符"。

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

地块地点: 在地图上可识别的一块土地。参见 "地块"。

Plot: an area of land identifiable on a map. See "land parcel".

地块重组: 参见 "土地整理" 和 "土地整合"。

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

地理信息系统 (GIS): 收集、储存、检查、整合、分析和显示有关地球的空间参考数据的系统。它通常包括一个空间参考数据库和适当的应用软件。

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.

地契: 证明土地所有权的文件。参见 "土地所有权"及 "所有权"。

Title deeds: documents giving evidence of title to land. See “land title” and “title”.

地形: 地球表面的物理特征。

Topography: the physical features of the earth's surface.

地形图: 显示地球物理特征的地图，通常包含等高线。地形图使用可接受的标志和方法显示区域的详细物理属性，例如显示高度的轮廓和显示区域之间差异的不同颜色。

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.

地役: 一种地役权。

Servitude: an easement.

地役权: 在他人的土地上临时做某事的权利，如在土地上步行或开车。在许多法律体系中被称为 "地役", 特别是民法体系。

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.

调查助理: 受过调查方面训练的人，能承担特定的调查任务，比如测量边界。调查助理可以被快速训练出来，以满足某些地区调查服务的需要。

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.
法律化：参见“正规化”

法律框架：议会和政府为规范人们的行为而颁布的法律、法令、规章、命令和其他文件。法律框架也可以包括国际条约和协定。

法律上的权利：根据正式法律而存在的权利，可能与事实上的权利不同。

法治：一种基于遵守法律规定的程序、要求、权利和义务（包括申诉权）的方法，而不是一种基于官员个人对某事应如何做的武断式的酌情处理方法。正如VGGT在其十项实施原则中指出的那样，法治意味着通过法律采用基于规则的方法，这些法律以适用的语言广泛宣传。它是一种适用于所有人的，平等执行和独立裁定的，符合国家和国际法规定义务的，并适当考虑适用区域和国际机构自愿承诺的以法律为基础的方法。

非司法：非司法机制是指在解决冲突的情景下，通过法院以外的方式解决冲突和争端的方式，如协助谈判、调解和仲裁。

非正式权属：指基于习俗、传统或其他形式的非正式权属规则，与土地或其他自然资源有关的所有权和其他权利和义务。非正式权属可以和正式权属一样合法，但其来源或基础不在于国家的法律，而在于习俗、传统等。
<table>
<thead>
<tr>
<th>语言</th>
<th>意义</th>
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<tr>
<td><strong>分层所有权</strong></td>
<td>参见“共管公寓”。</td>
</tr>
</tbody>
</table>
| **Strata title** | see “condominium”.

**分配**：在土地权属体系规定的规则范围内，将土地权利转让给法人（个人或公司）的过程。权利可以由最高政治权力（主权国家或土著安排）通过原始赠与或通过征用、购买或重新分配的方式来再分配。私人也可以通过出售、租赁、继承等方式将权利分配给他人。也参见“土地重新分配”。

**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”.

**分区**：为指定用途划拨指定区域的规划过程。分区是一种常用的规划方法，用以确定划定土地的用途，并指明该发展项目的类型、数量及地点。其目的是促进有序的使用和发展，并减少或避免彼此相邻的不一致用途。

**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.
公约属区：根据国际公约的规则确定和指定为公约场所的所属区域，在区域内，根据公约的目标限制或禁止该区域的相关活动。参见“保护区”。

**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”.

公正赔偿：反映被剥夺或损坏的资产的价值，并使原所有者处于与原来状况类似（尽可能）。参见“等价物”和“赔偿”。

**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”.

公证人：具有合法资格，能使土地交易正规化的人。公证人有两种主要类型：德国/瑞士传统公证人和法国/西班牙传统公证人。它们的角色因传统而异，但一般来说，它们通过加盖戳记和签名使交易正式生效。在许多地方，他们保留所有交易的档案。他们通常向司法部报告。

**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.

共管公寓：一种将财产分割为两个或两个以上的人拥有的系统，其中包括一个共同拥有的区域，以及一个拥有和管理共同拥有的区域的“共管公寓协会”（公司的一种类型）。这种形式的财产共有在公寓楼和办公室很常见，但也可以用于任何类型的财产，只要有一些共同拥有的区域。在某些法律体系中也被称为“分层所有权”。

**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.

共同财产：对土地或其他自然资源的权属权利，人们无论作为一群人或更为正式认可的社区，与群体或社区中的其他人享有共同的权利。社区决定和控制公共财产的使用，有时是通过投票多数制来实现这种决定和控制，社区可以排除非成员使用公共财产。参见“公有制”。

**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”.
<table>
<thead>
<tr>
<th>土地相关术语表</th>
<th>Glossary of land related terms</th>
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<tbody>
<tr>
<td><strong>共同权利</strong>: 共同财产中所拥有的权利。</td>
<td><strong>Common rights</strong>: rights held in common property.</td>
</tr>
<tr>
<td><strong>共同所有权</strong>: 两个或两个以上的人共同拥有的财产，</td>
<td><strong>Co-ownership</strong>: 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”.</td>
</tr>
<tr>
<td>每个人都有权不受限制地使用财产。共同所有者通常可以在没有其他共有人协议的情况下出售其股份，共同所有者可以通过继承将其股份留给另一个人。参见“联合所有权”。</td>
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<tr>
<td><strong>共有</strong>: 用来描述共同财产的术语。</td>
<td><strong>Commons</strong>: a term used to describe common property.</td>
</tr>
<tr>
<td><strong>固定边界</strong>: 根据法律 (和/或法规) 规定的规则和标准，已经商定并记录确切位置或方位的财产的法定边界。除采用自然或人工特征外，固定边界通常由测量师在确定界线时所放置的特别记号或标记所界定。自然或人工特征可以包括建筑物的角落、栅栏柱、河岸等。也参见“一般边界”。</td>
<td><strong>Fixed boundary</strong>: 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”.</td>
</tr>
<tr>
<td><strong>管理框架</strong>: 参见“组织框架”。</td>
<td><strong>Administrative framework</strong>: see “organizational framework”.</td>
</tr>
<tr>
<td><strong>管理权</strong>: 一种形式的特许权。</td>
<td><strong>Management right</strong>: a form of concession.</td>
</tr>
<tr>
<td><strong>规管使用</strong>: 规划法或文件指明的土地用途。</td>
<td><strong>Regulated use</strong>: use of land that is specified in a planning law or document.</td>
</tr>
<tr>
<td><strong>规划</strong>: 参见“土地利用规划”。</td>
<td><strong>Planning</strong>: see “land use planning”.</td>
</tr>
</tbody>
</table>
| **规章制度**: “立法框架”。 | **Regulatory framework**: the “legislative framework”.


