



МИНИСТЕРСТВО НАУКИ И ВЫСШЕГО ОБРАЗОВАНИЯ
РОССИЙСКОЙ ФЕДЕРАЦИИ
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высшего образования
МОСКОВСКИЙ ГОСУДАРСТВЕННЫЙ УНИВЕРСИТЕТ
ГЕОДЕЗИИ И КАРТОГРАФИИ
(МИИГАиК)

Факультет управления территориями
Кафедра лингвистики



**ДОКУМЕНТ ПОДПИСАН
ЭЛЕКТРОННОЙ ПОДПИСЬЮ**

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Действителен: с 21.07.2025 по 14.10.2026

«УТВЕРЖДАЮ»

Проректор
А. Л. Степанченко
18 апреля 2025 г.

**РАБОЧАЯ ПРОГРАММА ДИСЦИПЛИНЫ (МОДУЛЯ)
ОБЩЕНАУЧНЫЙ МОДУЛЬ. МАГИСТРАТУРА
«Б1.О.01.05 ИНОСТРАННЫЙ ЯЗЫК В НАУКЕ И ЭКОНОМИКЕ»**

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Москва, 2025

Разработчики:

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Рабочая программа дисциплины (модуля) составлена в соответствии с требованиями ФГОС ВО по направлению подготовки 38.04.01 Экономика, утвержденного приказом Минобрнауки от 11.08.2020 № 939

Согласование и утверждение

№	Подразделение	Ответственное лицо	ФИО	Виза	Дата, протокол (при наличии)
1	факультет Управления территориями	Председатель ученого совета факультета	Воронцова А. А.	Рассмотрено	19.12.2024, № 2-2024

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1. Цель и задачи освоения дисциплины (модуля)

Цель освоения дисциплины - получение обучающимися теоретических знаний о функционировании языка и его возможностях в рамках новой парадигмы коммуникации – с целью добычи и поиска новых знаний. Основная цель преподавания языка для неязыковых направлений формулируется как «повышение исходного уровня владения иностранным языком, достигнутого на предыдущей ступени образования, и овладение студентами необходимым и достаточным уровнем коммуникативной компетенции для решения социально-коммуникативных задач в различных областях бытовой, культурной, профессиональной и научной деятельности при общении с зарубежными партнерами, а также для дальнейшего самообразования».

Задачи изучения дисциплины:

- формирование четкого представления о требованиях, вытекающих из нового социального заказа на специалиста инновационного типа – такого профессионала, который способен эффективно применять коммуникативные умения при общении на неродном языке, для нахождения и использования информации на другом языке, а также для обеспечения процесса непрерывного самообразования;;
- формирование четкого представления о требованиях, вытекающих из квалификационной характеристики специалиста, которым обучающийся собирается стать, то есть с учетом конкретных потребностей конкретных дисциплин, специальностей и направлений;;
- освоение навыков самообучения, рациональных способов изучения материала, собственного целеполагания и планирования, осознание своих качеств как обучающегося и как индивидуальности, умение находить пробелы и сильные стороны в знаниях, в идеале – формирование своего собственного образовательного стиля (включающего самоанализ, самоконтроль, самореализацию). В целом, это также относится и к повышению общей культуры студента;;
- формирование умений применять иноязычную коммуникативную компетенцию в изучении основных сфер речевой деятельности при изучении иностранных языков (говорения, чтения, аудирования и письма)..

2. Планируемые результаты обучения по дисциплине (модулю), соотнесенные с планируемыми результатами освоения образовательной программы

Компетенции, индикаторы и результаты обучения

УК-3 Способен организовывать и руководить работой команды, вырабатывая командную стратегию для достижения поставленной цели

УК-3.2 Демонстрирует поведение эффективного организатора и координатора командного взаимодействия в профессиональной деятельности

Знать:

УК-3.2/Зн1 Знает методы профессионального взаимодействия в команде

Уметь:

УК-3.2/Ум1 Умеет поддерживать в команде атмосферу сотрудничества, использовать сильные стороны участников команды в решении поставленных задач, стимулировать к эффективному труду, распределять поручения

Владеть:

УК-3.2/Нв1 Владеет навыками выявления и конструктивного управления конфликтами при выполнении профессиональных задач

УК-4 Способен применять современные коммуникативные технологии, в том числе на иностранном(ых) языке(ах), для академического и профессионального взаимодействия

УК-4.1 Устанавливает контакты и организует общение в соответствии с потребностями совместной, в том числе профессиональной, деятельности, используя современные коммуникационные технологии

Знать:

УК-4.1/Зн1 Знает виды коммуникационных технологий академического и профессионального взаимодействия

Уметь:

УК-4.1/Ум1 Выбирает и эффективно применяет коммуникационные технологии при решении академических и профессиональных задач, в т.ч. на иностранном языке

Владеть:

УК-4.1/Нв1 Адаптирует речь, стиль общения и язык жестов к ситуациям академического и профессионального взаимодействия

УК-5 Способен анализировать и учитывать разнообразие культур в процессе межкультурного взаимодействия

УК-5.1 Выстраивает академические и профессиональные взаимодействия с учетом особенностей культуры представителей других этносов и конфессий, различных социальных групп

Знать:

УК-5.1/Зн1 Знает принципы анализа разнообразия культур в процессе межкультурного взаимодействия

Уметь:

УК-5.1/Ум1 Умеет анализировать разнообразие культур в процессе межкультурного взаимодействия

Владеть:

УК-5.1/Нв1 Владеет навыками выстраивания межкультурного взаимодействия при выполнении академических и профессиональных задач

ПК-4 Способен планировать и проводить исследования в проектной деятельности

ПК-4.2 Выполняет исследования, в том числе в проектной деятельности

Знать:

ПК-4.2/Зн1 Знает порядок, методы и приемы организации и выполнения исследований, в том числе в проектной деятельности

Уметь:

ПК-4.2/Ум1 Умеет анализировать состояние исследуемой проблемы и на этой основе определять цель и задачи, методы и средства исследования, проводимого для ее решения; оформлять результаты научной деятельности в соответствии с требованиями

Владеть:

ПК-4.2/Нв1 Владеет навыками поиска и отбора информации по теме научного исследования

3. Место дисциплины в структуре ОП

Дисциплина (модуль) Б1.О.01.05 «Иностранный язык в науке и экономике» относится к обязательной части образовательной программы и изучается в семестре(ах): 2.

В процессе изучения дисциплины студент готовится к решению типов задач профессиональной деятельности, предусмотренных ФГОС ВО и образовательной программой.

