



TASK 1

Below are some statistical findings from the Pew Research Center about immigration in the United States. Read texts B-K and headings 1-8 carefully. IN BLOCK CAPITALS, write the letter of the text next to the corresponding heading in the space provided, as in example 0. Notice that:

There are two texts which do not go with any of the headings. Answers must be based exclusively on the information in the texts.

IMMIGRATION IN THE UNITED STATES

A.

The U.S. foreign-born population reached a record 44.4 million in 2017. Since 1965, when U.S. immigration laws replaced a national quota system, the number of immigrants living in the U.S. has more than quadrupled. Immigrants today account for 13.6% of the U.S. population, nearly triple the share (4.7%) in 1970. However, today's immigrant share remains below the record 14.8% share in 1890, when 9.2 million immigrants lived in the U.S.

B.

Roughly half (45%) of the nation's 44.4 million immigrants live in just three states: California (24%), Texas (11%) and New York (10%). California had the largest immigrant population of any state in 2017, at 10.6 million. Texas and New York had more than 4.5 million immigrants each. In terms of regions, about two-thirds of immigrants lived in the West (34%) and South (33%). Roughly one-fifth lived in the Northeast (21%) and 11% were in the Midwest.

C.

Since the creation of the federal Refugee Resettlement Program in 1980, about 3 million refugees have been resettled in the U.S – more than any other country. In fiscal 2018, a total of 22,491 refugees were resettled in the U.S. The largest origin group of refugees was the Democratic Republic of the Congo, followed by Burma (Myanmar), Ukraine, Bhutan and Eritrea. Among all refugees admitted in that fiscal year, 3,495 are Muslims (16%) and 16,018 are Christians (71%). Texas, Washington, Ohio and California resettled more than a quarter of all refugees admitted in fiscal 2018.

D.

Most immigrants (77%) are in the country legally, while almost a quarter are unauthorized, according to new Pew Research Center estimates based on census data adjusted for undercount. In 2017, 45% were naturalized U.S. citizens. Some 27% of immigrants were permanent residents and 5% were temporary residents in 2017. Another 23% of all immigrants were unauthorized immigrants.

E.

More than 1 million immigrants arrive in the U.S. each year. In 2017, the top country of origin for new immigrants coming into the U.S. was India, with 126,000 people, followed by Mexico (124,000), China (121,000) and Cuba (41,000). By race and ethnicity, more Asian immigrants than Hispanic immigrants have arrived in the U.S. in most years since 2010.



F.

Looking forward, immigrants and their descendants are projected to account for 88% of U.S. population growth through 2065, assuming current immigration trends continue. In addition to new arrivals, U.S. births to immigrant parents will be important to future growth in the country's population. In 2017, the percentage of women giving birth in the past year was higher among immigrants (7.5%) than among the U.S. born (5.8%).

G.

Immigrants in the U.S. as a whole have lower levels of education than the U.S.-born population. In 2017, immigrants were three times as likely as the U.S. born to have not completed high school (27% vs. 9%). However, immigrants were just as likely as the U.S. born to have a bachelor's degree or more (31% and 32%, respectively).

H.

In 2017, about 29 million immigrants were working or looking for work in the U.S., making up some 17% of the total civilian labor force. Lawful immigrants made up the majority of the immigrant workforce, at 21.2 million. An additional 7.6 million immigrant workers are unauthorized immigrants, less than the total of the previous year and notably less than in 2007, when they were 8.2 million.

I.

Around 295,000 immigrants were deported from the U.S. in fiscal 2017, down since 2016. Overall, the Obama administration deported about 3 million immigrants between 2009 and 2016, a significantly higher number than the 2 million immigrants deported by the Bush administration between 2001 and 2008. In 2017, the Trump administration deported 295,000 immigrants, the lowest total since 2006.

J.

The number of apprehensions at the U.S.-Mexico border has sharply decreased over the past decade or so, from more than 1 million in fiscal 2006 to 396,579 in fiscal 2018. Today, there are more apprehensions of non-Mexicans than Mexicans at the border. In fiscal 2018, apprehensions of Central Americans at the border exceeded those of Mexicans for the third consecutive year. The first time Mexicans did not constitute a large majority of Border Patrol apprehensions was in 2014.

K.

