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Southern News Group

Mr. Lee's Commentary and Dairy



Inside C2

Thursday October 08, 2020

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Southern

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Trump's illness puts more focus on Pence, Harris showdown in VP debate



SALT LAKE CITY (Reuters) - President Donald Trump's battle with COVID-19, his age and the age of his Democratic challenger Joe Biden provide an unusual backdrop to Wednesday's debate between Vice President Mike Pence and Democratic vice presidential nominee Kamala Harris.

Pence and Harris are set to take the stage at the University of Utah in Salt Lake City separated by plastic barriers for a 90-minute debate, a reminder of how the coronavirus pandemic has affected the race ahead of the Nov. 3 election.

The Republican president announced last Friday that he had tested positive for the novel coronavirus amid a White House outbreak and was hospitalized in Maryland for three days receiving a variety of treatments. His doctor said on Wednesday Trump had no COVID-19 symptoms in the past 24 hours.

Either Pence, 61, or Harris, 55, would be a heartbeat away from assuming the presidency, depending on the election's outcome. How they handle themselves during the debate may be scrutinized even more closely than usual given Trump's health and the age of both presidential candidates.

Now 77, Biden would be 78 upon taking office in January, which would make him the oldest U.S. president in history. Trump is 74, making his COVID-19 particularly dangerous considering his age and underlying health issues. Trump already is the oldest president to seek re-election.

Biden is leading Trump in national polls, including an ad-

vantage of 12 percentage points in the latest Reuters/Ipsos survey of likely voters. Polls show the race to be closer in some of the election battleground states that could determine the winner, although a Reuters/Ipsos poll on Wednesday showed Biden leading Trump in pivotal Florida.

Harris, who will be on the biggest stage of her political career, is a U.S. senator from California picked by Biden in August as his running mate. The daughter of immigrants - her father from Jamaica and her mother from India - Harris is the first Black woman nominated by a major party for vice president as well as the first person of Asian descent.

RELATED COVERAGE

U.S. women organize watch parties for historic VP debate Pence, who debated then-Democratic vice presidential nominee Tim Kaine in 2016, is a former U.S. congressman and Indiana governor who has steadfastly defended Trump during his tumultuous presidency.

Their debate is unlikely to match the chaos of the first presidential debate last week in which Trump repeatedly interrupted Biden and the two traded insults. Pence, more even-tempered than Trump, and Harris, a former prosecutor known for sharp questioning during Senate hearings, are seen as polished communicators.

'A FORTRESS'

The two campaigns have squabbled over installing barriers on stage between Pence and Harris to guard against coronavirus infection. On Wednesday, television images of the debate stage showed two plexiglass barriers, one adjoining each lectern. Pence and Harris also will be placed more than 12 feet (3.6 meters) apart on stage.

Harris had requested plexiglass shielding. Pence spokeswoman Katie Miller on Monday mocked Harris, saying if she "wants to use a fortress around herself, have at it." An aide to the vice president on Wednesday said Pence had agreed to the barriers to facilitate the debate.

Both Pence and Harris tested negative for the coronavirus on Tuesday. Current U.S. government guidelines call for anyone exposed to a person with COVID-19 to quarantine for 14 days regardless of test results.

In a statement, Harris spokeswoman Sabrina Singh said, "If the Trump administration's war on masks has now become a war on safety shields, that tells you everything you need to know about why their COVID response is a failure."

The pandemic is likely to dominate the debate. Biden and Harris have made Trump's handling of the public health crisis a central theme of their campaign, blaming Trump for downplaying the health risks and failing to endorse mask-wearing to combat the spread of the pathogen.

Pence, who has headed the administration's coronavirus task force, can be expected to defend Trump's response to the pandemic, which has killed more than 210,000 Americans and battered the U.S. economy even as other wealthy nations have managed to get it under better control.



星期四

WEALEE'S GLOBAL NOTES

10/07/2020

CORONAVIRUS DIARY

Chinese American Pioneer **Uncle Art Ping Lee**



Uncle Art Ping Lee was laid to rest in peace last week in Washington, DC. He was born in 1914 and has lived to the age of over one hundred years and he is a true pioneer in our community. He was the founder of the America Lee's Family Association and the An Leung Association and was a leader in the promotion of our civil rights in America.