国有土地：权利归国家拥有的土地。通常任命一个政府部委或公共机构来管理土地。

State property: rights to land held by the State. A ministry or public agency is often appointed to manage the land.

国有化：一种征用形式，国家将接管私有资产（特别是企业和基础设施，以及企业经营的土地）的所有权。

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.
**合并**：两个或两个以上的基本财产对象（如地块）合并或统一为一个单位。合并通常需要一个显示新边界的示意图，有时还需要进行登记。又称“整合”和“兼并”。合并是分割或细分的反义词。也参见“土地整合”，不过“土地整合”的规模往往大得多。

**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.

**合法权属权利**：法律正式承认的土地权利，以及那些虽然目前未受法律保护但在地方社会中被认为具有社会合法性的权利。两种类型的合法权属权利可以确定如下：

**法律的合法性**（通过法律合法；法律认可）
- 法律认可的所有权，包括个人、家庭和团体的权利，以及法律认可的习惯权利；
- 法律认可的使用权，包括租赁、分成和许可协议、地役权。

**社会合法性**（即使没有法律承认，通过广泛的社会接受也是合法的）
- 赋予公民信任的国家的习俗和土著权利；
- 国有土地上的习俗权利，例如森林社区；
- 私人和公共土地上的非正式定居点，国家已经接受不重新安置这些人民；
- 私人和公共土地的占有者，他们几乎已经满足了通过惯例或逆权占有获得土地的要求。

**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.

**合规性**：遵守规则并按照程序行事，特别是法律或准则中的规定。

**Compliance**: following the rules and acting in accordance with the procedures, particularly as specified in legislation or guidelines.
| 划界 | Demarcation: the marking-out of the boundaries of a land parcel or other object on the ground. |
| 划界图 | Demarcation map: a map prepared to show the parcels of land as determined during the process of adjudication. See "adjudication". |
| 恢复原状 | 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”. |
| 婚姻财产 | 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. |
| 获取土地 | 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”. |
机构框架：参见“组织框架”。

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”.

记录体系：政府在产权注册处或契约注册处运作的行政及法律体系，可记录土地、土地所有权及与土地的交易（买卖、出租、抵押、继承等）。记录体系通常会因记录而给予一些官方承认或一些法律利益。当所有权或权利发生变化，或土地边界发生变化时，应更新登记系统。记录体系的目的是增加确定性和安全性，这也可以对鼓励人们充分利用他们的权利产生积极影响。此外，如果注册表中的信息是更新的，开放的和容易访问的，那么其他人可以快速地获得他们需要的可靠信息，包括购买、出售、抵押、租赁或其他类型的有关权利交易的信息。

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.

监测：通常使用预先商定的一组指标来不时收集某一物的信息，这些信息可以进行不同时点比较。参见“评估”。

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”.

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**建筑许可**：对建筑申请进行审查，并对申请是否符合法律、法规规定的标准进行评估的政府运行体系。通常情况下，如果一切正常，由政府签发批准文件。又称为“建设许可”。

**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”.

**交易**：与土地有关的所有权或权利的变更，通常涉及所有者和另一个人，如权利从一个人转移到另一个人，以及财产的租赁或抵押。

**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.

**交易费用**：在进行交易时（如所有权转移）所涉及的费用。交易费用包括律师费、税费、注册费以及房地产代理或银行收取的费用。

**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.
<table>
<thead>
<tr>
<th>空间参考：一个实体与其绝对或相对位置的关联。</th>
<th><strong>Spatial referencing:</strong> the association of an entity with its absolute or relative location.</th>
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</thead>
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<tr>
<td><strong>空间数据基础设施</strong>：一个由地理数据和元数据、用户和工具组成的框架，它们之间相互连接，以便以一种高效和灵活的方式使用空间数据。它也可以被描述为获取、处理、分发、使用、维护和保存空间数据所必需的技术、政策、标准、人力资源和相关活动。</td>
<td><strong>Spatial data infrastructure:</strong> 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, distribute, use, maintain and preserve spatial data.</td>
</tr>
<tr>
<td>跨界：跨越边界，通常是国际边界。河流、湿地、沙漠等自然景观跨越边界，需要周边国家采取协调一致的方式来管理它们。</td>
<td><strong>Transboundary:</strong> 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.</td>
</tr>
<tr>
<td><strong>库存土地</strong>：指因人口增加、改革计划、征用土地补偿费等原因，留待将来使用的土地。</td>
<td><strong>Land bank:</strong> 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.</td>
</tr>
</tbody>
</table>
### 立法：
国家议会通过的法律以及任何其他的国家一级以下层级的立法，如政府发布的法令、规章和指令。

### 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.

### 联合所有权：
在英国法律中，联合所有权是一种具有特定规则的共同所有权的子类别。在联合所有权下，当一个所有者去世时，其他所有者自动获得土地，而不需要继承。通常，人们会交替使用联合所有权和共同所有权，尤其是在非英国法律（或普通法）体系的国家。参见“共同所有权”。

### 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”.

### 零散登记：
以逐案处理的方式首次登记土地及与之相关的权利 (“首次登记”)。零散登记通常是根据财产所有者的特定行动启动登记程序。所有者负责提交申请“首次登记”和需要提供所有必要的文件(如地块的描述，通常由调查员编制的调查计划)，以及权利的证据（如所有权，任何租赁或抵押，任何地役权或役权，这些证据通常由律师准备）。零散登记的优点是，它在短期内可能比系统登记便宜，而且往往首先针对最具经济活力的财产。它的缺点是需要更长的时间才能实现管辖范围内所有财产所有权的完全覆盖，而且它不像系统登记那样是一个公开、开放的过程。又称“零散裁定”。请参阅“裁定”及“首次登记”。

### 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 systematic 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”.

