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INTRODUCTION

Основной целью пособия является обучение чтению и пониманию профессионально-ориентированных текстов, а также развитие умений и навыков разговорной речи.

Учебное пособие «Real Estate: изучаем английский язык» представляет собой самостоятельный целостный текст со строгой содержательной и структурной организацией. Композиционная нормативность учебного пособия состоит из набора обязательных и факультативных разделов: оглавления, введения, основной части (состоящей, в свою очередь, из 17 уроков), заключения, библиографического списка, глоссария и приложений. Лексический материал (особенно профессиональная тематика), представленный в данном пособии, взят из всемирной электронной энциклопедии Wikipedia и, следовательно, является аутентичным.

В учебном пособии 17 уроков (Units), которые и составляют основной курс обучения. Уроки (1—15) первой части построены по общему принципу, что способствует развитию и совершенствованию умений и навыков коммуникативной профессиональной направленности, выраженных в изучении профессионального лексического материала. Уроки (16—17) направлены на формирование и развитие навыков работы с научным аутентичным материалом, а именно на обучение составлению и написанию различных видов академических писем (аннотации, конспекта, реферата).

Глоссарий (Glossary) представляет собой тематический словарь терминов, встречающихся в текстах и упражнениях пособия.

В приложениях (Appendices) приводится дополнительный материал о пороговых уровнях владения иностранным языком, а также портфолио и перечень знаний, умений и навыков владения иностранным языком в соответствии с требованиями ФГОС ВО по дисциплине «Иностранный (английский) язык» (см. приложения 1—2).

Несмотря на то, что основной акцент в пособии сделан на направление подготовки «Экспертиза и управление недвижимостью», данное пособие представляет интерес и для студентов направлений подготовки «Городское строительство и хозяйство», «Городской кадастр», «Дизайн архитектурной среды» и ряда родственных направлений подготовки, так как лексическая тематика уроков сориентирована на область архитектуры и строительства.

Данное учебное пособие может быть использовано широким кругом лиц с различной степенью языковой подготовки.

Unit 1

IMMOVABLE PROPERTY



Ex. 1. Read and learn the words and word combinations from the Active Vocabulary:

property [ˈprɒpəti] — собственность, имущество

immovable property [ɪˈmu:vəb(ə)l ˈprɒpəti] = **immovables**

[ɪˈmu:vəb(ə)lz] — недвижимое имущество

item [ˈaɪtəm] — зд. единица

real estate [ˈriəl ɪˈsteɪt] — недвижимость

real property [ˈriəl ˈprɒpəti] — недвижимость

premise [ˈpremɪs] — дом с прилегающими пристройками и участком
chattels [ˈʃætltz] — недвижимое имущество
civil law [ˈsɪv(ə)l lɔː] — гражданский кодекс
permanent [ˈpɜːmənənt] — постоянный, неизменный
hereditary [hɪˈredɪt(ə)rɪ] — передаваемый по наследству, наследуемый
allowance [əˈlaʊəns] — денежное содержание
permission [pəˈmɪʃ(ə)n] — разрешение
fishery [ˈfɪʃəri] — право рыбной ловли
right to (of) way [raɪt tuː (ɔv) weɪ] — право прохода или проезда через чужую территорию
benefit [ˈbenɪfɪt] — выгода, прибыль, польза
to arise out [tuː əˈraɪz aʊt] — являться результатом
to attach [tuː əˈtætʃ] = **to fasten** [tuː ˈfɑːs(ə)n] — прикреплять
timber [ˈtɪmbə] — лесоматериалы
crop [krɒp] — урожай
rent [rent] — арендная плата, земельная рента
income [ˈɪnkʌm] — доход
life interest [ˈlaɪf ˈɪntrɪst] — пожизненное пользование (имуществом, доходом)
lease of land [liːs əv lænd] — аренда земли
to alter [tuː ˈɔːltə] — вносить изменения
local authority [ˈləʊk(ə)l əːˈθɔːrɪtɪ] — местные власти

Ex. 2. State part of speech of the following words. Translate them.

Move — movable — movables — moveless — moving — mover — immovable;

proper — properly — propertied — property — property-owning;

real — realign — realignment — realism — realistic — reality — realizable — realization — realize — really — realtor — realty;

estate — estimable — estimate — estimation — estimator;

hereditary — heredity — heritable — heritage — heritor;
render — rendering — rent — rentable — rental — renter —
rentier — rent-roll;
lease — leasehold — leaseholder — leasing — lessee — lessor.

Ex. 3. Find the words with the similar meaning.