4. Объем дисциплины (модуля) и виды учебной работы

Период обучения	Общая трудоемкость (часы)	Общая трудоемкость (ЗЕТ)	Практические занятия (часы)	Самостоятельная работа (часы)	Промежуточная аттестация (часы)
2 семестр	144	4	30	114	Зачет с оценкой
Всего	144	4	30	114	

5. Содержание дисциплины (модуля)

5.1. Разделы, темы дисциплины и виды занятий

(часы промежуточной аттестации не указываются)

Наименование раздела, темы	Всего	Практические занятия	Самостоятельная работа	Планируемые результаты обучения, соотнесенные с результатами освоения программы
Раздел 1. Научно-ориентированная иноязычная коммуникация с учетом отраслевой специализации	48	10	38	УК-3.2 УК-4.1 УК-5.1 ПК-4.2
Тема 1.1. Лексико-грамматические и стилистические особенности жанров научного стиля изложения в устной и письменной разновидностях речи.	48	10	38	
Раздел 2. Профессионально ориентированный перевод в научной сфере с учетом отраслевой специализации	48	10	38	УК-3.2 УК-4.1 УК-5.1 ПК-4.2
Тема 2.1. Основы теории перевода узкоспециальных текстов.	48	10	38	

Раздел 3. Информационно-коммуникационные технологии в иноязычной научно-исследовательской деятельности специалиста	48	10	38	УК-3.2 УК-4.1 УК-5.1 ПК-4.2
Тема 3.1. Использование иноязычных информационно-коммуникационных ресурсов Интернета для научно-исследовательской работы в условиях межкультурной коммуникации (сетевые лексикографические источники)	48	10	38	
Итого	144	30	114	

5.2. Содержание разделов, тем дисциплин и формы текущего контроля

Раздел 1. Научно-ориентированная иноязычная коммуникация с учетом отраслевой специализации

Тема 1.1. Лексико-грамматические и стилистические особенности жанров научного стиля изложения в устной и письменной разновидностях речи.

Речевые стратегии и тактики устного и письменного предъявления информации по теме научного исследования в конкретной отрасли специализации (передача фактической информации, эмоциональной оценки сообщения, логико-композиционная структура жанров научного стиля речи). Иноязычная терминология сферы деятельности (подъязыка). Речевые модели описания структур и систем, дефиниций. Лексико-грамматические и стилистические особенности профессиональных текстов на иностранном языке по программе специализации.

Раздел 2. Профессионально ориентированный перевод в научной сфере с учетом отраслевой специализации

Тема 2.1. Основы теории перевода узкоспециальных текстов.

Эквивалентность и адекватность перевода, переводческие трансформации, лексические, грамматические и стилистические особенности перевода текстов научной тематики, компенсация потерь при переводе, контекстуальные замены, многозначность терминов, словарное и контекстное значение слова. Перевод текстов по тематике изучаемой отрасли с иностранного языка на русский.

Раздел 3. Информационно-коммуникационные технологии в иноязычной научно-исследовательской деятельности специалиста

Тема 3.1. Использование иноязычных информационно-коммуникационных ресурсов Интернета для научно-исследовательской работы в условиях межкультурной коммуникации (сетевые лексикографические источники)

Текущий контроль
Вид (форма) контроля
Контрольная работа

6. Порядок проведения промежуточной аттестации

Порядок проведения промежуточной аттестации регламентируется локальными нормативными актами Университета:

- Положением о формах, периодичности, порядке текущего контроля успеваемости и промежуточной аттестации обучающихся по основным образовательным программам высшего образования – программам бакалавриата, программам специалитета, программам магистратуры в федеральном государственном бюджетном образовательном учреждении высшего образования «Московский государственный университет геодезии и картографии», п.6 «Организация и проведение промежуточной аттестации».
- Положением о порядке осуществления образовательного процесса, проведения текущего контроля успеваемости и промежуточной аттестации обучающихся с применением электронного обучения и дистанционных образовательных технологий в федеральном государственном бюджетном образовательном учреждении высшего образования «Московский государственный университет геодезии и картографии», п.8 «Проведение промежуточной аттестации с применением ЭО и ДОТ».

Промежуточная аттестация: Зачет с оценкой, 2 семестр.

7. Оценочные материалы текущего контроля

Раздел 3. Информационно-коммуникационные технологии в иноязычной научно-исследовательской деятельности специалиста

Контролируемые ИДК: ПК-4.2 УК-3.2 УК-4.1 УК-5.1

Тема 3.1. Использование иноязычных информационно-коммуникационных ресурсов Интернета для научно-исследовательской работы в условиях межкультурной коммуникации (сетевые лексикографические источники)

Форма контроля/оценочное средство: Контрольная работа

Вопросы/Задания:

1. Translate the text

Illegal Occupation and Fraudulent Transactions in Land Legal Relations

In land legal relations, issues such as illegal occupation and fraudulent transactions pose significant challenges to the security, legality, and integrity of land rights. Addressing these problems is essential to maintain order, protect lawful owners, and ensure fair land management.

Illegal Occupation in Land Legal Relations

Definition:

Illegal occupation refers to the unauthorized or unlawful use or possession of land without legal title or permission from the rightful owner or authorized authority.

Types of Illegal Occupation:

- Squatting on land without any legal right
- Encroachment on neighboring plots or public land
- Use of land contrary to zoning or land use regulations

Impacts:

- Undermines property rights and land administration systems
- Causes disputes and conflicts among land users
- Leads to loss of revenue for governments and rightful owners
- Hinders development and proper land management

Legal Measures Against Illegal Occupation:

- Administrative eviction procedures
- Court orders for removal or eviction
- Penalties or fines for encroachment
- Restoration of land rights to lawful owners

Prevention Strategies:

- Clear demarcation and registration of land boundaries
- Public awareness campaigns about property rights
- Strengthening land governance and enforcement mechanisms

Fraudulent Transactions in Land Legal Relations

Definition:

Fraudulent transactions involve deceitful practices aimed at unlawfully transferring, encumbering, or concealing land rights. These transactions are intentionally misleading or false, often resulting in illegal gains.

Common Forms of Fraudulent Transactions:

- Forged documents or signatures on sale deeds or agreements
- Fake titles or certificates of ownership
- Coercion or misrepresentation during transactions
- Sale of land without proper authorization or registration

Consequences:

- Invalid transfer of ownership or rights
- Loss of property for innocent parties
- Increased litigation and disputes
- Erosion of trust in land markets and institutions

Legal Responses:

- Criminal penalties for forgery, fraud, or misrepresentation
- Nullification of fraudulent transactions by courts or authorities
- Penalties for parties involved in fraudulent schemes
- Enhanced due diligence and verification procedures during transactions

Preventive Measures:

- Rigorous verification of titles and documents by notaries and registries
- Public awareness about risks associated with fraudulent deals
- Use of secure digital platforms for transactions and record keeping

Conclusion

Illegal occupation and fraudulent transactions threaten the stability, transparency, and fairness of land legal relations. Combating these issues requires a combination of strong legal frameworks, effective enforcement, public education, and technological solutions. Ensuring that land rights are

properly registered, protected, and enforced is vital to fostering a secure environment for legitimate land use and ownership.

