Образовательный Центр "Лучшее Решение" <u>www.лучшеерешение.pф</u> <u>www.lureshenie.ru</u> <u>www.лучшийпедагог.pф</u> <u>www.высшийуровень.pф</u>

ЗАДАНИЯ ДЛЯ КОНТРОЛЯ ЗНАНИЙ И УМЕНИЙ ПО ДИСЦИПЛИНЕ

ИНОСТРАННЫЙ ЯЗЫК (АНГЛИЙСКИЙ)

ДЛЯ СПЕЦИАЛЬНОСТИ 21.02.05 ЗЕМЕЛЬНО-ИМУЩЕСТВЕННЫЕ ОТНОШЕНИЯ

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АННОТАЦИЯ

Образовательные стандарты РФ отводят необходимости формирования навыков иноязычной коммуникации одно из основных мест. Выпускник должен уметь общаться на иностранном языке на профессиональные и повседневные темы. Следовательно, учебный материал должен быть направлен на реализацию целей и соответствовать основным требованиям. Предлагаемый материал состоит из трех разделов и содержит задания для контроля знаний и умений по дисциплине «Иностранный язык (английский)» для специальности 21.02.05 - Земельно-имущественные отношения. Задания составлены с использованием аутентичного материала и авторских разработок.

РАЗДЕЛ 1. СОЦИАЛЬНО-ТРУДОВАЯ СФЕРА

1. Переведите на русский язык и выучите слова по теме «At the company office» (в офисе)

department
 production department
 financial department
 Meeting of Shareholders
 Board of Directors
 Headquarters

4. personnel department 11. branch

5. research department
6. accounts department
7. sales department
12. subsidiary company
13. draft contract
14. business proposal

2. Переведите следующие предложения, используя слова/ словосочетания из упр.1.

- 1. Крупные компании часто имеют филиалы.
- 2. Проект контракта будет рассматриваться на следующей неделе.
- 3. Эта компания имеет только четыре отдела: бухгалтерия, отдел кадров, отдел продаж и производственный отдел.
- 4. Штаб квартира компании может находиться в другом городе, даже в другой стране.

3. Переведите на русский язык и выучите слова по теме «Трудоустройство (Employment)»

1. to employ
2. employment
3. employer
4. employee
5. to hire
6. to fire
10. curriculum vitae/ resume
11. be responsible for
12. part-time job
13. fill-time job
14. temporary job
15. permanent job

7. interview 16. run a business

8. application 17.staff

9. application form

КОНТРОЛЬНАЯ РАБОТА ДЛЯ ТЕКУЩЕГО КОНТРОЛЯ

1 Переведите текст письменно.

Big companies are managed by the Board of Directors and the Meeting of Shareholders. They usually have subsidiaries and branches that can be located in other cities or even in other countries.

The headquarters can be in other places too. There are several departments depending on the size of the company. Employees can work in different departments according to their education and qualification. They can have temporary or permanent jobs, as well as they can work full-time or part-time.

To run the business successfully, companies have to establish contacts with some partners. Business proposals are discussed in details and a draft contract is worked out first. In case both parties agree, the contract is concluded.

2. Составьте 5 разных типов вопросов по тексту.

3. Выпишите 2 предложения с модальными глаголами и переведите их. Переделайте предложения в отрицательные и вопросительные формы.

