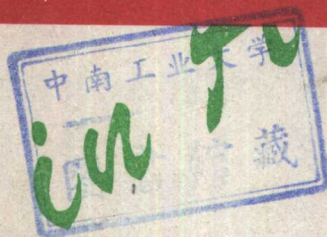


高等学校试用教材

# 建筑类 专业英语

建筑管理与财会  
(第二册)



English in Architecture  
and Construction

向小林 张新建 主编



中国 建筑 工业 出版 社

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# 建筑类专业英语

建筑管理与财会

第二册

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中国建筑工业出版社

(京) 新登字 035 号

本书是按国家教委颁布的《大学英语专业阅读阶段教学基本要求》编写的专业英语教材。本册包括成本计划、投标理论、内部审计、谈判策划、市场研究、财务报表、抵押契据、保险等方面内容。全书安排16个单元,每单元除正课文外,还有两篇阅读材料,均配有必要的注释。正课文还配有词汇表和练习,书后附有总词汇表、参考译文和练习答案。语言难度大于第一册,还对科技英语翻译技巧作了简要说明,并增加了例句和翻译练习题。本书供本专业学生三年级下半学期使用,也可供有关专业人员自学英语参考。

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中国建筑工业出版社出版(北京西郊百万庄)  
新华书店总店科技发行所发行  
北京顺义县板桥印刷厂印刷

\*

开本: 787×1092 毫米 1/16 印张: 13¼ 字数: 322 千字

1997 年 6 月第一版 1997 年 6 月第一次印刷

印数: 1—2000 册 定价: 11.00 元

ISBN7-112-03039-0

TU·2329 (8155)

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(邮政编码 100037)

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## 前 言

经过几十年的探索,外语教学界许多人认为,工科院校外语教学的主要目的,应该是:“使学生能够利用外语这个工具,通过阅读去获取国外的与本专业有关的科技信息。”这既是我们建设有中国特色的社会主义的客观需要,也是在当前条件下工科院校外语教学可能完成的最高目标。事实上,教学大纲规定要使学生具有“较强”的阅读能力,而对其他方面的能力只有“一般”要求,就是这个意思。

大学本科的一、二年级,为外语教学的基础阶段。就英语来说,这个阶段要求掌握的词汇量为2400个(去掉遗忘,平均每个课时10个单词)。加上中学阶段已经学会的1600个单词,基础阶段结束时应掌握的词汇量为4000个。仅仅掌握4000个单词,能否看懂专业英文书刊呢?还不能。据统计,掌握4000个单词,阅读一般的英文科技文献,生词量仍将有6%左右,即平均每百词有六个生词,还不能自由阅读。国外的外语教学专家认为,生词量在3%以下,才能不借助词典,自由阅读。此时可以通过上下文的联系,把不认识的生词猜出来。那么,怎么样才能把6%的生词量降低到3%以下呢?自然,需要让学生增加一部分词汇积累。问题是,要增加多少单词?要增加哪一些单词?统计资料表明,在每一个专业的科技文献中,本专业最常用的科技术语大约只有几百个,而且它们在文献中重复出现的频率很高。因此,在已经掌握4000单词的基础上,在专业阅读阶段中,有针对性地通过大量阅读,扩充大约1000个与本专业密切有关的科技词汇,便可以逐步达到自由阅读本专业科技文献的目的。

早在八十年代中期,建设部系统院校外语教学研究会就组织编写了一套《土木建筑系列英语》,分八个专业,共12册。每个专业可选读其中的三、四册。那套教材在有关院校相应的专业使用多年,学生和任课教师反映良好。但是,根据当时的情况,那套教材定的起点较低(1000词起点),已不适合今天学生的情况。为此,在得到建设部人事教育劳动司的大力支持,并征得五个相关专业指导委员会同意之后,由建设部系统十几所院校一百余名外语教师和专业课教师按照统一的编写规划和要求,编写了这一套《建筑类专业英语》教材。

