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Кафедра иностранных языков

CADASTRE
(КАДАСТР)
(часть 2)

Практикум по развитию иноязычной компетенции (английский язык) для
студентов 2-ого курса направления 120 700 «Землеустройство и кадастры»

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Практикум «Cadastre (Кадастр)» по развитию иноязычной компетенции (английский язык) для студентов 2-ого курса направления 120 700 «Землеустройство и кадастры» всех форм обучения включает комплекс специализированных текстов с обучающими и контролирующими упражнениями. Система упражнений каждой темы нацелена на развитие навыков устной речи и практики перевода специализированных текстов.

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Text 1. History of Cadastre

Pre-text exercises

Ex. 1. *Mind the rules of pronunciation:*

a) *the letter “a” and its combinations:*

natural, located, realm, early, example, cadastral, various, taxation, plane, table, mapping, land, reason, Australia;

b) *the letter “i” and its combinations:*

inventory, Florentine, institute, Physiocratic, provide, adviser, elite, fiscal, equality, contribute, principle, citizens, description;

c) *the letter “o” and its combinations:*

inventory, located, resource, found, most, Florentine, various, produce, Physiocratic movement, provide, introduce, token, moderate, landlord, south;

d) *with the letter “u” and its combinations.*

Natural, resource, found, various, culture, produce, institute, during, university, further, introducing, introduction, include, urban, bound, value, discussion.

Ex. 2. *Read the following international words, pay attention to the difference in English and Russian pronunciation and give their Russian meaning.*

Natural, resource, culture, cadastral, elite, effect, fiscal, corporation, process, context, geodetic, triangulation, system, plan, prototype, continental, gradually, adopt.

Ex. 3. *Form as many derivatives (nouns and adjectives) from the following words using various suffixes and prefixes as possible. Fill in the table.*

Noun	Adjective	Adverb	Verb
nature	natural	naturally	naturalize
		-	emerge

Nature, emerge, cadastre, source, tax, move, provide, introduce, advice, corporate, continent, adopt, describe, locate, discuss, administrate, identify.

Ex. 1. *Read and translate the text. The vocabulary notes following the text will be helpful.*

Inventories of natural or located resources of the realm may be found in most cultures. An early example of cadastral emergence in Europe is the Florentine Catasto of 1427. Various systems of taxation were instituted, but during the 1700s, several European states prepared cadastres based on plane table mapping and an assessment of the produce of land. The Physiocratic movement as well as Cameralist teaching at universities provided further reasons for introducing cadastre.

Rulers, their advisers, and the urban elite effected the introduction of cadastre, which enabled a fiscal equality and by the same token moderated the interference of landlords, clergy, and local corporations. This secular process contributed to the modern state, where, in principle, citizens are facing state bodies directly, within a context of codified law. The French Napoleonic cadastre, initiated in 1807, was first in relating the cadastral mapping to the geodetic triangulations of Cassini and is thus taken as the cadastral prototype of continental Europe. Notably, this trend did not include the United Kingdom.

Within the British Commonwealth, the Torrens title system, established in 1858 in South Australia, provided the model and was gradually adopted in England and Wales, as well as by some states of the United States, where metes-and-bounds descriptions locate the parcels. The Torrens system records rights in land rather than land value, while identification of parcels is achieved by occasional deposited plans, rather than through comprehensive cadastral maps.

The English conception of cadastre as “a public register of the quantity, value, and ownership of the real property of a country” (Oxford English Dictionary) was coined in the context of discussions within the Commonwealth regarding whether the land registries should be supplemented with topographic maps provided by national mapping agencies as a more complete means of locating the object of transaction. Registries of deeds on rights in land were operated in European cities and principalities. They were improved to become title systems fixed by law, for example, 1783 in Prussia and 1897 in Germany. Except for the Netherlands, the continental administration of cadastre was managed independently from the land registries of the courts. The cadastral identifier was in some jurisdictions adopted for identification of the property units of the deeds, for example, in Denmark from 1845.

Vocabulary

inventory	реестр
realm	государство
emergence	появление
institute v	учреждать, основывать

assessment	оценка, определение (<i>ценности, стоимости</i>)
Physiocratic	физиократический (<i>от физиократ – представитель французской школы политической экономии в 18 в.</i>)
ruler	правитель
adviser	советник
urban	городской
enable	давать возможность, право (<i>что-либо сделать</i>)
fiscal	фискальный, денежный, финансовый
token	признак, указание
moderate v	умерять, смягчать
interference	вмешательство
landlord	землевладелец
clergy	духовенство
secular	мирской, светский (<i>не церковный</i>)
geodetic	геодезический
triangulation	триангуляция (<i>процесс разделения двумерной плоскости на треугольники</i>)
trend	курс, направление, тенденция
Commonwealth	государство, держава
occasional	редкий, случайный, нерегулярный
coin v	измышлять, выдумывать; замышлять
supplement v	дополнять
transaction	сделка
deed	юр. акт, документ (<i>подписанный и заверенный печатью</i>), дело, запись
principality	княжество

Assignments

Ex. 1. Answer the following questions.

1. What may be found in most cultures?
2. What is an early example of cadastral emergence in Europe?
3. What cadastres did several European states prepare during the 1700s?
4. What provided further reasons for introducing cadastre?
5. What did the introduction of cadastre, effected by rulers, their advisers, and the urban elite enable?
6. What did The French Napoleonic cadastre, initiated in 1807, relate to?
7. What was thus taken as the cadastral prototype of continental Europe?
8. Which country was not included in this trend?
9. What system was used within the British Commonwealth?
10. What is the English conception of cadastre according to Oxford English Dictionary?

Ex. 2. *Give the English equivalents of the following words and combinations.*

Реестр, государство, учреждать, основывать, городской, давать возможность, право, финансовое равенство, землевладелец, светский процесс, умерять, снижать вмешательство, процесс разделения двумерной плоскости на треугольники, геодезический процесс, дополнять топографическим и картами, предмет сделки, картографические агентства.