Immovable property, object, to permit, to be known, chattels, to attach, premise, to fix, rent, earth, income, to result, to be referred to, land, benefit, immovables, real estate, to locate, lease, to fasten, item, to alter, house, to change, to arise out, to allow.

Ex. 4. Translate in chain.

Immovable property — недвижимое имущество — immovable object — закреплять — immovable item — включать — real estate — дом — property — строение — premise — сопутствующее имущество — property right — право собственности — associated goods — постоянная постройка — to locate — располагать — to fix — гражданский кодекс — fixed address — собирать арендную плату — civil law — прикреплять на земле — permanent feature — постоянная характерная особенность — permanent structure — наследственное денежное содержание — building — право на въезд — hereditary allowance — выгода — right to way — пожизненное пользование — benefit — объект недвижимости — to attach to the land — изменять и обновлять — to fasten to the earth — перестраивать — to include — собственник — to collect rent — закреплять на земле — life interest — аренда земли — a lease of land — местные власти — to alter and remodel — недвижимая собственность — to reconstruct — быть вовлеченным — owner — вопрос недвижимости — to be involved — фиксировать — local authority.

Ex. 5. Read the text “Immovable Property”.

IMMOVABLE PROPERTY

Immovable property is an immovable object, an item of property that cannot be moved. In the United States it is also known as real estate and in Britain as real property. Immovable property includes premises, and property rights, houses, land and associated goods and chattels if they are located on or have a fixed address. In much of the world’s civil law systems, immovable property is the equivalent of ‘real property’; it is land or any permanent feature or structure above or below the surface.

To describe it in more detail, immovable property includes land, buildings, hereditary allowances, rights to way, lights, ferries, fisheries or any other benefit which arises out of land, and things attached to the earth or permanently fastened to anything which is attached to the earth. It does not include standing timber, growing crops, or grass.

It includes the right to collect rent, life interest in the income of the immovable property, a right of way, a fishery, or a lease of land. Immovable property cannot be altered or remodeled, added to, or reconstructed without entering into an agreement with and getting permission from its owner. Also, the owner of immovable property may not be involved in constructing an addition or remodeling without obtaining permits from his local authority.

Ex. 6. Give a short summary of the text.

Ex. 7. Fill in the blanks with the words in the table:

<p><i>hereditary allowances, immovable, local authority, life interest in the income, property rights, be altered or remodeled, immovable property</i></p>
--

1. Immovable property is an _____ object, an item of property that cannot be moved.
2. _____ is also known as real estate and as property.
3. Immovable property includes premises, and _____, houses, land and associated goods and chattels.
4. _____ is land or any permanent feature or structure above or below the surface.
5. Immovable property includes land, buildings, _____, rights to way, lights, ferries, fisheries or any other benefits.
6. It includes the right to collect rent, _____ of the immovable property, a right of way, a fishery, or a lease of land.
7. Immovable property cannot _____, added to, or reconstructed.
8. The owner of immovable property may not be involved in constructing an addition or remodeling without obtaining permits from his _____.

Ex. 8. Make up sentences with the words from the Active Vocabulary.

Ex. 9. Answer the questions to the text.

1. What is immovable property?
2. What is real estate?
3. What is property?
4. What does immovable property include?
5. What does immovable property mean in the world's civil law systems?
6. What can the owner permit to alter with his or her immovable property?

Ex. 10. Make up a plan to the text. Compare it with your group-mates.

Ex. 11. Choose any item of your plan and discuss it with your partner.

Ex. 12. Fill in the right words.

advertisement, rent, lounge, hall, separate, entrance, mortgage, back, mess, decorated, breath, knock, bedroom, unlocked, bath, deeds

1. My landlord has decided to increase my _____ next year.
2. Leave your umbrella in the stand in the _____.
3. The main _____n__ was locked so they had to use the _____ door.
4. Our flat is in very poor shape now. Last time we had it __ c _ _____ was ten years ago.
5. It was very cold in the ___r___ so she covered her sleeping daughter with an extra blanket.
6. If you want the estate agent to sell the house for you, you'll have to let him see the d_ _ _s that show you're the legal owner.
7. It was very stuffy in the room and the air was difficult to _____t_.
8. I expected my husband to come home late; therefore I left the door _____k_.
9. "Would you like to take a _____?" "No, thanks, I've just had a shower."
10. _____ on the door before you come into the room!
11. Your room is a terrible _____! Clean it up at once!
12. In Britain a home loan is usually referred to as a m_____.
13. Our children no longer sleep in the same room. They have _____r___ bedrooms now.
14. We were all at home last night sitting watching television in the __u___.

