

REFERENCE E-BOOK

Constructions in present-day English

Thematic section

FINANCE-CONSTRUCTIONS

Immediate constructions (in bold-type) are word combinations with the dependent units on the left and on the right.

Extended constructions (underlined in the examples) include the immediate constructions into an utterance or text.

FINANCE-CONSTRUCTIONS

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* salary/ wage - constructions

Constructing a better salary.

Architects earn an average salary of £27,000- £35,000 in the UK (USD \$34,895 – \$45,234).

Some architects move into furniture design or even stationary design in pursuit of higher salaries and less demanding clients.

There was no salary (just commission) and the only support I had was AED 3000 (\$816) per month for living expenses, which didn't actually cover the full costs.

“I've been offered everything that I had aspired to – a comfortable salary that would allow me the cushion I'd always craved, all expenses paid for and most importantly the opportunity to save for my future.”

Her starting salary was £32,000 (\$41,357) in 2010 but with overtime and teaching overseas, she earns around £50,000 (\$64,621) per year.

“I am content, I feel very grateful for this very comfortable salary, but it is nowhere near what people assume business school professors make.”

“Salary after a certain level is more a hygiene factor than a motivator... autonomy and purpose count for a lot more than purely the salary.”

That said, if you are in a highly impressive role but are underwhelmed by the salary, Jhajharia recommends focusing on the skills you've gained to transition to your preferred alternative career.

She adds that quite a few of her former colleagues are now in senior roles, making six-figure salaries.

While many professionals bring home above the national average wage, are they really as wealthy as we think given the years of student loans they rack up?

<http://www.bbc.com/capital/story/20160812-three-careers-you-thought-paid-megabucks-but-dont>

In Kenya and in Tanzania, for instance, the cashless mobile-banking-system M-Pesa means millions of people now pay bills, collect salaries, buy livestock and even conduct small transactions at local markets via accounts on their mobile phones.

<http://www.bbc.com/capital/story/20160922-http://www.bbc.com/capital/tags/money>

* making (big/ much/ a lot of) money/ \$40,000/ his fortune/ income/ profit

If I wanted to use my skills to make as much money as possible it would probably be through property development.

So how about relocating to make big money in property in the Middle East or elsewhere?

I'd had enough of the fantasy – there are people who **make a lot of money** here in the financial and property sectors, however in my experience they're few and far between.

Ed Prescott moved to the Emirate from London in 2008 at just 22 years old, expecting to **make his fortune**.

According to one US study, 64% of millennials would rather **make \$40,000** a year in a job they love than \$100,000 a year in a boring one.

“I am content, I feel very grateful for this very comfortable salary, but it is nowhere near what people assume business school professors **make**.”

<http://www.bbc.com/capital/story/20160812-three-careers-you-thought-paid-megabucks-but-dont>

In the UK, once you **make enough money** to start **paying** back your student loans – enough deemed to be £21,000 (\$27,970) a year in England and Wales – the government will start taking 9% out of the **income you make** over that amount through the UK tax system. (If you **make** £30,000, for instance, you'll be paying 9% of £9,000, which is the excess over £21,000.)

<http://www.bbc.com/capital/story/20160805-you-came-you-studied-you-borrowed-now-what>

* **debt - constructions**

While some earn a lot of money, people can also **rack up hundreds of thousands in debt**, he says.

“It takes eight years of training until you're qualified, there's lots of **student debt**, and once you are qualified you can't charge a lot.”

<http://www.bbc.com/capital/story/20160812-three-careers-you-thought-paid-megabucks-but-dont>

Crippling **student debt** is an increasing burden for many.

Now people all over the world **face the post-uni debt dilemma**.

In the UK, some students are now graduating with tens of thousands **in debt**.

In Australia, the government recently passed legislation requiring expats to **make payments toward their student debt** – the first time that's been obligatory since 1989.

And in the US, students are now graduating with an average of \$37,172 **in student loan debt**, up 6% from a year prior.

“**Student loan debt** is a big issue in the UK,” says Helen Saxon, chief product analyst at UK site MoneySavingExpert.co.uk.

“Recent figures showed that English graduates on the new student loan system have the largest **average debt** in the world at £44,500 (\$59,269).”

There are large differences in other parts of the UK, however – Welsh graduates owe an average of £19,000 (\$25,306), and Scottish grads face an average of £9,400 (\$12,520).

How you **tackle your student loan debt** will depend on where you're located.

For instance, in some countries it makes sense to try to pay debt down early, while in others that's not the case.

Here are some strategies for handling that large educational debt balance you've amassed.

“Working during holidays or in the evenings is a drag, but taking the YOLO (you only live once) approach to debt can make repayment really painful and get in the way of other priorities you have after uni, such as thinking about the property ladder,” says Holly Mackay, founder and managing director of UK site BoringMoney.com.

Leave, however, and your debt will incur interest (currently 4.8%).

