

讲义

Construction

建筑

Shovel-unready

尚未开工

German builders are on the brink of collapse

德国建筑商正处理崩溃边缘

选自：The Economist Sep 9th 2023 edition Business

“We are sending our construction industry into the abyss,” warns Rolf Buch, boss of Vonovia, Germany’s biggest landlord. The crisis afflicting German builders is far from the country’s only economic problem. But it is particularly acute, and concerns a sector that makes up 12% of GDP and employs 1m construction workers. That makes it important for the health of the German economy and of its society.

德国最大的房地产公司 Vonovia 的老板 Rolf Buch 警告说：“我们正在将建筑业推向深渊。”困扰德国建筑商的危机远非该国唯一的经济问题。但它尤为严重，而且涉及到一个占国内生产总值 12%、雇用 100 万建筑工人的行业。因此，它对德国经济和社会的健康发展至关重要。

【词汇】

1. **shovel** /'ʃʌvl/ n. 六级 GRE 雅思 the part of a large machine or vehicle that digs or moves earth (推土机、挖土机等) 铲, 铲形部分

shovel-ready/ ,ʃʌvl 'redi/ adj. (of a construction project) at the stage where workers can be employed and building begun (建筑工程) 准备就绪的, 可马上开工的

例: This infrastructure project is shovel-ready. 该基础设施项目已准备就绪。

标题为 shovel-ready 的否定定义, 表示“未开工”。

2. **abyss** /ə'bis/ n. GRE 专八 a very deep wide space or hole that seems to have no bottom 深渊

例: The country might plunge into the abyss of economic ruin.

这个国家也许会陷入经济崩溃的危险境地。

landlord /'lændlɔ:rd/ n. 四级 考研 a person or company from whom you rent a room, a house, an office, etc. 业主；地主；房东

例：a buy-to-let landlord (= who buys houses and flats in order to rent them out)

买房出租房东

3. **afflict** /ə'flɪkt/ v. GRE 专八 托福 to affect somebody/something in an unpleasant or harmful way 折磨；使痛苦

例：Severe drought has afflicted the region.

严重的干旱困扰着该地区。

4. **acute** /ə'kju:t/ adj. GRE GMAT 考研 very serious or severe 十分严重的

例：Competition for jobs is acute.

求职竞争非常激烈。

【词组】

1. **(on) the brink of**: a situation when you are almost in a new situation, usually a bad one (某事物的) 边缘 [一般指坏情况]

例：The company had huge debts and was on the brink of collapse.

公司背负巨额债务，已濒临破产。

The government promised to build 400,000 flats a year when it came to power in 2021. Industry groups reckon that something more like 700,000 a year are needed, not least to house the more than 1m Ukrainians who have fled their war-torn country. Whatever the true figure, everyone agrees that the 295,000 built last year did not cut it. Mr Buch calls the resulting shortage of affordable flats in parts of the country a “societal tinderbox”.

政府在2021年开始执政时承诺每年建造40万套公寓。据行业组织估计，每年大约需要70万套住房，尤其是为了安置逃离战乱国家的100多万乌克兰人。无论真实数字是多少，所有人都认为去年建造的29.5万套住房无法满足需求。Buch先生称该国部分地区由此造成的经济适用房短缺是一个“社会火药桶”。

【词汇】

1. **war-torn** /'wɔ:r tɔ:rn/ adj. a war-torn country or area is severely affected by the fighting that is taking place there 受战争严重破坏的；饱受战争蹂躏的

例：And an International Security Assistance Force was established to help bring a lasting peace to a war-torn country.

同时建立了一支国际安全援助部队，以帮助这个遭受战争蹂躏的国家实现持久和平。

2. **affordable** /ə'fɔ:rdəbl/ adj. 考研 专八 cheap enough that people can afford to pay it or buy it 负担得起的：足够便宜，人们可以负担得起或购买

例：We offer quality products at affordable prices.

我们以实惠的价格提供优质的产品。

3. **tinderbox** /'tɪndəbɒks/ n. a situation that is likely to become dangerous 一触即发的形势

例：It was clearly a tinderbox situation with demonstrators likely to become violent at any moment.