While immigration has been at the forefront of a national political debate, the U.S. public holds a range of views about immigrants living in the country. Overall, a majority of Americans have positive views about immigrants. Six-in-ten Americans (62%) say immigrants strengthen the country "because of their hard work and talents," while about a quarter (28%) say immigrants burden the country by taking jobs, housing and health care.

Adapted from: <https://www.pewresearch.org/fact-tank/2019/06/17/key-findings-about-u-s-immigrants>



TASK 2

You are going to read an article about British film director Ken Loach. Read the text and the statements carefully. Decide whether statements 1-8 are TRUE or FALSE and mark the correct option (X) on the answer sheet. You must also write the FIRST FOUR WORDS of the sentence which justifies your answer on the answer sheet. The first four words of each sentence have been underlined. You must write these four underlined words on the answer sheet, as in example 0. There may be more than one correct answer for the justification.

Only answers in which both the TRUE/FALSE and the FIRST FOUR WORDS of the sentence which justifies your choice are correct will be considered valid.

Answers must be based exclusively on the information in the text.

KEN LOACH: REBEL WITHOUT A CAUSE

When Ken Loach and his regular screenwriter Paul Laverty were researching *I, Daniel Blake*, their 2016 film about a punitive unemployment benefits system, they noticed something alarming. The people visiting food banks were by no means all without jobs. A substantial number were trapped in *zero-hours* contracts and relied on charity to feed themselves and their families. It soon became clear to Loach and Laverty that there was a film to be made about the working poor. Their new film *Sorry We Missed You*, also set in Newcastle upon Tyne, is an archetypal Loach/Laverty examination of the life of a working-class family stuck on the treadmill of relentless graft, with debts accruing.

It was, Loach tells me when I meet him in the unassuming Soho offices of his production company, conceived as a companion piece to *I, Daniel Blake*, both formally and thematically. “That’s one of the reasons we went back to Newcastle, apart from it’s a great place to work. The idea was to tell a story in the same way: as economically, as simply. It’s a kind of spare way of filming so that there’s nothing surplus. But the aim is that it should be very simple so that the complexity of the relationships and the nuances of the parent, child, sibling [interactions]—there’s space for that not to be over simplified.”

His approach works. These films are two of the finest of his career. *I, Daniel Blake* won the Palme d’Or in Cannes, the second time that Loach has won the top prize at the festival (the first was for the harrowing *The Wind that Shakes the Barley*, a 2006 work about a family tearing itself apart during the Irish war of independence). *Sorry We Missed You* also premiered in competition in Cannes to glowing reviews. In both recent films, the economy of approach magnifies the power of key moments: the food bank scene in *I, Daniel Blake*, where a desperately hungry single mother eats beans from a can using her fingers, is matched in impact by a devastating hospital scene in *Sorry We Missed You*, in which a mild-mannered wife launches into an expletive-heavy tirade on the phone to the manager who has worked her husband to breaking point. These are blunt, brutally effective moments designed to give the audience pause.

A deft blend of dry humour and (mostly) understated outrage, *Sorry We Missed You* portrays a struggling family. Ricky (Kris Hitchen) is a former builder who takes on a contract as a parcel delivery driver; his wife Abbie (Debbie Honeywood) sells her car to bankroll his new position, placing additional pressure on her own job as a care worker and home visitor. Their precarious existence is upended when the couple’s teenage son gets into trouble.



Loach is not a man who pulls his punches. Over a career spanning five decades, the 83-year-old director has produced films such as Kes, the seminal 1969 drama about a working-class boy and his pet kestrel; Ladybird, Ladybird, about a woman's battle with social services to keep her children; and My Name is Joe, starring Peter Mullan as a recovering alcoholic. He believes in blistering candour—both as a filmmaker and as a public figure. And, despite making modestly budgeted, left-wing, arthouse-friendly films rather than mass-market multiplex fare, a public figure he most certainly is. Depending on your perspective, he's either a vocal thorn in the side of an uncaring political establishment or a hectoring ideologue. This slight, bespectacled football fan is a scourge of the right-wing and, occasionally, the liberal press. Having previously cut his ties with the Labour Party during the Blair years, he was involved with Arthur Scargill's breakaway Socialist Labour Party and in 2004 went so far as to stand for the European Parliament for George Galloway's Respect Party. He is now a firm supporter of Jeremy Corbyn.

