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**Кафедра русского и иностранных языков**

**УЧЕБНО-МЕТОДИЧЕСКОЕ ОБЪЕДИНЕНИЕ В ОБЛАСТИ  
ЗЕМЛЕУСТРОЙСТВА И КАДАСТРОВ**

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**ПОСОБИЕ  
ПО АНГЛИЙСКОМУ ЯЗЫКУ ДЛЯ СТУДЕНТОВ  
ЗЕМЛЕУСТРОИТЕЛЬНЫХ И КАДАСТРОВЫХ  
СПЕЦИАЛЬНОСТЕЙ**

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Рекомендовано Учебно-методическим объединением по образованию в области землеустройства и кадастров для межвузовского использования в качестве учебного пособия для студентов высших учебных заведений по специальности [311100 «Городской кадастр»](#).

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## ***ПРЕДИСЛОВИЕ***

Пособие по английскому языку предназначено для студентов землеустроительных и кадастровых специальностей.

Цель пособия – сформировать у студентов землеустроительных и кадастровых специальностей умение читать и переводить с английского языка оригинальную литературу по специальности и развить у них навыки устной речи в пределах пройденной тематики.

В результате изучения терминологии по землеустройству и кадастрам студенты существенно расширят активную лексику по своей специальности. В связи с принятием в Российской Федерации законов о земле и рынке недвижимости эта проблема приобретает еще более важное значение.

Тематика учебника затрагивает такие вопросы как землеустройство, земельный и городской кадастры, а также проблемы рынка земли, недвижимости и загрязнения окружающей среды.

Пособие состоит из 4-х разделов, каждый из которых включает 4 урока. Все уроки снабжены системой упражнений и текстами по специальности для чтения и перевода с английского языка со словарем и без словаря, что поможет закрепить лексико-грамматический материал, наиболее часто употребляемый в области этих специальностей.

По материалам текстов составлены грамматические упражнения и упражнения на словообразование. Система упражнений направлена на овладение навыками чтения, перевода и реферирования специализированных текстов по землеустройству и кадастрам.

Для облегчения работы перед каждым текстом даны предтекстовые лексические упражнения, а также поурочный англо-русский словарь.

Пособие рекомендуется использовать в качестве учебника для студентов 1, 2, 3 курсов, обучающихся на факультетах землеустройства и кадастров, после повторения вводно-фонетического курса и основ грамматики.

Пособие создавалось на основе опыта работы автора в студенческих и аспирантских группах землеустроительного факультета, а также факультетов земельного и городского кадастров Государственного Университета по Землеустройству.

## UNIT I. LAND USE PLANNING

### Lesson I. *COMMON UNDERSTANDING OF LAND USE PLANNING.*

#### *1. Прочтите следующие слова:*

Land, inhabitants, development, planning, provide, profoundly, gift, use, surveying, basis, nature, qualified, directly, ownership, prosperous, skills, peasant, important.

#### *2. Прочтите и переведите следующие группы слов:*

Land use, land use planning, land surveying, a land surveyor, profoundly educated, land information, advanced countries, to sustain life, to pose a question, opposite situation, a simple answer, individual basis, an aspect of survival, land ownership.

#### *3. Запомните следующие слова и словосочетания:*

abundantly (*adv.*) – обильно, в изобилии  
accommodation (*n.*) – согласование, жильё, помещение, удобство, приспособление  
apply (*v.*) – применять  
break-even-point – точка нулевой прибыли  
commitment (*n.*) – обязательство  
compel (*v.*) – вынуждать, заставлять  
comprehensive (*adj.*) – всесторонний  
conviction (*n.*) – убеждение  
creditworthiness (*n.*) – кредитоспособность  
delivery service – услуги по доставке  
dependence (*n.*) – зависимость

depend on, upon (*v.*) – зависеть от  
development (*n.*) – развитие, разработка  
educated (*adj.*) – образованный  
etc = et cetera – и так далее  
even (*adv.*) – даже  
extreme (*adj.*) – чрезвычайный, экстремальный  
in a sustainable way – устойчивым способом, на постоянной (устойчивой) основе  
income (*n.*) – доход  
increase (*v.*) – повышать, увеличивать  
independence (*n.*) – независимость  
inventory valuation method – методы оценки товаров  
knowledge (*n.*) – знания  
land (*n.*) – земля, суша  
    (*v.*) – приземляться  
land resources capacity – потенциал земельных ресурсов  
land use – землепользование  
land use planner – землеустроитель  
land use planning – землеустройство  
land tenure – землевладение  
level (*n.*) – уровень  
manage (*v.*) – регулировать, управлять, организовывать  
means of survival – средство выживания  
merchandising (*n.*) – коммерческое планирование производства  
neglect (*v.*) – упускать, не обращать внимания  
opposite (*adj.*) – противоположный  
outside assistance – помощь извне  
overgrazing (*n.*) – чрезмерный выпас  
own (*adj.*) – собственный  
ownership (*n.*) – собственность  
pose a question – ставить вопрос  
poverty (*n.*) – бедность, нищета  
prerequisite (*n.*) – предварительное условие, предпосылка  
profoundly (*adv.*) – глубоко  
prosperous (*adj.*) – процветающий  
prove (*v.*) – подтвердить, доказать  
render assistance – оказывать содействие  
request (*n.*) – просьба

sequence (n.) – последовательность  
solve (v.) – решать  
substantiation (n.) – обоснование  
success (n.) – успех  
survival (n.) – выживание  
survive (v.) – выживать  
sustain (v.) – поддерживать  
truck (n.) – грузовик  
unexpectedness (n.) – неожиданность

#### *4. Прочтите и переведите текст:*

### **TEXT 1A** **The individual and society**

It is obvious that any textbook on land use planning begins by posing the question, "What is land use planning about?" It is not a difficult problem to give a simple answer to this basic question. Land use planning or land surveying is a process of managing the use and development of land resources in a sustainable way. It is essentially a study of the methods in which land use planners apply their knowledge, skills and efforts to the gifts of nature in order to satisfy their needs and wants.

Effective land use planning is impossible without land information. Such information includes land resource capacity, land tenure, land ownership and land use.

Even in the prosperous, economically advanced countries there is an aspect of survival. Land helps people to survive. That's why lands are very important resources for men.

Some people have the abilities to sustain life without outside assistance. But a large percentage of the human race of the third world still lives in very small self-sufficient peasant communities. These people experience great poverty, but they provide on an individual basis, for their own survival. They have a degree of economic independence.

The inhabitants of cities are totally incapable of providing for themselves, directly, the means of survival. Here we can observe the

opposite situation – a high level of living together with an extreme economic dependence. Such people depend upon the efforts and cooperation of many thousands of specialist workers, among them land use planners. Land use planning is concerned with soil sciences, law, geodesy, geography, and computer. To solve these problems land use planners must be not only qualified but profoundly educated specialists.

**5. Найдите синонимы среди следующих слов:**

Skill, trucks, land use planning, make, a land surveyor, community, compel, society, automobiles, a land use planner, land surveying, level, knowledge, standard.

**6. Найдите антонимы среди следующих слов:**

Capable, independence, possible, easy, directly, impossible, large, incapable, difficult, dependence, small, indirectly.

**7. Переведите следующие сочетания слов с русского на английский язык:**

Глубоко образованный специалист; большой процент; ставить вопрос; регулировать землеустройство; простой ответ; решать проблему; информация о земле; помощь извне; трудный вопрос; экономическая независимость; поддерживать жизнь; средство выживания; противоположная ситуация; для того, чтобы удовлетворить нужды.

**8. Переведите следующие предложения с русского на английский язык:**

1. Землеустройство - древняя наука. 2. Информация о земле включает землевладение, землепользование и потенциал земельных ресурсов. 3. Эффективное землеустройство невозможно без информации о земле. 4. Люди используют свои знания и навыки, чтобы удовлетворить свои нужды. 5. Даже в процветающих странах существует аспект выживания. 6. Землеустроитель может дать правильные ответы на многие вопросы.

**9. Заполните пропуски соответствующей формой глагола *to be*:**

1. Who ... the best specialist? 2. There ... vast land resources in Russia. 3. Last year there ... the highest crop in this region. 4. Next year you ... a land use planner. 5. I ... a second year student. 6. Land use planning ... concerned with different sciences. 7. In future effective land use planning ... impossible without land information.

**10. Поставьте предложения в вопросительную и отрицательную формы:**

1. It is a difficult matter to give a simple answer to the basic question. 2. Land use planning is impossible without land information. 3. Such information includes land resources capacity et al. 4. Lands are very important resources for men. 5. People of the third world experience great poverty. 6. We observe a high level of living in some developed countries. 7. They have a degree of economic independence.

**11. Заполните пропуски предложениями:**



1. Land use planning is a process ... managing the use and development ... land resources ... a sustainable way. 2. Land helps people ... survive. 3. Many textbooks begin ... posing the basic question. 4. It is not a difficult problem ... give a right answer ... the main question. 5. ... order ... satisfy men's needs and wants people apply their knowledge ... the gifts ... nature.

**12. *Поставьте вопросы к выделенным словам:***

1. A land surveyor solves *many problems*. 2. *The inhabitants* decide problems of survival. 3. *This information* includes *land ownership and land tenure*. 4. *Some people* have *the ability* to sustain life without outside assistance. 5. A large percentage of the human race still lives *in very small self-sufficient peasant communities*.

**13. *Заполните пропуски, используя глаголы, данные в скобках:***

1. This textbook ... by posing the basic question (to begin).  
2. Effective land use planning ... impossible without land information (to be).  
3. Some people ... knowledge and skills to satisfy their wants (to apply).  
4. Land ... people to solve different problems (to help).  
5. Nature ... men's needs and wants in many ways (to satisfy).

**14. *Ответьте на следующие вопросы:***

1. What do most textbooks on land use planning begin by? 2. Why do people apply their knowledge and skills? 3. What is effective land use planning impossible without? 4. Are lands very important resources for men? 5. How does a large percentage of the human race still live? 6. What does land information include? 7. Do we observe a

high level of living in large cities? 8. Is it important to have economic independence?

**15. Перескажите текст 1А "The individual and society."**

**16. Прочтите, переведите текст В и сформулируйте основную мысль каждого абзаца:**

### **TEXT 1B**

#### **Main directions in land use planning**

The complex of land use planning work in modern conditions provides the actions connected with redistribution of land and formation of new land uses, fixing in nature the borders of the sites, with complex research and estimation of land, creation of land fund for compelled immigrants and granting the sites to them, etc. The main attention now is paid to performance of the following work:

Preparation of materials for the official registration of papers, certifying the right on land (including the proprietors of land shares);

Rendering assistance to the agricultural enterprises in their reorganization (reforming), including development of the land use planning projects providing economically and ecologically proved formation of new land uses;

Maintenance of all agricultural enterprises with cadastral maps in which quantitative and qualitative indicators of each site of farmland are reflected;

The analysis of land fund use with the purpose of opportunity definition of granting land sites to citizens for conducting personal part-time farming, gardening, housing construction and other purposes;

Preparation of the materials connected with an establishment of restrictions in using land and giving the rights for them to other persons.

The main directions of land use planning activity are:

- scientific maintenance and forecasting consequences of planned land transformations;

- substantiation and realization of general state policy in planning and organizations of rational land use and protection of all categories of land irrespective of ownership forms and a departmental accessory of the land sites;
- maintenance of target land use, preservation of valuable land sites in agricultural production;
- formation and accommodation of ecologically and economically justified, compact and rational landed properties and land uses;
- creation of territorial conditions for effective functioning the industrial organizations and enterprises;
- a complex of measures development on improvement of agricultural areas, on increasing soil fertility, maintenance of steady landscapes and protection of land;
- survey the grounds with an establishment (restoration) in nature (on land) administrative-territorial and production borders in a state system;
- manufacturing the documents certifying the right on land.

***17. Прочтите текст 1С и раскройте содержание рассматриваемых в нем проблем:***

### **TEXT 1C**

#### **Principles of land use planning**

On the basis of long-term investigations some principles of land use planning are presented.

Land use planning is a dialogue, creating the prerequisites for the successful negotiation and co-operation among stakeholders.

The core task of land use planning consists of initiating a communication and co-operation process which "allows all participants to formulate their interests and objectives in the dialogue". On the basis of sound decisions a sustainable form of land use is proposed "whereby the aims and interests of other participating group are taken into account to the greatest possible extent".

An important element of participation-oriented land use planning is the identification of the various groups of participants and differentiat-

ing them in terms of their use and access to land resources. In addition, their position on the social scale and their capacities, either as stakeholders or as members of authorities and other organizations have to be considered. Land use planning takes into account cultural viewpoints and builds up on local environmental knowledge.

Rural societies or groups can often provide complex indigenous knowledge of the environment. If this is the case, such local knowledge should be a part of the basis for planning and implementing a sustainable land use. Land use planning takes also into consideration traditional strategies for solving problems and conflicts.

Traditional rural societies have their own way of approaching problems and settling conflicts concerning land use. In the process of land use planning, such mechanisms have to be recognized, understood and taken into account.

Land use planning requires transparency. Therefore, free access to information for all participants is a prerequisite.

Transparency in planning and the extent to which stakeholders are informed, strengthen both their willingness and capacity to participate in planning and decision-making. It increases the motivation of the people for creating sustainable results. An open exchange of information leads to discussions about objectives among the key figures and promotes the willingness to reach a consensus. The dissemination of information in the local language(s) contributes to an improved transparency. In addition, it strengthens the trust of the population in land use planning activities.

The differentiation of stakeholders and the gender approach are core principles in land use planning. A prerequisite for realistic land use planning is the detailed analysis of the various interest groups. The aim is to find out the various interests of the participants in order to create a basis for the negotiation and decision-making process. Men and women often do not have the same access to land and have specific ways of articulating themselves. Different interests are arising from the economic and social character of their role and scope of duties. Therefore, the role of gender is an important criterion when differentiating stakeholders.

Land use planning is implementation-oriented. Land use planning has to consider how the negotiated decisions are to be implemented. Land use planning does not end with the land use plan.

The implementation of limited measures (e.g. the development of cultivation techniques which conserve land resources) plays an important role in increasing the trust of the people in the village as far as the planning process is concerned.

**18. Прочтите и письменно переведите текст 1Д:**

**Text 1 D**  
**Comprehensive planning and major steps**

Chances of success for any business are greatly increased when attention is first directed to a comprehensive plan. When a land use plan is made for any new farm the land use planners should design a comprehensive planning. If financial assistance is necessary from bankers, trade creditors, or investors, their first request will be to see the total plan. With it they can visualize the creditworthiness of the farm.

There is no one sequence of steps in planning that is agreed upon by all authorities in the field. The most important thing in planning even a small farm is that all phases of its operations must be considered. The land surveyor planning a new farm should have very definite ideas about profits, financing, accounting, records, merchandising plans, location, market and customers, general method of operation, policies, advertising and promotion, amount and type of expenses, break-even-point, legal form of management, and inventory valuation methods, among other factors.

The desired income approach to the entire planning process suggests that the land use planner's first question should be, "How much profit do I expect to receive from this farm in return from investing my time, and money in it?" This approach is based on the conviction that this question has been neglected much too often by new farm planners. No commitments, contracts, or obligations relative to a new farm should be undertaken without a clear idea of what profits are possible over at least the first year of operations.

The more we know about the circumstances around us, the better we can prepare the farm to protect itself against different unexpectedness.

Using the desired income approach one should take into consideration important steps in planning. To complete a projected income statement the land use planner should determine what profit he wants from this farm, recognizing the time he will give and the investment he will have.

With the profit figure clearly in mind, it is possible, using statistics that are abundantly available, to calculate the production volume that is necessary to produce that particular profit.

It is also necessary to survey and test the market. The land use planner should involve close study of the production needs of the farm and make proper decisions on how they are to be met. Here he decides whether to rent or buy the farm, whether to buy delivery trucks and on what terms. He should also decide whether to hire a delivery service or eliminate such service at all.

The land use planner is to study the location and the particular site chosen for specific characteristics. Too many small farms are located in space without any analysis of the suitability of that space as a location for the specific type of farm planned. Planners should not only study the characteristics of the legal forms of organization, they should also seek out the true management advantages. Merchandising plan should be also taken into account. Merchandising is a broad term. It is popularly known today as "the total marketing concept". It covers many things – plans for presenting products to customers, lines of products, sales promotion plans, and other associated activities. An adequate system of land uses should be established. Proper land uses are, essential to decision making by the land use planners.

## **Lesson 2. CONCEPTS AND THEORY OF LAND USE PLANNING**

### ***1. Прочтите следующие слова:***

Adopt, option, top-down, encourage, rural, recreational, activities, between, wildlife, matching, framework, target, weighting, participation, impact, resolve, agricultural, overexploitation.

## ***2. Прочтите и переведите следующие группы слов:***

Systematic assessment, without degrading, social aspect, implementation and monitoring of plans, assistance to decision makers, most beneficial, the most satisfying results, the planning cycles, erosion hazard, local targets, popular awareness, existing planning, wider framework, own advantages, higher level support.

## ***3. Запомните следующие слова и словосочетания:***

adopt (v.) – принимать

already (adv.) – уже

assess (v.) – оценивать

assessment (n.) – оценка

assistance (n.) – содействие, помощь

awareness (n.) – осведомлённость, ознакомление

bottom-up and top-down land use planning – "восходящее" и «нисходящее» землеустройство

carry out (v.) – выполнять, осуществлять

conservation (n.) – сохранность, консервация

different disadvantages – различные недостатки

exist (v.) – существовать

existing (n.) – существование

feasibility (n.) – возможность, осуществимость

higher level support – поддержка на высшем уровне

impact (v.) – воздействовать, оказывать влияние

improve (v.) – улучшать

indicate (v.) – указывать

invest (v.) – инвестировать, вкладывать

investment (n.) – инвестиция, вклад

involve (v.) – включать, вовлекать  
in widely scattered places – в широко распространенных местах  
lack (n.) – недостаток, нужда, отсутствие (чего-либо)  
legislation (n.) – законодательство  
mean (v.) – означать, значить  
(adj.) – средний, посредственный, скарредный  
measure (n.) – мера, мероприятие  
(v.) – измерять  
misuse (n.) – злоупотребление  
mix (n.) – смесь, путаница, беспорядок  
occur (v.) – случаться, встречаться, происходить  
option (n.) – вариант  
participation (n.) – участие  
physical (adj.) – физический  
planning strategy – стратегия планирования  
potential (adj.) – потенциальный  
recreational (adj.) – рекреационный  
resolve (v.) – разрешать, решать  
rural (adj.) – сельский  
sectoral (adj.) – ведомственный, отраслевой  
siting (n.) – размещение  
succeed (v.) – следовать, преуспевать  
suitability matching – соответствующий подбор  
technical agencies – технические структуры  
user (n.) – пользователь  
wildlife (n.) – дикая природа, заповедник

#### ***4. Прочтите и переведите следующие текст:***

### **Text 2A Rural and agricultural land use planning**



Land use planning can be defined as the systematic assessment of land and water potential, alternative systems of land use and other physical, social and economic conditions. The purpose is to select and adopt land use options which are the most beneficial to land users without degrading the resources or the environment, together with the selection of measures most likely to encourage such land uses.

In the broadest meaning of the term, land use planning deals with planning for all types of land use (rural, urban, industrial, recreational, etc.). Land use planning involves many aspects of planning such as designing planning options, evaluation of feasibility (economic, environmental, social impact assessment), providing assistance to decision maker, implementation and monitoring of plans.

Rural land use planning is concerned with all (economic) activities in rural areas, such as agriculture, pastoralism, forestry, wildlife conservation and tourism. Besides evaluation of the potential of different activities, rural land use planning assists in resolving conflicts of interests between groups of land users.

Some of the key aspects of agricultural land use planning are physical and socio-economic ones. Physical aspects involve land evaluation (mapping, analysis, suitability matching), identification of opportunities for change (improve existing land use system, suggest new land use systems), natural resources management (sustainable land use systems).

The objectives of socio-economic aspects include identification of target groups, weighting options and connection with other administration/planning. Such land legislation as access to land, ownership of resources, land reforms are also included in socio-economic aspects as well as training technical staff, farmers and financial framework like credit schemes and products marketing.

Land is a limited resource and the misuse of land can lead to such problem as non-sustainable land use: processes of overexploitation (overgrazing, deforestation, erosion hazard).

We need to conserve land resources for future use through sustainable land uses. For successful land use planning it is important to determine the best use of the land. It is necessary to take into consideration efficiency, equity, acceptability and sustainability of the land.

**5. Найдите синонимы среди следующих слов:**

Local, start, benefit, advantage, option, vantage, choice, begin, regional, income.

**6. Найдите антонимы среди следующих слов:**

Satisfied, find, high, popular, encourage, low, unpopular, lose, narrow, wide, discourage, unsatisfied.

**7. Переведите следующие сочетания слов с русского на английский язык:**

Человек, принимающий решение; сельскохозяйственное землеустройство; оценка возможности; сохранять земельные ресурсы; опасность эрозии; ограниченный ресурс; "нисходящее" землеустройство (инициатива сверху); "восходящее" землеустройство (инициатива снизу); стратегия планирования; большие преимущества; региональный уровень; вариант землеустройства; большие площади; полагаться только на одну стратегию.

**8. Переведите следующие предложения с русского на английский язык:**

1. Землестроители никогда не должны полагаться только на одну стратегию. 2. Мы нуждаемся в консервации земельных ресурсов. 3. Землеустройство осуществляется на государственном, региональном и местном уровнях. 4. Процесс планирования основан на кадастровой съёмке земельных ресурсов. 5. Водоснаб-

жение является одной из основных проблем человека. 6. Существуют разные стратегии планирования.

**9. Преобразуйте следующие предложения в Past Simple Tense:**

1. Land is a limited resource. 2. There are different land use issues. 3. Misuse of land leads to several problems. 4. The advantage includes people's benefit. 5. Bottom-up planning means active participation of land users. 6. Land use policy depends upon the competing demands for land. 7. Physical aspects involve natural resource management.

**10. Составьте предложения, используя следующие слова:**

1. Option, best, which, the, is? 2. Are, legislations, many, there, land, for, planning, use. 3. Highest, there, year, crop, last, was, the. 4. Now, working, are, we. 5. Is, limited, land, resource, a. 6. Need, conserve, resources, we, to, land. 7. Are, strategies, there, different, two, planning.

**11. Заполните пропуски предложениями:**

1. Different types ... land use planning are usually described. 2. ... traditional society, people use up-to-date methods ... crop production. 3. The methods and types ... planting and harvesting are always based ... traditions. 4. Year ... year, little is changed. 5. ... Britain equal pay ... women did not obtain legal sanctions ... the 1970s.

**12. Поставьте вопросы к выделенным словам:**

1. *I* am a land use planning engineer. 2. *Land* is a limited resource. 3. The land legislation decided *financial problems last month*. 4. The land use planners will discuss *the best options tomorrow*. 5. Bottom-up land use planning includes *both advantages and disadvantages*.

**13. Заполните пропуски соответствующей формой глагола *to have*:**

1. Each planning strategy \_\_\_\_\_ its own advantages. 2. We \_\_\_\_\_ many friends. 3. Bottom-up land use planning \_\_\_\_\_ some disadvantages. 4. Next year this student will \_\_\_\_\_ a diploma of a land use planner. 5. Last year students \_\_\_\_\_ many interesting subjects.

**14. Ответьте на следующие вопросы:**

1. How can land use planning be defined? What is the purpose of land use planning? 3. What does land use planning deal with? 4. Does land use planning include many aspects? 5. What are the key aspects of agricultural land use planning? 6. Is land a limited resource? 7. Do we need to conserve land resources for future use? 8. What is important for successful land use planning?

**15. Перескажите текст 2А "Rural and agricultural land use planning".**

**16. Прочтите, переведите текст 2В и сформулируйте основную мысль каждого абзаца:**

**Text 2B**  
**Methods of land use planning**

The planning process should be based on the cadastral survey of land resources. The present situation must be taken into consideration. The land use planner is to decide what needs should be changed and how can the changes be made. He is also to find out which is the best option and how far is the plan succeeded.

This progression of questions has led to the formulation of a guide to land use planning – the planning cycle.

Land use planning is implemented at the national, regional or local level. At the national level land use policy is balanced upon the competing demands for land among different sectors of the economy – food production, export crops, wildlife conservation, housing and public amenities, roads, industry.

National development plans and budget must be taken into consideration as well as project identification and the allocation of resources for development. Sectoral agencies involved in land use must be coordinated. Legislation on such subjects as land tenure, forest clearance and water rights should be worked out by all means.

Regional level includes such siting of new developments as settlements, forest plantations and irrigation schemes. The need for improved infrastructure such as water supply, roads and marketing facilities is one of the main problems of this cycle. The development of management guidelines for improved kinds of land use on each type of land is also necessary.

Land use planning is oriented to local conditions in terms of both method and content. Planning approaches often fail because global models and implementation strategies are applied and taken over automatically and uncritically. But land use planning is not a standardized procedure which is uniform in its application world-wide. Its content is based on an initial regional or local situation analysis.

Local level provides the layout of drainage, irrigation and soil conservation work as well as the siting of specific crops on suitable lands.

***17. Прочтите текст 2С и раскройте содержание рассматриваемых в нем проблем:***

## Text 2C

### **Bottom-up and top-down planning**

There are two different planning strategies. Bottom-up land use planning assumes a concept which understands rural development to be a process based on self-help and self-responsibility.

The population should actively participate in the process of land use planning. The result of planning and the implementation of measures can only be sustainable if plans are made with and by the people, not behind them or even against them. Planning is therefore not just a matter for experts, but should be carried out together with those affected by it. To ensure a feeling of ownership concerning self-help activities, people who are affected have to be involved in the planning process from the early beginning.

Starting at the local level, bottom-up planning means active participation of the land users who will eventually implement the land use plan already at the identification of the land use problem. The other stages of the planning cycle, help to identify and prioritize between different options.

In some cases, especially in situations involving large areas or large investments it might be more efficient to focus land use planning at higher administrative level. It is called top-down land use planning. It allows to get results of planning which will be integrated with existing planning administration and legislation.

The two planning strategies each have their own advantages and disadvantages and care should be taken not to rely upon only one strategy. Sometimes there are such actual planning situations when one should choose the most appropriate strategy to follow and often mix both of them to get the most satisfying result.

There are some of the advantages of bottom – up land use planning. They include local targets, management and benefits: people will be more enthusiastic about a plan seen as their own. More popular awareness of land use problems and opportunities are available. Plans can pay close attention to local constraints: natural resources or socio-economic problems. Better information is fed upwards for higher levels of planning.

But there are also different disadvantages. Local interests sometimes can conflict with regional or national interests. Difficulties occur

in integrating local plans within a wider framework. There is limited technical knowledge at the local level. Technical agencies need to make a big investment in widely scattered places. Local efforts may collapse because of a lack of higher-level support.

***18. Прочтите и письменно переведите текст 2Д.***

**Text 2D**  
**Implementing Land Use Planning in**  
**Development Co-operation**

Land use planning is implemented in order to make decision for present problems (e.g. soil erosion, insufficient agricultural production and low income in rural households) with the planning towards long-term conservation and sustainable use of land resources. Therefore such planning is based on precautions and is future-oriented based on the interests, viewpoints and problem solving potential of the participants.

Land use planning has an integrated character because experience has shown that problems in the field of land resources management can't be solved by sectoral measures only. It is necessary to find appropriate combinations of different measures in technical, economic and social fields and to define them in harmony with each other. This can be achieved through wise land use planning.

Land use planning is used in order to find solutions to conflicts among various groups of the population, among different villages, between villages and authorities or large companies, between farmers and pastoralists, etc. In this process rules of using the land are negotiated between the parties involved in the conflict.

The different approaches reflect the spectrum of contributions to solutions expected from a process in land use planning. The examples show, participation-oriented land use planning has already a notable success in projects of the technical co-operation. Integrated land use planning should be applied when the biophysical dimension has to be combined with social, political, cultural, economic and legal aspects. In other words, land use planning is applied when social conflicts

whose origins often lie in the nature of the current land use or in the form of access to resources must be settled.

