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РАССМОТРЕНО:

На цикловой комиссии

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протокол № 3
от «17» ноября 2019 г.

председатель комиссии

А.А. Тюпкина

УТВЕРЖДЕНО:

Протокол заседания

методического совета № 2
от «28» ноября 2019 г.

председатель:

Т. М.
Тимофеева

Методические указания
по выполнению контрольной работы
по иностранному языку
для студентов III курса заочной формы обучения
по специальности: «Земельно-имущественные отношения»

Разработал преподаватель:

Солодухина А.М.

Введение.

В условиях ускорения социально-экономического развития страны важное значение приобретает практическое владение иностранными языками, которое является неотъемлемым компонентом современной подготовки специалистов. Под практическим владением понимается использование иностранного языка специалистами, выпускниками ССузов в их практической деятельности.

Целью обучения английскому языку является подготовка будущего специалиста к самостоятельной работе над англоязычной литературой по специальности, направленной на извлечение информации, необходимой для его практической деятельности. Задачи изучения дисциплины «Иностранный язык» включают в себя развитие коммуникативных навыков: чтение, письмо, говорение, аудирование.

Методические указания по выполнению контрольной работы по дисциплине «Иностранный язык» и контрольные задания № 1–10 составлены в соответствии с программой по английскому языку для студентов 3 курса заочной формы обучения специальности «Земельно-имущественные отношения» и требованиями к минимуму содержания и уровню подготовки выпускника по дисциплине «Английский язык».

Контрольные задания № 1–10 содержат:

-контрольно-проверочные упражнения;

-текст и пояснение к нему;

Данные задания отражают современные тенденции и требования к обучению и практическому владению иностранными языками в повседневном общении и профессиональной деятельности, направлены на повышение общей коммуникативной культуры специалистов среднего звена, совершенствование коммуникативных умений и навыков, повышение качества профессионального образования, интеллектуализацию и повышение мобильности студента.

Каждое контрольное задание должно быть выполнено в отдельной тетради, работы должны быть оформлены аккуратно, без помарок, четким и разборчивым почерком. Тетрадь необходимо подписать (Ф.И.О студента группа). Тетрадь с выполненными заданиями сдается преподавателю на проверку. Выбор варианта работы осуществляется в таблице по первой букве фамилии студента.

В методических указаниях дана необходимая информация о целях и задачах обучения английскому языку, сведения о рекомендуемых учебниках и учебных пособиях, о порядке выполнения контрольных заданий, перечень изучаемого грамматического материала, а также материала на повторение грамматических тем, пройденных на предыдущем этапе обучения.

Таблица заданий.

Данная таблица содержит 3 колонки:

- Первая буква фамилии студента.
- Вариант контрольной работы по грамматике.
- Вариант контрольной работы по тексту.

Используя таблицу, выполните соответствующие задания.

Первая буква фамилии студента.	Вариант контрольной работы по грамматике.	Вариант контрольной работы по тексту.
А, Л, Х	№1	Текст 1. What is land Cadastre?
Б, М, Ц	№2	Текст 2. Role of the Government in Land Cadastre.
В, Н, Ч	№3	Текст 3. What Is an Urban Cadastre?
Г, О	№4	Текст 4. Land Market.
Д, П, Ш	№5	Текст 5. Necessity of Economic and Ecological Safety.
Е, Р, Щ	№6	Текст 6. Environment and Natural Resources.
Ж, С	№7	Текст 7. Basic Compound of Any Real Estate.
З, Т, Э	№8	Текст 8. Land Property Relations.
И, У, Ю	№9	Текст 9. Rural an Agricultural Land Use Planning.
К, Ф, Я	№10	Текст 10. Different Cadastral Issues.

Варианты контрольной работы по грамматике.

Данный раздел посвящён повторению основ грамматики английского языка.