2. Answer the question: What does the science of history of architecture study?

1. Architecture development process in connection with the biological processes
2. The relationship between people and animals
3. Architecture development process in connection with the historical processes

3. Choose the correct expression: The detailed study of a site is ...

1. site analysis
2. bird analysis
3. cat analysis

4. Complete the sentence using the correct word:

_____ is your address?

1. What
2. How
3. That

5. Choose the correct answer

Do you speak Japanese? No, I _____.

1. speaking not
2. speak not
3. don't

6. Pick up the correct word: a person or company, responsible for the physical construction of a building is _____

1. scientist
2. constructor
3. doctor

7. Answer the question:

What do we call: a thin tall structure usually rising above the castle or building that it is attached to?

1. tower
2. table
3. tree

8. Answer the question: What do modal verbs show?

1. modality
2. time
3. voice

9. Choose the correct sentence:

1. I am a student.
2. A student I am.
3. A student am I.

10. Answer the question: When was the University of .Geodesy and Cartography founded?

1. 1779
2. 1920
3. 2000

11. Give the correct translation to the sentence: 'This issue must be discussed'

1. Эту проблему не надо обсуждать.
2. Эту проблему необходимо обсудить.
- 3 Эту проблему нельзя обсуждать.

12. Choose the correct translation to the sentence: 'Students must take exams in January'.

1. Студенты должны сдавать экзамены в январе.
2. Студентам не надо сдавать экзамены в январе.
- 3 Студенты хотят сдавать экзамены в январе.

13. Answer the question:

What is the project life cycle?

14. Answer the question:

What phases does the project life cycle include?

15. Answer the question:

What products are obtained during the conceptional phase of the entrepreneurial project?

16. Answer the question:

What is an entrepreneurial project?

17. Answer the question:

By what letters are usually represented project life cycle?

18. Answer the question:

What is necessary to make sure that the project will be continued through phases 3 and 4 of its life cycle?

19. Answer the question:

Who is the project team basically constituted by?

20. Answer the question:

Who sets the tasks to the project team?

21. Answer the question:

Who is responsible for establishing the project plan?

22. Answer the question:

What are two main information sources for developing a project?

23. Answer the question:

What is economics?

24. Answer the question:

What is GDP?

25. Answer the question:

What is profit in economics?

26. Answer the question:

What is a market share?

27. Answer the question:

What is “upmarket”?

28. Answer the question:

What does it mean to corner market?

29. Answer the question:

What is undercutting?

30. Answer the question:

What is an account?

31. Answer the question:

What is interest?

32. Answer the question:

What is foreign debt?

33. Answer the question:

What is trade deficit?

34. Answer the question:

What is insurance?

35. Answer the question:

What are physical objects people need and want called?

36. Answer the question:

What does abundance mean?

37. Answer the question:

What does the term “human labour” mean?

38. Answer the question:

What does the term “income” mean?

39. Answer the question:

What does “the well-being of a country” mean?

40. Answer the question:

What does the term “to economize” mean?

41. Answer the question:

What does the term “capital” mean?

42. Answer the question:

What does “standard of living” mean?

8. Оценочные материалы промежуточной аттестации

2 семестр, Зачет с оценкой

Контролируемые ИДК: УК-4.1 УК-5.1 УК-3.2 ПК-4.2

Вопросы/Задания:

1. Answer the question:

What components does a market analysis in real estate include?

2. Answer the question:

What is the foundation of all types of real estate analysis?

3. Answer the question:

Is it important to consider regulatory and legal factors in real estate?

4. Answer the question:

What are zoning laws?

5. Answer the question:

What types of real estate are you familiar with?

6. Answer the question:

What is the purpose of commercial property?

7. Answer the question:

Does urban planning consider the interests of residents and businesses?

8. Answer the question:

How can you define SWOT? What is a SWOT analysis?

9. Answer the question:

What evaluation techniques are used in real estate?

10. Answer the question:

What is the purpose of a comparative market analysis?

11. Answer the question:

11. What are “comps”?

12. Answer the question:

What modern technologies are used in real estate today?

13. Answer the question:

What are smart homes?

14. Answer the question:

What is the purpose of development projects in real estate?

15. Answer the question:

What does a management portfolio include?

16. Answer the question:

What is market volatility in real estate?

17. Answer the question:

Does tangibility characterize real estate, or bonds and stocks?

18. Answer the question:

Does competition influence the price of real estate?

19. Answer the question:

Do building codes and safety standards increase or decrease construction costs?

20. Answer the question:

Are government subsidies and grants direct or indirect financial incentives?

21. Look through the text and describe Development Projects in Real Estate

Real Estate Development Projects

Real estate development projects are complex endeavors that involve transforming land or existing properties into new or improved structures to meet market demands. These projects play a vital role in shaping urban landscapes, creating residential, commercial, industrial, and mixed-use spaces that support economic growth and community development.

The process begins with thorough market research and feasibility analysis to identify opportunities and assess potential risks. Developers evaluate factors such as location, zoning regulations, infrastructure availability, and demographic trends to determine the viability of a project. Once a concept is approved, detailed planning and design phases follow, involving architects, engineers, and urban planners to create blueprints that align with regulatory standards and community needs.

Securing financing is a critical step in real estate development. Developers often rely on a combination of equity investment, bank loans, and sometimes public funding or incentives. Effective financial planning ensures that the project remains sustainable throughout its lifecycle.

Construction is the next phase, where project management plays a crucial role in coordinating contractors, suppliers, and stakeholders to ensure timely completion within budget. Quality control and adherence to safety standards are paramount during this stage.

Post-construction activities include marketing, leasing or selling units, and managing the property. Successful development projects not only generate profits for investors but also contribute positively to local communities by providing housing, jobs, and amenities.

However, real estate development projects face numerous challenges such as regulatory hurdles, environmental concerns, market fluctuations, and community opposition. Navigating these obstacles requires strategic planning, stakeholder engagement, and adaptability.

In conclusion, real estate development projects are vital drivers of urban growth and economic vitality. They require careful planning, coordination among various professionals, and a clear understanding of market dynamics. When executed effectively, these projects can transform landscapes and improve quality of life for communities worldwide.

22. Look through the text and describe Selection of Comps in Real Estate

Selection of Comparable Properties ("Comps")

The selection of comparable properties, commonly known as "comps," is a fundamental step in real estate valuation and market analysis. Comps are properties similar to the subject property in key aspects such as location, size, age, condition, and features. Properly choosing comps ensures an accurate assessment of a property's market value, which is essential for pricing, negotiations, and investment decisions.

The process begins with identifying properties that have recently sold within the same neighborhood or area. Recent sales are preferred because they reflect current market conditions. Typically, comps should have sold within the last three to six months to ensure relevance. The closer the sale date to the valuation date, the more reliable the comparison.

Next, agents or appraisers evaluate properties based on several criteria. These include physical characteristics like square footage, number of bedrooms and bathrooms, lot size, and property type (e.g., single-family home, condo). They also consider features such as renovations, upgrades, view quality, and lot orientation. Adjustments are made for differences; for example, if a comp has an upgraded kitchen while the subject property does not, its value may be adjusted downward.

