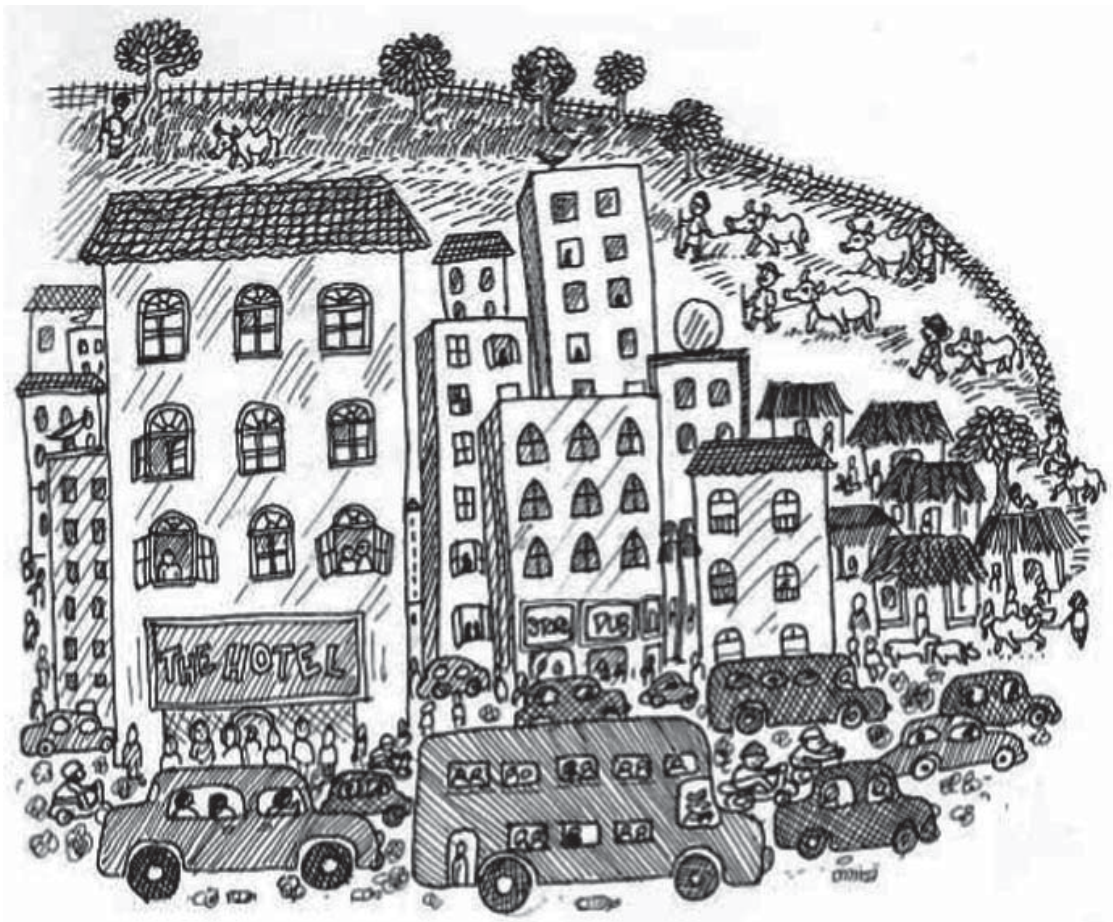
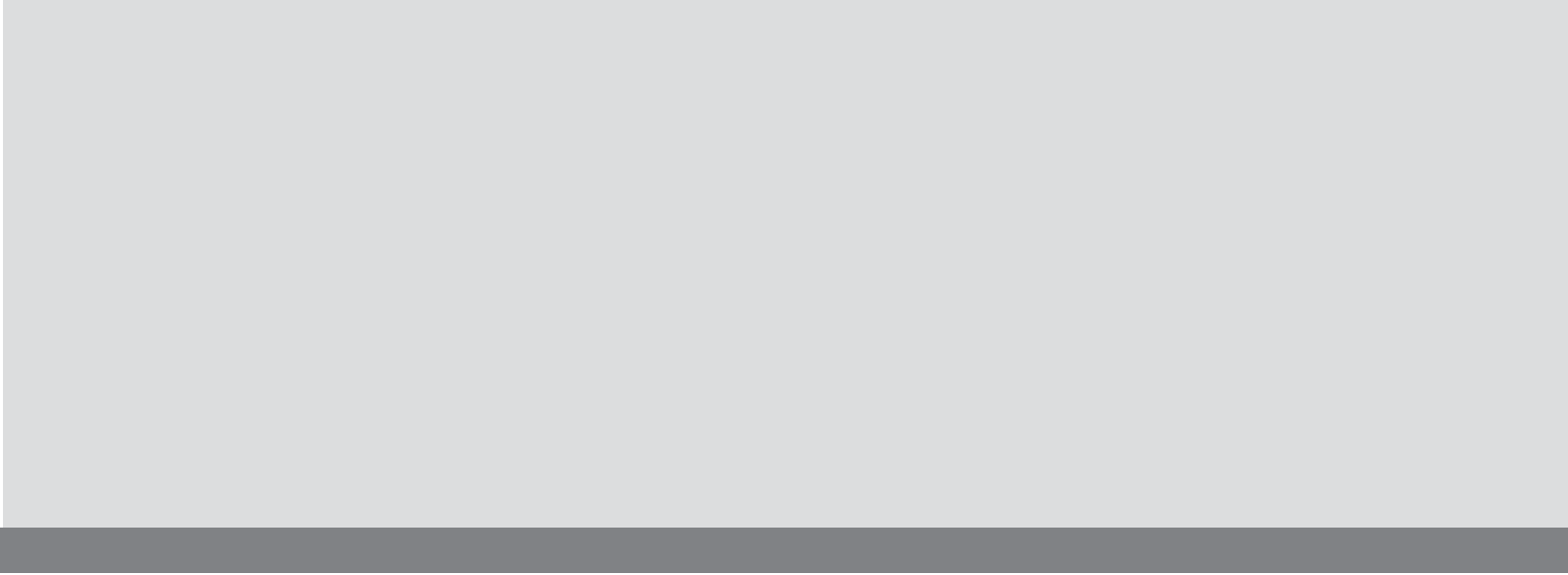