Раздел состоит из 10 блоков, в каждом блоке указано задание, номер блока соответствует первой букве фамилии студента. (см. таблицу заданий)

№1	<p>Заполните пропуски соответствующей формой глагола <i>to be</i>, сделайте перевод:</p> <p>1. Who.....the best specialist? 2. There.....vast land resources in Russia. 3. Last year there.....the highest crop in this region. 4. Next year you... .. a land use planner. 5. Ia third-year student. 6. Land use planning.....concerned with different sciences. 7. In future effective land use planning... ..impossible without land information.</p>
№2	<p>Заполните пропуски, используя глаголы, данные в скобках, сделайте перевод:</p> <p>1. The textbook...by posing the basic question (<i>to begin</i>). 2. Effective land use planning.....impossible without land information (<i>to be</i>). 3. Some people.....knowledge and skills to satisfy their wants (<i>to apply</i>). 4. Land.....people to solve different problems (<i>to help</i>). 5. Nature.....men's needs and wants in many ways (<i>to satisfy</i>).</p>
№3	<p>Составьте предложения, используя следующие слова, сделайте перевод:</p> <p>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.</p>
№4	<p>Заполните пропуски соответствующей формой глагола <i>to have</i>, сделайте перевод:</p> <p>1. Each planning strategy.....its own advantages. 2. We.....many friends. 3. Bottom-up land use planning.....some disadvantages. 4. Next year this student will.....a diploma of a land use planner. 5. Last year students.....many interesting subjects.</p>

№5	<p>Заполните пропуски, используя следующие слова: <i>estimation, used, administrative, conducts, responsible</i>, сделайте перевод:</p> <p>1. Land use planning is financed by.....bodies. 2. A land use planner.....topographical and geodetic works. 3. Maps and atlases are.....by specialists. 4. A land use planner is.....for revealing unused lands. 5.of resources is the main task of a land use planner.</p>
№6	<p>Преобразуйте предложения в <i>Future Simple Tense</i>, сделайте перевод:</p> <p>1. Land use planning is an iterative process. 2. The land use planning process includes land assessment. 3. The most important target group in land use planning is made up of the direct users. 4. Rural arrears are characterized by agricultural and forestry production. 5. A land use planner carries out different projects. 6. Great attention is paid to the distribution of the production. 7. This applies particularly to major infrastructural measures.</p>
№7	<p>Заполните пропуски, используя слова <i>access, increase, costs, undertakes, sciences, offers</i>; сделайте перевод:</p> <p>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.</p>
№8	<p>Раскройте скобки, употребляя имена прилагательные в соответствующей степени сравнения, сделайте перевод:</p> <p>1. A record in the cadastral book had usually been the (<i>good</i>) proof of property rights. 2. (<i>Late</i>) descriptions of the XVIIth century demonstrate distinguished and complicated feudal tax cadastre. 3. The arable lands were measured in a very (<i>accurate</i>) way. 4. The (<i>good</i>) the service, the (<i>easy</i>) the life. 5. This is the (<i>magnificent</i>) project on the forest cadastre I have ever seen.</p>
№9	<p>Составьте предложения, используя следующие слова, сделайте перевод:</p> <p>1. Many, in, purifying, been, have, installed, countries, systems. 2. Price, industrial, rapid, high, development, the, for, is, very. 3. Received, have, recently, the, great, pollution, publicity, problems. 4. Ecological, of, planet, the, disturbed, is, balance, the. 5. Been, to, measures, from, protect, have, and, rivers, sees, waters, taken, oil. 6. The, requires, nations, the, all, cooperation, solution, of. 7. Different, in, antipollution, countries, acts, passed.</p>

№10	<p>Заполните пропуски, используя слова <i>economically, improve, principles, influence, rural</i>, сделайте перевод:</p> <p>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.</p>
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Варианты контрольной работы по тексту.

Данный раздел посвящён освоению специализированной лексики, повторению основ грамматики английского языка.