Ex. 3. *Match the English words and their definitions.*

- | | |
|-----------------|---|
| 1. inventory | a. The collective body of men and women ordained as religious ministers, esp. of the Christian Church |
| 2. landlord | b. characteristic of or associated with a particular locality or area |
| 3. secular | c. to become or cause to become less extreme or violent, the act or an instance of interfering |
| 4. emergence | d. man who owns and leases property |
| 5. realm | e. relating to government finances, esp. tax revenues or involving financial matters |
| 6. interference | f. the state of being equal |
| 7. fiscal | g. a formal legal document signed, witnessed |
| 8. local | h. relating to worldly as opposed to sacred things |
| 9. clergy | i. a detailed list of articles, goods, property, et cetera |
| 10. equality | j. a royal domain, kingdom |
| 11. to moderate | k. the act or process of emerging |
| 12. deed | l. the act or an instance of interfering |

Ex. 4. *Fill in the blanks, using the words given below.*

1. ____ of natural or located resources of the realm may be found in most cultures.

a) inventions; b) cadastres; c) inventories; d) registries.

2. An early example of cadastral ____ in Europe is the Florentine Catasto of 1427.

a) appearance; b) emergence; c) evidence; d) birth.

3. Several European states prepared cadastres based on plane table ____ and an assessment of the produce of land.

a) surveying; b) topography; c) mapping; d) planning.

4. The Physiocratic movement as well as Cameralist teaching at universities provided further ____ for introducing the cadastre.

a) conditions; b) necessity; c) need; d) reason.

5. Cadastre enabled a fiscal _____ and by the same token moderated the interference of landlords, clergy, and local corporations.

- a) equality; b) liberty; c) right; d) iniquity.

6. Cadastre enabled a fiscal equality and by the same token _____ the interference of landlords, clergy, and local corporations.

- a) decreased; b) limited; c) moderated; d) enhanced.

7. The French Napoleonic cadastre, initiated in 1807, was first in _____ the cadastral mapping to the geodetic triangulations of Cassini.

- a) regarding; b) bounding; c) relating; d) combining.

8. Within the British Commonwealth, the Torrens____, was established in 1858 in South Australia.

- a) cadastral system; b) land registry; c) inventory; d) title system.

9. Registries of _____ on rights in land were operated in European cities and principalities.

- a) documents; b) deeds; c) bills; d) papers.

10. The cadastral identifier was in some _____ adopted for identification of the property units of the deeds.

- a) states; b) countries; c) jurisdictions; d) principalities.

Ex. 5. Read the text and say if the following statements are:

-True

-False

-There is no information in the text.

1. The Florentine Catasto of 1427 is an early example of cadastral emergence in Europe.

2. Various systems of taxation were instituted during the 19-th century.

3. Several European states prepared cadastres based on GIS mapping.

4. The introduction of cadastre enabled a fiscal equality and by the same token moderated the interference of landlords, clergy, and local corporations.

5. The introduction of cadastre was effected by common people peasants and vagrants.

6. The French Napoleonic cadastre, initiated in 1807, thus is taken as the cadastral prototype of continental Europe.

7. Within the British Commonwealth, the Torrens title system, established in 1858 in South Australia was used.

8. The English conception of cadastre as “a public register of the quantity, value, and ownership of the real property of a country” was coined in the context of discussions within the Commonwealth regarding whether the land registries

should be supplemented with topographic maps provided by national mapping agencies as a more complete means of locating the object of transaction.

9. The cadastral identifier was in some jurisdictions adopted all over the world.

10. The Torrens title system, established in 1858 in South Australia, provided the model and was gradually adopted in England and Wales, as well as by some states of the United States.

Ex. 6. *Look the text "The history of Cadastre" through and find the topical sentence of each passage.*

Oral exercises

Ex.1. *Read, learn and act out the following dialogues.*

BUSINESS CALLS

A) Boris Rudakov: Good morning (good afternoon). May I speak to Mr. Wood?

Secretary: He is not in right now. Who is calling, please?

B.R.: Boris Rudakov is speaking. I have a letter from Mr. Wood, asking me to call him for an interview appointment. He has my resume.

Secretary: I see. Mr. Wood is out to lunch right now (in a meeting right now), but I expect him to be back very shortly.

B.R.: At what time would you suggest that I call back?

Secretary: He usually gets back to the office about two o'clock. Maybe, it would be better if I call you. What's your telephone number?

B.R.: 718 4593243

Secretary: Thank you, Mr. Rudakov. As soon as he's back, I will call you.

B.R.: Thank you

Secretary: Good-bye!

B) Secretary: Good morning /Good afternoon. Could I speak to Peter Orlov?

P.O.: Speaking

Secretary: This is Mary Thomas of Metro Data Control. I'm Mr. Dillon's secretary. He's interested in your letter and resume and would like to see you.

P.O.: Fine. I would like to speak to him.

Secretary: Let's set up an interview appointment.

P.O.: O. K.

Secretary: How about tomorrow at 10 a.m.?

P.O.: That's O.K. with me.

Secretary: We are located at 516, Fifth Avenue. Do you know how to get there?

P.O.: Yes, I hope so. I guess I can take the F train. Where should I get off?

Secretary: You should get off at 42nd Street. From there you can walk. It will take you not more than five minutes to get to our place.

P.O.: Would you mind repeating the address?

Secretary: 516, Fifth Avenue. The 7th floor. Ask for personnel.

P.O.: Thank you.

Secretary: You are welcome. See you tomorrow morning.

Ex. 2. *Complete the phrases in the following dialogue.*

-Good morning. ____ I ____ to Mr. Black, ____?

- Good morning. I'm sorry but Mr. Black _____. He is at a conference right now.
- _____?

- I suppose at 4 p. m. Who is ____? On his return I will _____.

-My name is Maxim Maximov. My phone number is 568309976.

- _____.