In the early 1970's when I arrived in San Francisco. I had the opportunity to edit Lee's monthly newspaper and I knew all of the Lee elders and leaders in San Francisco, Washington, DC, New York, Los Angeles and all the major cities because I was his editor who reported and wrote the news for all of them.

In the late 1980's, my brother Dan and I went to DC on a snowy day and we met with my classmate CC Hu in Chinatown. He asked us, "what are you guys doing here?"

We replied that we wanted to publish a weekly newspaper here and he was so surprised. From his expression, you knew he thought it was mission impossible. We then went to visit Uncle Lee at the Chung Hwa Association. He greeted us with a warm welcome and introduced us to Mr. Chow who later became our community reporter. Because of Uncle Lee's

support, we were able to expand our connections and we gradually started to publish a weekly paper in Washington, DC.

About five years ago, Uncle Lee came to Houston to visit. We hosted his one hundred year birthday party at our Houston headquarters. Many of our friends got together to cut the cake and enjoyed the party.

Speaking to all the guests, I said, "I just want to express my appreciation to Uncle Art Ping Lee again and again. Because of your

guidance and assistance, we were able to start our journey in the nation's capital."

Uncle Lee, you have fully enjoyed your life because your kindness and contribution will always be remembered by all of us. Please Rest In Peace.

By Wea H. Lee

Republic of Guinea Honorary Consul of Houston, Texas



Stav Home!

BUSINESS

Wear Mask!

COVID-19 Dashboard 10/08/20 White House Physician Reports **Trump Has No COVID-19 Symptoms**



Illustration: Eniola Odetunde/Axios

Compiled And Edited By John T. Robbins, Southern Daily Editor

President Trump was not experiencing coronavirus symptoms Tuesday and is doing "extremely well," according to a memo released by White House physician Sean Conley.

The state of play: Trump was discharged from Walter Reed Medical Center on Monday evening and returned to the White House to continue his treatment. Conley said in a briefing on Monday that while the president's condition is improving, he "may not be entirely out of the woods yet" and the next few days will be critical to the course of his recovery.

Upon his return, Trump said he was feeling "real good", according to a pool report by a journalist covering his return on behalf of other media. In a tweet, the President urged people to not let the virus "dominate your life".

Trump, still infected with the coronavirus, said: "Maybe I'm immune." What they're saying: "This morning the President's team of physicians met with him in the Residence. He had a restful first night at home, and today he reports no symptoms," Conley wrote in the memo.

• "Vital signs and physical exam remain stable, with an ambulatory oxygen saturation level of 95-97%. Overall he continues to do extremely well. I will provide updates as we know more." (Courtesy axios.com)



U.S. President Donald Trump has returned to the White House. Maskless on the White House balcony.

How COVID-19 Is Affecting The World



1. Global: Total confirmed cases as of 10 a.m. ET: 35.536.634 — Total deaths: 1.044,949 — Total recoveries: 24,785,728

2. U.S.: Total confirmed cases as of 10 a.m. ET: 7,459,146 — Total deaths: 210,195 — Total recoveries: 2,935,142 — Total tests: 108,831,227.

3. Politics: Trump, still infected with COVID-19, says: "Maybe I'm immune" — With Trump's return, risks rise in the West Wing — Trumpworld coronavirus

4. Health: CDC acknowledges airborne COVID-19 spread.

5. **Business**: Exxon to slash up to 1,600 jobs in Europe — Companies behind Trump's COVID-19 drugs draw atten-

Confirmed cases of COVID-19 have now passed 35.4 million globally, according to the Johns Hopkins Coronavirus Resource Center. The number of confirmed deaths stands at over 1 million.

Mexico has reported a record daily rise in cases and deaths - 28,115 and 2,789, respectively. The sharp increase is due to a change in methodology, according to the government.

Confirmed cases in India have risen by 61,267 to 6.69 million. Deaths have risen by 884 to 103,569.

Victoria, Australia - the epicentre of the country's outbreak - has reported a slight increase in new cases. But authorities said they could link most to known outbreaks.

A combination of antiviral drugs normally used to treat HIV has no beneficial effect in hospitalized COVID-19 patients, according to the results of a

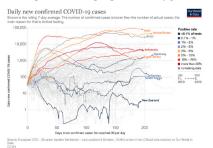


Ireland has increased its restrictions to Level 3, meaning indoor dining is banned, and pubs can only serve a limited number of customers outside. The National Public Health Emergency Team had called for the highest level of restric-

The US Centers for Disease Control and Prevention said yesterday that COVID-19 can spread by the virus lingering in the air.