《建筑类专业英语》是根据国家教委颁发的《大学英语专业阅读阶段教学基本要求》编写的专业阅读教材,按照建筑类院校共同设置的五个较大的专业类别对口编写。五个专业类别为:建筑学与城市规划;建筑工程(即工业与民用建筑);给水排水与环境保护;暖通、空调与燃气;建筑管理与财务会计。每个专业类别分别编写三册专业英语阅读教材,供该专业类别的学生在修完基础阶段英语后,在第五至第七学期专业阅读阶段使用,每学期一册。

上述五种专业英语教材语言规范,题材广泛,覆盖相关专业各自的主要内容:包括专业基础课,专业主干课及主要专业选修课,语言材料的难易度切合学生的实际水平;词汇

以大学英语“通用词汇表”的4000个单词为起点,每个专业类别的三册书将增加1000~1200个阅读本专业必需掌握的词汇。本教材重视语言技能训练,突出对阅读、翻译和写作能力的培养,以求达到《大学英语专业阅读阶段教学基本要求》所提出的教学目标:“通过指导学生阅读有关专业的英语书刊和文献,使他们进一步提高阅读和翻译科技资料的能力,并能以英语为工具获取专业所需的信息。”

《建筑类专业英语》每册16个单元,每个单元一篇正课文(TEXT),两篇副课文(Reading Material A&B),每个单元平均2000个词,三册48个单元,总共约有十万个词,相当于原版书三百多页。要培养较强的阅读能力,读十万个词的文献,是起码的要求。如果专业课教师在第六和第七学期,在学生通过学习本教材已经掌握了数百个专业科技词汇的基础上,配合专业课程的学习,再指定学生看一部分相应的专业英语科技文献,那将会既促进专业课的学习,又提高英语阅读能力,实为两得之举。

本教材不仅适用于在校学生,对于有志提高专业英语阅读能力的建筑行业广大在职工程技术人员,也是一套适用的自学教材。

建设部人事教育劳动司高教处和中国建设教育协会对这套教材的编写自始至终给予关注和支持;中国建筑工业出版社第五编辑室密切配合,参与从制定编写方案到审稿各个阶段的重要会议,给了我们很多帮助;在编写过程中,各参编学校相关专业的许多专家、教授对材料的选取、译文的审定都提出了许多宝贵意见,谨此致谢。

《建筑类专业英语》是我们编写对口专业阅读教材的又一次尝试,由于编写者水平及经验有限,教材中不妥之处在所难免,敬请广大读者批评指正。

《建筑类专业英语》  
编审委员会

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## UNIT ONE

### **Text                      Changing Land Use Requirements                                  Land Use Patterns**

[1] Our present day basic concern is primarily the conflict between the demands of an expanding economy and a fixed area of land. Land is unique in that each parcel or plot has a specific location with its own particular geography.<sup>①</sup> Height above sea level, slope, latitude and longitude, soil and subsoil, rainfall, sunshine, temperature, wind exposure, drainage and distance from other places—all vary from one plot to another. Some of these variables can be partially controlled by the use of other resources—capital and labour for instance, but there is no homogeneity or easy interchangeability, each site has its own peculiar characteristics. The changing pattern of urban growth is generally characterised by the broad pattern of growth, decay, rebuilding, central business and shopping core and outer residential suburbs.

[2] On the other hand, it is possible that in a twenty-five to forty-year period, scientific advances and technological change may profoundly affect patterns of urban development, and the shifting character of life styles and consumer tastes in large segments of a substantially affluent society may further complicate the problem of prediction. Land development is the consequence of many decisions and implementing actions of both a public and private nature. Priming actions often trigger secondary actions which taken together produce the total pattern of land development. Thus an industrial or commercial location decision may set in motion a whole chain of other decisions and actions, for example location decision of households, firms and institutions. Alternatively, a highway location decision, or a decision on building a new school, or a combined series of decisions of this nature can serve to prime such secondary decisions and actions. A priming action has two main characteristics—structuring effect on the distribution of land development and the timing effect in fixing the sequence of development.