ГРАММАТИЧЕСКИЙ ТЕСТ ДЛЯ ТЕКУЩЕГО КОНТРОЛЯ

ВАРИАНТ 1

1. Anna and Kate to the cinema last Sunday. A) didn't go B) didn't went C) don't go 2. I had breakfast ago. A) this morning B) three hours C) 7.30 a.m. 3. When you tennis next time? A) will/play B) do/play C) did/play 4. Do we have coffee?
2. I had breakfast ago. A) this morning B) three hours C) 7.30 a.m. 3. When you tennis next time? A) will/play B) do/play C) did/play 4. Do we have coffee?
A) this morning B) three hours C) 7.30 a.m. 3. When you tennis next time? A) will/play B) do/play C) did/play 4. Do we have coffee?
3. When you tennis next time? A) will/play B) do/play C) did/play 4. Do we have coffee?
4. Do we have coffee?
4. Do we have coffee?
A) any B) some C) no
5. There isn'tmilk in the fridge.
A) many B) much C)a
6. It snowy today.
A) was B) is C) will
7. I want to have apple for lunch.
A) a B) an C) the
8 I use your car, Mom?
A) must B) may C) have
9. Can you give me more information about the house?
A) a little B) little C) a few
10. Where you buy it?
A) does B) did C) will
11. Are there oranges left on the table?
A) any B) a C) much
12. She is attractive woman.
A) an B) some C) the
13. What she like? Does she like movies?
A) is B) does C) are
14. I a new computer last week.
A) bought B) will buy C) buy
15. Did you have money?
A) much B) few C) many
16. Jack a really funny guy.
A) are B) was C) were
17. That is movie.
A) the most exciting B) more exciting C) excitinger
18. She took her books from those
A) shelf B) shelves C) shelfs
19 look very smart and pretty.
A) lades B) ladys C) ladies
20. Students learn the rules to the exam.
A) must B) can C) may
ВАРИАНТ 2
1. Have you got brothers?
A) some B) any C) the
2. The buildings in Venice are the buildings in New York.

3. Vienna is city in Austria. A) the most beautiful B) the beautifullest C) beautifuller 4. This restaurant is very, very good. It's restaurant in London. A) the better B) the good C) the best 5. I'm wearing a jumper and a jacket because cold today. A) t is B) there is C) it was 6. My grandmother started to work 1960. A) in B) by C) on					
7. Do you like my dress?					
A) a B) - C) the 8. I need new computer.					
A) a B) an C) the					
9. I have dog. His name is Ben.					
A) a B) an C) the					
10. Curt didn't go school yesterday.					
A) to B) on C) in 11. Would you like to drink?					
11. Would you like to drink?					
A) any B) anything C) some					
12. My mother works with some men and					
A) women B) womans C) womens					
13. The weatherman says it snowy next week.					
A) will be B) is C) does					
14. I play the piano.					
A) want B) can C) have					
15. Do you usually eat ice-cream?					
A) a few B) many C) much					
16. In the farm yard you can see some cows and					
A) owing P) owing C) owings					
A) swins B) swine C) swines					
17. He's my co-worker. He works me.					
17. He's my co-worker. He works me. A) from B) with C) on					
17. He's my co-worker. He works me. A) from B) with C) on 18. We don't have milk left.					
17. He's my co-worker. He works me. A) from B) with C) on 18. We don't have milk left. A) some B) any C) more					
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A) a biggest B) bigger C) the biggest				
7. She work on Sundays.				
A) not B) doesn't C) don't				
8. How often go shopping?				
A) does you B) do you C) you				
9. My friend drinks coffee.				
A) much B) many C) few				
10. He made me a hot cup tea.				
A) for B) there C) of				
11 parents will be home at 5 pm.				
A) My friend's B) My friends C) My friend				
12. We moved to Canada forty years We like living there.				
A) before B) ago C) from				
13. The girls really good friends.				
A) is B) are C) has				
14. I like watching on TV.				
A) moves B) movys C) movies				
15. Why you going to New Mexico?				
A) is B) are C) am				
16. Would you like more coffee?				
A) any B) some C) do				
17. He has money.				
A) much B) many C) any				
18. Take the and put them on the table.				
A) knifes B) knives C) knifs				
19. The were happy to go to the park.				
A) children B) childrens C) chidren's				
20. Give me interesting to read, please.				
A) somebody B) somewhere C) something				

РАЗДЕЛ 2. ПРОФЕССИОНАЛЬНАЯ ДЕЯТЕЛЬНОСТЬ

1. Выучите слова к тексту «Conducting business»

успех	success
провал	failure
нести ответственность	be responsible
частный предприниматель	sole proprietor
владелец	owner
партнерство	partnership
партнер	partner
конкурентоспособный	competitive
перспективный	prospective
претендент (на должность)	applicant (for the post)
достоинства	advantages
недостатки	disadvantages
налог	tax
размер налога	tax rate
доход	income
извлечение прибыли	profit making
принятие решения	decision-making
переговоры	negotiation

2. Установите соответствие словосочетаний со словом рау и выучите их.

