

Exercise 1: Match the words in bold (1–10) with the correct definitions (A–J).

1. Housing prices have been rising relentlessly , showing no signs of slowing down.	A. Housing that is reasonably priced and accessible to ordinary people.
2. Because of declining supply , fewer apartments are available on the market.	B. To give or share something for a special use.
3. Developers often set very high profit expectations , which pushes home prices higher.	C. Expensive houses or apartments for rich people.
4. Many companies focus only on premium segments , such as luxury apartments, instead of affordable housing.	D. Buying something to sell later for more money.
5. Due to long approval processes, many housing developments became stalled projects for years.	E. The money a company hopes to get as profit.
6. If the permit process is streamlined , thousands of new homes could enter the market sooner.	F. Continuous, without stopping or easing.
7. Property speculation has made prices rise even faster, as people buy land just to sell it later at higher prices.	G. Plans that cover all aspects of a situation in a thorough way.

8. The government plans to build more affordable housing so that ordinary families can buy homes.	H. Made simpler and easier.
9. A comprehensive strategy is needed to stabilize the housing market, including credit, taxes, and planning policies.	I. Fewer goods or not enough of something.
10. Authorities should allocate public land for social housing to reduce costs.	J. Building work that has stopped or cannot continue.

1 - _____ 2 - _____ 3 - _____ 4 - _____ 5 - _____
 6 - _____ 7 - _____ 8 - _____ 9 - _____ 10 - _____

Exercise 2: Listen to the first part of a talk about housing prices in Vietnam and do the tasks below.

Task 1: Write NO MORE THAN TWO WORDS AND/OR A NUMBER for each answer.

- Housing prices have been rising relentlessly due to higher _____ and limited supply.
- In Hanoi, an apartment now costs around _____ per square meter.
- Single-family and town houses in Hanoi are priced between _____ VND million.
- In Ho Chi Minh City, apartment prices increased by _____ percent to VND89 million.
- Economist Can Van Luc pointed out that the rise in _____ costs is a main reason for the price hike.
- Developers sometimes wait up to _____ years to get all permits, which drives costs higher.

Task 2: Choose the correct letter A, B, or C.

7. According to Pham Viet Thuan, prices keep increasing because:
- A. Developers lack funding.
 - B. Developers expect high profits and focus on premium projects.
 - C. Land is cheap but taxes are high.
8. Ngo Quang Phuc said the biggest factor behind housing costs is _____.
A. Land B. Labor C. Materials

Exercise 3: Listen to the second part of the talk about solutions to housing prices in Vietnam and do the tasks below.

*Task 1: Match each person with the solution they suggest.
Write the correct letter A–D next to Questions 9–11.*

9. Le Hoang Chau → ____
10. Economist Dinh Trong Thinh → ____
11. Authorities → ____

Solutions:

- A. Give better credit and easier finance plans for home buyers.
- B. Reduce land costs and accept smaller profits.
- C. Make legal changes and build a national housing plan.
- D. Stop projects and wait for better planning.

Task 2: Choose the correct letter A, B, or C.

12. What long-term action was suggested to stop speculation?
- A. Increase interest rates for home buyers
 - B. Add taxes on empty houses and second homes
 - C. Stop building luxury projects
13. According to Thinh, what is needed for affordable housing?
- A. Use public or cheap land for housing
 - B. Cut labor costs
 - C. Limit foreign investment
14. What did Thinh say is important to improve supply?
- A. Finish delayed projects more quickly
 - B. Build only social housing

- C. Reduce bank loans
- 15. What role do authorities play in the housing market?
 - A. Create clear laws and a national housing plan
 - B. Reduce profits of developers directly
 - C. Control prices of all apartments

- THE END -