[3] The changing pattern of urban development in England can be traced from the compact towns of the Industrial Revolution to the more open development of inter-war years assisted by the increased mobility of the urban population through improved public transport services.<sup>②</sup> These developments now require extending to include the more compact, higher density residential layouts of the 1960s and 1970s and the lower rise but often compact developments of the early nineteen eighties. Changes in competition for land arise from urbanisation and industrialisation, and at the margin of urban-industrial development, agriculture is quickly priced out of the land market. Another important implication which follows from the increasing competition for land for urban uses is the irreversibility of the results, so different from merely replacing one agricultural use by another. Thus the

central problems in the economics of land use are those of location and of competition between alternative users and uses to command each particular site, although these actions may be constrained by statutory provisions.

### **Urban Land Use**

[4] Housing is easily the greatest urban land use, and in the New Towns of England and Wales it accounts for just over one-half of the total urban area. This is a higher percentage than in the older towns where the areas used for residential purposes generally amount to about forty-three to forty-five per cent.

[5] Furthermore, following the recommendations of the former Ministry of Housing and Local Government, the latest generation New Town proposals show a noticeable reduction in space standards. This is particularly so with housing, where the newly planned residential areas have an average net residential density of about eight hectares per 1000 population.

[6] There has been a continuous reduction in the area of land devoted to agricultural use but at a much reduced rate compared with the pre-war trend. During the war land was acquired by service departments at a rate exceeding 40 000 hectares per annum, and in the post-war years over one-half of this has been returned to agricultural use.

[7] Land use within an urban area can often be conveniently subdivided into separate and distinct districts or zones.

### **Input of Changing Use Pattern on Agriculture**

[8] Agriculture loses land in two main directions—some of its poorest land to afforestation at about 8000 hectares per annum, and some of its better land to urban uses at about 14000 to 16000 hectares per year. The latter rate of transfer is directly influenced by the density of the urban development.

[9] By the year 2000 about eighty per cent of the total land surface in this country may be available for agriculture, and British agriculture will tend to adjust itself to the area of land left for its use. Increases in population and rising real incomes create demand pressures for more land at present in agricultural use, but improvements in the physical efficiency of food production economise on land area. Again if imports of food products are increased, home land can be saved for other uses. If pressures lead to a decrease in food imports, more home land will be pressed into more intensive service.

[10] The present average increase in agricultural productivity of about 1.3 per cent per annum will more than offset the land likely to be needed for urban uses, provided that the choice of new urban sites is made with sensible discrimination and in particular, that development is not concentrated to an unnecessary extent on our most highly productive farm-

land. ③

## New Words and Expressions

account for	(指数量等) 占, 说明, 解释
affluent ['æfluənt]	a. 富裕的, 富饶的
afforestation [æfə'ris'teɪʃən]	n. 造林
annum ['ænəm]	n. 一年
compact * [kəm'pækt]	a. 紧凑的, 结实的
constrain * [kən'streɪn]	a. 抑制, 强使, 使(关系等)紧张
core [kɔ:]	n. 中心, 核心
discrimination [dɪskrɪ'mi'neɪʃən]	n. 区别对待, 辨别, 歧视
to some extent	在某种成度上
drainage ['dreɪnɪdʒ]	n. 排水(河流的)流域
economise [i'kɒnəmaɪz]	vi. 节约, 节省
hectare ['hekta:]	n. 公顷
homogeneity [hə'məʊdʒe'nɪti]	n. 同质, 同性
interchangeability [ɪntə(:) ,tʃeɪndʒə'bɪlɪti]	n. 可交换性, 可替换性
irreversibility [ɪ'ri:və:sbɪlɪti]	n. 不可改变(性), 不可逆转(性)
latitude * ['lætɪtju:d]	n. 纬度
longitude ['lɒndʒɪtju:d]	n. 经度
parcel ['pa:sl]	n. (土地的)一块, 包裹
prediction [prɪ'dɪkʃən]	n. 预言, 预告
primarily ['praɪməri]	ad. 首先, 主要地
prime [praɪm]	vt. 使起动, 使准备好
profoundly [prə'faʊndli]	ad. 深深地, 深切地
residential [rezi'denʃəl]	a. 居住的, 住宅的
set...in motion	开动某物, 使某物运转
statutory ['stætju:təri]	a. 法令的, 法定的
subsoil ['sʌbsɔɪl]	n. 底土
trigger ['trɪgə]	vt. 激发, 引起
unique [ju(:) 'ni:k]	a. 独特的, 唯一的
urbanisation [ˌʊ:bənai'zeɪʃən]	n. 都市化, 城市化
variable ['vɛəriəbl]	n. 变量
wind exposure	承风面

