ДОНСКОЙ ГОСУДАРСТВЕННЫЙ ТЕХНИЧЕСКИЙ УНИВЕРСИТЕТ

УПРАВЛЕНИЕ ДИСТАНЦИОННОГО ОБУЧЕНИЯ И ПОВЫШЕНИЯ КВАЛИФИКАЦИИ

Кафедра «Иностранных языков»

Методические указания

по профессионально-ориентированному чтению текстов по дисциплине

«Английский язык»

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Аннотация

Методические указания по профессионально-ориентированному чтению текстов предназначены для бакалавров всех направлений подготовки Школы архитектуры, дизайна и искусств.

Методические указания включают 3 раздела, состоящих из нескольких тем и разнообразных типов заданий, направленных на развитие навыков чтения профессионально-ориентированных текстов. Указания рассчитаны на аудиторную работу бакалавров, продолжающих изучать английский язык, рекомендуются для практических занятий в неязыковом вузе.

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Оглавление

UNIT 1

Text A
Architecture

1. New words and expressions:

prerequisite – обязательное условие
suitability – возможность применения
requirements – запросы
to be confined to – быть приверженным к чему-либо
permanence – неизменность
monumental tomb – монументальная гробница

2. Discuss this question with your partner.

• **What is the role of an architect in the modern construction?**

3. Read the text. Give your reasons that architecture has many functions.

Architecture is the art and science of designing and building structures, or ensembles according to aesthetic and functional criteria. Structures built in accordance with such principles are also architecture.

Architecture is employed to fulfil the practical and expressive requirements of civilized people. Almost every settled society that possesses techniques for building produces architecture. It is necessary in all but the simplest cultures; without it, man is confined to a primitive struggle with the elements; with it, he has not only a defense against the natural environment but also the benefits of a human environment, a prerequisite for and a symbol of the development of civilized institutions.

The characteristics that distinguish a work of architecture from other man-made structures are (1) the suitability of the work to use by human beings in general and the adaptability of it to particular human activities; (2) the stability and permanence of the work's construction; and (3) the communication of experience and ideas through its forms.

All these conditions must be met in architecture. The second is a constant, while the first and the third vary in relative importance according to the social function of buildings. If the function is chiefly utilitarian, as in a factory, communication is of less importance. If the function is chiefly expressive, as in a monumental tomb, utility is a minor concern. In some buildings such as churches and city halls,

utility and communication may be of equal importance.

The architect is a person trained and experienced in the design of buildings and the coordination and supervision of all aspects of the construction of buildings.

When the architect designs a structure, he uses the cumulative knowledge of centuries. Working to the architect's design are many consultant experts - structural engineers, services engineers and other sub-contracted specialists.

The architect function now extend into town planning and work activities that need buildings.

Town planning or urbanism is the preparation of plans for the regulated growth and improvement of towns or the organization of land and buildings for group living. It is a cooperative process in which architects, economists, engineers, lawyers, landscape architects, doctors, sociologists, surveyors or topographers and other specialists take part.

In town planning there are different street patterns: gridiron, radial, ring and functional (or organic).

According to the International Union of Architect (IUA or UIA) at present there are more than 800.000 fully qualified architects in the world. In the highly developing countries there is one architect per two or three thousand people. In the developer countries there is only one architect per 500,000 or 1,000,000 people.

The architect's sphere of knowledge is constantly expanding. He has to combine art, advanced technology, science and economics in his work. The structure an architect creates should give us pleasure, sense of beauty.

The main problem facing the architect today is to avoid any conflict with nature and landmarks of by-gone days.

4. Complete the following sentences using the words given below:

sub-contracted; improve; gridiron; creates; patterns; growth; construction; supervision; knowledge; picturesque

1) According to August Perret the architect… order in the … variety of nature.

2) The architect is an expert experienced in the… of all aspects of the… of buildings.

3) The architect uses the cumulative … of centuries.

4) The architect should consult many experts such as structural engineers, services engineers, and other … specialists.