Loach prides himself on holding up a mirror to the problems of ordinary folk. But he does not merely produce worthy entertainment. He wants to encourage the audience to engage with issues, to motivate them to organise. Cinema can be a sop. But Loach believes it can also be a force for political change.

In person, Loach cuts a spry figure. Not frail exactly, but whittled down to essentials. He's a bracing conversationalist: springy, engaged, questioning, but with the occasional touch of the caution that comes with knowing that his quotes make headlines—not always in the context that they were intended.

Adapted from <https://www.prospectmagazine.co.uk/magazine>

ITEM NUMBER	STATEMENTS
Ex.0.	"I, Daniel Blake" explores the precariousness of the working poor.
1.	Loach's unsophisticated story-telling allows the reader to explore content in greater depth.
2.	The key moments in Ken Loach's most recent films are intended to spark reflection.
3.	"Sorry We Missed You" is a skillful display of contradictory emotions.
4.	Ken Loach has a frank and forthright approach to his views.
5.	He has criticized conservatives bitterly.
6.	Disappointed with Blair's office, Loach never resumed his engagement in politics thereafter.
7.	His films are considered politically minded but not precisely fit for enjoyment.
8.	Loach is aware of the fact that his opinions are scrutinized and often misunderstood.



TASK 3

Here is a newspaper article on difference in MBA (Master in Business Administration) education in Asia. Read the text carefully. For statements 1-9 choose the option (a, b or c) that best completes them. Mark (X) the correct option in the space provided, as in example 0. Only one option is correct.

Answers must be based exclusively on the information in the text.

HOW EXECUTIVES GET TAUGHT IN HONG KONG

ASIA'S RISING economic power is remaking the world. Chinese corporate champions like Alibaba and Tencent are challenging their Western counterparts. Are they bringing with them a specifically Asian management style?

First, temperament. Yuk-fai Fong is a professor of management, strategy and economics. During a stint at the Kellogg School of Management in Illinois, he recalls, his Asian students tended to be quiet. On arriving at Hong Kong University (HKU), he discovered that students there were not diffident at all but instead stereotypical, opinionated MBAs. Mr Fong concludes that, in America, Asian students were unfamiliar with corporate culture and even company names. They may have been more self-conscious about speaking in a second language in a second country. In Hong Kong they felt, naturally, more at home.

Where Mr Fong did find a difference was in the attitudes of MBA students towards leadership styles. He conducted a survey of MBA alumni and current and past students on HKU's executive MBA course (which, like other such courses, is part-time and aimed at people already involved in running companies). It asked respondents about their views of behaviours that are broadly desirable (for example, having integrity, being visionary or prizing performance), broadly undesirable (being dictatorial, asocial or non-explicit when communicating), or culturally contingent (the extent to which managers were, say, bureaucratic or status-conscious).

The survey found that Asian respondents were more tolerant than their Western counterparts at HKU of undesirable leadership characteristics such as authoritarianism and asociality (each group disliked such traits, but Western respondents disliked them more). It also revealed that those who worked for local companies were more enthusiastic about performance-oriented leaders than peers employed at Western firms.

There's a lot of focus in the West these days about equality in the workplace. Back in 2013, we started to see the "bossless office trend" appear in everything from New York magazine to the Harvard Business Review. The pin-up example is Semco, a conglomerate that's distributed decision-making since the 1980s and has witnessed 20% annual growth rates for over three decades now. It could sound great, but ideas like that simply don't fly in much of Asia.

Confucian philosophy is the polar opposite of the above ideology, whereby relationships must have a non-linear structure. A "bossless office" is considered a bizarre notion of the West and, in some cases, that's putting it politely. Some research suggests that many people in Asia go as far to say that a lack of acceptance for the inevitably hierarchical order of things is a root cause of many "Western problems" such as the degeneration of morals and the idea that the individual is more important than the collective.

In China, questioning authority can result in "losing face". It's a bad thing to have this happen to you in a business context and, if you're trying to source products globally, it's your savings that are on the line. Such a fact may reflect prevailing organisational structures in Asia, where family businesses, often led by a founding patriarch, are



more common. Steven Dekrey, the associate dean of the Hong Kong University of Science and Technology (HKUST), says that the classic case studies of large Western corporations developed by American business schools are less pertinent in the Asian context. So HKUST uses more cases based on family businesses, with their executive MBA programme allowing students to bring examples from their own experience, much of which also comes from family firms. And because the family orientation of Asian companies means that few businesses are used to being challenged by their boards, Mr Dekrey runs a programme for developing independent directors to plug the gap.