显然，这是种情节，示威者随时可能变得暴力。

【词组】

1. **not least** : especially 特别；尤其

例：The documentary caused a lot of bad feeling, not least among the workers whose lives it described.

那部纪录片引起了许多人的反感，片中描写到其生活的工人尤其如此

2. **(not) cut it**: to (not) be as good as is expected or needed (不)如预想的一般好；(不)像所需要的那么好

例：He won't cut it as a professional singer.

他的歌艺未达到专业歌手水平。

【长难句】

Industry groups reckon that something more like 700,000 a year are needed, not least to house the more than 1m Ukrainians who have fled their war-torn country.

句子主干为：Industry groups reckon that something more like 700,000 a year are needed

其中，something more like 700,000 a year are needed 为**宾语从句**，做 reckon 的宾语，意思为：行业组织估计，每年大约需要 70 万套住房

not least to house the more than 1m Ukrainians who have fled their war-torn country, 为**状语**，表示目的

其中，who have fled their war-torn country 为**定语从句**，对于 Ukrainians 进行修饰限定。

句子整体含义为：据行业组织估计，每年大约需要 70 万套住房，尤其是为了安置逃离战乱国家的 100 多万乌克兰人。

This year the number is likely to be lower still. The prices of materials and energy have **shot up** as a result of supply-chain disruptions, some of them war-related. Higher interest rates, meanwhile, have increased the cost of debt that many German builders rely on to **get projects off the ground**. As a result, construction firms and property developers are going bust **in droves**. In the first four months of this year 437 building companies **filed** for **insolvency**, an increase of 20% compared with the same period in 2022. Last month Gerch and Development Partner, two developers from Düsseldorf, Project Immobilien from Nürnberg and Euroboden from Munich **went belly up**.

今年的数字可能会更低。由于供应链中断（其中一些与战争有关），材料和能源价格飙升。与此同时，利率的提高也增加了许多德国建筑商所以来的用于启动项目的债务成本。因此，建筑公司和房地产开发商纷纷破产。今年前四个月，有 437 家建筑公司申请破产，与 2022 年同期相比增加了 20%。上个月，杜塞尔多夫的两家开发商 Gerch 和 Development Partner、纽伦堡的 Project Immobilien 和慕尼黑的 Euroboden 相继破产。

【词汇】

1. **file** /faɪl/ v. to present something so that it can be officially recorded and dealt with 提起（诉讼）；提出（申请）；送交（备案）

例：**file for something** to file for divorce/bankruptcy

申请离婚/破产

2. **insolvency** /ɪn'sɔːlvənsi/ n. **GMAT** the state of not having enough money to pay what you owe; an occasion when this happens 破产：没有足够的钱来支付欠款的状态；发生这种情况的时候

例：The company is close to insolvency.

这家公司即将破产。

【词组】

1. **shoot up**: to increase very quickly and suddenly 猛增

【同义替换】rocket

例：Demand for water has shot up by 70% over the last 30 years.

过去 30 年来，水的需求量猛增了 70%。

2. **get ... off the ground**: to start to be successful 开始获得成功，取得进展

例：Her show never really got off the ground in the UK.

她的节目在英国一直没有火起来。

3. **in droves**: a large number of people or animals, often moving or doing something as a group (移动的) 人群, 畜群

例: People were leaving the countryside in droves to look for work in the cities.

一批一批的人离开农村到城里找工作。

4. **go belly up**: to fail completely 彻底失败; 垮掉; 完蛋

例: Last year the business went belly up after one of the partners resigned.

去年一位合伙人退出后, 这家企业就垮掉了。

“It is not a functioning market,” says Clemens Fuest, head of IFO, a think-tank. The reason, he says, is red tape. In 2015 Germany introduced a “rent brake” in popular parts of big cities to limit the price of fresh leases to no more than 10% above a level determined by an index of rents in a particular location. Although new builds are in theory excluded, the policy still deters housing development in places where it is most needed. Moreover, says Mr Fuest, tenants are well protected by law, which is a further burden for the industry.