1	pay on demand	a	оплатить по приказу
2	pay at sight	b	оплатить по предъявлению
3	pay to order	c	частичная оплата
4	payment	d	оплатить по (первому) требованию
5	part-payment	e	предварительная оплата
6	payment in advance, prepayment	f	оплата по результатам
7	progress payment	g	поэтапная оплата
8	be payable	h	оплата, платеж
9	payment by results	i	быть подлежащим оплате

3. Переведите предложения на английский язык (используйте слова и словосочетания из упражнения 2)

- 1. Вы должны оплатить счет за проживание в отеле по первому требованию администратора.
- 2. Работа специалистов будет оплачена по результатам.
- 3. Эти счета подлежат оплате в ближайшее время, не позднее последнего числа текущего месяна.
- 4. По требованию банка клиент должен оплатить проценты за просрочку платежа.
- 5. Поэтапная оплата образовательной услуги возможна по предъявлению заявления.
- 6. Клиент осуществил предварительную оплату за услуги по ремонту дома.
- 7. Сейчас вы можете внести частичную оплату за турпакет.
- 8. Предоплата гарантирует выполнение работ в срок.

4. Установите соответствие словосочетаний со словом *price* и выучите их

1	price	a	разумная цена
2	asking price	b	приемлемая цена
3	attractive price	c	себестоимость
4	reasonable price	d	запрашиваемая цена
5	acceptable price	e	цена
6	final price	f	привлекательная цена
7	cost-price	g	предлагаемая/ назначенная цена
8	quoted price	h	со значительной скидкой
9	cut-price	i	лучшая (самая низкая или высокая) цена
10	best price	j	окончательная цена

5. Переведите предложения на английский язык (используйте слова и словосочетания из упражнения 4)

- 1. Запрашиваемая цена за дом была значительно выше назначенной цены.
- 2. Привлекательные цены могут обеспечить владельцам гостиниц стабильный доход.
- 3. Наш салон красоты предлагает гостям к празднику услуги со значительной скидкой.
- 4. В этом ресторане приемлемые цены и покупатели могут позволить себе заказать изысканные блюда по лучшей цене.
- 5. Окончательная цена сделки должна устроить обе стороны.

6. Переведите предложения на английский язык, обращая внимание на правила образования степеней сравнения прилагательных и наречий.

1. Мои коллеги более профессиональны, чем наши партнеры.

- 2. Лучше быть более внимательным, чем переспрашивать.
- 3. Встреча по обсуждению нового продукта состоится позже.
- 4. Самое важное в профессиональной деятельности это соблюдение норм общения с коллегами и партнерами.
- 5. Чем больше ты работаешь, тем больше опыта ты приобретаешь.
- 6. Я не видел более нестандартной ситуации, чем этот случай.

РАЗДЕЛ 3. РАБОТА В СФЕРЕ ЗЕМЕЛЬНО-ИМУЩЕСТВЕННЫХ ОТНОШЕНИЙ

ТЕМА 3.1. ЗЕМЕЛЬНО-ИМУЩЕСТВЕННЫЕ ОТНОШЕНИЯ

1. Прочитайте и письменно переведите текс на русский язык (с использованием словаря), обращая внимание на выделенные слова и словосочетания.

Functions of Ministry of Property Relations

The Russian Federation **Ministry of Property Relations** is the federal **executive body** which carries out:

- realization of one state policy in the field of property and land relations; **privatization**, management of the **state property** and **land resources** within the limits of its competence;
- regulation of the activity of the **real estate market**, realization of **evaluative activity**; coordination within the limits established by **the Russian Federation legislation**; supervision over **property and land relations** of other federal **public authorities** and public authorities of the subjects of the Russian Federation.