His school is also encouraging students to think of corporate “purpose”, beyond making money. Whereas firms in America or Europe increasingly profess to care about things other than the bottom line (with varying degrees of sincerity), that is a novel idea in Asia, where executives are mostly guided by the pure profit motive.

Of course, business schools can teach all this only to students who enroll. Corporate Asia has yet fully to appreciate the benefits of an MBA education. That is the last big difference from the West. But Mr Dekrey sees encouraging signs for the growth of business education in Asia. Among those students who are interested in an MBA, more appear willing to choose an Asian school such as the HKUST—nicknamed the “University of Stress and Tension” but in fact a rather attractive place to study, with views of Clearwater Bay conducive to reflection and learning.

Indeed, having set up its executive MBA programme with the help of Kellogg, the school has now itself begun to mentor colleges in other countries, such as the Skolkovo School of Management in Moscow. And this month HKUST will break ground on a new campus in the Chinese province of Guangdong. Many faculty members are expected to move to the mainland.

When the British empire was expanding, the saying was that “trade followed the flag”. Perhaps today business education follows economic power. One day Chinese management styles may come to be seen as exemplars for international companies—and Chinese business schools may rival the top American ones.

Adapted from <https://www.economist.com/business/2019/09/19/masters-of-business-in-asia> and <https://mawsonglobal.com/blog/2015/06/15/2015529understanding-asian-management-styles/>



Apelidos e nome:

PROBA DE CERTIFICACIÓN DE NIVEL AVANZADO C2

Inglés

Comprensión de textos escritos

Puntuación e duración:

			NON ESCRIBIR Espazo para a corrección
Tarefa 1	Aprox. 20 minutos	8 puntos	
Tarefa 2	Aprox. 20 minutos	8 puntos	
Tarefa 3	Aprox. 20 minutos	9 puntos	
	TOTAL máx. 60 MINUTOS	TOTAL 25 PUNTOS /25

Materiais ou instrumentos que se poden empregar durante a proba:

- Bolígrafo con tinta negra ou azul.

Advertencias para a persoa candidata:

- Os tempos son orientativos e non haberá ningunha pausa entre as distintas tarefas.
- Os teléfonos móbiles deben permanecer apagados durante a proba.
- As respostas deben marcarse na folla de respostas.
- Non se avaliará ningunha tarefa escrita con lapis ou emendada con líquidos ou cintas correctoras.
- Anularanse as respostas nas que se marque máis dunha opción, sempre que non se indique con suficiente claridade que se trata dun erro.
- En caso de erro, as persoas candidatas marcarán a nova resposta cun X rodeado por un círculo (X).
- Anularanse as respostas que non sexan claras e/ou lexibles e que non estean dentro dos espazos habilitados para tal fin.
- Deberá asinar a entrega desta proba no documento correspondente.



ANSWER GRIDS

TASK 1 (...../8) – IMMIGRATION IN THE UNITED STATES

HEADINGS	Text letter	Examiner's use only
Ex. 0. Immigrant numbers are growing.	A	✓
1. Americans are mostly pro-immigrants.		
2. Fewer people being sent back home.		
3. Granted work permits on the increase.		
4. Home countries of asylum seekers.		
5. Immigrants' place of residence.		
6. Equality at higher levels of achievement.		
7. People arrested by immigration officers.		
8. The majority of immigrants are legal.		

TASK 2 (...../8) – KEN LOACH: REBEL WITH A CAUSE

ITEM N°	T	F	FIRST FOUR WORDS	Examiner's use only
Ex. 0		X	When Ken Loach and	✓
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				



TASK 3 (...../9) – HOW EXECUTIVES GET TAUGHT IN HONG KONG

Ex. 0.	Mr Fong's stay at the Kellogg School of Management was	Examiner's use only
<input type="checkbox"/> a)	a jobshadowing visit for training purposes.	
<input checked="" type="checkbox"/> b)	a temporary position for teaching purposes.	✓
<input type="checkbox"/> c)	part of his doctoral dissertation research period.	