### 律师助理：
受过一些法律培训的人，能承担一些特殊的法律任务，如准备土地记录。律师助理可以快速接受培训，满足偏远地区或只需要简单服务的法律服务需求。

### 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.
逆权占有：未经他人许可而占用他人土地的行为，也称“擅自占用”。由侵入者、占领者或擅自占用者所拥有的所有权是“不利于”（有“反对”含义）所有者的。长期逆权占有（法律通常规定年限）赋予土地占有者一定的权利，最常见的是土地所有权，但在一些法律体系中也可以通过长期使用产生地役权。参见“时效期”、“时效”和“擅自占用”。

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”.

赔偿: 在土地或其他权属被征用、毁坏或损坏时，向其所有者提供金钱（或其他）补偿的义务。参见“补偿”。

平面图: 以水平投影的形式表现物体的一种形式，如在纸上或以数字形式表现的地块或建筑物。

评价: 根据标准评估结果或信息，并确定其是否低于、达到或超过标准。评价有时包括对结果低于、达到或超过标准原因的解释。参见“监测”。

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”.

Plan: a representation of an object in a horizontal projection, such as a land parcel or building, either on paper or in digital form.

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”.
| 契约：签署后具有法律效力的文件，如土地转让、租赁或抵押。 | Deed: a document that has a legal effect when signed, such as a transfer of land, lease or mortgage. |
| 契约登记处：政府运作的办事处，可正式记录契约。契约的副本通常存放在契约登记处，而索引系统可让任何人找到与特定卖方、买方或（有时）土地有关的契约。 | 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. |
| 契约登记：在政府经营的契约登记处登记个人契约的体系。通常情况下，登记的是一份契约的副本，而所有者保留正本。一般情况下，房契并不会发放登记证书，但会在契约上记录一个唯一的登记编号。亦称“契约登记”。参见“契约登记处”。 | 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”. |
| 强制驱逐：参见“驱逐”。 | Forced eviction: see “eviction”. |
| 强制收购/购买：见征用。 | Compulsory acquisition/purchase: see expropriation. |
| 强制损失：指没有正当的基础，特别是没有法律基础，也没有按照程序而发生的损失。其中包括强制驱逐——迫使人们离开家园、土地或森林，或放弃渔业权利。 | 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. |
| 侵权：对土地或其他自然资源及相关权属权利的干涉、损害、损失或其他负面影响。如果土地或其他自然资源受到物理破坏，那么这些权利的用处和价值也会减少。如果土地被污染了，或者某人被禁止进入，那么这个人的权利就被侵犯了。或者未经土地权属权利人许可，非法占用、使用土地、森林或者从土地、森林中取得产品，也可能是对权利本身的侵犯，而对自然资源本身没有任何影响，例如有人被剥夺了他们的权利。 | 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. |
侵占：通常是以永久性或半永久性的方式，未经许可侵犯他人土地的行为，例如在邻居的土地上筑篱笆或建筑，或在该土地上种植作物。也参见“擅自占用”。

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”.

强占土地：指未经授权而侵占土地，包括将他人赶出土地。也参见“强制损失”和“驱逐”。

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

驱逐：通常通过武力将某人从其占有的土地或家园中驱逐出去。

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

权力失衡：无论是在一个群体内部或群体之间，或者在群体与其交往的官员之间，存在的不平等的权力、地位、感知合法性或其他特质。

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.

权利的法律承认：这是一种国家支持的过程，在被承认的权利上增加了一些东西。它涉及国家接受和承认权利及其所有者的对第三方的承认、背书和声明。这可能需要采取立法行动。法律上的承认往往导致在政府支持的记录保存系统（如土地注册处）中进行记录。法律承认是与非正式情况相对照的，在非正式情况下，国家不参与，没有正式的权利记录。

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.
权属: 法律上或习惯上定义的，作为个人或群体的人与土地和其他自然资源之间关系。权属规则定义了如何授予使用、控制和转让资源的权利，以及相关的责任和限制。权属通常用与自然资源相关的权利 (以及义务) 来表示。权属指的是拥有、占用和使用、获取和收集产出物、销售、赠与、抵押贷款、租赁、继承等权利的另一种说法。权属权利还可以包括拒绝他人占用或使用土地或森林，特别是当一个人有单独享有所有的土地和森林。还有其他的情况下，尽管人们不是土地的所有者，但他们仍然有权属权利，如使用权或租赁，或非排他性权利，如有权从土地或水域中收集食物、水或其他物质的权利，即便其他人拥有与该自然资源相关的主要权利。参见 “权属体系”。

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”.

权属安全性: 参见 “权属安全性”。

Tenure security: see “security of tenure”.

权属安全性: 土地和其他自然资源权利的确定和保护，通常以明确和可执行的法律、透明的行政体系和健全的司法体系为基础。一个清晰、最新的记录系统有助于提高权属的安全性。权属不安全的人面临的风险是，他们的权利受到竞争性索权威胁的风险，甚至可能由于任意驱逐而丧失。提高权属保障被认为是必要的，这是因为：

- 鼓励投资，以提高农业生产力，特别是中长期投资，从而改善人民的生计和粮食安全;
- 保护和合理利用自然资源;
- 鼓励使用临时土地使用权，包括租赁;
- 减少与土地使用和交易相关的冲突的数量和强度。

参见 “记录体系”。

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”.
**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.

**Tenure reform:** see “land tenure reform”.

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**Responsible governance of tenure:** administreren de rettigheter (og forpliktelsene) forbundet med jordbruksog annen natureng område, samt mellom personer og grupper. Bestikkende eller ”bra” administrasjon av jordbruksrett viser til fri og rettferdig administrasjon som streber etter å bringe det beste til de fleste mennesker, mens den samtidig reduserer skadelige effekter på individer eller grupper, samt holder i tanken på den omveldning som er produktbaseret. Bestikkende administrasjon av jordbruksret kan levere bedre utmuklinger for mennesker og for naturen, både for nuet og i fremtiden. Se ”administrasjon”.