智囊团 IFO 的负责人 Clemens Fuest 说:

“这不是一个正常运作的市场。”他说, 原因在于繁文缛节。2015 年, 德国在大城市的热门地区引入了“租金制动”政策, 限制新租约的价格不得超过根据特定地区租金指数确定的水平的 10%。虽然理论上新建筑被排除在外, 但该政策仍然阻碍了最需要的地方的住房开发。此外, Fuest 先生说, 租户受到法律的充分保护, 这对该行业来说又是一个负担。

【词汇】

1. **brake** /breɪk/ n. GRE 高考 考研 a thing that stops something or makes it difficult 阻力; 障碍

例: High interest rates are a brake on the economy.

高利率阻碍了经济发展。

2. **lease** /li: s/ n. a legal agreement that allows you to use a building, a piece of equipment or some land for a period of time, usually in return for rent (房屋、设备或土地的) 租约, 租契

例: The lease expires/runs out next year.

这份租约明年到期。

3. **deter** /di' tɜ: r/ v. GRE GMAT 专八 雅思 to make somebody decide not to do something or continue doing something, especially by making them understand the difficulties and unpleasant results of their actions 制止; 阻止;

威慑; 使不敢

例：I told him I wasn't interested, but he wasn't deterred.

我已告诉他我不感兴趣，可他却不肯罢休。

4. **tenant** /'tenənt/ n. 四级 GMAT 考研 the person who owns it 房客；租户；佃户

例：They had evicted their tenants for non-payment of rent.

他们赶走了未交房租的房客。

【词组】

1. **red tape**: things from being done quickly 繁文缛节；官僚作风

例：All ministers are agreed on the need to cut bureaucratic red tape.

所有部长都同意有必要削减官僚主义的繁琐程序。

Other rules are making construction ever more expensive. Already strict environmental regulations are set to become stricter. If a new standard for insulation called EH-40 is introduced as planned on January 1st 2025, it will add 20% to construction costs that have increased by two-thirds in the past few years as it is, estimates Dirk Salewski, president of the BFW, a federal association of independent real-estate and housing companies. “We have the best fire-protection and soundproofing regulation in the world,” he adds. He does not exactly mean that as a compliment: all this world-beating regulation is choking the industry, he laments.

其他规定也使建筑成本越来越高。本已严格的环保法规将变得更加严格。据联邦独立房地产和住房公司协会（BFW）主席德克-萨莱夫斯基（Dirk Salewski）估计，如果一项名为“EH-40”的新隔热标准按计划于2025年1月1日实施，那么建筑成本将增加20%，而过去几年中建筑成本已经增加了三分之二。他补充说：“我们拥有世界上最好的防火和隔音法规。”他这样说并不完全是赞美：他感叹道，所有这些世界一流的法规正在扼杀这个行业。

【词汇】

1. **insulation** /,ɪnsə'leɪʃn/ n. 专八 sound, electricity, etc. from passing through; the materials used for this 隔热；隔音；绝缘；隔热（或隔音、绝缘）材料

例：Better insulation of your home will help to reduce heating bills.

加强房子的隔热性能有助于减少供暖费用。

2. **soundproof** /'saʊndpru: f/v. to make something so that sound cannot pass through it or into it 隔声的

例：When we were looking into the space, we realized that it was not soundproofed at all.

当我们查看空间时，我们意识到它根本不隔音。

3. **compliment** /'kɑ: mplɪmənt/ n. GRE 考研 雅思 a comment that expresses praise or approval of somebody 赞扬; 称赞

例: 'You understand the problem because you're so much older.' 'I'll take that as a compliment!'

“您是能理解这个问题的，因为您年纪大那么多。” “就当你是夸奖吧！”

4. **choke** /tʃəʊk/ v. to prevent someone from breathing by putting your hands around their throat and pressing on it [掐住脖子] 使透不过气，使窒息

例: His hands were round her throat, choking her.

他双手掐住她的喉咙使她无法呼吸。

5. **lament** /lə'ment/ v. GRE GMAT 专八 雅思 托福 to have or express very sad feelings about somebody/something 对...感到悲痛; 痛惜; 对...表示失望

例: In the poem he laments the destruction of the countryside.

