

ENGLISH-CHINESE GLOSSARY OF TERMS

IN

HOUSING, URBAN PLANNING,
AND CONSTRUCTION MANAGEMENT

英 汉

住房、城市规划
与建筑管理词汇

中华人民共和国城乡建设环境保护部

美利坚合众国住房与城市发展部

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YĪNGHÀN ZHÙFÁNG CHÉNGSHÌGUǏHUÀ
Yǔ JIÀNZHÙGUǏLǐ CÍHUì

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商 务 印 书 馆 出 版

(北京王府井大街36号 邮政编码100710)

新华书店总店北京发行所发行

河北省香河县第二印刷厂印刷

ISBN 7-100-01593-6/H·482

1996年12月第1版	开本 787×1092 1/44
1996年12月北京第1次印刷	字数 500 千
印数 1 500 册	印张 14

定价：19.00 元

编者的话

《英汉住房、城市规划与建筑管理词汇》系中华人民共和国城乡建设环境保护部与美利坚合众国住房与城市发展部科技合作协定的成果之一。该书1987年由美方印刷出版后,在我国和国际建筑界引起较大反响。为满足我国广大读者的需要,现征得美方同意在我国正式出版发行。自1987年以来,中美双方与本书编写有关的人员和机构名称均有变动,为尊重历史,此次出版不作任何改动。

This Joint Venture is respectfully dedicated to

**The Secretary of Housing and Urban
Development of the United States of
America**

Samuel R. Pierce, Jr.

**The Minister of Urban and Rural Con-
struction and Environmental Protection
of the People's Republic of China**

Ye Rutang

EDITORS' NOTE

The English-Chinese Glossary of Terms in Housing, Urban Planning and Construction Management was one of the achievements of the Protocol on Cooperation between the Chinese Ministry of Urban and Rural Construction and Environmental Protection and the U.S. Department of Housing and Urban Development. It was published by the U.S. side in 1987. Its publication has aroused great interest in both the Chinese and international building circles. In order to satisfy the need of the Chinese readers, the Chinese side, having gained the approval of the U.S. side, has decided to publish and distribute it in China. Since 1987, changes have taken place in the names and titles of many of the organizations and persons involved on both sides. However, to remain true to the past situation, no changes have been made in this publication.

FOREWORD

The English-Chinese glossary of housing, urban planning, and construction management terms is designed to help overcome language barriers, to enhance mutual understanding, and to facilitate future exchanges between the People's Republic of China and the United States. The project was undertaken under the Protocol on Cooperation between the Department of Housing and Urban Development (HUD) of the United States and the Ministry of Urban and Rural Construction and Environmental Protection (MURCEP) of China. This is but one of several protocols in different fields under the U.S.-China Agreement on Science and Technology. On the occasion of the publication of the glossary, we would like to express our sincere hope that this work will serve as the cornerstone for future efforts and that cooperation between the United States and China will prove even more fruitful in the years to come.

U.S.-China Program Co-Chairmen:

Ambassador Theodore R. Britton, Jr.

Assistant to the Secretary for

International Affairs

Department of Housing and

Urban Development (HUD)

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Terms and Definitions

词 条 与 解 释

2 *Abandonment/Acceptance*

Abandonment

In the United States, relinquishment by a landlord or owner-occupant of all rights and responsibilities of ownership, including collection of rents and provision of services to tenants. Abandonment frequently occurs in poor inner city areas with high crime rates.

Accelerated depreciation

In the United States, permission of the federal government entitling a taxpayer to claim greater-than-usual losses in the value of income-producing property for the years immediately after purchase rather than depreciating the property at a steady rate over its useful life. Tax authorities allow this practice to encourage investment. See also DEPRECIATION.

Acceptance of hidden subsurface work

In China, approval of portions of construction work that will be covered up or otherwise inaccessible when the project is completed, e.g., foundations, pilings and reinforcements in concrete. Thorough inspection and acceptance is requisite to undertaking further construction. See also FINAL ACCEPTANCE.