Annex





Glossary

ACCESS

The ability to use land or another resource.

ACCOUNTABILITY

Answerability; having a duty to explain one's conduct and being subject to monitoring and evaluation by a higher authority. (Heywood, 1997).

ADVERSE SELECTION

Adverse selection, anti-selection, or negative selection are terms used in economics, insurance, statistics, and risk management. It refers to a market process in which "bad" results occur when buyers and sellers have asymmetric information (i.e. access to different information): the "bad" products or customers are more likely to be selected. A bank that sets one price for all its checking account customers runs the risk of being adversely selected against by its low-balance, high-activity (and hence least profitable) customers.

AGENCY

- Bureaucratic arm of the government, such as an Irrigation Department, Forestry Service, etc.
- *New Institutional Economics* - Agency relationship: when a principal delegates some rights — for example, user rights over a resource — to an agent who is bound by a (formal or informal) contract to represent the principal's interests in return for payment of some kind (Eggertsson, 1990).
- *Sociology* - Purposeful action. This term implies that actors have the freedom to create, change and influence events (Bilton et al. 1996: 654).

AGRARIAN REFORM

Our broadcast term for the attempt to change agrarian structure, which may include land reform, land tenure reform, and other supportive reforms as well as reform of the credit system.

AGRARIAN STRUCTURE

The pattern of land distribution among landowners.

BIMODAL AGRARIAN STRUCTURE

A distribution pattern for land in which most land is owned by the largest landholders and the smallest landholders.

ALTRUISM

The principle of acting without selfish concern, in the interests of others (Bilton et al. 1996: 654).

ASSOCIATION

A group formed by voluntary action, reflecting recognition of shared interests or common concerns. (Heywood, 1997).

AUTHORITY

The right to influence the behavior of others on the basis of an acknowledged duty to obey; authority may be traditional, charismatic or legal-rational. (Heywood, 1997).

BUNDLE OF RIGHTS

The several rights that constitute tenure; alternatively, all the rights belonging to various persons or groups in a piece of property.

CADASTRAL SURVEY

A survey that determines the ownership, boundaries, and location of a parcel of land.

CADASTRE (or cadastral map)

A map showing the results of a cadastral survey.

CAPITAL

Social Capital

The trust, norms and networks facilitating cooperation and collective action (Putnam, 1993).

Glossary

The shared knowledge, understandings, norms, rules, and expectations about patterns of interactions that groups of individuals bring to a recurrent activity (Ostrom, 1999).

Social capital is the arrangement of human resources to improve flows of future income (Ostrom, 1994: 527-8).

Social capital is created by individuals spending time and energy working with other individuals to find better ways of making possible the achievement of certain ends that, in its absence, would not be possible (Coleman et al. 1966).

Features of social organization — such as networks and values, including tolerance, inclusion, reciprocity, participation and trust — that facilitate coordination and cooperation for mutual benefit. Social capital inheres in the relations between and among actors (UNDP, 1997).