Various obstacles are placed in the path which may hamper the achievements of the objectives. Creative, realistic, and professional handling of the tools in land use planning are required to cope with all obstacles. Land use planning only makes sense if the contributions to the solutions in the development co-operation can be anchored in a sustainable way, and there is a prospect of applying the approach not only locally but also at larger scales.

### ***Lesson 3. THE ESSENCE OF LAND USE PLANNING***

#### ***1. Прочтите следующие слова:***

Border, elimination, soil, protection, waste, establishment, re-searching, connect, pollution, certificate, restoration, boundary, site, substances, conduction, estimation, carry out, researchers.

#### ***2. Прочтите и переведите следующие группы слов:***



Technical registration, wind erosion, waste products, tilled soils, radioactive substances, projects for reclaiming the soils, country boundaries, elimination of inconveniences, arrangement of land, irrationally used, publicly discussed, interfarm land use planning, number of interconnected elements, land property.

### ***3. Запомните следующие слова и словосочетания:***

adjacent (*adj.*) – примыкающий, смежный  
adjoin (*v.*) – примыкать, граничить, соединять  
allocation (*n.*) – распределение, размещение  
arrangement (*n.*) – приведение в порядок, устройство, организация  
bogging (*n.*) – заболачивание  
border (*v.*) – граничить  
boundary (*n.*) – граница  
cartographical researches – картографические исследования  
citizen (*n.*) – горожанин  
citizenship (*n.*) – гражданство  
complex (*adj.*) – сложный  
(*n.*) – комплекс  
crop (*n.*) – с/х культура, урожай  
customer (*n.*) – заказчик, покупатель  
delimitation (*n.*) – разграничение  
designation (*n.*) – назначение  
district (*n.*) – район, округ  
drawing (*n.*) – проект  
equal rights – равные права  
flooding (*n.*) – наводнение  
irrespective (*adj.*) – независимый  
land relations – земельные отношения  
landslide (*n.*) – оползень, обвал  
law (*n.*) – закон  
mudflow (*n.*) – грязевой поток  
participate (*v.*) – участвовать  
participation (*n.*) – участие  
preparation (*n.*) – подготовка

preservation (*n.*) – сохранение, предохранение  
proprietor (*n.*) – собственник, владелец  
radioactive and chemical substances – радиоактивные и химические вещества  
reclaimed lands – восстановленные земли  
researcher (*n.*) – исследователь  
revealing unused areas – выявление неиспользованных площадей  
rules of thumb – правила подчинения  
science (*n.*) – наука  
substantiation (*n.*) – доказательство, обоснование  
survey (*n.*) – съёмка, исследование, изыскание  
(*v.*) – проводить съёмку, исследовать

**4. Прочтите и переведите следующий текст:**

**Text 3A**  
**Land use planning activity**

The basic directions of land use planning in Russia include:

- development of federal and regional forecasts, programs of use and protection of land resources, a scheme of land use planning in view of town-planning, ecological, economic and other features of the territory;
- survey with establishment (restoration) on land the borders of administrative-territorial formations, the borders of land sites owners under general state system and their technical registration;
- drawing up new land use planning projects, existing landed properties and land uses ordering with elimination of inconveniences in the arrangement of land;
- delimitation of the land areas, establishment of borders and allotment of land sites on district, registration of plans (drawings) of borders, preparation for the certificate of rights to the land sites;
- development of the projects for reclaiming the tilled soils, soil protection from water and wind erosion, mudflow, landslides, flooding, bogging, pollution by waste products of manufacture, chemical

and radioactive substances, for improvement of agricultural lands, for development of new areas, preservation and increase of soil fertility;

- substantiation of borders accommodation and establishment of especially protected territories;

- fixing and change on district of city, country and rural settlements boundaries;

- conducting topographical and geodetic, cartographical, soil, agro-chemical, geo-botanical, historical, cultural and other researching work;

- development of land use planning documents connected with estimation of resources, use and protection of land, preservation and development of historically used economic activities of small peoples and ethnic groups;

- drawing up maps and atlases of land resources conditions and use;

- land inventory, regular revealing unused, irrationally used, areas used not on a special-purpose designation.

Land use planning activity is carried out in all areas irrespective of their special-purpose designation and forms of ownership according to scientifically proved, publicly discussed and in accordance with established order authorized by land use planning documentation (including forecasts, programs, schemes and projects, materials of inspections and researches).

##### ***5. Найдите синонимы среди следующих слов:***

Activity, regulation, particular, work, special, order, define, arrangement, organizing, determine.

##### ***6. Найдите антонимы среди следующих слов:***

Misunderstanding, natural, irregular, legal, understanding, unnatural, regular, respective, illegal, irrespective.

**7. Переведите следующие сочетания слов с русского на английский язык:**

Защита почвы от эрозии; установление границ; материалы проверок и исследований; целевое назначение; улучшение с/х земель; этнические группы; публично обсужденные проблемы; опись (инвентаризация) земли; основные средства; земельные площади; в соответствии с; равные права; компьютерная наука; детальные топографические исследования.

**8. Переведите следующие предложения с русского на английский язык:**

1. В России существуют основные направления землеустроительных работ. 2. Разработка землеустроительных документов связана с оценкой земли. 3. Этнические группы используют и сохраняют свою землю. 4. Землеустройство это правильная организация земельных ресурсов. 5. Компьютеры широко используются в землеустройстве. 6. Землеустроители решают топографические и картографические вопросы каждый день. 7. Законодательные и правовые акты определяют правильное использование земель. 8. Пользователи земли и собственники участвуют в землеустроительной работе.

**9. Определите, к какой части речи относятся следующие слова:**

Arrangement, proprietor, management, worker, specialist, user, government, legislation, administration, citizenship, designation.

**10. Образуйте имена существительные от следующих глаголов:**

Depend, improve, operate, direct, measure, consider, compose, arrange, participate, manage.

**11. Заполните пропуски, используя следующие слова: estimation, used, administrative, conducts, responsible.**

1. Land use planning is financed by ... bodies. 2. A land use planner ... topographical and geodetic works. 3. Maps and atlases are ... by specialists. 4. A land use planner is ... for revealing unused lands. 5. ... of resources is the main task of a land use planner.

**12. Поставьте вопросы к выделенным словам:**

1. *Bodies of the government* are the customers of land use planning work. 2. The state guarantees *equal rights and protection* for citizens. 3. Maintenance of steady landscapes is obligatory *for all proprietors*. 4. Local land use planning allows to receive *operation designs*. 5. A land use planner estimates *development of a site*.

**13. Образуйте 3 формы от следующих глаголов:**

To be, to have, to go, to begin, to increase, to direct, to provide, to change, to own, to till, to depend, to define, to arrange.

**14. Ответьте на следующие вопросы:**

1. How many kinds of land use planning do you know? 2. What are they? 3. What is the purpose of land use planning? 4. Are there the basic directions of land use planning activity? 5. Land use planning activity is carried out in all areas, is not it? 6. What tasks does local

land use planning solve? 7. What laws does land use planning study?  
8. Who can participate in land use planning work?

*15. Перескажите текст 3А "Land use planning activity".*

*16. Прочтите, переведите текст 3В.*

### **Text 3B**

#### **Two types of land use planning**

Land use planning is based on understanding of land as the main means of production, the object of social and economic communications and as a part of a natural complex. It can be considered in 2 ways: as a science and as a system of special activities (land use planning).

Land use planning as the science studies laws of functioning and the organization of land use as an object of using nature, as general means and industrial basis of manufacture, as an object of land-legal and nature protection relations.

Land use planning as a system of activities can be defined as a complex of state and individual actions for realization of the land legislation, regulation of land relations, creation of social and economic, territorial and organizational – economic conditions for economically and ecologically utilizing the land areas and other objects of the real estate according to the common economic mechanism.

The purpose of land use planning is arrangement and exploitation of land resources of the regions, separate landed properties and land uses. Therefore it is based on theoretical and methodological positions of adjacent fields of knowledge, such, as land law, land cadastre, land relations, agriculture, land improvement, ecology, computer science, etc.

Two basic kinds of land use planning are known: local and inter-farm, each of which solves their own tasks (except for topographical, cartographical and other researches and tests) by specific ways.

Local land use planning is one of the definite site. It differs from interfarm land use planning. Local land use planning allows to receive operation designs with estimates of site development on the basis of detailed topographical, geo-botanical and other researches.

Local land use planning purpose is to increase efficiency of farming sites as well as their arrangement and protection. It introduces resource – conservation technologies of crops cultivation, establishes obligatory soil protective actions.

The object of interfarm land use planning is land using or land property as a whole.

For each kind of land use planning there is a certain set of the components. They include the decisions which are made out as concrete projects. These components may consist of a number of interconnected elements.

### ***17.Прочтите и переведите текст 3С.***

#### **Text 3C**

#### **Documentation of land use planning**

Land use planning is carried out according to decisions of government bodies, local self-management; administrative areas and cities; under the petition of the interested proprietors and land users as well as citizens and legal persons applying for reception of a land site.

The use of lands strictly to their assignment, the organization of territory of landed properties and land uses, measures for maintenance of steady landscapes and protection of lands are obligatory for all proprietors and land users as well as for bodies of government.

Land use planning is carried out and financed with participation of the parties concerned or their authorized representatives. In land use planning may participate:

- citizens, enterprises, establishments, organizations, other legal persons being customers of land use planning documentation;
- developers of land use planning documentation;
- proprietors and users of land in which territory land use planning is carried out;
- government bodies, appropriate committees of the Russian Federation and the institutions of local government participating in land use planning activity according to the competence;
- proprietors and land users whose land sites adjoin to arranged territory or are inside it;
- citizens, public and other persons not owning the sites, whose interests are touched by land use planning actions.

The customers of land use planning work may be the government bodies, institutions of local government, citizens, state and public enterprises, organizations, establishments and other legal persons.

According to the Russian Federation legislation the state guarantees to all participants of land use planning activity irrespective of ownership forms on land and citizenship maintenance of equal rights and interests protected by the law, and the right of the appeal in juridical order of any illegal actions.

### ***18. Прочтите и письменно переведите текст 3Д.***

#### **Text 3D**

#### **Land suitability mapping**

Land suitability mapping is a method to identify the most suitable land units for a range of land use systems. A step-wise procedure is used to survey existing resources, identify constraints and opportunities for change. The first step normally includes land cover mapping.

Land cover mapping produces maps of vegetation patterns, soil and land use types. The mapping scale corresponds to the level of details from the use of aerial photographs and satellite images. Normally there is no distinction made between natural and human induced land



cover. Land cover mapping is usually performed in the early stages of land use planning, where baseline information about natural resources and constraints are collected. Map units refer to very broad categories of land cover, such as "coniferous forest" or "urban areas".

Land capability classification identifies those areas with the highest potential for a large number of land uses on the basis of their production potential. The method is similar to land suitability mapping but operates at a more general level. Land suitability mapping is a kind of detailed land assessment, i.e. the fitness of land use for a specific use, e.g. "partly suitable farming with wheat as the best yielding crop".

Normally a soil map serves as a base map to indicate homogenous land areas with similar properties (soil type, climate, vegetation). The units identified are called land units. It is an area of land which possesses specific land characteristics and land qualities and which can be mapped.

The starting point for suitability mapping is a mapping of the most relevant factors for a given land use. These factors also called land attributes, are divided into 1) land qualities and 2) land characteristics.

The following "rules of thumb" can be used to identify the land qualities which should be part of a land suitability mapping:

- the land quality must have a substantial effect on performance or on cost of production;
- critical values of the land quality must occur in the planning area;
- it is realistic to measure or estimate the value of the land quality.

Furthermore, one should beware of variations in values of a given land quality during a cropping season and the impact variations have on crop yields. Care should be taken to select values from measurements representing critical moments in crop growth.

## ***Lesson 4. CENTRAL IDEA OF LAND USE PLANNING***

### ***1. Прочтите следующие слова:***

Integrated, dialogue, initiating, conceivable, iterative, appropriate, impose, groundwater, support, pollution, traffic, addition, society, superfluous, view, expense, core, designed.

### ***2. Прочтите и переведите следующие группы слов:***

Exact role, environmental context, lack of planning, the consequences of land use activities, new findings, implementation and monitoring, forming a consensus, co-operation relations, long-term sus-

tainability, local knowledge, living conditions, kind of benefits, existing environmental damage, direct and indirect land users.

### **3. Запомните следующие слова и словосочетания:**

aim (*n.*) – цель

(*v.*) – нацеливать, стремиться

amongst (*prep.*) – среди, между

attain (*v.*) – достигнуть, добиться

authorities (*n.*) – власти

compatible (*adj.*) – конкурентно-способный

compulsory (*adj.*) – обязательный

concealed lack of planning – скрытые недостатки планирования

conciliation (*n.*) – примирение, умиротворение

constellation (*n.*) – совокупность

constraint (*n.*) – противоречивость, ринужденность, скованность, напряженность

density (*n.*) – плотность

disregard (*v.*) – игнорировать

draw up (*v.*) – составлять

erosion control – борьба с эрозией

exact (*adj.*) – точный

flexible (*adj.*) – гибкий

forestry (*n.*) – лесничество, лесоводство

groundwater (*n.*) – грунтовая вода

guidance (*n.*) – руководство

in addition (*adv.*) – вдобавок, в дополнение

iterative process – повторяющийся, многократный процесс

justify (*v.*) – оправдывать

magnitude (*n.*) – величина

moisture (*n.*) – влажность

negotiation (*n.*) – переговоры, обсуждение условий

nutrients (*n.*) – питательные вещества

perceive (*v.*) – воспринимать

plot of land – участок земли

population (*n.*) – население

relatively (*adv.*) – относительно  
require (*v.*) – требовать  
requirement (*n.*) – требование  
sense (*n.*) – смысл, значение  
service (*n.*) – услуга, обслуживание  
settling conflicts – урегулирование конфликта  
simultaneously (*adv.*) – одновременно  
stakeholders – акционеры  
steps already taken – уже предпринятые шаги  
suitability (*n.*) – пригодность, приемлемость  
superfluous (*adj.*) – излишний  
term (*n.*) – термин, срок, условие  
tolerance (*n.*) – сопротивляемость, устойчивость  
tool (*n.*) – инструмент  
unsuitable (*adj.*) – непригодный  
use-restricted area – территория с ограничениями в использовании  
Viable (*adj.*) – жизнеспособный  
Yield (*n.*) – урожай  
(*v.*) – производить, давать

#### ***4. Прочитайте и переведите следующий текст:***

##### **Text 4A**

#### **Land use planning as an instrument of the technical co-operation**

The basic understanding or model drawn up by the "Working Group on Integrated Land Use Planning" is stated as follows:

Land use planning is an iterative process based on the dialogue amongst all stakeholders aiming at the negotiation and decision for a sustainable form of land use in rural areas as well as initiating and monitoring its implementation.

Land use planning provides the prerequisites for achieving a sustainable form of land use which is acceptable as far as the social and

environmental contexts are concerned and is desired by the society while making sound economic sense.

This text gives the presentation of the basic principles of land use planning, such as the principle of the iterative nature of the process or the guidance for implementation. It also gives a sound and integrated picture of the land use planning process.

Wherever groups of people use land and its resources, land use is planned, being aware of it or not. Land use does not consider production only, but also land functions such as protected areas, land recreation, road building, waste disposal sites and use-restricted areas such as buffer zones for regeneration groundwater, buffer zones for traffic noise, pollution, etc.

Land use planning is not only practiced when national authorities intervene or as a result of development co-operation projects. Land use planning happens in every society, even if the term is not used. Land use planning deals with cases in which an intervention occurs in order to improve land use and to sustain natural resources. In the past, decisions made on land use have resulted in the degradation of land resources, or an imbalance between supply and demand of those resources. Here, land use planning is understood as an instrument of the technical co-operation used in the following types of projects:

- resources management (forestry, production systems compatible with resources and agro forestry, pasture management, nature protection and erosion control);
- rural regional development;
- community support and village development;
- government consultation (environmental strategy planning, agricultural sector planning, assessment of land potential).

These land use planning-guidelines are not intended to standardize and impose compulsory procedures for all conceivable variants. It appears more appropriate to offer support for different situations, taking into consideration the specific conditions of the technical co-operation. In addition, the exact role and scope of land use planning within the technical co-operation has still to be determined according to the context and local conditions by those responsible for planning and implementation of projects.

**5. Найдите синонимы среди следующих слов:**

Do, negotiation, organization, principle, enterprise, attain, achieve, new, talk, core, make, modern.

**6. Найдите антонимы среди следующих слов:**

Direct, regard, wide, unsuitable, narrow, rural, indirect, balance, suitable, disregard, imbalance, urban.

**7. Переведите следующие словосочетания с русского на английский язык:**

Скрытые недостатки планирования; обучение, ориентированное на диалог; подготовка плановых документов; относительно низкая значимость; повторяющееся планирование; существенный элемент; выполнение плана; экологическое планирование площади; восприниматься по-разному; обязательные процедуры; шум дорожного движения; научно-обоснованный экономический смысл; развитие деревни; техническое сотрудничество.

**8. Переведите следующие предложения с русского на английский язык:**

1. Я не хочу получать лишнюю базу данных. 2. Землеустройство - это повторяющийся процесс. 3. Повторяющийся процесс требует гибкости в землеустройстве. 4. Сельские районы характеризуются сельскохозяйственным производством. 5. Решение конфликтов - важный политический фактор. 6. Землеустройство - инструмент технического сотрудничества. 7. Землеустроитель-

ный процесс включает оценку земли. 8. Землеустроители должны уделять внимание распространению продукции.

**9. Преобразуйте предложения в *Future Simple Tense*:**

1. Land use planning is an iterative process. 2. The land use planning process includes land assessment. 3. The most important target group in land use planning is made up of the direct users. 4. Rural areas are characterized by agricultural and forestry production. 5. A land use planner carries out different projects. 6. Great attention is paid to the distribution of the production. 7. This applies particularly to major infrastructural measures.

**10. Образуйте имена существительные от следующих глаголов:**

To apply, to arrange, to organize, to invest, to contribute, to secure, to justify, to define, to determine, to protect, to limit, to provide, to develop, to implement, to present.

**11. Заполните пропуски, используя следующие слова: *economically, improve, principles, influence, rural*.**

1. People often have economic or political ... 2. Measures should be ... justified. 3. The government tries to ... living conditions of people. 4. The presentation of the basic ... is given. 5. Land use planning is used in ... regional development.

**12. Поставьте 4 вопроса к тексту 4А.**

**13. Определите, к какой части речи относятся следующие слова:**

Responsibility, define, political, development, invest, implement, measures, conditions, try, particularly, responsibly, conciliation, rural, support, exact, implementation.

**14. Ответьте на следующие вопросы:**

1. How is land use planning stated? 2. What is land use planning based on? 3. Does land use consider only production? 4. What cases does land use planning deal with? 5. Do national authorities intervene in land use planning? 6. Is land use planning used in rural regional development? 7. Is land use planned in all cases or not? 8. What functions does land use planning have?

**15. Перескажите текст 4A "Land use planning as an instrument of the technical co-operation".**

**16. Прочтите и переведите текст 4B.**

#### **Text 4B Different Views**

Land use planning in the technical co-operation is an iterative process based on the dialogue amongst all participants. It is aimed at the definition of decisions on a sustainable form of land use in rural areas and the initiation of the appropriate measures for implementation and monitoring.

Even fundamental concepts of land use planning are perceived differently within each project. Whereas some of them consider an approach which gives these directives on how land related subjects



should be organized in a definite region, others will promote a process of organization and learning.

The first model of land use planning follows the sense of a rational model of planning. It is assumed that the optimization of the set of planning tools in connection with rationalization of the planning organization will result in the best possible solution to the problem to be solved. Any social conflicts are disregarded in this process (technical planning approach).

The objective of the latter concept is to create a social platform for solving problems and settling conflicts. Land use planning is thereby described as a political process in which the constellation of forces is crucial to the result. In this type of planning process the stakes of different groups with different power potential and different influence meet one another. In this process the mechanisms of conflict resolution and forming a consensus are the major political factors (participatory planning approach).

The dialogue-oriented learning and negotiation process amongst the participants leads to the development of their planning capacities and to sustaining co-operative relations at local level.

Participants in land use planning are direct and indirect land users, as well as those affected by the consequences of land use activities. Another group is formed by people who often have political or economic influence; this includes authorities, organizations, middlemen and women, processing industries for agricultural products, etc. However, the most important target group in land use planning is made up of the direct land users.

Rural areas, in contrast to urban areas are characterized by agricultural and forestry production having relatively low population and building densities. Infrastructure, facilities or services have a relatively low importance.

Land use planning is an iterative process; it is the flexible and open reaction based on new findings and changing conditions. Land use planning is more than preparation of a planning document; it is an iterative process. Iteration is both the principle and the method simultaneously. New developments and findings are specifically observed and incorporated into the planning process. It may lead to the revision of decision and the repetition of steps already taken. This can render superfluous both analyses and data bases which would have been set

up at some expense. Iterative planning requires flexibility in planning, but in no way constitutes a "concealed lack of planning".

"Iteration" means putting the result of the decision-making process into practice and converting it into a situation specific step-by step planning. It is repeated or recurring process that seeks to reach an optimal solution.

***17. Прочтите текст 4С и раскройте содержание текста на английском языке:***

### **Text 4C**

#### **Core of land use planning**

The core element in land use planning is the dialogue amongst all participants to reach decisions based on consensus. A major task of land use planning is to accompany and motivate the participants and those affected in order to attain a conciliation of interests concerning land resources, types and extent of land use.

The land use planning process covers all steps extending from the collection of data and information through its processing, analysis, discussion and evaluation right up to the negotiation for a consensus concerning the form of land use to be practiced. This includes the prerequisites for preparing, initiating and implementing the plan.

Land use planning is first and foremost a process of clarification and understanding between people who together wish to change something and prepare future actions systematically. In the process, the elements of a plan are worked out co-operatively. The core part of a planning process is therefore a commonly desired objective to be achieved by implementing the plan. Time planning is linked to the physical/geographic/ecological planning of areas, and the two are mutually dependent.

Land use is considered to be sustainable when it is both socially and environmentally compatible desired by the society, technically viable and when it makes economic sense. This means social justice, long-term sustainability of natural resources, acceptance and social compatibility, economic efficiency, viability.

Land use planning creates the prerequisites required to achieve a type of land use, which is sustainable, environmentally compatible, socially desirable and economically sound.

**18. Прочтите и письменно переведите на русский язык текст 4Д:**

#### **Text 4D**

#### **Matching land use requirements with land qualities**

A kind of land use should be described in terms of its products and management practices. The description must be sufficiently detailed to assess its land use requirements and to plan the necessary inputs. It must include the description of conditions which are potential constraints for production.

The physical requirements of a specific land use type are water, nutrients, temperature regime, salt tolerance. Based on the identification of limiting values which are critical for yield levels, we divide yield levels into classes according to growth requirements and potential changes in external inputs in the land use system.

Land use requirements should be identified according to the following criteria:

- The land should be able to support the land use on a sustained basis;
- The use should yield benefits that justify the inputs.

To meet land suitability a land use planner is to be able to separate suitable land from unsuitable according to sustainability and profitability. Trials and experience of land users must be used choosing the plot of land.

Land suitability classes reflect degrees of suitability. Lands are subdivided into classes according to their degree of suitability and magnitude of changes required to achieve a satisfying level of productivity. Land suitability subclasses reflect kinds of limitations, or main kind of improvement measures required within classes. A land use planner is to identify limitations which may be reduced by specific improvements. E.g. land unit evaluated as subclass S2e means erosion

hazard and land unit evaluated as subclass S2w means inadequate water availability.

After matching land qualities and land use requirements, we can prepare options for development in the form of land use system, which include descriptions of bio-physical requirements and the socio-economic characteristics of different land use types.

Land use system includes the combination of a land unit and a land use type. Outputs are presented to land users and decision makers as land suitability maps and descriptions of land use types.

## **UNIT 2. LAND CADASTRE**

### ***Lesson 5. STATEMENT ON LAND CADASTRE***

#### ***1. Прочтите следующие слова:***

Parcel, data, management, right, purposes, assist, up-to-date, improvement, legal, establishment, location, responsibilities, mortgage, jurisdiction, satellite, implementation, description, supervise.

#### ***2. Прочтите и переведите следующие группы слов:***

Different forms, land parcel, equitable taxation, legal purposes, coordinate system, geometric description, land registry, cadastral data, land redistribution, different role, better access, private interests, land disputes, to maintain the equipment.

access (*n.*) – доступ

accuracy (*n.*) – точность

achieve (*v.*) – достигать

aerial photography – аэрофотосъёмка

circumstances (*n.*) – обстоятельства

constraint (*n.*) – разногласие, противоречие

conveyancing (*c.*) – составление нотариальных актов о передаче имущества

custody (*n.*) – хранение

customary land tenure – обычное землевладение

define (*v.*) – определять

demand (*n.*) – спрос, требование

(*v.*) – требовать

demarcation (*n.*) – разграничение, демаркация

easement (*n.*) – удобство, облегчение

encompass (*v.*) – охватывать

environment (*n.*) – окружающая среда

equipment (*n.*) – оборудование, аппаратура

government (*n.*) – правительство

joint venture – совместная компания, акционерное общество

leasehold (*n.*) – арендатор

lower the costs – понижать затраты

offer (*v.*) – предлагать

organizational arrangements – организационные структуры

mortgage (*n.*) – ипотека, закладная

parcel of land – участок земли

promote (*v.*) – содействовать

protection (*n.*) – защита

reliable (*adj.*) – надёжный

responsibility (*n.*) – ответственность, обязанность

restriction (*n.*) – ограничение  
satellite position fixing – спутниковое определение местности  
security (*n.*) – безопасность  
trained personnel – обученный персонал  
unfortunately (*adv.*) – к сожалению  
utilities (*n.*) – коммунальные услуги, удобства  
valuation (*n.*) – оценка, величина  
value (*v.*) – оценивать

#### ***4. Прочтите и переведите текст 5А:***

### **Text 5A What is Land Cadastre**

A Cadastre is normally a parcel based and up-to-date land information system containing a record of interests in land (e.g. rights, restrictions and responsibilities). It usually includes a geometric description of land parcels linked to other records describing the nature of the interests, and ownership or control of those interests. It often describes the value of the parcel and its improvements. It may be established for fiscal purposes (e.g. valuation and equitable taxation), legal purposes (conveyancing), to assist in the management of land and land use for planning and other administrative purposes. The Cadastre enables sustainable development and environmental protection. Cadastral Reform is concerned with the improvement of cadastral systems.

The Land Cadastre encompasses such information as land resource capacity, land tenure, land ownership and different land uses. The Cadastre provides:

- information identifying those people who have interests in parcels of land;
- information about those interests, e.g. land duration of rights, restrictions and responsibilities;
- information about the parcel, e.g. location, size, improvement, value.

Land tenure is concerned with the rights, restrictions and responsibilities that people have with respect to the land. The Cadastre may

record different forms of land tenure such as ownership, leasehold, easements, mortgages and different types of common, communal or customary land tenure.

The Surveyor undertakes different roles in different countries in relation to the establishment and maintenance of the Cadastre. The Surveyor may be responsible for:

- cadastral surveying and mapping;
- recording of cadastral information;
- land valuation;
- land use planning;
- management of both the graphic and textual cadastral data bases ;
- resolving land disputes;
- custody and supply of cadastral information.

Modern technology, such as up-to-date survey instruments, satellite position fixing (Global Positioning System – GPS), aerial photography and photogrammetry can offer new possibilities to increase the speed and lower the costs for cadastral reform. Computer technology can usually provide better access to information, better manipulation of cadastral data, better quality, and better legal and physical security. To fully utilize modern technology it is important to have trained personnel and facilities to maintain the equipment. Unfortunately this infrastructure is not found in many countries, thereby limiting the use of modern technology.

***5. Найдите синонимы среди следующих слов:***

Costs, deal, dispute, immediately, exact, transaction, sporadically, modern, ground, accurate, up-to-date, discussion, land, expenses.

***6. Найдите антонимы среди следующих слов:***

Informal, start, unfortunately, finish, partner, enemy, formal, fortunately.

***7. Переведите следующие сочетания слов с русского на английский язык:***

Разные страны; правительственные органы; обмен информацией; правовые вопросы; земельная регистрация; различные обстоятельства; организационные структуры; свободно доступный; лучшие манипуляции; новые возможности; систематический подход; перераспределение земли; надёжная информация; рынок земли.