## Notes

①此句由 that 引导一个介词宾语从句; “in that” 常译为“因为”

②inter-war years 指第一次和第二次世界大战之间的年代或岁月。

③provided that 意为“只要”，用来引出规定的或明确的条件，等于“on condition that”。

## Exercises

### Reading Comprehension

I. Choose the best answer from the four choices given bellow each sentence.

1. The urban development patterns are likely to be affected most by \_\_\_\_\_.
  - A. the increased urban population
  - B. the public transport facilities
  - C. the progress of science and technology
  - D. the life style of the urban residents
2. Which of the following is not mentioned as one of the factors or objects characterising the changing pattern of the urban growth ?  
\_\_\_\_\_.
  - A. Decay
  - B. Outer residential suburbs
  - C. Rebuilding
  - D. Public facilities
3. The greatest urban land use lies in \_\_\_\_\_.
  - A. agricultural purposes.
  - B. commercial functions
  - C. residential facilities
  - D. Public service installation
4. Compared with the pre-war trend, agricultural use of land has been \_\_\_\_\_.
  - A. increased at a slowed rate
  - B. increased at an accelerated rate
  - C. reduced at a slowed rate
  - D. reduced at an accelerated rate
5. Which of the following statements is not true to the author's opinion implied at the end of the passage? \_\_\_\_\_.
  - A. The present average increase in agricultural productivity should be sustained.
  - B. The choice of new urban sites should be made with sensible discrimination.
  - C. Development should not be concentrated to an unnecessary extent on our most highly productive farmland.
  - D. More compact towns and higher density residential layouts should be built as a model for future development.

I. Define the situation of the following contents.

1. Land use patterns \_\_\_\_\_ .
2. Changing land use factors \_\_\_\_\_ .
3. Phases of urban development in England \_\_\_\_\_ .
4. Urban land use in housing \_\_\_\_\_ .
5. Demand pressures for more land \_\_\_\_\_ .

### Vocabulary

- I . Complete each of the following statements with one of the four choices given below.
1. In the New Towns of England and Wales, housing \_\_\_\_\_ just over one-half of the total area.  
 A. accounts for                      B. amounts to  
 C. consists of                      D. results in
  2. Land is unique in that each \_\_\_\_\_ has a special location with its own particular geography.  
 A. sphere    B. patch    C. parcel    D. allocation
  3. The shifting character of life style and consumer tastes in large segments of a substantially \_\_\_\_\_ society may further complicate the problem of prediction.  
 A. ample    B. cumulative    C. affluent    D. abundant
  4. Our present day concern is \_\_\_\_\_ the conflict between the demands of an expanding economy and a fixed area of land.  
 A. initially    B. primitively    C. supremely    D. primarily
  5. The choice of new urban sites is made with sensible \_\_\_\_\_.  
 A. imprudence    B. discrimination    C. prejudice    D. distinction
- II . Fill in the blanks with the words given below and change their forms if necessary.
- profound, trigger, homogeneous, constrain, core, predict, prime, reverse
1. Scientific and technological advances may \_\_\_\_\_ affect the patterns of urban development.
  2. Decision-making action often \_\_\_\_\_ implementing actions which taken together produce the total pattern of land development.
  3. Each site of land has its own particular geography; there is no \_\_\_\_\_ between one and another.
  4. The increasing competition for land for urban uses should be \_\_\_\_\_ by the statutory provisions.
  5. The action which starts first and triggers a follow-up action is termed \_\_\_\_\_ action; it is so defined in the background against secondary action.

