

Renting

Tutor Resources for the AMEP

Housing

Post-beginner

Tutor Resources for the AMEP

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Theme:

Housing

Topic:

Renting

Task	Language focus	Learning activities	Resources
1. Can read rental advertisements	<p>Vocabulary real estate agent, advertising, advertisement, condition, appliances, roof, leak, landlord, abbreviations, references, built in robes, under cover</p> <p>Structure There is a ___ (large bedroom, modern kitchen etc). There are ___ two (small bedrooms, toilets etc).</p>	<p>Discuss the questions about their home</p> <p>Match words to abbreviations</p> <p>Read the advertisements and complete the information</p>	<p>Worksheet 1: Talking about your home</p> <p>Worksheet 2: Abbreviations</p> <p>Worksheet 3: Newspaper advertisements</p>
2. Can participate in a telephone exchange – ringing about a place to rent	<p>Vocabulary available, inspection, to inspect, to arrange, to explain, property list</p> <p>Structure I’m ringing about ____. I’m calling about ____.</p>	<p>Role play calling about a rental property</p> <p>Look for a rental advertisement</p> <p>Complete a tenancy application form</p> <p>Answer questions about a story</p>	<p>Worksheet 4: Ringing about a place to rent 1</p> <p>Worksheet 5: Ringing about a place to rent 2</p> <p>Worksheet 6: Homework – looking for a place to live</p> <p>Worksheet 7: Tenancy application form</p> <p>Worksheet 8: Mila’s story</p>
3. Can participate in a telephone exchange – arranging repairs in the home	<p>Vocabulary repairs, security, supply, urgent, non-urgent, immediately</p> <p>Structure There’s something wrong with my ____ (stove, hot water service etc).</p>	<p>Answer questions about a dialogue</p> <p>Answer questions about getting repairs</p> <p>Write a dialogue about a problem</p>	<p>Worksheet 9: Home repairs</p>

Theme: **Housing**

Topic: **Renting**

Rental advertisements

Task 1:	Can read rental advertisements
Vocabulary:	real estate agent, advertising, advertisement, condition, appliances, roof, leak, landlord, abbreviations, references, built in robes, under cover
Language structure:	There is a ___ (large bedroom, modern kitchen etc). There are ___ two (small bedrooms, toilets etc).

Activity instructions

Discuss the questions about their home

- 📄 Worksheet 1: Talking about your home
Read the questions together and discuss.
Ask learner to use their dictionary to find words they don't understand. Explain new vocabulary.
Encourage learner to use adjectives when describing their home, e.g. There is a ___ (large bedroom, modern kitchen etc). There are ___ two (small bedrooms, toilets etc).

Match words to abbreviations

- 📄 Worksheet 2: Abbreviations
Look at the advertisement together.
Ask learner questions: What is this?
What is it advertising?

Learner reads the advertisement. (May need tutor assistance).
Ask learner to read the words first. Ensure that the learner knows the meaning of all the words.
Learner matches the words to the abbreviations.

Read the advertisements and complete the information

- 📄 Worksheet 3: Newspaper advertisements
Learner reads the advertisements and completes the information.

Task 2:	Can participate in a telephone exchange – ringing about a place to rent
Vocabulary:	available, inspection, to inspect, to arrange, to explain, property list
Language	I'm ringing about ____.
structure:	I'm calling about ____.

Activity instructions

Role play calling about a rental property

📄 Worksheet 4: Ringing about a place to rent 1

A. Learner reads the advertisement.

Ask questions: Where is the flat?

Is the flat old or new?

How many bedrooms?

Does it have a garage?

Why is it in an excellent position?

Do you need references?

How much is the rent every week?

B. Learner reads the dialogues and fills in the information.

Explanation may be needed for some of the terminology, i.e. That's already been taken. Open for inspection.

Role play the dialogues changing roles. After several times encourage the learner to try to say the dialogue without the worksheet.

📄 Worksheet 5: Ringing about a place to rent 2

Learner reads the advertisement.

Learner reads the telephone conversations and completes them with their own sentences.

Read the dialogues together several times.

Role play the dialogues (tutor as the receptionist).

Look for a rental advertisement

📄 Worksheet 6: Homework – looking for a place to live

A. Explain the activity to learner ensuring that they understand what is required.

Set the activity as homework and ask learner to bring the advertisement to the next session.