Раздел состоит из 10 текстов, каждый текст содержит задание, номер текста соответствует первой букве фамилии студента. (см. таблицу заданий)

Текст 1. What is land Cadastre?

1. Подготовьте чтение, сделайте перевод текста в письменном виде.

A cadaster is normally a parcel based and up-to-date land in information system. It contains a record of interests in land (e.g. rights, restrictions and responsibilities). It usually includes a description of land parcels linked to other records describing the nature of the interests, and ownership or control of those interests. The Cadastre often describes the value of the parcel and its improvements. It may be established for fiscal purposes (e.g. valuation and equitable taxation), legal purposes (conveyancing), to assist in the management of the land and land use for planning and other administrative purposes. The cadastre enables sustainable development and environmental protection. Cadastral reform is concerned with the improvement of cadastral systems.

The Land Cadastre encompasses such information as land resource capacity, land tenure, land ownership and different land uses. The Cadastre provides:

-information identifying those people who have interests in parcels of land;

-information about those interests, e.g. land duration of rights, restrictions and responsibilities;

Information about the parcel, e.g. location, size, improvement, value.

Land tenure is concerned with the rights, restrictions and responsibilities that people have with respect to the land. The Cadastre may record different forms of

land tenure such as ownership, leasehold, easements, mortgages and different types of common, communal or customary land tenure.

The Surveyor undertakes different roles in different countries in relation to the establishment and maintenance of the Cadastre. The Surveyor may be responsible for:

- cadastral surveying and mapping;
- cadastral information recording;
- Land valuation;
- Land use planning;
- management of both the graphic and textual cadastral data bases;
- resolving land disputes;
- custody and supply of cadastral information.

Modern technology, such as up-to-date survey instruments, satellite position fixing (Global Positioning System – GPS), aerial photography and photogrammetry can offer new possibilities to increase the speed and lower the costs for cadastral reform. Computer technology can usually provide better access to information, better manipulation of cadastral data, better quality, and better legal and physical security. To fully utilize modern technology, it is important to have trained personnel and facilities to maintain the equipment. Unfortunately, this infrastructure is not found in many countries, thereby limiting the use of modern technology.

Текст 2. Role of the Government in Land Cadastre.

1. Подготовьте чтение, сделайте перевод текста в письменном виде.

The Cadastre is a public land information system and should therefore be managed or supervised by the Government. In some countries, new organizational arrangements for the implementation of system are being investigated, such as joint ventures or partnership between government and the private sector or contracting out specific activities to the private sector. In other countries, the cadastral organization has become more independent in terms of management and financing from government budgets. In both cases, a more direct financing of cadastral operations is sought through coat recovery or even to generate government revenue. However, this can replace basic governmental investments in spatial infrastructure such as a national coordinate system.

The Cadastre is a land information system, usually managed by one or more government agencies. Since information about land parcels is often needed by many different users, a unified Cadastre helps to avoid duplication and assists in the efficient exchange of information.

A Cadastre must be demand driven; that means fulfill the demands of its clients and that it needs to be coordinated with other land information system.

The Cadastre supports the public administration of land. The information in the Cadastre can be used for the formulation, implementation and monitoring of land policies, such as those concerning land redistribution, land consolidation, land acquisition and allocation, and land markets.

Cadastral data should be accessible to the general public. However, the Cadastral system must include measures to protect individual and private interests from misuse of the information provided. A successful Cadastre should provide security of tenure, be simple and clear, be easily accessible, and provide current and reliable information at low cost.

Текст 3. What Is an Urban Cadastre?

1. Подготовьте чтение, сделайте перевод текста в письменном виде.

An urban cadastre is a physical description of the land real estate tenure in a city. It contains graphic and textual information. Graphic information includes the description of each individual parcel and building, topographic features such as roads, rivers, contour lines, additional information such as cartographic grids, geodetic benchmarks, etc. Textual information includes names of owners or occupants, names of streets or areas of specific interest, main characteristics of each parcel or building such as the area, the fiscal value, the associated urban certificated, etc. both types of information are linked together and managed in a system known as a cadastral information system.