Primary objectives of the Ministry of Property Relations of the Russian Federation are:

- 1) participation in development, formation and realization of **unified state policy** in the field of property and land relations in the Russian Federation;
- 2) provision of efficient control, supervision, and rational use of the federal property;
- 3) realization of privatization and **maintenance** of a systematic and planning approach to the process of privatization;
- 4) development and realization of state programs directed at the **regulation of property relations** in the sphere of possession, use and disposal of lands, realization of land reform and rational use of soils:
- 5) realization in accordance with established procedure differentiation of **state ownership** of land into: the property of the Russian Federation, the property of the subjects of the Russian Federation and the property of municipal formations;
- 6) **observance of interests** of the Russian Federation at **conclusion of agreements** between federal public authorities and public authorities of the subjects of the Russian Federation on transfer of a part of powers for realization of property and land relations;
- 7) **protection** in accordance with the legislation of the Russian Federation of **property interests** of the Russian Federation in the territory of the Russian Federation and **abroad**;
- 8) methodical and **legal maintenance** of the processes of privatization, management and **disposal** of federal property;
- 9) **creation and maintenance** of a functioning federal property accounting system and control of its use:
- 10) coordination of the activity of federal public authorities in the field of management and disposal of federal property, interaction with public authorities of the subjects of the Russian Federation and institutions of **local government**;
- 11) assistance to development of international cooperation in the sphere of property and land relation.

- 2. Выпишите выделенные слова и словосочетания и переведите их на русский язык. Выучите их.
- 3. Подготовьте устное сообщение на тему «Значение земельно-имущественных отношений в современном мире»

ТЕМА 3.2.ФУНКЦИИ РАБОТНИКА СФЕРЫ ЗЕМЕЛЬНО-ИМУЩЕСТВЕННЫХ ОТНОШЕНИЙ

1. Изучите слова и термины по теме «Определение кадастровой стоимости земли» (Determination of the cadastral value of land)

land plots	земельные участки
en masse	в целом
land tax	земельный налог
appraisal	оценка
carrying out	Проведение, выполнение
establish	установить
matter of right	вопрос права
current legislation	действующее законодательство
preferential price	льготная цена
pertinent	уместный
applicable	применимый
repurchase price	цена выкупа
thereon	по этому
on the agenda	на повестке дня
individuals	физические лица
estate objects	объекты недвижимости

2. Переведите текст на русский язык в письменной форме.

Privatization in Russia: Contesting Determinations of Cadastral Value in Privatizations of Land, September 03, 2014

Unlike in most European jurisdictions, land plots and buildings aren't considered uniform real estate objects in Russia, and as a result there are situations where a building and the land plot under it have different owners. In many cases, the State owns the land, while individuals own the buildings or other constructions thereon. As a result, privatization of land plots in Russia remains on the agenda mainly in this context.

The applicable privatization procedure of land plots by the owners of these buildings is rather simple. The most commonly-disputed matter in this procedure is the question of the repurchase price: by law, it is defined as equal to the cadastral value of the land plot.

The question of how to determine the price of a privatized land plot has become especially pertinent now because, after July 1, 2012, the ability to apply for preferential price at privatization is only rarely available, though before that date it was a matter of right.

Current legislation determines that the cadastral value of a land plot can be established either as a result of carrying out the state cadastral appraisal or upon the resolution of a dispute regarding the determination of cadastral value. Cadastral value is relevant as the basis for calculation of land tax, rent payment rates, land privatization rate, and other payments collected by the State acting as the owner of land.

The basis for carrying out a state cadastral appraisal is a decision made by a relevant regional executive authority of the Russian Federation – or, where so authorized by legislation of the Russian Federation, by local government. The appraisal is carried out en masse, rather than on particular land plots – so particularities of specific plots of land are not taken into account – and the results are approved by the State authority which initiated the appraisal.