Alternately do the activity together.

B. Together read the rental advertisement which the learner has found.

Discuss the questions on the worksheet.

Complete a tenancy application form

📄 Worksheet 7: Tenancy application form

Learner completes the form using the information from the advertisement that they found in the paper or at the real estate agency.

Answer questions about a story

📄 Worksheet 8: Mila's story

Learner reads the story and answers the questions.

Discuss learner's experience of finding a place to rent.

Ask questions: Do they rent?

How did they find their rental place?

Did they arrange an inspection of the place or did they go to an open or inspection viewing?

Did they have to pay a deposit for the key? Etc.

(If learner is a property owner, ask about their experience.)

Repairs

Task 3: Can participate in a telephone exchange – arranging repairs in the home

Vocabulary: repairs, security, supply, urgent, non-urgent, immediately

Language structure: There’s something wrong with my ____ (stove, hot water service etc).

Activity instructions

Answer questions about a dialogue

📄 Worksheet 9: Home repairs

- A. Discuss the picture on the worksheet.
Ask questions: Who is this? What? Where? Why?

Instruct learner to read the true/false statements (to focus their listening).
Read the script two to three times.

Script

Agent: Good morning. Bryant Smith Real Estate. Jenny speaking.

Mila: Good morning. This is Mila Novak. I’m renting through your agency. It’s flat 4, 27 Mary Street. There’s something wrong with my stove. There’s no gas.

Agent: Really? Are you sure it’s the stove? Maybe there’s a problem with the gas supply in the area.

Mila: I don’t think so because my heater is still working.

Agent: Right, we’d better get someone to have a look at it then. I’ll see if I can get on to the plumber. Will you be home this afternoon?

Mila: Yes, I’ll be home all day.

Agent: Good. Now can I have your phone number? I’ll get the plumber to call you back to arrange a time to come and check your stove.

Mila: OK. My number is 9687 4123. And the plumber will call me?

Agent: That’s right.

Mila: OK, thank you Jenny. Bye.

Agent: Goodbye.

Learner answers true or false to the statements.

Answers

1 – True, 2 – False, 3 – False, 4 – True, 5 – False, 6 – True

Read the script again and ask learner to correct their work.
Correct their work. Encourage learner to make the false statements true.

Answer questions about getting repairs

📄 Worksheet 9: Home repairs

- B. Learner reads the information about repairs. Explain any unfamiliar vocabulary, particularly the meanings of the words urgent, non-urgent and immediately.

Ask questions: Have you ever needed a home repair?
Was it urgent or non-urgent?
What happened? Discuss.

Learner reads the questions then ticks whether a repair is urgent or non-urgent. Discuss.

Answers

1 – urgent, 2 – non-urgent, 3 – urgent, 4 – urgent, 5 – urgent, 6 – urgent, 7 – non-urgent,
8 – urgent, 9 – non-urgent, 10 – non-urgent

Write a dialogue about a problem

📄 Worksheet 9: Home repairs

C. Tell learner to listen carefully to what Mila says about the problem.

Read the script (part A) to the learner again.

Learner writes in the missing words to complete the sentences as you read.

Learner then reads the completed sentences aloud.

Answers

Good morning. This is Mila Novak. I'm renting through your agency. It's flat 4, 27 Mary Street.
There's something wrong with my stove. There's no gas.

D. Learner reads the problem.

Instruct learner to explain the problem using the sentences in part C as a guide.

Learner writes what they would say.

Discuss other problems that may occur.

Ask learner to practise explaining a variety of repair problems.

Worksheet 1: Talking about your home

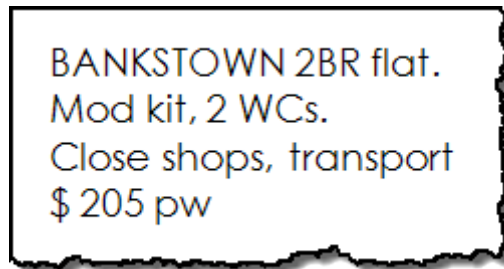


Discuss these questions.