The International Monetary Fund has called on members to take advantage of low interest rates to invest in infrastructure as a means to drive the economic recovery and a shift towards greener en-

France has reported a slowing of new cases, but hospitalizations increased by more than 300 for first time since April. Research suggests that the COVID-19 virus can survive for up to 9 hours on human skin - but is completely inactivated in just 15 seconds by hand sanitizer containing 80% alcohol. The study was published in Clinical Infectious Diseases, and its authors say it's a reminder of the importance of proper hand hygiene.



COVID-19 Hitting Mental Health Services Hard

The COVID-19 pandemic has disrupted or halted critical essential mental health services in more than 9-in-10 countries,

tion (WHO) survey.

"Good mental health is absolutely fundamental to overall health and well-being," said Dr Tedros Adhanom Ghebreyesus, Director-General of the WHO. "COVID-19 has interrupted essential mental health services around the world just when they're needed most. World leaders must move fast and decisively to invest more in life-saving mental health programmes - during the pandemic and

beyond." The survey looked at 130 countries from June to August of this year, with 93% reporting some sort of disruption. Services for vulnerable people, counseling and psychotherapy, harm reduction and school and workplace programmes were hardest hit, according to the survey.

Some 89% of countries reported that mental health and psychosocial support is part of their national COVID-19 reponse, but less than 20% of these countries have full additional funding for these activities. (Courtesy weforum.org)



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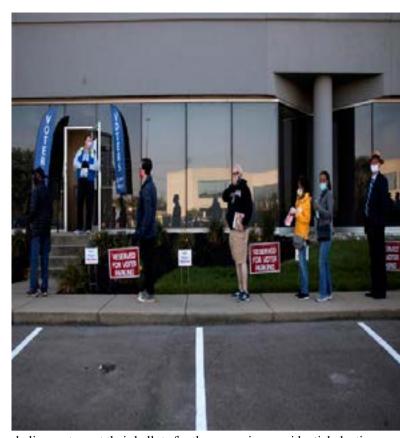


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Thursday, October 08, 2020



Editor's Choice



People line up to cast their ballots for the upcoming presidential election as early voting begins in Cincinnati, Ohio. REUTERS/Megan Jelinger



A demonstrator clashes with a barricade of police officers during a protest against the government's proposed labor reforms outside the Regional Parliament building in Bandung, West Java province, Indonesia. Antara Foto/Arie Nugraha/ via REUTERS



Scientist Emmanuelle Charpentier, director of the Max Planck Institute for Infection Biology in Berlin holds a Swedish themed puppet after winning the 2020 Nobel Prize in Chemistry for the development of a method for genome editing, in Berlin, Germany. REUTERS/Fabrizio Bensch



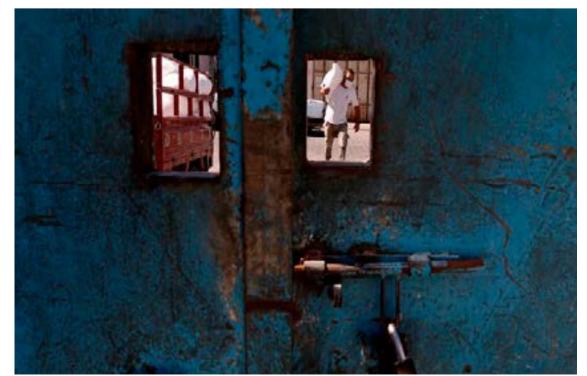
Stand-ins for the candidates sit between freshly installed protective plexiglass panels put in place as a coronavirus disease precaution between the candidates seats for the 2020 vice presidential debate between Vice President Mike Pence and Democratic vice presidential nominee and U.S. Senator Kamala Harris on the campus of the University of Utah in Salt Lake City,