If you're not able to consolidate, refinance or otherwise lower the rate you're paying on your debt, paying extra toward the balance will save you money over time.

“Make sure that you look at all the debt you might have and pay off the most expensive debt first,” Mackay says.

<http://www.bbc.com/capital/story/20160805-you-came-you-studied-you-borrowed-now-what>

* **pay - constructions**

The secret to paying off student loans.

Is there a quicker or smarter way to pay it down?

But in recent years, other countries have made changes to their university loan systems – or methods of repayment – and now people all over the world face the post-uni debt dilemma.

In Australia, the government recently passed legislation requiring expats to make payments toward their student debt – the first time that's been obligatory since 1989.

For instance, in some countries it makes sense to try to pay debt down early, while in others that's not the case.

Depending on where you live, there are different repayment options, tax requirements and rules.

You've got your university career to get ready for the student loans that will follow it, because in most cases you're not required to start repayments until you graduate, and in some cases **reach a certain income threshold**.

“Working during holidays or in the evenings is a drag, but taking the YOLO (you only live once) approach to debt can make repayment really painful and get in the way of other priorities you have after uni, such as thinking about the property ladder,” says Holly Mackay, founder and managing director of UK site BoringMoney.com.

In the US, there are a variety of ways to adjust your student loans, from income-based repayment to consolidation to refinancing – but you have to be your own advocate.

“They just blindly throw money at their loans, and if they’d addressed it, they might have more cash flow or be able **to pay it off more quickly** with some of the options out there.”

Income-based repayment options make it possible for you **to lower your monthly payments** if you’re not making much money – helpful if you’re just scraping by.

In the UK, once you make enough money **to start paying back your student loans** – enough deemed to be £21,000 (\$27,970) a year in England and Wales – the government will start **taking 9% out of the income you make** over that amount through the UK tax system.

If you make £30,000, for instance, you’ll **be paying 9% of £9,000**, which is the excess over £21,000. “So it’s **repaid** almost like a tax,” says Saxon.

Consequently, however, **at this low payment rate** and with high student loan balances, **you might never pay your loans off**. But, after 30 years, the UK forgives **the unpaid balance**.

“With the old system, where tuition fees were lower, many people did move **to pay it off early**, as they knew **they would pay it off** at some point, and it might as well be sooner to cut down on interest,” Saxon says. “But with the higher fees brought on in 2012, most people know **they’ll never pay it all off**, so **overpaying is money down the drain**.”

Paying extra toward the balance will save you money over time.

One of the newer options in the US is the ability to refinance your student loans – meaning combining them all into one loan with one **monthly payment**, often with a lower interest rate.

“Make sure that you look at all the debt you might have and **pay off the most expensive debt first**,” Mackay says. “There’s no stigma to having a student loan, and if you have higher interest rates on anything else, get rid of that first.”

<http://www.bbc.com/capital/story/20160805-you-came-you-studied-you-borrowed-now-what>

* **fee - constructions**

In the UK, starting in 2012, universities were allowed **to charge up to £9,000 (\$11,987) per year for tuition fees**.

“With the old system, where **tuition fees were lower**, many people did move to pay it off early, as they knew they would pay it off at some point, and it might as well be sooner to cut down on interest,” Saxon says. “But **with the higher fees brought on in 2012**, most people know they’ll never pay it all off, so overpaying is money down the drain.”

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In the UK, even as **fees have grown**, the number of university students has also continued to rise.

“We’re finding that in those markets demand outstrips supply,” said Mathias, who sees more international students heading to Europe in the future because of **cheaper tuition fees**.

Fees at UK universities are capped at £9,000 (\$12,800) a year, so competition for top universities is fierce while weaker universities may see a drop off in students.

<http://www.bbc.com/capital/story/20160420-making-money-from-students>

Carinci, describes the situation as “awful,” saying **he has to pay a fee of 300 Swedish kronas** (about \$35) every month to a company that is then able to deposit cash into his bank account.

Swedish banks, he says, profit handsomely from **charging transaction fees to retailers for card payments**, amounting to millions of kronas annually for the banks, whereas there is no revenue generated on cash. This leaves banks little incentive to accept currency.

<http://www.bbc.com/capital/story/20160922-http://www.bbc.com/capital/tags/money>

* **cash - constructions**

My dad, a former Wall Street trader always advised me **“cash is king”** and to “hold on to it” when the economy gets tough.

But in the Netherlands, **cash is definitely not getting the royal treatment**.

Some retailers even describe **going cash-free** as “cleaner” or “safer”.

Tucking my debit card firmly away, I decide to see how far **a bundle of cash** will get me.

The big-ticket items are strictly **cashless affairs**: my rent and my telephone bill among them.

“I can’t remember the last time **we received a cash payment**,” says Marielle Groentjes, an administrator with the company that manages my apartment, Hoen Property Management BV, and has worked there for a decade.

Not only can I not buy my organic produce at Marqt, but **I am forced to wait in long cash-only lines** at the supermarket while I watch those with debit cards quickly **pay up** and make it home for dinner.