1.	When compared to their Asian counterparts in America, students at HKU...	Examiner's use only
<input type="checkbox"/> a)	maintained a participative yet tame demeanour in lessons.	
<input type="checkbox"/> b)	mirrored the former's classroom manners.	
<input type="checkbox"/> c)	showcased typical MBA traits.	

2.	One of the desired leadership survey features according to the survey is...	Examiner's use only
<input type="checkbox"/> a)	proactivity.	
<input type="checkbox"/> b)	solidarity.	
<input type="checkbox"/> c)	team spirit.	

3.	When it comes to appraising prospective leaders' traits...	Examiner's use only
<input type="checkbox"/> a)	both respondent groups appeared on antipodal positions.	
<input type="checkbox"/> b)	Asian respondents were more lenient towards authority and asociality.	
<input type="checkbox"/> c)	Western respondents favoured performance-oriented bosses.	

4.	The bossless office trend...	Examiner's use only
<input type="checkbox"/> a)	is based on a linear business structure.	
<input type="checkbox"/> b)	is exemplified by the success of Semco.	
<input type="checkbox"/> c)	has gained traction in Asian companies.	



5.	Divergences in the perception of the proper chain of command structure are understood as the source of...	Examiner's use only
<input type="checkbox"/> a)	awkward situations in the workplace.	
<input type="checkbox"/> b)	misunderstandings between the East and the West.	
<input type="checkbox"/> c)	the West's current predicaments.	

6.	Due to the difference in entrepreneurial organisational patterns, HKUST's MBA programme targets executives'...	Examiner's use only
<input type="checkbox"/> a)	ability to compromise.	
<input type="checkbox"/> b)	ability to share responsibilities.	
<input type="checkbox"/> c)	assertiveness.	

7.	Western firms...	Examiner's use only
<input type="checkbox"/> a)	are mainly guided by the bottom line.	
<input type="checkbox"/> b)	are growingly guided by concerns beyond the economic.	
<input type="checkbox"/> c)	are purely guided by corporate purpose.	

8.	The success of HKUST's programme has been motivated by...	Examiner's use only
<input type="checkbox"/> a)	a culture of reflection and learning.	
<input type="checkbox"/> b)	mentoring from other institutions.	
<input type="checkbox"/> c)	students' preference for Asian MBA schools.	

9.	Economic power is seen as...	Examiner's use only
<input type="checkbox"/> a)	shaping the Asian approach to MBAs.	
<input type="checkbox"/> b)	steering the direction of MBA education worldwide.	
<input type="checkbox"/> c)	the inheritor of colonial protectionism in business.	



READING COMPREHENSION

TASK 1 (...../8) – IMMIGRATION IN THE UNITED STATES

HEADING NUMBER	Ex. 0	1	2	3	4	5	6	7	8
TEXT LETTER	A	K	I	H	C	B	G	J	D

TASK 2 (...../8) – KEN LOACH: REBEL WITH A CAUSE

ITEM NUMBER	T	F	FIRST FOUR WORDS
Ex. 0		X	When Ken Loach and
1.	X		But the aim is
2.	X		These are blunt, brutally
3.	X		A deft blend of
4.	X		He believes in blistering
5.	X		This slight, bespectacled football
6.		X	Having previously cut his / He is now a
7.		X	But he does not
8.	X		He's a bracing conversationalist

TASK 3 (...../9) – HOW EXECUTIVES GET TAUGHT IN HONG KONG

STATEMENT NUMBER	Ex. 0	1	2	3	4	5	6	7	8	9
OPTION	B	C	A	B	B	C	C	B	C	B



LISTENING COMPREHENSION

TASK 1 (...../7) – ANIMAL RIGHTS AND WELL-BEING

AUDIO EXTRACT NUMBER	Ex. 0	1	2	3	4	5	6	7
MATCHING HEADING LETTER	A	D	C	G	J	E	I	F

TASK 2 (...../9) – CALIFORNIA'S RENTING PLANS

ITEM Nº	ANSWERS
Ex. 0	MIGHT BACKFIRE
1	(SUDDEN) RENT INCREASES
2	HASN'T KEPT UP
3	(STATEWIDE) RENT CONTROL
4	(ARE) BEING BUILT
5	CONVERTING TO CONDOS / BULLDOZING A BUILDING
6	(PRETTY SEVERE) UNINTENDED CONSEQUENCES
7	(HAD) MIXED RESULTS
8	FUND RENT INSURANCE
9	(UNDENIABLY) A GOOD THING

Spelling mistakes will NOT be considered as long as the answer shows the student has understood the information in the recording correctly. Synonyms will be accepted.