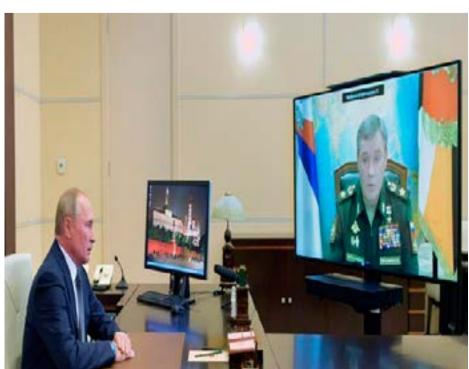
Israelis protest against a new law that curbed demonstrations against Prime Minister Benjamin Netanyahu, as it bans protesters from holding demonstrations more than 1 km (0.6 miles) from their homes, tightening a second-wave of the coronavirus disease (COVID-19) lockdown in Tel Aviv, Israel. REUTERS/Ammar Awad



A couple enjoy sunny autumn weather in a park in Moscow, Russia. REUTERS/Maxim Shemetov



A worker is seen through an opening in a school door as he carries a sack of flour distributed by UNRWA to be delivered to a Palestinian family in Gaza City. REUTERS/Mohammed Salem



A worker is seen through an opening in a school door as he carries a sack of flour distributed by UNRWA to be delivered to a Palestinian family in Gaza City. REUTERS/Mohammed Salem



COMMUNITY

White House reporters are increasingly anxious and angry about the Trump administration's handling of COVID-19 cases within its own building. State of play: Several White House reporters have tested positive and many are trying to figure out whether they and their families need to quarantine.

"My wife has now tested positive for COVID. The collateral damage is going to be pretty significant I think." - N.Y. Times White House correspondent Michael Shear

Driving the news: White House Press Secretary Kayleigh McEnany announced Monday that she tested positive for coronavirus, sending White House reporters scrambling to figure out whether they had been exposed.

• McEnany briefed reporters without wearing a mask at the White House, a practice that speaks to the overall dismissal of White House officials around COVID-19 safety protocols.

• On Monday, one of the reporters at the briefing confirmed to Axios that they would be quarantining for the next two weeks.

• White House communications aides Chad Gilmartin and Karoline Leavitt tested positive for the coronavirus over the weekend, Axios' Alayna Treene confirmed Monday after a report from ABC News.



Typical White House news briefing in the White House Press Room prior to the COVID outbreak.

What they're saying: Members of the press corps have expressed frustration that they've been directly exposed to officials

with the virus without being warned. • They cite being on flights with Hope Hicks, as well as last week's presidential debate and the press briefing Sunday with McEnany, as events deserving more precautions.

• "What frustrates me is that the White House could have and should have taken steps to mitigate or minimize the risk if they had just done simple things like wearing masks," said Shear, who believes he contracted the virus aboard Air Force One on September 26th, following the White House nomination event for Amy Coney Barrett. • "I felt safer reporting in North Korea than I currently do reporting at

The White House. This is just crazy," tweeted **CBS** News White House Correspondent Ben Tracy. The other side: Ben

Williamson, a White House official who works in the communications department and is also an aide to White House chief of staff Mark Meadows, tweeted Monday that McEnany "briefly removed her mask at the mic to answer questions, was there for two questions and only 58 seconds (would not constitute 'sustained contact' per the CDC), and was socially distanced from reporters in the area."

One reporter's experience: Paula Reid @PaulaReidCBS

I sat in close proximity to two maskless, now COVID positive, White House staffers at last Thursday's briefing. So I am now working from home & getting regular COVID tests.



Critics argue that White House officials have engaged in reckless behavior by exposing members of the press corps, as well as other staffers, while knowingly carrying the virus, or having come in contact with those who test positive.

White House Coronavirus Outbreak Hits The Press Corps



Illustration: Annelise Capossela/Axios

Compiled And Edited By John T. Robbins, Southern Daily Editor

• On Friday, White House Correspondents Association (WHCA) president Zeke Miller said in a letter to colleagues that at least three members of the White House press corps had tested positive for the virus.

• In his note, Miller confirmed that the White House Medical Unit is beginning the process of contact tracing for these cases, but that they do not yet have an estimated time of completion for that process.

• The WHCA said in a statement Sunday: "We strongly encourage everyone else who was on the White House grounds from 9/26-10/2 to avail themselves of testing options, through their local health department, personal physician, employer or other accommodation before returning to the White House complex.'

The big picture: Administration officials have long downplayed the seriousness of the

• "Most officials don't wear masks," a White House reporter told Axios. "They don't socially distance with each other."

· Shear said that as of Monday evening, he still hadn't heard from the White House at all about any sort of contact tracing efforts, but that the WHCA has been good about implementing their own contract tracing procedure.