But he points out it's the logistics that make **handling cash** expensive (it must be transported, guarded, tallied and registered) versus the ease of electronic payments.

Electronic payments in the Netherlands’ shops and supermarkets **overtook cash payments** for the first time in 2015 by a narrow margin: 50% debit cards while 49.5% were paid for **in cash** the remaining 0.5% were credit card-payments.

They say **cashless payments** are cheaper, safer and more convenient.

Like the Netherlands and its Scandinavian neighbours, Sweden is among the front-runners in the race **to eradicate cash**.

For small businesses, it costs so much money **to put cash in the bank**,” says Guido Carinci, chairman of small business association, TOMER. Carinci, describes the situation as “awful,” saying he has to pay a fee of 300 Swedish kronas (about \$35) every month to a company that is then able **to deposit cash into his bank account**.

Citing the high costs of handling cash and security concerns, many Swedish stores have already abandoned their cash tills, including telecommunications giant Telia Company, whose 86 shops nationwide stopped **accepting cash** in 2013.

The problem has become so bad that many of Sweden’s residents, facing the dilemma of what to do with **piles of cash** that banks don’t want, are even resorting to “hiding it in the microwave,” according to Björn Eriksson, head of security industry alliance Säkerhetsbranschen.

Some cultures **are still deeply reluctant to give cash up**, including Germany, whose consumers believe, according to a recent study by the country’s central bank, that using cash gives them better control over their spending.

In Europe’s economic superpower, more than 75% of **payments are still made in cash**.

And as much as Americans still love dollar bills – the nation only adopted chip-enabled credit cards last year, a full decade after many European countries – **a move toward cashless is beginning to take root** across the Atlantic too.

Advances in mobile technology have seen banks **leapfrog cash payments** in some countries in Africa.

Personally, I hate **that the cost of cash is increasingly being passed back** to people like me.

<http://www.bbc.com/capital/story/20160922-http://www.bbc.com/capital/tags/money>

“They just blindly throw money at their loans, and if they’d addressed it, they might have more **cash flow** or be able to pay it off more quickly with some of the options out there.”

“By doing this, they have 12 months to put aside funds so that when the bill arrives next year, **they have the cash ready and available**.”

<http://www.bbc.com/capital/story/20160805-you-came-you-studied-you-borrowed-now-what>

“A lot of people invest in real estate for long term, but I wanted **to make cash** today,” said Collins, who lives on Vancouver Island, off Canada’s Pacific Coast, and now owns a dozen properties near Toronto.

“With student rentals I could **make significant amount of cash flow**.”

<http://www.bbc.com/capital/story/20160420-making-money-from-students>

* **invest-constructions**

When Tim Collins left his job in sales about five years ago, he decided **to invest full time in student housing** even though he doesn't yet have university-aged children.

Collins isn't the only one who has benefitted from the growth in the private student-housing market, **which brings him returns on his investment** of as much as 25% annually.

Investment funds started taking note and in 2004, American Campus Communities was the first student housing real-estate **investment trust**, or REIT, in the US to go public.

"There were always a lot **private investors**," said Fitts. Now student housing has "become a more accepted asset class" **among a variety of investors**, she said.

Traditional property investments, such as residential or commercial spaces, that are more tied to the health of the overall economy took a beating during the financial crisis starting in 2008.

The firm **closed its first UK investment** last year and is planning **additional investments** in Ireland and continental Europe.

Still as the number of investors has grown, the difference between **the return on investment** for multi-family housing and student housing has narrowed in the past five years and yields are slightly below 6% in the US, according to CBRE.

The most **straightforward way to invest in** student housing is to buy shares in a publicly traded REIT.

Some of the new funds devoted to student housing may also accept **individual investors**, but many are open only to **institutional investors** like endowment or pension funds.

Bolder investors can follow Collins' example, buying, managing and renting out properties to students on their own.

While **investors** can make more money from renting out properties per bed, they also have to wrap extras such as Internet and electricity into one payment.

<http://www.bbc.com/capital/story/20160420-making-money-from-students>

* **interest-construction**

In New Zealand, **student loans are interest free** if you stay in the country after graduation.

Leave, however, and your **debt will incur interest** (currently 4.8%).

"With the old system, where tuition fees were lower, many people did move to pay it off early, as they knew they would pay it off at some point, and it might as well be sooner **to cut down on interest**," Saxon says.

Some loans in the US may carry **an interest rate as high as 6.8%** – or higher if you have a private loan.

In Australia, **the average interest rate** for a university loan is 8%.

One of the newer options in the US is the ability to refinance your student loans – meaning combining them all into one loan with one monthly payment, often with **a lower interest rate**.

“You might **lower your interest rates**, but you give up any of those income-based repayment options,” says Wes Brown, a financial planner in Tennessee in the US.

“There’s no stigma to having a student loan, and if you have **higher interest rates on** anything else, get rid of that first.”

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