15. I put an d_____ for a flat in the newsagent's window, but I haven't had any replies yet.

Ex. 13. Detail what immovable property includes and write essay (2—3 sentences) on the item.

Ex. 14. Find in the Glossary new words to the item of the Unit and translate them into Russian.

Unit 2

REAL ESTATE OR REAL PROPERTY?



Ex. 1. Read and learn the words and word combinations from the Active Vocabulary:

land improvements [lænd ɪm'pru:vmənt] — перестройка

to prevail [tu: prɪ'veɪl] — преобладать, превалировать

ownership ['əʊnəʃɪp] — собственность, владение; право собственности

to pertain [tu: pə'teɪn] — принадлежать, иметь отношение

fixtures ['fɪksʃəz] — движимость, соединенная с недвижимостью

Ex. 2. Read and translate groups of words. State part of speech of the words.

Fix — fixate — fixation — fixative — fixed — fixedly — fixedness — fixer — fixings — fixity — fixture;
improve — improvable — improved — improvement — improver;
prevail — prevailing — prevalence — prevalent;
own — owner — ownerless — ownership.

Ex. 3. Guess the meaning of the following words:

prevail, fix, location, general, mobile, legal, real, class, personal, result, machinery, concept, jurisdiction, civil, system, term, permanent, stationary, contrast, code.

Ex. 4. Form the words with the help of the prefixes given in the box. Translate the pairs of words.

<i>il-, un-, ir-, ex-, im-, dis-</i>

Legal, measurable, moderate, common, real, limitable, general, include, improve, human, movable, allowance, interest, press, material, location, own, literacy, modest, moral, maturity, placed, exclude, appear, mobile, perfect, possible, probable, ability, action, balance, alterable, believe, position, capability, tradition, liberal, communicative, polite, advantage, considerable, dependence, change, logical, bed, agree.

Ex. 5. Give a synonymous word for the capitalized expression.

1. For a moment we sat WITHOUT ANY LIGHT AT ALL.
For a moment we sat in complete _____.

2. HOW LONG is the new pitch?
What is the _____ of the new pitch?
3. It took us about an hour to GET ALL THE GOODS OFF the lorry.
It took us about an hour to _____ the lorry.
4. He pays A LOT OF MONEY for his flat.
He pays a high _____ for his flat.
5. We live in a RESIDENTIAL DISTRICT AWAY FROM THE CENTRE OF TOWN.
We live in a _____.

Ex. 6. Read the text “Real Property or Real Estate?”

REAL PROPERTY OR REAL ESTATE?

In the common law, real property (or realty) refers to one of the two main classes of property, the other class being personal property (*personalty*). Real property generally comprises land, land improvements resulting from human effort including buildings and machinery sited on land, and various property rights on the above-mentioned.

The concept is variously named and defined in other jurisdictions: *heritable property* in Scotland, *immobilier* in France, and *immovable property* in Canada, United States, India, Pakistan, Bangladesh, Malta, Cyprus, and in countries where civil law systems prevail, including most of Europe, Russia, and South America.

Real estate is a legal term (in some jurisdictions, notably in the USA, United Kingdom, Canada, and Australia) that includes land along with anything permanently fixed to the land, such as buildings, specifically property that is stationary, or fixed in location. Real estate law is the body of regulations and legal codes which pertain to such matters under a particular jurisdiction. Real estate is often considered synonymous with real property (also sometimes called *realty*), in contrast with personal property (also sometimes called *chattel* or *personalty* under *chattel law* or *personal property law*).

However, in some situations the term *real estate* refers to the land and fixtures together, as distinguished from *real property*, referring to ownership rights of the land itself.

The terms *real estate* and *real property* are used primarily in common law, while civil law jurisdictions refer instead to immovable property.

Ex. 7. Render in English.

Общее право, недвижимая собственность, относиться, частная собственность, перестройка, располагать на земле, право собственности, юрисдикция, наследственная собственность, гражданское законодательство, юридический термин, строение, неподвижный или закрепленный на определенном месте, закон о недвижимости, орган регулирования, юридический кодекс, иметь отношение к вопросам определенной юрисдикции, соединенная с недвижимостью движимость, отличаться, право на земельную собственность.

Ex. 8. Make up sentences with the following word combinations:

the common law, real property, real estate, personal property, land improvements, buildings and machinery sited on land, property rights, to define in jurisdictions, immovable property, civil law, real estate law, the body of regulations and legal codes, ownership rights.

Ex. 9. Fill in the blanks with the words given in the box:

realty, estate, sited on land, law, property, personalty, fixed to the land, immovable

1. In the common law, real property (or _____) refers to one of the two main classes of property, the other class being personal property (_____).

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