5) City planners … town and regulate their … .

6) There are different street … such as radial, ring or circular, functional.

5. Read the text again and find out if the following statements are true or false:

1) Architecture should fulfill requirements of primitive people.
2) Without architecture, man is confined to a primitive struggle with the elements.
3) Structures should be built according to aesthetic and functional criteria.
4) There are no differences between a work of architecture and other man-made structures.
5) The stability and permanence of the work's construction is a constant for all types of buildings.

6. Complete the following sentences:

1. Almost every settled society that possesses the technique for building produces…
   a) nature
   b) architecture
   c) struggle
2. Architecture is necessary in all but the simplest…
   a) techniques
   b) theories
   c) cultures
3. The stability and permanence of the work's construction is a…
   a) form
   b) function
   c) constant
4. If the function is chiefly utilitarian, communication is of less…
   a) importance
   b) condition
   c) benefit
5. Utility and communication are equally important in churches and…
   a) markets
   b) plants
   c) city halls

7. Read the text again and answer the following questions:

1. What is architecture?

2. What specialists help the architect to design structures?
3. What does architecture give for a man?
4. What are the main features that distinguish work of architecture from other man-made structures?
5. What are the architect's functions?
6. Why is urban design a cooperative process?
7. What street patterns are there in urbanism?
8. How is the architect's sphere of knowledge expanding at present?

8. Make up a plan and retell the text according to it.

Text B
Architectural Planning

1. New words and expressions:
hindrance – помеха
mold – плесень
nave – неф
aisle – боковой неф
apse – апсида
chapel – часовня
crypt – склеп
sacristy – ризница
ambulatory – крытая галерея

2. Discuss this question with your partner.

- **What factors should an architect take into account in his work?**

3. Read the text and prove if your ideas are true or false.

The architect usually begins to work when the site type and cost of a building have been determined.

1. Planning the environment. The natural environment is at once hindrance and a help, and the architect seeks both to invite its aid and to repel its attacks. To make building habitable and comfortable, he must control the effects of heat, cold, light, air, moisture, and dryness and foresee destructive potentialities such as fire, earthquake, flood, and disease.

2. Orientation. The arrangement of the axes of buildings and their parts is a device for controlling the effects of sun, wind, and rainfall.

Within buildings, the axis and placement of each space determine the amount of sun it receives. Orientation may control air for circulation and reduce the disadvantages of wind, rain, and snow.

The characteristics of the immediate environment also influence orientation: trees, land formation, and other buildings create shade and reduce or intensify wind, while bodies of water produce moisture and reflect the sun.

3. Architectural forms. Planning may control the environment by the design of architectural forms that may modify the effect of natural forces.

4. Colour. Colour has a practical planning function as well as expressive quality because of the range of its reflection and its absorption of solar rays. Since light colour reflect heat and dark colours adsorb it, the choice of materials and is an pigments is an effective tool of environmental control.

5. Materials and techniques. The choice of materials is conditioned by their own ability to withstand the environment as well as by properties that make them useful to human being. One of the architect's jobs is to find a successful solution to both conditions; to balance the physical and economic advantages of wood against the possibility of fire, termites, and mold, the weather resistance of glass and light metals against their high thermal conductivity, and many similar conflicts.

6. Interior control. The control of the environment through the design of the plan and the outer shell of a building cannot be complete since extremes of heat and cold, light, and sounds penetrate into the interior, where they can be further modified by the planning of spaces and by conditioning devices.

Temperature, light and sound are all subject to control by the size and shape of interior spaces, the way in which the spaces are connected, and the materials employed for floors, walls, ceilings, and furnishings.

Today, heating, insulation, air conditioning, lighting, and acoustical methods have become basic parts of the architectural program.

7. Differentiation. The number of functions requiring distinct kinds of space within a building depends not only upon the type of building but also upon the requirements of the culture and the habits and activities of the individual patrons. A primitive house has a single room with a hearth area, and a modern one has a separate areas for cooking, eating, sleeping, washing, storage, and recreation. A meeting-house with a single hall is sufficient for Quaker religious

services, while a Roman Catholic cathedral may require a nave, aisles, choir, apse, chapels, crypt, sacristy, and ambulatory.