The social resources (networks, membership of groups, relationship of trust, access to wider institutions of society) upon which people draw in pursuit of livelihoods (Carney, 1998:7).

Bonding social capital. Horizontal ties among homogenous groups (Woolcock and Sweetser, 2002).

Bridging social capital. Horizontal ties among heterogeneous groups (Woolcock and Sweetser, 2002).

Linking social capital. Vertical ties with people in power, whether they are in politically or financially influential positions (Woolcock and Sweetser, 2002).

Human capital. The knowledge and skills that individuals bring to the solution of a problem (Ostrom, 1994: 528).

The knowledge, skills, and experience of people that make them economically productive. Human capital can be increased by investing in education, health care, and job training (Soubotina and Sheram, 2000).

The skills, knowledge, ability to labor, and good health important to the ability to pursue different livelihood strategies (Carney, 1998).

Physical capital. Produced asset: Buildings, machines, and technical equipment used in production plus inventories of raw materials, half-finished goods, and finished goods (Soubotina and Sheram, 2000).

Physical capital is the arrangement of material resources to improve flows of future incomes (Lachmann, 1978).

The basic infrastructure (transport, shelter, water, energy and communications) and the production equipment and means which enable people to pursue their livelihoods (Carney, 1998).

Natural capital. A stock of natural resources — such as land, water, and minerals — used for production. Can be either renewable or non-renewable (Soubotina and Sheram, 2000).

The natural resource stocks from which resource flows useful to livelihoods are derived (e.g., land, water, wildlife, biodiversity, environmental resources) (Carney, 1998).

Glossary

Financial capital. The financial resources available to people (whether savings, supplies of credit or regular remittances or pensions) and which provide them with different livelihood options (Carney, 1998).

Cultural capital. Refers to the extent to which individuals have absorbed the dominant culture. Associated with Pierre Bourdieu, who claimed that the greater degree of cultural capital individuals possessed (the more absorbed they were in the dominant culture), the more successful they would be in the educational system (Bilton, 1996:656).

CBNRM

Community-based natural resource management, in which the government plays a relatively minor role.

CENTRALIZATION

The concentration of political power or government authority at the national level (Heywood, 1997).

CIVIL SOCIETY

The realm of autonomous groups and associations; a private sphere independent from public authority. (Heywood, 1997).

COLLECTIVE ACTION

“Action taken by a group (either directly or on its behalf through an organization) in pursuit of members’ perceived shared interests” (Marshall, 1998).

“Collective action is the coordinated behavior of groups toward a common interest or purpose” (Vermillion, 2001).

Collective action arises when the efforts of two or more individuals are needed to accomplish an outcome (Sandler, 1992:1).

Collective action arises when individuals join together to work for a collective good (Ensminger, 1992:30).

Action undertaken in a relatively spontaneous way by a large number of people assembled together in a particular place or area. One of the most important forms of collective action is crowd behavior. In crowds, individuals can seek to achieve objectives which in ordinary circumstances are denied to them (Giddens, 1997).

The study of collective action examines the factors that motivate individuals to coordinate their activities to better their collective well-being (Sandler, 1992:19).

COLLECTIVE ACTION DILEMMA

The paralysis that can result when members of a group fail to produce a collective good due to free rider problems (McCay et al., 1999).

CO-MANAGEMENT

“Partnership arrangements in which government, the community of local resource users, external agents (non-governmental organizations, academic and research institutions), and other resource stakeholders share the responsibility and authority for decision-making over the management of a natural resource; it covers various partnership arrangements and degrees of power sharing and integration of local (informal, traditional, customary) and centralized government management systems” (Pomeroy, 2001).

Refers to programs that seek to increase users’ direct involvement in resource management in conjunction with a continuing role for the state at some level (Vedeld, 1996; Hesseling, 1996).

Glossary

COMMON PROPERTY

Commons from which a community can exclude non-members and over which the community controls use.

Common property institution - An organization that manages common property tenure arrangement itself.

Common property management - Management of a resource as a common property.

Common property resource - A resource managed under a common property regime.

COMMONS

Land or another natural resource used simultaneously or serially by the members of a community.

COMMUNITY

(1) A group of people living in the same locality and sharing some common characteristics; (2) a group of people having ethnic, cultural, or religious characteristics in common; (3) groups of people who share a common interest and communicate with each other about that interest (including via the internet), and (4) a group of nations having common interests (e.g., Southern African Development Community SADC) (adapted from www.hyperdictionary.com, accessed 01/06/05).

