LISTENING 1

2 You are going to hear a student asking about accommodation at a university. Read through the questions and try to decide what kind of information you need to listen for.

Complete the notes below.
*Write **NO MORE THAN THREE WORDS AND/OR A NUMBER** for each answer.*

Ridgeway House	$230 or $270 a week: including **1** .....
	Time taken to campus on foot: **2** .....
	Not open: in **3** .....
International House	Cost of private room: **4** $.....
	Situated on ground floor: **5** .....
Address:	**6** ..... Place.
	Possible to take part in **7** ..... all year round.
Computer lab:	in **8** ..... of the building.
Main rule:	**9** ..... in the building.
Application fee:	**10** $.....

LISTENING 2

You will hear a man telephoning a ticket agency to buy some tickets for a sports event in London.
Write NO MORE THAN TWO WORDS AND/OR A NUMBER for each answer.

Tickets for sports events in London

Tickets available:	football, athletics, [1]____ , [2]____
Maximum number of tickets per person:	[3]____
Number of tickets required:	[4]____
Next date available:	[5]____
Cheapest ticket:	[6]____
Name of buyer:	Mr John [7]____
Address:	34 [8]____ Road, Manchester
Credit card number:	4156 3245 [9]____
Tickets arriving:	[10]____

If customer cancels tickets, there are no [11]____ .

LIVEWORKSHEETS

READING PRACTICE

Lead In



A.

- What do you like/dislike about the building that you live in?
- Where would you choose to live if money was not an issue?
- Do you think that the area you live in has a good community spirit?

B. Use the correct form of the words in the box to complete the sentences. All the words are connected to the theme of housing. Use each word once only.

decor	household	penthouse	mortgage	
real estate agent	slum	double-glazing	surveyor	
exchange	evict	squatter	renovate	tenant
neighbourhood	landlord	lease	destitute	mansion

1. Our ..... has decided to put the rent up again.
2. We need ..... in these windows to keep out the noise from the traffic.
3. Once you have ..... contracts with the seller, you are legally responsible for insuring the property.
4. The ..... man had no idea where he would sleep that night or if he would have anything to eat.
5. In order to buy the house we needed to take out a ..... from the bank.
6. This is a very safe ..... ; there is hardly any crime here.
7. I like this apartment but I think I would change the ..... as the walls are too pink for my taste.
8. It must be a very wealthy person who lives in that huge ..... .
9. We've got a great view from our ..... apartment because it is on the top floor.
10. The ..... have to pay the rent every month.
11. Before buying the house, you need to get a ..... to check there are no structural problems.
12. We have a ..... on this property for a year.
13. Once the old house has been ..... we will be able to move into it.
14. The students were ..... from the house because they didn't pay the rent.
15. We try to keep a happy ..... here although we do have the odd argument.
16. You'll end up living in a ..... if you take drugs and lose your job.
17. The ..... showed us several houses before we found one that we liked.
18. ..... moved in to the empty house last year and they have been living there ever since.

Reading - 1

Pre-reading - Group work

A.

How important is it to you to own your own home?
Do you believe that buying property is a good way to invest your money?
How easy is it to get a mortgage in your country?

www.nhantriviet.com

LIVEWORKSHEETS

First Reading

B. Read the text and say if the statements are true or false. Correct the false statements.

1. Peer pressure causes people to commit to more than they can really afford to buy.
2. It is better to hold on to a property that is losing value than to sell it quickly.
3. Chuck Brady's friends deserted him when he bought a house in Connecticut.
4. The main reason people choose to live in an area is that it has good schools.
5. When prices become very high in a city like New York, they tend to suddenly crash.
6. In some areas it is sometimes better to rent a property than to buy.

The Ins and Outs of Real Estate in America



1 Confused about the direction of the housing market? It's no wonder. You hear stories about sellers slashing listing prices to attract buyers, but home prices nationally have risen more than 10% over the past year. Inventories of unsold homes are on the rise, yet James Markson, director of homebuilder Lennar Corporation, just reported a 34% jump in company earnings and the much-feared rise in 30-year mortgage rates has failed to materialise.