• In response to the news about McEnany,

the WHCA said, "We wish Kayleigh, the president and everyone else struggling with the virus a swift recovery."

tested positive. After McEnany's announcement Monday, Fox News chief White House correspondent John Roberts spent part of his afternoon waiting outside an urgent care center for his own test. He had attended McEnany's briefing last Thursday.

She didn't wear a mask, and neither did one of her assistants who later tested positive, and Roberts sat near both of them.



THE WHITE HOUS

The bottom line: The

situation also puts in jeopardy coverage of the White House at a time when facts and accurate information have never been more muddled

• CBS News digital White House reporter Kathryn Watson tweeted: "Even though there isn't a high likelihood of contracting the virus outside at a bit of a distance, some reporters will have to quarantine. It upends the entire workflow of the White House press corps at a time when coverage has never been more critical." (Courtesy axios.

Trump's Return Means More Stress For White House Reporters President Donald Trump's return to the White House to continue his recovery from the coronavirus seems certain to increase the anxiety level for journalists

NEW YORK -- President Donald Trump's return to the White House to recover from the coronavirus seems certain to raise the already heightened anxiety level of the journalists assigned to follow him. Three reporters have tested positive for COVID-19 in recent days while covering a White House described as lax, at best, in following basic safety advice like wearing masks. Discomfort only increased Monday with news that press secretary Kayleigh McEnany had

A member of the cleaning staff sprays The James Brady Briefing Room of the White House, Monday, Oct. 5, 2020, in Washington. (AP Photo/Alex Brandon) He tested negative. He called it an inconvenience, but stronger emotions were spreading. American Urban Radio Networks

correspondent April Ryan said she found it infuriating that Trump and his team had risked the health of her colleagues. CNN's Kaitlan Collins said it was "irresponsible, at best."

"It's frustrating," said Jonathan Karl, ABC News White House correspondent. "Frankly, it makes you angry." Trump takes the health and safety of those who work for and cover him very seriously, spokesman Judd Deere said. The White House works to incorporate current CDC guidance and best practices to limit COVID-19 exposure to the greatest extent possible on the grounds and when the president is traveling, he said Yet Trump clearly dislikes masks, and it is a message that has filtered down through much of his staff.

The White House Correspondents Association has placed signs on the door to the press briefing room saying that masks are required for admittance. (Courtesy https:// abcnews.go.com/)

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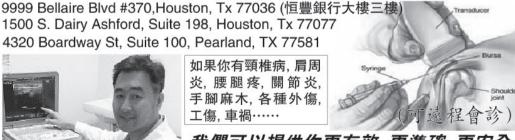
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281-485-0334

週六:8:30am-2:00pm

雖然你已嘗試過多種辦法,可是相信我們可以給你更好更先進的治療。



地址 : 9888 Bellaire Blvd #166 Houston, TX 77036 (黃金廣場)

頸背腰腿痛、肩臂肘腕痛、腰椎間盤突出、坐骨神經痛、頸椎 胸椎腰椎脱位、壓迫神經痛、各關節錯位劇烈痛、術前術後神 經痛、盆骨偏歪、肩肘下巴脫臼、青少年脊椎側彎。

翼專業車禍治療 聯合頂級律師團隊爲您服務 門診時間: 週一/二/三/五/六 9:00am-6:00pm 週四/週日休息

Tel: **713-492-0686** (英文) Tel: **832-863-8003** (中文) Fax: 713-534-1136 (請預約)

神經脊椎骨科醫學博士 NancyLiDC.CCSP 美國德州神經脊椎骨科醫學院畢業

D03CH PAIN李娜疗痛2467B 8

李 楠



般醫學、內科醫學

慈恩診所 Dr. Samuel Ph.D MPH 慈恩診所內科醫師 Dr. Samuel Chen, MD, 德州大學休士頓醫學院醫學博士

約翰霍普金斯大學傳染病學、病毒學碩士、博士 美國内科醫師學會院士 ▮休士頓德州醫學中心Hermann Hospital 主治醫師 休士頓德州醫學中心St. Luke's Hospital主治醫師 西南紀念醫院Southwest Memorial Hospital主治醫師 德州休士頓醫學院內科指導教授 (位於DIHO Square,對面惠康超市左邊轉角 Ranchester Dr.) 星期一、二、三 8:30am - 5:00pm 星期四、五 8:30am - 12:00pm 星期六 8:30am - 4:00pm