***8. Переведите следующие предложения с русского на английский язык:***

1. Регистрация земли - это часть кадастровой системы. 2. Кадастр - это основное средство обеспечения информации о земле. 3. Землеустроители играют важную роль в различных странах. 4. Современный кадастр включает геометрическое описание земельных участков. 5. Специалисты должны проводить оценку земли. 6. Физическая демаркация на земле определяет границы участков.

***9. Образуйте причастия настоящего времени от данных ниже глаголов. Составьте предложения, используя причастия в разных функциях:***

To control, to establish, to improve, to assist, to use, to undertake, to find, to connect, to consider, to make, to promote, to increase, to protect, to allocate, to rely.



**10. Переведите предложения на русский язык, определите функцию причастия настоящего времени:**

1. All European countries are working today on the problem of automating land records. 2. This is what is now happening in the most countries. 3. Utilities such as water, sewerage, electricity and telecommunication are becoming more complex. 4. Starting with the most highly urbanized area, the cadastral maps are increasingly being digitized. 5. Soil damaging utilities must not be used. 6. Demands for efficient maintenance and management are increasing. 7. The Cadastre provides information identifying those people who have interests in parcels of land.

**11. Заполните пропуски предложениями:**

1. A land use planner undertakes different roles ... different countries. 2. Modern technology can offer new possibilities ... lower the costs ... cadastral reforms. 3. A parcel can be an area ... land with a particular type ... land use. 4. Land registration is the official recording ... legally recognized interests ... land. 5. Cadastre helps ... avoid duplication.

**12. Поставьте вопросы к выделенным словам:**

1. A land use planner plays different roles *in different countries*.  
2. A surveyor is responsible *for recording cadastral information*.  
3. *Computer technology* offers better access to information. 4. Limit of trained personnel restricts *the use of modern technology*. 5. Aerial photography and photogrammetry offer new possibilities *to lower the costs for cadastral reforms*.

**13. Заполните пропуски, используя глаголы, данные в скобках:**

1. A land use planner \_\_\_\_\_ different roles in different countries (to undertake). 2. Modern survey instruments \_\_\_\_\_ new possibilities (to offer). 3. The Cadastre \_\_\_\_\_ in the management of land and land use (to assist). 4. The Cadastre \_\_\_\_\_ different forms of land tenure (to record). 5. A successful Cadastre \_\_\_\_\_ reliable information at low cost (to provide).

**14. Ответьте на следующие вопросы по тексту:**

What is a Cadastre? 2. What role does a land use planner play in different countries? 3. What is a land use planner responsible for? 4. Can computer technology provide better access to information? 5. Is it necessary to make careful investigation for cadastral reforms? 6. What kind of modern technology do you know? 7. Why should the Cadastre be managed by the government? 8. Is Cadastral Reforms concerned with the improvement of cadastral systems?

**15. Перескажите текст 5А**

**16. Прочтите, переведите текст 5В и сформулируйте основную мысль каждого абзаца:**

### **Text 5B**

#### **Different Cadastral Issues**

There are a number of legal, technical, and operational cadastral issues that must be resolved according to the needs and constraints of each country or jurisdiction. Some of these are:

Documentation of informal or customary rights is sometimes connected to the establishment of land markets. In other cases the aim can be a document of a customary tenure system for land management purposes without changing the nature of the system or tenure relation-

ships. In both cases it is essential that such reforms are only started after careful investigations of the need for and the consequences of the reform.

Land registration is the official recording of legally recognized interests in land and is usually a part of a cadastral system. From a legal perspective a distinction can be made between deeds registration, where the documents filed in the registry are the evidence of title, and registration of title, in which the register itself serves as the primary evidence. Title registration is usually considered as more advanced registration system, which requires more investment for introduction, but provides in principle greater security of tenure and more reliable information. Title registration usually results in lower transaction costs than deed registration systems thereby promoting a more efficient land market.

Land registration (land titling) can be undertaken sporadically at the time of each legal transaction or systematically, area by area. While the sporadic approach gives more immediate benefits to individual land holders, the systematic approach provides a wider range of benefits more quickly, especially if the land registry is a part of a more comprehensive land information system.

The basic unit in a Cadastre is known as the parcel. A parcel can be an area of land with a particular type of land use, or an area exclusively controlled by an individual or a group. A property may consist of several parcels. The flexibility of the definition of a parcel makes it possible to adapt the cadastral system to various circumstances, for instance to include large parcels to represent the interests of land use in traditional tenure systems.

***17. Прочтите, переведите текст 5С и раскройте содержащиеся рассматриваемых в нем проблем:***

### **Text 5C**

#### **Role of the Government in Land Cadastre**

The Cadastre is a public land information system and should therefore be managed or supervised by the Government. In some countries,

new organizational arrangements for the implementation of systems are being investigated, such as joint ventures or partnership between government and the private sector, or contracting out specific activities to the private sector. In other countries, the cadastral organization has become more independent in terms of management and financing from government budgets. In both cases a more direct financing of cadastral operations is sought through cost recovery or even to generate government revenue. However this can replace basic governmental investments in spatial infrastructure such as a national coordinate system.

The Cadastre is a land information system, usually managed by one or more government agencies. Since information about land parcels is often needed by many different users, a unified Cadastre helps to avoid duplication and assists in the efficient exchange of information.

A Cadastre must be demand driven; that means fulfil the demands of its clients and that it needs to be coordinated with other land information system.

The Cadastre supports the public administration of land. The information in the Cadastre can be used for the formulation, implementation and monitoring of land policies, such as those concerning land redistribution, land consolidation, land acquisition and allocation, and land markets.

Cadastral data should be accessible to the general public. However the cadastral system must include measures to protect individual and private interests from misuse of the information provided. A successful Cadastre should provide security of tenure, be simple and clear, be easily accessible, and provide current and reliable information at low cost.

***3. Запомните следующие слова и словосочетания:***

***18. Прочтите и письменно переведите на русский язык текст 5Д:***

### **Text 5D**

#### **Problem of automating land records**

Practically all European countries are today working on the problem of automating relevant land records – first and foremost cadastral and land register. The main reason is not to achieve integration, but rather to make very important by-product. No country has yet achieved the complete automation of its cadastral/land registration systems. But this is merely a question of time. Sweden is probably the country which has come further in constructing an automated, on-line, integrated system of cadastral, land registry, land taxation and population records. Most European countries are definitely on their way in the same direction.

Another clear trend is the conversion of land-related information into spatial systems. The information must be precisely located in order to be of greatest use. One method is made by geocoding. If the land unit is assigned coordinates in the natural grid, all land-related information can be spatially defined. The system used by Sweden, for example, introduces the co-ordinate of the central point of the land unit as well as the co-ordinate of the principle building – graphically determined – into the cadastral records. If in future all boundary points were determined graphically or numerically by coordinated, and the coordinates were inserted into the cadastral database, this would, of course, make possible a similar spatial determination of information.

This is what is now happening in the most European countries. Starting with the most highly urbanized areas, the cadastral maps are increasingly being digitized. This is motivated mainly by the great opportunities it creates for using the same database for producing maps in different scales in a flexible way. At the same time the manual production methods can be automated. This is a natural step in the age of automatic data processing.

Digitization also renders a solution to the need, common to all European countries, of integrating cadastral data with data on utilities. Utilities such as water, sewerage, electricity and telecommunication are becoming increasingly complex; demands for efficient maintenance and management are increasing; and there is always danger that utilities will be damaged during different kinds of excavation. For these reasons, there is an obvious need for a total approach to the surveying and recording of utilities. Utilities will be a natural element in the system of digitized, automated land information.

## **Lesson 6. EXISTING CADASTRAL SYSTEM**

### ***1. Прочтите следующие слова:***

Institutions, characteristics, title, multipurpose, register, assume, jurisdiction, cause, faulty, public, private, experience, financial, computerization, originally, weakness, flexible, cheap.

### ***2. Прочтите и переведите следующие группы слов:***

Vast amount, particular purposes, accurate information, a sustainable basis, modern society, long traditions, faulty registration, public and private sectors, negative effect, civil law system, property registration, low degree of coverage, further indications, legal support.

### 3. Запомните следующие слова и словосочетания:

although (*adv.*) – хотя, несмотря на  
assume (*v.*) – допускать, предполагать  
bear (bore, borne) (*v.*) – нести, (зд.) - назначать  
civil (*adj.*) – гражданский  
contain (*v.*) – содержать  
damage (*n.*) – ущерб, вред  
deed (*n.*) – дело, документ  
deficiency (*n.*) – недостаток  
e.g. (*exempla gracia*) – for example - например  
entity (*n.*) – суть, сущность, нечто реально существующее  
everywhere (*adv.*) – всюду, везде  
express (*v.*) – выражать  
facilities (*pl.*) – 1. благоприятные условия, 2. оборудование, приспособление, аппаратура, 3. средства обслуживания, удобства  
facilities management – благоприятные условия менеджмента, организации (кадастровой съёмки)  
facility (*n.*) – 1. легкость, отсутствие препятствий и помех 2. податливость, уступчивость  
flexibility (*n.*) – гибкость  
furthermore (*adv.*) – к тому же, кроме того  
handle (*v.*) – регулировать, управлять  
insert (*v.*) – вставлять, вклинивать  
legal force – официальная (законная) сила, власть  
liable for – ответственный за  
link (*v.*) – связывать  
manually (*adv.*) – вручную  
meagre (*adj.*) – ограниченный, скудный  
persistent (*adj.*) – стойкий  
property rights – права на имущество, собственность  
records (*n.*) – записи  
registration (*n.*) – регистрация  
registry (*n.*) – реестр, журнал записи  
relevant land information – имеющаяся в наличии, доступная информация о земле  
source of information – источник информации  
spatial (*adj.*) – пространственный, космический

strength (*n.*) – сила

task (*n.*) – проблема, задача, задание, вопрос

title (*n.*) – учет, регистрация

trend (*n.*) – направление, тенденция

uniquely (*adv.*) – уникально

weakness (*n.*) – слабость

#### ***4. Прочтите и переведите следующий текст:***

### **Text 6A**

#### **Basic elements of cadastral system**

A Land Cadastre as a Tax Tool and a Land Registry has long traditions. The legal base of modern era of these institutions was created long ago.

The following four basic aspects give an overview of the existing cadastral systems: legal and organizational characteristics, levels of planning and control, aspects of multipurpose cadastres, and responsibilities of the public and the private sectors.

The basic elements of the cadastral systems are different in different countries. Cadastral systems can be based on titles, deeds, or both. Some countries have indicated that their cadastral system is based on titles. The parcel is the basic unit in the others. A civil law system is the legal basis in the most of them. Registration of property rights is also compulsory. In the average cadastral system, legal protection of the registered rights seems to be very good. The legal force of a property registration, however, has at the same time both a positive (registered rights are assumed to be correct) and a negative effect (unregistered rights are assumed to be non-existent).

Furthermore, the state is in the most cases liable for any damage that was caused by faulty registration. In most jurisdictions, the cadastral systems include land registration and cadastral mapping. In many countries cadastral maps are part of the register, but not, for example, in most of the Australian states, and in Hong Kong, Greece, and Latvia. Land registration includes interests in land that are rights, but which are also restrictions and responsibilities.



In most cases, the cadastre covers the complete territory of the country. The exceptions are low priority areas which may not always be covered. The cadastres are mainly of a complete character which means that parcels are introduced into the systems in a systematic way.

Strategic planning, management, and operational control for both components of the cadastral system – land registration and cadastral mapping – are done within the same organization which is, in all cases, from the public sector. But sometimes tasks of strategic planning and management control are separated among different organizations, some of which are even in the private sector. However, the strategic responsibility for the cadastral systems, i.e., strategic planning, is always kept in the hands of the public sector.

Cadastral systems were mainly established to serve a legal and/or a fiscal purpose. Historically, land records have been established to serve two main purposes. First, as "fiscal" records, primarily for the public sector, they have served as the basis for the full and accurate taxation of land. Second, as "legal" records for the private sector, they have served as registers of ownership and other land rights. The data of the cadastral systems are used for facilities management, base mapping, value assessment, land use planning, and environmental impact assessment. A legal basis, however, does not exist everywhere for all of these other purposes.

***5. Найдите синонимы среди следующих слов:***

Steady, equipment, legal, official, basic, tool, main, state, persistent, nation.

***6. Образуйте от данных слов антонимы при помощи отрицательных префиксов и переведите их:***

Dis-: regard, advantage, courage, appear, appoint, count, symmetrical, pleasure.

Non-: agricultural, currency, human, durable, effective, persistent, content, communicable, plowable, judicial.

**7. Переведите следующие сочетания слов с русского на английский язык:**

Основные аспекты; во всех случаях; правовые и фискальные цели; частный сектор; влияние окружающей среды; эра нового государственного управления; финансовая часть земельной регистрации; административные недостатки; сильные и слабые стороны; быстрое обслуживание пользователей; точность карт; очень дорогой; часто указывает; низкий уровень (степень) охвата.

**8. Переведите следующие предложения с русского на английский язык:**

1. Ограниченная компьютеризация - слабая сторона системы.  
2. Государство постоянно регистрирует земли. 3. В прошлом году в агентстве имели место финансовые и административные недостатки. 4. Землеустроитель проводит сейчас кадастровую съёмку. 5. Кадастровые карты есть почти во всех странах. 6. Информация о земле очень полезна для землеустроителей. 7. Кадастровая система защищает права владельцев земли. 8. Землеустроители несут ответственность за оценку земли.

**9. Образуйте однокоренные слова от данных глаголов:**

Manage, arrange, organize, work, survey, describe, use, express, locate, consider, assess, execute, change, improve, plow.

**10. Заполните пропуски, используя следующие слова:** *access, increase, costs, undertakes, sciences, offers.*

1. A land use planner ... different role in different countries.  
2. Land use planning is concerned with a lot of different ...  
3. Modern technology ... new possibilities.  
4. It's important to ... the speed and lower the ... for cadastral reforms.  
5. Computer technology provides better ... to information.

**11. Заполните пропуски предложениями и переведите предложения на русский язык:**

1. ... this text we discuss the basic determination ... the cadastral system.  
2. ... the modern world word combination "land use planning" has a much wider meaning.  
3. The public and private sectors are responsible ... all tasks.  
4. The strengths ... existing cadastral systems include land registration.  
5. Both cadastres and land mapping should be kept simple, and concentrate only ... the data ... their particular purposes.

**12. Поставьте вопросы к выделенным словам:**

1. The financial part of land registration is constantly carrying out *by the private sector*.  
2. *The weaknesses of the system* are gradually decreasing.  
3. It's difficult to achieve *a high level of integration*.  
4. An integrated system is developing *now*.  
5. Land use planners are working today *on the problem of automating land records*.

**13. Составьте предложения, используя следующие слова:**

1. The, basic, now, is, system, of, determination, cadastral, discussing.  
2. The, holds, state, all, on, registration, land, responsibilities. 3.

Are, some strengths, there, in, system, cadastral, weaknesses, and, the existing. 4. Maps, cadastral, the, part, of, register, are, the. 5. Low, funds, are, budget, of, systems, cadastral, existing, weaknesses.

**14. Ответьте на следующие вопросы:**

1. Is a land cadastre a tax tool? 2. Does it have long traditions? 3. When was the legal base of a land cadastre and a land registry created? 4. What are the basic elements of cadastral systems? 5. Does the cadastral system implement legal protection of landowners' rights? 6. Is the state liable for any damage caused by faulty registration? 7. Does the cadastre cover the complete territory of most countries? 8. Are fiscal and legal records the main purposes of cadastral systems?

**15. Перескажите текст 6А "Basic elements of cadastral system".**

**16. Прочтите, переведите текст 6В и сформулируйте основную мысль каждого абзаца:**

**Text 6B**  
**Purposes served by the cadastre**

The Cadastre serves the following purposes: legal, fiscal, facilities management, base mapping, value assessment, land use planning, environmental impact assessment and others. As for responsibilities of public and private sectors it is necessary to distinguish them. In the era of New Public Management, it's important to look at the separation of the responsibilities between the public and the private sectors. Originally the cadastral systems were very much in the hands of the state which held all the responsibilities and which carried out all the tasks that were involved.

The experience showed that this is still the case today, although there have been developments going on in recent years which has led

to some tasks being taken over by the private sector. In particular, the financing part of land registration and cadastral surveying has to be carried out also by the private sector.

There are some strengths and weaknesses in the existing cadastral system. The strengths of existing cadastral systems include state guarantee of title, legal security; fast service for users; complete coverage, comprehensive, liable, secure system. System is computerized and automated, digital data; system serves other purposes (i.e. as basis for land information system - LIS); integration of different systems, land registration and cadastral mapping in one organization; legal support, legal basis; good base mapping; meeting local needs, flexibility in market adaptation; decentralized, structures/private sectors involvement; cheap system to handle, involvement in economy, centralized management.

The most important strengths include the state guarantee of title and the legal security of the system as well as a fast user service, and the complete data coverage.

Weaknesses of existing cadastral systems involve limited computerization; link land registration – cadastral mapping is not efficient enough or inappropriate. In some cases national consistency could be greater, administrative control over land by different organizations is necessary. One of the disadvantages are low budget funds and incomplete legal framework, little accuracy of maps and slow updating, slow customer service. Financing mode is unsuitable or very expensive. The system has low degree of coverage and high investment cost. Rigid structure, little flexibility, low level of integration are also disadvantages of the existing cadastral system.

***17. Прочтите текст 6С, переведите его и раскройте содержание рассматриваемых в нем проблем:***

**Text 6C**  
**General trends**

Today's European cadastral/land registration systems are all strongly influenced by the land information concept. In short, the main

trends can be expressed in the following terms: multiple uses, automation, geocodes and digitization.

The cadastre and the land register were each originally designed for one purpose: taxation and security in rights. But almost from the very start, the information provided and the maps produced were found to be very useful for other purposes as well. Only during recent decades, however, this point has been stressed in the technical design of cadastres and land register.

Modern society has developed into an information society, which both requires, and has the ability to produce accurate information. However, if the information is to be convenient to handle, it must be linked to identifiable spatial units. The cadastral land unit is one such unit which is a suitable basis for much information – not only concerning the land itself, but also the people living on the land and many of their activities.

This does not, however, mean that cadastre/land register themselves should contain the necessary land information. On the contrary, all experience shows that both cadastres and land registers should be kept simple, and concentrated only on the data required for their particular purposes. The essential thing is the uniquely defined land unit, which can be used as a key for integrating many different records, thus making available a vast amount of relevant land information.

It is, however, difficult to achieve such a high level of integration when all records are kept manually. Two records such as a cadastre and a land register could certainly be made to influence each other considerably, and to function as one source of information. But in order to advance from here to an efficient, fully integrated system consisting of several different sub-systems, automation is essential.

## ***18. Прочтите и письменно переведите текст 6Д.***

### **Text 6D Entity of land records**

The land unit tends to become a legal entity protected by law. The increasing importance of this can be demonstrated. In the past, cadas-

tral and other records were usually arranged according to the names of the current owners. The records in many countries are still indexed in this way, which makes searches difficult as ownership changes. In Western countries the cadastres/land registers are increasingly being indexed according to the more enduring entity of the land unit itself, identified by maps and unit number.

A cadastre/land register must cover an entire geographical area in order to provide essential benefits from a public point of view. Seen from the viewpoint of the private owner, even a sporadic register can be useful, as it can provide protection for his interests.

To fulfil the public goal of establishing complete land records within the area in question, the inclusion of every land unit must be compulsory. Experiences show that voluntary registration is insufficient for establishing comprehensive land records, even in the long term. To satisfy the public goal, the establishment of the records must generally be undertaken systematically, area by area. In practice this means that the costs of establishing the records should be initiated mainly by the government. This is quite logical as comprehensive records are primarily a public interest, at least in the short term. This also applies to mapping. The preparation of comprehensive, registration index maps cannot be financed by private landowners.

In developing countries, the resources available for establishing different kinds of land information systems are usually meager. This was also true in many European countries during the nineteenth century. Therefore we have many examples of how cadastres/land registers were started in a very simple way, and then were developed progressively into smoothly operating systems. Sweden and Finland provide two such examples. The German adaptation of a system of titles instead of a system of deeds at the end of the nineteenth century is another example.

Every land information system must be able to adapt to new developments and new aims in the future. It must, therefore, be possible to add new types of data, and to make changes. This applies to the technical details as well. For example the numbering system of the land units must be constructed so as not to become too cumbersome to use even after long chains of subdivisions. This is unfortunately not always taken into consideration at the start and may be difficult to change later on.

One of the most important factor is that the registration of all transactions in land must be compulsory. For transactions involving a change in boundaries, there should be simple, but mandatory procedures to ensure that all changes are surveyed and mapped before registration takes place.

## ***Lesson 7. RUSSIAN CADASTRAL SURVEYS BEFORE AND AFTER PETER THE GREAT***

### ***1. Прочтите следующие слова:***

Epoch, sense, appreciate, well-known, magnificent, justify, cruel, compare, obligation, estate, century, peasant, wealthy, waterway, staff, medieval, similarity, archival, tremendous.

### ***2. Прочтите и переведите следующие группы слов:***

Few geographical surveys of cadastral character; late descriptions; introspective Moscow Rus; Great Reformer; pre-Petrine Russian culture; imperial ideology; the changes in the nature of a cadastre; feudal tax cadastre; low density; abundance of agricultural resources; unsuccessful attempts; hunting estates of tsars; vassal obligations; poll tax.

### ***3. Запомните следующие слова и словосочетания:***

ancient (*adj.*) – древний, античный  
apiary (*n.*) – пасека  
arable soil – пахотная почва



archbishop (*n.*) – архиепископ  
at least (*adj.*) – по меньшей мере  
attract (*v.*) – привлекать  
be unable to satisfy – быть не в состоянии удовлетворить  
carefully (*adv.*) – тщательно, аккуратно, заботливо  
contemporary (*n.*) – современник  
depend on prosperity – зависеть от процветания  
due to (*prep.*) – из-за, благодаря (чему-то)  
endless forests – бескрайние леса  
feudal state – феодальное государство  
foreign ambassador – иностранный посол  
forest doomsday – судный день леса  
go astray – заблудиться  
hayfield land – сенокос, луг  
hereditary estates (*votchiny*) – наследственные состояния (вотчины)  
hunting estates – охотничьи угодья  
indirect evidence – косвенное доказательство  
in order to compare – для того, чтобы сравнить  
introspective (*adj.*) – самосозерцательная  
land taxes – земельные налоги  
lime-tree (*n.*) – липа  
march (*n.*) – болото  
medieval (*adj.*) – средневековый  
merciless (*adj.*) – беспощадный  
middle ages – средние века  
mutual dependence – взаимная зависимость  
noble (*adj.*) – благородный, дворянский  
old-fashioned methods – старомодные методы  
orthodox faith – православная вера  
pine (*n.*) – сосна  
poll tax – подушный налог  
presume (*v.*) – предполагать, допускать  
resist (*v.*) – сопротивляться  
rural parish – сельский округ  
serfdom (*n.*) – крепостное право  
timber (*n.*) – лесоматериал, древесина  
treat (*v.*) – (зд.) рассматривать

treaty (*n.*) – договор  
turning point – поворотный момент  
unequal duties – неравные пошлины  
virgin forests – девственные леса

*4. Прочтите и переведите следующий текст:*

**Text 7A**

**Review of the Russian medieval cadastre**

The Russian medieval cadastral surveys had been a kind of routine regular survey. Land descriptions of the whole state or separate provinces were planned and fulfilled by the staff of the Estate Administration. Each expedition sent by an administrative unit to collect land use data included at least two senior officials (usually an experienced chancery official and a wealthy aristocrat) and few junior officials for whom it was a kind of practice. All the expeditions received special written orders from the tsar and had the right to check land property documents, to solve land disputes of local landlords, in some cases even to confiscate estate. These decisions could be changed only by the special tsar orders. A record in the cadastral book had usually been the best proof of property rights. The cadastral officials used to compare contemporary land use with the documents of the previous survey. That is why it is often possible to find brief data of a previous survey in the books of the next one.

From the end of the XVth century Pomestnyi Prikaz (Administration of Estates) undertook regular surveys of the lands of Moscow State. During these surveys there were created descriptions of the whole state and its separate provinces. These descriptions (*pistsovye knigi*) included a number of peasants in each village of the estate, quantity of arable and meadowlands, approximate data on forests. Being improved from one survey to another, late descriptions of the

XVIIth century demonstrate distinguished and complicated feudal tax cadastre.

They evaluated land estates in two-steps way taking into consideration quantity of productive arable lands measured in a very accurate way. Next step was the evaluation of arable soil quality: good, medium or poor. After that the data on quality had been recalculated in exact proportion into special units of agricultural productivity of the estate.

Land taxes and vassal obligations served as the basement of administrative, financial and military life of the Moscow State in the XVI-XVII th centuries. These duties were determined in accordance with the quantity and feudal status of land holding and its agricultural value. The state itself did not carry out any important economic projects. Stability of central administration, power and wealth of Moscow state depended on prosperity of peasantry paying taxes and landlords serving for the state with their vassal. Surveyors took into consideration feudal status of the land holding they described. The data on agricultural productivity of estates had been recalculated once more into special tax units (sokha) in order to reflect status of the landlords.

Land cadastre of that period had been the tax cadastre – evaluation of settled and exploited lands. It dealt with arable and hayfield lands, sometimes with fisheries, apiaries, hunting estates of tzars. Virgin forests, empty lands and marches attracted no attention of estate surveyors. This situation reflected abundance of agricultural resources and low density of peasant population. This shows the level of geographical knowledge of that period: despite the fact that major waterways and roads had been described and well-known, contemporaries of Ivan the Terrible or Boris Godunov seemed to be unaware of endless Russian forests as foreign ambassadors and merchants had been on their way to the capital of Moscovy. Contemporary documents showed that even wealthy native aristocracy could go astray while travelling in the forests of the Central Russia.

Besides numerous surveys carried out by the Moscow Administration of Estates, many wealthy landlords compiled cadastral descriptions of their lands: sovereign Great Princes, Archbishops, monasteries.

The system of a land cadastre of the XVI-XVII th centuries used the old-fashioned methods of direct land measuring in area units when

contemporary European countries began to use land charts and maps. But there existed a couple of archival documents showing the use of charts and plans in medieval cadastres. The general level of mapmaking could be seen from the published translations of books on geometry and land measuring, allowed at least to presume the technical possibility of the brief land mapping of Central Russia. All this proves the similarity of medieval Russian land cadastres and continental cadastral system.

**5. Найдите синонимы среди следующих слов:**

Impact, link, lucky, purpose, successfully, accurate, influence, objective, connect, exact.

**6. Образуйте антонимы от данных слов:**

Large, successful, little, natural, appropriate, rural, use, expensive, weak.

**7. Переведите следующие сочетания слов с русского на английский язык:**

Отражать всю картину; хорошо известная точка зрения; подушный налог; природа и цели кадастра; сложный феодальный налоговый кадастр; обязанности вассала; тщательно изучать; власть и богатство; пересчитать в точной пропорции; средневековая аристократия; количество крестьян; собирать данные по землепользованию; изданные переводы книг; косвенные доказательства.

**8. Переведите следующие предложения с русского на английский язык:**

1. Европейское влияние было огромным. 2. Православная вера популярна в России. 3. Государство выполняло самые важные экономические проекты. 4. Самые поздние описания кадастра XVII века демонстрировали сложный феодальный налоговый кадастр. 5. Раньше они описывали земельные угодья в две ступени. 6. Эти описания включали количество крестьян в каждой деревне, качество пахотной земли и лугов. 7. Этот текст сравнивает кадастр двух столетий. 8. Кадастр земли средневекового периода - налоговый кадастр.

**9. Запишите прописью следующие количественные числительные, хронологические даты и дроби:**

16, 89, 154, 985, 2841, 3462, 5816, 99852, 186954, 1861083; 1/8, 3/4, 2/3, 1/3; 0,05; 1,6; 0,007; 1942, 2001, 1957, 1992, 1996, 2004.

**10. Образуйте 3 степени сравнения следующих прилагательных:**

Good, big, important, beautiful, little, far, many, bad, easy, complicated, friendly, nice, fine, difficult, interesting, high.