2 It can be hard to know what to do in this **muddled** situation, whether you're on the buyer's end of the seesaw or the seller's. Cut your price now or hold out for more? Rent or buy? Go for a bigger house or a smaller one? Let's be honest: no one can predict with certainty which way home prices will go in the next year or so. Over the past several years almost everyone who has tried to forecast the direction of the housing market has been wrong. We can, however, tell you how to avoid some critical psychological and financial mistakes in today's anxious markets. No matter how **smart** you are, it's easy to fall into certain mental traps that can cost big bucks. Instead of concentrating on the **fundamentals**, people tend to be ruled by their feelings and the **compulsion** to compare themselves with their neighbours; if my brother-in-law has **made a killing** in real estate, surely I can do the same.

3 A first rule of thumb is to avoid herd behaviour, which is what lured a lot of people into overpriced housing in the first place. The expectation of rising prices became a self-fulfilling prophecy as office mates and in-laws tried to leapfrog each other. The **prevailing** mindset according to James Duckworth of the Consumer Research Institute was: "You see people who aren't particularly talented, who aren't hard-working, who buy a house with nothing down, and they've been getting rich doing it". Another attraction of herd behaviour is the perception of safety in numbers. Millions of buyers can't be wrong, can they?

4 In a softening real estate market, one of the most dangerous mental mistakes is what behavioural economists like Tina Brady call "loss aversion," which is the tendency to do **dumb** things to avoid, at all costs, recording a loss. Some sellers are so averse, they gamble the market will bounce back rather than cut their prices. Indeed, real estate agents often have a much clearer idea than sellers that demand has softened.

5 Even owners who stand to make a big profit on a sale often set the price too high. In this case the mental error isn't loss aversion but outdated thinking. New research shows that sellers set their listing price, in part, based on information six months to nine months old. That means if you don't pay close attention, you will tend to underprice in a rising market and overprice in a falling one. The **gravest** danger of **dragging your heels** on price cuts in a sinking market is that you can "follow the market down," never managing to sell because your price is always a little bit too high.

6 In upscale communities, social pressure to buy is intense. Chuck Brady, managing director of Brady Technology, recalls that when he and his family moved to **upper-crust** Darien, Connecticut, fifteen years ago and rented for a year, "We were absolutely second-class citizens. It was very unpleasant." Call it "castle thinking" - the notion that a home is a fortress against a cruel world and it's perfectly defensible.

7 But in many markets the total monthly costs of renting are far below the total monthly costs of owning the same property - 62% cheaper in San Diego, for example. So you owe it to yourself to be aware that your castle thinking can be a costly predilection.

8 What people can do is be aware of their human tendency towards status seeking. Learn to channel your drive more productively. If getting your kids into a good school district is a priority, for example, try to satisfy your lust for status by buying a smallish house in a **prime** school district instead of a showplace in a worse one.

9 Within the U.S. prices in some housing markets do raise red warning flags. A good starting point is to look at the affordability of homes for ordinary families. Of course, unaffordability is a **chronic** condition in cities like New York, so it's not necessarily evidence that a sharp price correction is on the cards. Yet another way to identify a problem area is to compare rents to sales prices. The idea is that if people's monthly payments are much higher than what they would spend to rent the same place, then they must be banking on prices going up so they can sell for a profit someday. That leaves them exposed if prices don't rise.

10 This year millions of American families will buy a home. The process will always be lengthy and, inevitably for those involved, a big deal. But whether you are a buyer or a seller, you just need to be realistic, practical and up-to-date with current market trends.

www.nhantriviet.com

LIVEWORKSHEETS

Second Reading

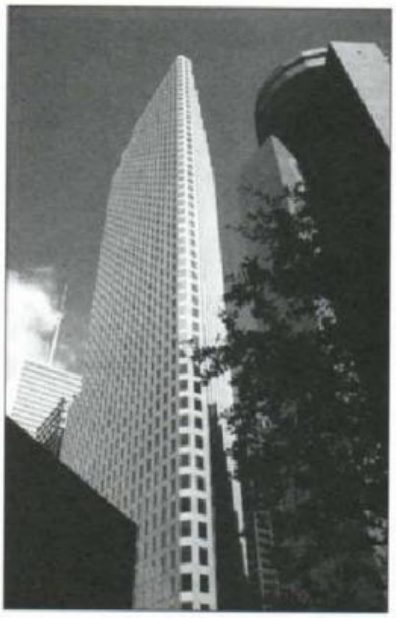
C. Using your own words as far as possible, answer the questions by reading and interpreting the meaning of the text.