➡ 移民體檢指定醫師

6410 Fannin, suite 1460, Houston TX 77030

醫學中心

位於Hermann Professional Building内) 星期四、五 1:00 - 5:00 pm

各種內科病症:糖尿、風濕、胃腸、心、肺、肝、高血壓、傳染病等 敬請預約專線:713-988-8860 提供例行檢查、職業體檢、癌症、糖尿血脂肪檢驗、心肺功能檢查等 (國、台、革語)



李公 達平元老,生於西元 1914年5月16日,働於西元 2020年9月30日仙逝在美國馬里蘭州,享壽一百零六歲。 是日,子女孫輩,隨侍身側,福德壽三全。

李公 達平元老,一生忠黨愛國,熱心僑社,提攜後輩,不 遺餘力。當年成立「華人福利會」爲僑胞向國務院爭取移 民之名額,造福吾等移民家庭團聚,功不可沒,實爲我大 華府僑界之翹楚,美京傳統僑社之精神領袖。



謹擇於西元2020年10月11日(星期日)下午4-8pm,假Hines-Rinaldi Funeral Home(地址:11800 New Hampshire Ave, Silver Spring, MD 20904)親友瞻仰遺容,對外公開。次日,西元2020年10月12日(星期一),假Saint Andrew Apostle Catholic Church (地址:11600 Kemp Mill Rd.Silver spring, MD 20902)上午10:00至11:30親友瞻仰遺容,11:30至12:30pm公祭追思儀式,對外公開。

公祭後隨即大殮引葬「天堂之門」(Gate of Heaven Cemetery [,]地址:13801 Georgia Ave, Silver Spring, MD 20906)墓園。葬禮僅家人參加[,]不對外公開。

謹此 敬告諸親友 特此訃



未亡人:譚秀楨

孝 男:李燦民 孝孫女:李冰華 李青華

孝孫女婿:Clifton Tamorria 孝孫女婿:Michel Nguyen

孝 男:李偉民 孝 媳:Sandy Stingl

孝孫女:Nicolette Lee

孝 女:李美爱 孝 婿:Bob Pennington

孝 女:李美愉 孝 婿:Robert Moscovitz

孝 女:李小娟 孝外孫:夏鼎源

孝 女:李小平 孝 婿:Hau Mai

孝外孫:Sienna Mai Hali Mai Olivia Mai

孝曾孫輩

Makena Nguyen Elizabeth Amaker Madison Nguyen Maxwell Tamorria Carter Nguyen

族繁不及備載

同敬告

治喪委員會

美京李氏公所 美京中華會館 美京安良工商會 美京洪門致公堂

懇辭花圈花籃[,]若奠儀致贈[,]抬頭請寫: Lee Family 或是 Chinese Youth Club(CYC) 7233 Deer Lake Lane ,Derwood, MD 20855 足期四

2020年10月8日



敬輓

向移民前輩致敬 --悼念 建平叔

值此全美各地正是疫情陰影籠罩之時,從華府傳來李公達平叔仙逝之惡耗,聞訊後心情隱痛萬分。生於一九一四年的達平叔,享壽已逾百歲,早年從鄉下台山移民美國,成立華人福利會及美國李氏公所,為鄉親及僑胞爭取福利,經常奔走東西兩岸,並在首都華盛頓再創中華會館、安良工商會及美京洪門致公堂等重要社團,是位美國傳統僑社之重要精神領袖。

七十年代初,我剛抵舊金山,在都板街的李氏公所四樓為全美李氏公所創辦了李氏月報,和宗親們結下不解之緣,遍佈在全美各地,包括紐約、舊金山、華府、洛杉磯等各大城市之元老、總長及主席都曾在我編撰的李氏月報上出現過。

八十年代末,我和舍弟著華出征首都華盛頓,在一個嚴寒飄雪的上午,我們在華盛頓中國城巧遇中央社駐美特派員胡宗駒學長,他看見我們手中捧著的報紙感到非常詑異,我告訴宗駒兄是到華府來辦報的,從他的表情可以看出這是項不可能的任務,我們道別之後立即到日街的中華會館去拜訪李公達平叔,他非常高興我們的來訪,並立即介紹會館秘書周連超先生相識,並在他不遠的餐廳為我們接風,並對我們長征美國首都之豪情表示支持和鼓勵,在這陌生的城市一直是達平叔之指引及周連超不斷提供的僑社活動新聞,讓我們在此紮根成長。

歲月悠悠,數十載光陰,達平叔五年前抵休斯敦訪友探望宗親,正逢他百年壽辰,我們在美南大樓中堂為他暖壽,席間我重提早年承達平叔提攜之情,只有向他說聲感恩,再感恩了!