Location is another critical factor. Even within the same neighborhood, proximity to amenities like schools, parks, shopping centers, and transportation can influence property values. Therefore, comps should be geographically close to the subject property to account for local market trends.

In addition to sold properties, active listings and expired listings are analyzed to understand current competition and pricing strategies. Active listings show what sellers are currently asking for similar properties but may not yet reflect market acceptance. Expired listings can indicate overpricing or lack of demand.

Selecting appropriate comps requires experience and judgment. Using too few or too many comparables can lead to inaccurate valuations. The goal is to find a balanced set of properties that accurately reflect what buyers are willing to pay for similar homes in the current market.

In conclusion, choosing the right comparables is crucial for accurate property valuation. It involves careful analysis of recent sales data and thoughtful adjustments based on differences in features and location. When done correctly, it provides a solid foundation for making informed real estate decisions.

23. Look through the text and describe Portfolio Management in Real Estate

Portfolio Management in Real Estate

Portfolio management in real estate involves the strategic oversight and optimization of a collection of properties to achieve specific investment goals. It encompasses the process of acquiring, maintaining, and disposing of assets to maximize returns while managing risks. Effective portfolio management is essential for investors, developers, and institutional entities seeking to balance income generation, capital appreciation, and diversification.

The first step in real estate portfolio management is asset allocation. Investors determine the appropriate mix of property types—residential, commercial, industrial, or mixed-use—based on market conditions, risk appetite, and investment objectives. Diversification across different sectors and geographic locations helps mitigate risks associated with market fluctuations or regional downturns.

Once the portfolio is established, ongoing monitoring and analysis are crucial. This involves assessing each property's performance in terms of cash flow, occupancy rates, maintenance costs, and appreciation potential. Data-driven tools and analytics enable managers to identify underperforming assets or opportunities for value enhancement through renovations or repositioning. Risk management is a core component. Market risks such as economic downturns, interest rate changes, or regulatory shifts can impact property values and income streams. Portfolio managers employ strategies like hedging, diversification, and active asset management to mitigate these risks. Rebalancing the portfolio is another vital aspect. Over time, certain assets may outperform others, leading to an imbalance that could increase exposure to specific risks. Regular rebalancing ensures alignment with investment goals and market realities.

Disposal strategies are also integral. Selling underperforming or mature assets at optimal times can free up capital for reinvestment into higher-yield opportunities. Conversely, acquiring new properties allows the portfolio to adapt to changing market conditions.

Technology plays an increasingly important role in modern portfolio management. Advanced software solutions facilitate data analysis, performance tracking, and scenario modeling—enabling more informed decision-making.

In conclusion, effective portfolio management in real estate requires a strategic approach that balances risk and return through diversification, continuous monitoring, and timely adjustments. When executed well, it maximizes investment performance while minimizing exposure to adverse market developments.

24. Look through the text and describe Calculation of Present Value in Real Estate

How to Calculate Present Value in Real Estate

Calculating the present value (PV) of a real estate investment is a fundamental step in assessing its profitability and making informed investment decisions. Present value represents the current worth of future cash flows generated by a property, discounted at an appropriate rate to account for the time value of money.

The process begins with estimating the expected future cash flows from the property. These can

include rental income, operating expenses, and potential sale proceeds. For income-producing properties, net operating income (NOI) is often used as a basis for cash flow projections. For properties intended for resale, anticipated sale prices and associated costs are considered.

Next, selecting an appropriate discount rate is crucial. This rate reflects the required return on investment, considering factors such as market risk, interest rates, and investor expectations. Typically, the discount rate is derived from the cost of capital or required rate of return for similar investments.

Once future cash flows and the discount rate are determined, the present value is calculated using the formula:

$$PV = \sum_{t=1}^n \frac{CF_t}{(1+r)^t}$$

where:

- CF_t = cash flow in period t , - r = discount rate, - t = year or period, - n = total number of periods.

For properties with indefinite or long-term income streams, a terminal or residual value can be estimated at the end of a forecast period. This value is then discounted back to present value and added to the sum of discounted cash flows.

In practice, real estate professionals often use discounted cash flow (DCF) analysis software or spreadsheets to perform these calculations efficiently. Sensitivity analysis may also be conducted by varying key assumptions like discount rates or cash flow estimates to understand potential risks.

In summary, calculating present value in real estate involves projecting future income streams or sale proceeds, selecting an appropriate discount rate, and applying the PV formula to determine current worth. This process helps investors evaluate whether a property's expected returns justify its current price and supports sound investment decision-making.

25. Look through the text and describe Market Volatility in Real Estate

Market Volatility in Real Estate

Market volatility in real estate refers to the fluctuations in property prices, rental rates, and market activity over a period of time. Unlike more liquid assets such as stocks or bonds, real estate markets tend to be less volatile but can still experience significant swings due to various economic, political, and social factors. Understanding market volatility is crucial for investors, developers, and stakeholders to manage risks and make informed decisions.

Several factors contribute to volatility in the real estate market. Economic conditions play a primary role; during periods of economic growth, property values and demand typically rise, while recessions or economic downturns can lead to sharp declines. Interest rates also influence market stability—rising rates often dampen borrowing and reduce property prices, whereas lower rates tend to stimulate activity.

Political and regulatory changes can introduce uncertainty, affecting development projects, zoning laws, or tax policies. Additionally, demographic shifts such as population growth or migration patterns impact demand levels and contribute to market fluctuations. External shocks like financial crises or global events (e.g., pandemics) can cause sudden and unpredictable changes in the market.

Market volatility is often measured through indicators such as price indices, rental yield fluctuations, or transaction volume variations. High volatility periods may present opportunities for savvy investors but also entail increased risks of losses. Conversely, stable markets provide more predictable returns but may offer limited growth potential.

To manage volatility risk, investors often diversify their portfolios across different regions or property types. They also employ strategies like hedging or timing investments carefully based on market cycles. Data analytics and forecasting models help anticipate potential shifts and inform decision-making.

In conclusion, while real estate markets are generally less volatile than other asset classes, they are still subject to significant fluctuations driven by economic and external factors. Recognizing and understanding market volatility enables stakeholders to navigate risks effectively and capitalize on opportunities within dynamic environments.

26. Look through the text and describe Location Constraints in Real Estate

Location Constraints in Real Estate

Location is one of the most critical factors influencing the value and success of a real estate property. However, there are various location constraints that can limit development, investment, or usage options for a property. Understanding these constraints is essential for developers, investors, and planners to make informed decisions and avoid potential risks.

One primary location constraint is zoning regulation. Local government authorities establish zoning laws that dictate how land can be used—residential, commercial, industrial, or mixed-use. These regulations can restrict certain types of development or impose restrictions on building height, density, and design. For example, a property zoned solely for residential use cannot be easily converted into commercial space without legal changes.