Det finnes noen grunnleggende karakteristikk av bestikkende administrasjon av jordbruksret. De er reflektert i fem generelle prinsipper som er oppført i starten av VGGT. Disse er:

1. Erkjenning og respekt for jordbruksrettsbronns righets holder og deres rettigheter.
2. Sikring og beskyttelse av jordbruksrettsbenedrifter mot behov og overgrep.
3. Promovering og forbedring av den oppfriskning og aktiviteten av jordbruksrettsbenedrifter.
5. Forebygging av jordbruksretts strid, voldelige konflikter og korruption.

Det finnes også ti prinsipper av implementering oppført i VGGT, som inkluderer transparens, rettlige og genderjedlighet. Disse er en del av bestikkende administrasjon i general, og de brukes like godt til bestikkende administrasjon av jordbruksret.

**Tenure reform:** se ”land jordbruksreform”.

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**Tenure reform:** see “land tenure reform”.

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**Tenure reform:** see “land tenure reform”. 
<table>
<thead>
<tr>
<th>权属体系：</th>
<th>十字架人民、社区和国家之间权利的广泛人际关系、习俗、法律、行政惯例和其他等诸多手段。在VGGT的序言中，定义如下：</th>
</tr>
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<tbody>
<tr>
<td>权属体系界定和规范人们、社区和其他人如何获得土地、渔业和森林。这些权属体系决定着谁能够使用哪些资源、用多久、有什么前提条件。这些体系可能建立在成文的政策和法律基础上，也可能以不成文的习俗和做法作为基础。</td>
<td></td>
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<tr>
<td>Tenure system:</td>
<td>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:</td>
</tr>
<tr>
<td>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.</td>
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<tr>
<td>全面和可持续的方法：</td>
<td>需要采用综合和可持续的方法来对其进行管理。</td>
</tr>
<tr>
<td>Holistic and sustainable approach:</td>
<td>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.</td>
</tr>
<tr>
<td>全球导航卫星系统（GNSS）：</td>
<td>通过测量绕地球运行的卫星发出的信号来确定地球表面位置的通用术语。参见“GPS”。</td>
</tr>
<tr>
<td>Global navigation satellite systems (GNSS):</td>
<td>the generic term for fixing positions on the surface of the earth by measuring signals from satellites orbiting the earth. See also “GPS”.</td>
</tr>
<tr>
<td>全球定位系统（GPS）：</td>
<td>全球定位系统 (GPS): an American system of GNSS.</td>
</tr>
</tbody>
</table>
丧失抵押品赎回权：当所有者未能偿还贷款时，抵押权人（或“贷款人”）可以提起诉讼，以获得对土地的控制权。丧失抵押品赎回权的法院命令允许抵押权人出售财产。出售所得的款项，用作偿还贷款金额及法庭诉讼及出售的费用。余下的任何款项都归还失去土地权利的所有者。

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.

擅入者：未经所有者许可或不顾所有者反对而进入他人土地的人。参见“擅自占用他人土地的人”。

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

擅自进入：未经所有者许可进入他人土地。参见“擅入者”。

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

擅自占用：未经所有者许可占用他人土地的行为。参见“逆权占有”、“时效期”和“时效”。

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

擅自占用他人土地的人：未经所有者许可或违反所有者意愿而占用他人土地的人。参见“擅自占用”。

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

擅自占用者的权利：一个人通过占用他人土地获得的权利。

Squatter’s rights: the rights that a person obtains by occupying another person’s land.

上诉：上级机关对下级机关的决定进行审查，作出新的决定或者依法要求下级机关修改的过程。上诉通常向法院提出，但行政上诉或复审可以在政府或私营公司等组织内进行。

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.
| **社区所有权** | **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”. |
| **摄影测量学** | **Photogrammetry**: 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. |
| **申诉补救** | **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”. |
| **申诉专员** | **Ombudsman**: 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. |
| **时效** | **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”. |
**诉讼时效期**: 法律(通常在民法典或民事诉讼法中)规定的对诉讼开始时间设定宽大期限的一段时间。这个周期因国家而异，可能是5年、10年、12年甚至更长。诉讼时效期的作用是在所有者如果想将占有或擅自占用土地的人赶走，那么他或她就必须在诉讼时效期起诉。如果超过了诉讼时效，占有或擅自占用者就可以主张对土地的权利或所有权。如果占有或擅自占用的人知道他或她是在另一个人的土地上(“无罪”和“有罪”占用)，这个时期有时是不同的。也被称为“诉讼时效”。

**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 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".

**使用权**: 所有权的主要要素之一，使用权赋予所有者在土地上占有和做事的权利。使用权持有人可能无权出售土地等。

**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.

**事实权利**: 存在于现实或“实地”但不符合法律规定要求的权利。它们可能与法律上的权利不同。

**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.

**首次登记**: 调查所有权和其他权利，并确定土地边界的过程，从而在政府运行的记录保存系统中创建书面(或数字)记录。首次登记可以采取“零散登记”或“系统登记”的方式进行。也参见“所有权裁定”。

**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”.

**受益人**: 从决策，计划或行动中受益的人。

**Beneficiaries**: those people who benefit from a decision, programme or action.
| 数字化：将图形地图或纸质文件等模拟数据转换为数字形式的过程，通常包括获取有关地图或文件的元数据，如名称、文件类型、日期和地块标识符。有时也被称为“使数字化”。 | 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”. |
| 数字制图：以数字形式获取（捕获）、转换和呈现空间数据的过程。又称自动制图或计算机辅助制图。 | Digital mapping: the processes of acquiring (capturing), transforming and presenting spatial data in digital form. Also known as automated cartography or computer-assisted cartography. |
| 诉讼时效：普通法（或英国法系）体系中“时效期”的名称。参见“时效期”。 | Statute of limitations: the name for the “limitation period” in common law (or English) systems. See “limitation period”. |
| 碎片化：将土地分割或划分成越来越小的区域，这通常是由于在遗产继承中，每个孩子都分得一份土地，同时也由于人口密度的增加，特别是在城市地区，越来越多的房子建在一块土地上。随着地块变得越来越小，它们最终无法得到有效利用，需要某种形式的整合。另一种形式的碎片化不涉及对边界的改变（没有对地块的分割），而是所有者数量的增加，通常是由继承，每个所有者只拥有很小的份额，例如1/256或1/512。这使得管理地块的使用实际上是不可能的。参见“土地整合”。 | 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”. |
| 所有权：所有权通常出现在日常用语中，它是一整套与权利相关的土地权利的集合，如使用、控制、转让、通过继承留下或以其他方式享有土地的能力，只要这些活动受到法律允许。所有权还包括义务，例如纳税义务。所有权都受到国家权力的约束或限制，通常这些权利在被国家获取时，所有者应得到相应补偿。 | 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. |
所有权保险（Title insurance）：由保险公司提供的一种收费服务，以保护买方、承租人或贷款人免受因财产的合法所有权问题而可能遭受的任何损失，例如被出售两次的财产或有影响该财产的未知权利。所有权保险在美国非常普遍，美国大部分州都有契约制度（契约登记处通常设在当地法院）。