1. In paragraph 1, what negative thing was expected to happen that didn't?
2. In paragraph 4, what does the writer mean by loss aversion?
3. In paragraph 5, what is said can happen if you aren't up-to-date with the housing market?
4. In paragraph 6, what tends to be a negative factor when people are house-hunting?
5. In paragraph 9, what could happen if someone pays a mortgage that is much higher than local rents?

Vocabulary in context

D. Find a word or expression in bold in the text that has the same or a similar meaning to each of the following meanings.

1. silly, foolish _____
2. a strong desire or need to do or have something _____
3. clever _____
4. delay doing something, especially making a decision _____
5. generally held, believed or accepted _____
6. being the most important _____
7. belonging to the highest social class _____
8. the main, basic parts of something _____
9. most serious _____
10. confusing, disorganised _____
11. lasting a long time (or being always that way) _____
12. earn a lot of money _____



E. Use the correct form of the words below to complete the sentences. All the words have been taken from the text.

leapfrog	channel	rule	hold out
stand	slash	lure	

1. During the sales the shops often ..... their prices.
2. Try not to be totally ..... by fear; sometimes it's necessary to take a risk!
3. You ..... to get a promotion if you continue to work this hard.
4. We need to encourage him to ..... his energy into something productive.
5. The signs outside the casino ..... him in to have a gamble.
6. Young people today try to ..... each other with new technology as they always want the best and most expensive products.
7. If you can ..... for a few more days, I will be able to come with you.

www.nhantriviet.com

LIVEWORKSHEETS

Exam Strategy

Matching Information

In this task type, candidates are given a number of options, for example, names of people, and are required to match these options with, for example, a theory, discovery or statement credited to them.* It is possible that some options may go unused, and that others may be used more than once. The instructions will inform candidates if an option may be used more than once.

This task type is often used with discursive texts where current opinions on a topical subject are expressed.

* *(see page 70 - B)*

Your ability to recognise and understand opinions and theories is being tested. An initial skim will help you to understand the gist of the passage. Scanning will be useful to identify where and by whom opinions and theories are expressed – start with the easy thing to locate like a person's name. Careful reading of selected parts of the text may then be required if you're still unsure.

Questions 1 – 3

Look at the following list of statements (Questions 1-3) taken from the passage *The Ins and Outs of Real Estate in America*. Match each statement with the correct person A-D. There is one person who should not be used. Write the correct letters A-D for your answers.

1: Reported a significant spike in company earnings of more than one-third.

2: People tend to act rashly in an effort to avoid making a loss in a softening housing market.

3: The experience of renting was an entirely disagreeable one.

A: Tina Brady	B: James Duckworth	C: Chuck Brady	D: James Markson

Note/Table/Summary/Flow-chart Completion:

With this task type, candidates are given some type of summary of a section of the passage, and are required to complete it with information drawn from the passage. Note that the summary will usually be of only one part of the passage rather than the whole.

The summary may be in the form of:

- a text
- a table *(see page 75 - C)*
- unconnected notes
- a series of boxes or steps linked by arrows to show a sequence of events *(see page 64 - F)*

The answers aren't necessarily in order, though they usually come from the same section of the text.

Candidates will either have to select words from the passage or select words from a list of answers. Remember, don't select more than the required number of words from the passage or you'll lose marks.

www.nhantriviet.com

LIVEWORKSHEETS

Questions 4 – 7

Complete the summary of paragraph 4 above with words (A-K) from the box.

A: making	D: double-pricing	G: think	J: gamble
B: averse	E: deflated	H: high	K: lottery
C: pray	F: low	I: overpricing	

In a softening retail market, people tend to become loss **(4)** _____. Some sellers would rather **(5)** _____ that the market will bounce back than cut their prices. Real estate agents usually see the signs of a softening market before sellers. Indeed, sellers often list their prices based on outdated information, which means there can be under-pricing in a rising market and **(6)** _____ in a falling one. Sellers who continue to use outdated information in a softening market are in danger of following the market down as their prices are always too **(7)** _____.