Environmental restrictions also play a significant role. Properties located near protected wetlands, flood zones, or environmentally sensitive areas may face limitations on construction or require special permits. These constraints aim to preserve natural habitats but can increase costs or delay projects.

Accessibility is another critical factor. Properties situated in remote or poorly connected locations may struggle with transportation issues, reducing their attractiveness to tenants or buyers. Conversely, properties in congested urban centers might face restrictions related to traffic management or infrastructure capacity.

Historical preservation laws can impose constraints on properties within designated heritage districts. These laws often restrict modifications to the building's exterior or interior to maintain historical integrity, limiting renovation options.

Market demand and demographic trends also influence location constraints. Areas experiencing declining populations or economic downturns may have limited growth prospects, affecting long-term investment viability.

Finally, physical constraints such as topography, soil stability, and existing infrastructure can limit development potential regardless of zoning or legal restrictions. For instance, steep slopes or unstable soils may require costly engineering solutions.

In conclusion, location constraints are multifaceted factors that significantly impact real estate development and investment strategies. Recognizing these limitations early in the planning process helps stakeholders mitigate risks and identify suitable opportunities aligned with legal regulations and market realities.

27. Look through the text and describe Unique Features of Real Estate

Unique Features of Real Estate

Real estate is a distinctive asset class characterized by several unique features that set it apart from other investments. Understanding these features is essential for investors, developers, and stakeholders to effectively evaluate opportunities and manage risks.

One of the most notable features of real estate is its tangibility. Unlike stocks or bonds, real estate assets are physical properties that can be seen and touched. This tangibility provides a sense of security and utility, as properties can be used for residential, commercial, or industrial purposes.

Another key feature is heterogeneity. Every property is unique in terms of location, design, size, and condition. This lack of standardization means that each real estate investment has distinct characteristics, making valuation more complex but also allowing for customization and niche market opportunities.

Real estate also exhibits illiquidity. Compared to financial assets like stocks or bonds, properties typically take longer to buy or sell due to the complexity of transactions, legal processes, and market conditions. This illiquidity can be both a risk and an advantage—providing stability but limiting quick access to capital.

A significant feature is high entry costs. Acquiring real estate usually requires substantial capital investment, which can act as a barrier for some investors but also helps prevent excessive speculation in the market.

Real estate investments often generate cash flow through rental income or lease payments. This income-generating potential makes real estate attractive for income-focused investors seeking steady returns over time.

Additionally, real estate offers leverage opportunities. Investors can finance a portion of the property's purchase price through loans, amplifying potential returns but also increasing risk if property values decline or cash flows diminish.

Finally, real estate has a value appreciation potential, driven by factors such as location improvements, market demand, and economic growth. Over time, properties can appreciate significantly in value, providing capital gains to investors.

In summary, the unique features of real estate—its tangibility, heterogeneity, illiquidity, high entry costs, income generation potential, leverage opportunities, and appreciation prospects—make it a complex yet rewarding asset class. Recognizing these characteristics helps stakeholders make better-informed decisions in this dynamic market environment.

28. Look through the text and describe Competition in Real Estate

Competition in Real Estate

Competition in the real estate market is a dynamic and multifaceted aspect that influences property prices, development opportunities, and investment strategies. It arises from the presence of multiple buyers, sellers, developers, and investors vying for limited properties or market share within specific locations or segments.

One of the primary sources of competition is the demand for prime locations. Properties situated in desirable areas—such as city centers, waterfronts, or neighborhoods with excellent amenities—tend to attract numerous buyers and investors. This high demand often leads to bidding wars, driving prices upward and making it challenging for individual buyers to secure properties at reasonable prices.

Developers also face stiff competition when planning new projects. They must compete for land parcels, permits, and financing while trying to differentiate their offerings through design, amenities, or pricing strategies. In highly competitive markets, successful developers often need innovative approaches to stand out and attract tenants or buyers.

Investors compete by analyzing market trends, rental yields, and potential appreciation. They may engage in strategies like flipping properties, purchasing undervalued assets, or diversifying across different regions to gain an edge over competitors. Large institutional investors can dominate certain segments due to their financial strength and access to resources.

Market competition can also influence rental rates and occupancy levels. In areas with many available properties, landlords may need to offer incentives or reduce rents to attract tenants. Conversely, in markets with limited supply, landlords can command premium rents.

Globalization has increased competition by opening local markets to international investors seeking diversification or higher returns. This influx of foreign capital can intensify competition in already hot markets but also create opportunities for growth.

To succeed amid fierce competition, stakeholders must conduct thorough market research, leverage innovative marketing strategies, and maintain flexibility in pricing and offerings. Understanding the competitive landscape helps investors and developers identify opportunities and mitigate risks effectively.

In conclusion, competition is an inherent feature of the real estate industry that shapes market dynamics significantly. While it can drive up prices and create challenges for buyers and developers, it also fosters innovation and efficiency within the sector. Navigating this competitive environment requires strategic planning and a keen understanding of market trends.

29. Look through the text and describe Regulatory Restrictions in Real Estate

Regulatory Restrictions in Real Estate

Regulatory restrictions play a crucial role in shaping the development, use, and management of real estate properties. These legal frameworks are established by government authorities to ensure sustainable growth, protect public interests, and maintain urban order. However, they can also pose challenges for investors, developers, and property owners.

One of the most common types of regulatory restrictions is zoning laws. Zoning regulations divide areas into zones designated for residential, commercial, industrial, or mixed-use purposes. These laws control land use, building heights, density, and setbacks to prevent incompatible developments and preserve community character. For example, a property zoned solely for residential use cannot be converted into a commercial enterprise without legal amendments.

Building codes and safety standards are another vital aspect of regulation. They specify requirements for construction quality, fire safety, accessibility, and environmental impact. Compliance with these codes ensures that structures are safe and sustainable but can also increase construction costs and

project timelines.

Environmental restrictions are increasingly significant due to concerns about sustainability and conservation. Properties located near protected wetlands, flood zones, or environmentally sensitive areas may face limitations on development or require special permits. These restrictions aim to minimize ecological damage but can restrict potential land use or increase compliance costs.

Heritage preservation laws protect historically significant buildings and districts from inappropriate modifications or demolitions. While these regulations help maintain cultural identity and architectural integrity, they can limit renovation options and increase project complexity.

Additionally, local governments may impose restrictions related to infrastructure capacity—such as traffic management or utility services—to prevent overburdening existing systems. These constraints can delay projects or require costly upgrades.

Understanding regulatory restrictions is essential for successful real estate planning and investment. Non-compliance can lead to legal penalties, project delays, or financial losses. Therefore, thorough due diligence involving legal experts and planning authorities is vital before initiating development or transactions.

In conclusion, while regulatory restrictions are necessary for orderly urban development and environmental protection, they also require careful navigation by stakeholders. Balancing compliance with market objectives is key to achieving sustainable success in the real estate sector.