**11. Раскройте скобки, употребляя имена прилагательные в соответствующей степени сравнения:**

1. A record in the cadastral book had usually been the (good) proof of property rights. 2. (Late) descriptions of the XVII th century demonstrate distinguished and complicated feudal tax cadastre. 3. The arable lands measured in a very (accurate) way. 4. The (good) the ser-

vice, the (easy) the life. 5. This is the (magnificent) project on the forest cadastre I have ever seen.

**12. *Образуйте однокоренные слова от следующих слов:***

Manage, regular, collect, implement, work, operate, publish, change, press, satisfy.

**13. *Укажите исходную форму прилагательных и составьте предложения:***

Less, many, better, worst, more, interesting, more difficult, beautiful, the most different, farther, the most.

**14. *Ответьте на следующие вопросы по тексту:***

1. What is this text devoted to? 2. What kind of cadastres were the Russian medieval ones? 3. What did Pomestnyi Prikaz undertake at the end of the XV th century? 4. What did description of land include? 5. How were land taxes and vassal obligations serve? 6. Did the state carry out any important economic projects? 7. What did the Russian medieval cadastre deal to? 8. Is the similarity of the medieval Russian land cadastre and continental cadastral system proved by any documents of that time?

**15. *Перескажите текст 7А "Review of the Russian medieval cadastre".***

**16. *Прочтите, переведите текст 7В.***

## Text 7B

### Changes in Russian Cadastre

An epoch of Peter I is a turning point in the Russian history. But the character of the changes is more difficult to be defined. The well-known view of Peter's reign as westernization, the turn from Asian, stagnant, introspective Moscow Rus towards the Europe of the New Ages does not reflect the whole picture. The European influence was great indeed, but something in the nature of the Russian state the Great Reformer left does not allow considering it European in full sense of the word.

The historical studies at the beginning of the XXI st century showed that there had been much in common between the social institutions of Middle Ages Moscow Rus and Western Europe, especially in the social organization of rural parish. Russian philosophers of the XIX th century stated that a totally original character of pre-Petrine Russian culture, society and state had greatly differed from the European ones. The reasons for it can be seen either in endless forestry plains of ancient Russia or in specific character of Orthodox faith.

The first Emperor of Russia had been responsible for the start of magnificent projects of state building, imperial ideology and merciless way of bringing all this into practice. Some authors tried to justify the cruel methods, which were too well known to him. Such interpretation of the history was more or less appreciated by the official ideology.

One could understand the desire to reexamine the epoch of Peter the Great today, when the same facts could be seen as different in the mirror of current changes in Russia. Certainly, the historical facts of this period had been already carefully studied, though important archival documents and facts could be discovered yet.

Comparing the Russian cadastral surveys of the XVI-XVII th centuries with those of the XVIII th century one can follow the changes in the nature and purposes of the cadastre. The XVI-XVII th centuries "pistsovye knigi" have changed into documents and maps of land and forest cadastres and few other geographical surveys of cadastral character in the XVIII-th century.

Land tax had been replaced with poll tax. Despite this old feudal system remained untouched and the Moscow government continued to collect statistical descriptions of its principality in order to check the

fulfillment of vassals dues and for distribution of empty lands. The last important action of the Administration of Estates of that period had been the Total Bordering (Valovoie Mezhevanie) which examined all administrative units of contemporary Moscow tsardom. For the first time the aim was set of state bordering and not only of measuring. It was connected with transformation of farming system with the stable borders of parcels and estates. At the same time this aim showed the new level of geographical knowledge and demand.

*17. Прочтите текст 7С, переведите его и раскройте содержание рассматриваемых в нем проблем.*

### **Text 7С**

#### **Peter's reforms**

Before Peter the Great land relations in the Moscow state did not lose its feudal nature. It means tight mutual dependence of central government, peasantry, aristocracy, nobility, dependence of Moscow from the economic development of the territories and prosperity of all estates, elements of self-governing of administrative units. A kind of legal treaty between the tsar and landlords formed the basement of the civil and military service and financial system. All this is an indirect evidence of classes representative system – a kind of feudal "democracy". This was the system replaced by the tsar-reformer.

Peter's reforms meant the end of the old order. State building projects of Peter I, his political and economic projects, building of navy and re-organization of the army, mining and industry development, studying of the natural waterways and projects of channels – all this caused the centralization of power, unknown before. The old order of state and military service were unable to satisfy the growing demands for qualified and numerous authorities corresponding to the complexity of the aims of the reign. But one of the main things was the impossibility of feudal system to answer the increasing demand for civil and military staff due to the decreasing land resources, which served as the "payment" for state service earlier. Politically weak vassal and tax classes were unable to resist the energy of the tsar.

The state economy, pressed by necessity of urgent changes, increased day by day. Practically all economic projects (including military) had been based on the rich resources belonging to the state or



quasi-state enterprises with forests, mines and slaves enclosed to them, such as baron Stroganov's tremendous estate in Siberia or - some time later – Demidov's iron plants in Ural mountains. The demand for natural resources was growing constantly. The forests were to satisfy the needs of navy and metallurgic industry, peasantry should also serve as a resource for magnificent state building. Peter's conception of modernization did not care about the majority of Russians. The rights of the classes had been strongly restricted, the basement of common rights regulating the relations between vassals and supreme power decreased. The development of serfdom and growing pressure of peasant commons against the individuals is often seen as the result of Peter's reform.

It is obvious that Peter's reforms have raised from the urgent demands of state management during the war. Peter I had no definite concept of "westernization". One can hardly believe that this practically-minded man could be interested in the largely abstract ideas of introducing the foreign culture as well as different social, administrative and management methods.

***18. Прочтите и письменно переведите на русский язык текст 7Д.***

### **Text 7D Forest Cadastre**

One can see on the example of the forest cadastre that foreign methods introduced in Russia developed not only in the different social and cultural context, but even in the administrative and management environment.

Navy building had been one of the main priorities of Peter I reign. The regular forest surveys were ordered in 1703. Soon all the timber forests of European Russia - from the Baltic Sea to the Volga were managed by the Admiralty. It meant not only the forests of the crown but also private, common and clergy forests. It became illegal to the owners to cut their timber if not suitable for the navy. The historiographer of the Ministry of State Property Lev Zakharov considers it to be

the nationalization of forest resources. Only at the reign of Ekaterina II liberalization of the forest status took place and in 1802 Forest Department became the body of the Ministry of Finances.

All the timber forests were examined and mapped by the officers. All the oaks, lime-trees and pines were counted and measured. It was a forest doomsday indeed. Hundreds of large-scale maps and charts, accompanied with tabular statistics were prepared. Later these documents served as the source for general forest atlases such as well-known "General Atlas of various kinds of forests" from the Hermitage Collection of Manuscript Department of the National Library in Petersburg. These surveys were carried out even where forests were never used later.

The fact that forest surveys were surprisingly detailed and exact so deserved special attention. Taking into consideration that large-scale mapping had been new in the practice of Russian state management, we could see the importance of forest surveys for Peter's administration. It makes clear the great shipbuilding plans of Admiralty and Peter himself, this "Sailor and carpenter", as he was called by Pushkin. The mapped resources of timber forests were much more than the real forest consumption and shipbuilding had ever been at that time or later.

The technology of the forest mapping is well known. It was largely borrowed from the western mapmaking. The aim of Peter's cadastres – navy building – is similar to the one of Colbert's, who managed the French crown estates at the same way. But if the Colbert cadastres managed only forests of the crown, all the Russian forests in practice belonged to the crown for almost a century after implementation of Peter's cadastre. This nationalization seems to have nothing in common with European management of natural resources.

Land cadastres could be opposed to the forest ones. Highly developed in the XVI-XVII th centuries, it degraded during Peter's reign. The reason for it was not the tax reform, but the transformation of feudal state into highly centralized bureaucratic system. Regular land surveys did not take place any more despite the fact that landed nobility remained the source for recruiting military and civil statesmen. The land property of nobility giving them independence was considered as an obstacle to their state service. The implementation of obligatory

strict forms of state service for nobility is a confirmation of this statement.

Despite the large map surveys of Peter's geodesists in the internal provinces of Russia, where most of land estates were situated, these maps do not reflect land property rights, as well as land use and evaluation. These documents are similar to the later surveys of Russian frontier and colonial territories of Crimea, Siberia, Mid-Asia. The main aim of those is the use of maps for the effective state management and the search for additional natural resources.

The emergence of "resource" paradigm in Russian geography and implementation of resource cadastres instead of tax ones is the result of Peter's modernization. For long time till now these traits of Russian geographical knowledge remained linked with the active reforms carried out by the central power. Though the scientific basis of forest cadastre of Peter I – the most remarkable of his cadastres – had been borrowed from the European science, this stresses the original way of natural resources management.

## ***Lesson 8. CADASTRAL AND LAND REGISTRATION SYSTEMS IN EUROPE***

### ***1. Прочтите следующие слова:***

Methodically, colleagues, boundary, certain, majesty, zoom, announce, complete, widespread, digital, session, authority, Gazeteer, consequence, emerge, arrange, aforementioned, validity.

### ***2. Прочтите и переведите следующие группы слов:***

Within a certain country; use and implementation throughout Europe; to maximize the efficiency; Valuation Office Agency; complete digital database; e-Business strategy; relatively uniform cadastral surveys; unique definition; certificate of title; less pronounced; must be surveyed and demarcated; objects of taxation; greatest achievements; the cradle of the European cadastre' under the umbrella.

### ***3. Запомните следующие слова и словосочетания:***

aforementioned countries – вышеупомянутые страны  
agreement (*n.*) – соглашение, договор  
application (*n.*) – заявление, обращение  
assessor (*n.*) – эксперт, консультант, чиновник, оценщик  
assign (*v.*) – определять, предназначать  
attain (*v.*) – достигать, добиваться  
bind (bound) (*v.*) – связывать, ограничивать

blow (*v.*) – дуть  
book (*v.*) – регистрировать, записывать  
compile (*v.*) – составлять, собирать  
conventional (*adj.*) – условный, традиционный  
cradle (*n.*) – колыбель, начало, исток  
database (*n.*) – база данных  
deadline (*n.*) – крайний срок, черта, за которую нельзя переходить  
delay (*v.*) – задерживать  
devolve (*v.*) – передавать (полномочия, обязанности)  
doubtful (*adj.*) – сомнительный  
embark (*v.*) – грузить, вступать  
emerge (*v.*) – появляться, всплывать  
empower (*v.*) – уполномочивать  
endure (*v.*) – выносить, длиться, продолжаться  
exert (*v.*) – напрягать, осуществлять  
Gazeteer (*n.*) – географический справочник  
her majesty – её величество  
homogenous (*adj.*) – одинаковый, однородный  
identical (*adj.*) – идентичный, одинаковый  
impelling reason – побудительная причина  
insufferable (*adj.*) – нетерпимый  
insupportable (*adj.*) – невыносимый  
introduce (*v.*) – внедрять  
inventory of data – опись, инвентаризация, переучет данных  
jointly (*adv.*) – совместно  
large-scale mapping – крупномасштабное картирование  
license (*v.*) – лицензировать  
loosely (*adv.*) – свободно  
obstacle (*n.*) – препятствие, помеха  
organizational frameworks – организационные рамки  
pan (*v.*) – подготовить, подвергнуть резкой критике  
pronounce (*v.*) – заявлять, произносить  
recent (*adj.*) – недавний, последний, современный  
registrar (*n.*) – архивариус, регистратор  
reliability (*n.*) – надёжность  
remain (*v.*) – оставаться  
search (*n.*) – поиск, исследование  
similarity (*n.*) – схожесть

trait (*n.*) – штрих, черта  
unification (*n.*) – объединение  
uniform (*adj.*) – однообразный, единый, постоянный  
verbal description – устное описание  
wealth (*n.*) – благосостояние  
widespread (*adj.*) – широко распространенный  
zoom (*v.*) – изменить

#### ***4. Прочтите и переведите следующий текст:***

### **Text 8A The UK "Cadastral"**

The word cadastral is generally used to describe "a methodically arranged public inventory of data concerning properties, within a certain country or district, based upon a survey of their boundaries". There are numerous models for its use and implementation throughout Europe. Using the land parcel as its foundation, the cadastral is used to record information about land rights, valuation, land use, etc.

There is no UK Cadastral – the word cadastral is not one commonly used in the UK, where for historical reasons the development of land administration institutions has taken place in a different way from the rest of Europe. While mapping remains the basis for those activities considered as "cadastral", in the UK there is no single organization responsible for the cadastral.

Ordnance Survey, as a national mapping agency, maintains large scale mapping for England, Scotland, and Wales. In Northern Ireland this is the responsibility of Ordnance Survey Northern Ireland. The detailed digital mapping maintained by these two Government Agencies provides the definitive framework upon which other organizations can "book" and manage their data. Another difference with most mainland European countries is that the base mapping in UK is topographic – it shows features that exist on the ground but not the fixed boundary points and monuments usually associated with a cadastral.

Ordnance survey has made Great Britain one of the few countries in the world to have a complete digital national topographic database.

It includes complete large scale data for all urban areas. Recently Ordnance Survey Northern Ireland has completed the UK picture with large scale digital data covering the entire province. Within Great Britain there is now widespread use of digital mapping across many user sectors, in one of the most developed markets in Europe.

Over the last twelve months Ordnance Survey has embarked on a number of projects under the umbrella of a new "e-Business strategy", the vision of which is: "Ordnance Survey and its partners will be the content provider of choice for location based information in the new knowledge economy". As a part of its new e-Business strategy, Ordnance Survey is developing its digital mapping products and services within a coherent infrastructure known as the Digital National Framework. A unique 16 digit topographic identifier is used for all points, lines, and areas, and provides a common link that will allow different data to reference the same feature allowing users to cross reference data in a way that should help to release the potential and value of their data.

The Nation Land Information Service (NLIS) is a part of the UK Government "modernizing government" initiative. It is a project being jointly developed by HMLR and Local Government. It features private sector partners that provide access to a National Land and Property Gazetteer.

In conclusion, while there is no cadastre in the United Kingdom the activities normally considered to be a part of the cadastre on continental Europe are performed by a variety of agencies. Although the organizational frameworks are different, many of the issues facing UK institutions are similar to those faced by our colleagues involved in cadastre in other parts of Europe. There is a need to create co-ordination of efforts in a way described in the UK as "joined-up government" in order to maximize the efficiency of effort and to provide the best value and service to the citizen.

### ***5. Найдите синонимы среди следующих слов:***

Reason, need, best, maximize, purpose, necessity, excellent, link, similar, bind, increase, same.

**6. Образуйте от данных слов антонимы при помощи отрицательных префиксов:**

In -: significance, separable, official, subordinate, sufferable, urban(e), appropriate, supportable, dependence, dependant;

Un -: limited, steady, suitable, known, reasonable, thinking, trained, suspected.

**7. Переведите следующие сочетания слов с русского на английский язык:**

Основная схожесть; несмотря на организационные рамки; правительственные структуры (агентства); картирование остается основой; оценка имущества (недвижимости); электронная бизнес-стратегия; уникальный цифровой идентификатор; инициатива модернизации правительства; полевые заметки; в соответствии с количеством участков; "объединенное правительство"; бывшие колонии; степень безопасности и надёжности; он должен обратиться к регистратору.

**8. Переведите следующие предложения с русского на английский язык:**

1. Важной характерной чертой разработки является связь между кадастром и регистрацией земли. 2. Франция – колыбель (родоначальник) кадастра. 3. Французский кадастр был определен Наполеоном в начале XIX века. 4. В Соединенном Королевстве нет кадастра. 5. В Англии 2 агентства, которые несут ответственность за запись прав на землю. 6. Англия имеет полную цифровую государственную топографическую базу данных. 7. Уникальный топографический идентификатор используется для



всех площадей. 8. Дания имеет всестороннюю кадастровую карту, охватывающую всю страну.

**9. Заполните пропуски соответствующими модальными глаголами:**

1. You ... go to the Agency by bus. 2. This is an easy text on land cadastre. You ... translate it without a dictionary. 3. The students ... work hard. 4. Information ... be organized in integrative form. 5. Works ... be based on sound cadastral survey. 6. The computerization ... have much place in land use planning.

**10. Замените модальные глаголы их эквивалентами:**

1. The Government Agencies can "book" and manage data. 2. Researches must look at the possibilities of different services. 3. The results of the trial couldn't be announced. 4. The providers may use digital topographic identifier. 5. This system must provide proper information. 6. Cadastre must have basis for further modernization. 7. Completely new land records must be compiled.

**11. Заполните пропуски предложениями:**

1. There are numerous models ... cadastre. 2. The cadastre is used ... record information ... land rights, valuation, land use, etc. 3. There is no single organization responsible ... the cadastre ... the UK. 4. National Mapping Agency maintains large scale mapping ... England, Scotland and Wales. 5. The detailed digital mapping is maintained ... two Government Agencies.

**12. *Поставьте вопросы к выделенным словам:***

1. The basic principles should consist of *two* parts. 2. This program must provide *interesting results*. 3. Researches must have basis for *further development*. 4. The Spanish cadastral system must provide *national coverage*. 5. The cadastre is developing *gradually*.

**13. *Переведите предложения на русский язык, обращая внимание на многозначность слова "one".***

1. One of them is a land use planner. 2. Another cadastre emerged parallel to this one. 3. One should know all these rules. 4. In all Western European countries, cadastral maps are used for many purposes besides the original one. 5. One of the greatest achievements of the Napoleonic cadastre was that it provided a complete record of all land units.

**14. *Ответьте на следующие вопросы по тексту:***

1. Is there the UK cadastre? 2. Are there models of its use and implementation throughout Europe? 3. How many Government Agencies providing digital mapping are there in the UK? 4. What organization provides a wealth of free mapping on web site? 5. What is "e-business strategy?" 6. Can the Government Agencies "book" and manage data? 7. May the providers use digital topographic Identifier? 8. Must national mapping Agency maintain large scale mapping for England, Scotland and Wales?

**15. *Перескажите текст 8A "The UK Cadastre".***

## ***16. Прочтите, переведите текст 8B:***

### **Text 8B Cadastre in West Europe**

For historical reasons, there are basic similarities among all the cadastres of Western Europe. They are all, in one way or another, based on the principles of the French cadastre as defined by Napoleon early in the nineteenth century. A basic principle was that it should consist of the two main parts: a verbal description and a map showing the locations and boundaries of all land units. The maps were established systematically, area by area, by relatively uniform cadastral surveys, which produced not only the maps but also the field notes on which they were based. The unique cadastral number of each land unit – normally the parcel rather than the farm unit – served as a link between map and description. Since the main purpose was taxation, the original cadastre was arranged according to the names of the owners, showing each owner's parcels with area, land use, arranged according to the numbers of the parcels.

An important feature of these developments is the connection between the cadastre and the land register. In Germany, Austria, Switzerland and the Netherlands, there is nowadays a very close link between cadastres and land registers. In the Netherlands, both are maintained by the same organization in common offices. In other countries mentioned above, the legal units used in the land registers are also identical with the cadastral units or combinations of them. Because of the unique definitions in the cadastral records and maps, it has been possible to introduce systems of title registration with a high degree of security and reliability in all these countries.

In France – the mother country of the cadastre – the unification of the cadastre and the land register has not progressed as far. For one thing, the French cadastre is not as comprehensive nor is it maintained in quite the same way as in the aforementioned countries. It also has less legal validity, and is still mainly a fiscal cadastre lacking the very close link between cadastre and legal land registers.

A common trait in all of Western Europe is that the cadastre provides systematic coverage of the entire territory, and that collected and recorded data are continually updated. Parcels are described according to their uses, square measures and taxation values, their buildings and topography; ownership is recorded; links to other administrative registers and files are established. A general trend is that the original fiscal aspect of the cadastre is becoming less and less pronounced, while its role as the basis of a general land information system is assuming increasing importance.

In all Western European countries, cadastral maps are used for many purposes. In Switzerland, for example, the towns often produce extremely accurate municipal maps based on cadastral information. The integration of cadastral surveys with other kinds of large scale mapping for urban purposes is a common trend in other countries within the region as well. With regard to the cadastral survey, there has generally been a trend towards using increasingly accurate methods, and at the same time, assigning more and more weight to the demarcation of boundaries and to agreements between the owners.

While cadastral maps were originally of the "island map" type, depicting only the cadastral block or section in question, they now increasingly take the form of "comprehensive maps" covering a standard-sized map sheet. This is partly a consequence of the transformation from taxation cadastres to multipurpose cadastres. It is also due to the fact that nowadays all cadastral surveys in Western Europe are adapted to a national grid with a common co-ordinate system. It is, therefore, also possible to integrate cadastral surveying and general topographical surveying, and to use a common sheet division for both types of surveys.

The administration of the cadastre is organized in a variety of ways in different countries. In Germany and the Netherlands, the cadastral authorities were initially government officers connected to the Ministry of Finance. But as a consequence of the expanded function of the cadastre as the basis of a multipurpose land information system, the Dutch cadastre, for example, was reorganized as a separate division within the Ministry of Housing, Physical Planning and the Environment. In other countries like France, Switzerland and Belgium, the principle work of cadastral surveying is left to licensed surveyors.

*17. Прочтите текст 8С, переведите его и раскройте содержание рассматриваемых в нем проблем:*

**Text 8C**

**Cadastral in Northern, Southern and Eastern Europe**

Between Scandinavian countries, Denmark has the system most similar to the Western European ones. Denmark has long had a comprehensive cadastral map, covering the whole country and connected to a common reference system. Cadastral surveys for subdivisions, etc., are made by private surveyors. However, the records are kept, and the cadastral maps are maintained by a central government office in Copenhagen. The cadastre is closely integrated with the land registration system, which is of the title registration type.

The same close integration is also found in Sweden and Finland, which both have systems of title registration based on cadastral units. In these countries the cadastre has developed gradually from simple taxation records loosely linked to maps, to a comprehensive system with a high degree of reliability. In Sweden, the urban cadastral maps were linked with large scale maps at an early date. Later, a photo map in the scale of 1:10000, showing all land units in rural areas with their boundaries, was established as a registration index map.

In Sweden the cadastre has been further integrated with the land register through automation. One single agency, the Central Board for Real Estate Data, collects and transforms selected cadastral and land register information for automatic data processing. The regional cadastral and land registration offices are still responsible for data collection. They have on-line links with the Central Board, and are empowered to change the records in case of subdivision, transfer of ownership, etc. This Board is responsible for issuing all certificates as well as for all communications with other authorities using real-estate data. Duplication of effort is thereby avoided. The time needed to produce the legal documents and distribute them to those concerned has also been shortened substantially. The system is now operational in the greatest part of the country, and will be complete in about 5 years.

Norway has not previously had a proper cadastral system, relying instead on old tax records, only partially supported by maps. The country has, however, decided to establish an automated system providing data on land units, addresses and buildings. Its main purpose is to provide information, not to serve as a legal basis for taxation, land registration, etc.

Spain and Italy were also influenced by the Napoleonic cadastre, and adopted basically similar systems. However, they were only partially developed, and the Spanish system especially does not provide comprehensive, national coverage. The link between cadastre and land registration is weak. The two records are administered by different authorities, and the descriptions of the land in the land register do not always refer to the cadastral units. The link between cadastre and register is, therefore, not primarily the parcel designation, but rather the name of the owner. This is, of course, an obstacle to further integration.

The fiscal nature of the cadastres is more predominant in Southern than in Western Europe. As buildings are important objects for taxation, Italy has established a modern building register as a part of the cadastre.

Greece does not have a comprehensive, homogeneous, national cadastre, but the problem has been studied, and a governmental decision to establish a nationwide system appears forthcoming.

### ***18. Прочтите и письменно переведите текст 8Д***

#### **Text 8D**

#### **Some European experience**

The main development of cadastral and land registration systems has taken place in Europe. Even though times and conditions have changed, some lessons might be drawn from these European experiences.

The cadastre will be largely worthless unless it is substantially complete within a particular geographical area. One of the greatest achievements of the Napoleonic cadastre was that from the very start,

and regardless of the nature of the land, it provided a complete record of all land units within the area – including unique identification – and defined these units on comprehensive maps. To attain this goal, cadastres and land registers must be kept simple, and must be concentrated on the essentials. Furthermore, the work must have a solid foundation. Even if conditions are changed over time, if new aspects have become relevant, if new political winds have started to blow, the process must still continue along the same main lines until it is finished. Costs must be kept reasonable in relation to expected medium-term benefits. This is more important than producing a product which is technically perfect. There are many examples in Europe of cadastral systems which have been stopped or delayed because of faltering political support. Even in France – the cradle of the European cadastre – it was difficult to complete and maintain the cadastre.

Cadastres were created with the aim of improving the basis for land taxation, and land register were established to make land transactions more secure. Initially they were independent of each other, but they have become increasingly interrelated, and are used with increasing frequency for purposes other than the original ones. It has taken a long time, however, for most European countries to reach this point. Difficulties arose since the original records were not designed as parts of common information systems, and because their maintenance was entrusted to different organizations. It is, therefore, essential that the goals of multiple usage and integration will be adopted the conception of a modern cadastral/land information system.

If land records develop along these lines, the chosen cadastral unit will become important in many connections. If legal land registration, as well as other land records are based on the same unit, the unit will assume considerable legal and practical importance. In most countries with well-developed cadastral/land information systems, subdivision or other changes in the cadastral unit require formal legal proceedings and, as a rule, re-surveying. Private changes or subdivisions made without formal proceedings are not accepted or given legal status. A conclusion drawn from European experiences is that the land unit tends to become a legal entity protected by law.

A cadastre/land register must cover an entire geographical area in order to provide essential benefits from a public point of view. Seen

from the viewpoint of the private owner, even a sporadic register can be useful, as it can provide protection for his interests.

Finally, the rapid rate of change in existing European systems, especially during the last two decades, shows clearly that the design of cadastral/land registration systems must be future oriented. This applies to technical aspects as well as to the fundamental principles of the system. Less-developed countries must, therefore, carefully consider and evaluate all experiences which can be obtained from other countries. An example is automation. It is often doubtful whether it should be introduced from the beginning. Today's systems and structures must be planned in such a way that necessary changes are easy to make tomorrow.



## UNIT 3. URBAN CADASTRE

### ***Lesson 9. URBAN CADASTRE AS MULTIPURPOSE TOOL TO IMPROVE CITY REVENUE AND MANAGEMENT***

#### ***1. Прочитайте следующие слова:***

Multipurpose, revenue, guarantees, collection, private, tax, correspondence, user, mortgage, urban, grid, benchmarks, features, link, registration, subdivision, broker, title.

#### ***2. Прочитайте и переведите следующие группы слов:***

Registry service, property registry, unique parcel, private investors, multipurpose tool, city revenue, urban certificates, tax collection, own purposes, individual demands, geodetic grids, real estate, information users, comprehensive census of owners and occupants.

#### ***3. Запомните следующие слова и словосочетания:***

according to – в соответствии с

agree (v.) – соглашаться

ancillary (adj.) – дополнительные

benefit (n.) – выгода, польза, прибыль

census (n.) – перепись

collateral (adj.) – побочный, второстепенный

corresponding title – соответствующий учет

create (v.) – создавать

distribution (n.) – распределение, распространение

emphasize (v.) – подчеркивать, делать ударение

equity (n.) – равенство

farther (*adj.*) – дальнейший  
fringe (*n.*) – окраина, опушка (леса)  
indigenous (*adj.*) – местный  
informal sprawling settlements – неформально расплзающиеся поселения  
incentive (*adj.*) – побудительный  
interfere (*v.*) – мешать, вмешиваться  
long-term credit – долгосрочный кредит  
lose (*v.*) – терять  
maintenance (*n.*) – поддержка, обеспечение  
mortgage (*n.*) – ипотека, заклад, закладная  
notary (*n.*) – нотариус  
objective (*n.*) – цель  
occupant (*n.*) – житель, временный владелец, арендатор  
override (*v.*) – задавить, отвергать  
owner (*n.*) – собственник, владелец  
peri-urban (*adj.*) – периферийный  
property tax – налог на недвижимость  
provider (*n.*) – поставщик, снабженец  
real estate property – недвижимость  
reluctant (*adj.*) – вынужденный  
represent (*v.*) – представлять собой  
salary (*n.*) – зарплата  
scale (*n.*) – масштаб  
shanty towns – грязные, жалкие городки  
strengthening (*n.*) – укрепление  
stakeholder (*n.*) – акционер, имеющий долю капитала в предприятии  
transaction (*n.*) – сделка  
unilateral (*adj.*) – односторонний

#### **4. Прочтите и переведите следующий текст:**

### **Text 9A What is an urban cadastre**

An urban cadastre is the physical description of the land and real estate tenure in a city. It contains graphic and textual information. Graphic information includes the description of each individual parcel and building, topographic features such as roads, rivers, contour lines, additional information such as cartographic grids, geodetic benchmarks, etc. Textual information includes names of owners or occupants, names of streets or areas of specific interest, main characteristics of each parcel or building such as the area, the fiscal value, the associated urban certificates, etc. Both types of information are linked together and managed in a system known as a cadastral information system.