Most of the time, the cadastre is integrated with the property registry, the legal registration of land and real estate property. Integration of the cadastre with the registry creates a parcel-based registry or a legal cadastre. This guarantees the exact correspondence between physical and legal ownership. In other words, wherever there is a parcel or building, there are the corresponding titles or “legal tenure documents” registered in the property registry, and respectively, wherever there are registered titles, there is a unique parcel corresponding to it. This technically permitted by a unique identification number that links unilaterally the parcel or the building to the title.

We can identify two categories of stockholders involved in the maintenance and use of cadastral information: information providers and information users. Information providers include cadastral and registry services as well as private surveyors and notaries. The former is responsible for the systematic production and maintenance of the information, the latter generally intervene for day to day individual demands, such as private utility and facility companies that would produce and need data for their own purposes like water tax collection. Information users include the private individual users, municipalities and local communities, public and private investors, banks, real estate and mortgage brokers, etc.

The successful urban cadastre depends upon legal frameworks, the social assessment and participation as well as use of new technologies.

Текст 4. Land Market.

1. Подготовьте чтение, сделайте перевод текста в письменном виде.

Land markets provide a mechanism for the allocation of ownership and use rights that is typically for the most valuable single class of asset in an economy. At the same time land use and sometimes land ownership has influences on other aspects of society's economic and noneconomic interests. The general trend towards market economies, for example, often adversely affects men who do not get equal opportunities to use land and property as a commodity. There is therefore a need for regulations based on environment, social, cultural and political considerations that provide a framework for the activities of the land market.

Land markets are made up of a constantly developing portfolio of legal interests and transaction types. This portfolio of transaction types includes sale, rental, sharecropping, and licenses, together with associated derivative transactions including mortgages and mortgage markets, and other real estate interests. Some of these transaction types are typically registrable in those jurisdictions that have formal registration institutions, including sales, mortgages, some leases, and some third-party interests. Many are not, including particularly those 'less' formal interests such as shorter terms of leases or rental agreements, sharecropping agreements and licenses, derivative interests operating "upstream" of the registrable interests such as secondary mortgage market, and some customary rights.

The general rationale for land markets is that, under appropriate institutional frameworks, they will tend systematically to move land towards the most economically efficient ownership and use. This is broadly accepted as a desirable function, particularly given that land is typically the most valuable single class of asset in an economy.

Текст 5. Necessity of Economic and Ecological Safety.

1. Подготовьте чтение, сделайте перевод текста в письменном виде.

A land resource, as a plant of the real estate, cannot be physically withdrawn and displaced, processed and dissolved in another production. This specific characteristic of the landownership allows keeping it in a focus of public attention and monitoring, to stipulate it by a complex of regulating demands and limitations. Thus, the possibility to provide priority of public interests above individual always remains, the society has free hand in modification of standards of land use and provision on the rights of land tenants.

The peculiarity of the landownership creates the objective reasons and technological possibilities for interposition of authorized bodies in correlation and mutual relation between people, originating from allocation, redistribution, usage and restoration of land resources. This interposition can have both – administrative and economic basis, to be more or less command-bureaucratic or liberal-market. But anyway, the society remains the principal owner of territorial-land resources, regulating the land-property relations in different legal ways.

Serious problem of land use today is the aggravating contravention between interests of the land users and possibility of conservation of useful properties of land resources.

Abusive usage of lands has resulted in lowering productivity of agricultural structure. The critical state of a land complex of Russia and its ecosystem in whole is a very important problem. Certainly, the indicated problems were not a surprise. They cannot be considered, as it is done by some politicians and journalists, as outcome of unreasoned destroying of an old command management system and its substitution by a more liberal market system of socially economic regulating. On the contrary, the necessity of such conversions was historically determined by long-time accruing of the social and economic, political, ideological, natural and ecological contraventions which have become excessive, and clearly seen at the moment of total reforming of the settled social structure.