在那首诗里他对乡村遭到的破坏流露出悲哀。

【特殊词汇】

1. **EH-40(Effizienzhaus 40)**: 预计从 2025 起，新房的节能标准将进一步被收紧：必须满足所谓的 EH-40 标准。意思是新房最多只能消耗标准建筑能源的 40%。

【长难句】

If a new standard for insulation called EH-40 is introduced as planned on January 1st 2025, it will add 20% to construction costs that have increased by two-thirds in the past few years as it is, estimates Dirk Salewski, president of the BFW, a federal association of independent real-estate and housing companies.

句子的主干为: it will add 20% to construction costs that have increased by two-thirds in the past few years as it is, 其中, that have increased by two thirds in the past few years 是**定语从句**, 修饰限定 construction costs, as it is 是**状语**, 表示 already 已经, 主干意思为: 建筑成本将增加 20%, 而过去几年中建筑成本已经增加了三分之二。

If a new standard for insulation called eh-40 is introduced as planned on January 1st 2025 是**状语从句**, 表示假设, 其中 called EH-40 是**后置定语**修饰 insulation, 意思为: 如果一项名为“EH-40”的新隔热标准按计划于 2025 年 1 月 1 日实施。

estimates Dirk Salewski, 是主谓倒装的**插入语**, 表示前文内容的来源, 意思为 Dirk Salewski 估计……

President of the BFW 为**同位语**, 解释说明 Dirk Salewski

a federal association of independent real-estate and housing companies 是**同位语**, 解释说明 BFW

整句话的意思为：据联邦独立房地产和住房公司协会（BFW）主席德克-萨莱夫斯基（Dirk Salewski）估计，如果一项名为“EH-40”的新隔热标准按计划于2025年1月1日实施，那么建筑成本将增加20%，而过去几年中建筑成本已经增加了三分之二。

Tim-Oliver Müller, head of Bauindustrie, the federation of the German construction sector, points to other **bureaucratic** headaches. An application for a building permit requires filing eight paper copies with the authorities. Each of the federal republic's 16 states has different building rules. Cities, and even some of the country's nearly 11,000 **communes**, **weigh in** with their own **strictures**. Whenever a fault, no matter how minor, is found with an application, the clock for its processing is reset. Mr Müller suggests that all applications should be digital and that if the authorities don't respond to an application within three months it ought to be automatically approved.

德国建筑业联合会（Bauindustrie）负责人蒂姆·奥利弗·穆勒（Tim-Oliver Müller）指出了其他令人头疼的官僚主义问题。申请建筑许可证需要向当局提交八份纸质文件。联邦共和国的16个州各有不同的建筑规定。各城市，甚至全国近11000个市镇中的一些市镇，都有自己的严格规定。每当发现一项申请有问题，无论问题有多小，处理时间都会被重置。Müller先生建议，所有申请都应数字化，如果当局在三个月内未对申请作出回应，则申请应自动获得批准。

【词汇】

1. **bureaucratic** /ˌbjʊərəˈkræti:k/ adj. connected with a bureaucracy or bureaucrats and involving complicated official rules which may seem unnecessary 官僚的；官僚主义的

例：The report revealed a great deal of bureaucratic inefficiency.

报道大量揭示了官僚体制的无能。

2. **commune** /ˈkɑːmjuːn/ n. **专八** the smallest unit of local government in countries such as France and Belgium 市镇〔法国和比利时等国最小的地方行政区〕

3. **stricture** /ˈstriktʃər/ n. **GMAT 专八** stricture (against/on something) a rule or situation that limits your behaviour 限制；约束；束缚

例：strictures against civil servants expressing political opinions

对于公务员发表政治见解的禁令

【词组】

1. **weigh in**: to join in a discussion, an argument, an activity, etc. by saying something important, persuading somebody, or doing something to help (在讨论、辩论等中) 发表有分量的意见, 发挥作用

例: We all weighed in with our suggestions.

我们都提出了有分量的建议。

On September 25th Olaf Scholz, the **chancellor**, will host a summit with 60 politicians, business leaders and representatives of civil society. At a **pow-wow** in Meseberg castle near Berlin, his **cabinet** recently passed measures to lighten the corporate-tax burden, including new rules on the **deduction** for **wear and tear** for builders. That is nowhere near enough, say industry types. They are demanding a relaxation of the green rules for buildings, more tax relief and help with high borrowing costs. If the government does not do something, the abyss **beckons**.