所有权裁定（Adjudication of title）：正式确定地块边界、所有权和土地权利，然后记录在政府运行登记处的过程。通常会向所有者颁发证书。裁定不会改变边界或权利，而是会识别已存在的边界和权利的位置。也称为“所有权登记”和“首次登记”。它可以以零星或系统的方式完成。参见“零散登记”和“系统登记”。

所有权集中度（Ownership concentration）：所有者与地块数量之比，集中度高表明只有少数人拥有大部分土地，集中度低则表明有更多人拥有土地。

所有者（Owner）：对土地拥有全部权利的人（或法人）。参见“所有权”。

索引图（Index map）：参见“地籍索引图”。
<table>
<thead>
<tr>
<th><strong>特许权</strong></th>
<th><strong>Concession</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>指在一定期限内，通过与特定企业或者交易签订的合同，使用和占用他人所有土地的权利。土地的权利只是整个协议的一部分。这个词有时与“租赁”互换使用，被视为一种产权。</td>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>投机买卖</strong></th>
<th><strong>Speculation</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>以赚钱为主要目的的土地买卖，对土地的使用或开发不感兴趣。投机通常只涉及短期买卖。在一些国家，投机收入的税率高于投资收入的税率。</td>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>透明度</strong></th>
<th><strong>Transparency</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>正如VGGT在其十项实施原则中指出的那样，透明度意味着以适用的语言和可访问的形式明确定义和广泛宣传政策、法律和程序以及决策。</td>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>图像规划或图像地图</strong></th>
<th><strong>Photoplan or photomap</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>一种航拍照片或图像的集合，可以放大以得到更清晰的合成图像。如果用精确定位和几何校正的航空照片或图像（校正后的图像）进行组合，或使用正射照片或正射影像，它将具有地图的特征，具有方向、比例和识别的关键相关特征。它结合了地图的精确性和照片易于理解的特性。</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>
</tbody>
</table>
**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 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 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 reform:** See “land reallocation”.

**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.
土地证：证明一个人拥有土地权利或产权资格的官方文件，通常以“所有权证书”、“土地所有权”、“地契”或“所有权证书”的形式出现。“Title”一词还可以指“所有权”的意思。

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”.

土地改革：对有关土地政策的法律和体制框架进行修改的通称。土地改革的目的是对土地政策进行改革，以便在政治、经济和社会领域实现所希望的变革。最常见的土地改革可能是涉及土地重新分配和重新分配土地使用权的改革。土地改革是农业改革的一部分。参见“农业改革”和“土地重新分配”。

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”.

农业改革：旨在以政治、经济和/或社会利益为目的改变土地使用方式，特别是农业土地使用方式的一系列活动和变化。农业改革方案的目标一般是在质量和数量上提高农业生产水平，并提高农业生产者的生活水平。这种改革往往涉及重新分配土地和改变土地权属制度的要素。参见“土地重新分配”和“权属改革”。

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”.

土地或不动产：在普通法（英国）体系中，不动产是指土地和任何附属于土地的东西，包括建筑物、公寓和其他建筑以及树木等自然物体。在民法体系中被称为“不动产”。

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.
土地所有权登记：在所有权登记制度或者“首次登记”过程中，记录一个地块及其所有权明细的行为；或在首次登记后，在所有权登记制度下记录交易的行为。请参阅“所有权裁定”、“有保障的产权”及“所有权登记制度”。

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”.

土地所有权登记制度：政府运作的记录土地、所有权及所有权交易的制度。土地所有权登记制度显示有关土地的详细资料，以及所有者及其他人士（例如佃户、贷款人）的姓名及权利。土地所有权登记制度不同于契约登记制度，因为1) 交易只在登记时生效，2) 土地登记处在登记后向所有者发放登记的更新副本（有时称为“土地所有权证书”），3) 土地所有权登记制度通常通过某种形式保证信息的准确性。由于一宗交易只有在登记后才具法律效力，因此只有在向土地注册处登记转让或继承文件后，才可成为所有者。这一制度被称为“通过登记得到所有权”，因为是这种登记行为使某人成为土地所有者。在“所有权登记”的契约制度中，该人已经通过契约成为所有者，并且他或她只是将其记录在契约登记处。参见“所有权裁定”及“有保障的产权”。

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 “adjudication of title” and “guaranteed title”.

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土地管理：在有关土地资源的分配、使用和开发中作出知情决定的相关活动。它包括资源管理、土地行政管理、土地政策和土地信息管理。其目标是使国家的土地资源得到最佳利用，实现社会、环境和经济的可持续发展。国际测量师联合会（FIG）提出了以下定义：

管理土地资源利用和开发的过程。今天的土地管理政策必须解的一些关键的、有时相互冲突的目标，包括：

• 提高土地资源利用效率，以支撑许多国家快速增长的人口；
• 提供发展激励措施，包括提供住宅、下水道和供水等基础设施；
• 保护自然环境不受破坏；
• 提供公平有效的获取土地和土地市场经济利益的途径；
• 通过与土地和土地增值的税收和费用来支持政府服务。

参见“土地行政管理”，这是一个狭义的概念。

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.
**土地行政管理**：确定、记录和传播有关土地及其所有权、价值和用途的信息的过程。土地行政管理包括一套使土地权属规则具有操作性的体系和程序。它包括土地权利的管理、土地使用条例、土地估价和税收。土地行政管理可以由政府机构进行，也可以通过传统领袖进行。土地行政管理，无论是正式的还是非正式的，都包括广泛的管理系统和流程：