4. Complete the following sentences:

1) Orientation may control air for circulation and .... .
2) The characteristics of the immediate environment also influence… .
3) To make building habitable and comfortable,… .
4) One of the architect's jobs is…… .
5) A primitive house has a single room with … .
6) Temperature, light and sound are…… .

5. Match the English equivalents to their Russian ones:

1) moisture	a) наружный корпус
2) outer shell	b) молитвенный дом
3) create shade	c) технология утепления
4) mold	d) влажность, сырость
5) insulation	e) потолок
6) ambulatory	f) создавать прохладу
7) meeting-house	g) плесень
8) ceiling	h) крытая аркада в монастыре

6. Read the text again and answer the following questions:

1. When does the architect begin to work?
2. What is necessary to make building comfortable?
3. What is a device for controlling the effects of sun, wind and rainfall?
4. What influences orientation?
5. Why does colour have a practical planning function?
6. What is the choice of materials conditioned by?
7. What is one of the architect's jobs?
8. What are the basic parts of the architectural program?
9. What is the structure of a primitive house?
10. What is the structure of a meeting house?

7. Make up a plan and retell the text according to it.

UNIT 2

Text A
Classification of Buildings

1. New words and expressions:
to congregate – собирать, скапливать
amusement –развлечение, забава
to reside – проживать
row – ряд домов
dwelling unit – жилая единица; квартира
partition – отделение; разделение
truck terminal – пункт автоприема
refinery – нефтеперерабатывающее предприятие

2. Discuss this question with your partner.
- **What types of buildings do you know?**

3. Read the text. Learn different types of buildings.

According to National Building code of India 1970, Different classification or types of buildings on the basis of occupancy are:

1. Group A – Residential Buildings;
2. Group B – Educational Buildings;
3. Group C – Institutional Buildings;
4. Group D – Assembly Buildings;
5. Group E – Business Buildings;
6. Group F – Mercantile Buildings;
7. Group G – Industrial Buildings;
8. Group H – Storage Buildings;
9. Group I – Hazardous Buildings.

1. Residential Buildings.

Group A – Residential Buildings: All those buildings in which sleeping accommodation is provided for residing (or dwelling) permanently or temporarily with or without cooking or dining or both facilities are termed as residential buildings, for example Apartments, Flats, Bungalows, Dormitories, Private Houses, Hotels, Hostels, Cottages, Holiday Campus, Clubs, Outhouses, Motels, Inns, etc. These buildings are further sub-divided in to 5 groups, namely Lodging Houses; Family Private Dwellings; Dormitories; Flats; and Hotels.

A dwelling unit may be one of the following types:

a) Detached house. A detached house is the choice of every individual. Pleasing effect is achieved if the approach from the main road is kept open and light and fresh air flow up uninterrupted by fences and walls.

b) Terrace housing unit. The main advantage of a terrace is the saving of space. This type of construction is an improvement over the semi- detached unit. A terrace unit is a row of three or more dwelling units in continuity. Instead of having open space between houses, partition walls of a few centimeters are provided and a bigger open space for the same density is provided.

c) Flat. This type of dwelling units give a community living complex with common garden, playground, swimming pool etc. however, it is felt that those who occupy lower flats have additional advantage in respect of the benefits derived from common services.

d) Duplex apartment. These are living spaces at two or more levels. They can be had in detached, semi-detached or in multistoreyed buildings, where corridors can be provided in alternate floors.

2. Educational Buildings.

Group B – Educational Buildings: All those buildings which are meant for education from a nursery (or primary school) to the university are included in this group, for example, schools, colleges, Universities, Training Institutes, etc. These buildings provide facilities like class – rooms, staff cabins, drawing rooms, laboratories, administrative blocks, assembly halls for instructions or education, or recreation, library, playfields, gymnasium etc.

