THE STUDY OF REALTOR TERMINOLOGY IN LINGUISTICS

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The linguistic study of realtor terminology has attracted the attention of both foreign and Uzbek researchers in recent years. The processes of globalization, the development of the international real estate market, and the increasing complexity of legal and economic relations have intensified interest in the structural-semantic analysis and linguocultural features of terminology in this field. In foreign linguistics, the composition, morphological structure, semantic scope, and metaphorical potential of lexical units related to the real estate sphere have been thoroughly investigated. In particular, O.A. Yajgunovich conducted a typological study of real estate terminology. The scholar identified that real estate terminology may possess connotative meanings and that metaphor-based terms are widespread within the field. In the author’s research, these features are regarded as the main factors determining the semantic and functional peculiarities of realtor terminology.

Yu.S.Kravchuk, in turn, studied the linguocultural characteristics of the concept “realty” / “real estate” based on examples from Russian and English. The researcher emphasized that, in relation to professional worldview, it is necessary to take into account legally significant determinants in the formation of the vocabulary serving to verbalize the concept under investigation. At the same time, in domestic linguistics, realtor terminology in the Uzbek language has not yet been studied as an independent object of research.

The issues of terminological support for a particular field of knowledge have never lost their relevance. The foundations of terminology, namely the theoretical principles of this field whose central subject is the term, were established long before terminology itself emerged as an independent discipline. During the last twenty years, studies devoted to the development of terminology, its stages of formation, and the emergence of leading scientific schools have appeared. Among the most prominent works on the history of terminology are the studies of well-known linguists S.V.Grinev-Grinevich and V.M.Leichik. For example, their joint work entitled *“On the History of Domestic Terminology Studies”* represents one of the first attempts to create a system describing the stages of terminology development. In addition to purely historical development, these works also discuss the principal definitions and scientific schools of terminology. Over the past sixty years, the contribution of leading domestic and foreign scholars and practitioners to the establishment of a scientific basis for terminology as an independent branch of linguistics has been invaluable.

As I.S.Kvitko notes, “the enormous volume of information accumulated by modern science and the increasing complexity of scientific research lead to the differentiation of formerly synthetic sciences into separate scientific disciplines and

directions.” Such problems create a need within linguistics to investigate issues requiring research attention, including terminological studies.

In recent years, numerous studies devoted to terminology and term formation have been conducted by both domestic and foreign linguists. Researchers investigate various terminological systems emerging as a result of globalization processes in the world economy, the rapid development of new scientific directions, the modernization of contemporary production, and changing social realities. In particular, terminology related to realtor activity began to emerge after realtor services came into widespread use. Therefore, the study of the system of realtor terminology has become highly significant.

Although the study of terms as lexical units dates back to antiquity, their systematic linguistic investigation emerged in the eighteenth century as a result of the simultaneous rapid development of technology and communication. During this period, terminology was regarded as an essential means of overcoming certain difficulties associated with these developments.

Although terminology as a discipline was formed in the late nineteenth and early twentieth centuries, it began to be studied as an independent scientific field in the twentieth century. The discipline was officially recognized and introduced at a scientific symposium held at Moscow State University in 1969. M.V.Lomonosov determined the status of terminology as a scientific discipline, and the concept of “terminology” began to denote a set of terms belonging to a particular field of knowledge. Unlike foreign scientific sources and educational publications, this concept was used in a more restricted sense. At the same time, terminology was recognized both as a scientific discipline and as a socially significant activity.

In linguistics, the concept of terminology serves as the basis of general theory and is interpreted as a discipline studying the collection, description, formation, and presentation of lexical units related to specialized fields in one or more languages. According to X.Felber, who conducted extensive research in this area, the concept of terminology has three definitions:

“1) an interdisciplinary science that studies terms expressing specialized concepts;

2) a set of terms representing a system of concepts related to a specialized field;

3) the dissemination of specialized field concepts expressed through terms.”

There are two theoretical approaches concerning the role of terminology in the lexical composition of language. According to the first approach, terminology is regarded as an independent layer of literary language vocabulary. The second approach evaluates it as a “separate object” distinct from the vocabulary of literary language and equates it with other forms of speech such as dialects, jargon, and colloquial language. Today, as in many other languages, the enrichment of Uzbek terminology occurs mainly through external borrowings and internal word formation. Most realtor terms in the Uzbek language have been formed through borrowings from foreign languages, especially English.

The principal factor determining the stability of any terminological system is its regulation and systematic nature. Since the main object of terminology is the term itself, interpreting the concept of “term” becomes especially important.

The word “term” first appeared in Germany in 1876 and derives from the Latin *terminus*, meaning “boundary,” “limitation,” or “final.” Interestingly, the Latin *terminus* is related to the Greek *τερμα*, which conveys meanings such as: 1) “the final marker in a list”; 2) “final, extreme, boundary”; 3) “course, result.” From the perspective of English linguistic history, the Latin *terminus* entered Old French as *terme*, and from there passed into Middle English in the same form *terme*, becoming a doublet of *terminus*. Old English also possessed the form *termin* derived from the same source. Thus, a term is understood as a word or phrase denoting a strictly defined concept in science, technology, art, and other fields.