Acceptance of work subelements

In China, approval of certain defined subdivisions of construction work. Acceptance procedures are usually carried out upon completion of the main structural work in an ordinary project, or upon completion of all work subelements in a key project, special project, or project employing innovative techniques. See also COM-

放弃产权 Fàngqì chǎnquán

在美国，指房产主或自住业主对其具有所有权的产业放弃一切权利和义务，包括收租及对租户提供服务。此种现象常发生在贫困的犯罪率高的城内衰落区。

加速折旧 Jiāsù zhéjiù

美国联邦政府为了鼓励投资，规定纳税人对产生收益的房地产，允许在购入的初期申报较高的折旧率，即高于其使用期内的固定折旧率。[参见“折旧、贬值”]

隐蔽工程验收 Yǐnbìgōngchéng yànshōu

在中国，对某些竣工后不便检查的工程项目，[如基础、桩、钢筋混凝土中的钢筋等]，在该工序施工完毕，下一工序开始之前，及时组织的验收。[参见“最终验收”]

分项工程验收 Fēnxiànggōngchéng yànshōu

在中国，指对已完工的某一分项工程的验收。通常对于一般工程项目的主体结构工程，以及对于重点工程项目，特殊工程项目或采用新技术的工程项目的全部工程进行分项工程验收。[参见“建成投入生产”]

4 *Accepted / Access*

PLETED ITEM, ACCEPTANCE OF HIDDEN SURFACE WORK CONSTRUCTION WORK ELEMENT, and FINAL ACCEPTANCE.

Accepted bid

In the United States, the bid or proposal approved by the owner or his representative as the basis for a contract for the proposed construction. See also BID, CONTRACT AWARD, and CONSTRUCTION COST.

Accessory building

A building located on a lot and used for a purpose related indirectly to that of the principal building on the same lot, e. g., a garage or storage shed. See also ACCESSORY USE.

Accessory housing

In the United States, a single-family house that has been divided into self-contained units. While the practice is sometimes prohibited, many jurisdictions are amending their regulations because of the need for affordable housing.

Accessory use

In the United States, use of land or a secondary building for purposes incidental to the primary use of the same lot. Accessory uses are frequently defined in zoning ordinances. See also ACCESSORY BUILDING, PERMITTED USE, and ZONING.

Access right

In the United States, right of a landowner to pass to and from his / her land, usually by a dedicated street or easement across another land-

(或交付使用)项目”、“隐蔽工程验收”、“分部工程”、“最终验收”]

中选标 Zhōngxuǎnbiāo

在美国，指业主或其代理人为拟建工程所选中的标单，作为准备与投标单位签订承包合同的基础。[参见“投标”、“发包”、“建筑成本”]

附属建筑 Fùshǔ jiànzhù

主要建筑以外的辅助建筑，即在同一基地上作其他有关用途的建筑，例如车库、存贮棚等。[参见“附带用途”]

合住住房 Hézhù zhùfáng

在美国，指原供一家居住的住房被划分为几套独立的居住单元。这种做法有时虽被禁止，但许多地区为了满足对低价住房的需求正在对有关规定进行修改。

附带用途 Fùdài yòngtú

在美国，指同一基地上作次要目的使用的土地或建筑物，在区划法规中一般对此种用途有所规定。[参见“附属建筑”、“许可使用”、“区划”]

出入权 Chūrùquán

在美国，指地产主出入其所拥有土地的权利，通常指经过指定街道或另一地产主的产地。[参见“地域

6 Accreditation/ Adaptive

owner's property. See also **EASEMENT** and **RIGHT-OF-WAY**.

Accreditation

Official recognition of the competence of an educational institution or testing laboratory by a public or private organization after evaluation according to accepted criteria or standards. See also **BUILDING MATERIAL TESTING** and **CERTIFICATION OF MATERIALS AND PRODUCTS**.