3. Institutional Buildings.

Group C – Institutional Buildings: This group includes any building or part thereof, which is used for the purposes such as medical, health, recovering health after illness, physical or mental disease, care of infants or aged persons, panel detention, etc. These buildings normally provide sleeping accommodation for the occupants. These buildings are further subdivided into three groups: Hospitals and sanatoria; Custodian Institutions; and Panel Institutions.

4. Assembly Buildings.

Group D – Assembly Buildings: This group includes any building or part of a building where groups of people assemble or gather for amusement, recreation, social, religious, patriotic or similar purpose, for example theatres, cinema halls, assembly halls, auditoria, exhibition halls, museums, gymnasiums, restaurants, places of worship (temple, mosque, church, etc.), dance halls, club rooms, passenger stations, public transportation services. Open air theatres, sports pavilions (i.e., stadia), swimming pools, etc.

5. Business buildings.

Group E – Business buildings are considered as including all buildings and structures used for or adapted to the transaction of business, the operation of machinery, the manufacture or storage of machinery or materials, the housing of livestock, or for any other industrial purpose. This class includes such buildings as factories, office buildings, restaurants, warehouses, workshops and power plants.

6. Mercantile Buildings.

Group F – Mercantile Buildings: This group includes any building or part of a building which is used as shops, stores, market for sale and display of products or wares either wholesale or retail.

7. Industrial Buildings.

Group G – Industrial Buildings: This group includes any building or part of building or structure in which products of different kinds and properties, are fabricated, assembled or processed. For example, laboratories, assembly plants, laundries, gas plants, power plants, refineries, diaries, etc.

8. Storage Buildings.

Group H – Storage Buildings: This group includes those building structures which are primarily used for storage or sheltering of goods, wares, merchandise (not highly combustible), vehicles or animals, for example, ware houses, cold storages, freight depots, store houses, transit sheds, truck terminals,

garages, etc.

4. Read the text again and find out if the following statements are true or false.

1) A terrace unit is a row of one dwelling unit in continuity.
2) Institutional Buildings: This group includes any building or part thereof, which is used for the purposes such as amusement, recreation, social, religious, patriotic or similar.
3) Mercantile Buildings: This group includes any building or part of a building which is used as shops, stores, market for sale.
4) Storage Buildings includes wares, merchandise, vehicles or animals, for example, ware houses.
5) Business buildings are meant for education from a nursery (or primary school) to the university are included in this group.

5. Find in the text the English equivalents for the following words and word combinations.

1) жилой дом
2) спальная комната
3) склад
4) особняк
5) грузовой склад
6) прачечная

6. Read the text again and answer the following questions:

1. What buildings are termed as residential?
2. What types of a dwelling unit do you know?
3. What facilities do educational buildings provide?
4. What purposes are institutional buildings used for?
5. What are assembly buildings?
6. What buildings are considered as business buildings?
7. What is the difference between Mercantile Buildings and Industrial Buildings?
8. What are Storage Buildings used for?

7. Make up a plan and retell the text according to it.

Text B
Skeleton Framing for Multiple-Story Buildings

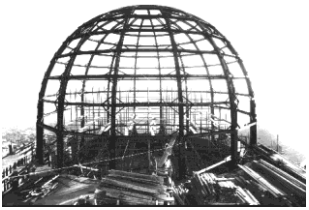
1. New words and expressions to be learnt.

multiple-story building – многоэтажное здание
framework – несущая конструкция
beam – деревянная балка
flanges – фланцы
carbon – углеродный сплав
elevator shaft – лифтная шахта
to accommodate – размещать
bowstring truss – раскосная арочная ферма

2. Discuss these questions with your partner.

- **Do you know the structure of steel skeleton frame buildings?**
- **Do you think they are up-to-date?**

3. Read the text.



Steel skeleton frame buildings can be constructed two, three or more stories in height. Each component of the structure is designed and installed so as to transfer the load to the ground. The entire building is only as strong as the weakest component of the framework. A frame of steel columns with steel beams attached to the columns creates a box-like support framework to support multiple floors and the roof. The framework starts in a fashion that is similar to the one-story structure with steel column attached to a concrete pad and flanges which are attached to the columns and used to attach the beams that will extend to the next column. This same concept is used to create a framework for a two-story, three-story, or even taller building.