COMPLIANCE

Fulfilling an agreement, formal or informal, based on accepted standards, norms or rules.

CONFLICT

Competition between opposing forces, reflecting a diversity of opinions, preferences, needs, or interests

that has a rising probability of violence compared to, say, market competition (Heywood, 1997).

CONSTITUTION

A formal and authoritative set of rules that establish the duties, powers, and functions of the institutions of government. Often these contain basic rights and bases for judicial actions that, among others, define the relationship between the state, corporate persons, and real individuals (Heywood, 1997).

CO-OWNERSHIP

Joint ownership by more than one legal person.

CREDITWORTHY

Term used to characterize a borrower who is a good risk for a lender.

CULTURE

A people's attitude, beliefs, symbols, and values; broadly, that which is acquired through learning, rather than inheritance (Heywood, 1997).

Meaning and social behavior transmitted by non-biological means (i.e., communication and imitation) (McCay et al., 1999).

The total lifestyle of a people from a particular social grouping, including all the ideas, symbols, preferences, and material objects they share (University of Richmond accessed 2002).

DECENTRALIZATION

Transfer of both decision-making authority and payment responsibility to lower levels of government.

“Systematic and rational dispersal of power, authority and responsibility from the central government to lower or local level institutions” (Pomeroy, 2001).

Glossary

Movement of management roles from higher or central levels to lower or local units within the same agency or ministry (Vermillion, 2001).

DE-CONCENTRATION

“The shifting of workload from central government ministry headquarters to staff located in offices outside of the national capital” (Rondinelli et al., 1989).

Transfer of authority and responsibility from national government departments and agencies to regional, district, and field offices of national government offices. Also referred to as administrative decentralization.

DEED REGISTRATION

Registration of title deeds.

DELEGATION

“Passing of some authority and decision-making powers to local officials. The central government retains the right to overturn local decisions and can, at any time, take these powers back” (Pomeroy, 2001).

“Transfers of authority to public corporations or special authorities outside the regular bureaucratic structure” (Ostrom et al., 1993).

DEMOCRATIZATION

The advance of liberal-democratic reform, implying in particular, the granting of basic freedoms and the widening of popular participation and electoral choice (Heywood, 1997).

DENATIONALIZATION

Refers to the selling to the public or to workers of government-owned assets or enterprises meant for the production of goods or services (Dahal, 1996).

DEREGULATION

Involves the dismantling of price controls, quotas, and barriers to entry so that market forces determine savings, investment, and consumption decisions of economic actors (Dahal, 1996).

DEVOLUTION

Transfer of responsibility and authority over natural resources from the state to non-governmental bodies, particularly user groups.

“Increased empowerment of local organizations with no direct government affiliation” (Maniates, 1990).

“Strategy of governance prompted by external or domestic pressures to facilitate transfers of power closer to those who are most affected by the exercise of power” (Agrawal and Ostrom, 2001).

Shift of responsibility and authority for resource management from the state to non-governmental bodies, which includes traditional institutions, the private sector and other organizations of civil society, such as herders’ associations or village committees (Meinzen-Dick and Knox, 2001).

Transfer of power and responsibility for the performance of specified functions from national to local governments without reference back to central government. The nature of transfer is political (by legislation), in contrast to de-concentration’s administrative, and the approach is territorial or geographical, in contrast to sectoral.

EMPOWERMENT

Multidimensional social process that helps people gain control over their own lives; a process that fosters power (that is, the capacity to implement) in people,

Glossary

for use in their own lives, their communities, and in their society, by acting on issues that they define as important (Page and Czuba, 1999).

EQUITY

The state or ideal of being just, impartial, and fair. The term is often used synonymous with equality.

ETHNIC GROUP

A social group that has a common cultural tradition, common history, and common sense of identity and exists as a subgroup in a larger society. The members of an ethnic group differ with regard to certain cultural characteristics from the other members of their society (Source: www.socialpolicy.ca/e.htm, accessed 01/06/05).

EXTERNALITY

An external economy (diseconomy) is an event which confers an appreciable benefit (inflicts appreciable damage) on some person or persons who were not fully consenting parties in reaching the decision or decisions which led directly or indirectly to the event in question (Meade, 1973).

Effects of a person's or firm's activities on others which are not compensated. Externalities can either hurt or benefit others—they can be negative or positive. One negative externality arises when a company pollutes the local environment to produce its goods and does not compensate the negatively affected local residents. Positive externalities can be produced through primary education—which benefits not only primary students but also society at large (Soubbotina and Sheram, 2000).

FEE SIMPLE or FEE SIMPLE ABSOLUTE

Archaic terms for freehold, from English feudal tenure terminology.

