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ДЕЛОВОЙ ИНОСТРАННЫЙ ЯЗЫК

ЗЕМЛЕУСТРОЙСТВО И КАДАСТРЫ

Методические указания к самостоятельным работам для студентов магистратуры направления 21.04.02

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Предлагаемый материал направлен на совершенствование навыков профессионально-ориентированного чтения на английском языке. Данные методические указания включают тексты на языке оригинала, а также разработанный комплекс лексико-грамматических упражнений и заданий, способствующих развитию речевой, языковой, социокультурной и информационной компетенций студентов, необходимых для общения в сфере профессиональных интересов.

Предназначены для самостоятельной работы по английскому языку студентами магистратуры 2-го курса. Предназначены для студентов магистратуры направления 21.04.02 «Землеустройство и кадастры», направленности «Управление объектами недвижимости и комплексное развитие территорий» и согласованы с программой по иностранному языку для студентов неязыковых вузов.

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Санкт-Петербургский
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ПРЕДИСЛОВИЕ

Данные методические указания предназначены для учебно-методического сопровождения курса английского языка для студентов неязыковых вузов, обучающихся по по направлению 21.04.02 «Землеустройство и кадастры», направленности (профилю) «Управление объектами недвижимости и комплексное развитие территорий»

Изучение материала преследует цель развития навыков и умений просмотрового и изучающего чтения текстов по направлению подготовки, а также их перевода на русский язык с последующим использованием полученной информации для речевой практики; овладение студентами иноязычной коммуникативно-речевой компетенцией, позволяющей будущему специалисту осуществлять профессиональную коммуникацию; формирование активного словарного запаса, который включает наиболее употребительные английский термины и выражения по теме «Land use planning and cadastre».

Задания для чтения и перевода составлены на материале текстов в оригинале и сопровождаются специально разработанными лексико-грамматическими упражнениями, направленными на активизацию когнитивной деятельности обучающихся, освоение нового лексическо-грамматического материала, и способствуют развитию коммуникативных навыков в сфере профессионального общения на английском языке.

UNIT 1. CONCEPTS AND THEORY OF LAND USE PLANNING

I. Read and translate the following text.

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.

II. Study the following words and expressions paying attention to the correct translation:

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

Vocabulary

adopt (v.) – принимать
assess (v.) – оценивать
assessment (n.) – оценка
assistance (n.) – содействие, помощь
awareness (n.) – осведомлённость, ознакомление
bottom-up and top-down land use planning – "восходящее" и «нис-ходящее» землеустройство
feasibility (n.) – возможность, осуществляемость
higher level support – поддержка на высшем уровне
impact (v.) – воздействовать, оказывать влияние
improve (v.) – улучшать
in widely scattered places – в широко распространенных местах
lack (n.) – недостаток, нужда, отсутствие (чего-либо)
legislation (n.) – законодательство
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
rural (adj.) – сельский
sectoral (adj.) – ведомственный, отраслевой
siting (n.) – размещение

suitability matching – соответствующий подбор

technical agencies – технические структуры user wildlife (n.) – дикая природа, заповедник

III. Find the synonyms of the following words:

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

IV. Translate the word combinations into English, using the active vocabulary:

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 пре-имущества; региональный уровень; вариант землеустройства; большие площади; полагаться только на одну стратегию.

V. Translate the sentences into English, using the active vocabulary:

1. Землеустроители 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. Водоснабжение является одной из основных проблем человека. 6. Существуют разные стратегии планирования.

VI. Make the sentences using the following words.

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.

VII. Answer the following questions.

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?

VIII. Read and translate the following texts.

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 con-tent 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.

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 be-tween 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.

UNIT 2. CENTRAL IDEA OF LAND USE PLANNING

I. Read and translate the following text. Make up the plan of the text.

Land use planning as an instrument of the technical cooperation

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 sides 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 cooperation has still to be determined according to the context and local conditions by those responsible for planning and implementation of projects.

Vocabulary

aim (n.) – цель
(v.) – нацеливать, стремиться
amongst (prep.) – среди, между
attain (v.) – достигнуть, добиться
authorities (n.) – власти
compatible (adj.) – конкурентноспособный
compulsory (adj.) – обязательный
concealed lack of planning – скрытые недостатки планирования

conciliation (n.) – примирение, умиротворение constellation (n.) – совокупность
constraint (n.) – противоречивость, 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, устойчивост tool (n.) – инструмент
unsuitable (adj.) – непригодный
use-restricted area – территория с ограничениями в использовании
Viable (adj.) – жизненный
Yield (n.) – урожай
(v.) – производить, давать
(v.) – проводить съёмку, исследовать

II. Translate into English.

Скрытые недостатки планирования; обучение, ориентированное на диалог; подготовка плановых документов; относительно низкая зна-

чимость; 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.

III. Answer the following questions:

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?

IV. Translate the sentences into English, using the active vocabulary:

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

V. Fill in the blanks using the following words: 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.

VI. Answer the following question:

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?

VII. Read and translate the following text.

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. How-ever, 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.

VII. Read and translate the following text.

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, dis-

cussion 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.

UNIT 3. EXISTING CADASTRAL SYSTEM

I. Read and translate the text. Write five Wh - questions to the text.

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 al-ways 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 map-ping, value assessment, land use planning, and environmental impact assessment. A legal basis, however, does not exist everywhere for all of these other purposes.

Vocabulary

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. (exampla 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

II. Translate into English.

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.

III. Answer the following questions.

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?

IV. Fill in the blanks using the following words: 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.

V. Fill in the prepositions.

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.

VI. Translate into English. .

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.

VII. Make questions to underlined words.

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.*

VIII. Make the questions using the following words:

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.

IX. Read and translate the following text.

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.

IX. Read and translate the following text into Russian in writing.

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, au**toma**tion, 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 con-cerning 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 or-der to advance from here to an efficient, fully integrated system consisting of several different sub-systems, automation is essential.

X. Read and translate the following text into Russian in writing.

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, cadastral 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 fulfill 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 re-cords 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 cadasres/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 an-other 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 al-ways 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.

UNIT 4. RUSSIAN CADASTRAL SURVEYS BEFORE AND AFTER PETER THE GREAT

I. Read and translate the text.

Review of the Russian medieval cadastre

The Russian medieval cadastres 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 tzar 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 tzar 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 XV-th 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 XVII-th 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 am-

bassadors and merchants had been on their way to the capital of Mosovy. 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.

Vocabulary

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

II. Answer the following questions.

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 XY-th century? 4. What did description of land include? 5. What purposes did 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?

III. Translate into English.

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.

IV. Open the brackets using the necessary degree of comparison of adjectives.

1. A record in the cadastral book had usually been the (good) proof of property rights. 2. (Late) descriptions of the XYII-th century demonstrate distinguished and complicated feudal tax cadastre. 3. The arable lands measured in a very (accurate) way. 4. The (good) the service, the (easy) the life. 5. This is the (magnificent) project on the forest cadastre I have ever seen.

V. Translate the following sentences into English.

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.

VI. Read and translate the following text.

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 institu-

tions 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-Peter 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.

VII. Read and translate the following text into Russian in writing.

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 serf-

dom 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.

VIII. Read and translate the following text into Russian in writing.

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 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, and Middle 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.

БИБЛИОГРАФИЧЕСКИЙ СПИСОК

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Методические указания к самостоятельным работам для студентов магистратуры направления 21.04.02

Сост. *Ю.В. Борисова, Н.В. Корниенко*

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