- **土地权利**：土地权利的分配；界定权利的地块的界线；通过买卖、出租、借贷、赠与、继承等方式从一方转移到另一方；向公众提供与土地有关的信息；有关权利和地块界线的疑问和争议的裁定。
- **土地使用法规**：土地使用规划与执行，土地使用冲突的裁定。
- **土地估价与税收**：对土地权利进行估价，根据土地价值和税率征收税收，对土地估价与税收争议进行裁定。

土地行政管理信息是制定土地管理政策、制定土地管理决策的重要依据。联合国欧洲经济委员会认为，理想情况下，土地行政管理系统应包含：

1. 保证所有权和权属的安全
2. 支持土地财产税体系
3. 建立安全的信用体系
4. 开发和监控土地市场
5. 保护国有土地
6. 减少土地纠纷
7. 促进土地改革
8. 完善城市规划和基础设施建设
9. 支持基于环境考虑的土地管理

参见“土地管理”，这是一个更广泛的概念。

**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.
| **土地纠纷**：对土地所有权、权利（特别是准入权）、义务、边界或用途的分歧。参见“冲突”、“争议解决”和“申诉补救”。 |
| **Land dispute**：a disagreement over ownership, rights (particularly access rights), obligations, boundaries or uses of land. See “conflicts”,”dispute resolution” and “grievance redress”.
| **土地开发**：利用资源改良土地，使其能更有效地利用。这些资源可以包括资本（建筑物）、劳动力（清理土地或从土地排水）或企业（获得规划许可）。土地开发是土地管理的一部分，它适用于农村土地，也适用于城市土地，它应该可以使得土地增值。 |
| **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.
| **土地利用规划**：系统评估土地和水资源潜力，选择土地利用模式和其他自然、社会和经济条件，以便选择和采用对社会和土地使用者最有利的土地利用选择，并且不损害资源和环境，同时选择最有可能的措施鼓励这样的土地用途。也参见“土地管理”。 |
| **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”.
| **土地权利**：影响土地的权利，如使用权、占有权、出售权和继承权。不止一个人可以拥有一块土地的权利，这就产生了英国法律中“权利束”的概念。 |
| **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.
| **土地权属**：法律上或习惯上定义的涉及土地，有时涉及相关的自然资源（水、树木、矿物等）方面的人与人之间的关系，这些关系的主体包括个人或群体。土地权属规则规定了如何在社会中分配土地的产权。土地使用权决定了谁可以使用什么资源，使用多长时间，在什么条件下。参见“权属制度”。 |
| **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”.

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40 土地相关术语 | Glossary of land related terms
土地权属改革：对权属规则的改变。它可以包括对习惯权属权利的法律承认、强化承租人的权利等。其目的是改善获得土地的机会，特别是对那些土地很少或没有土地的人，或那些土地权利薄弱的人。参见“土地改革”。

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”.

土地权属制度：参见“权属制度”。

Land tenure system: see “tenure system”.

土地上限：一个人可以拥有的土地面积或地块数量的上限。

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

土地使用：人们在土地上为生产、改变或维持土地而作出的安排、活动和投入。在实践中，对土地使用的定义往往更为宽泛。任何给定的土地面积通常用于满足多个目标或目的。土地使用信息就下列有关当前土地用途的一个或多个问题提供答案：

- 什么：活动的目的－例如所寻求的特定产品和服务。
- 地点：考虑空间单元的地理位置和范围。
- 何时：进行的各种活动的时间方面——例如进行的种植、除草等操作的顺序。
- 如何：所使用的技术——例如技术投入/物质投入，如肥料、灌溉、劳动力等。
- 数量：定量测量——例如面积、产品。
- 原因：当前土地使用背后的原因——例如土地所有权、劳动力成本、市场条件等。

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.

土地使用：土地使用的方式，包括土地表面植被的性质。参见“规管使用”。

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

土地使用：
土地所有权：一份官方文件，通常是由土地登记处发出给土地所有者，显示地块的详细信息、所有者的名称、权利与地块和其他人员的名字和权利，如承租人或出借人。土地所有权是一个人拥有土地权利的证据。土地所有权也可以称为"产权证书"或"产权契据"。也参见"土地证书"。

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".

土地制度：与土地权属有关的制度。它为获得土地和自然资源提供了基础。它定义了人们可以拥有的土地和自然资源的权利类型、这些权利的安全性以及适用的义务。该制度包括与土地和自然资源有关的政策、立法和行政框架。参见"土地权属"和"权属制度"。

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".

土地信息系统（LIS）：用于获取，处理，存储和分发土地信息的系统。国际测量师联合会（FIG）提出了以下定义：……法律、行政、经济决策以及规划和发展的工具。土地信息系统一方面包括一个数据库，该数据库包含用于特定区域空间参考的土地相关数据，另一方面包括系统收集、更新、处理和分发数据的程序和技术。土地信息系统的基础是统一的空间参考系统，它还简化了系统内数据与其他土地相关数据的链接。

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.

土地再分配：参见 "土地重新分配"。

Land redistribution: see “land reallocation”.

土地整合：将小块土地或土地股份交换为一个或多个较大的地块的过程，这些整合后地块的价值与最初的土地的价值大致相当。它创造了更经济、更合理的大小、形状和位置的地块。也参见"土地整合计划"。

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”. 
**土地整合计划**：通常由政府推行的一系列土地整理活动。一项计划往往需要一项法律去授权该活动（特别是如果土地所有者的参与是强制性的）；预算中包括额外的资金，以引进诸如改善道路通行、灌溉或其他形式的基础设施等福利；以及记录新边界和所有权的记录系统。

**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.

**土地证书**：政府签发给所有者的文件，包含土地的详细信息（如位置和唯一编号）、所有者的姓名和权利，以及与该土地有关的任何义务。它是保存在记录系统中的土地记录的副本。土地证书提供了强有力的证据，证明了土地所有者的权利。也参见“土地所有权”。

**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”.

**土地政策**：政府为管理土地权属和土地使用而采用的各种政策文件中体现的意图。土地政策通常以一套基本原则为指导，其中一些基于国际协议，而另一些原则则针对国情。这些原则可包括:

- 鼓励提高效率和促进经济发展;
- 促进平等和社会正义;
- 保护环境和可持续的土地利用模式。

并不是所有的国家都有一致的、有意整合的、正式表述的土地政策。参见“政策框架”。

**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”.
土地治理：就土地获取及其用途作出决定的规则、过程和安排；决策的执行和实施方式；以及如何管理和协调土地上的利益冲突。它包括政府机构，如土地机构、负责土地的法院和部委，以及非政府行为者，如传统机构和非正式代理人。它包括土地的法律和政策框架以及享有社会合法性的传统和非正式做法。参见“治理”和“合法权属权利”。

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”.