1. What type of place do you live in? A flat, a unit, a house, a townhouse, an apartment?
2. How long have you lived there?
3. Are you happy there? Why? Why not?
4. Describe your home (e.g. number of rooms, size, garden, balcony etc).
5. Describe the condition of your home.
6. Are the carpets and the curtains clean? (walls, screens etc)
7. Have you ever had problems with appliances (stove, oven, hot water system, heater)? What did you do?
8. Has the roof leaked or the electricity gone off? What did you do?
9. What do you do when there is a problem?
10. Do you know your neighbours?
11. Have you ever had problems with your neighbours? What did you do?
12. Do you rent?
13. How did you find your rental home?
14. Do you know your landlord?

Worksheet 2: Abbreviations

*Newspaper advertisements often include abbreviations.
Match the words with the abbreviations.*



Word	Abbreviation
bedroom	Indry
kitchen	gar
bathroom	WC
laundry	BR
toilet	kit
garage	bathrm

Word	Abbreviation
apartment	ww
air conditioning	first flr
built in robes	mod
wall to wall	apart
first floor	BIRs
modern	A/C

Word	Abbreviation
per week	cls
under cover parking	pw
close to	Refs
excellent position	UCP
transport	transp
references required	excel posn

Worksheet 3: Newspaper advertisements

Read the advertisements and complete the information.

CHAPEL HILL 3 BR house
2 bathrms, mod kit, gar.
Cls schools, shops.
Pets allowed.
\$380 pw
View SAT 12-12.30
Ph 8371 9889

Suburb Chapel Hill

House or flat _____

Bedrooms _____

Rent _____

Parking YES/NO

Pets YES/NO

How to see _____

BICTON mod 2 br
first flr flat.
A/C, BIRs, Indry, excel
posn, close transp.
No pets.
\$ 260 pw
Ph 9296 3348

Suburb _____

House or flat _____

Bedrooms _____

Rent _____

Parking YES/NO

Pets YES/NO

How to see _____

INGLEWOOD Mod 2
BR apart, 2 WCs
WW carpets, gar.
No pets.
View Sat 1-1.30
PH 4652 8913

Suburb _____

House or flat _____

Bedrooms _____

Rent _____

Parking YES/NO

Pets YES/NO

How to see _____

Worksheet 4: Ringing about a place to rent 1

A. Read the advertisement.

RANDWICK Stephenson Rd. Mod.
2BR flat, heating, ww carps, UCP,
excel loc cls shops, transport.
\$310 pw. Refs.
Ph: Ellis real Estate 96213889

B. Complete the conversations with sentences from the boxes.

Conversation 1

- No thanks. That's fine. Bye.
- Hello, I'm ringing about the two bedroom flat in Stephenson Road, Randwick.

Helen: Hello. Ellis Real Estate. Helen speaking.

Mila: _____

Helen: I'm sorry, that's already been taken. Can I help you with something else?

Mila: _____

Helen: Thank you for ringing. Good bye.

Conversation 2

- Oh. That's good. Which flat number is it?
- Hello, I'm ringing about the two bedroom flat in Mary Street, Seddon.
- Thanks. I'll come and have a look at it around two.
- Is it still available?

Receptionist: Good morning, Bryant Smith Real Estate. This is Jenny speaking.

Mila: _____

Receptionist: Mary Street... yes.

Mila: _____

Receptionist: Yes it is. It is open for inspection this afternoon between two and three o'clock.

Mila: _____

Receptionist: It's flat 4 and it's on the ground floor.

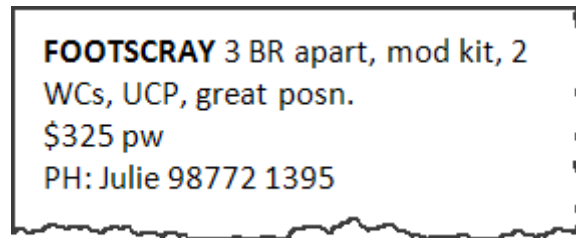
Mila: _____

Receptionist: That's fine.

Mila: Good bye.

Receptionist: Bye.

Worksheet 5: Ringing about a place to rent 2



Read the telephone conversations and complete them with your own ideas.

Conversation 1

Receptionist: Good morning. Morgan real Estate. Julie speaking.

You: Yes, I'm calling about the _____.
_____. Is it _____?

Receptionist: That's gone I'm sorry. Can I help you with anything else?

You: No _____.

Conversation 2

Receptionist: Good morning. Morgan real Estate. Julie speaking.

You: Yes, I'm calling about the _____.