Floor construction for upper floors will have a section that will be used for a stairway framed out in the steel framework. Other openings may be framed as well to accommodate utility shafts, elevator shafts, or other building services such as heating or air conditioning ducts. Floors can be constructed of lightweight steel bar joist or with pre-tensioned concrete slabs. Concrete slabs 3 to 6 inches thick using reinforcing rods for tensile strength are common methods of installing floors. They are quickly and easily fabricated at a concrete facility, and poured with hollow tubes, which both reduces the weight and provides for a ready-made utility shaft. The

other common method of floor construction is to place steel bar joist on the steel box frame, cover the floor joist with steel corrugated decking that will serve as a form, and pour several inches of concrete equipped with reinforcing rods over the steel decking forms.

Roof construction can use methods similar to those described foe a one-story structure, use concrete slabs as described for floor construction above, or may use large steel bowstring truss rafters to span a large space without interior supports and place the entire load on the exterior walls.

Steel elements typically are connected to each other by using bolts. For structural elements supporting heavy loads, special carbon steel bolts are used. Bolts holding two pieces of steel together are under tension when the nut is tightened and the section between the two pieces of steel is under shear pressure. Bolts used for connecting the structural elements are typically 5/8 to1 inch in diameter.

In earlier construction, rivets were used to connect the elements. A rivet would be heated red hot so it was soft, pushed through the hole in the steel, and while one worker applied pressure to the side with the head attached, another worker on the opposite side would use a special hammer to flatten or peen the head of the rivet until it was tightly secured in place.

4. Read the text again and find out if the following statements are true or false.

1) A frame of steel columns with steel beams attached to the columns creates a square-like support framework.

2) Steel skeleton frame buildings can be constructed two, five or more stories in height.

3) Steel elements typically are connected to each other by using nails.

4) The whole building is as firm as the weakest component of the framework.

5) Special carbon steel bolts are used for structural elements supporting heavy loads.

6) In earlier construction, small screws were used to connect the elements.

5. Match the English equivalents to their Russian ones:

1) rivet	a) бетонный фундамент
2) concrete slabs	b) груз
3) to peen	c) балка
4) load	d) молоток
5) air conditioning duct	e) править молотком
6) concrete pad	f) теплопроводный канал
7) pressure	g) бетонная плита
8) heating duct	h) давление
9) rafter	i) винтик
10) hammer	j) трубопровод системы кондиционирования воздуха

6. Read the text again and answer the following questions:

1. What is the structure of steel skeleton frame building?
2. What does a frame of steel column create?
3. What concept is used to create a framework for one-story structure?
4. What are common methods of floor construction?
5. How are steel elements connected?
6. What was used to connect the elements in earlier construction?
7. What is the mechanism of rivet processing?

7. Make up a plan and retell the text according to it.

Text C
Rigid Frame

1. New words and expressions:

rigid frame – рамная конструкция
mezzanine – антресоль
bar joist – решеточная балка
warehouse – склад
anchor bolt – крепежный болт
storage rack – складской стеллаж
alloy – примесь

2. Discuss these questions with your partner.

• **Do you know the difference between steel skeleton frame buildings and rigid frame steel buildings?**

- **What type of buildings do you prefer?**

3. Read the text and learn the structure of rigid frame steel buildings.

Rigid frame steel construction is also commonly called long-span steel construction. It provides large open clear spans without interior support columns. These buildings commonly are used for commercial purposes such as gymnasiums, rollerskating rinks, warehouses and even office buildings. The support for the structure comes from large rigid steel columns and arches which typically are made from steel "I" beams. Unlike wooden laminated arches, steel arches can be made from several components and connected with bolts or by welding the connections.