Ex. 3. *Find the right cues to the phrases given in the left column.*

- | | |
|--|---------------------------------------|
| 1. May I speak to Mr. Brown? | a. 987437542 |
| 2. Let's set up an interview appointment | b. My name is Oleg Smirnov. |
| 3. Who's speaking? | c. That's Okay with me. |
| 4. How about tomorrow at 10 A. M.? | d. I'm afraid, he isn't in right now. |
| 5. What's your telephone number? | e. O.K. Please, set up the time. |

Ex. 4. *Make up your own dialogue using phrases from the given ones and act it out. The situation is following: You call a company for a vacancy of land surveying engineer. They are ready to invite you for an interview.*

Ex. 5. *Choose the most suitable variant.*

1. Ann: " _____ "

Henry: "Sure, just a minute."

- a) Help anybody!
- b) Oh, can you give me a hand with the translating of the text, please?
- c) Can you do anything?
- d) Would you mind assisting me with the translating of the text, if you've got a moment?

2. Employee: "I cannot come to work today. I've got a flue."

Boss: " _____ ."

- a) Oh, well. Good health.
- b) Oh, I hope you will feel better soon and go on with your work.
- c) OK.
- d) Congratulations!

3. Professor: "Has anyone got any questions?"

Student: "_____"

- a) What should I do?
- b) Could you explain what these terms mean?
- c) What do these terms mean?
- d) When does this lecture finish?

4. Receptionist: "Hello, how can I help you?"

Guest: "_____"

- a) I would like to make a land survey of my parcel, please.
- b) a land survey, please.
- c) I want you to make a land survey.
- d) I need a survey of my land parcel.

English-speaking countries, their culture, traditions, and history

Ex.6. *Fill in the blanks.*

1. St. Paul's Cathedral, the greatest monument and Wren's masterpiece, is situated in _____.

- a) Liverpool; b) London; c) Oxford; d) Manchester.

2. There are _____ stars on the USA flag.

- a) 51; b) 50; c) 47; d) 49.

3. There is _____ on the official flag of Canada.

- a) a red star; b) a red maple leaf; c) a green birch leaf; d) a number of stars.

4. The famous person who didn't live in the USA is _____.

- a) Walt Disney; b) William Shakespeare; c) Mark Twain; d) Bill Gates.

Text 2. Mass Valuation of Land in the Russian Federation

Pre-text exercises

Ex. 1. *Mind the rules of pronunciation. Pay attention to the pronunciation of the same letter in different positions:*

a) *the letter "c":*

concept, political, economy, launch, democracy, introduction, activity, accompany, price, include, procedure, cadastral;

b) *the letter "g":*

throughout, agenda, eligible, regional, progressive, government, legislation;

c) *the letter “i”*:

privatization, distribute, individual, time, previously, privately, million, price, require;

d) *the letter “a”*:

mass, Russian, measure, user, adjustment, situation, system, result, base, cadastral.

Ex. 2. *Read the following international words, try to guess their meaning without a dictionary.*

Communism, era, political, economic, reform, democracy, economy, concept, privatization, reform, progressive, Parliament, individual, inflation, regional, activity, normative, regional, privatization, inflation.

Ex. 3. *Read the derivatives, state the initial words they were formed from: (political → policy).*

valuation, economic, previously, privatization, taxation, progressive, introduction, inflation, regional, adjustment, information, normative, inconsistent, basic.

Ex. 1. *Read the text and translate it. The vocabulary notes following the text will help you.*

The collapse of the Soviet Union in the early 1990s launched an era of political and economic reforms in Russia and throughout the former Soviet Union that introduced democracy and the free market economy to countries that previously had no experience with either of these concepts.

In Russia privatization of land was one of the first items on the reform agenda, and by the end of 1992 the Russian Parliament had adopted the Federal Law on the Land Payment. This law set normative land values differentiated by regions to be used for taxation, as well as a basis for land rent and purchase. At the time the country had no land market, so this was considered a very progressive measure. Lands that had previously been in public ownership were rapidly distributed to individuals, and by 1998 about 129 million hectares of land were privately held by some 43 million landowners. Introduction of private ownership rights in land also meant the introduction of land tax, since owners or users of land plots became eligible to pay for their real property assets. Economic reforms in Russia were accompanied by inflation that ran thousands of percent annually. To maintain revenue yields, local and regional authorities adjusted normative land values.

As land market activity started to develop in the mid-1990s, some of these authorities used market price information to make land value adjustments. As a result land taxes became absolutely inconsistent with the economic situation,

and tax amounts were not comparable for similar properties located in different jurisdictions.

By the late 1990s the land tax system had revealed faults that required tax reform on a nationwide scale. The basic outline of the tax reform included the following features:

1. The land tax was become a local tax.
2. While floating tax rates were established by local governments, the maximum possible tax rates will be fixed by federal legislation.
3. The federal government was to develop rules and procedures for mass valuation of land plots.
4. The tax base was to be the cadastral value of land plots.
5. Land cadastre authorities were to provide information on taxable objects and their taxable land values to tax and revenue authorities.

Vocabulary

valuation	оценка, определение ценности
mass	1) масса, большое количество 2) массы людей
collapse	разрушение, крушение, гибель, крах, падение
launch v	запускать
concept	понятие, идея; общее представление; концепция
item	пункт, параграф, статья, вопрос
agenda	1) программа (работы) 2) повестка дня (собраний)
adopt v	(официально) принимать (что-л.)
differentiate v	различать, проводить различия
rent	аренда, сдача внаем
purchase	продажа
measure	мера
public ownership	государственная собственность
distribute	распределять, раздавать
eligible	имеющий право
asset	имущество, средства
revenue	доход, прибыль
yield	прибыль, доход (от финансовой деятельности)
adjust v	регулировать; выверять, настраивать
inconsistent	несовместимый, несообразный
adjustment	регулирование; приведение в соответствие
fault	ошибка, недочёт, промах, дефект, недостаток
outline	очертание, контур, набросок, эскиз
rate	норма, размер, уровень, показатель, коэффициент

legislation
taxable

законодательство
облагаемый налогом

Assignments

Ex. 1. *Answer the following questions.*

1. What launched an era of political and economic reforms in Russia and throughout the former Soviet Union in the early 1990s?
2. What was one of the first items on the reform agenda in Russia?
3. What did the federal law On the Payment for Land adopted by the Russian Parliament set?
4. Why was this federal law considered to be a very progressive measure?
5. Whose lands were rapidly distributed to individuals?
6. What did the introduction of private ownership rights in land mean?
7. When did the land market activity start to develop?
8. Why did land taxes become absolutely inconsistent with the economic situation?
9. What did the faults developed by the land tax system by the late 1990s require?
10. What features did the basic outline of the tax reform include?