## Translation

英汉两种语言都有一词多类和一词多义的现象，因而在翻译过程中存在着选择和确定词义的问题，通常选择和确定词义要根据 1) . 词在句中的词类；2) . 上下文联系；3) . 词的搭配关系或句型。

例：1. Other things being equal, land values are mainly influenced by accessibility and compatibility.

其它条件相同时，土地的价值主要受可达性和相容性影响。

2. There are many things that should be considered in determining land values.

在确定土地价值时，有许多因素应当考虑。

3. Pattern of land values will do most of the things on land prices.

土地价值形式将对土地价格起极大的作用。

## Translate the follow sentence into Chinese

1. The prices of sites are much influenced by the use to which they can be put.
2. Users of land bid for sites in accordance with what will maximise their profits and minimize their cost.
3. In practice, the market prices of the developed real properties determine the land values.
4. Values are best established by reference to the price paid for comparable properties in the market.
5. The effect of town planning is to shift land values but not to destroy them.

## Reading Material A

### Land Value Determinants

While various users are in competition for sites, the sites vary considerably in their suitability for different purposes. The attributes of sites can be divided into three main groups: physical, locational, and legal consents as to use. The prices of sites are very much influenced by the use to which they can be put. Site values are generally in the range of 20 to 25 per cent of the total cost of dwellings.

The following general model for determination of land values is useful

$$\text{land value} = \frac{(\text{aggregate gross revenues}) - (\text{total expected costs})}{\text{capitalisation rate}}$$

Revenues are influenced by the investors' expectation of the size of the market, income

spent for various urban services, urban area's competitive pull, supply of competitive urban land and prospective investment in public improvements. Expected costs are the sum of local property taxes, operating costs, interest on capital and depreciation allowances. The capitalisation rate is affected by interest rates, allowances for anticipated risk and expectations concerning capital gains.

According to land economics theory, these factors are taken into account in the property market. Users of land bid for sites in accordance with what will maximise their profits and minimise their costs. Land users in retail business and services tend to bid for space at the highest prices and land best suited for these activities shows the highest value.

Like most other goods, the value of land is influenced considerably by the interaction of supply and demand. The supply of land is fixed although its use may change. Similarly with landed properties (buildings) the supply, particularly in the short-term, is relatively inelastic, although the supply of a particular type of building may on occasions be increased fairly quickly by conversion. In the long-term, where there is an obvious need for a certain class of property, it is possible to acquire land and erect fresh stocks of the particular building.

In practice, the market prices of the developed real properties determine the land values. Land values are influenced by a variety of factors, such as accessibility and compatibility. If there is a shortage of land available for a certain use, prices will tend to rise until further land is transferred to this use, unless land use planning frustrates it. <sup>①</sup>

Probably the most important factors influencing land values are;

- (1) supply and demand—a limited supply of building land, or fierce demand for it will force up the price;
- (2) the permitted use to which it can be put under planning regulations, of which central area uses such as shops, offices and theatres, are the most valuable;
- (3) location, highly priced land often being the most accessible;
- (4) physical characteristics which affect the cost of development and suitability for a given purpose, industrial areas for example needing extensive flat sites;
- (5) availability of public services, such as roads, sewers, water mains and electricity cables;
- (6) form of title (freehold or leasehold) and any restrictive covenants or other encumbrances which will affect its use;
- (7) general nature of the surrounding development and whether compatible.

Values are best established by reference to the price paid for comparable properties in the market. <sup>②</sup> In practice, there are few really comparable sites or buildings and there is all too frequently little information available on property transactions. Generally, auction prices are accepted as the truest indicators of market prices.