The column portion of the rigid frame arch is attached to anchor bolts secured into a concrete pad. The beam extends from the top of the column to the center of the roof span in the form of an arch. Flanges are welded onto the top of the steel column and onto the beam section that forms one-half of the arch. Either special carbon alloy bolts are used to connect the two sections, or they are welded together. When the frame extends from the opposite side of the structure the two halves are connected at the peak with bolts or by welding. The two beams connected to the two columns form an arch which, by its very nature, is extremely strong.

The most common method of attaching a roof to a rigid frame building is place lightweight steel bar joist from arch to arch. Corrugated steel sheet roofing then is attached to the steel bar joist. The roof elements are the lightest construction materials in the structural system and typically the first to fail under fire conditions. The structural arches made from substantial steel elements will absorb heat for a longer time before the materials start to relax, causing structure failure.

One principle of this method of construction is to limit the amount of weight that must be supported by providing enough slope to the roof for water or snow to run or slide off quickly and to use lightweight construction materials to support the roof. Often structural elements or building components, such as heaters, equipment storage racks, mezzanines, or other heavy objects, are hung from rigid frames or steel bar joist that support the roof. Any weight placed on the bottom cord of truss structural member is placing an undesigned load

on one particular part of the truss.

4. Match the English equivalents to their Russian ones:

1) beam	a) гофрированный
2) concrete pad	b) канат
3) welded	c) балка
4) slide off	d) сваривать
5) cord	e) стягивать
6) corrugated	f) бетонная площадка

5. Complete the following sentences:

1. Unlike wooden laminated arches, steel arches can be made from
   a) several components and connected with screws or by welding the connections.
   b) one element and connected with bolts or by welding the connections.
   c) several components and connected with bolts or by welding the connections.
2. The column portion of the rigid frame arch is attached to …..
   a) anchor bolts secured into a steel pad.
   b) anchor bolts secured into a concrete pad.
   c) anchor bolts secured into a wood pad.
3. The roof elements are ….. in the structural system and typically the first to fail under fire conditions.
   a) the lightest construction materials
   b) the heaviest construction materials
   c) the lightest structural materials
4. Often structural elements or building components are hung from rigid frames or steel bar joist…..
   a) that support the roof.
   b) that support the floor.
   c) that support the wall.

6. Read the text again and answer the following questions:

1. How is rigid frame steel construction called? What does it provide?
2. What are these building used for?
3. How are rigid frame steel structures supported?
4. What is the method of attaching a roof to a rigid frame

building?

5. What are the lightest construction materials in the structural system?

6. What is the principle of attaching a roof to a rigid frame building?

7. Make up a plan and retell the text according to it.

Unit 3

Text A

Urban Cadastre

1. New words and expressions to be learnt.

national economy – народное хозяйство
land tenure – землевладение
land-utilization – землепользование
local government – местное самоуправление
municipal economy – городское хозяйство
housing conditions – жилищно-бытовые условия
lay down a rule – установить правило
state-controlled – контролируемый государством
artificial person – юридическое лицо (фирма)
public authorities – органы государственной власти
real estate – недвижимость

2. Discuss this question with your partner.

- **Do you know what urban cadastre is?**
- **What is the purpose of urban cadastre?**
- **What are the main functions of the urban cadastre?**

3. Read the text and prove if your ideas are true or false.

1. In any civil society the land is one of the basic elements of national riches. Therefore its rational use essentially influences a national economy. As a rule the construction of new inhabited localities and expansion of the early-founded places are realized at the expense of involvement of new lands including an agricultural function as well.

2. Rational use of land is a many-sided problem that touches on the development of a municipal economy. In order to develop it successfully specialists must carefully study ground resources. Also, they must have an understanding of all-round information dealing with the amount of lands as well as their structure, their location and with the quality and the character of lands which are used not only at

present, but in the long-term prospect, including grounds of the inhabited localities to be required to use. These specialists deal with the urban cadastre. The urban cadastre or the cadastre of the inhabited localities provides some information which materials are widely applied to solve some problems connected with land which is used on the areas of the populated places.

