

A COMPARATIVE ANALYSIS OF REAL ESTATE TERMINOLOGY IN ENGLISH AND UZBEK: STRUCTURAL- SEMANTIC AND LEXICOGRAPHICAL CHARACTERISTICS

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Abstract. *This research applies modern linguistic methodologies to examine the terms of real estate in English and Uzbek, providing a comparative assessment of their structural, semantic, and lexicographical aspects. Through an exploration of property typologies, legal frameworks, market dynamics, and specialized terminology, the study elucidates linguistic patterns and variations. By integrating insights from modern linguistics, this study contributes to our understanding of translation strategies, communication practices, and intercultural dynamics within the evolving landscape of global real estate.*

Keywords: *terms, terminology, semantic and lexicographical aspects, translation, analysis.*

INTRODUCTION

The main object of study of terminology is mainly terms. Rules of use of terms, semantic nature (meaning), lexical and structural organization are also studied. Along with terms, there are other special lexical units that study terminology. Their origin, typology, forms, content, activity and application are studied. It follows that terminology is the science of terms and terminological systems. Since it is the terminology that defines the properties and behavior of terms, it is considered as the main object of terminology; Terminology is a general set of words and phrases that express special professional concepts and are used in various fields of science and technology, in various areas of the Uzbek language (including those of social importance, such as politics, management, health, mass media), economy, agriculture, trade, technology, industrial infrastructure, art, sports, etc.). A term is a word that is necessarily associated with a specific unit of the relevant logical-conceptual system in terms of content. The definition of the term as a linguistic object and its systematic study contributed to the formation of definitions of the concept of "term", the description of the term, the development of term problems and the foundation of terminology as a science [1]. The term has a position in the harmonious lexical-grammatical system of concepts and has become a full-fledged member of the lexical-semantic system of the language [2].

In the globalized world, real estate markets are expanding rapidly, prompting the need for clear communication and understanding across linguistic and cultural boundaries. This article delves into the structural-semantic and lexicographical characteristics of terms related to real estate in English and Uzbek languages, highlighting similarities, differences, and implications for translation and cross-cultural communication.

METHODS AND MATERIALS

Structural-Semantic Analysis: Real estate terminology encompasses a diverse range of concepts related to property, ownership, transactions, and development. Structural-semantic analysis involves examining the underlying structure and meaning of these terms in both languages.

Property Types: English: The English language offers a rich array of terms to describe different types of properties, including residential (house, apartment), commercial (office building, retail space), and industrial (warehouse, factory). Uzbek: Similarly, Uzbek terminology categorizes properties into residential (uy), commercial (savdo maydoni), and industrial (sanoat binosi) sectors, reflecting similarities in conceptualization.

Legal Framework: English: Terms related to legal aspects of real estate such as title, deed, and mortgage are integral to transactions and ownership rights. Uzbek: In Uzbek, equivalents such as ruxsatnoma (permission), sotilmoqda (being sold), and ipoteka (mortgage) fulfill similar legal functions, albeit with linguistic distinctions.

Market Dynamics: English: Terms like market value, appraisal, and foreclosure capture the economic aspects of real estate transactions and market fluctuations. Uzbek: Uzbek equivalents such as bozor qiymati (market price), qiymatni baholash (appraisal), and ipotekaga olib ketish (foreclosure) reflect comparable market dynamics.

Lexicographical Characteristics: Lexicographical analysis focuses on the lexical features, including word formation, usage patterns, and cultural connotations of real estate terms in both languages.

Borrowings and Loanwords: English: The global dominance of English has led to the adoption of loanwords from various languages, including French (e.g., maisonette) and Spanish (e.g., hacienda), enriching the lexicon. Uzbek: Uzbek has also absorbed loanwords, particularly from Russian (e.g., квартира - kvartira for apartment), reflecting historical and cultural influences.

Compound Formation: English: Compound nouns such as "real estate" (real + estate) and "landlord" (land + lord) are common, combining elements to convey specific meanings. Uzbek: Similarly, Uzbek employs compound formations like uy-sotish (house-sale) and sanoat binosi (industrial building), demonstrating a parallel linguistic strategy.

Cultural Nuances: English: Real estate terms in English may carry cultural nuances and legal implications specific to common law systems and market practices. Uzbek: Conversely, Uzbek terminology may reflect cultural norms, legal frameworks, and socio-economic contexts unique to Uzbekistan, influencing language use in real estate discourse.

The accurate translation and effective communication of real estate terminology are not only vital for professionals within the industry but also for individuals involved in property transactions, legal proceedings, and regulatory compliance. Misinterpretation or mistranslation of key terms can lead to misunderstandings, disputes, and financial losses [3]. Therefore, translators and communicators must employ various strategies to ensure clarity and precision in conveying real estate concepts and information:

Research: Thorough research into the legal, financial, and cultural aspects of real estate in both source and target languages is essential for accurate translation.

Consultation: Collaboration with subject matter experts, such as real estate agents, lawyers, and industry professionals, can provide valuable insights and guidance on terminology usage and contextual nuances.

Contextualization: Translators should consider the context in which real estate terms are used and tailor their translations accordingly to reflect the specific legal, financial, or market-related implications.

Continuous Learning: Given the evolving nature of the real estate industry and language trends, translators should engage in ongoing professional development to stay updated with new terminology, regulations, and technological advancements.

By leveraging these characteristics and employing best practices, translators and communicators can effectively navigate the complexities of the global real estate industry, contributing to seamless interaction and collaboration across linguistic and cultural boundaries:

English: Terms like "escrow," "amortization," and "encumbrance" are examples of technical jargon commonly used in real estate transactions and legal documents.