30. Look through the text and describe Government Incentives in Real Estate

Government Incentives in Real Estate

Government incentives play a vital role in shaping the real estate market by encouraging development, investment, and revitalization of communities. These incentives are designed to stimulate economic growth, create jobs, promote affordable housing, and support sustainable urban development. They can take various forms, including financial benefits, regulatory relaxations, or technical assistance.

One common type of government incentive is tax relief. Tax credits or deductions can significantly reduce the financial burden on developers and investors. For example, some governments offer tax credits for constructing affordable housing or for rehabilitating historic buildings. Property tax abatements are also used to attract new developments by temporarily reducing property taxes in designated areas.

Subsidies and grants are another powerful incentive. These financial aids are often provided for specific projects such as affordable housing, green building initiatives, or infrastructure improvements. Grants can help offset construction costs or fund community development programs, making projects more financially viable.

In addition to direct financial incentives, governments may implement regulatory relaxations to promote development. These include zoning variances, relaxed building codes, or expedited permitting processes that reduce project timelines and costs. Such measures encourage developers to undertake projects that might otherwise be unfeasible under standard regulations.

Public-private partnerships (PPPs) are also a common approach where government agencies collaborate with private sector entities to develop infrastructure or real estate projects. These partnerships often include shared investments and risk-sharing arrangements that benefit both parties and accelerate project completion.

Furthermore, some governments offer incentives aimed at promoting sustainable development. These may include grants for green building certifications, reduced utility connection fees for eco-friendly projects, or incentives for incorporating renewable energy solutions.

Overall, government incentives serve as catalysts for positive change within the real estate sector. They help address market gaps such as affordable housing shortages or urban decay while fostering innovation and sustainability. For investors and developers, understanding available incentives is crucial for maximizing project profitability and aligning with public policy goals.

In conclusion, government incentives are essential tools that support growth and resilience in the real estate industry. By leveraging these benefits effectively, stakeholders can contribute to vibrant communities while achieving their investment objectives.

31. Look through the text and describe Environmental Risks in Real Estate

Environmental Risks in Real Estate

Environmental risks are an increasingly important consideration in the real estate industry, impacting property values, development potential, and long-term sustainability. These risks arise from natural and human-made environmental factors that can threaten the safety, usability, and profitability of real estate assets.

One of the most significant environmental risks is flooding. Properties located in flood-prone areas are vulnerable to water damage, which can lead to costly repairs and decreased value. Climate change has intensified this risk by increasing the frequency and severity of storms and rising sea levels, making flood zones more unpredictable and expanding their reach.

Another major concern is contamination. Sites with a history of industrial activity or improper waste disposal may be contaminated with hazardous substances such as asbestos, lead, or chemicals. Redeveloping or even owning such properties can pose health risks and entail expensive remediation processes to meet safety standards.

Earthquakes also present a significant threat in certain regions. Seismic activity can cause structural damage or collapse, leading to substantial financial losses and safety hazards. Building codes in earthquake-prone areas often require specialized construction techniques to mitigate these risks.

Environmental degradation, such as soil erosion, deforestation, or loss of biodiversity, can negatively affect land stability and usability. These issues may result from urban expansion or resource extraction activities and can lead to land subsidence or reduced attractiveness for development.

Air quality is another concern, especially in urban areas with high pollution levels. Poor air quality can impact residents' health and reduce demand for properties in affected locations.

Furthermore, regulatory changes aimed at environmental protection can influence real estate development. Stricter environmental laws may impose restrictions on land use or require costly compliance measures, affecting project feasibility.

To manage these risks effectively, stakeholders must conduct thorough environmental assessments before purchasing or developing property. This includes site investigations, risk mapping, and consulting environmental experts to identify potential hazards and develop mitigation strategies.

In conclusion, environmental risks are a critical factor in real estate decision-making. Recognizing and addressing these hazards not only protects investments but also promotes sustainable development that respects ecological integrity and community well-being.

32. Look through the text and describe Valuation Models in Real Estate

Valuation Models in Real Estate

Valuation models are essential tools used in the real estate industry to determine the market value of properties. Accurate valuation is crucial for investors, developers, lenders, and buyers to make informed decisions. Several models and approaches exist, each suited to different types of properties and market conditions.

One of the most common methods is the Sales Comparison Approach. This model estimates a property's value based on the sale prices of similar properties in the same area. Adjustments are made for differences in size, condition, location, and features. This approach is particularly effective for residential real estate where comparable sales data is readily available.

The Income Capitalization Approach is widely used for commercial real estate and rental properties. It calculates value based on the income-generating potential of a property. The key metric here is the Net Operating Income (NOI), which is divided by a capitalization rate (cap rate) derived from market data. The formula is:

$$\text{Value} = \text{NOI} / \text{Cap Rate}$$

This method reflects the property's ability to produce income and is vital for investors assessing rental properties or office buildings.

The Cost Approach estimates value by summing the cost to replace or reproduce the building (minus depreciation) with the land's value added separately. This model is useful for new constructions or special-purpose properties where comparable sales are limited.

Additionally, advanced valuation models incorporate statistical and financial techniques such as discounted cash flow (DCF) analysis, which projects future income streams and discounts them to present value. This approach provides a comprehensive view of an investment's potential over time.

Each valuation model has its strengths and limitations. For example, sales comparison relies heavily on recent comparable sales, which may not always be available or relevant. Income-based models require accurate income data and assumptions about future market conditions. Cost approaches may

not reflect current market values accurately but are useful for unique or specialized properties.

In practice, professionals often use a combination of these models to arrive at a reliable estimate of value. The choice depends on property type, purpose of valuation, data availability, and market dynamics.

In conclusion, understanding various valuation models enables stakeholders to assess property worth accurately and make strategic decisions in the complex real estate landscape. Proper valuation not only ensures fair transactions but also supports sustainable investment practices.

33. Translate the text. (1200 printed characters; time – 45 min.)

Commercial Real Estate

Commercial real estate (CRE) refers to properties that are primarily used for business purposes, generating income through leasing or sale. This sector includes a wide range of property types such as office buildings, retail centers, shopping malls, warehouses, industrial facilities, hotels, and multifamily apartment complexes intended for commercial use.

The primary goal of commercial real estate is to facilitate business activities and provide space for companies to operate, sell goods and services, or produce products. These properties are typically leased to tenants who pay rent based on lease agreements that specify terms related to duration, rent amount, maintenance responsibilities, and other conditions.

Investing in commercial real estate offers several advantages. It can provide higher income streams compared to residential properties due to longer lease terms and higher rental rates. Additionally, commercial properties often appreciate in value over time and can serve as a hedge against inflation. Investors may also benefit from tax deductions related to depreciation and operational expenses.

However, CRE investments also come with specific risks. Market fluctuations can significantly impact property values and rental income. Economic downturns may lead to higher vacancy rates or reduced demand for commercial space. Managing commercial properties requires specialized knowledge of lease negotiations, tenant relations, zoning laws, environmental regulations, and building codes.