9月25日, 德国总理奥拉夫-舒尔茨 (Olaf Scholz) 将与60位政界人士、商界领袖和民间团体代表举行一次峰会。在柏林附近的梅塞贝格城堡举行的会议上, 他的内阁最近通过了减轻企业税负的措施, 其中包括关于建筑商损耗扣除的新规定。业内人士表示, 这远远不够。他们要求放宽对建筑的绿色规定, 提供更多的税收减免, 并帮助他们解决高昂的借贷成本。如果政府不有所作为, 深渊就会向他们招手。

【词汇】

1. **chancellor** /'tʃænsələ/ n. often used in a title 常用于头衔

例: the head of government in Germany or Austria

(德国或奥地利的) 总理

2. **pow-wow** /'paʊwaʊ/ n. a meeting for discussion 讨论会; 议事会

3. **cabinet** /'kæbɪnət/ n. GMAT 考研 a group of senior members of a government that is responsible for advising and deciding on government policy 内阁

例: a cabinet meeting 内阁会议

4. **deduction** /dɪ'dʌkʃən/ n. GMAT 专八 the process of taking away an amount from a total, or the amount that is taken away 扣除; 扣除额

例: After deductions for tax etc, your salary is about £700 a month.

扣除税款等之后, 你的月薪大约有700英镑。

5. **beckon** /'bekən/ v. to be something that is likely to happen or will possibly happen to somebody in the future 很可能发生 (或出现)

例：For many kids leaving college the prospect of unemployment beckons.

许多刚踏出大学校门的孩子可能会面临失业。

【词组】

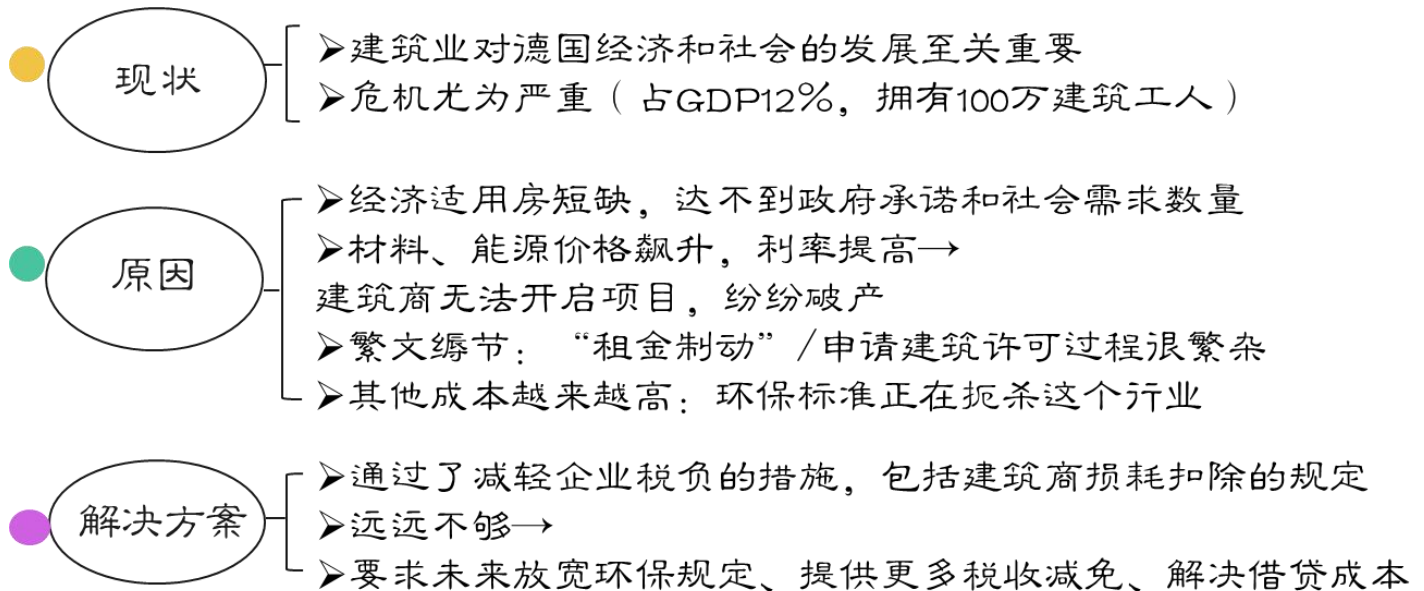
1. **wear and tear**: the damage to objects, furniture, property, etc. that is the result of normal use (正常使用造成的)
磨损，损耗，损坏

例：The insurance policy does not cover damage caused by normal wear and tear.