TASK 3 (...../9) – REAL ESTATE VS. STOCK MARKET INVESTING

STATEMENT	Ex. 0	1	2	3	4	5	6	7	8	9
OPTION	B	B	B	C	B	B	B	A	B	B



TRANSCRIPTS:

TASK 1 – ANIMAL RIGHTS AND WELLBEING

Ex. 0. The juvenile rolls around screaming, hitting its own head, unable to stand up, sometimes vomiting. Tantrums are common around weaning age, which for apes is around four and for humans around two. The reaction of political leaders to the loss of power is very similar. When Richard Nixon realised he would have to resign the next day, he got down on his knees, sobbed, struck the carpet with his fists and cried: “What have I done? What has happened?”, as Bob Woodward and Carl Bernstein describe in their 1976 book *The Final Days*.
<https://www.theguardian.com>

1. -I was like, “is this giving me a heart attack?” But I would look around and there’s thousands of people there seeing the same thing as I was, so I figured everything was Ok. But I couldn’t help but think about all the animals too that...err... you know, feel... that are more sensitive to light and sound and, and shockwaves like that than...than humans are...and I just felt so much sympathy for them. And, at that moment, I definitely didn’t want to be that close to fireworks again but... It made me feel even strongly that we shouldn’t have them at all.

-Yeah. Yeah, there are apparently noise-free fireworks, and Banff, the town of Banff in Alberta, has actually moved away from using fireworks altogether because they’ve decided that the effects on wildlife are just too harmful.

<https://www.animaljustice.ca/podcast/36-time-to-stamp-out-rodeo-cruelty-at-the-calgary-stampede>

2. ...indirectly that, and also sentient by making it a crime to harm them. It’s the first time that it’s been expressly written in legislation and I think one thing that may...one practical effect of that is that when courts are deciding on, say, punishments for people who have been cruel to animals, they may well look at the legislation and say “well, the intention of this legislation is to acknowledge that animals are sentient, and it’s a crime to harm ‘em” and, therefore,...umm... the, the court might impose harsher sentences on people because they...they’re looking at the express words in the legislation that talks about the ability of animals to suffer.

<https://knowinganimals.libsyn.com/>

3. A fully trained bomb or drug detection K-9 can detect explosives or drugs with an average of 98% accuracy. Now, just like human veterans, military-working dogs can get Post-traumatic Stress Disorder. Symptoms of canine PTSD include: hyper-vigilance, increased startled response, attempts to run away or escape, withdrawal, changes in report with the handler and problems performing trained tasks. Now, there’s no question that these skilled and trained dogs are incredibly valuable additions to our military forces, but do we have the right to put them in harm’s way?

<https://www.animalstodayradio.com/>

4. Sometimes you have a little pushback from their administrators, who, you know, think that, you know, they should be dissecting an animal...umm...You know, sometimes even the parents are like “oh, you know, I really want my, you know, child to be involved with this and I want, you know, my child to become a doctor and that sort of thing. And, you know, they have this, this...umm...sort of mindset, you know, that dissecting an animal equals, you know, veterinary career or equals medi-...medical career. Umm...but we do hear from these teachers, you know, and we offer them support either through donations of software or models or, you know, simply helping them communicate the benefits of humane nonanimal, you know, methods to their administrator or Department Head.

<https://www.peta.org/features/peta-podcast-listen-now/>

5. How can offenders be punished when the distress they cause form the building blocks of our economy? If we topple them, question these practices, where all that leave us? So the cows still blink, bleary-eyed between pus-filled lids, dry tongues searching the air for rain, for water. Their hind legs quake beneath the weight of diseased limbs. They wither away, their skeletons drawing a map of our system’s loopholes, our system’s failures, where, at best, our due diligence is to do nothing, to turn a blind eye.