The development and management of commercial real estate involve careful market analysis, site selection, financial modeling, and adherence to legal and regulatory standards. Successful CRE operations depend on understanding local market dynamics, maintaining property quality, attracting reliable tenants, and adapting to changing economic conditions.

In recent years, trends such as the rise of e-commerce have transformed retail spaces; the demand for flexible office arrangements has increased; and sustainable building practices have gained importance across all types of commercial properties.

In summary, commercial real estate plays a vital role in supporting economic activity by providing space for businesses to operate and grow. It offers opportunities for investors seeking income generation and capital appreciation but requires thorough market understanding and effective management strategies to navigate its complexities successfully.

34. Translate the text. (1200 printed characters; time – 45 min.)

SWOT Analysis in Real Estate

SWOT Analysis in Real Estate

SWOT analysis is a strategic planning tool that helps investors, developers, and real estate professionals evaluate the strengths, weaknesses, opportunities, and threats related to a property or market. By systematically examining these four aspects, stakeholders can make informed decisions, identify potential risks, and capitalize on opportunities to maximize their investments.

Strengths refer to the internal advantages of a property or project. These may include a prime location, high rental yields, strong demand in the area, good infrastructure, or unique features that set the property apart from competitors. Recognizing strengths allows investors to leverage these advantages for better returns and competitive positioning.

Weaknesses are internal limitations or issues that could hinder success. Examples include outdated facilities, high maintenance costs, limited accessibility, or legal complications. Understanding weaknesses helps in developing strategies to address or mitigate these issues before they impact profitability.

Opportunities are external factors that could enhance the value or profitability of a real estate investment. These might include upcoming infrastructure projects, urban development plans,

favorable government policies, or demographic shifts leading to increased demand. Identifying opportunities enables investors to plan for growth and expansion.

Threats are external challenges that could negatively affect the property's performance. These include economic downturns, rising interest rates, increased competition, regulatory changes, or environmental risks such as flooding or pollution. Being aware of threats allows for risk management strategies to be implemented proactively.

Applying SWOT analysis in real estate involves gathering comprehensive market data and conducting thorough assessments of specific properties or portfolios. It provides clarity on where to focus resources and efforts—whether it's enhancing strengths, addressing weaknesses, seizing opportunities, or mitigating threats.

This analytical approach is particularly useful during due diligence before purchasing a property or when developing a strategic plan for property management and development. It encourages a balanced view by considering both internal factors (strengths and weaknesses) and external influences (opportunities and threats).

In conclusion, SWOT analysis is an invaluable tool in the real estate industry. It supports strategic decision-making by providing insights into internal capabilities and external market conditions. When used effectively, it can lead to more successful investments, better risk management, and sustainable growth in a competitive market environment.

35. Translate the text. (1200 printed characters; time – 45 min.)

Weaknesses in SWOT Analysis

In SWOT analysis, "Weaknesses" refer to internal factors that hinder an organization, project, or property from achieving its full potential. Recognizing weaknesses is a vital step in strategic planning, as it allows stakeholders to understand areas needing improvement and develop strategies to address these limitations.

In the context of real estate, weaknesses can manifest in various forms. For example, a property with outdated facilities, poor maintenance, or inefficient layout may struggle to attract tenants or buyers. Limited accessibility or inconvenient location can also be significant weaknesses, reducing the property's desirability and market value. Additionally, high vacancy rates, long periods of unoccupancy, or unreliable cash flow are internal issues that can threaten the profitability of an investment.

Other internal weaknesses might include insufficient capital for renovations or upgrades, lack of a strong management team, or poor branding and marketing strategies that fail to reach target audiences. Structural problems such as legal disputes, title issues, or zoning restrictions can also be internal weaknesses that complicate transactions or development plans.

Identifying weaknesses helps investors and developers develop targeted action plans to mitigate risks. For instance, addressing outdated infrastructure through renovation can improve occupancy rates and rental income. Improving management practices or marketing efforts can attract more tenants or buyers. Recognizing internal limitations also guides resource allocation—focusing on areas that need the most attention to enhance overall performance.

It is important to conduct honest and thorough assessments because ignoring weaknesses can lead to unexpected challenges and financial losses. Regular reviews ensure that weaknesses are identified early and managed effectively before they escalate into more significant problems.

Furthermore, understanding weaknesses provides insight into what needs to be improved internally to stay competitive in a dynamic market environment. It encourages continuous development and adaptation by highlighting areas where strategic changes are necessary.

In conclusion, "Weaknesses" in SWOT analysis represent internal shortcomings that could impede success if not addressed. By acknowledging these limitations openly and proactively working on solutions, organizations and investors can strengthen their position and better capitalize on opportunities while minimizing risks in the competitive real estate industry.

9. Материально-техническое и учебно-методическое обеспечение дисциплины

9.1. Перечень основной и дополнительной учебной литературы

Основная литература

1. Сосунова Г. А. Учебник французского языка для таможенников. Часть 2: учебник / Г. А. Сосунова. - Учебник французского языка для таможенников. Часть 2 - Москва: Российская таможенная академия, 2011. - 300 с. - 978-5-9590-0261-9. - Текст: электронный // IPR SMART: [сайт]. - URL: <https://www.iprbookshop.ru/69841.html> - Режим доступа: по подписке
2. Сосунова Г. А. Французский язык для подготовки специалистов таможенной службы. В 2 частях. Ч.2: учебник / Г. А. Сосунова. - Французский язык для подготовки специалистов таможенной службы. В 2 частях. Ч.2 - Москва: Российская таможенная академия, 2018. - 218 с. - 978-5-9590-1011-9. - Текст: электронный // IPR SMART: [сайт]. - URL: <https://www.iprbookshop.ru/93229.html> - Режим доступа: по подписке
3. Герасимов И.П. Методические указания по английскому языку для магистров и аспирантов. - М.: УПП "Репрография" МИИГАиК, 2016. - 44 с.
4. Овсиенко Т. В. Grundstufe Deutsch: учебник немецкого языка / Т. В. Овсиенко, Е. И. Петрова, Л. И. Шаповалова. - Grundstufe Deutsch - Ростов-на-Дону, Таганрог: Издательство Южного федерального университета, 2020. - 217 с. - 978-5-9275-3626-9. - Текст: электронный // IPR SMART: [сайт]. - URL: <https://www.iprbookshop.ru/107996.html> - Режим доступа: по подписке
5. Орловская И.В. Учебник английского языка для студентов технических университетов и вузов / И.В. Орловская, Л.С. Самсонова, А.И. Скубрияева. - 8-е изд. - Издательство МГТУ им. Н.Э. Баумана, 2008. - 448 - 978-5-7038-2599-0. - Текст: непосредственный.