Текст 6. Environment and Natural Resources.

1. Подготовьте чтение, сделайте перевод текста в письменном виде.

Natural resources, in the context of “land” as defined above, are taken to be those components of land units that are of direct economic use for human population groups living in the area, or expected to move into the area: near-surface climatic conditions; soil and terrain conditions; freshwater conditions; and vegetational and animal conditions in so far as they provide produce. To a large degree, these resources can be quantified in economic terms. This can be done irrespective of their location (intrinsic value), or in relation to their proximity to human settlements (situational value).

Environmental resources are taken to be those components of the land that have an intrinsic value of their own or are of value for the longer-term sustainability of the use of the land by human populations, either in local or regional and global. They include biodiversity of plant and animal populations; scenic, educational or research value of landscapes; protective value of vegetation in relation to soil and water resources; the functions of the vegetation as a regulator of the local and regional climate and of the composition of the atmosphere; water and soil conditions as regulators of nutrient cycles, as influencing human health and as a long-term buffer against extreme weather events; occurrence of human or animal diseases. Environmental resources are to a large degree “non-tangible” in strictly economic terms.

In the framework of an integrated approach to land use planning, the distinction is somewhat artificial, as environmental resources are part of the set of natural resources. However, it still serves to group the tangible from the non-tangible components, and the directly beneficial at local level from the indirectly beneficial components of human life support systems.

Accepting the broad definition of land as including “human settlement”, a third important set of resources has to be taken into consideration. The set of social or human resources should be defined in terms of density of population groups, their occupational activities, land rights, sources of income, the standard of living of households, etc.

Текст 7. Basic Compound of Any Real Estate.

1. Подготовьте чтение, сделайте перевод текста в письменном виде.

In historical background of the relation to property, as majorants of economic type of the history, it has undergone repeated modifications stipulated by the desire to overcome the contravention between scarcity of resources, involved in production, and increasing human needs. In searching paths of maximizing productive forces effectiveness the society has periodically transformed patterns of ownership on factors of production and mechanism of a state participation in the government of economy.

The relations of landownership have always been the central part of social and economic relations.

The Earth represents the unique natural resource. It is a unique place of mankind's existence, main factor of creation of its productive forces which help to create all other products and goods. Scarcity and the irretrievability of this resource results in objective necessity of public regulation of the laws and conditions of land use.

At the same time, in market economy the land acquires the form of goods and can be a subject to the property agreements, the result of which can restrain interests of other people and societies as a whole. Therefore, introduction of the market relations shows heightened demands to a system of the state registration of land lots, control over their legal status and acting encumbrances, turnover of the land and its ration usage.

It means, that a part of the income, which is capable to generate the land lot by virtue of the location, natural properties and possible improvements which are not stipulated by economic activity of the holder itself, can serve as a source of public needs sufficing and be deducted as rental paying. It in turn requires the monitoring of cost characteristics of land lots as factors of production and plants of investment.

And, at last, land is a basic compound of any real estate. According to article 130 of the Civil Code of the Russian Federation, we refer to real things (real property, real estate), land lots, sites of subsoil, isolated aquatic plants and everything, that is strongly linked to ground, i.e. plants, which cannot be removed without disproportionate injury to their assigning, including forests, long-term green plants, buildings.

Текст 8. Land Property Relations.

1. Подготовьте чтение, сделайте перевод текста в письменном виде.

At any social and economic formation, the society remains the principal owner of a territorial-land resource delegating to particular land users separate functions and open for modification rights on usage of the land property. Therefore, all system of the land-property relations has mainly limitation character restraining the rights of separate owners in a favor to public interests.