## Notes

- ①该句为复合句, if 引导条件状语从句, 主句中 until 引导时间状语从句, unless 引导让步状语从句。全句意为: “如果用于某种用途的土地短缺, 价格就会上涨, 直到更多的土地转入这种用途为止, 除非土地使用计划改变, 这种现象才会消失。”
- ② “by reference to” 意为 “参照” 或 “根据”。

## Reading Material B

### Pattern of Land Values

Commercial and similar uses are located in city centres, as they are able to pay the high land prices and secure the benefits of maximum accessibility and convenience. Hence rents serve to act as sorters and arrangers of land use patterns, and planning control alone does not decide land use. It has been suggested that the outgrowth of this market process of competitive bidding for sites among the potential users of land is an orderly pattern of land use specially organised to perform most efficiently the economic functions that characterise urban life. ①

Generally commercial and industrial uses can attract land away from residential uses. Competition between firms to be in the desired positions will force the land values above those of the surrounding land used for residential purposes. If all the land in a given part of the town is used for complementary purposes this is likely to enhance the land values, whereas if they are incompatible, this may lower the land values. Developments in transport systems may also lead to changes in urban land values.

One undertook an interesting study into the factors which influence the general pattern of residential land values in Singapore, using multiple regression analysis. ② He found that proximity to schools and public transport were not critical to residential choice, but that accessibility to shopping facilities was an important factor. Environmental quality in terms of its physical and social attributes appeared a significant factor in judging the desirability of a residential neighbourhood. ③

The greater the permitted residential density, the higher the price per hectare which can be obtained. A developer normally has to pay more per hectare for the marginal piece of land needed to complete a development site than he will for the site as a whole.

Land prices vary widely in different parts of the country. It is cheapest in parts of eastern and northern England and dearest within a 50 km radius of London. In consequence, even supposing a builder obtains permission to build twenty houses per hectare on land costing £130000/ hectare, it will cost him at least £ 8600 a plot, after roads, drainage

and other services have been provided, but before a brick is laid on the site.<sup>④</sup> Shortage of residential land retards the housing programme and is a blight on the building industry. Then when land is made available for development, competition tends to force up the price which, coupled with increasing building costs, may cause the projected buildings to fail to meet the criteria for investment return or cause rents to reach levels which occupants cannot afford or are very reluctant to pay.

### Effect of Town Planning on Land Values and Pattern of Land Values

The effect of town planning is to shift land values but not to destroy them. Planning schemes frequently cause a redistribution of values, where the permitted land uses differ from the existing patterns of land use. If, for example, a town map limited the supply of land for residential purposes and permitted high densities on the outskirts and lower densities in inner districts, then the land on the outskirts would in all probability have a higher value than that nearer the centre; a shift of values has therefore occurred. Where the shift in land values, which is caused by a redistribution of the profit uses of land, settles will partially depend on the planned redistribution of nonprofit uses, such as open spaces.<sup>⑤</sup>

Farmland near towns often has a potential development value, which increases as the likelihood of development becomes more certain. This enhanced value was the betterment of which the Land Commission required a forty per cent share under the Land Commission Act 1976. and which was abolished in 1970 and was replaced by Development Land Tax in 1976. The aim was to collect some share of increases in value representing the community's actions, while leaving some share to the benefit of the private individual, thus allowing the market to continue to operate.<sup>⑥</sup> It did, however, result in a reduction in the amount of land available for development.

Successful planning should seek to understand the economic and social forces which shape our environment and assist in the allocation of land use to meet those needs in a manner beneficial to the whole community.

### Notes

- ①此句由 it 作形式主语代替 that 引导的主语从句, 其中又包含有一个 that 引导的定语从句。全句意为: 据认为, 在潜在的土地使用者之间场地竞标的市场过程产生的是一种土地使用条理化模式, 这种模式特别构成最有效地表现具有城市生活特征的经济功能。
- ②“regression analysis”意为“回归分析法”。“回归分析”是数理统计的一个分支, 研究回归关系的计算及其理论。运用“回归分析”可对土地值进行统计分析, 以便预报或控制。全句意为“有人运用多种回归分析对影响新加坡居住区土地值的一般模式的因素进行了有趣的研究”。