<https://www.stitcher.com>

6. You know, scientists are people too. One of the biggest problems we have is to fight against the image of scientists as inherently evil, misguided, white-coated lunatics, who walk into their laboratory each morning and say: "What dreadful thing can we do to an animal today that we might get away with?" You know, scientists are responsible people. There's a lot of debate amongst biologists and learned men about how techniques can be refined. Well, let me put it specifically: Where have the alternatives to animal use that we all pray for come from? They've come, of course, from scientists themselves. Mainly from scientists who have previously been involved directly in work with whole animals.

<https://www.bbc.co.uk>

7. -These are dogs who probably wouldn't be adopted...
-Yeah...

...Umm...Some of the dogs that we have, that have entered the program, they were on a euthanasia list, so the program literally saved their lives...

-That's so great.

-...Umm...then, in turn, these dogs end up in...going on to do life-saving works by, you know, helping to remove drugs off the street. But also this goes back to...Bringing dogs and people together is that...what the program is really about is building relationships between not just the dogs and, you know, the Police Department that they work with but between the police officers and their communities.

<https://www.animalstodayradio.com/>

TASK 2 – CALIFORNIA'S RENTING PLANS

MARY LOUISE KELLY, host: In California, lawmakers have approved a bill that would cap rent increases across the state. The move, which could affect millions of tenants, is the latest attempt to fix the state's dire housing shortage. But many economists say rent control can backfire. Well, let's find out what Darius Rafieyan says. He is with NPR's daily economics podcast *The Indicator* from Planet Money. Hey, Darius.

DARIUS RAFIEYAN, byline: Hi, Mary Louise.

KELLY: So what exactly does this bill do? And why are lawmakers taking it up now?

RAFIEYAN: So this bill is pretty remarkable. This bill would place a cap on rent increases of 5% per year, plus inflation, across the entire state – so not just one city here or there.

KELLY: OK. So no discretion left to landlords. That's the most you can hike it – 5%.

RAFIEYAN: Right. And it's aimed at preventing these large, sudden rent increases. And this comes as California is struggling with a statewide housing crisis. Lots of people have been moving there for job opportunities; housing construction hasn't kept up. That means that housing prices have really skyrocketed. Homelessness is way up. Everyone across the political spectrum agrees that something needs to be done about housing in California.

KELLY: I'm remembering Oregon passed something similar this year, right? How many states have a rent control law in the books?

RAFIEYAN: Yeah, rent control is relatively rare in the U.S. As you mentioned, in February, Oregon became the first state to have statewide rent control. Other than that, you have three states – Maryland, New York and New Jersey, plus the District of Columbia – where there are any cities with any kind of rent control at all. So in the vast majority of states, this is still just left up to the market.

KELLY: And I mentioned a lot of economists are skeptical about rent control and whether it does, in fact, work. What does the research say?

RAFIEYAN: Many economists say that rent control actually ignores the main problem, which is not enough houses being built, and that rent control can actually discourage building. So there's a study by Rebecca Diamond, an economist at Stanford. She looked at the case of San Francisco, which put in place rent control policies back in the '90s. And what she found was because rent controls make it less profitable for a landlord to lease a building, many landlords were deciding to get out of the rental market, entirely, you know, by converting to condos or just bulldozing a building. She found that it actually resulted in a 25% drop in the number of rental units in the city. So basically, it can help renters in the short run. But in the long run, it can have some pretty severe unintended consequences.



KELLY: Yeah, it sounds like it can have the unintended consequence of the exact opposite effect that legislators were trying to bring around. I mean, are there other policies out there that economists think might be worth trying if the goal is to bring down housing costs?

RAFIEYAN: So if you ask economists, they agree that if you want to solve a housing shortage, you need to build more housing. So earlier this year, there was a bill working its way through the state legislature in California that would've forced cities to do more high-density construction. That ultimately died in committee. The governor, Gavin Newsom, has made this a central policy. Using the combination of grants and the threat of lawsuits, he's tried to encourage cities to do more building. That's had mixed results. There are some economists who say rather than using rent controls, which distort the housing market, the government could do something like fund rent insurance, which would compensate tenants who see sudden rent increases.

KELLY: So given all that research you just shared – that rent control maybe has the opposite effect than what was intended – why does this seem to be a growing thing with Oregon and California bringing it back?