Most of the time, the cadastre is integrated with the property registry, the legal registration of land and real estate property. Integration of the cadastre with the registry creates a parcel based registry or a legal cadastre. This guarantees the exact correspondence between physical and legal ownership. In other words, wherever there is a parcel or building, there are the corresponding titles or "legal tenure documents" registered in the property registry, and respectively, wherever there are registered titles, there is a unique parcel corresponding to it. This is technically permitted by a unique identification number that links unilaterally the parcel or the building to the title.

We can identify two categories of stakeholders involved in the maintenance and use of cadastral information: information providers and information users. Information providers include cadastral and registry services as well as private surveyors and notaries. The former are responsible for the systematic production and maintenance of the information, the latter generally intervene for day to day individual demands, such as private utility and facility companies that would produce and need data for their own purposes like water tax collection. Information users include the private individual users, municipalities and local communities, public and private investors, banks, real estate and mortgage brokers, etc.

The successful urban cadastre depends upon legal frameworks, the social assessment and participation as well as use of new technologies.

**5. Найдите синонимы среди следующих слов:**

Unsafe, local, indigenous, framework, ancillary, justice, additional, dangerous, fairness, stakeholders, limiting, shareholders.

**6. Образуйте от данных слов антонимы при помощи отрицательных префиксов:**

Ir-: respective, repairable, responsibility, rational, regular, reclaimable, recoverable, recognizable.

Im-: patible, mobile, movability, perfection, movable, possibility, penetrability, police.

**7. Переведите следующие сочетания слов с русского языка на английский:**

Описание участка, топографические черты, дополнительная информация, городской сертификат, уникальный опознавательный номер, 2 категории акционеров, пользователь информации, поставщик информации, правовые рамки, увеличить доступ, устранить напряженность, дальнейший анализ, перепись владельцев, безопасность недвижимости.

**8. Переведите следующие предложения с русского языка на английский:**

1. Городской кадастр должен содержать физическое описание земли и недвижимости в городе. 2. Городской кадастр включает графическую и текстовую информацию. 3. Информационные провайдеры и пользователи - 2 категории акционеров. 4. Городской кадастр должен иметь список владельцев. 5. Новые техноло-

гии уже решили старые проблемы. 6. Я только что зарегистрировал свою недвижимость. 7. К концу следующего года моя недвижимость будет уже построена. 8. Правовые рамки уже четко определили распределение обязанностей между земельным агентством и агентством недвижимости.

**9. Образуйте 3 формы от следующих глаголов:**

To identify, to feel, to make, to impact, to accompany, to give, to vary, to understand, to equip, to computerize, can, to train.

**10. Переведите следующие предложения на русский язык, обращая внимание на разные значения глагола "to have":**

1. The staff of this firm has been trained to maintain the computerized technology system. 2. You have to know everything about textual and graphic information. 3. Each city has urban cadastral maps. 4. Most of the countries have almost finished capturing cadastral textual information. 5. European countries have understood the importance of linking the property registries or mortgage books with the cadastre. 6. Every day I have dinner at 12 o'clock. 7. Recently, the European Union, has conducted a comparison of European cadastres.

**11. Образуйте прилагательные от следующих существительных:**

Investigation, administration, prosecution, communication, comparison, danger, science, confidence, base, history.

## ***12. Поставьте вопросы к выделенным словам:***

1. The social assessment and participation have required *innovative approaches*. 2. There have been *three* technical steps for the rapid technological evolution. 3. The European countries have understood *the importance of the cadastre*. 4. The staff has already been trained to *maintain the system*. 5. You have to stem lessons *from a technical comparison of European cadastral systems*.

## ***13. Используйте глаголы, стоящие в скобках, в соответствующей форме:***

1. Recently we (to receive) the textual information. 2. We just (to prepare) the map of this city. 3. He (to be) to use graphic information. 4. By the end of this week the report (to write). 5. They already (to see) this information.

## ***14. Ответьте на следующие вопросы:***

1. What is an urban cadastre? 2. What does textual information include? 3. What categories of stakeholders do you know? 4. Is integration of the cadastre with the registry so important? 5. Will use of new technologies solve old problems? 6. What have you to do when preparing a cadastre? 7. Should the legal framework provide a clear distribution of responsibilities between land and real estate agencies? 8. Will the field data acquisition process be governed by population participation?

## ***15. Перескажите текст 9А "What is an urban cadastre?"***

**16. Прочтите, переведите текст 9В и сформулируйте основную мысль каждого абзаца:**

### **Text 9В**

#### **The main benefits of an urban cadastre**

An accurate and up-to-date cadastre will serve as the basis for urban development. Combined with various socio-economic and ancillary information, the cadastre will provide the basic knowledge for any further spatial analysis and related decision making. We can identify four main benefits provided by an efficient urban cadastre: land tenure and real estate security; access to credit; equity and efficiency of tax collection, and urban management and planning.

Integrated with the registry, the cadastre is one of the factors that guarantees land and real estate security as it represents an objective, public proof of ownership or occupancy. Considering that land tenure and real estate security are essential for social peace, a comprehensive and accurate cadastre is consequently a key condition for the sustainable and peaceful development of the city.

Increasing security of tenure gives owners an incentive to invest on land and real estate or capital equipment for working or using the land and real estate, this is sometimes known as the investment demand or security effect. Finally, increasing security on tenure improves the functioning of land markets and therefore eases the reallocation of land and real estate to their more productive use, this is sometimes known as the efficiency or transaction effect.

A parcel based title can be used as collateral and increases access of the poor to medium and long term credits. Therefore, it can remove constraints to, and reduce the cost of, both capital for long term investments and working capital. This effect is sometimes known as the collateral effect. Nevertheless titling in itself is not sufficient for the development of credit. This must be accompanied by the improvement and strengthening of credit related financial markets and by incentive mechanisms towards owners or occupants who are still remaining reluctant to borrow against their land or their real estate from fear of losing it.

The cadastre represents a comprehensive census of owners and occupants and an objective assessment of land and real estate distribu-

tion and values. It is therefore the basic variable to ensure equity and efficiency of tenure based on people's participation, it is important to emphasize that tax collection is not the only objective of a cadastre and that everyone will benefit from the other advantages.

Last but not least, the cadastre is the basis geo-informational layer for urban planning and management as it gives the information about: who is living where and what there is where. The cadastral information is very accurate with enough details for any further urban planning and urban operations. According to the type of analysis to be performed, it will be necessary to supplement the cadastre with additional socio-economic data. In many cases cadastral information is so important for utility and facility private companies that the latter agree to co-finance the establishment of the urban cadastres.

***17. Прочтите и переведите текст 9С и раскройте содержание рассматриваемых в нем проблем:***

### **Text 9C**

#### **The key success factors when implementing an urban cadastre**

Experience resulted from many investigations and observations suggests main key success factors when implementing an urban cadastre: clarification of the legal framework, strengthening of the social assessment and participation and use of new technologies. To solve these old problems a land use planner should take them into account.

It is necessary to clarify the legal framework which is often incomplete or inadequate. It should provide a clear typology of land tenure and ownership and occupant rights, a good definition of claims hierarchy and conflict resolution mechanisms. This should be done in respect of overriding interests including customary and indigenous rights. The process implemented must be based on equity and fairness and respect the de facto use and occupancy rights of the poorest population who is mainly living in urban fringes and shanty towns. The review of the legal framework should also be performed in with respect to a sustainable environmental development. This includes identification and demarcation of protected and buffer areas.



The legal framework should provide a clear distribution of responsibilities between land and real estate agencies. As cadastral and registry integration is often a key issue, legal arrangements should be set up to guarantee a long term consistency between cadastral and registral information. This includes a clear definition of roles and responsibilities of cadastral and registral services as well as private surveyors and notaries. All stakeholders should feel the ownership of the reforms and follow the rules in their future day to day activities.

When preparing a cadastre you have to survey and visit each piece of land and each building where people are living. In this process, social assessment and participation that encourage population participation appear essential. All along the project it is important to focus on this issue. Prior to the implementation of the project, a specific social assessment will allow to identify main project beneficiaries and key social issues. At the beginning of the implementation, a national, municipal and local information campaign will facilitate population understanding and consequently ownership of the project by the population. During the project, the field data acquisition process will be governed by population participation and efficient conflict resolution mechanisms. A few years after the project, it is important to carry out studies to assess the social impact of the project on beneficiaries.

Strengthening the social assessment and participation requires innovative approaches. For instance there is a special need for flexible solutions in urban fringes with high rate of spontaneous urbanization and informal sprawling settlements. In most of the cases, the social activities must be based on bottom up approaches rather than top down traditional approaches. It is essential to get a large consensus among the final beneficiaries whether they are legal owners or simply de facto occupants.

It's also necessary to use new technologies to solve old problems. There are three technical steps for which rapid technological evolution is determinant: the acquisition of information, the management and maintenance of the information and the exchange and distribution of the information.

***18. Прочтите и письменно переведите на русский язык текст 9Д:***

## **Text 9D**

### **The main lessons from a technical comparison of European cadastral systems**

Recently European Union has conducted a comparison of European cadastres. The three main technical conclusions of the studies of urban cadastres are: (1) many European countries are moving toward the integration of the cadastre with the property registry, (2) existing graphic and textual information is detailed but their homogeneity varies from one country to another and (3) computerized technology is new commonly used.

Historically, ownership was established without cadastre. Nevertheless, nowadays, most European countries have understood the importance of linking the property registries or mortgage books with the cadastre to eventually achieve a legal cadastre or a parcel based registry. In the land registry, the right is created once inscribed in the book under the control of a judge. The inscription in the land book is accompanied by an accurate survey. In the mortgage book, the right is created by the contract between the parties. The inscription in the mortgage book makes the right defensible to a third party. It is now compulsory to ensure the exact correspondence between the cadastre and the mortgage book.

In most countries the cadastre is old and homogeneous. Urban cadastre maps cover the dense of urban and dense of peri-urban areas of main European cities. The cartographic and historic homogeneity of these maps is highly various from one country to another. Moreover, the characteristics of the textual information associated to the graphic information vary largely from one country to another.

Computerized technology is now commonly used. Most of the countries have almost finished capturing cadastral textual information and are now on the way to digitize the graphic information (cadastral maps). Technical departments are now equipped with highly sophisticated computerized equipment for data acquisition and maintenance.

### ***Lesson 10. THE STATE ROLE IN URBAN LAND DEVELOPMENT***

#### ***1. Прочтите следующие слова:***

Vacant, eminent, enforcement, condemnation, levy, domain, delinquency, revitalization, officials, deem, attractive, blighted, redemption, emerge, revenue, perception, perceive, pursue.

## ***2. Прочтите и переведите следующие группы слов:***

Tax lien foreclosure, for the public good, land remains vacant, eminent domain, increase tax revenue, insurable property title, recipient property, smart growth, legislative reforms, local level remains deficient, abandoned land, approaches have been pioneered, hindering the process, a marketable proper title.

## ***3. Запомните следующие слова и словосочетания:***

abandoned properties – пустующая недвижимость  
acquisition (*n.*) – приобретение  
attempt (*n.*) – предпринимать  
attractive (*adj.*) – привлекательный  
blighted properties – имущество (недвижимость), наносящее вред  
brown field – негодная земля или недвижимость  
brownfield remediation plan – план выкупа (обновления) негодной земли или недвижимости  
concern (*n.*) – забота  
(*v.*) – заботиться  
condemn (*v.*) – осуждать, конфисковать  
condemnation (*n.*) – приговор  
decline (*n.*) – упадок  
deem (*v.*) – полагать, считать  
derelict (*adj.*) – брошенный, покинутый владельцем  
delinquency (*n.*) – правонарушение  
diverse (*adj.*) – разнообразный  
domain (*n.*) – достояние, владение  
emerge (*v.*) – появляться

eminent (*adj.*) – выдающийся, знаменитый  
eminent domain power – суверенное право  
enforcement (*n.*) – принуждение, введение в силу  
expedite (*adj.*) – быстрый  
(*v.*) – ускорять  
extent (*n.*) – протяженность, мера, степень  
foreclosure (*n.*) – лишение права выкупа закладной  
for the public good – для блага государства, общества  
hinder (*v.*) – мешать  
insurable property titles – учёт застрахованного имущества  
lien (*n.*) – право наложения ареста  
levy (*v.*) – собирать, взимать налог  
likewise (*adv.*) – подобно, более того  
meet requirements – отвечать требованиям  
meet standards – отвечать стандартам  
overcome (*v.*) – преодолевать  
pay off (*v.*) – возмещать  
penalty (*n.*) – наказание  
perception (*n.*) – восприятие, понимание  
perceive (*v.*) – постигать, понимать  
porch light – балконное освещение  
proceeding (*n.*) – судебное разбирательство, тяжба  
pursue (*v.*) – заниматься, преследовать (цели)  
quantify (*v.*) – определять количество  
rank (*v.*) – давать определенную оценку  
raze (*v.*) – разрушать до основания  
recently razed property – недавно разрушенная, брошенная земля  
recipient property – полученная недвижимость  
reclaim (*v.*) – восстанавливать, поднимать, использовать  
recovery (*n.*) – возмещение  
redemption (*n.*) – выкуп, освобождение  
reinforce (*v.*) – усиливать, подкреплять  
resolve (*v.*) – решать, разрешать  
retain (*v.*) – удерживать, сохранять  
revenue (*n.*) - доход  
revitalization (*n.*) – обновление, оживление, придание вторичной жизни  
"smart growth" – рост благоустройства

tax generation assets – налогооблагаемое имущество (недвижимость)  
tax lien foreclosure – лишение права наложения налогового ареста  
termination (*n.*) – окончание  
unintentional (*adj.*) – не стремящийся  
vacant land label – ярлык свободной земли  
vehement criticism – сильная критика

#### ***4. Прочтите и переведите следующий текст:***

### **Text 10A Vacant property**

The reuse of vacant land and abandoned structures can represent an opportunity for the economic growth and recovery of a diverse range of urban areas. Vacant and abandoned property is a symptom of central city decline that has now become a problem in its own right.

Vacant land represents both a significant problem and an attractive opportunity for many central cities. Vacant land and abandoned structures impose both economic and social costs on cities and neighborhoods or districts in which they are located. On the economic side, such properties lower neighboring property values and tax revenues even as they create pressure to raise taxes to maintain service levels. Likewise, vacant land and abandoned structures impose significant social costs on communities as images of blight, as targets for vandalism and criminal activity, and as unsafe and unhealthy structures.

At the same time, though, vacant land holds out an opportunity for central cities when it is seen as a competitive asset in the implementation of economic development strategies. Vacant land development can generate new economic activity, increase tax revenue, improve transportation and physical amenities, and increase safety. It can also help cities to resolve their brownfield problems as well as reinforce "smart growth" practices by accommodating growth and development within existing urban areas.

Despite the need to understand better the problems and opportunities associated with vacant and abandoned properties, few efforts have attempted to comprehensively quantify their extent. Land use planners surveyed cities perceptions of their vacant land and abandoned structures problem and found that they were viewed as a serious concern. The survey has found that, on the average, 15 per cent of a city's land remains vacant. But while both surveys help to provide a better understanding of the issue and city responses to it, neither was comprehensive. The survey also found that city officials deemed aggressive building code enforcement the most effective technique to address vacant land and abandoned structures, followed by the use of tax foreclosure (used by 60 per cent of the surveyed cities).

To understand the full scope of the problems and opportunities associated with vacant lands and abandoned structures, we need systematic and ongoing data collection.

***5. Найдите синонимы среди следующих слов:***

Responsibilities, apply, similar, use, duties, various, homogenous, diverse, ownership, domain, suppose, levy, tax, deem.

***6. Образуйте от данных слов антонимы при помощи отрицательных префиксов:***

Im-: possible, mobility, material, mature, modest, measurability, memorial.

Il-: legal, liberal, legible, logical, legitimate, legitimacy, literacy.

***7. Переведите следующие сочетания слов с русского на английский язык:***

Перестройка земли, повторное использование, свободная земля, благоустройство города (нарядный рост), пустующие струк-

туры, социальные затраты, цели для вандализма и криминальной деятельности, осуществление экономического развития, лучшее понимание проблем, налоговое лишение права выкупа, сбор данных, восприятие города, возможность для экономического роста.

***8.Переведите следующие предложения с русского на английский язык:***

1. Свободные земли и пустующие структуры должны заново использоваться. 2. 15% городских земель остаются свободными. 3. Ярлык свободной земли дается различным видам использованной и неиспользованной земли. 4. Законодательные реформы уже изданы для решения проблемы пустующих земель. 5. Землеустроители озабочены проблемой пустующих земель. 6. Экономические затраты возрастают из-за пустующих земель.

***9.Переведите предложения на русский язык, обращая внимание на форму сказуемого:***

1. These strategies are grouped by 3 broad categories. 2. An important role is played by state governments. 3. Implementation of financing rules is carried out by eminent domain powers. 4. Legislative reforms have been successfully undertaken by some states. 5. Vacant lands must be reused. 6. The vacant land label is given to different used and unused parcels of land. 7. Legislation reforms have already been published to decide these problems.

***10.Образуйте наречия от следующих прилагательных:***

Successful, beneficial, wide, sufficient, official, high, quick, early, public, accurate.

### ***11. Заполните пропуски предложениями:***

1. The redevelopment ... vacant and abandoned properties consists ... five strategies. 2. Tax lien foreclosure process is greatly influenced ... a tax collection system. 3. Vacant land problems are constantly being decided ... local authorities. 4. Land redevelopment will be decided ... new approaches. 5. Land surveyors are concerned ... problems ... vacant lands.

### ***12. Поставьте вопросы к выделенным словам:***

1. Legislative reforms have already been implemented *to support urban land redevelopment*. 2. *The current set of tools* remains deficient. 3. Productive use requires *legislative* powers. 4. States can be divided into *three* categories. 5. Eminent domain has been used *to establish public parts, preserve places of historic interest*.

### ***13. Используйте глаголы, стоящие в скобках, в соответствующем времени и залоге и переведите предложения на русский язык:***

1. Vacant land problems (to view) as a serious concern. 2. The vacant land label (to give) to many different types of used or unused parcels. 3. Legislative power (to require) to overcome the problems associated with vacant properties. 4. To support urban redevelopment legislative reforms already (to undertake). 5. Urban land development will (to promote) by the legislative reforms and approaches.

### ***14. Ответьте на следующие вопросы:***

1. Do vacant land and abandoned structures impose economic and social costs on cities? 2. What does vacant land represent? 3. Does vacant land hold out any opportunities? 4. What kind of opportunities



does vacant land hold out? 5. What can vacant land development generate? 6. How can vacant land help city? 7. How many per cent of a city's land remains vacant? 8. Why have any states successfully undertaken legislation reforms?

***15. Перескажите текст 10А***

***16. Прочтите, переведите текст 10В и сформулируйте основную мысль каждого абзаца:***

**Text 10B**  
**Necessity of an official definition**

The lack of an official definition or survey of vacant and abandoned land and properties complicates efforts to understand the extent of the problem. The vacant land label is given to many different types of utilized or underutilized parcels – perimeter agricultural or uncultivated land; recently razed land; derelict land; land with abandoned buildings and structures; brownfields; greenfields. Vacant land within cities may even include small or irregular greenfield parcels remaining from earlier development, or parcels of land on which it is difficult to build, such as those on steep grades or flood plains. No uniform standard exists for how long a property must remain unoccupied to be considered abandoned. A 1998 survey of cities finds a range from 60 days to 120 days or longer. The U.S. General Accounting Office applies the term to "a building or lot that has been vacant for two years or more".

What do we know about the amount of vacant urban land and abandoned structures in many cities, meanwhile, clearly indicates that the current set of tools being applied at the local level remains deficient. And yet, addressing the issue of vacant and abandoned land and structures is not only the responsibility of localities. State governments play an important role as well. In many cases, the ability to overcome the problems associated with vacant properties and convert

them to productive use requires legislative powers that are found only at the state level. These include, for example, the use of eminent domain power, the implementation of financing tools.

Fortunately, some states have successfully undertaken legislative reforms to support urban vacant land redevelopment. The law provides a model state agenda for urban land reform that, if pursued, would provide cities the resources they need to turn problem properties into tax-generating assets.

The legislative reforms and approaches that have been pioneered by the most proactive states, will promote urban land development across the nation by helping all states become aware of the best practices available.

***17. Прочтите текст 10С и раскройте содержание рассматриваемых в нем проблем***

### **Text 10C Property-Specific Approaches**

Three strategies, to start with, contribute directly to the redevelopment of vacant or abandoned properties. These tools focus on the acquisition and disposal of property. These include: (1) tax lien foreclosure; (2) eminent domain powers and condemnation or acquisition of blighted properties; and (3) land banks and community land trusts.

A key first area of state support of redevelopment involves a state's framework for the enforcement of property tax collection. Properties that become tax delinquent reduce public revenues and contribute to neighborhood deterioration. The failure to pay property taxes typically results from one of three causes: (1) property owner's inability to pay their annual tax during depressed economic conditions; (2) public protest over property tax rates that are perceived to be too high; and (3) owner's efforts to maximize the income they receive from their property by neglecting tax payments. The third cause is more typical of property owners who are investors and plan to eventually abandon their property, and more common in major urban areas. Tax delin-

quency can be viewed as an "early warning system to municipalities that there are market problems with particular properties".

The tax lien foreclosure process allows cities to return tax delinquent vacant land and abandoned structures to productive use. Their ability to do so is greatly influenced at the state level by the particular property tax collection enforcement system that has been legally authorized. These systems vary from state to state because, historically, states retain great autonomy to determine their individual methods of property tax collection and enforcement.

State laws set the parameters for how local governments deal with their tax delinquent properties, either helping or hindering the process. Massachusetts, for example, has no specific deadlines for notifying owners or responding to foreclosure, and the foreclosure process can take years. Florida, Georgia, Maryland, Michigan, and Texas, by contrast, have all adopted legislative reforms in recent years that improve cities' ability to expedite foreclosure on properties and convert them back into productive use. Michigan's legislation shortens the foreclosure process from what could take five years to one-half years, and create insurable property titles through judicial action.

States can also be divided into three categories according to whether they (1) allow lien enforcement and property sale without a judicial process; (2) require judicial involvement at the sale or termination of the redemption period; or (3) permit enforcement of property tax liens through a judicial or non-judicial process.

A judicial tax enforcement proceeding - a proceeding that relies on the court system - is superior for several reasons. Such a proceeding provides a permanent public record and provides an opportunity for a hearing, an opportunity currently unavailable under most tax lien enforcement system. In other words, the process produces a marketable property title that a title insurance company would be willing to insure. In this way, the proceeding resolves one of the major problems to transferring and financing properties that cities seek to redevelop.

***18. Прочтите и письменно переведите на русский язык текст 10Д:***

## **Text 10D**

### **Eminent Domain Powers**

Eminent domain, in which the owner of the condemned property is provided "just compensation" for its taking is a police power for the public good. With that power, government takes private property through condemnation proceedings. Throughout the proceedings, the property owner has the right of due process.

Every state has a statute, or statutes, establishing how the eminent domain power may be exercised at the local level. State procedures vary widely, however, in some states, the government is required to negotiate with the property owner before instituting eminent domain proceedings. In other states, the government may institute proceedings without prior notice. The power of eminent domain is not limited to states, cities, and political bodies. In many states, public utilities and even pipeline companies have the power to expropriate private property.

Traditionally, eminent domain has been used to facilitate transportation and the provision of water and other utilities; however, it has been used to establish public parks, preserve places of historic interest, and promote beautification. Municipalities - often through their economic development or redevelopment entities - can also employ eminent domain to "retake" blighted property for urban revitalization.

Eminent domain has been critical to municipalities' revitalization efforts, but these efforts have also generated some of its most vehement criticism. Property owners protest the taking of their land for many reasons. Some of them complain about insufficient compensation. Others protest that condemned parcels may not actually be blighted, or that a taking was not for economic development but simply a transfer of property rights between private landholders for the sole purpose of benefiting the new landholder.

In reviewing recent eminent domain court cases, it is found that it remains unclear whether the cases reflect new resistance to the process or simply the need for legal clarification. All sides must keep in mind that a public purpose must be demonstrated.

It should be noted that the use of eminent domain in property condemnation remains a widely practiced and viable means of land acquisition for a number of public-use purposes.

## ***Lesson 11. URBAN DEVELOPMENT***

### ***1. Прочтите следующие слова:***

Unfortunately, careful, amount, individuality, pleasures, handiwork, turmoil, circumferential, curvilinear, wantonly, vista, show, congestion, desirous, carriageway, inconvenience, pedestrian, pave.

## 2. Прочтите и переведите следующие группы слов:

the majority of cases, attractive amenities, it invariably happens, gross handiwork, the purest of human pleasures, dwelling removed from the turmoil and discomfort, well planted and finely laid out, undulation of the site, heavily trafficked streets, to prevent the congestion, approximately the same height, wide grass margins, creation of fitting civic centre.

## 3. Запомните следующие слова и словосочетания:

allotment garden – небольшой участок, отведенный под сад  
amenities (*n.*) – удобства, удовольствия  
bear (born, borne) (*v.*) – нести, иметь (чувство)  
be in commanding position – быть на высоте, занимать господствующее положение  
be proud (*v.*) – гордиться  
carriageway (*n.*) – проезжая часть дороги  
circumferential (*adj.*) – кольцевой  
civic centre – общественный центр  
conduit (*n.*) – водопровод, трубопровод  
congestion (*n.*) – скопление  
convenience (*n.*) – удобство, выгода  
convince (*v.*) – убеждать  
desirous (*adj.*) - желающий  
dignified (*adj.*) - величественный  
err (*v.*) – заблуждаться  
exercise (*v.*) – выполнять, проявлять  
fitting centre – салон красоты  
from many points of vantage – с точки зрения многих преимуществ  
front to (*v.*) – выходить на первый план  
grades of property – качество, класс, расположение недвижимости  
gravity flow – основной сток  
gross handiwork – ручная работа в чистом виде  
haphazard (*adj.*) – случайный, бессистемный, сделанный наугад

heavily trafficked street – сильно запруженные улицы  
imply (v.) – подразумевать, значить  
in respect to – с учётом  
intersect (v.) – пересекать  
invariably (adv.) – неизменно, устойчиво  
margin (n.) – край  
mortar (n.) – известковый или строительный раствор  
obtain (v.) – получать  
obviate (v.) – устранять, избавляться  
pave (v.) – мостить  
provision (зд.) (n.) – 1. обеспечение, снабжение; 2. положение  
radiate (v.) – исходить из центра  
rectangular (adj.) – прямоугольный  
setting (n.) – окружающая обстановка, окружение, художественное оформление  
show (v.) – показывать  
sidewalk (n.) – тротуар  
spinnies and glades – рощицы и поляны  
spirit (n.) – дух  
spoil (v.) – портить  
the great architect of the universe – великий архитектор вселенной  
thoroughfare (n.) – проезд, оживленная улица, главная артерия города  
turmoil (n.) – суматоха, шум, беспорядок  
ultimately (adv.) – в конечном счете  
unconscious (adj.) – несознательный, бессовестный  
undulation (n.) – неровность  
wantonly (adv.) – беспричинно, безответственно, бессмысленно  
worthy (adj.) – достойный, подобающий

#### **4. Прочтите и переведите следующий текст:**

### **Text 11A Town planning**

Aristotle is said to have defined a City as a "place where men live a common life for a noble end" which implies an end or aim.