Acquisition approval

In China, approval of land acquisition granted by the urban planning administration in accordance with the city's master plan and detailed plan to a development organization for construction agreed to by the planning commission. Factors considered in approval decisions include the size, dimensions, and location of the site. See also **LAND ACQUISITION**.

Activity analysis

Studies of time and space patterns followed by households, firms, and various other institutional entities in conducting their affairs. Activity analysis is potentially useful in spacial planning exercises.

Adaptive re-use

The process of transforming an old structure, usually either abandoned or underutilized, into something quite different from the purpose for which it was originally built, e. g., redesigning an abandoned railroad station as a shopping mall. Examples of adaptive re-use have become prominent features in redevelopment areas of many U.S.

权”、“通行权”]

确认 Quèrèn

由官方或私营组织根据公认的标准对一个教育机构或试验室的检验能力作出评价后予以认可。[参见“建筑材料检验”、“材料与制品鉴定”]

拨地 Bōdì

在中国指城市规划管理部门对于业经计划部门批准的建设项目，按总体和详细规划的规定拨给建设单位建设用地，包括用地的地址、范围、周边尺寸等。[参见“征地”]

活动分析 Huódòng fēnxī

关于家庭，商号及其他多种机构在时间和空间上的活动方式的研究。在空间规划工作中极为有用。

适应性再使用 Shìyīngxìng zàishǐyòng

指一种改造旧建筑物的做法，即将废弃或不能充分使用的建筑物改造成使用目的与当初建造时迥然不同的建筑物。例如，将废弃的火车站改建为购物商场。在美国，适应性再使用已成为许多城市中地区改

8 Addendum/Administrative

cities. See also URBAN REDEVELOPMENT.

Addendum

In the United States, a written or graphic instrument issued prior to the execution of the contract, modifying or interpreting the bidding documents — including drawings and specifications — by additions, deletions, clarifications, or corrections. As such, addenda become part of the contract documents when the construction contract is executed. See also BIDDING DOCUMENTS and CONTRACT DOCUMENTS.

Addition

Any construction that increases the floor area or size of a building, such as an additional bedroom, a porch, or an attached garage or carport. See also BUILDING ALTERATION and HOME IMPROVEMENT.

Adjustable rate mortgage (ARM)

In the United States, a new, complex form of mortgage with a variable interest rate linked to a standard financial index. The rate variation may affect the size of monthly payments, the term of the loan, the outstanding balance of the loan, or some combination of these elements. Mortgage plans may have limitations on the size of the periodic or cumulative interest charges or on the permissible amount of changes in payments. Also called a variable rate mortgage. See also MORTGAGE.

Administrative complex of a factory

In China, a group of buildings on a factory site, containing administrative offices and health, li-

造的特色之一。[参见“城市改造”]

补充文件 Bǔchōng wénjiàn

在美国,指执行合同前,用书面或图表文件对投标文件作出修改或解释,包括增、删、澄清或改正等。在以后执行合同时,这种补充文件即作为合同文件的一部分。[参见“招标文件”、“合同文件”]

加建工程 Jiājiàn gōngchéng

指扩大建筑面积或增建附加在建筑上的其他工程,例如加建卧室、门廊、汽车库或车棚等。[参见“改建工程”、“住房改善”]

可调利率抵押贷款 Kětiáolǐlǜ dīyā dàikuǎn

美国的一种新型复杂的低押方式,其利率可随标准金融指数变动。利率的变动可对每月付款数量,贷款期限,未偿贷款余额或上述几方面情况的综合产生影响。低押条款中可对定期的或累计的利息额或对付款的允许变动数量加以限制。又称可变利率低押贷款。[参见“低押贷款”]

厂前区 Chǎngqiánqū

中国工厂中常见的一组建筑,包括行政管理和职工福利设施如办公室、卫生所、图书室、文娱活动场所、