In V.I. Dal’s dictionary, a term is defined as an expression, word, phrase, or the name of an object or technical notion, that is, a conventional expression. In one of his works, G. Paul emphasized that “at a certain level of cultural development, special terminology of crafts, arts, and sciences emerges, which is mainly or exclusively used by representatives of a particular profession.”

In the late 1970s, while discussing issues of terminology studies, V.P. Danilenko analytically reviewed a number of scholarly works on terminology dating mainly from the 1940s–1970s and presented nineteen definitions of the concept “term.” S.D. Shelov, aiming to clarify the essence of the term and compare various definitions, studied thirty-one definitions from linguistic and terminological publications, textbooks, dictionaries, and reference works published during the 1980s–1990s and the beginning of the twenty-first century. He summarized them as follows: if a linguistic sign (a phrase, word combination, symbolic word combination, etc.) expresses a concept belonging to a particular field of knowledge and is consciously fixed through a definition or explanation, then it is regarded as a term.

In twentieth-century linguistics, different approaches to defining the term emerged. A.V. Superanskaya, who conducted significant research in terminology during the 1980s, explained the concept of “term” as follows: “A term is a special lexical unit accepted within a particular professional activity and used under specific conditions in specialized fields. A term expresses a concept belonging to a certain system of professional knowledge and serves as the principal conceptual element of language intended for special purposes. Within a terminological field, a term functions monosemantically, whereas terms with identical forms belonging to different fields constitute a system of homonyms. For the correct interpretation of a term, it must possess a special definition, that is, a precise scientific explanation.”

According to the Russian linguist B.N. Golovin, “Unlike commonly used words, terms are consciously created out of necessity.” N.P. Kuzkin explains that “while lexical units of general literary language are familiar to everyone, terminological units belong only to a narrow circle of specialists.” Expanding on these definitions, P.P. Nishonov states: “Structurally, a term is a word or phrase semantically limited to a specialized field and expressing a concept belonging to that field.”

As O. Vinokur emphasized, a term is always clear and precise, and terminological systems are consciously formed. Terms do not arise accidentally or spontaneously; rather, they are created out of necessity whenever society develops a need for them. According to A.S. Gerd, a term is a natural or artificial language unit, that is, a word or phrase possessing a specialized terminological meaning that fully and accurately reflects the essential characteristics of concepts formed at a certain stage of scientific development. O.S. Akhmanova argued that terminology emerges only when a science reaches a high stage of development, and a term is recognized only after a concept acquires scientific precision.

One of the essential features distinguishing a term from a non-term is the possibility of providing it with a scientifically grounded definition. Alongside defining the term, V.G. Gak also clarified its essence and determined its place within the lexical system of language. He opposed the view that terms should be regarded as a special type of lexical unit and instead considered the term a functional lexical unit whose usage represents a special manifestation of lexical items.

In O.S. Akhmanova’s *Dictionary of Linguistic Terms*, the concept of “term” is given a concise definition: “A word or phrase of a special (scientific, technical, etc.) language created, adopted, or borrowed to precisely express specialized objects.”

According to V.P. Danilenko, the reflection of any process occurring in society first manifests itself in terminology or through the transformational change of certain terms. In his works, D.S.Lotte emphasized that a term should not be considered as an isolated sign but rather as a component of a definite system. In his view, systematic relations within the plane of content determine the systemic nature of terminology. The position and status of terms within a system are defined by the position and status of the concepts they express within the overall conceptual system.

At first glance, the use of a native word that fully corresponds to an international borrowing may appear preferable. However, comparing the definition of a borrowed term with the scope of a coined equivalent demonstrates that using both lexical units synonymously is not always appropriate. A.Hojiyev once seriously reflected upon the incorrectness of replacing the word *term* with *atama* and discussed its causes and consequences. Taking these considerations into account, it appears justified to use the borrowed word *term* for words and phrases employed in science and technology, the word *atama* conditionally for assigned names (nomenclature, nomens), especially geographical objects and place names (toponyms), and the Arabic borrowing *istiloh* in studies of historical terminology and concepts found in historical texts. Therefore, it is also important to clarify the differences between terminology and nomenclature.

At present, significant changes are taking place in scientific paradigms across many disciplines: from merely describing and cataloguing empirical observations to explaining contradictions and paradoxical situations. Changes in scientific paradigms naturally lead to the renewal of concepts and consequently create the basis for the emergence of new sciences. This, in turn, requires the development of new principles and methods for studying types of terms and terminological processes. Furthermore, the increasing complexity of science is associated with the transformation of theories and

their growing abstract nature. Accordingly, scholars have interpreted the term differently from various perspectives.

According to S. Usmonov, “A term is a word or stable word combination that expresses a definite meaning even outside the sentence.” V.P.Danilenko defines a term as a word or phrase expressing a specialized concept based on a field-specific definition. D.S. Lotte emphasizes that terms are subject to special requirements such as systematicity, brevity, independence from context, absoluteness, and relativity.

Based on these considerations, a term may be defined as a stable word or phrase belonging to a particular field and lacking synonymy. A.A.Reformatskiy expressed this idea as follows: “A term is a word limited by its special and distinctive features. It is a monosemantic and precise word used in the fields of science, technology, economics, politics, and diplomacy.”

Thus, in foreign and domestic linguistics, realtor terminology has mainly been studied within social and economic contexts, and its lexical-semantic characteristics have been deeply analyzed. However, a comprehensive linguistic investigation of these terms requires the application of an integrative approach.

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