FIXED BOUNDARIES

Boundaries fixed by reference to points in a geodetic network.

FIXED RENT

A rent fixed in cash or a quantity of goods.

Fixed rent tenancy - A tenancy for which the rent is fixed.

FORMAL TENURE SYSTEM

A tenure system created by statute.

FRAGMENTATION

The state of a holding, consisting of several separate parcels.

FRAMES, FRAMING, FRAME ANALYSIS

The concept of frames or framing is used in the contexts of some social movement analysis to mean patterns of perception and/or schemata of interpretation employed by social movement participants or social movement organizations viewed collectively. A frame might be imagined as a kind of template or filter that organizes how one processes new information encountered in the world. Frames organize that information based on previously held beliefs or previously shaped patterns of perception and interpretation.

FREEHOLD

Full private ownership, i.e., free of any obligations to the state other than payment of taxes and obser-

Glossary

vance of land use controls imposed in the public interest.

GENERAL BOUNDARIES

Boundaries established by reference to physical features, such as a river or hedgerow.

GLOBAL POSITIONING SYSTEM (GPS)

A system of survey which establishes and can re-establish points on the earth's surface by reference to orbiting satellites.

GOVERNANCE

"The exercise of legitimate authority in transacting affairs, broadly understood to refer to the maintenance of social order through endogenously evolved sets of rules or authority structures, or some combination of locally evolved and externally imposed rules sets" (Mearns, 1996).

"The exercise of economic, political, and administrative authority to manage a country's affairs at all levels. It comprises mechanisms, processes, and institutions through which citizens and groups articulate their interests, exercise their legal rights, meet their obligations, and mediate their differences" (UNDP, 1997).

"The traditions and institutions by which authority in a country is exercised for the common good. This includes the process by which those in authority are selected, monitored, and replaced, the capacity of the government to effectively manage its resources and implement sound policies, and the respect of citizens and the state for the institutions that govern economic and social interactions among them" (World Bank, www.worldbank.org, accessed 01/06/05).

GOVERNMENT

The mechanism through which ordered rule is maintained; the machinery for making and enforcing collective decisions in society and elsewhere. The core functions of government are to make law (legislation), implement law (execution), and interpret law (adjudication). However, the term "government" is also used to refer to the political executive alone, making it equivalent to the use of the term "the Administration" in presidential systems (Heywood, 1997).

"Exercise of influence and control, through law and coercion, over a political community, constituted into a state within a defined territory" (Mearns, 1996).

HOLDING

(Verb) Having control of land or another resource; (noun) All the land held by a household or person in whatever tenure.

(Noun) All the land held by a household or person in whatever tenure.

HUMAN RIGHTS

Rights to which people are entitled by virtue of being human; universal and fundamental rights defined in Universal Declaration adopted by UN in 1948, supplemented by 1960s Covenants on social, economic, political, and civil rights. Various interpretations by states, hence, the subject of global debate.

IMMOVABLE PROPERTY

Property in land and attachments (European Civil Law).

IMPORTED TENURE SYSTEM

Tenure system occupied from another country.

Glossary

INDIGENOUS TENURE SYSTEM

Tenure system of local origin.

INDIVIDUAL PROPERTY

Property held by a natural person.

INFORMAL TENURE SYSTEM

Unwritten customary tenure system.

INHERITANCE

The legal process by which land or other property passes from a deceased owner to his or her heirs.

INSTITUTIONS

“The rules of the game in a society or, more formally, the humanly devised constraints that shape human interaction” (North, 1990).

Institutions are not organizations — although they embrace them — but are best understood as a set of formal and informal rules administered by organizations (North, 1990).

[Institutions are] like the ‘rules of the game’ in competitive sport. They are created by the participants and they set the social and physical parameters in which the game is played (Evans, 1993).

Encompass both rules and organizations that shape and enforce these rules (Kirk, 1999).

Sociology: A reciprocal typification of habitualized action by types of actors (Berger, 1967).

A partial order for community life which serves specific purposes and has the capacity to undergo further evolution independently. It offers a firm basis for shaping social actions over long periods of time (Schmoller von, 1990:61).

INTEREST GROUP

Groups characterized by the will to influence political decision-making, in order to successfully implement certain political goals or values. They tend to be integrated into the political process, although groups may at times employ destructive methods in order to accomplish their goals.

INTESTATE SUCCESSION

An inheritance under a scheme of intestacy, applicable by law.

JOINT MANAGEMENT

See co-management.

LAND REFORM

The attempt to change and thereby improve the distribution of land among landholders.