The land property relations are a part of a special social and economic category not only because of specificity of land as a unique plant of universal multiple-objective interests, but also by virtue of duality of state of the land fund participating in public reproduction as the natural factor and goods at the same time. Accordingly, the set of public interests concerning land can be divided into 2 groups: (1) interests concerning efficient assimilation of natural properties of a land resource (technological aspect); (2) interests concerning money-goods parameters of the landownership (social and economic aspect).

Allocating resources the first group of public interests is guided by parameters of functional-economic structure of land fund: scales, proportions and priorities of its allocation depending on a degree of economic assimilation; aspects and categories of lands; types of their target usage; intensity of maintenance and productivity of lands, their geological and ecological state. The public and individual interests of this group will usually be synchronized with maintaining the most efficient functional-economic structure of the territorial land fund and the originating contraventions have non-antagonistic character. As a rule, they are solved on the basis of market self-regulation.

The second group of public interests is directed to social and economic structures of the landownership depending on composition, combination and proportions of its particular forms. Here we can talk about proportions of the landownership of the state, local authorities, different types of enterprise structures, different groups of the population, foreign land tenants. Thus, interests of the society are oriented on optimal, from the point of view, usage of land resources and interests of the owners by giving to them the acquired property rights on land irrespective of effectiveness of its maintenance. As a result of contravention between interests of different levels and groups of the population sometimes there are serious conflicts.

Текст 9. Rural an Agricultural Land Use Planning.

1. Подготовьте чтение, сделайте перевод текста в письменном виде.

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 market, 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. At the same time, conflicts of interests between land users should be resolved.

Текст 10. Different Cadastral Issues.

1. Подготовьте чтение, сделайте перевод текста в письменном виде.

There are a number of legal, technical, and operational cadastral issues that must be resolved according to the needs and constrains of each country or jurisdiction. Some of these are:

Documentation of informal or customary rights is sometimes connected to the establishment of land markets. In other cases, the aim can be a document of a customary tenure system for land management purposes without changing the nature of the system or tenure relationships. In both cases it is essential that such reforms are only started after careful investigations of the need for and the consequences of the reform.

Land registration is the official recording of legally recognized interests in land and it is usually a part of a cadastral system. From a legal perspective a distinction can, be made between deeds registration, where the documents filed in the registry are the evidence of title, and registration of title, in which the register itself serves as the primary evidence. Title registration is usually considered as more advanced registration system, which requires more investment for introduction, but provides in principle greater security of tenure and more reliable information. Title registration usually results in lower transaction coats that deed registration systems thereby promoting a more efficient land market.

Land registration (land titling) can be undertaken sporadically at the time of each legal transaction or systematically, area by area. While the sporadic approach gives more immediate benefits to individual land holders, the systematic approach provides a wider range of benefits more quickly, especially if the land registry is a part of a more comprehensive land information system.

The basic unit in a Cadastre is known as a parcel. A parcel can be an area of land with a particular type of land use, or an area exclusively controlled by an individual or a group. A property may consist of several parcels. The flexibility of the definition of a parcel makes it possible to adapt the cadastral system to various circumstances, for instance to include large parcels to represent the interests of land use in traditional tenure systems.

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Интернет-ресурсы

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- <https://poliglot16.ru/> (онлайн уроки по методике Дмитрия Петрова)
- <https://fenglish.ru/> (методические материалы для преподавателей и студентов)
- https://www.lingvolive.com/ru-ru?lol=true&utm_source=lingvo-online.ru&utm_medium=301redirect&utm_campaign=reg+landing (более 30 англо-русских, русско-английских и толковых словарей общей и отраслевой лексики).
- <https://www.macmillandictionary.com/dictionary/british/enjoy> (Macmillan Dictionary с возможностью прослушать произношение слов).
- <https://www.britannica.com/> (энциклопедия «Британника»).
- <https://www.ldoceonline.com/> (Longman Dictionary of Contemporary English)