Ex. 2. *Find synonyms of the given words in the lines A and B.*

- a) Differentiate, purchase, asset, distribute, revenue, adjust, adjustment, rate, fault.
- b) Defect, dispense, property, regulation, arrange, distinguish, selling, quota, yield.

Ex. 3. *Choose the right word.*

1. The collapse of communism in the early 1990s launched an era of ____ and economic reforms in Russia.
a) politics; b) policy; c) political; d) politician.
2. The federal law On the Payment for Land set normative land ____ differentiated by regions to be used for taxation, as well as a basis for land rent and purchase.
a) prices; b) values; c) cost; d) expenditure.
3. At the time the country had no land ____, so this was considered a very progressive measure.
a) market; b) ownership; c) property; d) purchase.
4. Lands that were previously held in ____ were rapidly distributed to individuals.
a) private ownership;

- b) public ownership;
- c) state treasury;
- d) hands of the authorities.

Ex. 4. *Match English and Russian equivalents.*

1. Valuation, differentiate, distribute, adjust, inconsistent, purchase, rate, yield, legislation, taxable, revenue.
2. Налог, доход, прибыль, регулировать, величина, размер, определение, продажа, сценка, несообразный, подлежащий обложению налогом, различать.

Ex. 5. *Tell, if statements are true or false. Use the following:
That's right; quite the contrary; I agree / disagree.*

1. The collapse of communism in the early 1990s launched an era of political and economic reforms in Russia and throughout the former Soviet Union that introduced democracy and the free market economy to countries that previously had no experience with either of these concepts.
2. In Russia privatization of land was one of the first items on the reform agenda.
3. The federal law On the Payment for Land set normative land values differentiated by regions to be used for taxation, as well as a basis for land rent and purchase.
4. Lands that were previously held in private ownership were rapidly distributed to public ownership.
5. Introduction of private ownership rights in land also meant the introduction of the 13 percent income tax.
6. To maintain revenue yields, local and regional authorities adjusted normative land values accordingly.
7. Land market activity started to develop in the mid-1990s, some of these authorities used market price information to make land value adjustments.
8. Land and tax amounts were not comparable for similar properties located in different jurisdictions.
9. By the late 1990s the land tax system had developed faults that required tax reform on an international scale.
10. Land cadastre authorities have to provide information on taxable objects and their taxable land values to tax and revenue authorities.

Oral exercises

Ex. 1. *Read, learn and act out the following dialogue.*

Registering a Delegate

Secretary: What's your name, please?

Delegate: My name's Boris Petrov.

S: how old are you?

D: I'm 25.

S: What's your occupation?

D: I'm a land surveying engineer.

S: What's your country?

D: I'm Russian.

S: Where have you come from?

D: Tver region.

S: Well. You are registered.

D: Thank you.

Ex. 2. *Note and memorize some useful forms and expressions.*

What's your name, please?

country

date of birth

occupation

permanent address

Ex. 3. *Choose the most suitable variant.*

1. Sister: "I'm going to a party".

Brother: "____!"

a) All the best!

b) Have a good journey!

c) Have fun!

d) I wish you every happiness!

2. Receptionist: "_____"

Guest: "I'd like one single room for one night".

a) How long are you going to stay in the hotel?

b) What do you want, sir?

c) What's your name, please?

d) Good morning, sir. I'm at your service.

3. Student: "Shall I read the text again for the next time?"

Teacher: "_____"

a) You seem to know better.

b) It's out of question.

c) Yes, of course.

d) Nothing of the kind.

Ex. 4. *Make up your own dialogues learn and act them out.*

1. Harry Smith, 32 years old, English, a surveying engineer from Birmingham, comes to a land improving conference, ask and register him;
2. Mary Grey, 60 years old, an American, retiree, checks in at a London hotel for a week, ask and register her;
3. Sergey Sokolov, 21 years, a student at the Tver Technical University takes part at a students' conference, ask and register him.

English-speaking countries, their culture, traditions and history

Ex.1. *Fill in the blanks:*

1. Wall Street, the symbol of the US financial power is located in ____.

- a) Washington
- b) Chicago
- c) Los Angeles
- d) New York

2. The Canadian national currency is ____.

- a) an Euro;
- b) a Canadian dollar;
- c) an American dollar;
- d) a Canadian pound;

3. An English writer, poet and University professor, best known as the author of the classic fantasy works *The Hobbit*, *The Lord of the Rings* and *The Silmarillion* is ____.

- a) Walter Scott;
- b) Geoffrey Chaucer;
- c) Ronald Reuel Tolkien;
- d) Charles John Huffam Dickens.

4. The term of the ____ has a maximum duration of five years.

- a) Parliament of Australia;
- b) Parliament of New Zealand;
- c) British Parliament;
- d) US Congress.

Text 3. Mass Valuation Methods in Russia

Pre-text exercises

Ex. 1. *Mind the rules of pronunciation:*

a) *the letter “a” and its combinations:*

mass, valuation, cadastral, tax, base, establish, calculate, square, area, land, market, auspices, authorize;

b) *the letter “o” and its combinations:*

method, block, model, plot, work, throughout, income, approach, correlation, soil, prove, course, organize;

c) *the letter “u” and its combinations:*

valuation, urban, use, thus, calculate, further, multiply, occupy, accuracy, actual, agricultural, outside, industrial, unique, include, individual, authorize.

d) *the sound [ʃ]:*

Actual, approach, agriculture, agricultural, structure.

e) *Pay attention to the letters which are not pronounced:*

Assign, block, high, throughout, unique, because, often, auspices, outside, course, knowledge.

Ex. 2. *Read the following words. Find their translation paying attention to the differences in English and Russian meanings:*

Block, actual, multiply, plot, accuracy, industrial, extremely, subject, accurately, refine, authorize, correlation.

