



**LE RÉSEAU DE CRÉATION
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BREVET DE TECHNICIEN SUPÉRIEUR
PROFESSIONS IMMOBILIÈRES

ÉPREUVE LANGUE VIVANTE ÉTRANGÈRE E2 :
ANGLAIS

SESSION 2019

Durée : 2 heures

Coefficient : 2

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IMPORTANT

Ce sujet comporte 3 pages numérotées de 1/3 à 3/3
Assurez-vous qu'il est complet ; s'il est incomplet, veuillez le signaler
au surveillant de la salle qui vous remettra un autre exemplaire.

The property battle in Vancouver's Chinatown

5 The smell of incense fills the narrow stairway of the Yue-Shan Society building, a social club for people with roots in Panyu, part of Guangzhou, a city in southern China. East Pender Street in Vancouver's Chinatown is home to many such clubs for clans or benevolent associations. Melody Ma, in her 20s, recalls: "When I was small my grandma would bring me to one of these places."

10 The gently sloping streets where Ms Ma grew up have not changed much. Vancouver has had a frantic property market since it hosted the winter Olympics in 2010. The downtown area is forested with new condominiums. Prices have risen by nearly 60% in the past three years, partly because of demand from non-resident Chinese investors. But until recently developers have largely shunned¹ Chinatown. It is part of an area called Downtown Eastside, a district of rundown buildings, methadone clinics and rough sleepers. Many Chinatown residents are old and poor.

15 Developers now have Chinatown in their sight. Two years ago, one built a 17-storey condo on its edge. This alarmed many residents, who had formed a group to halt the high-rise advance, now called #SaveChinatownYVR. Ms Ma is its leader. Recently it has been successful.

The main theatre of battle is a car park known as 105 Keefer, where Beedie Living proposes to build a nine-storey brick-and-glass apartment block. The development promises 111 luxury flats, with rooftop landscaping and shops below.

20 The patch of tarmac at 105 Keefer is not much to look at. But it is an area rich with cultural associations, residents say. Just to the south is a monument that commemorates Chinese-Canadian builders of the Canadian Pacific Railway and veterans of the Second World War. Across the street is the Sun Yat-sen Classical Chinese Garden and the Chinese Cultural Centre Museum. "A lot of people were appalled"² because of the condo's
25 "proximity to sacred sites in the heart of Chinatown", says Ms Ma. Some residents also fear that it will push up rents.

30 Conservationists hope that the parking lot is where they can halt development, which they say has spoiled the charm of other Vancouver neighborhoods such as Mount Pleasant. The dispute is part of a debate about the city's identity, says Andy Yan, an urban planner. Vancouverites, he says, are asking themselves, "Who are we? And what are we building for?" The people who might want to buy the flats that do not yet exist are, of course, not being consulted.

The Economist, April 12th, 2018 (abridged)

¹ *shun*: avoid, ignore

² *appalled*: horrified

I - Compréhension (10 points)

Après avoir lu attentivement l'article ci-dessus, vous en ferez une synthèse en dégagant les idées essentielles **en français**.

Vous rédigerez votre réponse en 180 mots (+/- 10%).

Vous indiquerez le nombre de mots que vous avez utilisés.

Toute présentation sous forme de notes sera pénalisée.

II - Expression (10 points)

Vous traiterez le sujet suivant **en anglais**.

Vous rédigerez votre réponse en 200 mots (+/- 10%).

Vous indiquerez le nombre de mots que vous avez utilisés.

You are Cathy/Paul Donovan, an estate agent working for Beedie Living Developers in Vancouver, Canada. You are in charge of selling the new 111 luxury flats built by the company.

Ms Ma has invited you to a meeting with #SaveChinatownYVR next week.

Write the speech you will deliver at the meeting to promote and defend the project.