達平叔一生提攜後輩,貢獻社會,走完了一百零六年的精彩豐富的人生旅程。

李蔚華(幾內亞共和國駐休斯敦名譽總領事/美南傳媒集團主席)







休斯頓房地產停看聽系列講座(十三)



如何赶上疫情影响下的换房风潮?



新冠肺炎疫情影响下,美国民众买房出现由人口密度高的城市转到郊区的现象。在这个新时代的来临开启了一波换房风 潮,换房要注意什么?如何抓住换房风潮抓住投资先机?

三个简单方法助你提升买卖潜力

投资前除了要预先准备充裕的资金及预备金,不同的投资秘诀也能让你 的房子有效增加吸引力及增值空间,在热市中提升竞争力。

1. 营造舒适的环境、去除个人元素:

卖家应该从买家角度出发,检视自己房子,不少投资者在卖房时只考虑 价钱,想尽量把支出降低、卖价提高,往往只成了竞争对手的台阶。在 旺季中,房屋品质与价格同等重要,为了避免买家的顾虑及不必要的折 价要求,让潜在客户看见「有温度的新家」,营造舒适的环境是屋主有 力的卖点。另外,成功卖房的关键不在于个人喜好,而是吸引更多买 主,所以卖家该尽可能在增加房屋美感的同时去除屋中的个人元素。

2. 增强房屋卖相,大厅与厨房是重点:

卖家的用心包装不只能吸引更多消费者,更能助你谈得好市价。首先, 确保况良好,不管原屋是出租还是自住,房门、墙身、地板、电线水管 等基本配备都该整修妥当。若有额外预算,也可考虑添设家具以增加可 观性,尤其是最被重视的大厅与厨房。如此一来,便能争取更多展示机 会与成果,更有机会缩短房屋的销售时间,并提高价格。

3. 寻求第三方协助,参考客观数据:

专业的经纪人帮助你诊断房屋维护状况、提供外观建议、评估市场价、 拟定价格等,一路上需要分析大量市场数据及追踪最新动态。而经纪人 的策略与谈判能力对于在热市中想脱颖而出的投资者是非常重要的。

成功卖房第一步: 认清自身状况

为何卖房? 个人动机不一,卖房者须者清楚自己出发点对于长远的利益及 规划是重要的,而卖房子的基本原因有不外两种,当中也会遇到不同的问题 及处理方式。

1. 自住房换房:

更换自住物业时常遇到一个重要的选择—先买后卖,还是先卖后买?如 果先买新屋但旧屋迟迟未遇上有缘人,或先卖旧屋但面临没有房子的空 窗期,卖家都要承受抉择的压力、担心房价不佳或缺乏换屋资金,所以 投资前必须为过渡期做好准备,才能把重心放回市场。

2. 投资房套现, 或转换资产:

把资产收入转为现金的投资者通常是为了增加流动资金,而过往租期之长 短及房子使用状况皆影响挂牌价的高低。为取得更好的成交价,屋主需仔 细评估房子状况,并适当打理与整修,方能在众多房产品中突围而出。

专业优惠配套卖房计画,省心且省钱

不论对于投资者还是房仲业者来说,旺季换房风潮都是一个房产 交易的关键时刻,在二手房市场中,房屋的屋况及价格都是吸引买家 的重点。有责任心的卖家需打理房子细节外, 更需要专业人士为你快速 定位且避免不必要的支出, 我们了解卖家的困扰和需求, 为此我们提供 了一站式的服务,从房况诊断、整修翻新、市场分析、广告销售到之 议价交易,联禾Josie Lin的顶尖专业团队的专业有完整的优惠配套计 画为您卖出最好的价钱,省心又省钱!

全国房地产经纪人协会(NAR)首席經濟學家勞倫斯公開表示

当前买家的竞争十分激烈, 新房源一上市就被抢售一空。

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