3. Изучите слова и термины по теме «Межеванию земельных участков» (Land surveying) и напишите эссе (15 предложений)

land boundaries – границы земель land mark plan - межевой план boundary marks - межевые знаки cadastral chamber - кадастровая палата distribution of land - распределение земли act of harmonizing - акт о согласовании land code - земельный колекс

4. Выучите слова и термины по теме «Мониторинг земли» (Land monitoring)

natural resources - природные ресурсы land resources - земельные ресурсы environment - окружающая среда environmental protection - защита окружающей среды State monitoring of land - Государственный мониторинг земель land management - землеустройство quality of land - качество земли contamination of soils - загрязнение почв prediction of negative changes - предотвращение негативных изменений agricultural region - сельскохозяйственный регион land fund - земельный фонд prevent pollution - предотвращения загрязнения (окружающей среды) condition of land/ soil - состояние земли/ почвы scientific - научный

ТЕКСТЫ ДЛЯ САМОКОНТРЛЯ

Text 1. What You Should Know About Real Estate Valuation

Estimating the value of real property is important to a variety of endeavors, including real estate financing, listing real estate for sale, investment analysis, property insurance and the taxation of real estate. For most people, determining the asking or purchase price of a property is the most useful application of real estate valuation. This article will provide an introduction to the basic concepts and methods of real estate valuation, particularly as it pertains to real estate sales.

endeavor – попытка, составление списка стремление listing – составление списка real estate - недвижимость property insurance -страхование имущества taxation – налогообложение asking price – запрашиваемая цена purchase price – цена покупки pertain – иметь отношение

Text 2. Basic Valuation Concepts

A main consideration in appraising is to determine a property's value: the present worth of future benefits arising from the ownership of real property. Unlike many consumer goods that are quickly used, the benefits of real property are generally realized over a long period of time. Therefore, an estimate of a property's value must take into consideration economic and social trends, as well as governmental controls or regulations and environmental conditions that may influence the four elements of value:

benefits — выгода, прибыль consumer goods — потребительские товары ownership - владение, собственность real property — недвижимость estimate — оценка regulations - нормативно-правовые акты environmental conditions - условия окружающей среды demand — спрос financial means - финансовые средства utility - полезность scarcity — дефицит transferability - возможность передачи the ease - простота ownership rights — права владельца

Text 3. Value Vs. Cost and Price

Value is not necessarily equal to cost or price. Cost refers to actual expenditures; for example, materials and labor. Price, on the other hand, is the amount that someone pays for something. While cost and price can affect value, they do not determine value. The sales price of a house might be \$150,000, but the value could be significantly higher or lower. For instance, if a new owner finds a serious flaw in the house, such as a faulty foundation, the value of the house could be lower than the price.

actual expenditures - фактические расходы affect value - влиять на стоимость flaw - недостаток faulty foundation - неисправный фундамент affect value — влиять на стоимость for instance - например

4. Составьте кроссворд с использованием слов и терминов из выше прочитанного текста и выучите все слова, которые вы включили в кроссворд (мин. 25 слов)

КОНТРОЛЬНАЯ РАБОТА ДЛЯ ИТОГОВОЙ АТТЕСТАЦИИ

ВАРИАНТ 1

1.Установите соответствие между формами глаголов и их названиями

the Present Simple Active
 the Past Perfect Passive
 the Future Simple Passive
 b) fills in the form
 b) bought a return ticket

- 4. the Future Continuous Active
- d) had been checked
- 5. the Past Simple Active
- e) will be declared
- f) have given

2.Выберите подходящую форму глагола.

- 1. The staff (to read) the new documents now.
- a) will read; b) was read; c) are reading.
- 2. The repurchase price of the building (to discuss) at the meeting yesterday.
- a) was discussed; b) were discussed; c) discuss.
- 3. The work already (to do) by the engineers.
- a) had done; b) has been done; c) are doing.

3. Установите соответствие между английскими и русскими словами и словосочетаниями

1. natural resources

а) загрязнение почв

2. environment

b) предотвращения загрязнения

3. land management

с) природные ресурсы

4. contamination of soils5. prevent pollution

d) землеустройство e) окружающая среда

f) земельные ресурсы

4. Образуйте из глаголов, данных в скобках, нужные по смыслу причастия

- 1. The room (to paint) last year needs redecoration now.
- 2. The letter (to be/write) should be sent today.
- 3. (to have/reconstruct) the building they decided to lease some rooms.
- 4. (to write) the letter I was aware of the responsibility for each written word.
- 5. The student (to pass examine) is doing everything to get a good mark.