Unfortunately in the majority of cases the aim has been an unconscious one with the result that cities have grown in a haphazard manner, and many beautiful spots turned into an ugly accumulation of bricks and mortar.

A careful study of what wise town planning, the liberal provision of attractive amenities can do, and has done for some of the cities of Europe will convince the greatest anti-town-planner of the wisdom of looking well ahead. It invariably happens that town planning is not thought of or put into operation until a certain amount of development has taken place.

A city attractive by its beauty, by its artistic symmetry and design and by the amenities and conveniences which it offers will gain a reputation and an individuality which not only its Council and its land-owners, but also its citizens, may be proud.

What then should be the aim of every City? And to answer that question we are at once thrown back upon the question of what should be the individuality by which the City should be marked and known. Bacon says in his "Essay of Gardens", that "God Almighty first planted a garden. And indeed it is the purest of human pleasures, it is the greatest refreshment to the spirit of men without which buildings and palaces are but gross handiwork." Surely then the aim should be the one implied by the term "Garden City", beautiful, well planted and finely laid out, known and characterized by the charm and amenities which it can offer to those who seek a residence or dwelling removed from the turmoil, stress and discomforts of a manufacturing district.

The various system of planning which have been adopted in the past are rectangular, radial and circumferential; but the latest schemes for town planning are generally a combination of all three, which allows for the best fulfilment of town planning ideals.

The problem then for the town planner is to consider his scheme in respect to the configuration and undulations of the site; direction of main radial and circumferential avenues and boulevards; the layout and construction of avenues and boulevards; open spaces, parks and recreation grounds; tramways; civic centre.



The limitation of the number of houses per acre and height and identical character should be provided. Factories and works must also be placed in the special areas.

***5. Найдите синонимы среди следующих слов:***

Crowd, wanton, irresponsible, intersect, congestion, cross, turmoil, noise, pavement, sidewalk.

***6. Найдите антонимы среди следующих слов:***

Helpful, invariably, unconscious, ugly, helpless, variably, beautiful, wanton, responsible, conscious.

***7. Переведите следующие сочетания слов с русского языка на английский:***

Великий Архитектор Вселенной; привлекательные удобства; цель каждого города; ручная работа в чистом виде; вдали от суматохи, стресса и дискомфорта; сочетания лучших идей; неровности места (под застройку); кольцевые бульвары; план и строительство авеню; парки и места для отдыха; общественный центр; салон красоты; сильно запруженные улицы; устранить перенаселенность.

***8. Переведите следующие предложения с русского языка на английский:***

1. Необходимо учитывать направление основных кольцевых бульваров. 2. Город привлекателен своей красотой. 3. Всемогущий Бог первым долгом посадил сад. 4. Город должен быть хорошо спланирован. 5. В крупных городах существуют прямо-

угольная, радиальная и кольцевая системы планирования. 6. Место для отдыха и парков должно учитываться при планировании города. 7. Фабрики и заводы должны размещаться в особых зонах. 8. В центре старинных городов необходимо предотвращать скопление машин.

**9. Образуйте имена прилагательные от следующих слов:**

Vary, thank, wonder, beauty, power, help, use, situation, type, finance.

**10. Переведите следующие предложения на русский язык, обращая внимание на функции инфинитива:**

1. It is difficult to estimate future demands. 2. Each route should be linked up one with the other to form easy and suitable means of transit from every part of the city. 3. By carefully planning it can generally be arranged to place a church, a public building, or artistically designed residence to break the monotony of long streets. 4. In order to obviate overcrowding it is essential to limit a number of houses per acre. 5. Land use planner must study all subjects to know his speciality well. 6. To become a good specialist is very important. 7. These are the land use planners to place new parks and recreational grounds.

**11. Заполните пропуски предлогами:**

1. People's Parks are universally provided ... the continent. 2. The secondary business avenues should have sidewalks ... a minimum width ... 10 feet. 3. All sewer, water, electric and other mains are made ... underground conduits. 4. A city is attractive ... its beauty. 5. ...

planning the future growth ... existing and new cities one can avoid the enormous expense occasioned ... the lack ... planning.

**12. *Поставьте вопросы к выделенным словам:***

1. People's Parks are universally provided *on the continent*. 2. The traffic is inconvenienced *by opening for repairs*. 3. Factories and works should be placed *in special areas*. 4. The whole system of public utilities will ultimately become *parts of a completed whole*. 5. *The circumferential routes* connect the various parks and open spaces, streets and avenues, squares and boulevards.

**13. *Преобразуйте предложения, изменив форму глагола-сказуемых из действительного залога в страдательный:***

1. The regulation respects the most important parts of a town planning system. 2. Centres fix shops, schools, churches, etc. 3. A land use planner makes different schemes for proper use of land. 4. God Almighty first planted a garden. 5. The circumferential route connects the various parks and open spaces, streets and avenues.

**14. *Ответьте на следующие вопросы:***

1. How did Aristotle define a City? 2. Have cities grown up in a haphazard manner in the majority of cases? 3. What is a city attractive by? 4. What is the aim of every city? 5. What systems of city planning can you name? 6. Should the town planner consider direction of main radial and circumferential avenues? 7. Must the limitation of the number of houses per acre be provided? 8. Where should factories and works be placed?

*15. Перескажите текст 11А "Town planning".*

*16. Прочтите и переведите текст 11В и сформулируйте его основную мысль:*

### **Text 11B**

#### **The configuration and undulation of the town site and direction of main radial and circumferential avenues and boulevards**

The beautiful sites which the Great Architect of the Universe has provided for many of our cities have been wantonly spoilt by the worst form of vandalism and the lack of a proper planning system instead of providing a setting and vista by which the beauty of monumental and public buildings may be shown.

The first essential preparatory to the drawing up of a town planning scheme is to make a contour map of the site with contours showing the rise or fall of the ground every five to ten feet. In addition the map should show existing trees, places of historic or local interest, railways, existing public and industrial buildings, waterways, etc.

This map will enable the town planner to lay down the main avenues with the easiest possible grades, to preserve places of beauty; to establish the sites of the most important buildings so as to be in commanding position; to design his storm and sanitary sewers so as to obtain the maximum amount of gravity flow, and to arrange his water supply in the most suitable zones so that the whole system of public utilities can be built up of units which will ultimately become parts of a completed whole.

Directions of main radial and circumferential avenues and boulevards should be taken into account by all means. It is necessary therefore in the planning of a city to exercise the greatest care and judgment in fixing the position and direction of main avenues. If possible, they should radiate from the centre towards the principal outlying districts north, south, east and west of the city, and be connected and linked up with inner and outer circumferential avenues. By this means traffic desirous of crossing from one side of the City to the other can

avoid the centre and more heavily trafficked streets, and in so doing prevent the congestion which so often occurs in the centre of old cities.

These circumferential routes which connect up the various parks and open spaces are largely used by residents, motorists and cyclists as circular drives.

*17. Прочтите текст 11С и раскройте содержание рассматриваемых в нем проблем:*

### **Text 11C**

#### **The Layout and Construction of Avenues and Boulevards**

It must be borne in mind that all objects in the street, utilitarian or otherwise are things to be seen, part of an organic whole, each having its respective part or place.

Long straight avenues, with buildings of approximately the same height and no object to break the horizon should be avoided. If natural scenic effect cannot be obtained, then provision should be made for some architectural feature to break the skyline. By careful planning it can generally be arranged to place a church, a public building, or artistically designed residence to break the monotony of long streets.

In planning out the width of main roads it is difficult to estimate what the future will demand, but in any case it will be better to err on the wide side rather than the narrow.

The main avenues should be laid out with 12 feet sidewalks, slow traffic carriageways next sidewalks and boulevards on either side of a centre carriageway for fast traffic and tramways. The secondary business avenues should have sidewalks of a minimum width of 10 feet with a centre boulevard with wide grass margins, so that the actual paved carriageway can be widened as the business of the city extends.

In main and secondary business thoroughfares provision should be made for laying all sewer, water, electric and other mains in underground conduits of sufficient size to allow of proper inspection at all times.

The residential avenues can be so formed that the sidewalks have a boulevard on either side, which will provide space for pedestrians in the hot weather.

Railways, usually an ugly feature of every city should be made less objectionable by boulevarding.

**18. Прочтите и письменно переведите текст 11Д. Поставьте к нему 5 вопросов.**

### **Text 11D**

#### **Open spaces, parks and recreation grounds**

In locating open spaces, and parks, special consideration should be given to the preservation of places of natural beauty, such as woods, waterways, etc.

With the check board system of planning, a large amount of valuable ground is often wasted in the unnecessary provision of paved streets and passages. By carefully planning the main and secondary avenues, through traffic can be avoided and residential districts can be laid out in a far less costly manner, part of the space occupied by paved streets being utilized for open spaces, tennis courts, and children's playgrounds.

Where individual gardens are not wanted, part of the land between the houses might be laid out as allotment gardens, or as gravel playgrounds, or as paved playgrounds, to prevent a lot of derelict gardens being attached to the houses.

People's Parks are universally provided on the continent within or close to the city's gates, namely a large woodland garden or forest intersected by drives and walks and interspersed with spinnies and glades typical as far as possible of rural country.

The creation of a fitting civic centre is one of the most important matter which should be considered. It should be dignified, impressive, whilst at the same time in harmony with the characteristics of the town itself and in keeping with the resource of the public. It should be as near to the centre of the city as it is possible, so planned that its architectural features and beauty can be seen from many points of vantage.

The buildings usually comprised in such a centre are the town and public halls, offices, session courts, museum and art galleries, which, suitably designed and arranged in relation to each other, can and should form a civic centre worthy of the community.

The regulations with respect to buildings will be one of the most important parts of a town planning scheme and will need very careful thought on the part of local authorities.

In order to obviate overcrowding it is essential that a maximum number of houses per acre should be adopted for different grades of property. It would seem desirable in planning an area, that certain centres should be fixed where shops, schools, churches, institutions and such like buildings should be grouped together.

## ***Lesson 12. LAWS ON URBAN DEVELOPMENT. RUSSIAN AND INTERNATIONAL EXPERIENCE.***

### ***1. Прочтите следующие слова:***

Urban, bureaucratic, engage, assume, permit, accommodate, buying out, relocating, subordinate, transfer, consistently, envision, guide, insure, relationship, inconsistent, self-government, borrow.

## **2. Прочтите и переведите на русский язык следующие группы слов:**

Russian Code; technical process; bureaucratic organization; mandatory "expertization"; issues to be treated in sub-legislation; the spatial plan; density of settlement; land relation; a great variety of ways; broad principles of public participation; soil contamination; immovable and movable items; mortgage financing system; criminal violations.

## **3. Запомните следующие слова и словосочетания:**

accomplish (*v.*) – выполнить

accountability (*n.*) – ответственность, подотчётность

appropriate (*adj.*) – подходящий, соответствующий

assumption (*n.*) – присвоение, вступление

century (*n.*) – век

compilation (*n.*) – компиляция, сбор (материалов, фактов)

constituent states – штаты, входящие в состав

criminal violation – уголовное преступление

deal (with) (*v.*) - иметь дело, быть связанным (с)

deliberately (*adv.*) – умышленно

envision (*n.*) – предвидение

entity (*n.*) – сущность, нечто реально существующее, бытие

explain (*v.*) – объяснять

governing land relations – регулирование земельных отношений

inconsistent (*adj.*) – несовместимый, противоречивый

inevitable (*adj.*) – неизбежный

insure (*v.*) – страховать

landholding (*n.*) – землевладение, аренда земельного участка

lease (*v.*) – арендовать

loss of good quality agricultural soils – потеря с.х. почв хорошего качества

many decades ago – много десятилетий тому назад



obviously (*adv.*) – очевидно  
pertinent (*adj.*) – уместный, подходящий, относящийся к делу  
policy guidance – политическое руководство  
private owner – частный собственник  
provision (*n.*) – положение  
public official – госчиновник  
publish (*v.*) – издавать, публиковать  
reflect (*v.*) – отражать  
self-government (*n.*) – самоуправление  
spatial plans – пространственные планы  
sub-legislative acts – подзаконные акты  
subordinate (*v.*) – подчиняться  
support system – система поддержки  
subsequent actions – последующие действия  
transport routes – транспортные маршруты

**4. Прочтите и переведите на русский язык следующий текст:**

### **Text 12A**

#### **How is the Planning process described in the laws**

The Russian Code spends most of its details on the technical processes of creating plans and urban development documentation. Detail is included which is intended to guide the bureaucratic organizations and the planning institutes and professionals in the ways in which they should go about creating plans. This includes descriptions of the content of the mandatory section plans, interrelation of the urban development plans with other actions of governmental authorities as well as the processes of mandatory "expertization." Similarly, there is great detail in describing the tasks and powers of bureaucratic units.

By contrast the "western" laws contain very little detail about the technical methods by which plans are to be compiled and the specific authority of bureaucratic units to engage in tasks related to the planning work. It is assumed that these are technical and managerial issues

to be treated in sub-legislation and worked out by the senior managers of the governmental administration.

A strong example of these differences can be seen in the way the laws describe the municipal general plan. This is a common feature of all the laws and, in general terms the plans all have the same purpose. They link a spatial plan with a plan of infrastructure, transport and public facility needs.

The spatial plan describes the best pattern of land uses from the standpoint of land capacity, density of settlement and good urban design. But the plan of infrastructure, transport and public facility needs is based on an estimation of economic calculations and efficient system design and functioning.

Despite the differences, however, the planning and urban development laws of the "western" countries reflect similar concepts of law-drafting and the structure of legislation. These can be characterized in the following ways:

- the laws (as opposed to the sub-legislation and local regulation) accomplish two primary purposes: 1. they authorize or mandate the pertinent government administrations to engage in planning and land use regulation; 2. they define the status of these government actions in relation to the legal rights and responsibilities of landowners and land users, individuals and juridical entities and citizens generally;

- the laws assume that the predominant form of landholding in urban area is private ownership and that most actions, which result in new development or re-development, are civil law/market transactions. The plans and regulations are intended to guide these private actions, and the state and municipal investments in infrastructure and public facilities are to support them. Except in the special case of re-developing obsolete areas, government actions are not intended to replace private actions to determine how and when to invest in the use and development of specific parcels of land;

- the laws do not define the specific methodologies for planning or fix the content of plans, except with respect to broad categories of subject matter. These are technical issues, which the experts, local officials and citizens will work out. The laws anticipate that there will be disagreements; therefore, they provide procedures for coordination, mediation and public participation. The laws are not used to give one group of experts control over the planning process, excluding others;

- the laws are not intended to fix the power relationship among sub-units of the government administrations. These are management issues. The responsibilities to carry out planning and regulatory tasks are given to the chief executor (governor, mayor) or to one or more ministers. They have the responsibility to organize (or re-organize) the subordinate units to accomplish the tasks most efficiently.

**5. Найдите синонимы среди следующих слов:**

Responsibilities, hinder, accumulate, income, revenue, worth, obligations, discourage, dignity, collateral, secondary, compile.

**6. Образуйте от данных слов антонимы при помощи отрицательных префиксов:**

in-: expensive, convenience, consistent, accessible;  
dis-: agree, comfort, vantage, agreement;  
un-: changeable, questioned, repeatable, seasonable, satisfactorily, shadowed, transportable, touchable.

**7. Переведите следующие словосочетания с русского языка на английский:**

Процесс, описанный в Российских законах; взаимосвязь планов городского развития; технические и управленческие вопросы; правительственная администрация; правовые и финансовые трудности; разрабатывать крупномасштабные территориальные планы; последующий ущерб; технический и государственный обзор.

**8. *Переведите следующие предложения с русского языка на английский:***

1. Чтобы регулировать городское развитие, Соединенные Штаты Америки приняли соответствующие законы. 2. Французский Кодекс опубликован в трёх частях. 3. Говорят, земля является частью окружающей среды. 4. Законы Российской Федерации и западных стран сильно отличаются. 5. Необходимо страховать недвижимость. 6. Пространственные планы показывают лучшие модели землепользования. 7. Подзаконные акты только что разработаны Думой. 8. Документация по городскому развитию постоянно регулируется Российским кодексом.

**9. *Переведите следующие предложения на русский язык, обращая внимание на инфинитивные обороты:***

1. We expect them to do this work. 2. I want you to work hard.  
3. We saw them work at urban development plan.

**10. *Образуйте однокоренные слова от следующих прилагательных:***

Local, different, constant, independent, confident, competent, evident, permanent, reliable, desirable, valuable.

**11. *Заполните пропуски предлогами:***

The United States ... America have adopted laws ... regulate urban development. 2. It's important ... coordinate the expansion ... urban

territories. 3. Government administration elaborates schemes ... major transport systems. 4. ... contrast the "western" laws contain very little detail ... the technical methods. 5. Generally ... the "western" countries the systems ... private ownership and other civil law rights ... land and real property have been functioning ... over a century.

**12. *Поставьте вопросы к выделенным словам:***

1. The City general plan is defined *by the law*. 2. *The Russian Code* spends most of its detail on urban development documentation. 3. In the "western" countries the systems of private ownership have been functioning *for over a century*. 4. The structure is done *deliberately*. 5. *In order to make them work in reality*, the law also must deal with the financial aspects of planning and urban development.

**13. *Переведите предложения на русский язык, обращая внимание на сложное определение (именительный падеж с инфинитивом):***

1. Aristotle is said to have defined a City "as a place where men live a common life for a noble end." 2. It's difficult to prognose which laws is likely to prove the most efficient. 3. Systems of planning and regulation definition is said to be necessary for urban development purposes. 4. Every green plant is considered to be a "factory." 5. The legislation proved to be useful. 6. He is said to work at the Ministry. 7. This problem is unlikely to be decided quickly.

**14. *Ответьте на следующие вопросы:***

1. Does the Russian Code spend most of its details on urban development documentation? 2. What does the spatial plan describe? 3. Is the plan of infrastructure based on an estimation of economic calcula-

tions? 4. Can French five-year moratorium work unless the municipality is able to borrow the capital funds? 5. What requires consideration of the economic impact on private owners? 6. Have private property rights fully defined in the law? 7. Is it necessary to elaborate large area territorial plans and schemes? 8. Is there need for the Russian Federation to copy the "western" laws on urban development?

***15. Перескажите текст 12А.***

***16. Прочтите и переведите текст 12В на русский язык и сформулируйте основную мысль текста:***

**Text 12B**  
**Urban development in the USA**

By the beginning of the XXI-st century the states of North America have adopted laws to regulate urban development in response to three common needs:

- to coordinate and accommodate the expansion of urban territories and urban activities with consequent damage to important environmental areas and loss of good quality agricultural soils;
- to design, build and pay for infrastructure and transport systems to property support new urban development; and
- to overcome the problems of re-investment in obsolete city areas, in particular the legal and financial difficulties of reconsolidating land parcels, buying out and relocating existing owners and users of land and buildings.

To accomplish these urban development purposes, the "western" countries (or their constituent states and provinces), adopted laws that define systems of planning and regulation with three levels:

- first, government administrations at national or regional levels elaborate large-area territorial plans and schemes of major transport and infrastructure systems;

- second, local government administrations prepare general plans for whole urban areas, which combine spatial plans and land use regulations with plans for infrastructure systems and other public investments;

- third, subordinate to these plans, the layouts and designs of particular blocks, tract subdivisions, individual land parcels and construction projects are all made subject to procedures of technical review and public review before the specific permits are issued to carry out work.

The subject matter of these planning and urban development laws is similar, but there are different ways by which these laws are written and in which they fit into the overall system of legislation governing land relations.

***17. Прочтите текст 12С и раскройте содержание рассматриваемых в нем проблем:***

### **Text 12C**

#### **Urban development in "Western" countries**

In Western Europe, most of the countries have laws that envisage national-level or large-scale regional plans to guide the national ministries in making major investments in infrastructure, transport and public facilities and to insure protection of environmental and rural areas. These large-scale plans provide policy guidance for smaller-scale plans at the regional and municipal levels, for regulation by "zoning" and by review and permitting of projects. There is great variety in the ways the laws are written. For example, Italy regulates urban planning and construction under a law first adopted in 1942, which is not detailed and requires subordinate ministerial decrees and municipal laws to define the methodologies, procedures and subject-matter regulation. In contrast, France compiled all of its laws relating to planning, urban development, urban finance and construction regulation into a comprehensive Urban Development Code long ago. This code covers hundreds of pages of text and is published in three parts - (1) the legislative acts, (2) the sub-legislative acts and (3) the orders, resolutions and

instructions issued by the national and regional agencies. Great Britain has changed its laws "On Town and Country Planning" three times since 1945.

Generally in the "western" countries the systems of private ownership and other civil law rights in land and real property have been functioning for over a century and land parcels were surveyed many decades ago. Urban land parcels regularly are bought, sold, leased and traded as private parties make decisions to invest and reinvest in them. The fundamental structure of the laws, governing land relations reflects this situation. The laws are not integrated into Land Codes but remain separate for different aspects of land relations.

With respect to property and contractual relationship involving land, the provisions of the Civil Codes (or the unwritten common law in the US and Britain) apply to land as to all other immovable and movable items. Special laws create the "support systems" - land registry, cadastre, mortgage financing system – that allow the property rights to be protected and transactions to take place efficiently.

With respect to the land as part of the environment and as a factor in social relationships the laws of the "western" countries provide various systems of regulation (including civil and criminal violations). These are part of the "public (administrative) law" in the civil law countries and most often the laws address particular problems - soil contamination, illegal construction, protection of plant and animal resources, fraudulent advertising in the sale of land for housing. These regulatory laws are imposed on all persons (entities) that are using land regardless of the form of ownership or control, or their particular status.

This structure of separation of "property" rights from regulatory obligations and restrictions reflects an important fundamental principle in the "western" law. It is done deliberately in order to insure security" of ownership and rights of possession in land and real estate over time.

Therefore, the "western" countries do not make use of land codes, which are intended to integrate of the property aspects of land relations with environmental and social aspects of land use. In particular, the concept that land constitutes a "fund" of national resource, subject to a system of state management is inconsistent with the fundamental structure and assumptions of the "western" legal systems.



*19. Прочтите и письменно переведите на русский язык текст 12Д:*

**Text 12D**  
**Comparison of the laws of the Russian Federation**

An important part of the planning and urban development laws of the "western" countries are provisions, which address the legal status of the plans in relation to governmental actions and private property owners.

There are very different fundamental aspects of both land relations and the concepts of planning and urban development in the laws of the Russian Federation. Some of the differences are the result of the situation of economic and legal transition – in particular the fact that private property rights have not yet been fully defined in the civil law and the "ownership" rights to most urban land parcels continue to remain in the state. The most important difference, however, appears to lie in the fundamental concept of land law and in the principles and structure of the Land Code.

Urban development laws and the land laws require consideration of the economic impacts on private owners of the planning procedures. In order to make them work in reality, the laws must deal also with the financial aspects of planning and urban development. In particular, these involve the problem of public finance. The planning and urban development laws must be linked to the laws on Municipal Self-Government, Budgets or Government Finance, which define the ways in which the municipality or state agencies gain the financing to realize public projects. Obviously, a system such as the French five-year moratorium cannot work unless the municipality is able to borrow the capital funds needed to buy out private users.

One possible way of solving the problem is to re-write the urban development laws, based on the assumption that the fundamental system of land use definition, clarification of rights and obligations related to specific land parcels, keeping the cadastre and monitoring and enforcement will all take place based on the system of management

set by the Land Code. The urban development laws will require the addition of certain "extra" procedures, appropriate for the proper definition of urban uses.

Such a law would have to pay closer attention to the problems of disagreement among experts and bureaucratic units, which are inevitable and necessary. Stronger mechanisms of coordination, stronger public participation and accountability and the most important, a more clear responsibility for specific public officials – heads of administration – are needed to make decisions when their subordinate units disagree.

The second aspect of the urban development and land laws of the Russian Federation, which appear incomplete, in comparison with the western laws, are those aspects dealing with the consequences of planning and urban development decisions on private land rights. In particular, the Urban Development Code has no provisions dealing with the ways in which changes in plans become effective. If the essence of the Russian law is that environmental and social obligations are to be integrated with the fundamental property rights and obligations in land, then the law must explain how this is to happen. The current Urban Development Code appears to assume that its mandates apply automatically as a result of the simple requirement that subsequent actions must be made compatible through the compilation of urban development documentation.

The existing urban development law is also silent on all the questions related to the power and procedures for buying out (expropriating) sites necessary for new transport routes, infrastructure and public facility sites. As a land reform progresses and more urban land parcels become fixed with ownership, leasehold and other land rights, the issues of impact of planning on value and use of lands will increase and questions about when and whether compensation is required will arise.

There is no need for the Russian Federation to copy the "western" laws on Urban Development and planning, which relate to significantly different current situations of landholding, development and economic relations in urban areas. However, to be successful, the laws of the Russian Federation need to deal, in a practical way, with the problems presented by their unique fundamental system of integrated land rights and obligations.

## **UNIT 4. MARKETS, TAXES, ENVIRONMENTAL PROBLEMS.**

### ***Lesson 13.* INTERACTION BETWEEN MARKETS, LAND REGISTRATION, SPATIAL PLANNING**

#### ***1. Прочтите следующие слова:***

Single, frequently, adversely, commodity, social, allocation, portfolio, sharecropping, rationale, sophistication, particularly, globalization, performance, commodification, harmonization, accounting, expect, reduce.

## **2. Прочтите и переведите на русский язык следующие группы слов:**

Wide range of activities, to encourage certain uses, potential interventions, land taxation system, sound arguments, access to information, the general trend, a constantly developing portfolio, transaction types, formal registration institutions, third party interest, the general rationale, level of sophistication, increasing demands for harmonization.

## **3. Запомните следующие слова и словосочетания:**

accounting standards – стандарты отчетности  
adversely (*adv.*) – вредно, противоречиво  
asset (*n.*) – имущество  
bona fide sales – добросовестная продажа  
commodification (*n.*) – отоваривание  
commodity (*n.*) – товар, сырье  
contiguous (*adj.*) – прилегающий, смежный  
customary (*adj.*) – привычный, основанный на опыте, обычае  
eligibility (*n.*) – приемлемость, право на избрание  
enable (*v.*) – дать возможность  
encompass (*v.*) – охватывать  
enhance (*v.*) – повышать, усиливать  
encourage (*v.*) – поощрять  
f or ce the pace – подталкивать  
friction (*n.*) – разногласия, трения  
ineligible (*adj.*) – неприемлемый  
influx (*n.*) – наплыв  
institutional frameworks – официальные, законные рамки  
intervention (*n.*) – вмешательство, посредничество  
pace (*n.*) – шаг  
portfolio (*n.*) – пакет (ценных бумаг, документов)  
rationale (*n.*) – разумное объяснение, основная причина

society (*n.*) – общество  
sophistication (*n.*) – усложнение, фальсификация  
spread (*v.*) – распространять, простираться, развертывать  
uncertainty (*n.*) – нерешительность, неуверенность, сомнения  
underpin (*v.*) – подводить фундамент  
up-stream (*adv.*) – против течения

#### ***4. Прочтите и переведите следующий текст:***

### **Text 13A Land market**

Land markets provide a mechanism for the allocation of ownership and use rights that is typically for the most valuable single class of asset in an economy. At the same time land use and sometimes land ownership frequently have influences on other aspects of society's economic and non-economic interests. The general trend towards market economies, for example, often adversely affects men who do not get equal opportunities to use land and property as a commodity. There is therefore a need for regulations based on environment, social, cultural and political considerations that provide a framework for the activities of the land market.

Land markets are made up of a constantly developing portfolio of legal interests and transaction types. This portfolio of transaction types includes sale, rental, sharecropping, and licenses, together with associated derivative transactions including mortgages and mortgage markets, and other real estate interests. Some of these transaction types are typically registrable in those jurisdictions that have formal registration institutions, including sales, mortgages, some leases, and some third party interests. Many are not, including particularly those "less" formal interests such as shorter term of leases or rental agreements, sharecropping agreements and licenses, derivative interests operating "upstream" of the registrable interests such as secondary mortgage market, and some customary rights.

The general rationale for land markets is that, under appropriate institutional frameworks, they will tend systematically to move land to-

wards the most economically efficient ownership and use. This is broadly accepted as a desirable function, particularly given that land is typically the most valuable single class of asset in an economy.