保险单不保正常使用所造成的坏损。

总结

1) 文章架构



2) 同义替换

✓ 破产；失败

go bust

...construction firms and property developers are going bust in droves.

……建筑公司和房地产开发商纷纷破产。

go belly up

...Project Immobilien from Nürnberg and Euroboden from Munich went belly up.

……纽伦堡的 Project Immobilien 和慕尼黑的 Euroboden 相继破产。

其他：bankrupt/fail

例：The legal fees almost bankrupted us.

律师费几乎使我们破产了。

✓ 房地产

landlord

...warns Rolf Buch, boss of Vonovia, Germany's biggest landlord.

德国最大的房地产公司 Vonovia 的老板 Rolf Buch 警告说……

property developer

...construction firms and property developers are going bust in droves.

建筑公司和房地产开发商纷纷破产。

其他： real estate

例： a fall in the value of real estate

房地产的贬值

3) 一词多义

✓ **type**

- ✓ 文章原句：That is nowhere near enough, say industry types. 业内人士表示，这远远不够。

✓ 释义：

① **a person of a particular character, with particular features, etc.** 具有某种特征的人；典型

The bar was crowded with City types in suits.

酒吧里挤满了西装革履的伦敦金融界人士。

② **a class or group of people or things that share particular qualities or features and are part of a larger group; a kind or sort** 类型；种类

He grew up listening to different types of music.

他从小就听不同类型的音乐。

③ **-type (in adjectives 构成形容词) having the qualities or features of the group, person or thing mentioned** 属于…类型的；具有…特征的

'a continental-type cafe

有欧洲大陆特色的小餐馆

④ **letters that are printed or typed** (印刷或打印的) 文字, 字符, 字体

The type was too small for me to read.

这种印刷文字太小, 我看不清。

✓ **beckon**

✓ 文章原句: If the government does not do something, the abyss beckons. 如果政府不有所作为, 那么深渊将向建筑行业招手。

✓ 释义:

① **to be something that is likely to happen or will possibly happen to somebody in the future** 很可能发生 (或出现)

For many kids leaving college the prospect of unemployment beckons.

许多刚踏出大学校门的孩子可能会面临失业。

② **to give somebody a signal using your finger or hand, especially to tell them to move nearer or to follow you** 招手示意; 举手召唤

He beckoned to the waiter to bring the bill.

他招手示意服务生把账单送过来。

③ **to appear very attractive to somebody** 吸引; 诱惑

The clear blue sea beckoned.

清澈蔚蓝的大海令人向往。

4) 仿写训练

✓ 描述危机

✓ 文章原句:

The crisis afflicting German builders is far from the country's only economic problem. But it is particularly acute, and concerns a sector that makes up 12% of gdp and employs 1m construction workers.

✓ 句型:

The crisis afflicting...is far from...only...

困扰...危机远非...唯一...

But it is particularly acute, and concerns...

但这尤为严重，涉及到...

✓ 仿写示例:

The crisis afflicting students' mental health is far from the only health education issue in schools. But it is particularly acute, and concerns a student body with nearly a quarter of depressive tendencies and a 16 percent of suicidal thinking.

✓ 仿写作业——描述消费危机

困扰消费需求的危机远非只是收入的问题。但这一问题尤为严重，涉及到 6.1 亿的低收入人群，可支配收入严重不均的情况。

5) 主题词总结

今日主题——建筑行业	
1. construction	建筑
2. landlord	地主、房地产
3. house	安置
4. red tape	繁文缛节
5. rent brake	租金制动
6. lease	租约
7. tenant	租客
8. building permit	建筑许可