3. The urban cadastre is a component of the national cadastre of the country and it is represented as a system of the state-controlled measures. It fulfills several functions, two aims are: 1) all-round study of the state of lands at legal, natural and economic levels by realization of the registration of the land tenures and the land-utilizations; 2) a quantitative and qualitative account of grounds and their economic estimation with the purposes of rational use of the territories.

4. Recognizing that the land acts as a spatial operational basis for the inhabited localities, the land characteristics get a prime meaning, and these grounds must meet the requirements of construction, namely, – geological structure, terrain slope, ground water location depth, presence of engineering networks, some characteristics of existing structures and buildings and others. In fact, all these land characteristics belong to the so-called land fund. Besides, one of the main tasks of the land fund of the inhabited localities is the satisfaction of requirements of the population concerning housing, cultural, production conditions. That is why the object of studying has distinctive features, which should be taken into account in the organization of the ground cadastre in these territories.

5. The urban cadastre (UC) is formed as a unified multilevel information system including the following types: 1) the ground cadastres of the administrative areas, towns and cities; 2) the ground cadastres of the municipal formations.

6. The types of cadastres of all levels form a uniform system. This system has been established by means of the legislation of the Russian Federation (RF) and by means of the laws of local government. As a rule the territories served by the cadastre committees coincide with the territories of the appropriate administrative or municipal formations. The interaction rules of the state land cadastre are established by the federal legislation both at a federal level and at a municipal one as a subject of the Russian Federation.

7. The urban cadastre functions on the principle of reliability as well as its validity and its relevance of the received information about the objects of cadastral records. The information registered in the

urban cadastre is a property of the Russian Federation or autonomous municipal bodies. The information is passed at the department of urban cadastre by public authorities and local government bodies as well as an artificial or a physical person to establish (or to change) the legal status of the real estate object or its physical characteristics.

4. Read the text again and find out if the following statements are true or false.

1) The urban cadastre is a uniform monolevel information system.
2) The urban cadastre forms a uniform system established only by the legislation of the Russian Federation.
3) The land fund is responsible for ground characteristics.
4) The ground characteristics must meet the construction requirements.
5) The urban cadastre isn't a part of the state one.

5. Complete the following sentences:

1. In any civil society the land is …
   a) a many-sided problem that touches on the development of municipal economy.
   b) one of the basic elements of national riches.
   c) of great importance.
2. The urban cadastre is formed as a unified multilevel information system including …
   a) the ground cadastres of the municipal formations.
   b) a quantitative and qualitative account of grounds.
   c) grounds of the inhabited localities.
3. Such information is provided by the urban cadastre or …
   a) the national cadastre of the country.
   b) the cadastre of the inhabited localities.
   c) the land fund.
4. Expansion of the early-founded places is realized at the expense of an involvement of …
   a) the old lands including an agricultural function.
   b) the new lands including an industrial function as well.
   c) the new lands including an agricultural function as well.
5. The territories served by the cadastre committees …
   a) don't coincide with the territories of the administrative or municipal formations.
   b) coincide only with the territories of the appropriate municipal formations.

c) coincide with the territories of the appropriate administrative or municipal formations.

6. Read the text again and answer the following questions:

1. What should be taken into consideration at the organization of the ground cadastre?
2. What must a specialist working in the cadastral system do to expand the municipal economy?
3. What kind of types does the urban cadastre include as a unified multilevel information system?
4. What is conducted on the uniform system?