***5. Найдите синонимы среди следующих слов:***

Enhance, assistance, commodity, goods, community, construct, build, increase, help, society, adverse, harmful.

***6. Найдите антонимы среди следующих слов:***

Ineligible, cheap, faulty, hinder, eligible, expensive, true, encourage, beneficiaries, disadvantages.

***7. Образуйте антонимы от следующих слов, используя нужные префиксы:***

Increase, centralized, pleasure, moralize, tie, told, published, translatable, true, shadowed, trained.

***8. Переведите следующие сочетания слов с русского языка на английский:***

Ключевые требования, более точная оценка, финансовый сервис, уровень фальсификации, рыночные товары, отоваривание земли, повышающаяся стоимость земельного имущества, возможности вложения.

**9. Переведите следующие предложения с русского языка на английский:**

1. Существует несколько ключевых требований для правильного функционирования рынка. 2. Земельная регистрация подводит фундамент к более эффективным операциям земельного рынка. 3. Земельный рынок регулируется двумя основными механизмами. 4. Земельные рынки состоят из постоянно развивающихся пакетов документов по законным интересам людей. 5. Землепользование оказывает влияние на разные аспекты экономических и неэкономических интересов общества.

**10. Образуйте 3 формы от следующих глаголов:**

To experience, to associate, to come, to omit, to purchase, to undergo, to tend, to add, to make, to drive, to contribute, to give, to attach, to reduce, to provide, to encourage.

**11. Заполните пропуски предложениями:**

1. Spatial planning may encompass a very wide range ... potential interventions. 2. Planning process is based ... improved access ... information. 3. The market is ... reduce the costs ... simplifying the legal procedure. 4. There are several key requirements ... a property functioning market. 5. The value ... interests ... land is closely related ... the level of risk.

**12. Составьте предложения, используя следующие слова:**

1. Provides, system, guarantee, the, appropriate, an. 2. Of, markets, made up, constantly, portfolio, a, developing, land, are. 3.

Transaction, these, registrable, types, are. 4. Of, important, commodification, is, factor, land, an. 5. Requirements, are, key, several, there.

**13. Переведите следующие предложения на русский язык, обращая внимание на разные функции причастия прошедшего времени:**

1. Land use and land ownership have influenced different assets of society's economic and non-economic interests. 2. With the established fact of capital markets globalization, the capacity of land commodification is an important factor. 3. The most basic key requirement includes an appropriate legal framework aimed at minimizing risk of ownership. 4. The provision of related information underpins the more official operation of the land market by 2 main mechanisms. 5. Simplifying the legal procedures could be expected to increase the value of registered land. 6. Contributing factors were grouped into locational, physical and sales characteristics associated with specific properties in the area. 7. Land markets are made up of a constantly developing portfolio of legal interests and transaction types.

**14. Ответьте на следующие вопросы:**

1. What does land market provide? 2. Is there a need for environmental, social, cultural and political relations? 3. What are land markets made up of? 4. What does the portfolio of transaction types include? 5. Are transactions in land typically related to the economy? 6. Are lands marketable commodities? 7. What key requirements for a property functioning market do you know?

**15. Перескажите текст 13А "Land market."**

**16. Прочтите, переведите текст 13В и сформулируйте основную мысль каждого абзаца.**



**Text 13B**  
**The "commodification" of land**

The range of transaction types and interests in land is typically related to the level of sophistication of the related functions in the economy, particularly in the context of the financial services and related professional sectors. It is driven by the capacity of the economy to add value by treating an increasing number of rights in land as marketable commodities (the "commodification" of land). With the established and accelerating fact of globalization of capital markets, the capacity for commodification of land is an increasingly important factor driving the land market, potentially contributing to national economic performance and increasing land asset values. Globalisation is forcing the pace of change in this area, with increasing demands for harmonization or standardisation to enable more effective comparisons by investors and more accurate assessments of relative risks between competing investments. International valuation standards have been developing as a result of this over the past 20 years.. For investment opportunities to compete on an equal footing in the future, this is likely to spread to the features of national land registration, information and legal systems.

*17. Прочтите и письменно переведите текст 13С:*

**Text 13C**  
**Key requirements for market**

There are several key requirements for a property functioning market. In the majority cases they include an appropriate legal framework aimed at minimizing risk and uncertainty of land ownership and use. The value of interests in land is closely related to the level of risks and attached to any given interest. Common and important areas of the legal framework include both registration of interests in land and spatial land use planning.

Land registration and the provision of related information as the basis of land transactions underpin the more efficient operation of the land market by two main mechanisms. Particularly where the system provides an appropriate guarantee, land registration and similar ownership information systems will provide greater security for those interested in transaction on that property. This will reduce the risk and would be expected as a result to increase the value relative to unregistered land. The other mechanism that registration provides for transactions in the market is to reduce the costs in both time and money by simplifying the legal and other procedures. Again this could be expected to increase the value of registered land by reducing the friction in the market.

Spatial planning may encompass a very wide range of activities and of potential interventions. In some jurisdictions it may be linked to land taxation systems to encourage certain uses in appropriate areas. There are sound arguments supporting the move towards greater local responsibility in this field, and the development of more effective planning processes based on improved access to information and application of the principles of good governance.

### ***18. Прочтите и переведите на русский язык текст 13Д***

#### **Text 13D**

#### **Objectives and methods of land market**

Dothan, Alabama, has experienced urbanization pressures during the past 20 years, developing from a primarily agricultural economy to one of the fastest industrializing cities of its size in the Southeast. This developing economic centre for the Wiregrass area has attracted an influx of individuals and industry which has resulted in substantial population growth, from 36733 in 1980 to 53589 in 2003. Migration of commercial and industrial organizations into this area has also created a stronger economy and has promoted higher incomes for residents. Increases in population and incomes have influenced the value of agricultural land surrounding the city.

An analysis of agricultural land markets and values in a transitional area can contribute to an enhanced understanding of the development

process for small to mid-sized municipalities. Shifting patterns of land use and the relative importance of factors affecting land values can be evaluated and compared in the transitional area.

The primary objective of this study was to analyze the transitional nature of the agricultural land market in a rural-urban fringe and estimate the impact of selected factors affecting the price for agricultural land contiguous to a moderately sized city such as Dothan. Various demand-related factors were expected to be the primary determinants of agricultural land value in the rural-urban fringe, with development/urbanization factors being a component of this set. Contributing factors were grouped into locational, physical, and sales characteristics associated with specific properties in the study area.

Attempts were made to include only "bona fide" sales (market transactions in which the price is derived in free and open negotiations between a well-informed seller who is able, willing, and under no compulsion to dispose of the property and a well-informed buyer who is also able, willing, and under no compulsion to buy the property in question) of agricultural land. Other transactions, such as foreclosure sales, tax sales, and sales between relatives, were excluded from the data base.

The size of the tract and its location and primary uses were other key considerations for determining eligibility for the data base. The primary focus of this study centered around the conversion of agricultural land in transitional areas. Thus, the land already used for non-agricultural purposes at the time of the sale was considered ineligible and, therefore, was not included in the sample. Tracts which were less than 4 acres in size were omitted because there is relatively no agricultural demand for such a small acreage in this area. The 4-acre size limit was based on the smallest tract purchased for agricultural uses, as verified from responses provided in returned questionnaires.

Undeveloped property located in a residential subdivision or industrial park at the time of sale was also considered ineligible for inclusion because there would be little rational demand from the agricultural sector for such property. The rationale for this specific criterion is based on the fact that once these undeveloped tracts are classified as predominately residential or commercial, they are technically no longer considered feasible for agricultural production due to high values initiated by the urban demand.

Analyses were conducted for the Dothan fringe land market and the rural and urban components of this area. The rural market, which included 101 observations located more than 8 miles from the central business district, was highly agriculturally oriented. This area is not included in the Dothan city limits and has undergone the same degree of urbanization.

## ***Lesson 14. LEGAL REGULATION OF REAL ESTATE MARKET.***

### ***1. Прочтите следующие слова:***

Participation, background, majorants, contravention, scarcity, patterns, unique, existence, irretrievability, regulation, encumbrances, improvement, stipulate, restrict, disproportionate, injury, assigning, uninhabited.

### ***2. Прочтите и переведите следующие группы слов:***

To overcome the contravention; historical background; the relations of landownership; mankind's existence; property agreements; acting encumbrances; a part of the income; by virtue of; plants of investments; without disproportionate injury; usual business turnover; legislative determinacy; installation of rules; civil rights.

### 3. Запомните следующие слова и словосочетания:

abusive usage – варварское использование  
accrue (v.) – нарастать, увеличивать  
acquire (v.) – приобретать  
acting encumbrances – действующие затруднения  
aggravating contravention – отягчающее, усугубляющее разногласие, несоответствие  
background (n.) – фон, обоснование  
basic compound – основная составляющая  
bitter confrontation – ожесточенная конфронтация  
by virtue of (adv.) – посредством  
civil rights – гражданские права  
contravention (n.) – несоответствие, противоречивость, нарушение  
deduct (v.) – отнимать, удерживать, вычитать  
desire (n.) – желание  
disposal (n.) – возможность распорядиться  
effectiveness (n.) – целесообразность  
encumbrance (n.) – (зд.) закладная (на имущество, землю)  
ensure (v.) – гарантировать  
free-hand – свобода действий  
i.e. - that is – то есть  
in all cases – во всех случаях  
indirectly (adv.) – косвенно  
inhibitory action – запрет  
injury (n.) – вред, порча, ущерб  
In searching paths of maximizing – в поисках путей максимизации  
Installation of rules - установление правил  
interposition (n.) – вмешательство, посредничество  
irretrievability (n.) – невозможность  
majorant of economic type – наиболее важный экономический аспект  
money-goods parameters – экономические параметры (товар - деньги)  
mutual relations – взаимоотношения

perturbation (*n.*) – волнение, возмущение  
plant (*n.*) – (зд.) объект  
restrain (*v.*) – сдерживать, изолировать  
residual principle – остаточный принцип  
scarcity (*n.*) – недостаток, нехватка, дефицит  
selection (*n.*) – выбор  
suffice (*v.*) – быть достаточным, удовлетворять  
suppose (*v.*) – предполагать  
target usage – целевое использование  
termless possession – бессрочное владение  
turnover of land – товарооборот земли  
undergo (*v.*) – подвергать  
uninhabited premises – необитаемые помещения  
unique factor of creation - уникальный фактор создан  
unpredictedness (*n.*) – непредсказуемость  
warranty (*n.*) - ручательство, гарантия  
without injury to their assigning - без нанесения вреда назначению

#### ***4. Прочтите и переведите следующий текст:***

### **Text 14A Basic compound of any real estate**

In historical background of the relation to property, as majorants of economic type of the society, it has undergone repeated modifications stipulated by the desire to overcome the contravention between scarcity of resources, involved in production, and increasing human needs. In searching paths of maximizing productive forces effectiveness the society has periodically transformed patterns of ownership on factors of production and mechanism of a state participation in the government of economy.

The relations of landownership have always been the central part of social and economic relations.

The Earth represents the ?unique natural resource. It is a unique place of mankind's existence, main and unique factor of creation of its productive forces participating in creation of all other products and goods. Scarcity and the irretrievability of this resource results in ob-

jective necessity of public regulating of the laws and conditions of land use.

At the same time, in market economy the land acquires the form of goods and can be a subject to the property agreements, the result of which can restrain interests of other people and societies as a whole. Therefore introduction of the market relations shows heightened demands to a system of the state registration of land lots, control over their legal status and acting encumbrances, turnover of land and its rational usage.

It means, that a part of the income, which is capable to generate the land lot by virtue of the location, natural properties and possible improvements which are not stipulated by economic activity of the holder itself, can serve as a source of public needs sufficing and be deducted as rental paying. It in turn requires the monitoring of cost characteristics of land lots as factors of production and plants of investment.

And, at last, land is a basic compound of any real estate. According to article 130 of the Civil Code of the Russian Federation we refer to real things (real property, real estate), land lots, sites of subsoil, isolated aquatic plants and everything, that is strongly linked to ground, i.e. plants, which can not be removed without disproportionate injury to their assigning, including forests, long-term green plants, buildings.

***5. Найдите синонимы среди следующих слов:***

Scarcity, suffice, satisfy, encumbrances, by virtue of, through, proportion, discourages, part, increase, enhance, deficit.

***6. Найдите антонимы среди следующих слов:***

Retrievable, easy, different, useless, irretrievable, difficult, helpful, the same, appropriate, inhabited, directly, inappropriate, indirectly, uninhabited.

**7. Образуйте существительные от следующих глаголов:**

To pay, to agree, to distribute, to establish, to invest, to reduce, to improve, to perform, to employ, to produce, to relate, to exist, to use, to legislate.

**8. Переведите следующие сочетания слов с русского языка на английский:**

Гражданское право, законодательное определение правил, вторичные объекты недвижимости, историческое обоснование, невозстановляемость ресурсов, действующие препятствия, оплата ренты, непропорциональное нанесение вреда, долговременные зеленые насаждения.

**9. Переведите следующие предложения с русского языка на английский:**

1. Экономическая деятельность человека стимулируется законом. 2. Необходимо исследовать пути максимизации производственных сил. 3. Земля представляет собой уникальный природный ресурс. 4. Закон должен регулировать рациональное использование ресурсов. 5. Земля - уникальное место для существования человека.

**10. Составьте предложения, используя следующие слова:**

1. Resources, regulated, of, rational, must, use, be, the, by, law. 2. Represents, the, natural, the, unique, Earth, resource. 3. Is, a, land, estate, basic, real, any, of, compound. 4. Underwent, to, the, modifications, repeated, property, relation. 5. Registration, to, rights, the, belong, state.



***11. Заполните пропуски предложениями:***

1. Different elements describe concept ... landownership. 2. The real estate is defined ... forms ... the landownership. 3. According ... world practice the concept ... the landownership should be considered as a complex ... the land and property rights. 4. The land is a substance ... the real estate. 5. ... the foreign practice the list ... authorities concerning land includes 8 elements.

***12. Поставьте к каждому предложению максимальное количество вопросов:***

1. Rental paying requires the monitoring cost characteristics. 2. Real estates are strongly fallen into different groups. 3. A possibility of selection depends upon its assigning. 4. Legislative determinacy allows to make conclusion of relation between different objects. 5. The relation of property underwent repeated modifications.

***13. Переведите предложения на русский язык, обращая внимание на независимый причастный оборот:***

1. A new legislation has been enforced, specialists must take it into consideration. 2. My parents living in the village, I sent them a great amount of books and magazines. 3. Living far, I seldom see him. 4. The building material having come, they began to build a new cottage. 5. Real estates being of great importance, people buy them.

***14. Поставьте к тексту 10А 8 вопросов.***

*15. Перескажите текст 14А.*

*16. Прочтите, переведите текст 14В и сформулируйте основную мысль каждого абзаца:*

**Text 14В**  
**The concept "plant of the real estate"**

The legislatively established definition of the real estate has common character and does not contain rules and features which can help to distinguish certain plants of the real estate in the real property in general. That is the reason that now it is impossible to isolate such plants of the real estate, as forest and long-term green plants. Obviously therefore the operating real estate market is restricted to plants of the real estate, isolation of which is possible on the basis of a usual business turnover. To such plants of the real estate refer: land lots, buildings (primary plants of the real estate), apartments, residential and uninhabited premises (secondary plants of the real estate).

This situation is indirectly legislated by the law "On state registration of the rights on real property and transactions with it." The practical significance for the operating real estate market of such plants of the real estate, as land lots, buildings and premises (flats), and legislative determinacy of rules of state registration of the rights on them allows to make a conclusion that problems of regulating the relations between the owners of these types of plants of the real estate should be first of all solved. That's why there is a necessity of rules installation, on the basis of which land lots, buildings and premises (flats) can be isolated as the plants of civil rights.

The law establishes that the rights on the real things belong to state registration. Thus plants of the real estate have the dual nature: on the one hand they are legal objects, and on the other they are the physical plants, strongly linked to land. To define concept "plant of the real estate", it is necessary to define, whether any land lot or plant, strongly linked to land, should be considered as plant of the real estate. In all

these cases a possibility of plant selection of the real estate depends on its assigning.

As the land is a substance of the real estate, property legal relations linked to the real estate, are defined first of all by forms of the land-ownership. It is not by chance that the problem of the right of land-ownership during the twentieth century was and for the present remains in our country an object of bitter confrontation of different political forces in desire to influence on social and economic system of future Russia.

In the foreign practice the list of authorities concerning land includes 8 elements:

- the right on the income, which is given by the realization of the right of use and dispose of land;
- the right on disposal, consumption, expenditure at own discretion down to an extermination of a thing (except for land);
- warranty from expropriation, or right on security;
- the right to transmit land lots;
- termless possession;
- inhibitory actions to use land in harm to other people;
- possibility of exemption of a lot as a payment for the unpaid debt;
- residual principle, i.e. existence of standards and rules providing restoration of the outraged rights.

Abovementioned and other elements describing concept of land-ownership, in combination with the rights of possession, use, disposal suppose existence of about 1500 variants of the property rights. Therefore, according to world practice the concept of the landownership should be considered as a complex of the land and property rights regulating particular conditions of land use.

## ***17. Прочтите и письменно переведите текст 14C***

### **Text 14C Land Property Relations**

At any social and economic formation the society remains the principal owner of a territorial – land resource delegating to particular

land users separate functions and open for modification rights on usage of the land property. Therefore all system of the land-property relations has mainly limitation character restraining the rights of separate owners in a favor to public interests.

The land-property relations are a part of a special social and economic category not only because of specificity of land as a unique plant of universal multiple-objective interests, but also by virtue of a duality of state of the land fund participating in public reproduction as the natural factor and goods at the same time. Accordingly the set of public interests concerning land can be divided into 2 groups: 1) interests concerning efficient assimilation of natural properties of a land resource (technological aspect); 2) interests concerning money-goods parameters of the landownership (social and economic aspect).

Allocating resources the first group of public interests is guided by parameters of functional – economic structure of land fund: scales, proportions and priorities of its allocation depending on a degree of economic assimilation; aspects and categories of lands; types of their target usage; intensity of maintenance and productivity of lands, their geological and ecological state. The public and individual interests of this group will usually be synchronized with maintaining of the most efficient functional – economic structure of the territorial land fund, and the originating contraventions have non-antagonistic character. As a rule they are solved on the basis of market self-regulation.

The second group of public interests is directed to social and economic structures of the landownership depending on composition, combination and proportions of its particular forms. Here we talk about proportions of the landownership of the state, local authorities, different types of enterprise structures, different groups of the population, foreign land tenants. Thus interests of the society are oriented on optimal, from the point of view, usage of land resources, and interests of the owners by giving to them the acquired property rights on land irrespective of effectiveness of its maintenance. As a result of contravention between interests of different levels and groups of the population sometimes there are serious conflicts.

**18. Прочтите и письменно переведите на русский язык текст 14Д:**

**Text 14D**  
**Necessity of economic and ecological safety**

A land resource, as a plant of the real estate can not be physically withdrawn and displaced, processed and dissolved in another production. This specific characteristic of the landownership allows keeping it in a focus of public attention and monitoring, to stipulate it by a complex of regulating demands and limitations. Thus the possibility to provide priority of public interests above individual always remains, the society has free-hand in modification of standards of land use and provision on the rights of land tenants.

The peculiarity of the landownership creates the objective reasons and technological possibilities for interposition of authorized bodies in correlation and mutual relation between people, originating from allocation, redistribution, usage and restoration of land resources. This interposition can have both – administrative and economic basis, to be more or less command-bureaucratic or liberal-market. But anyway the society remains the principal owner of territorial – land resources, regulating the land-property relations in different legal ways.

Serious problem of land use today is the aggravating contravention between interests of the land users and possibility of conservation of useful properties of land resources.

Abusive usage of lands has resulted in lowering productivity of agricultural structure. The critical state of a land complex of Russia and its ecosystem in whole is a very important problem. Certainly, the indicated problems were not a surprise. They cannot be considered, as it is done by some politicians and journalists, as outcome of unreasoned destroying of an old command management system and its substitution by a more liberal market system of socially-economic regulating. On the contrary, the necessity of such conversions was historically determined by long-time accruing of the social and economic, political, ideological, natural and ecological contraventions which have become excessive, and clearly seen at the moment of total reforming of the settled social structure.

Other matter, that this reformation has better to say, declarative and superstructural character, than structural – basis character, differs by an extreme inconsistency and unpredictedness, what has resulted in a continuation of a difficult process of public perturbations. Land-property relations were in the epicenter of this process. Therefore the development of mechanisms and strategy of their regulating in modern conditions acquires substantial value for integrated development of the nation, ensuring its economic and ecological safety.

## ***Lesson 15. IMPORTANCE OF THE ENVIRONMENTAL PROTECTION***

### ***1. Прочтите следующие слова:***

Disturbed, ugliness, wildlife, beyond, purifying, widespread, endangering, associated, mean, significantly, jointly, wealthiest, emission, ozone, controversy, gully, splash, nuisance.

### ***2. Прочтите и переведите следующие слова и словосочетания:***

Widespread cries, gully erosion, chemicals and fertilizers, industry waters, great publicity, trust and support, ugliness of billboards and trash, strict pollution control, considerable improvement, wildlife reservation, beyond the concern of a single country, sheet and rill erosion, raindrop splash, the burning of fuels.

### 3. Запомните следующие слова и словосочетания:

abrasion (*n.*) – смыв материка морской водой, снашивание, истирание  
acid rains – кислотные дожди  
aggregate (*n.*) – совокупность  
animal husbandry – животноводство  
beyond (*prep.*) – за пределами  
billboard (*n.*) – доска для объявлений  
blame (*v.*) – порицать, считать виновным  
burn (*v.*) – сжигать  
combat (*v.*) – бороться  
consequences (*n.*) – последствия  
controversy (*n.*) – спор, дискуссия, обсуждение  
cropping (*n.*) – земледелие  
crust (*n.*) – земная кора, поверхностные отложения  
curtail (*v.*) – урезать  
death (*n.*) – смерть  
deforestation (*n.*) – вырубка леса  
depletion (*n.*) – истощение, исчерпывание  
deposition (*n.*) – отложение, осадок, накипь  
disperse (*v.*) – рассеивать, разбрасывать  
disturb (*v.*) – нарушать  
ditch (*n.*) – яма, канава, траншея  
emission (*n.*) – выделение (тепла, света, запаха)  
encrustation (*n.*) – покрытие коркой  
endanger (*v.*) – подвергать опасности  
expose (*v.*) – подвергаться  
fine (*adj.*) – мелкий  
fragile (*adj.*) – слабый, недолговечный  
fully banks – переполненные берега  
great publicity – большая огласка  
greenhouse (*n.*) – теплица, парник  
greenhouse gases – парниковый эффект, парниковые газы  
gully erosion – овражная эрозия

harm (v.) – повреждать  
high velocity wind – сильный ветер  
human induced soil degradation – деградация почвы, спровоцированная человеком  
install (v.) – устанавливать  
knoll (n.) – холм, бугор  
leaching (n.) – выщелачивание  
natural resources – полезные ископаемые, природные ресурсы  
nuisance (n.) – помеха  
oil waters – воды, загрязненные нефтью  
ozone layer – озоновый слой  
over-pumping – чрезмерное выкачивание  
pipeline (n.) – трубопровод  
pond (n.) – пруд  
purify (v.) – очистить  
raindrop splash – дождевой поток  
residues (n.) – остатки  
resistance (n.) – сопротивление  
ripple (n.) – рябь, волнистость  
seepage (n.) – просачивание, стекание  
sheet and rill erosion – линейная и ручейковая эрозия  
sloughing (n.) – заболачивание  
slumping (n.) – оползание грунта  
spaceship (n.) – космический корабль  
steep slope – крутой склон  
stress (v.) – подчеркивать  
suffer (v.) – страдать  
support (n.) – поддержка  
tin cans – консервные банки  
threaten (v.) – угрожать  
trampling (n.) – вытаптывание  
trash (n.) – мусор  
trigger (v.) – приводить в движение  
trust (n.) – доверие  
wastes (n.) – отходы  
widespread cries – многочисленные призывы  
wildlife reservation – заповедник дикой природы  
yet (adv.) – ещё, уже, даже



#### *4. Прочтите и переведите следующий текст:*

### **Text 15A Environmental Protection**

Scientific and technological progress of the twenty-first century resulted in widespread mechanization, automated lines computerized management, spaceships, atomic power stations, pipelines, new roads and highways.

But it can not be denied that the price for rapid industrial development is very high: natural resources are exhausted, the ecological balance of the planet is disturbed; some species of flora and fauna disappear; city and industry waters, chemicals and fertilizers are endangering lakes, rivers and ponds. Big cities have a problem with air pollution: the "Killer Smog" caused some 3500-4000 deaths in London in December 1952. Progress can be blamed for all these environmental problems.

In recent years the pollution problems have received great publicity. The Environmental movement associated with no political party has gained widespread trust and support. Environmental activities stress that the problem is caused by industrial pollution and the automobile. Long-established environmental groups warn that acid rains threaten many forests. The media's begun to campaign against the ugliness of billboards, tin cans and trash. Many people started to realize that to keep air and water clean, strict pollution control is necessary.

The protection of natural resources and wildlife is becoming a political program in every country. Numerous antipollution acts passed in different countries led to considerable improvements in environment. In many countries purifying systems for treatment of industrial waters have been installed, measures have been taken to protect rivers and seas from oil waters. Wildlife reservation models of undisturbed nature are being developed in some parts of the world.

But the environmental problems have grown beyond the concern of a single country. Their solution requires the cooperation of all nations.

**5. Найдите синонимы среди следующих слов:**

Protect, trash, litter, defense, impoverish, exhaust, controversy, discussion, combat, fight, tillage, treatment.

**6. Найдите антонимы среди следующих слов:**

Adoption, reduce, unbalanced, steep, management, unnoticed, mismanagement, non-adoption, gentle, balanced, reversible, increase, disturbed, noticed, irreversible, disappear, undisturbed, decomposition, appear, composition.

**7. Переведите следующие сочетания слов с русского языка на английский:**

Овражная эрозия; научный и технический прогресс; проблемы загрязнения; широко распространенное доверие и поддержка; экологический баланс; подвергать опасности; кислотные дожди; заповедник дикой природы; сотрудничество всех государств; быстрое промышленное развитие; обработка промышленных вод; консервные банки; компания против уродства досок для объявлений; очистительные системы.

**8. Переведите следующие предложения с русского языка на английский:**

1. Проблемы загрязнения получили большую огласку. 2. Существуют разные виды эрозии. 3. Эрозия почвы увеличивается, если нет растительного покрова. 4. Меры консервации могут уменьшить опасность эрозии почвы как водной, так и ветровой. 5. Правильные методы обработки и земледелия могут решить

проблемы эрозии почвы на фермах. 6. Почвенная эрозия - это естественный процесс. 7. Ветровая эрозия зависит от разных факторов. 8. Овражная эрозия наиболее драматическая демонстрация эрозии.

**9. Определите, к какой части речи относятся следующие слова:**

Unnoticed, detachment, emission, improvement, industrial, disturbed, pollution, reservation, deforestation, depletion, environmental, twentieth, disappear, different, installation, requirement, considerable.

**10. Составьте предложения, используя следующие слова:**

1. Many, in, purifying, been, have, installed, countries, systems.  
2. Price, industrial, rapid, high, development, the, for, is, very.  
3. Received, have, recently, the, great, pollution, publicity, problems.  
4. Ecological, of, planet, the, disturbed, is, balance, the. 5. Been, to, measures, from, protect, have, and, rivers, sees, waters, taken, oil. 6. The, requires, nations, the, all, cooperation, solution, of. 7. Different, in, antipollution, countries, acts, passed.

**11. Образуйте причастия настоящего и прошедшего времени от данных глаголов:**

To lead, to take, to grow, to exhaust, to mean, to protect, to lose, to occur, to cover, to have, to consider.

**12. Поставьте к каждому предложению по пять вопросов:**

1. Numerous antipollution acts passed in different countries. 2. The environmental problems is caused by industrial pollution. 3. Purifying systems have been installed for treatment of industrial waters. 4. The solution requires the cooperation of all nations. 5. In recent years the pollution problems have received great publicity. 6. Measures have been taken to protect rivers and seas from oil water.