Questions 8 – 10

Complete the summary of paragraph 2 below.
Choose NO MORE THAN TWO WORDS from the passage for each answer.

The situation is quite confusing, so whether you're on the buyer's end of **(8)** _____ or the seller's, the question is what you should do. Is it best to cut your **(9)** _____ or hold out for more? Rent or buy? Upgrade or down-grade? It is difficult to predict which way house prices will go, although many people have attempted to do this. We should, though, learn to avoid some **(10)** _____ psychological and financial mistakes in today's nervous market. It is vital that people be aware of the mental traps they can fall into and put aside personal feelings and the compulsion to make comparisons with their neighbours if they are to survive in these turbulent times.

Questions 11 – 13

Complete the summary of paragraphs 8 and 9 below.
Choose NO MORE THAN THREE WORDS from the passage for each answer.

People must be wary of **(11)** _____ towards seeking status. They should live within their means and make wise decisions. Why not buy a small house in a prime location if the priority is getting your kids into a good school, rather than a showpiece in an area with an undesirable school. Prices in some housing markets do raise **(12)** _____. If homes aren't affordable **(13)** _____ then this might be a sign that a sharp price correction is on the cards.

www.nhantriviet.com

LIVEWORKSHEETS

Vocabulary

A. Study the text to try to understand the meaning of the words in bold.

NYC Hotline set up to deal with difficult neighbours

A new hotline has been launched in New York which will allow residents to report their **unruly** neighbours to the authorities. The hotline will be advertised on posters and leaflets and is part of a $90 million programme to **combat** antisocial behaviour in New York's streets. Residents will be able to use the number to report problems such as graffiti, **abandoned** vehicles and rowdy behaviour.

The scheme which is being described as "ASBO hotline" - with reference to antisocial behaviour orders - has one national number. Callers are then **put through** to their local office after providing their zip code. Each complaint will be dealt with by a local **body** - consisting of the police, local authorities and other agencies - which acts under guidance from the government's antisocial behaviour unit. A government spokesman said that as soon as a complaint is made it is forwarded to the relevant agency to be dealt with. However, residents will be told to refer more serious problems straight to the police.

The scheme has already been **piloted** in some parts of the city and it is to be extended to the entire area by the end of this month. While the government is **heralding** the move as a significant step toward **tackling** 'nuisance neighbours', critics say it is nothing more than a **gimmick** by the government to win votes. One critic said: "People in this country need more police on the streets, not these hotlines. You won't get rid of antisocial behaviour by setting up a hotline. What we need is a criminal system that punishes, rather than gimmicks like this and new proposals month after month."

The hotline is the latest move in the Together Campaign which was launched by the government as the umbrella movement for a series of **initiatives**. The project identified begging as a form of antisocial behaviour and made it a recordable offence. As a result, the number of beggars in those areas within the project's scope has been significantly reduced. A government spokesperson said: "We have brought in tough new laws and an ambitious action plan, providing the tools and the expertise for police and local agencies to tackle the troublesome minority who can **blight** communities and make people's lives hell." However, critics of the scheme say that headline-grabbing initiatives are not being **backed** with enough action and that the government needs to concentrate on enforcement rather than gimmick schemes which promise much but, in reality, do little.

B. Complete these sentences with the correct form of one of the words or phrases in bold in the text.

1. The athlete is ..... by an international company that is sponsoring her.
2. A new parking scheme has been ..... this year to try to make the city centre more pedestrian-friendly.
3. The teacher shouted at the ..... children and told them to be quiet and sit down.
4. We need to ..... this problem quickly before it gets any worse.
5. You can only be ..... to the director's office if you phone the reception first.
6. The police are determined to ..... drug dealing in this area.
7. The government has launched a new ..... to improve schools in poorer areas.
8. The bad behaviour of a few people ..... the day for everyone else.
9. The new drug has been ..... as a major advance in the treatment of cancer.
10. It's not a particularly useful product; it's more a ..... to publicise the company.
11. From the pile of ..... books on the floor, I worked out that the children had not finished their work.
12. Several local ..... have raised money for the new park.