Ex. 3. *Form as many derivatives (nouns and adjectives) from the following words using various suffixes and prefixes as possible.*

Value, tax, base, calculate, develop, occupy, identify, industry, act, cadastre.

Ex.1. *Read the text and translate it. The vocabulary notes following the text will be helpful.*

1. Mass valuation methods in Russia have identified 14 types of urban land use that can be assigned to each cadastral block. Thus, the model can set the tax base according to the current or highest and best land use. The actual tax base established for each land plot is calculated as the price of a square meter of land in a cadastral block multiplied by the area of the plot.

2. It took one year of development and model testing and two years of further work to complete the cadastral valuation of urban land throughout

Russia. Actual valuation results suggest that the model works accurately with lands occupied by the housing sector. The correlation between actual market data and mass valuation results is between 0.6 and 0.7 on a scale of 0 to 1.0, with greater accuracy in areas where the land market is better developed.

3. Cadastral valuation of agricultural land is based on the income approach, since availability of agricultural land market information is extremely limited. Legislation allowing the sale of agricultural land became effective in early 2002. The data used to value agricultural land included information on soils and actual farm production figures over the last 30 years. Mass valuation of forested lands was also based on the income approach. Russian land law also identifies a special group of industrial lands located outside the city limits that includes industrial sites, roads, railroads, and energy and transport facilities. These lands proved to be a difficult subject for mass valuation because there are so many unique types of structures and objects on them; individual valuation is often applied to them instead.

4. Over the past four years, some 95 percent of Russia's territory has been valued using mass valuation methodology. The Federal Land Cadastre Service continues to refine and improve its methods in preparation for the enactment of relevant legislation authorizing the introduction of a new value-based land tax. During this period, the Cadastre Service organized a Workshop on Mass Valuation Systems of Land (Real Estate) for Taxation Purposes, in Moscow in 2002, under the auspices of the United Nations Economic Commission for Europe. It also assembled a delegation for the Lincoln Institute's course introducing a Market Value-Based Mass Appraisal System for Taxation of Real Property, in Vilnius in 2003.

Vocabulary

urban land	урбанизированная (городская) земля
assign	назначать, определять, устанавливать
block	квартал (города); жилищный массив
actual	фактический, реальный, действующий
multiply v	умножать, множить
accurately	точно, безошибочно
housing sector	жилищный сектор
correlation	взаимосвязь, отношение
accuracy	точность
availability	1) годность, полезность, пригодность; 2) наличие
extremely	чрезвычайно, крайне, в высшей степени
legislation	законодательство
value v	оценивать
soil	земля, почва, территория
forested lands	леса

transport facilities	зд. транспортные средства
refine	повышать качество
enactment	принятие закона
auspice(s)	покровительство (напр., со стороны государства)
authorize	уполномочивать, поручать

Assignments

Ex.1. *Answer the following questions.*

1. How many types of urban land use have the mass valuation methods in Russia identified?
2. How can the model set the tax base?
3. How is the actual tax base established for each land plot calculated?
4. It took one year of development and model testing and two years of further work to complete the cadastral valuation of urban land throughout Russia, didn't it?
5. What do actual valuation results suggest?
6. What is cadastral valuation of agricultural land based on?
7. What was mass valuation of forested lands also based on?
8. What countries are identified by the Russian land law as industrial ones?
9. What lands proved to be a difficult subject for mass valuation? Why?
10. What does the Federal Land Cadastre Service continue to do?

Ex. 2. *Read and translate the chains of nouns.*

Mass valuation, mass valuation methods, urban land, urban land use, tax base, valuation results, housing sector, market data and, mass valuation results, income approach, farm production figures, the city limits, energy and transport facilities, the Federal Land Cadastre Service.

Ex. 3. *Match the words from the left column and their synonyms.*

- | | |
|---------------|--------------|
| 1. urban | a. precision |
| 2. block | b. land |
| 3. soil | c. city |
| 4. value v | d. patronage |
| 5. accuracy | e. ward |
| 6. refine | f. evaluate |
| 7. auspice(s) | g. improve |

Ex. 4. *Read the text and say if the following statements are:*

- true
- false
- there is no information in the text.

1. Mass valuation methods in Russia have identified 21 types of urban land use that can be assigned to each cadastral block.
2. The model can set the tax base according to the current or highest and best land use.
3. The actual tax base established for each land plot is calculated as the price of a square foot of land in a cadastral block multiplied by the area of the plot.
4. Land taxes are very high.
5. Actual valuation results suggest that the model works accurately with lands occupied by the industrial structures.
6. The actual market data and mass valuation results correlate absolutely.
7. Cadastral valuation of agricultural land is based on the income approach.
8. The data used to value agricultural land included information on soil square.
9. Mass valuation of forested lands was also based on the income approach.
10. The Federal Land Cadastre Service is completely satisfied with the mass valuation methodology.

Ex. 5. *Insert the right word.*

1. The mass valuation methods in Russia have identified 14 types of urban land use that can be assigned to each cadastral ____.
a) plot; b) land; c) block; d) parcel.
2. The actual tax base established for each land plot is calculated as the price of a square meter of land in a cadastral block multiplied by the ____ of the plot.
a) area; b) price; c) length; d) square.
3. Actual valuation results suggest that the model works accurately with lands occupied by the ____.
a) forests; b) housing sector; c) agriculture; d) industrial structures.
4. The ____ between actual market data and mass valuation results is between 0.6 and 0.7 on a scale of 0 to 1.0.
a) equation; b) correlation; c) proportion; d) ratio.
5. Cadastral valuation of agricultural land is based on the income ____.
a) method; b) technology; c) approach; d) theory.
6. The data used to ____ agricultural land included information on soils and actual farm production figures over the last 30 years.
a) account; b) appreciate; c) calculate; d) value.
7. Mass valuation of ____ lands was also based on the income approach.
a) arable; b) urban; c) forested; d) offshore.

8. Russian land law also ____ a special group of industrial lands located outside the city limits that includes industrial sites, roads, railroads, and energy and transport facilities.

a) identifies; b) describes; c) defines; d) characterizes.