7. Make up a plan and retell the text according to it.

Text B
Commercial Real Estate Management

1. New words and expressions to be learnt.

value chain – производственно-сбытовая цепь
to lease – сдавать в аренду
vertically integrated – вертикально-интегрированный
tenant – арендатор
asset manager – распорядитель имуществом
facility manager – менеджер административного отдела
camaraderie – товарищество
leasable – арендопригодный

2. Discuss these questions with your partner.

- **What is the purpose of real estate management?**
- **Is it necessary in the modern society?**

3. Read the text and learn the structure of real estate management.

The commercial real estate industry is a highly fragmented industry. Incentives and motivation in the decision-making process are not always aligned. The real estate value chain includes a diverse set of entities, such as designers, engineers, contractors, owners, financiers and property managers, among others. There are a number of unique value chains throughout a building's life cycle including the design phase, operation phase and disposition phase. Through any phase, the value chain may be horizontal or vertically integrated within a single company or across multiple companies. In the

operation phase the value chain might be analyzed based on ownership structure: owner user buildings and owner-investor buildings.

The owner-user building is typically owned, occupied and managed by a single entity. In the owner-investor value chain, the owner leases the building to a tenant and the value chain may include tenant, property manager, asset or portfolio manager, and owner. In this value chain the ownership may be singular or may be a group of investors. In a vertically integrated real estate organization, these business lines may be structured as separate businesses within a holding company or structured as independent departments with different vice presidents. Different managers may compete for limited investment capital; for example, a leasing manager, asset manager and facility manager may need to demonstrate the return on investment for building improvements compared to a competitive return with other capital investment opportunities.

As a team of property managers, building engineers, accountants, contract administrator and service staff, we focus on three core areas of property performance:

1. Physical space

Attention to a building's physical requirements requires the coordination of myriad vendors, from landscaping and janitorial to systems engineering and renovations. In fact, building owners need as many as 37 separate vendors! Our 24-Hour Service Center is designed to take immediate action on exigent problems and coordinate responses to give both landlords and tenants clear lines of accountability to respond to concerns.

2. Tenant relationships

While most firms quantify asset value on a balance sheet, we take a holistic approach to real estate management, realizing that some of a building's best assets are the tenants themselves. We share best practices for programs to enhance the owner's relationships with tenants and increase camaraderie and business cooperation among adjacent tenants.

In addition to working proactively to manage lease expirations and renewals, we support future leasing efforts by routinely soliciting tenant feedback and taking action. This open dialog and emphasis on face-to-face casual interaction improves word-of-mouth discussions among tenants and can help property marketing efforts.

3. Building brand and positioning

We understand that a building's reputation has a significant impact on the brand of each tenant's business, so we strive to

enhance that brand in the marketplace. We do so through intimate knowledge of other competing properties, exceptional care for common areas and "first impression" points, and a drive to distinguish the property's unique features and services.

Tenant turnover erodes operating income quickly, not only through the loss in monthly rental fees, but also through the costs associated in re-tenanting, from signage to tenant improvements to brokerage fees. We proactively identify tenants whose space no longer suits their needs—either through overcrowding or those with shadow space or subleasable space—and work with owners to develop a strategy that supports the tenant's business needs while preserving the owner's income stream.

4. Read the text again and find out if the following statements are true or false.

1) The commercial real estate industry is a highly interconnected industry.

2) There are a number of unique value chains throughout a building's life cycle including the exterior phase, operation phase and disposition phase.

3) The owner-user building is typically owned, occupied and managed by a single entity.

4) In a horizontally integrated real estate organization, these business lines may be structured as separate businesses within a holding company.

5) Different managers may compete for limited investment capital.

5. Match the English equivalents to their Russian one:

1) operation phase	a) риэлтор
2) capital investment	b) поставщик
3) incentive	c) менеджер объекта
4) leasing manager	d) побуждение
5) contractor	e) этап эксплуатации
6) property manager	f) вложение капитала
7) brokerage	g) вознаграждение за посредничество

6. Read the text again and answer the following questions:

1. How can you characterize commercial real estate industry?
2. What does the real estate value chain include?

3. What are the types of the value chain?
4. What are three core areas of property performance?
5. What does attention to a building's physical requirements require?
6. What can help property marketing efforts?
7. What does tenant turnover erode?
8. How do you identify tenants?

7. Make up a plan and retell the text according to it.

СПИСОК ИСПОЛЬЗОВАННОЙ ЛИТЕРАТУРЫ

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