5. Переведите предложения на русский язык

- 1. Land plots and buildings are not considered to be uniform real estate objects in Russia.
- 2. The question of how to determine the price of a privatized land plot has become especially pertinent now
- 3. Current legislation determines that the cadastral value of a land plot can be established as a result of carrying out the state cadastral appraisal.

6. Установите соответствие между двумя компонентами одного словосочетания, запишите их и переведите

land
 matter
 price
 objects
 preferential
 estate
 of right
 masse

ВАРИАНТ 2

1. Установите соответствие между формами глаголов и их названиями

1. the Past Simple Passive

a) is carrying

2. the Past Perfect Passive

b) fill in the form

3. the Present Perfect Passive

c) bought a return ticket

- 4. the Present Continuous Active5. the Present Simple Active6) was declared
 - f) have given

2.Выберите подходящую форму глагола.

- 1. I think the colleagues (to study) the new instructions during the coffee-break tomorrow.
- a) is studying; b) were study; c) will be studying
- 2. The estate agency (to run) the business very successful now.
- a) is running; b) were running; c) runs
- 3. The work (to do) by the engineers yet.
- a) had not done; b) has not been done; c) are not doing.

3. Установите соответствие между английскими и русскими словами и словосочетаниями

1. contamination of soilsa) состояние земли2. quality of landb) загрязнение почв3. scientificc) окружающая среда4. environmentd) качество земли

5. state monitoring e) научный

f) государственный мониторинг

4. Образуйте из глаголов, данных в скобках, нужные по смыслу причастия

- 1. The condition of land (to investigate) in this territory is estimated as good.
- 2. The letter (to be/write) should be sent today.
- 3. (to have/reconstruct) the building they decided to lease some rooms.
- 4. (to write) the letter I was aware of the responsibility for each written word.
- 5. The student (to pass examine) is doing everything to get a good mark.

5. Переведите определения на русский язык

- 1. Privatization of land plots in Russia remains on the agenda.
- 2. The most commonly-disputed matter in this procedure is the question of the repurchase price.
- 3. Cadastral value is relevant as the basis for calculation of land tax, rent payment rates, land privatization rate, and other payments collected by the State acting as the owner of land.

6. Установите соответствие между двумя компонентами одного словосочетания, запишите их и переведите

1. current a) legislation

preferential
 on the
 carrying
 degree and a series
 degree and a series

e) out

ВАРИАНТ 3

1. Установите соответствие между формами глаголов и их названиями

the Present Simple Passive
 the Past Continuous Active
 the Present Perfect Passive
 the Future Continuous Active
 were calculating
 will be working
 is divided
 wrote

5. the Past Simple Active e) have sent

f) will write

2.Выберите подходящую форму глагола.

- 1. The colleagues (to study) the new instructions during the coffee-break yesterday.
- a) is studying; b) were study; c) will be studying
- 2. I can predict that this estate agency (to run) the business very successful in the nearest future.
- a) will be running; b) were running; c) run
- 3. The work (not to do) by the engineers by the end of the end of the last year.
- a) had not been done; b) has not been done; c) are not doing.

3. Установите соответствие между английскими и русскими словами и словосочетаниями

1. current legislation a) в целом

2. establish b) физические лица

3. en masse с) действующее законодательство

4. individuals
 5. pertinent
 d) установить
 e) уместный
 f) применимый

4. Образуйте из глаголов, данных в скобках, нужные по смыслу причастия

- 1. (to do) the procedure of privatization the worker must comply with regulations.
- 2. (to have/write) the letter I sent it to the addressee.
- 3. The building (to be/reconstruct) will be leased.
- 4. The price (to discuss) satisfied everybody.
- 5. (to work hard) to get a good mark at the examination, the student felt very exhausted.

5. Переведите определения на русский язык

- 1. The ability to apply for preferential price at privatization is only rarely available.
- 2. The basis for carrying out a state cadastral appraisal is a decision made by a relevant regional executive authority of the Russian Federation.
- 3. The appraisal is carried out en masse, rather than on particular land plots,

6. Установите соответствие между двумя компонентами одного словосочетания, запишите их и переведите

environmental a) region
 land b) resources
 agricultural c) management

4. natural d) soil

e) protection