***13. Преобразуйте предложения, изменив форму глаголов-сказуемых из действительного залога в страдательный:***

1. Specialists have just installed purifying systems for treatment of industrial waters. 2. Recently workers have taken necessary measures to protect rivers and seas from oil waters. 3. Acid rains threaten many forests. 4. In some parts of the world people are developing wildlife reservation models of undisturbed nature now. 5. The solution of the environmental problems requires the cooperation of all nations.

***14. Ответьте на следующие вопросы:***

1. What are advantages of industrial development? 2. What are disadvantages of industrial development? 3. What do Environmental activists do? 4. What has been done to improve the environment in many countries? 5. Why do the environmental problems require the cooperation of all nations?

***15. Перескажите текст 15А.***

***16. Прочитайте, переведите текст 15В и сформулируйте основную мысль каждого абзаца:***

## **Text 15B**

### **Ecological Problems**

Global concentration of atmospheric pollution seriously threatens the ozone layer. It means the increasing concentration of greenhouse gases and increased ozone depletion. This threatens to lead to dramatic climatic changes or global warming. To reduce these threats, the scientists of the various countries of the world say that global emissions must be curtailed.

A number of gases contribute significantly to the stock of greenhouse gases. The burning fuels by automobiles and industries are main sources of greenhouse gases. Less damaging sources include deforestation, animal husbandry, wet rice cultivation, decomposition of waste, and coal mining.

Because incomes and consumption are higher in the wealthiest countries, per capita emissions are much higher. For example, the level of per capita emissions in the United States is more than twice bigger than that in Europe, 19 times higher than that in Africa, and 25 times higher than that in India.

A study jointly sponsored by the World Meteorological Organization and the United Nations Environment Program shows that global warming is growing. It says that if current emission trends continue, the mean global temperatures may rise 3 C by the end of the twenty-first century.

The potentially catastrophic consequences of climate changes have caused widespread cries for joint preventive policy to combat environmental pollution, concentration of greenhouse gases and ozone depletion.

Statesmen and scientists stress that responsibility for reducing emissions must be divided across the members of the international community. The share of responsibility may be remarkably different depending on industrial development, income, social structure and political orientation of a country.

There is great controversy over the extent to which each government must control the emissions produced by its local population, industry and agriculture.

## ***17. Прочтите и переведите текст 15C:***

### **Text 15C Soil erosion - Causes and Effects**

Erosion is a natural and continuous process. Soils are created through erosion of parent material and either local deposition elsewhere. Erosion, is defined as the detachment or uptake, and transport over a certain distance of material of the upper layer of the earth crust by an agent, like water, wind or ice. This mass movement of soil particles, is part of the process of soil degradation. Before erosion takes effect, the degradation process often has started with qualitative changes in the soil, like loss of nutrients, loss of organic materials, reduced soil life and loss of soil structure.

Soil erosion is one of the forms of soil degradation along with soil compaction, low organic matter, loss of soil structure, poor internal drainage, salinisation, and soil acidity problems. These other forms of soil degradation, serious in themselves, usually contribute to accelerated soil erosion.

Soil erosion may be a slow process that continues relatively unnoticed, or it may occur at an alarming rate causing serious loss of topsoil. The loss of soil from farmland may be reflected in reduced crop production potential, lower surface water quality and damaged drainage network.

Soil erosion is a naturally occurring process on all land. The agents of soil erosion are water and wind, each contributing a significant amount of soil loss each year in different countries.

Water erosion depends on four factors: rainfall, soil type, slope gradient, and soil use/vegetation cover. Loss of soil structure becomes often most visible in encrustation of the soil.

Both rainfall and runoff factors must be considered in assessing a water erosion problem. The impact of raindrop on the soil surface can break down soil aggregates and disperse the aggregate material. Lighter aggregate materials such as very fine sand, silt, clay and organic matter can be easily removed by the raindrop splash and runoff water; greater raindrop energy or runoff amounts might be required to move the larger sand and gravel particles.

Soil erosion potential is increased if the soil has no or very little vegetative cover of plants and/or crop residues. Plant and residue cover protects the soil from raindrop impact and splash, tends to slow down the movement of surface runoff and allows excess surface water to infiltrate.

Wind erosion less common, but again takes place after vegetation has been lost and when soil particles are loosened. Early signs of wind erosion include deposition of sand particles around plants and micro-ripples on the surface of exposed areas. The final extreme is the classic sand desert dune structures. The lack of windbreaks (trees, shrubs, residue, etc.) allows the wind to put soil particles into motion for greater distances thus increasing the abrasion and soil erosion. Knolls are usually exposed and suffer the most.

Sheet erosion is the most common form of erosion. Unprotected soil particles are loosened by trampling, through wind erosion and by the impact of rainfall. The soil particles are then transported by rain-water surface flow to the river and stream systems. Sheet erosion is characterized by a general lowering of the soil level, leaving raised pedestals where the root mass of the remaining vegetation protects it. Sheet erosion is soil movement from raindrop splash resulting in the breakdown of soil surface structure and surface runoff; it occurs rather uniformly over the slope and may go unnoticed until most of the productive topsoil has been lost.

Rill erosion results when surface runoff concentrates forming small yet well-defined channels. These channels are called rills when they are small enough to not interfere with field machinery operations. The same eroded channels are known as gullies when they become a nuisance factor in normal tillage.

Gully erosion is the most obvious and dramatic demonstration of erosion, although in most areas actually less significant in terms of total land degradation. Gully erosion rarely occurs without sheet erosion. It can also be triggered by erosion along livestock tracks, footpaths and road edges. The process can start with "rills" and end up with gullies that are tens of meters deep.

There are farms that are losing large quantities of topsoil and subsoil each year due to gully erosion. Surface runoff, causing gully formation or the enlarging of existing gullies, is usually the result of improper outlet design for local surface and subsurface drainage systems.

The soil instability of fully banks, usually associated with seepage of ground water, leads to sloughing and slumping of bank slopes. Such failures usually occur during spring months when the soil water conditions are most conducive to the problem. Poor construction, or inadequate maintenance, of surface drainage systems, uncontrolled livestock access, and cropping too close to both stream banks has led to bank erosion problems.

The effects of soil erosion are complex. Some of the impacts may appear to be reversible by suitable soil conservation programmes and improving cultivation practices, whereas there are other types of degradation which are irreversible. The latter type includes land lost by gulling, or cases of severe sheet erosion where the soil cover has been removed to a great extent. In cases where degradation is reversible it is generally difficult to assess the actual extent and impact of land degradation as farmers do convert their land to less demanding uses or increase the level of inputs. Methodologies for prediction of soil erosion have been developed since the early thirties.

Many farmers have already made significant progress in dealing with soil erosion problems on their farms. However, because of continued advances in soil management and crop production technology that have maintained or increased yields in spite of soil erosion, others have not been aware of the increasing problem on farmland. Awareness usually occurs only when property is damaged and productive areas of soil are lost.

Certain conservation measures can reduce soil erosion by both water and wind. Tillage and cropping practices, as well as land management practices, directly affect the overall soil erosion problem and solutions on a farm. When crop rotation or changing tillage practices are not enough to control erosion on a field a combination of approaches or more extreme measures might be necessary. For example, contour plowing, strip cropping, or terracing may be considered.

***18. Прочтите и письменно преведите текст 15Д:***

**Text 15D**  
**Soil degradation**



Among the land used for agriculture and forestry, soil is an important component. The intense and increased pressure on land leads to its degradation and pollution, which may result in a partial or complete loss of its productive capacity. Soil degradation can be described as a process by which one or more of the potential ecological functions of the soil are harmed. These functions relate to bio-mass production (nutrient, air and water supply, root support for plants) to filtering, buffering, storage and transformation (e.g. water, nutrient, pollutants). Soil degradation is defined as a process that lowers the current and/or future capacity of the soil to produce goods and services. Two categories of a soil degradation process are recognized, displacement of soil material (e.g., soil erosion by water forces or by wind forces) and soil deterioration covering chemical or physical soil degradation.

Soil degradation is on the increase worldwide, especially in the countries within the tropics. Mismanagement of arable areas by farmers and grazing areas by livestock owners is one of the major causes of soil degradation. More sustainable management of lands would reduce environmental pressures. Conservation tillage, i.e. reduced or no tillage, is the key to sustainable arable land management as it protects the soil resources, increases the efficiency of water use and, of special importance in semi-arid areas, reduces the effects of droughts.

Land/soil degradation can either be as a result of natural hazards or due to unsuitable land use and inappropriate land management practices. Natural hazards include land topography and climatic factors such as steep slopes, frequent floods and tornadoes, blowing of high velocity wind, rains of high intensity, strong leaching in humid regions and drought conditions in dry regions. Deforestation of fragile land, over cutting of vegetation, shifting cultivation, overgrazing, unbalanced fertilizer use and non-adoption of soil conservation management practices, over-pumping of ground water are some of the factors which comes under human intervention resulting in soil erosion.

The United Nations Environment Program (UNEP) formulated a project proposal for Global Assessment of the Status of Human Induced Soil Degradation. This was achieved with the help of more than 200 soil scientists and environmental experts worldwide. The project also received active advice from the International Society of Soil Sci-

ence. Regional cooperators were asked to delineate on a standard topographic base map units showing a certain homogeneity of physiography, climate, vegetation, geology, soil and land use. Within each delineated map unit, soil degradation, its relative extent within the unit and the type of human intervention that has resulted in soil degradation during the post-war period were also indicated. The regional results were then generalized and compiled as a world map.

The program developed methodologies to create soil and terrain databases. The main objective of the program was to strengthen global awareness of policy-makers and decision makers of the danger resulting from inappropriate land and soil management.

## ***Lesson 16. EFFICIENCY AND EFFECTIVENESS IN SOIL REMEDIATION***

### ***1. Прочтите следующие слова:***

Combustion, ignition, explosion, implicit, attenuation, hamper, priority, contamination, chemical, remediation, highlight, pollution, constraint, probability, delay, representation, cleaning-up, multifunctionality.

### ***2. Прочтите и переведите следующие группы слов:***

Remediation strategy; pose no harm to humans; a growing awareness; chemical properties; planning constraint; dispersion of pollution; due to air emission; to restore multifunctionality; industrialized countries; increase in productivity; may hinder; specific developments; economic burden; environmental balance.

### ***3. Запомните следующие слова и словосочетания :***

acceptability (*n.*) – допустимость

additive (*adj.*) – добавочный, дополнительный

aggregating (*n.*) – сбор, совокупление

ambiguity (*n.*) – неопределённость, двусмысленность  
attenuation (*n.*) – уменьшение, истощение  
burden (*n.*) – бремя, груз, ноша  
challenge (*v.*) – вызывать, оспаривать, подвергать сомнению  
chemical properties – химические свойства  
combustion (*n.*) – окисление, сгорание  
compartment (*n.*) – отделение  
contaminated sites – загрязненные участки  
discretionary (*adj.*) – предоставленный на собственное усмотрение  
dispersion (*n.*) – разбросанность, рассеяние  
environmental performance – характеристика окружающей среды  
excavate-pump-and-treat – помповые раскопки и обработка  
explosion (*n.*) – взрыв, вспышка  
exposure (*n.*) – подверженность (рisku)  
fossil fuels – допотопное (неочищенное) горючее  
grasp (*v.*) – схватывать, понимать, воспринимать  
hamper (*v.*) – препятствовать  
ignition (*n.*) – воспламенение  
implicit (*adj.*) – безоговорочный, подразумеваемый  
indices (*pl.*) –(index) – показатели  
in terms of environmental merit – в смысле качества окружающей среды  
internalization of the values – (зд.) внутренняя стоимость  
issues (*n.*) – спорные вопросы  
merit (*n.*) – качество, существо  
net environmental benefit – чистая выгода для окружающей среды  
outcome (*n.*) – результат, выход, последствие  
performance (*n.*) – 1. характеристика, производительность; 2. коэффициент полезного действия; 3. выполнение  
publicly owner sites – участки, которыми владеет государство или общественность  
remediation (*n.*) – восстановление, лечение  
risk attenuation process – процесс уменьшения риска  
time-dependent profile – профиль, зависимый от времени  
wait-and-see attitude – выжидательная позиция

#### *4. Прочтите и переведите следующий текст:*

### **Text 16A Soil Pollution**

Soil pollution has become a priority in many industrialized countries after the inventory of various locations in which contamination was posing a risk to people and the environment.

The effects of soil contamination are different:

- soil pollution is a source of risk for humans and ecosystems, which are (potentially) affected by direct exposure to the contaminated surface or by indirect exposure, for instance through contaminated ground water;

- soil contamination is a source of risk for ground work (like pipelines or utility network) due to the chemical properties of the contaminant and the risk of ignition and explosion, for instance for fuel contamination;

- for publicly owner sites, a polluted area is a severe planning constraint, since the site use may be impossible or limited to a specific soil functionality (e.g. an industrial storage facility);

- for privately owned sites, a polluted area is a heavy economic burden of remediation expenditures (a net cost for the company) and of soil usage;

- the presence of polluted areas may hinder and delay some specific developments which imply land use and ground work (like the provision or maintenance of infrastructures);

- remediation expenditures do not offer any increase in productivity, merely the possibility of removing a source of risk and a planning constraint.

The ultimate objective of the operations is to eliminate the risk to a man and the environment and to prevent the dispersion of pollution, that is to restore multifunctionality in the shortest possible time. Soil multifunctionality requires that the soil on the site after sanitation should pose no harm to humans, animals or plants, regardless of the use of the site, the type of soil, the type of pollutants and the local situation. This is a very demanding objective, totally driven by environmental quality considerations. There is, however, a growing awareness that other criteria should be included when assessing remediation

strategies. One of the reasons is that the costs involved in multifunctional operations are no longer political defensible. There is also a growing recognition that clean-up operations do not necessarily lead to a positive environmental balance. Soil remediation requires the use of resources (like energy and clean water) and may lead to a net transfer of contamination to other compartments (for instance, due to air emissions). Therefore, the single perspective implied by the multifunctionality may result into an approach which disregards many relevant concerns for soil remediation.

**5. Найдите синонимы среди следующих слов:**

Properties, hinder, embrace, cover, purpose, merely, aim, characteristics, hump, simply, aim, objectives.

**6. Найдите антонимы среди следующих слов:**

Directly, timely, private, unnecessarily, negative, said, public, positive, unregistered, untimely, systematic, indirectly, necessary, unsaid, registered, haphazard.

**7. Переведите следующие сочетания слов с русского на английский язык:**

Загрязнение почвы; непосредственная подверженность; повышение производительности; растущая осведомленность; землепользование; восстановление почвы; самое короткое время; тяжелое экономическое бремя; источник риска; операции по очистке.

**8. Переведите следующие предложения с русского на английский язык:**

1. Расходы на восстановление не предполагают никакого повышения в производительности. 2. Почвенная многофункциональность требует очистки почвы. 3. Загрязнение почвы - источник риска для земляных работ. 4. Конечная цель операции - устранить риск человека и окружающей среды. 5. Очень важно предотвратить распространение загрязнения. 6. Невозможно ограничить функциональность почвы. 7. Баланс восстановления окружающей среды не может быть всегда положительным.

**9. Образуйте имена существительные от следующих глаголов:**

To interpret, to know, to apply, to assume, to pollute, to consider, to recognize, to combine, to evaluate, to assess, to value, to represent, to attach, to provide, to achieve, to depend, to treat.

**10. Составьте предложения, используя следующие слова:**

1. Requires, process, the, of, use, resources, remediation, natural. 2. Awareness, been, a, has, achieved, growing. 3. Multifunctionality, aimed, at, are, measures, these. 4. Computed, yearly, are, costs. 5. Clean-up, of, operations, Merit, the, based, are, evaluation, an, on, Environmental, Index. 6. Through, interviews, assessed, weights, are. 7. Approaches, some, are, fundamental, there.

**11. Заполните пропуски предлогами:**

1. The overall environmental balance ... remediation may not be always positive. 2. The application ... remediation techniques may significantly cut costs, although leave many sites polluted ... a considerable time. 3. These factors are the negative side ... the remediation.

4. ... clean-up polluted soil is necessary. 5. Remediation expenditures do not offer any increase ... productivity.

***12. Поставьте к каждому предложению максимальное число вопросов:***

1. Soil pollution is a source of risk. 2. The presence of polluted areas may delay some specific developments. 3. To eliminate the risk to a man is the ultimate aim of the operations. 4. One should assess remediation strategy. 5. Clean-up operations lead to a positive environmental balance.

***13. Перепишите предложения, заменив модальные глаголы эквивалентами. Переведите их на русский язык:***

1. Soil remediation can lead to a net transfer of contamination to other compartments. 2. The polluted areas must delay some specific developments. 3. Scientists can consider multifunctionality as the soil-related interpretation of sustainability. 4. This framework could show how to combine risk reduction. 5. In order to respond to the application need a more comprehensive evaluation framework must be considered.

***14. Поставьте 10 специальных вопросов к тексту 16А.***

***15. Перескажите текст 16А.***

**16. Прочитайте. Переведите текст 16В и сформулируйте основную мысль каждого абзаца:**

**Text 16B**  
**A framework for evaluation**

The decision on how to clean-up a site can be divided into several successive phases. The first decision is that of whether a polluted site needs to be cleaned up. If remediation is not necessary, then the investigations can be stopped. Otherwise, the investigations should be focused on the screening of the suitable remedial strategies. The criteria which will influence this last decision are:

- the total impact of remediation strategy on the total risk for humans, ecosystem and infrastructures;
- the total impact of the remediation strategy on scarce commodities, such as soil, ground water, drinking water, space and energy, and on the quality of the environment as a whole;
- the total impact of the remediation strategy and method on the financial assets of the problem owner.

This perspective is the closest to the original evaluation framework aiming at multifunctionality. The environmental merit perspective, stemming from a Life Cycle Inventory approach, aims at minimizing the use of scarce commodities and the contamination of other compartments due to remedial activities. The costs perspective aims at minimizing the total costs in terms of net present value. The methodology aims at producing, for each cleaning-up option, a set of 3 indices: the amount of risk reduction achieved by the remediation; the environmental balance of the operations and the costs involved. Risk reduction is based on the computation of the overall exposure of people, ecosystems and other targets (e.g. workers on the site during remediation) and at the comparison of the exposure levels with acceptability standards. Risks are computed during all phases of the operations, leading to a time-dependent profile of the risk attenuation process. By comparing this to the risk profile of the status quo, the amount of risk reduction can be computed. Environmental merit is based on the computation of an additive index for multiple environmental consequences of soil remediation. The non-local positive and negative outcomes of soil clean-up are weighted and summed up leading to an indication of



the environmental performance of the operations. These are compared again to the status quo. The index is here measured in Environmental merit Units. Finally, the costs include all expenses involved in the operations, including asset costs. Costs are computed yearly for the full length of the operations. The Net Present Value is then used as an estimate of the total costs. Each cost item is the sum of the expected expenses in a given period plus a safety quantity to guarantee that the real costs will have only a limited probability of exceeding the computed costs.

### *17. Прочтите и письменно переведите текст 16С*

#### **Text 16C Issues in soil remediation**

Multifunctionality has proven very difficult to achieve in practice. About 50 per cent of the clean-up soil does not meet the multifunctionality target and has to be used under additional constraints.

Achieving multifunctionality may be hampered by the cost of the operations and by technical and feasibility constraints. Technology for soil remediation is developing very quickly with a shift from radical, hard solutions (such as excavate-pump-and-treat) to biological techniques which, for instance, exploit natural attenuation phenomena. However, the costs issues are still a major constraint to soil remediation. High costs have become both politically indefensible, and economically unfeasible. Facing sheer expenditures, companies have often applied a wait-and-see attitude, delaying the operations as much as possible often exploiting the ambiguities of the guideline and the possibility of some discretionary interpretation of the law. The main issue raised by the private sector is that the multifunctionality objective systematically disregards efficiency and effectiveness considerations. Most companies do know what the future use of contaminated sites will be, and thus question the general principle that all sites should be cleaned-up to the same extent. An industrial area may need less strict measures than a residential one. In addition, the application of soft, but long, remediation techniques may significantly cut costs, although

may delay the soil usage and leave many sites polluted for a considerable time.

Although the cost-related matters are clear, the multifunctionality objective may also raise some environmental concerns. Scientists consider multifunctionality as the soil-related interpretation of sustainability. An implicit, and almost universal, assumption is that by cleaning-up a polluted site (or rehabilitating any degraded area) there is a net environmental benefit. Growing evidence has been provided that suggests that this assumption should be challenged and that the overall environmental balance of remediation may not be always positive. By considering the full cycle of the remediation process, it can be recognized that the process requires the use of natural resources like energy and clean water, and may result into a transfer of pollution to other environments, for instance by creating air pollution, water pollution and waste. The soil remediation thus raises two types of environmental concerns:

1. A local, site specific concern, related to the need of reducing contamination below some safe level. This is clearly the positive side of the coin, in the sense that soil remediation provides a net local benefit.

2. A regional or even global concern, related to the need of minimizing the use of scarce resources during the operations and the spread and transfer of pollution to other environments. These factors are the negative side of the remediation and cannot be disregarded in computing the full environmental balance of remediation.

### ***18. Прочтите и переведите текст 16Д:***

#### **Text 16D**

#### **The Environmental Merit Perspective**

The rationale behind the Environmental Merit Perspective is that clean-up operations determine environmental costs and benefits beyond those encompassed by the risk assessment. A clean-up operation may result into the use of scarce resources, such as energy, transfer the pollution to other compartments, such as emissions to surface water

during operations, and to secondary effects, like the emission of greenhouse gases due to combustion of fossil fuels. These consequences cannot be grasped by neither the risk analysis, nor by the traditional financial assessment carried out before remediation. This cost assessment usually does not include valuation of environmental goods, and thus internalization of the values of environmental resources.

The evaluation of clean-up operations in terms of environmental merit is based on an Environmental Merit Index (EMI). This index is constructed by rating the performances of clean-up options against a list of measurable aspects and by aggregating these performances with a weighting scheme.

The environmental merit perspective aims at quantifying the performances of candidate cleaning-up options along these evaluation criteria. These results of environmental performances are based on the comparison of alternatives. Since these criteria largely represent independent concerns for the cleaning-up operations, the approach through additive value functions can be applied.

The overall environmental quality of a remedial option is a weighted combination of the different performances. Intuitively, weights represent the relative importance of one attribute compared to another. The higher the weight attached to an aspect, the more the aspect drives the evaluation. Weights are assessed through interviews. Precise question answer protocols are used to ensure that the respondent provides weights which are a true representation of his/her decision strategy.

There are fundamental questions raised by this approach to environmental merit:

1. Does the current practice of soil remediation lead to a positive balance for the environment?
2. Who and how many experts should be interviewed?
3. Are the differences in option across experts significant for the evaluation?

The use of an environmental merit index shows that the environmental balance of soil cleaning-up cannot be assumed to be positive in all cases. Instead, it should be considered as an objective of the cleaning-up operations to be achieved by carefully designing remedial activities.

## CONTENTS

### ПРЕДИСЛОВИЕ

<b>UNIT 1. LAND USE PLANNING.....</b>	<b>4</b>
<b><i>Lesson 1. common understanding of land use planning.....</i></b>	<b>4</b>
Text 1A. The individual and society .....	6
Text 1B. Main directions of land use planning.....	10
Text 1C. Principles of land use planning.....	11
Text 1D. A comprehensive planning and major steps.....	13
<b><i>Lesson 2. Concepts and theory of land use planning .....</i></b>	<b>15</b>
Text 2A. Rural and agricultural land use planning .....	17
Text 2B. Methods of land use planning .....	21
Text 2C. Bottom-up and top-down land use planning.....	22
Text 2D. Implementing land use planning in development co-operation.....	23
<b><i>Lesson 3. The essence of land use planning .....</i></b>	<b>25</b>
Text 3A. Land use planning activity.....	26
Text 3B. Two types of land use planning.....	30
Text 3C. Documentation of land use planning .....	32
Text 3D. Land suitability mapping .....	33
<b><i>Lesson 4. Central idea of land use planning .....</i></b>	<b>35</b>
Text 4A. Land use planning as an instrument of the technical co-operation .....	37
Text 4B. Different views.....	41
Text 4C. Core of land use planning.....	42
Text 4D. Matching land use requirements with land qualities..	43

<b>UNIT 2. LAND CADASTRE.....</b>	<b>45</b>
<b><i>Lesson 5. Statement on land cadastre.....</i></b>	<b>45</b>
Text 5A. What is land cadastre .....	46
Text 5B. Different cadastral issues .....	51
Text 5C. Role of the government in land cadastre .....	52
Text 5D. Problem of automating land records .....	53
<b><i>Lesson 6. Existing cadastral systems .....</i></b>	<b>55</b>
Text 6A. Basic elements of cadastral system .....	56
Text 6B. Purposes served by the cadastre .....	61
Text 6C. General trends .....	62
Text 6D. Entity of land records .....	63
<b><i>Lesson 7. Russian cadastral surveys before and after Peter the Great .....</i></b>	<b>65</b>
Text 7A. Review of Russian medieval cadastre .....	66
Text 7B. Changes in Russian cadastre.....	71
Text 7C. Peter's reform .....	73
Text 7D. Forest cadastre .....	74
<b><i>Lesson 8. Cadastral and land registration systems in Europe .....</i></b>	<b>77</b>
Text 8A. The UK Cadastre .....	79
Text 8B. Cadastre in West Europe .....	84
Text 8C. Cadastre of Northern, Southern and Eastern Europe .....	86
Text 8D. Some European experience .....	88
<b>UNIT 3. URBAN CADASTRES.....</b>	<b>90</b>
<b><i>Lesson 9. Urban cadastres as multipurpose tool to improve city revenue and Management.....</i></b>	<b>90</b>
Text 9A. What is an urban cadastre .....	91
Text 9B. The main benefits of an urban cadastre .....	96
Text 9C. The key success factor when implementing an urban cadastre .....	97
Text 9D. The main lessons from a technical comparison of European cadastral systems .....	99
<b><i>Lesson 10. The state role in urban land development .....</i></b>	<b>100</b>
Text 10A. Vacant property .....	102
Text 10B. Necessity of an official definition .....	106
Text 10C. Property-Specific approaches .....	107

Text 10D. Eminent Domain Powers .....	109
<b>Lesson 11. Urban development .....</b>	<b>111</b>
Text 11A. Town planning .....	113
Text 11B. The configuration and undulation of the town site and directions of main radial and circumferential avenues and boulevards.....	117
Text 11C. The layout and construction of avenues and boulevards.....	118
Text 11D. Open spaces, parks and recreation grounds .....	119
<b>Lesson 12. Laws on urban development.</b>	
<b>Russian and international experience.....</b>	<b>121</b>
Text 12A. How is the planning described in the laws .....	122
Text 12B. Urban development in the USA .....	127
Text 12C. Urban development in Western countries.....	128
Text 12D. Comparison of the laws of the Russian Federation .....	130

#### **UNIT 4. MARKETS, TAXES, ENVIRONMENTAL**

<b>PROBLEMS.....</b>	<b>133</b>
<b>Lesson 13. Interaction between markets, land registration, spatial planning .....</b>	<b>133</b>
Text 13A. Land market.....	134
Text 13B. The "commodification" of land .....	138
Text 13C. Key requirements for a market .....	139
Text 13D. Objectives and methods of land market .....	140
<b>Lesson 14. Legal regulation of real estate market .....</b>	<b>142</b>
Text 14A. Basic compounds of any real estate .....	144
Text 14B. The concept "plant of the real estate" .....	147
Text 14C. Land property relations .....	149
Text 14D. Necessity of economic and ecological safety .....	150
<b>Lesson 15. Importance of environmental protection .....</b>	<b>152</b>
Text 15A. Environmental protection .....	154
Text 15B. Ecological problems .....	158
Text 15C. Soil erosion – causes and effects .....	159
Text 15D. Soil degradation .....	162
<b>Lesson 16. Efficiency and effectiveness in soil remediation ..</b>	<b>164</b>
Text 16A. Soil pollution .....	165
Text 16B. A framework for evaluation .....	169

Text 16C. Issues in soil remediation .....	171
Text 16D. The environmental Merit Perspective .....	172

**Пособие по английскому языку для студентов  
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