Ex. 6. *Which part of the text Mass Valuation Methods in Russia (1, 2, 3, 4) does the following information correspond to.*

1. Mass valuation of forested lands was also based on the income approach.
2. The actual tax base established for each land plot is calculated as the price of a square meter of land in a cadastral block.
3. The Federal Land Cadastre Service continues to refine and improve its methods in preparation for the enactment of relevant legislation authorizing the introduction of a new value-based land tax.
4. Some lands proved to be a difficult subject for mass valuation.
5. Many unique types of structures and objects are located on the forested lands.
6. 14 types of urban land use have been identified by mass valuation methods in Russia.
7. The correlation between actual market data and mass valuation results is between 0.6 and 0.7 on a scale of 0 to 1.0.
8. Actual valuation results suggest that the model works accurately with lands occupied by the housing sector.
9. Legislation allowing the sale of agricultural land became effective in early 2002.
10. Over the past four years, some 95 percent of Russia's territory has been valued using mass valuation methodology.

Oral exercises

Ex. 1. *Fill in the blanks in the following dialogues, learn them and act out.*

1. - (Как Вас зовут) ____, please?

- My name's Robert Brown.

- (Правда?) ____? That's my brother's name too.

2. - Where's your brother now?

- He's been to London these two months.

- Has he? Have you (вы слышали) ____ from him lately?

- There's been a (письмо, звонок, e-mail) ____ from him this week.

3. - Could I have the key to room 5, please?

- ____, madam. (Вот, пожалуйста) ____ your key. And there's a message for you too.
- Oh, is there? ____.
4. - ____, but is there a bus from here to the Grand Hotel?
- Yes, certainly. ____ bus will take you.
- And where is the ____, ____?
- It's over there.
- ____.

Ex. 2. *Choose the most suitable variant.*

1. Susan: "Hi, Mary how are you?"

Mary: "____"

- a) Fine, thanks. And you?
- b) How do you do?
- c) Very well. Thank you. And what about you?
- d) Thanks, nice to meet you.

2. Mr. Hill: "Good morning. I have an appointment with Mr. James".

Receptionist: "____."

- a) Mr. Jones is at the conference right now. He will be free soon.
- b) Good morning, I'm happy to see you.
- c) Please take seat for a moment. I'll tell Mr. James you are here.
- d) Good morning. What can I do for you?

3. Teacher: "Give me that book, will you?"

Student: "____"

- a) I couldn't say for sure.
- b) Just a minute.
- c) Very well, then.
- d) Here you are.

Ex. 3. *Read and memorize some useful forms and expressions of response.*

Forms of agreement

Yes, certainly.
 Yes, of course.
 Certainly.
 All right.
 Gladly.

Forms of (polite) refusal

I'm very sorry, but....
 I'm afraid, I can't.
 I'd love to, but....

With pleasure.

Ex. 4. *Read, translate and memorize some useful forms and expressions of polite request.*

- | | |
|---|---|
| 1. Please, tell me the exact time! | a) Could you tell me the exact time?
b) Would you mind telling me the exact time?
c) Won't you tell me the exact time, please? |
| 2. Answer the telephone for me, please! | a) Won't you answer the telephone for me, please?
b) Could you answer the telephone for me?
c) Would you mind answering the telephone for me? |

Ex. 5. *Give the forms of polite request:*

1. Show me the pictures you took during your holiday!
2. Give me Peter's telephone number, please!
3. Please, pour some milk in my coffee!
4. Let me go now!
5. Please, answer my questions!

Ex. 6. *Ask your group mates for a favour in two ways. Give both positive and negative responses:*

Example: Ask to call you in the evening. → Please, call me in the evening.
/Could you call me in the evening, please? – -Yes, of course. Is it OK at 7 p. m.?
I'd love to, but I'll be busy tonight.

- a) Ask to translate a letter for you.
- b) Ask to open the window.
- c) Ask to give you a new book to read.
- d) Ask to help with the home task.
- e) Ask to give you a telephone call in the evening.
- f) Ask to meet you at the railway station.

Ex 7. *Choose the most suitable variant:*

1. Friend: "_____"
You: "OK. See you".
 - a) Well, I must be off now. Bye!
 - b) I'm afraid, I must be going now. Good-Bye!
 - c) Would you excuse me, please? It's time I was going off. Good-Bye!
 - d) Can I talk to you?
2. A: "Could I speak to Ann Jones, please?"
B: "_____"

- a) I'm afraid, she's away from her desk right now.
- b) I don't know where she is.
- c) She isn't here.
- d) She is on another line

3. Boris: "Give me 10 CDs, please."

Clerk: "_____"

- a) Here you are. That will be 25 dollars.
- b) Take them. Anything else?
- c) Can I help you?
- d) With pleasure, 25 dollars.

Ex. 8. *Read and translate the following dialogues. Memorize forms and expressions for asking the way.*

1. -Pardon me, sir. Could you tell me how to get to the bus terminal (post office, city hall, library etc.)?

-Turn left (right) at the corner.

-Thank you.

-You are welcome.

2. -I beg your pardon. Where's the nearest subway station (bus stop)?

- It's right down the street. /-It's three blocks from here. /-It's at the second corner. /-It's at the next corner.

3. -What's the best way of getting to your place?

-Take the subway. Get off at Lincoln Center, turn right and walk two blocks.

4. -Good afternoon. Could you tell me how to get to Brooklyn College, please?

-Where are you starting from?

- At Jackson Heights.

-Roosevelt Avenue?

-That's correct.

-Take train number 7, get off at Times Square and transfer there to train number 2. Get off at the last stop.

-Is Brooklyn College within walking distance from there?

-Yes, it is.

-Thank you.

- You are welcome.