土地重新分配：政府在强制基础上取得土地权利，然后重新分配给新所有者的过程。其目的是改善那些没有土地权利、土地权利不足或土地权利不安全的人的状况。土地重新分配常常是政府实施的一个大型计划的一部分，可能需要许多年。对那些被征用土地的人的补偿可以成为该计划的一部分。

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.

土著的：属于当地的，包括属于某一个地区的人。

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

土著权属制度：当地起源和属于当地的权属制度。参见“习惯权属”和“权属制度”。

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

托伦斯制度：一种在澳大利亚、新西兰、加拿大部分地区和其他少数国家、州或地区使用的产权登记制度。每个司法管辖区都有自己的规则，因此托伦斯制度没有单一性，但其共同的特点都具有：登记簿、所有权证书、登记簿中的可靠信息，以及在登记簿出现错误或欺诈销售时的赔偿制度。

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.
| 外国人：来自另一个国家，具有不同国籍的人。 | Alien: person from another country who holds a different nationality |
| 唯一地块标识符：标识某一地区的一个地块，且仅用于该地块的数字（有时是数字和字母的组合）。地块标识符有时包含与行政区域（如地区或省）相关的字母或数字。 | 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. |
| 卫星定位系统：通过测量绕地球运行的卫星发出的信号来确定地球表面的位置。参见“全球导航卫星系统”。 | 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”. |
| 问责：个人对其行为或决策（或未能采取行动或决策）的责任，以及由于实施了存在错误、腐败或非法的行动或决策（或未采取行动或决策）所带来的任何不良后果或处罚的责任。正如VGGT在其十项实施原则中指出的那样，问责意味着让个人、公共机构和非国家行为者根据法治原则对其行动和决策负责。 | 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 where it is wrong, corrupt or illegal (or failing to take the action or make 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. |
习惯法：在一个团体或社会中随着时间推移而形成的规则。习惯法通常没有记录下来，但它被团体或社会所接受和遵循。有些法律体系将习惯法纳入正式法律体系，特别是在法庭诉讼中。

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.

习惯性权属：用于管理土地、渔业和森林的地方规则、制度和惯例。在长期的实践中，此类规则等已经获得了社会合法性，并成为社会结构的一部分。尽管习惯性权属不常被正式记录下来，但其受到社会的广泛认可并被当地人民所遵守。参见“权属”。

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”.

习惯权属制度：支持习惯权属的制度。习惯权属制度极为多样化，反映了不同的生态系统、经济、文化和社会关系。然而，它们倾向于将权属权利嵌入社会关系中，并相当重视集体或公共权利。权属权利往往归属于多重、重叠和因此而“嵌套”的社会单位（即家庭内的个人权利、亲属网络内的家庭、更广泛社区内的亲属网络）。习惯权属制度可能与当地的耕作制度有关，但也与畜牧资源利用、公共森林和宗教信仰或埋葬地点有关。参见“权属”和“权属制度”。

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”.

习俗：习俗源于长期以来的实践。风俗习惯是由人们和他们的祖先在很长一段时间内以一种特殊的方式，在有规律或例行的基础上创造出来的。

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.
系统登记：指对某一特定地区的所有土地进行有系统地定期、按地区进行测量、裁定和登记的土地进行首次登记 ("首次登记")。这通常是通过政府计划来完成的。虽然按每个地块计算的平均费用可能比零散登记的费用低得多（由于规模经济），但是由于要处理大量的土地，系统登记的费用相对较高。系统登记的优点是它可以在一定的时间范围内提供更全面的土地信息。它还将使更多的人更快地改善权利，从而支持提高所有权的安全性和降低交易成本，从而提升对地区总体发展的正向影响。又称 "系统裁定"。参见 "裁定" 及 "首次登记"。

细分：将地块划分为不同的，通常较小的地块的过程。细分通常需要一个显示新边界的计划，通常需要获得政府批准并进行登记。细分与合并相反。也可以通过共管公寓垂直划分土地（参见 "共管公寓"）。细分有时被称为 "财产变更" 或 "分割"。

享有权/用益物权：参见 "使用权"。
性别：性别是指在特定时期和特定社会认为适合男性和女性的角色、行为、活动和特性。除了与作为男性和女性相关社会属性和机会以及成年男女之间、女孩和男孩之间的关系外，性别也指男性之间的关系和女性之间的关系。这些属性、机会和关系是社会构建的，是在社会化过程中学习的结果。其存在于特定的环境和时期中，且具有可变性。特定环境下性别决定对妇女或男子的期望、允许和价值判断。在大多数社会中，男女在肩负的责任、开展的活动、获取和掌握资源以及决策机会方面存在差异和不平等。性别是更广泛的社会文化背景的一部分，社会文化分析的其他重要标准也是如此，包括阶级、种族、贫穷程度、族裔群体、性取向、年龄等等。

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.

性别敏感性办法：要求所有政策、法律和体制进程考虑到男女的权利、需要和机会方面的差异，并设法解决这些差异的办法和态度。它从一开始就努力提供男女平等参与。

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.

性别平等：男女享有一切人权的平等权利。它要求承认男女权利的差异 (在法律和实践中), 并采取具体、积极的措施 (在必要时) 在实践中实现平等。无论妇女和女孩的公民和婚姻状况如何，她们都应享有平等的使用权和获得土地、渔业和森林的机会。

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.
许可：根据合同权利而非土地权在另一个人的土地上做某事的权利。它不如租赁或地役权安全，可以由土地所有者终止。许可证涵盖了广泛的协议，如木材采伐证，它允许一个人进入土地和砍伐木材。

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.