LAND REGISTRATION

Recording in a register the ownership and other property rights in land (a broad, generic term).

LAND SURVEY

Determining the boundaries and fixing the location of a parcel of land.

LAND TENURE

Right(s) in land.

LEASE

(verb) To make a contract for temporary use; (noun) an agreement for temporary use of a lessee, who pays rent to the lessor (owner).

LEASEHOLD

Tenure for a specified period for payment of rent, conferred by the owner, whether state or private.

Glossary

LEGAL PLURALISM

The multiple, often overlapping, and even contradictory bases for claims on a resource (e.g., state law, customary law, religious laws, project regulations, and local norms).

LEGITIMACY

Rightfulness; the property of decision makers that improves voluntary compliance, usually based on conformity of these expectations about rule. This confers on a command or law an authoritative or binding character, implying a duty to obey (Heywood, 1997).

LESSEE (or TENANT)

Person who leases in land.

LESSOR (or LANDLORD)

Owner who leases out land.

LOCAL LAW

Dominant local interpretations of customary law, religious law, and other relevant normative and legal frameworks (Benda-Beckmann et al., 1996).

LOCAL LEVEL

Usually the village or its equivalent.

MANAGEMENT TRANSFER

Formal transfer of management responsibility over natural resources from the state to other organizations, with the state withdrawing from its former role.

MORAL HAZARD

Moral hazard is the fact that a party insulated from risk may behave differently from the way it would behave if it were fully exposed to the risk.

MORTGAGE

A contract by which a borrower commits land as a security for a loan.

MORTGAGEE

The lender who accepts the land as security.

MORTGAGOR

The borrower who mortgages land.

MOVABLE PROPERTY

Property other than real property (European usage).

NGOs

Non-governmental organizations, usually referring to voluntary and non-profit organizations which pursue public interests. Sometimes, NGOs are distinguished from community-based organizations (CBOs).

NON-RIVAL

Non-rivalry of consumption (= indivisibility of benefits). A good is non-rival when a unit of the good can be consumed by one individual without detracting, in the slightest, from the consumption opportunities still available to others from the same unit (Cornes and Sandler, 1986).

NORMS

Rules of conduct which specify appropriate behavior in a given range of social contexts. A norm either prescribes a given type of behavior or forbids it. All human groups follow definite types of norm, which are always backed by sanctions of one kind or another — varying from informal disapproval to physical punishment or execution (Giddens, 1997).

OPEN ACCESS

Use of a commons without controls.

Glossary

OPEN-ACCESS RESOURCE

A resource to which access is open and uncontrolled.

ORGANIZATION

A team of individuals who seek some agreed upon collective goals within the framework of collective choice rules.

PARCEL

A continuous area of land acquired as a unit under one title.

PARTICIPATION

“One or more processes in which an individual (or group) takes part in specific decision-making and action, and over which s/he may exercise specific controls. It is often used to refer specifically to processes in which primary stakeholders take an active part in planning and decision-making, implementation, learning and evaluation. This often has the intention of sharing control over the resources generated and responsibility for their future use” (Source: www.ifad.org, accessed 01/06/05).

PARTITION

Breaking up a parcel into smaller parcels, by division in inheritance or by sale of part of the parcel.

PERSONAL PROPERTY

Property other than real property (Anglo-American usage).

PLOT

A synonym for parcel; also used to indicate a piece of land within a parcel managed by someone other than the parcel owner.

PLURALISM

System in which numerous groups or actors exhibit autonomy of action within the state, which influences the character of governance (Dahl, 1982). The term is also used more generally to describe a belief in, or a commitment to, diversity and multiplicity (Heywood, 1997).

POLICIES

Instruments, rules, and regulations on various levels, especially by government. Policies typically define a course of action to reach certain objectives.

POLITICS

The activity through which people make, preserve, and amend the general rules under which they live (Heywood, 1997).

POLITY

The political system; the set of power relationships of a society — e.g., a democratic polity, a monarchical politics, etc. Those aspects of society by which occurs the exercise of political authority (Heywood, 1997).

POSSESSION

Having control of land or another resource.

POSSESSORY MORTGAGE (or ANTICHRESIS)

A mortgage under which the land is held by the lender until the loan is repaid, usually in lieu of interest.

POWER

The ability of individuals, or the members of a group, to achieve aims or further the interests they hold. Power is a pervasive aspect of all human relationships. Many conflicts in society are struggles over

Glossary

power, because how much power an individual or group is able to achieve governs how far they are able to put their wishes into practice at the expense of those of others (Giddens, 1997).