www.nhantriviet.com

LIVEWORKSHEETS

Homophones

C. A homophone is a word that sounds the same as another word but has a different meaning and spelling. Look at the pairs of homophones below. You have been given synonyms or definitions for each word. Try to work out what the words are. There is an example at the beginning.

guilt	pain	key	due	soul	gilt	air	chord	heir	sole
pore	dew	pane	scent	quay	pair	cord	cent	pour	pear

eg. a) receive money for work done — earn
b) container like a vase with two handles — urn

1. a) something used to open a lock .....
   b) the edge of a port or harbour .....
2. a) something owed, especially money .....
   b) drops of water that form on plants or grass .....
3. a) a bad feeling you have if you have done something wrong .....
   b) covering of gold .....
4. a) what we breathe .....
   b) person who will inherit something .....
5. a) the bottom of a foot or shoe .....
   b) the non-physical part of a person .....
6. a) a physical feeling when you are hurt .....
   b) a piece of glass for a window .....
7. a) perfume .....
   b) American coin .....
8. a) two of something .....
   b) a kind of fruit .....
9. a) a piece of rope or string .....
   b) a number of musical notes played at the same time .....
10. a) put a liquid over something .....
    b) small opening found all over the skin .....

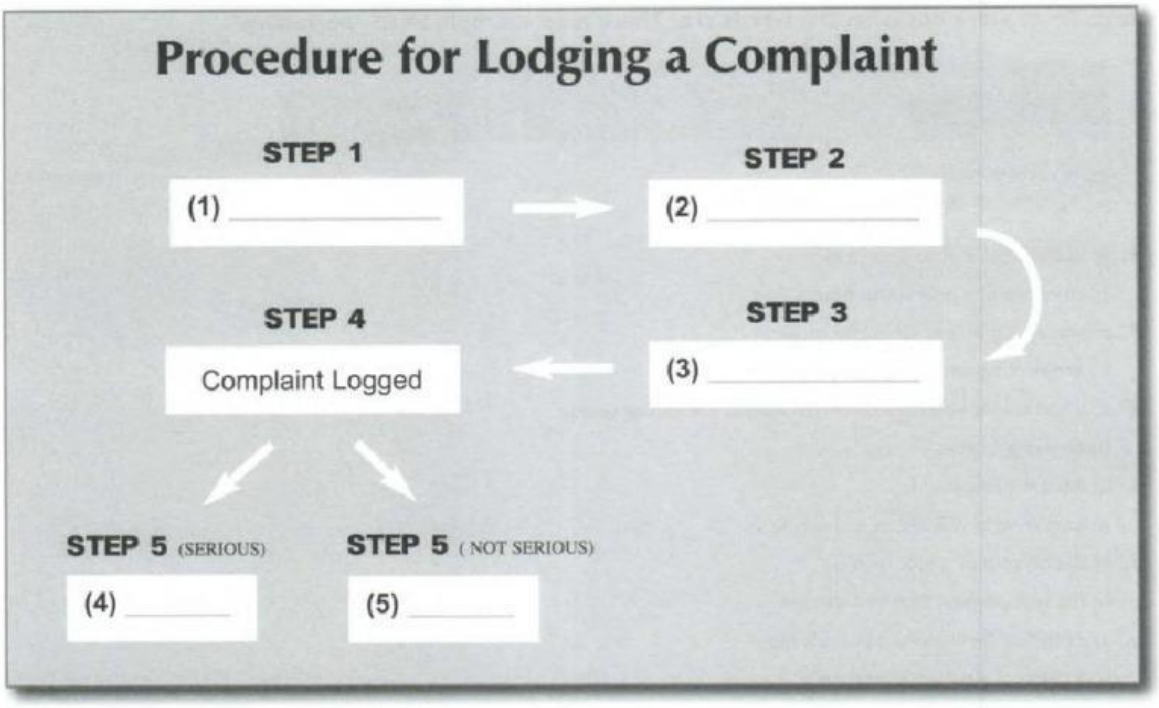
D. Choose a word from Exercise C to complete the sentences below.