Дополнительная литература

1. Бонк Н.А. Учебник английского языка. В 2-х частях. Ч. 1. кн.1, Ч. 1. кн.2, Ч. 2. кн.1, Ч. 2. кн.2. / Н.А. Бонк, Г.А. Котий, Н.А. Лукьянова. - АРТ КПП, 1994. - Ч. 2. кн.2 302 - 5-86088-031-6. - Текст: непосредственный.

9.2. Профессиональные базы данных и ресурсы «Интернет», к которым обеспечивается доступ обучающихся

Профессиональные базы данных

Не используются.

Ресурсы «Интернет»

1. <http://www.homeenglish.ru/Grammar.htm> - Английская грамматика на HomeEnglish.ru
2. <http://www.native-english.ru/grammar> - Практическая грамматика английского языка на Grammar.Sourceword.com - Грамматика английского языка на Native-English.ru
3. <https://englishgrammar.org> - Английская грамматика с упражнениями
4. <http://www.study.ru/support/handbook> - Справочник по грамматике английского языка на Study.ru
5. <http://study-english.info> - Сайт для изучающих английский язык, студентов, преподавателей вузов и переводчиков
6. <https://puzzle-english.com> - Обучение через фильмы, сериалы и упражнения.
7. <https://lingualeo.com> - Изучение языка через его различные аспекты
8. <https://4lang.ru> - Бесплатный тренажёр для изучения слов.
9. <https://www.multitran.com> - Словарь общеупотребительной и терминологической лексики
10. <https://dic.academic.ru> - Словари и энциклопедии (в то числе словари терминологической лексики)
11. <https://onelook.com> - Толковые словари английского языка (толкование, употребление, произношение, коллокации)

9.3. Программное обеспечение и информационно-справочные системы, используемые при осуществлении образовательного процесса по дисциплине

Перечень программного обеспечения

(обновление производится по мере появления новых версий программы)

Не используется.

Перечень информационно-справочных систем

(обновление выполняется еженедельно)

Не используется.

9.4. Оборудование и технические средства обучения

Учебная аудитория

ТВ - 1 шт.

10. Методические указания по освоению дисциплины (модуля)

С целью успешного освоения данного предмета студенту необходимо выполнять домашние работы по указанным преподавателям темам и представленным на занятиях материалам. Для более успешного выполнения работы студенту предлагается использование учебно-методических материалов, соответствующих указанной теме.

Самостоятельная работа студентов описывается и регулируется:

- Методическими рекомендациями по дисциплине;
- Методическими рекомендациями по организации самостоятельной работы студентов МИИГАиК.

Методические рекомендации студентам по освоению дисциплины

Самостоятельная работа студентов проводится под руководством преподавателя и подразумевает изучение теоретического материала и контроль его усвоения, подготовку пересказов текстов и создание самостоятельных оригинальных рассказов и презентаций по темам, изучаемым в рамках учебной дисциплины, подготовку и перевод текстов, выполнение различных грамматических, лексических, лексико-грамматических упражнений.

Методика самостоятельной работы предварительно разъясняется преподавателем и в последующем может уточняться с учетом индивидуальных особенностей студентов. Время и место самостоятельной работы выбираются студентами по своему усмотрению с учетом рекомендаций преподавателя.

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При подготовке к практическим занятиям, руководствуясь планом и списком рекомендуемой литературы, необходимо изучить тему так, чтобы по каждому из предложенных вопросов студент мог дать развернутый, обстоятельный ответ.

Внеаудиторная самостоятельная работа студентов включает:

- Работа над конспектом лекции
- Подготовка к практическому занятию
- Доработка конспекта лекции с применением учебника, методической литературы,

дополнительной литературы

- Подбор, изучение, анализ и конспектирование рекомендованной литературы
- Самостоятельное изучение отдельных тем, параграфов
- Подготовка к экзамену

Для успешного освоения учебной дисциплины и достижения поставленных целей необходимо внимательно ознакомиться с настоящей рабочей программой учебной дисциплины. Ее может представить преподаватель на вводном занятии или самостоятельно обучающийся использует информацию на официальном Интернет-сайте Университета.

Следует обратить внимание на список основной и дополнительной литературы, которая имеется в электронной библиотечной системе Университет, на предлагаемые преподавателем ресурсы информационно-телекоммуникационной сети Интернет.

Методические рекомендации при работе над конспектом лекций

В ходе лекционных занятий необходимо вести конспектирование учебного материала. Обращать внимание на категории, формулировки, раскрывающие содержание тех или иных явлений и процессов, научные выводы и практические рекомендации, положительный опыт в ораторском искусстве. Желательно оставить в рабочих конспектах поля, на которых делать пометки из рекомендованной литературы, дополняющие материал прослушанной лекции, а также подчеркивающие особую важность тех или иных теоретических положений. Задавать преподавателю уточняющие вопросы с целью уяснения теоретических положений, разрешения спорных ситуаций.

Важно развивать умение сопоставлять источники, продумывать изучаемый материал.

Большое значение имеет совершенствование навыков конспектирования.

Преподаватель может рекомендовать студентам следующие основные формы записи: план (простой и развернутый), выписки, тезисы.

Результаты конспектирования могут быть представлены в различных формах.

План – это схема прочитанного материала, краткий (или подробный) перечень вопросов, отражающих структуру и последовательность материала. Подробно составленный план вполне заменяет конспект.

Конспект – это систематизированное, логичное изложение материала источника. Различаются четыре типа конспектов:

- План-конспект – это развернутый детализированный план, в котором достаточно подробные записи приводятся по тем пунктам плана, которые нуждаются в пояснении.
- Текстуальный конспект – это воспроизведение наиболее важных положений и фактов источника.
- Свободный конспект – это четко и кратко сформулированные (изложенные) основные положения в результате глубокого осмысливания материала. В нем могут присутствовать выписки, цитаты, тезисы; часть материала может быть представлена планом.
- Тематический конспект – составляется на основе изучения ряда источников и дает более или менее исчерпывающий ответ по какой-то схеме (вопросу).

Виды и формы отработки пропущенных занятий

Студент, пропустивший занятия, обязан побеседовать с преподавателем по пропущенной теме, показать выполнение в тетради письменных заданий. Устные темы сдаются в обязательном порядке после аудиторных занятий.

Описание возможностей изучения дисциплины лицами с ОВЗ и инвалидами

При необходимости обучения студентов-инвалидов и лиц с ограниченными возможностями здоровья аудиторные занятия могут быть заменены или дополнены изучением полнотекстовых лекций, презентаций, видео- и аудиоматериалов в электронной информационно-образовательной среде (ЭИОС) университета. Индивидуальные задания подбираются в адаптированных к ограничениям здоровья формах (письменно или устно, в форме презентаций). Выбор методов обучения зависит от их доступности для инвалидов и лиц с ограниченными возможностями здоровья.

Рабочая программа дисциплины для инвалидов и лиц с ограниченными возможностями здоровья разрабатывается индивидуально с учетом особенностей психофизического развития,

индивидуальных возможностей и состояния здоровья таких обучающихся.