PRESCRIPTION (or PRESCRIPTIVE ACQUISITION)

Acquiring ownership of land by possession over a long period of time, which is open and without permission of the owner during which the possessor acts as if she or he were the owner.

PRESCRIPTION PERIOD

The minimum time that land must be held to acquire it by prescription, usually in the range of 15-30 years.

PRIVATE PROPERTY

Property held by private persons, natural or legal.

PRIVATIZATION

Transfer of rights and responsibilities from the public sector to private groups or individuals. This can include non-profit service organizations (grassroots or external NGOs) and for-profit firms (Uphoff, 1998).

“Denotes transfers of responsibility for public functions to voluntary organizations or private enterprises” (Rondinelli and Nellis, 1986).

Transfer of responsibility for certain governmental functions to non-governmental organizations, voluntary organizations, community associations, and private enterprises.

Selling to the public or to workers of government-owned assets or enterprises meant for the production of goods or services, also referred to as denationalization (Dahal, 1996).

PROPERTY

A set of rights and responsibilities concerning a thing, often stated as rights against everyone.

PROPERTY RIGHTS

“The capacity to call upon the collective to stand behind one’s claim to a benefit stream” (Bromley, 1991).

“An enforceable authority to undertake particular actions in a specific domain” (Commons, 1968).

“Actions that one individual can take in relation to other individuals regarding some ‘things’” (Agrawal and Ostrom, 2001).

“The claims, entitlements and related obligations among people regarding the use and disposition of a scarce resource” (Furubotn and Pejovich, 1972).

System of property rights. “A method of assigning to particular individuals ‘authority’ to select, for specific goods, any use from an unprohibited class of uses” (Alchian, 1965).

PUBLIC GOODS

Goods that are non-rival — consumption by one person does not reduce the supply available for others — and non-excludable — people cannot be prevented from consuming them. These characteristics make it impossible to charge consumers for public goods, so the private sector is not interested in supplying them. Instead, they are often supplied by government. Public goods are usually national or local. Defense is a national public good, benefiting the entire population of a country. Rural roads are local public goods, benefiting a smaller group of people. There can also be global public goods, benefiting most of the world’s

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population, for example global peace and security, or information needed to prevent global climate change. Providing such goods (and services) is a function of international organizations (Soubbotina and Sheram, 2000).

Collective goods. Non-excludable goods (both tangible and abstract) from which a person may benefit without having to contribute to the production or maintenance of the good (McCay et al., 1999).

Non-rivalry. Non-rivalry of consumption (indivisibility of benefits): A good is non-rival when a unit of the good can be consumed by one individual without detracting, in the slightest, from the consumption opportunities still available to others from the same unit (Cornes and Sandler, 1986).

PUBLIC PROPERTY

Property held by any level of government.

REAL PROPERTY

Property in land and attachments (Anglo-American usage).

RENT

(verb) The act of leasing; (noun) payment by a tenant to a landlord for temporary use of land under a lease.

RESOURCE TENURE

Right(s) in land and other resources including water and forests.

RIGHTS

Legal or moral entitlements to act or be treated in a particular way; civil rights differ from human rights. (Heywood, 1997).

RULE OF LAW

The principle that law should “rule” in the sense that it establishes a framework within which all conduct or behavior takes place (Heywood, 1997).

SCHEME OF INTESTACY

The heirs, their priority, and their shares, as specified by law for cases in which there is no will or wills are not permitted.

SECURITY

Property of the borrower promised to the lender if the loan is not repaid on time.

SECURITY OF TENURE (or TENURE OF SECURITY)

Tenure held without risk of loss; alternatively, tenure held without risk, and for a long time (preferred use of the term); alternatively, tenure resembling full private ownership.

SEPARATION OF POWERS

The principle that legislative, executive and judicial power should be separated through the construction of three independent branches of government (Heywood, 1997).

SHARE OF TENANCY

A tenancy with a share rent.

SHARE RENT

A rent consisting of a percentage of the production of the land.

SHARECROPPING

Farming land as a tenant under a share rent.

Glossary

SOCIAL CAPITAL

See Capital.

SOCIAL EXCLUSION

“A multidimensional concept, involving economic, social, political, cultural, and special aspects of disadvantage and deprivation, often described as the process by which individuals and groups are wholly or partly excluded from participation in their society, as a consequence of low income and constricted access to employment, social benefits and services, and to various aspects of cultural and community life. A key component is the framing of the issue as social and community exclusion, rather than individual and personal responsibility” (www.childpolicyintl.org).