Vocabulary

Bus terminal

автобусная станция

Bus stop	остановка автобуса
Take (a bus/a tram /etc.)	сесть на автобус /трамвай / и т. д.
Get off	выходить
Transfer	пересаживаться
Cross the road	переходить дорогу
Go along the street	идти вдоль по улице
Turn left/ right/	повернуть налево / направо
Go straight (ahead)	идти прямо
Turn round the corner	повернуть за угол

Ex. 9. *Imagine you are to get to a place in our town. Make up your own dialogues using the ones given above. Act them out.*

- a) You are to get to the Tver State Technical University, Ulitsa Koneva, 12 from the railway station.
- b) To the night club “Zerkalo” from the Tver State Technical University, Ulitsa Koneva, 12.
- c) To the Gorky regional library from the Tver State Technical University, Ulitsa Koneva, 12.
- d) To the Gorky regional library from the railway station.
- e) To the central building of the Tver State Technical University from the Tver State Technical University, Ulitsa Koneva, 12.
- f) To the Tver State Technical University, Ulitsa Koneva, 12 from the central building of the Tver State Technical University.
- g) To the Gorky regional library from the central building of the Tver State Technical University.

English-speaking countries, their culture, traditions, and history

Ex. 1. *Fill in the blanks:*

1. The present British Royal family’s surname is _____.
a) Buckingham; b) Plantagenet; c) Windsor; d) Stuart.
2. The biggest state of the USA is _____.
a) Hawaii; b) California; c) Alaska; d) Texas.
3. A British politician chiefly known for his leadership of the United Kingdom during the World War II is _____.
a) Sir Winston Leonard Spencer-Churchill;
b) Franklin Delano Roosevelt;
c) James Gordon Brown;
d) Richard Attlee.

Text 4. Professional Surveying

Pre-text exercises

Ex.1. *Mind the rules of pronunciation*

a) *the letter “i” and its combinations:*

definition, define, practice, directly, specialized, skill, require, financial, instruct.

b) *the letter “o” and its combinations:*

occupation, course, conduct, complex, body, formal, four, congress, unworthy, complete, accomplish, transform, competent, objective;

c) *the letter “u” and its combinations:*

Survey, occupation, influence, human, course, gradual, conduct, public, instruct, true, group, use;

d) *the letter “a” and its combinations:*

occupation, practice, gradual, basic, organization, task, participation, gradual;

Ex. 2. *State which part of speech the following words belong to and translate them.*

Ex. 3. *Form as many nouns and verbs from the following words as possible.*

Conduct, require, complete, accomplish, transform, instruct, participate, direct, define, organize, educate, finance, transform, grade, accomplish, equip, occupy.

Ex. 4. *Read the following international words and give their Russian equivalents.*

Profession, practice, specific, organization, congress, transformation, financial, instruct.

Ex. 1. *Read and translate the text. The vocabulary notes following the text will help you.*

A profession can be defined as an occupation, the practice of which directly influences human well-being and requires mastery of a complex body of knowledge and specialized skills, requiring both formal education and practical experience. A true profession is said to have four basic elements:

1. Organization. Membership and participation in a professional organization. In uAmerica there is the American Congress of Surveying and Mapping for the surveying engineers.

2. Education. For surveying engineers the completion of as many surveying courses as possible is necessary.

3. Experience. It is obtained over the years and is a gradual transformation obtained by undertaking specific tasks.

4. Exclusion of those who are unfit or unworthy. It can be accomplished by a code of ethics or code of professional conduct or licensing requirements. A Professional is a person who has acquired some special knowledge that he uses to instruct, help, advise, or guide others. The primary objective of a professional is to provide service to humanity without regard to financial reward. Who is the successful professional? A professional who can be depended on and who will work hard and continuously learn as much as he can about his profession is going to be successful in his profession.

5. Ethics. It can be defined as the duties that a professional owes to the public and to his fellow professionals. Code of Ethics is a few general statements of noble motives expressing concern for the welfare of others and the standing of the profession as a whole. Many groups of surveying engineers have published codes of ethics.

In general these codes are similar to each other and to the codes of the various engineering societies. The purpose of the code of ethics may be summarized as: The surveying engineer must faithfully and impartially perform his work with fidelity to his clients, his employer and the public. He must be actively interested in the welfare of the public and should always be ready to apply his knowledge for the benefit of mankind. "Competencies and Standards for Licensing Cadastral Surveyors. The Competencies and Standards detailed below were adopted by the Cadastral Surveyors Licensing Board of New Zealand. The Board requires cadastral surveyors to be competent in:

- survey Measurement, understanding of the principles of plane surveying, geodetic surveying, remote sensing and photogrammetry;
- an ability to apply suitable measuring methods and techniques, eliminate measurement errors and correct and adjust measurements;
- an ability to apply statistical and mathematical analysis and adjustment to: geodetic and plane surveying networks, map Projections and GPS observations;
- an ability to apply coordinate transformations and relate measurements to geodetic reference systems and datum;
- an ability to interpret and determine topographic and hydrographic features relevant to the definition or location of boundaries;
- an ability to use and calibrate survey equipment correctly.

Vocabulary

surveying	землемерная съёмка
define	определять, давать определение
occupation	занятие; род занятий, профессия

practice	практика; выполнение, осуществление на практике
well-being	(материальное) благосостояние, достаток, процветание
mastery	мастерство, совершенное владение
formal education	образование, полученное в вузе
membership	членство; звание члена
participation	участие; соучастие; совместная работа
mapping	нанесение на карту; картография
completion	завершение, окончание
gradual	постепенный; последовательный
transformation	изменение, превращение, преобразование
undertake	предпринимать, совершать
exclusion	исключение, недопущение, изгнание
unfit	неспособный; неумелый; некомпетентный
unworthy	ничего не стоящий, не имеющий ценности
accomplish	совершать, выполнять; доводить до конца, завершать
professional conduct	профессиональная этика
licensing requirements	условия лицензирования
acquire	получать, приобретать; овладевать
instruct	инструктировать, учить, обучать, наставлять
guide	направлять; управлять
objective	цель
humanity	человечество
reward	денежное вознаграждение
professional <i>n</i>	профессионал, специалист
be depended on	быть надёжным
continuously	постоянно, неизменно
owe	быть должным, обязанным
public	народ, общество, общественность, публика
fellow professional	коллега
noble motives	благородные порывы
welfare	благоденствие, благополучие, благосостояние
faithfully	верно, точно; честно
impartially	справедливо, беспристрастно, объективно
fidelity	верность, привязанность, преданность
employer	наниматель, работодатель
mankind	человечество
competency	способность, данные, знания, компетентность
board	совет, комитет; коллегия, комиссия
plane surveying	горизонтальная съемка местности
remote sensing	дистанционный сбор данных
photogrammetry	фотограмметрия, дисциплина, использующая фотоснимки для топосъемки и составления карт
suitable	годный, подходящий, применимый, соответствующий

eliminate	устранять, исключать
adjust	приводить в порядок; регулировать; настраивать
adjustment	регулирование; приведение в соответствие
geodetic	геодезический
interpret	объяснять, интерпретировать, представлять
relevant	релевантный; значимый; существенный; важный
calibrate	1) поверять (<i>средства измерений</i>); 2) калибровать; 3) точно измерять, точно определять (<i>характеристики или свойства средств измерений</i>)