1. I could smell the ..... that she had been wearing even after she'd left the room.
2. Who is going to pay for a new ..... of glass to put in the broken window?
3. Shall I ..... some fresh cream over the fruit?
4. Don't sit on the grass, it's covered with ..... and you'll get wet.
5. There's a hole in the ..... of one of my shoes.
6. He is the ..... to a large estate so he will be rich when his father dies.
7. It was so hot that I seemed to be sweating from every single ..... of my skin.
8. I chose a beautiful ..... frame for the picture.

www.nhantriviet.com

LIVEWORKSHEETS

E. Complete the flow-chart using options A-G. The are two options that you will not need to use.



(A) Provide zip code
(B) Complaint brought to attention of relevant agency
(C) Call hotline number
(D) Complainant directed to contact police
(E) Call redirected to local office
(F) Complaint resolved
(G) Complainant called back

www.nhantriviet.com

LIVEWORKSHEETS

F.

Part 1

Decide whether the following statements are True (T) or False (F), or write Not Given (NG) if the information is not in the text.

1. The new hotline is part of a project which aims to tackle antisocial behaviour. _____
2. Callers to the hotline are transferred to their local office before having to supply any information over the phone. _____
3. The scheme was tested in certain areas of the city and is now being rolled out more widely. _____
4. This is the first time the government has launched a series of schemes under one main umbrella campaign. _____
5. Some people are sceptical of the government's agenda and do not believe the schemes are being supported by sufficient action by the government. _____

Part 2

Within the five statements written above, you will find a synonym (or word/phrase of similar meaning) for each of the following words/phrases from the original text. Write down the synonym in the space provided.

(A) PILOTED _____
(B) PUT THROUGH _____
(C) COMBAT _____
(D) BACKED WITH _____
(E) INITIATIVES _____

nhantriviet.com

LIVEWORKSHEETS

GRAMMAR PRACTICE

Unequal comparisons | Equal comparisons | Comparison emphasis

Structures that show unequal comparisons

1 *more/less* + adjective/adverb + *than* OR adjective/adverb + *-er* + *than*

Traffic in towns moves more slowly than in villages.	Living in the countryside is healthier than living in a city.

2 *more/fewer/less* + noun/noun phrase + *than*

There are more people in this town than there used to be.	There are fewer supermarkets in country villages than in regional towns.

3 *not as* + adjective/adverb + *as*

This town is not as prosperous as the others in this region.	The people in London aren't as friendly as those in my home town.

4 *not as* + *much/many* + noun/noun phrase + *as*

Not as many people visit New Zealand as Australia.	There isn't as much sun in the north of the country as in the south.

Structures that show equal comparisons

1 *as* + adjective/adverb + *as*

The office buildings in Paris are as beautiful as the monuments.	Contrary to popular belief, life in a large village moves as quickly as in a town.

2 *as* + *much/many* + noun/noun phrase + *as*

There are as many immigrants as tourists in London.	You can visit as many historic castles in Scotland as in Wales.

3 *the same* + noun/noun phrase + *as*

In every country, you can find the same type of people as in your own.	I am interested in the same lifestyle as my parents.

LIVEWORKSHEETS

Comparison emphasis

Much, *far*, *a lot*, *considerably*, or *not nearly* is added before *more*/*less* or before an adjective/adverb to make comparisons stronger.

Intercity travel is far faster than it was ten years ago.	There are considerably more people moving abroad from the UK to Spain than France.

A bit, *a little*, *nearly*, *almost*, *not much*, or *not a lot* is added before *as* or before an adjective/adverb to make comparisons weaker.

It's nearly as easy to travel by train as by car.	Walking briskly is actually a little quicker than using public transport in the city centre.