SOCIAL GROUPS

Collections of individuals who interact in systematic ways with one another. Groups may range from very small associations to large-scale organizations or societies. Whatever their size, it is a defining feature of a group that its members have an awareness of a common identity. Most of our lives are spent in group contact; in modern societies, most people belong to groups of many different types (Giddens, 1997).

SOCIAL STRUCTURE

Patterns of interaction between individuals or groups. Social life does not happen in a random fashion. Most of our activities are structured: they are organized in a regular and repetitive way. Although the comparison can be misleading, it is handy to think of the social structure of a society as rather like the girders which underpin a building and hold it upright (Giddens, 1997).

Structure. Refers generally to constructed frameworks and patterns of organisation which, in some way, constrain or direct human behaviour (Bilton et al., 1996).

SPILLOVER EFFECTS

Spillover effects are externalities of economic activity or processes upon those who are not directly involved in it. Odors from a rendering plant are negative spillover effects upon its neighbors; the beauty of a homeowner’s flower garden is a positive spillover effect upon neighbors.

SPORADIC REGISTRATION

Registration of a parcel separately from the others in the area, voluntarily and generally at the initiative and expense of the owner.

SQUATTER

Someone who occupies land without any legal authority.

STATE

The organization that has jurisdiction over all property and persons in the modern world. “States” are the institutional underpinning of modern governments, and have legal and practical acceptance as the political association that holds “sovereign” jurisdiction within defined territorial borders, characterized by its monopoly of legitimate violence (Heywood, 1997).

STATE-BUILDING

Creation of new government institutions and the strengthening of existing ones.

STATUTORY LAW

Law of the state; official government law.

SUBDIVISION

Breaking up a parcel into smaller parcels, by division in inheritance or by sale of part of the parcel.

Glossary

SUBSIDIARITY

“Principle requiring that the distribution of power and responsibility should be in favor of lower-level governmental institutions and smaller jurisdictions (Vanberg, 1997) and political authority to be always allocated at the lowest possible institutional level, that is, close to the citizens, who are the ultimate sovereign. Moreover, it must be compatible with efficiency and accountability” (Swift, 1995).

SUCCESSION

The legal process by which land or other property passes from a deceased owner to his or her heirs.

SUSTAINABILITY / SUSTAINABLE DEVELOPMENT

Originally a concept developed in forestry and then more widely applied in environmental management, referring to the ability of an ecosystem to maintain a defined/desired state of ecological integrity over time. Drawing on this idea, the Brundtland report defined sustainable development as a form of development “that meets the needs of present generations without compromising the ability of future generations to meet theirs” (WCED, 1987). Sustainable Development was made an international commitment at the Earth Summit in Rio 1992, and reaffirmed at the Johannesburg Summit in 2002.

SYSTEMATIC REGISTRATION

Registration of all parcels in an area at the same time, usually compulsory and therefore without charge to the owner.

TENANCY AT SUFFERANCE

A tenancy that can be terminated by the landlord at any time.

TENANCY YEAR-TO-YEAR

A tenancy that the parties must agree to renew each year.

TENURE

Right(s) in a landholder’s resource.

TENURE NICHE

An area with a distinctive tenure arrangement, usually related to the particular use to which the land is put.

TENURE REFORM

The attempt to alter and so improve the rules of tenure.

TESTATE SUCCESSION

An inheritance under a will.

TITLE DEED

The contract transferring ownership (title) to land.

TITLE REGISTRATION

A land registration that confers a guarantee of the title by the government.

TRANSACTION COSTS

Costs incurred for using the price mechanism for coordinating economic activity (Coase, 1960). In most definitions, transaction costs include the costs of searching for information, the costs of bargaining and making contracts, and the costs of monitoring and enforcing contracts. They also include the costs of defining and enforcing property rights.

TRUST

Emphasising the fact that modern life requires people to rely on large-scale, abstract systems of knowledge, expertise and social organisation beyond their full understanding or control (see risk and reflexivity) (Bilton et al., 1996).

UNIMODAL AGRARIAN STRUCTURE

A distribution pattern for land in which most land is owned by holders with average-sized holdings.

USER GROUPS

Membership organizations composed primarily of natural resource users.

USURFRUCTUARY RIGHTS (or USURFRUCT)

Individual or household rights of use which exist under communal tenure systems.

VALUES

Ideas held by human individuals or groups about what is desirable, proper, good, or bad. Differing values represent key aspects of variations in human culture. What individuals value is strongly influenced by the specific culture in which they happen to live (Giddens, 1997).

WILL (or WILL AND TESTAMENT)

A document executed by the owner before his or her death, specifying heirs and what portion of the estate each is to receive, after debts are paid.

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