Assignments

Ex. 1. *Answer the following questions.*

1. How can a profession be defined?
2. How many basic elements does a true profession have?
3. What are they?
4. Who is a professional?
5. What is the primary objective of a professional?
6. What can be defined as ethics?
7. How does a surveying engineer have to perform his work?
8. What does he have to be actively interested in?
9. Whom were “Competencies and Standards for Licensing Cadastral Surveyors” adopted by?
10. What does the Board require cadastral surveyors to be competent in?

Ex. 2. *Give the Russian equivalents.*

Professional surveying, to influence human well-being, to require mastery of a complex body of knowledge and specialized skills, to require both formal education and practical experience, membership and participation in a professional organization, surveying engineer, gradual transformation, undertaking specific tasks, Code of ethics, Code of professional conduct, licensing requirements, plane surveying, geodetic surveying, remote sensing, be ready to apply his knowledge for the benefit of mankind.

Ex. 3. *Translate into English.*

Землемерная съёмка, влиять на благосостояние, образование, полученное в вузе, и практический опыт, выполнять специфические задания, неспособный, неумелый, некомпетентный, условия лицензирования, приобретать специальные знания, честно и объективно, беспристрастно выполнять свою работу, верность, преданность клиентам и работодателю, быть сведущим, компетентным, горизонтальная съёмка местности, дистанционный сбор данных.

Ex. 4. *Complete the sentences.*

1. A profession can be defined as: ____, the practice of which directly influences ____ and requires ____ of a complex body of knowledge and specialized skills, requiring both ____.
2. A true profession is said ____.
3. Experience is obtained over the years and is a ____ obtained by ____.
4. Exclusion of those who are ____ or ____ can be accomplished by ____.
5. A Professional is a person who has acquired ____ that he uses ____.
6. The primary objective of a professional is ____.
7. The surveying engineer must ____ and ____ perform his work with ____.
8. The Cadastral Surveyors Licensing Board of New Zealand requires cadastral surveyors to be competent in ____.

Text 5. **My Future Profession** (Examination text)

Let me introduce myself. I am a second-year student of the Tver Technical University, my speciality being cadastre.

A ***cadastre*** (using a cadastral surveyor cadastral map) is a comprehensive register of the metes-and-bounds real property of a country. A cadastre commonly includes details of the ownership, the tenure, the precise location (some include GPS coordinates), the dimensions (and area), the cultivations if rural, and the value of individual parcels of land. Cadastres are used by many nations around the world, some in conjunction with other records, such as a title register.

The most important subject of my future speciality is geodesy. Geodesy means knowledge of cadastral maps, topographic plans and many others.

A ***cadastral map*** is a map showing the boundaries and ownership of land parcels. Some cadastral maps show additional details, such as survey district names, unique identifying numbers for parcels, certificate of title numbers, positions of existing structures, section or lot numbers and their respective areas, adjoining and adjacent street names, selected boundary dimensions and references to prior maps.

Cadastral surveys are used to define the boundaries of land ownership, by the production of documents, diagrams, sketches, plans (plats in USA), charts, and maps. They were originally used to ensure reliable facts for land valuation and taxation.

Cadastral engineers estimate the land and the real estate properties. The information can be stored in computers. The computer technology can usually provide better access to the necessary information than manual paper systems.

A cadastral engineer, being a physical person, should meet the following requirements:

- to be registered as the individual businessman;
- to have higher education on the speciality.

The surveying engineer must, faithfully and impartially perform his work with fidelity to his clients, his employer and the public. He must be actively interested in the welfare of the public and should always be ready to apply his knowledge for the benefit of mankind.

I think that this profession is very necessary presently, because the future engineer-geodesist receives both humanitarian and technical education. I hope I will be able to find a proper job after graduation from the University.

Answer the following questions.

1. Where do you study?
2. What is your future speciality?
3. What is cadastre?
4. What does a cadastre commonly include?
5. What is the most important subject of your future speciality?
6. What does the Geodesy mean?
7. What map is a cadastral one?
8. What does a cadastral map show?
9. What are Cadastral surveys used for?
10. What do cadastral engineers estimate?
11. What requirements should a cadastral engineer meet?
12. Why is this profession very necessary presently?

Ex. 1. Imagine you are applying for a job of a surveying engineer at a land improvement agency. The interviewer asks you personal questions, questions about the education you've received and about your qualification, skills and experience as a surveying engineer. Make up a dialogue and act it out.

Ex. 2. Ask your friend about his future speciality and tell about that of yours.

Ex. 3. Writing an informal e-mail

Put the parts of an e-mail into the correct order

- a. Did I tell you that I'm going to continue my study as a post graduate? After defending my graduation project my adviser asked me if I would like to go on with my scientific work.
 - b. Entrance examinations take place in September, and I'm going to practise much before them. I have to pass examinations in Philosophy and English. My English teacher is going to help me. She says I will definitely pass this exam. But I'm not so sure!
 - c. How are you? I hope everything's OK. Are you busy at the University?
 - d. Hi, Alex!
 - e. After the exams we'll go out for a good meal with. It'll be a lot of fun! What matters whether or no I'll pass or fail?
 - f. Well, of course, I'd like to pass my English examination, but I'm not going to lose any sleep over it.
 - g. Bye for now!
- Anna

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