

Lösungen

Bewertungen

Name: _____

Vorname: _____

Kandidatennummer: _____

Datum der Prüfung: _____

Punkte (von max. 25): _____

Erlaubte Hilfsmittel

Wörterbuch, gedruckt oder elektronisch

Zeit

30 Minuten

Die Experten:

Read the following text and the instructions on the opposite page.

Why not rent out your parking space?

By Ed Monk



Thousands of city dwellers are increasing their income by renting out garages and parking spaces to commuters. The trend is popular in the UK's cities with their no parking zones. Website *Gumtree.com* now includes a section for parking spaces next to apartments to rent and cars to buy. *Gumtree* says that the number of people advertising a parking space for rent has jumped 149% in the last six months compared with the previous six months. Could your parking space earn money? Sophy Silver from *Gumtree.com* said: "This is something that was happening informally at first. People

were coming to our website and advertising parking spaces so we set up a website section and it has become really popular." Amy Sebba has been renting out her garage in London since 2002 when she returned to full-time education. She said: "I bought an apartment in 2002 and it came with a parking space and a garage. I only needed one so I put an ad on *Gumtree.com*. I got 10 responses. The guy who rented it then still rents it now. I'm studying for an MBA and now have a regular income so the extra money is really useful." Amy gets £75 a month, or £900 a year, for her garage but has not raised the rent since 2002. Charles Cridland, founder of *Yourparkingspace.co.uk*, a business set up to advertise parking spaces, thinks that Amy could get much more – even as much as £250 a month for her London parking space, which is an annual income of £3,000. Charles Cridland also said: "The prices you can get are what people will pay. Our service operates in a number of cities and £100 per month is typical. Spaces in London cost more but other places are catching up." Charles Cridland said that stricter parking restrictions have pushed up demand for parking spaces and that this is the same in all cities in the UK.

Could you rent out your parking space?

If you don't need it, then yes. Your space does not need to be a garage, or even covered, but it does have to be yours to rent out, i.e. owned by you rather than a landlord or other third party. The desirability of the parking space depends on the distance to a town centre, or transport links like major roads or train stations. It's not only driveways and garages that are rented out. Spaces far away from a property, such as underground parking, are also popular. Garages are the best spaces for cars or other storage and can cost £200 per week in London, says *Gumtree.com* – or £10,000 a year.

Once you have found someone to rent your parking space it is a good idea to write a simple contract that says how long the person is going to rent the space, between what hours, and for how much. It should be signed by both parties. And remember that the income you get is taxable.

Some websites allow you to advertise your parking space for free – like *Yourparkingspace.co.uk* and *Gumtree.com*. The other websites let you pay a percentage of the parking rent as advertising payment. However, no matter which method you use to advertise your parking space, you should not need to pay. Advertising a space using another method just needs details of its location, including its proximity to other transport and a picture if possible.

Daily Mail

21st September 2007

Task A1 (12 points) (2 points for each correct answer)

Now tick the best answer – A, B or C.

1) Commuters rent parking spaces from private people because ...

- A the cars are safer there.
- B they have no choice.
- C it's trendy to do so.

2) Amy Sebba ...

- A bought a house with two parking spaces so she could rent one space out.
- B has had 10 different people who rented her parking space.
- C is pleased that renting out her parking space has helped her financially.

3) Charles Cridland said ...

- A Amy's parking space is too cheap at £75 a month.
- B people with parking spaces will get the money they want.
- C demand for parking spaces is limited to London.

4) Anybody can rent out ...

- A a parking space even if they rent it themselves.
- B a parking space but they must have bought it.
- C a garage but people must only use it to park a car in.

5) If you rent out a parking space, ...

- A you don't need to write an official contract.
- B you should have an agreement that you and the renter sign.
- C you can keep all the money you get for it.

6) Advertising a parking space on the Internet ...

- A never costs anything – the ads are always free.
- B varies between nothing and a X% of the parking space rent.
- C is the only way to advertise a parking space.

Task A2 (8 points) (1 point for each correct answer)

Read the article below.

Choose the best expression to fill each gap – A, B or C.

For each answer, put the correct letter on the line on the right.