Uzbek: Equivalents such as "pul yoki mulkni saqlashga topshirish" (escrow), "kreditni yopish yoki to'lash" (amortization), and "qaytarish (mablag'ni)" (encumbrance) fulfill similar technical functions, indicating the presence of specialized terminology in both languages [4].

Geographic Specificity:

English: Terms related to geographic locations, such as "suburb," "metropolitan area," and "countryside," reflect variations in property characteristics and market dynamics based on location.

Uzbek: Similarly, Uzbek terminology includes terms like "shahar qismi" (suburb), "metropolitan hududi" (metropolitan area), and "qishloq" (countryside), highlighting geographic distinctions in property descriptions and market segmentation.

Investment and Financial Terms:

English: Real estate investment terms such as "ROI" (Return on Investment), "CAP rate" (Capitalization Rate), and "REIT" (Real Estate Investment Trust) are commonly used in financial analysis and investment strategies.

Uzbek: Equivalents like "to'lov qilish daromadi" (ROI), "kapitalizatsiya foizi" (Capitalization Rate), and "kommersant uy moliyaviy investitsiya fondi" (Real Estate Investment Trust) demonstrate the adoption of financial terminology in Uzbek real estate discourse, reflecting global investment trends and practices.

Regulatory and Compliance Terms:

English: Terms related to regulations and compliance, such as "zoning," "building codes," and "land use restrictions," are crucial for understanding legal constraints and requirements in real estate development and transactions.

Uzbek: Equivalents like "zonlash" (zoning), "qurilish qoidalari" (building codes), and "yerdan foydalanish cheklovlari" (land use restrictions) indicate similar regulatory frameworks and legal considerations in Uzbekistan's real estate sector.

Marketing and Advertising Terms:

English: Real estate marketing terms such as "open house," "listing," and "brokerage" are integral to property promotion and sales strategies.

Uzbek: Equivalents like "ochiq uy kuni" (open house), "ro'yxat" (listing), and "brokerlik" (brokerage) reflect parallel marketing practices and terminology in Uzbek real estate marketing efforts [5].

By analyzing these additional categories of real estate terms, we gain a more comprehensive understanding of the linguistic landscape of the industry in both English and Uzbek languages [6]. These terms encompass technical, geographic, financial, regulatory, and marketing aspects, highlighting the multifaceted nature of real estate discourse and the diverse range of concepts and considerations involved in property transactions and development.

Environmental and Sustainability Terms:

English: Real estate terminology increasingly includes terms related to environmental sustainability, such as "green building," "LEED certification," and "energy efficiency."

Uzbek: Equivalents like "yashil qurilish" (green building), "LEED sertifikati" (LEED certification), and "energiya samaradorligi" (energy efficiency) indicate a growing awareness of environmental concerns and sustainable practices in Uzbekistan's real estate sector.

Property Features and Amenities:

English: Terms describing property features and amenities, such as "hardwood floors," "granite countertops," and "swimming pool," provide detailed descriptions of residential and commercial properties.

Uzbek: Equivalents like "doshxonali pol" (hardwood floors), "granit stol usti" (granite countertops), and "suzish havuzi" (swimming pool) serve a similar descriptive function, highlighting the characteristics and amenities of properties in Uzbekistan.

Negotiation and Transaction Terms:

English: Real estate negotiation and transaction terms, such as "counteroffer," "closing costs," and "earnest money," are essential for understanding the negotiation and closing processes in property transactions.

Uzbek: Equivalents like "qarshi taklif" (counteroffer), "yopilish xarajatlari" (closing costs), and "ishlangan pul" (earnest money) reflect similar negotiation and transactional practices in Uzbek real estate transactions.

Demographic and Market Trends:

English: Terms reflecting demographic and market trends, such as "millennial homebuyers," "gentrification," and "housing affordability," shed light on evolving consumer preferences and socio-economic dynamics in real estate markets.

Uzbek: Equivalents like "millennial uy sotuvchilari" (millennial homebuyers), "gentrifikatsiya" (gentrification), and "joylashgan uy xarajatlari" (housing affordability) indicate a similar awareness of demographic shifts and market trends shaping Uzbekistan's real estate landscape [7].

Understanding and effectively communicating these terms are essential for professionals, stakeholders, and consumers involved in real estate transactions, development, and investment in both English-speaking and Uzbek-speaking contexts.

DISCUSSION

Implications for Translation and Communication: Understanding the structural-semantic and lexicographical characteristics of real estate terminology in English and Uzbek is crucial for effective translation and cross-cultural communication in this domain. Translators and communicators must navigate linguistic nuances, cultural differences, and legal frameworks to ensure accurate and contextually appropriate communication. The comparative analysis of real estate terminology in English and Uzbek reveals both similarities and differences in structural-semantic and lexicographical aspects. Recognizing these characteristics enhances linguistic competence, facilitates translation, and promotes effective communication in the dynamic and diverse realm of real estate. Real estate, a vital component of global economies, encompasses a myriad of concepts and transactions. Understanding the linguistic nuances of real estate terminology in different languages is crucial for effective communication and cross-cultural collaboration. This article delves into the structural-semantic and lexicographical characteristics

of real estate terms in English and Uzbek, shedding light on their similarities, differences, and implications.

CONCLUSION

In conclusion, this comparative analysis of real estate terminology in English and Uzbek languages offers a contemporary perspective rooted in modern linguistics. By applying principles from modern linguistic theory, we have conducted a detailed examination of the structural, semantic, and lexicographical characteristics of real estate lexicons in both languages.

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