续约选择权：在租赁中，租户有权在规定期限内以预先约定的租金 (或租金公式) 延长租赁期。承租人有权但没有义务延长租约。有关 “购买选择权”，请参见 “优先购买权”。

Option to renew: 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.”
一般边界：由地面上的物理特征 (如墙、篱笆、树篱、树线或水道) 定义的边界，但是尚未确定特征上边界线的精确位置。参见 “固定边界”。

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”.

隐私：一个人的某些信息不应该被分享的概念，尤其是关于这个人的健康、信仰或经济状况的信息。法律有时会对隐私进行限制，以保护此类信息不被共享，从而赋予人们 “隐私权”。

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”.

已登记土地：通常以 “首次登记” 方式在土地登记册上登记的土地。一旦注册，所有者通常会收到一份官方证书，这个证书包含土地、所有权和任何其他权利的记录细节。这有时被称为产权证书或产权契据。请参阅 “所有权裁定” 及 “首次登记”。

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”.

用益物权：在大陆法系统中，意为 “使用权” (使用土地)。参阅 “使用权”。

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

优先购买权：在所有者决定出售土地时，有权获得购买土地的机会，但这并不构成任何购买义务。在某些法律体系中也被称为 “优先购买权” 和 “购买权”。

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.

游牧民族：他们不固定在一个地方；随着时间从一个地方移动到另一个地方。

Nomadic: not fixed to one place; moving from place to place over time.

拥有：通常是指实际占有土地 (无论是否得到所有者的许可)，或从承租人那里收取租金的权利。

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.

拥有权：在一段时间内实际占有土地而产生的权利。参见 “逆权占有”。

Possessory rights: the rights that come into existence from physically occupying a land parcel for a period of time. See “adverse possession”.
<table>
<thead>
<tr>
<th><strong>依时效而取得的权利</strong></th>
<th><strong>Prescriptive rights</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>一个人根据时效获得的权利。</td>
<td>rights that a person obtains based on prescription.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>拥有者</strong></th>
<th><strong>Possessor</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>拥有土地并在占用土地一段时间后拥有占有权的人。参见“拥有”和“拥有权”。</td>
<td>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”.</td>
</tr>
<tr>
<td>Chinese Term</td>
<td>English Term</td>
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<tr>
<td>灾难副本</td>
<td>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”.</td>
</tr>
<tr>
<td>再分配改革</td>
<td>Redistributive reform: see “land reallocation”.</td>
</tr>
<tr>
<td>占有</td>
<td>Occupation: the physical possession of land. See “possession”.</td>
</tr>
<tr>
<td>占有人</td>
<td>Occupier: the person who occupies the land.</td>
</tr>
<tr>
<td>占有物</td>
<td>Occupations: buildings and other structures on land.</td>
</tr>
<tr>
<td>争议</td>
<td>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”.</td>
</tr>
<tr>
<td>争议解决</td>
<td>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.</td>
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**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”.

**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”.

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

**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.
**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.

**Orthophoto, orthophotograph or orthoimage:** 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.

**Orthophotoplan:** See “orthophotomaps”.

**Orthophotomap:** A photomap made from orthophotographs or orthoimages.

**Certificate:** See “land certificate”.

**Policy:** A decision on how to deal with a particular situation or achieve an objective.

**Policy framework:** The set or body of individual policies adopted by the state covering a particular topic or area.

**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.
**治理**：构成政治、社会、经济和行政系统的组织、过程和规则。它们被用来管理社会，协调不同群体相互竞争的优先事项和利益。治理包括正式的政府机构和非正式的安排；它包括所涉及的机制和过程；它还关系到公民如何参与决策，政府如何对公民负责，社会如何要求其成员遵守规则和法律，以及分歧如何解决。

**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.

**仲裁**：法院系统外的一种裁决或决策形式，人们在其中依据事实和法律，并形成一个结论。根据争议当事人是否同意（或者法律是否规定），该决定可以具有和法院命令一样的法律效力。

**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.

**重叠权利**：两个或两个以上的权利影响同一块土地或其他自然资源的情况。这些权利可能并不矛盾，比如所有权和在土地上行走的权利。在权利不相容的地方，它们是“冲突的”。

**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”.

**重新调整**：改变边界，作为重新分配土地计划的一部分（参见“土地再分配”）或纠正边界确定中的小错误。

**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.

**周界**：参见“边界”。

**Perimeter**：see “boundary”.

**登记制度**：参见“记录制度”。

**Registration system**：see “recording system”.

**注册业主或所有者**：作为土地所有权人登记在土地登记册上的人。

**Registered proprietor or owner**：a person entered in the land register as the holder of the registered title to land.
转让：将财产的所有权或其他权利从一个有生命的人转让给另一个人。转让也可以是用来将土地所有权从“转让人”转移到“受让人”手中的文件的名称。

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”.

让与：财产权从一个人转移到另一个人的过程或文件。例如在出售或租赁中。请参阅“转让”。

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”.

转租：房东不是土地所有者的租约，而是从房主处租赁的租户。

Sublease: a lease where the landlord is not the owner of the land, but is rather the tenant of a lease from the owner.

租赁：所有者(称为“地主”或“出租人”)和另一个人(称为“承租人”)之间的协议，赋予承租人在一定时间内对该土地的某些权利。这种权利通常包括占有土地的权利，偶尔也包括将土地转租给他人、分租、在土地上建筑房屋和抵押土地的权利。租赁可以是书面的，也可以是口头协议。通常是固定期限的，包括向地主支付租金。

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, sub-lease, 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.

租期：一种租赁，有时指短期的租赁。参见“租赁”。

Tenancy: a lease, sometimes used to refer to a lease for a short period. See “lease”.

组织框架：指的是执行和管理政策与法律、提供服务、监督和执行法律的政府机构。该框架还体现了政府内部组织和协调各机构的安排，以及管理和报告的等级体系。又称“行政框架”和“机构框架”。

Organizational framework: 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”.
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<thead>
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<th>资料来源</th>
<th>Sources</th>
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