Practice exercises

1 **Decide if the following pairs of sentences have the same or different meaning. Write S (same) or D (different).**

1 The Coliseum is not nearly as old as Stonehenge.
Stonehenge is considerably younger than the Coliseum. _____

2 In Europe, the percentage of people living in flats is the same as that of those living in houses.
As many people live in houses as in flats in Europe. _____

3 This village isn't nearly as picturesque as the last one we visited.
This village is almost as picturesque as the last one we visited. _____

4 Urbanisation in Asia has been increasing more quickly than in Europe.
In Asia, urbanisation hasn't been increasing as quickly as in Europe. _____

5 Our new house in the suburbs has got as much space as our old house in the city centre.
Our new house in the suburbs is as spacious as our old house in the city centre. _____

6 You can walk between places in the city centre as easily as taking public transport.
You can walk between places in the city centre more easily than taking public transport. _____

2 **Read the examiner questions from a Speaking Part 1 conversation and expand the answer notes into full sentences. Try to use comparative structures where possible. The first one has been done as an example.**

1 **Examiner:** *How has the place you live in changed recently?*

Notes: more traffic nowadays, lots of people have moved here for work, the city is richer now

Example: Well, in my city there is a lot more traffic than there used to be. This is because of the new business centre, which has brought a lot more people to the city for work. This has made the city richer than it was. In fact, that's the most significant difference – the city is not as poor as it was 10 years ago.

LIVEWORKSHEETS

2 **Examiner:** *So, you're studying here in Sydney. How is your town or city different from Sydney?*
Notes: different shop opening hours, more efficient transport system, same weather

3 **Examiner:** *Is it a good place to live?*
Notes: better than other cities in my country, more modern, lots of parks, not crowded like other cities

15 **Now listen to and read the audio script on Track 15. Compare your answers with the suggested answers.**

Exam tip: Comparative structures can be tested in the IELTS Listening exam by changing positive and negative structures. For example, in the exam you might hear: *In this town, there are far more visitors to the church than the town hall.* and the question or correct answer might be: *Not nearly as many people visit the town hall as the church in this town.*

16 3 **Listen to three students discussing a presentation they have to give for their social studies class. Choose a correct answer, A, B, or C, to complete sentences 1–3 below.**

1 James thinks that the topic of the presentation should be about
   - **A** why families want to live in the countryside less than in the past.
   - **B** the reasons families are moving to the city more nowadays.
   - **C** how recently countryside living has become more desirable.

2 Professor Davies told the students that
   - **A** there is the same number of houses available in suburban areas as 20 years ago.
   - **B** more families have moved to cities over the last two decades.
   - **C** the range of options for families is less wide nowadays.

3 Suzanne agrees with Helen because she thinks that the students should show that
   - **A** they have researched more widely than the reading list.
   - **B** they have done more research than for their last presentation.
   - **C** they have done more research than necessary.

Grammar tip: To switch between positive and negative comparisons, you can change the comparative structure: **a** the verb, **b** the nouns, or **c** both the nouns and the adjective, for example:

a *A city is noisier than a village. = A village isn't as noisy as a city.*

b *Villages are less interesting than towns. = Towns are more interesting than villages.*

c *A block of flats is bigger than a house. = A house is smaller than a block of flats.*

LIVEWORKSHEETS

4 **Now rewrite the following sentences from the student conversation, changing positive sentences to negative or negative to positive. More than one correct answer may be possible.**

1 The countryside has become more attractive to families nowadays.
2 You've thought about the presentation a lot more clearly than me.
3 We haven't done as much research for the presentation as we could.
4 Our final grade won't be nearly as good as our last presentation.

Exam practice: Listening – multiple choice

Listening exam tip: Make sure you check that the answer you choose matches the **meaning** of what you hear, not just the **words** you hear.

17 **QUESTIONS 1–4**

Answer the questions below. Choose a correct letter, A, B, or C.

1 According to Kirsty, the students should
- **A** approach their project from the perspective suggested by Dr. Jones.
- **B** make the project less general than Dr. Jones suggested.
- **C** expand the project and make it more general.

2 How scientific was the voting system for the New Seven Wonders of the World?
- **A** It was more scientific than a talent show because people voted multiple times.
- **B** Due to the multiple voting system, it was not as scientific as voting on the Internet.
- **C** It was much less scientific than the voting systems which are used in politics.

3 What do the students want to show in their project?
- **A** Why some countries rely more heavily on tourism
- **B** That the type of people who vote affects the voting outcome
- **C** The advantages of the competition to find the New Seven Wonders of the World

4 Why does Greg think the project will be good?
- **A** Because the students will have done a lot of reading.
- **B** Because Dr. Jones is expecting the students to produce a better project than the last one.
- **C** Because the project will be different from those of their classmates.

LIVEWORKSHEETS