RAFIEYAN: It can have very positive effects for a very narrow group of people. So if you are the kind of person who's going to be staying in your apartment for years and years and years, rent control is undeniably a good thing. And so the benefits are very easy to see, very easy to understand. It's a very clear, simple story. Some of the costs are more diffuse, a little more abstract and more in the long-term. So for a politician trying to sell a policy, something like a complicated rent insurance scheme or high-density zoning can be a tough sell. But capping rents – that's an easy sell.

KELLY: Thank you, Darius.

RAFIEYAN: Thank you, Mary Louise.

KELLY: Darius Rafieyan – he's a producer on NPR's short daily podcast about economic issues that affect our lives. It's called *The Indicator* from Planet Money.

Adapted from <http://www.npr.org>

TASK 3 – REAL ESTATE VS. STOCK MARKET INVESTING

Hey guys, it's Amon and Christina from our rich journey we have been getting a lot of questions about investing in real estate versus investing in stocks. If you've been keeping up with our channel you know that we recently did a video on the \$400,000 that we made by investing in real estate but at the same time we've also been investing in stocks and we have another series of where we invest \$10,000 into the stock market and we've been tracking the progress of that investment; so we recently got a question about which is better investing in real estate or investing in stocks. Well... we are gonna answer that question; now in answering this question we're gonna make a couple of assumptions: the first one is that you're interested in investing in residential real estate and not commercial real estate and the second one is that you're interested in investing in index funds and not individual stocks. So let's look at the history of the stock market first: so just a quick brief stock market history lesson over the past hundred years. The stock market has returned about nine to ten percent now that includes capital appreciation and a small portion of that is also from dividends. Now, real estate investment is a little bit different because the bulk of your money is coming in the form of rental income, you get a bit of appreciation which is capital gains but most of it again is through rental income. So in this video we're making another assumption which is that you're in a situation where your real estate market and your investments in the stock market would be the exact same thing. So under that assumption we have ten different factors that you should be looking at when you're deciding which one to invest in.

So let's look at the first factor liquidity with the stock market you can sell a stock get your cash and go somewhere else with real estate it is a long drawn-out process you have to put your house on the market it may sell in a month it may sell in a year but liquidity when it comes to stocks versus real estate give much more liquid in stocks.

The second factor is control if you invest in the stock market you have very little control over how well your investment does on the other hand if you invest in real estate you have a lot more control you can pick out your renters you can pick out how much you want to invest in



the property and add equity and value into the property you can decide how much rent you want to rent your house out to there's a lot more control that you have investing in real estate versus the stock market.

The third factor is amount of work. When you invest in index funds there is virtually no work you set up an automatic transfer to your index fund and you just let the index fund do what it does, follow the market. Real estate, on the other hand, it is a lot of work if you're DIY things. Then after you finally get your property up you have to manage it now what you really want to do with real estate have someone else manage it but we know from experience that when you have someone else manage it you end up managing the person that's managing your property so there is still a great deal of work that's involved with real estate.

The fourth factor is the cost to get started. With index funds you can get started with as little as \$1. In fact Charles Schwab has a sp500 fund that you can invest \$1, I mean, you're investing. Real estate, on the other hand, if you're not putting down 3.5% with the FHA loan it goes up from there 5% 20%. It requires a lot of upfront money to invest in real estate and it's not just the down payment, to get started investing in real estate there's other costs associated that don't even go towards that actual asset: there's things like inspection fees, escrow fees a whole bunch of different fees that are associated with getting started; and again, it doesn't even go towards the asset. Something else that people really don't take into consideration are vacancy rates; so before your property even gets rented there's a good, there's gonna be a period where you're paying on the mortgage and you're not receiving rent. Those are also costs to get started.

The fifth one is convenience. To get started with index funds you can start literally within a couple of hours, but real estate, getting started you have to get an agent; you, guys have to find a property, do inspections, make offers... All of these things, they're just getting started. With real estate it can take a lot of time

The sixth factor is volatility. With stock markets your investment can fluctuate and rapidly decline over a very short period of time, on the other hand real estate is fairly stable.

The seventh factor is diversification. When you invest in index funds you can automatically diversify it by investing in a broad-based index fund that tracks the total stock market. Now, real estate, on the other hand, that's almost like putting all your eggs in one basket: you buy a house and, if you put all your money, all your down payment into that you are banking on that house doing well. So, if you liked this video, please, give the thumbs up subscribe to our channel and join the journey.

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