How to get a new smile

Lisa Hewer had always been unhappy about her teeth, after **1)** the front two in a moped accident 20 years ago. “Although I wore dentures, I didn’t feel confident enough to smile without putting my hand over my mouth,” she says. Indeed, when she met her partner Mark Beggs earlier this year, she was so embarrassed about her teeth that it was four months before she told him that she wore false teeth. “I **2)** wait until he was asleep before I removed them.” Then Mark, 34, a contracts manager, offered to pay for her to have a bridge made as an early birthday present. “I was so **3)**,” says Lisa, 38. She looked into having the work done by a British dentist, but quotes ranged from £18,000 to £48,000. She then read an article in a women’s magazine about dental treatment in Hungary and decided to investigate.

A growing number of Britons are travelling overseas for essential dental treatment such as crowns and bridge work. With **4)** other options because of the shortage of dentists and the high cost of private dentistry in the UK, they have been fascinated by cheaper prices in countries such as Hungary, Poland, Turkey, Croatia, Bulgaria and Thailand. The idea of combining dental treatment with a holiday makes it all the more interesting.

Many Britons are also travelling for **5)** cosmetic reasons – the nation previously indifferent to its reputation for bad teeth has suddenly become obsessed with the perfect smile. Indeed, a recent survey by the British Dental Health Foundation found an amazing one in two adults near middle age would consider cosmetic dental surgery. An estimated 35,000 Britons **6)** are seeing dentists abroad and many are entirely happy with the treatment and care they have received. However, the British Dental Health Foundation reports today that there has been a significant increase in calls to its helpline from people who have had bad experiences of dental tourism. Dr Nigel Carter, the charity’s chairman, says: “You would be surprised how **7)** people go abroad for dental treatment. **8)** the idea of saving a few thousand pounds is enough to interest many people, a look at the risk factors might persuade them to think again.”

Put the letter here



1	A losing	B loses	C lost	<u>A</u>
2	A had	B must	C used to	<u>C</u>
3	A exciting	B excites	C excited	<u>C</u>
4	A little	B few	C less	<u>B</u>
5	A purely	B pure	C alone	<u>A</u>
6	A in the year	B a year	C all year	<u>B</u>
7	A much	B many	C a lot	<u>B</u>
8	A Because	B Since	C Whereas	<u>C</u>

Task B (5 points) (1 point for each correct answer)

Look at the list of properties below.

It describes different properties on the market in Birmingham.

Decide which property (A-H) would be suitable for each person/couple/family.

Write the letter on the line on the right. Do not use any letter more than once.

PROPERTIES ON SALE/FOR RENT IN BIRMINGHAM	
A	Luxury converted farmhouse ten miles from the city for sale or rent. Four garages and two offices.
B	One-bedroom flat for sale close to Birmingham's main station. Help with financing is possible. It's an unbeatable offer!
C	Large shop with spacious three-bedroom living accommodation on the first floor. Located in the shopping arcade next to Tesco's.
D	Centrally located house for sale. Two balconies but no garden. Perfect for a couple!
E	Marsden's old police station comes complete with four cells! Needs some work.
F	Maxi Shopping Centre has two shops to let: the first is a very large kiosk at the centre entrance; the second shop is next to the flower shop. Hurry before they go!
G	The old primary school in the village of Netherton (two miles from the city centre) is available at a very low rent. Four classrooms and a staff room. Direct bus route.
H	Detached bungalow with well-cared for lawns front and back for sale. In a quiet part of the city.

Put the letter here



- 1 The Ronson family (mum, dad and twins aged 6) need a large apartment with an office/sales premises for Mr Ronson, who has a travel agency. **C**
- 2 Ron and Sophie are 50-year-olds looking for a small house now that the kids have left home. A garden is a must as Ron is a keen gardener. **H**
- 3 Single girl Naomi has decided to start selling cards and gifts and is looking for an empty shop in a good location (must have lots of passing shoppers). **F**
- 4 Brian and Kevin want to profit from people's interest in further education. They need rooms where people can do courses in finance and languages. **G**
- 5 Alistair thinks house prices are going to rise again, so he wants to buy an apartment in the city centre. He is prepared to borrow from the bank. **B**