Receptionist: Your name?

You: _____.

Receptionist: I'll put you through to Tony. One moment please.

Tony: Tony speaking, how may I help you?

You: Hello Tony, I'm calling about _____
_____. Is _____?

Tony: Yes it is. It is open for inspection on Saturdays between
12.30 and 1.30.

You: _____ . What apartment _____?

Tony: It is apartment 27 and it is on the third floor.

You: _____.

Tony: Yes. See you on Saturday. Bye.

You: _____.

Worksheet 6: Homework – looking for a place to live

A. Find a rental advertisement.

1. Find an advertisement for a house or flat that you would like to live in.
2. You can look in the newspaper (Saturday is the best day), local paper, or the real estate agents.
3. If your ad is in the window of a real estate office, copy it onto a piece of paper.
4. Show your ad to the tutor at your next session.

B. Read the advertisement and discuss with your tutor.

1. Is this place in a different suburb from where you live?
2. Why would you like to live there?
3. What are the good things about this flat/house?

Worksheet 7: Tenancy application form

Fill in the form using the information from the advertisement you found in the paper or at the real estate agency.

City Star Real Estate

Tenancy application form

Date _____

PROPERTY ADDRESS _____

Rent - Weekly _____ Rent - Monthly _____ Start date _____

APPLICANT'S FULL NAME (Mr, Mrs, Miss, Ms, Dr)

Phone _____ Mobile _____

Date of birth _____

Current address _____

Number of occupants in new property:

Adults _____ Children _____ Pets _____

IDENTIFICATION

Driver's licence no./Passport no. _____

EMERGENCY CONTACT (next of kin)

Name _____

Relationship _____

Phone _____

Worksheet 8: Mila's story

Read the story and answer the questions.

Mila wanted to rent a three bedroom house, so she went to the real estate agent to see if there were any houses available. She asked at reception and received a property list which had all the properties available on it.

She found a house that she would like to look at so she rang the agent the next day to arrange an inspection. She was told she could come and get the key for the house, but she needed to bring her driver's licence or her passport and \$50 as a deposit for the key. Mila thought \$50 was too expensive but the receptionist explained to her that she would get all her money back when she returned the key. So Mila went and inspected the house and she was very pleased with it. She filled in a tenancy application form and she hopes she will get the house.

1. Why did Mila go to the real estate agent?

2. What is a property list?

3. What did she have to bring to the agent to get a key for the house?

4. Why do you have to show photo ID when you get the key for a place you want to look at?

5. How much was the deposit for the key?

6. Why is the deposit so expensive?

7. Do you get your money back when you return the key?

Worksheet 9: Home repairs

A. Listen and answer **True** or **False** to these statements.



	True/False
1. Mila's stove isn't working.	
2. There's a problem with the gas supply in the area.	
3. Mila calls a plumber.	
4. The agent will call a plumber.	
5. The plumber will come in the afternoon.	
6. The plumber will call Mila back.	

B. Read the information about getting repairs.

Tick the sentences to show whether a problem is urgent or non-urgent.

If you are renting, your landlord must repair things in your house or flat that are not working. For example, the stove, the toilet, the windows.

Some repairs are **urgent**, like problems with your security, stove, heating, toilet or hot water. Other repairs are **non-urgent** like a broken cupboard, or a dripping tap.

If you have an urgent repair you should ring your landlord or agent. The landlord must repair the problem **immediately**. If you have a non-urgent repair you should speak to your landlord or agent.

The landlord does not have to repair things that belong to you, for example, your furniture or your fridge.

	urgent	non-urgent
1. When you turn on your hot tap, the water is cold.		
2. Your bedroom door doesn't close properly.		
3. When it rains, water comes in through the roof.		
4. The lock on your front door is broken.		
5. You can smell gas in the kitchen.		
6. There is no water when you flush the toilet.		
7. The toilet seat is broken.		
8. There is water leaking out of the hot water tank.		
9. One of the windows is very hard to open.		
10. The kitchen sink is blocked.		

C. Listen to Mila explain the problem. What does she say?
Write in the missing words.

Good morning. _____ Mila Novak.
 _____ through your agency. It's flat 4, 27 Mary Street.
 _____ with my stove.
 _____ gas.

D. Read the problem. What would you say?
Start the conversation and then explain the problem.

The shower in your flat isn't working. There's no water.
