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Mr. Lee's Commentary and Dairy



Inside C2

Thursday December 17, 2020

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U.S. Congress closes in on \$900 billion COVID-19 aid bill as Friday deadline looms



FILE PHOTO: U.S. House Speaker Nancy Pelosi (D-CA) speaks during a news conference on Capitol Hill, in Washington, U.S., December 10, 2020. REU-TERS/Erin Scott

WASHINGTON (Reuters) -U.S. congressional negotiators on Wednesday were "closing in on" a \$900 billion COVID-19 aid bill that will include \$600 to \$700 stimulus checks and extended unemployment benefits, as a Friday deadline loomed, lawmakers and aides said.

Top members of the Democratic-controlled House of Representatives and Republican-controlled Senate sounded more positive than they have in months on a fresh response to a crisis that has killed more than 304,000 Americans and thrown millions out of work.

Their aides were struggling on Wednesday to draft legislative language as rates of COVID-19 infections are soaring to new highs, even as the United States starts to vaccinate people. The American economy is showing signs of weakening.

Negotiators were looking for a way to shift the approach to aiding hard-hit state and local governments, which has been a key Democratic priority but opposed by Republicans, one source familiar with the talks said. The measure, to be attached to a spending bill that must pass by Friday to avert a government shutdown, is not expected to include new protections for companies from lawsuits related to the pandemic, something high on the Republican agenda.

Senator Dick Durbin, the chamber's No. 2 Democrat, said the goal was to reach an agreement on Wednesday and have it ready for voting beginning on Thursday.

Republican Senate Majority Leader Mitch McConnell said he felt optimistic.

"We made major headway toward hammering out a targeted pandemic relief package," McConnell said in the Senate. "We need vaccine distribution money, we need to re-up the Paycheck Protection Program to save jobs, we need to continue to provide for laid-off Americans.

PPP is the federal loan and grant aid program to small businesses suffering from the pandemic.

But the House Democratic leader, Steny Hoyer, said that if the Friday midnight deadline for approving the spending measure is not met, he could envision another stopgap spending bill of three or four days' duration to keep government agencies open while negotiations continue.

BOOSTING THE ECONOMY

Senator John Thune, the Senate's No. 2 Republican, said the proposed direct payments to individuals would be around \$600 to \$700 per person.

Mark Ritacco, director of governmental affairs for the National Association of Counties, said some steps Congress could take to help local authorities include providing a one-year extension of unused funds provided by the CARES Act, a COVID-19 relief bill enacted in March.

His organization also hopes Congress will expand the number of counties that can receive aid to include smaller counties, especially as they must administer the new vaccines. It suggested having the federal government replenish more local COVID-19 relief costs already partly reimbursed by the Federal Emergency Management Agency, such as personal protective equipment for schools and other government buildings.

But some Republicans are wary that having FEMA pay more is a roundabout way of providing more state and local govern-

"If it's simply a way of disguising money for state and local governments, we'll have a lot of opposition," Thune said.

The negotiations come at a key moment for a U.S. economy clearly weakening after an initial rebound from recession triggered by the pandemic earlier this year. Consumer spending, buoyed through the summer and early fall by more than \$3 trillion in federal assistance, has hit a wall as new lockdowns limit business activity and keep people home.

Democratic President-elect Joe Biden said the stimulus package was encouraging but more aid would be needed.

"It looks like they're very, very close, and it looks like there is going to be direct cash payments, but it's a down payment - an important down payment - on what's going to have to be done beginning at the end of January, into February," he told



BALBE'S GLOBAL NOTES

星期四

12/16/2020

CORONAVIRUS DIARY Wealee@scdaily.com

Emergency Rescuing Action

The FDA is expected to grant emergen— history. But how long will it take for all lead to another source to give millions of American access to a second coronavirus vaccine beginning early next Monday.

The review by the FDA confirms Moderna's assessment that its vaccine had an efficacy rate of 94.1 percent in a trial of 30.000 people was correct. The exciting news came at the time of record-setting numbers of new coronavirus cases that are overwhelming hospitals and increasing deaths.

ambitious undertakings in the nation's times through no fault of your own. I

cy authorization to Moderna which will 330 million Americans to be inoculated? We will have to wait until March or April to find out.

> Half of all planned doses of available coronavirus vaccines have been bought up by rich countries including the U.S., Japan and Australia. The rest of the populations will be unable to get vaccinated until 2022.

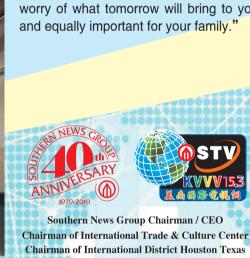
President-elect Biden today went to Georgia to support the democratic senate candidate. He said, "My heart goes The vaccine rollout is one of the most out to all of you who have fallen on hard



have been unable to sleep at night staring at the calling weighed down by the worry of what tomorrow will bring to you and equally important for your family."

Biden, who will take office on Jan 20th, said the U.S. will get through the pandemic together.







Stay Home!

BUSINESS

Wear Mask!

real world.

U.S. Administers First Doses Of Pfizer Coronavirus Vaccine



ed with the Pfizer-BioNTech COVID-19 vaccine by Dr. Michelle Chester, Dec. 14, 2020, at the Jewish Medical Center, in the Queens borough of New York. (Right) Nurse Annabelle Jimenez congratulates nurse Sandra Lindsay after she is inoculated with the Pfizer-BioNTech COVID-19 vaccine. (Photo/© Mark Lennihan/AP)

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

The rollout of the first coronavirus vaccine began Monday morning as the first doses of the Pfizer medication was administered to healthcare workers and nursing home staffers.

A critical care nurse from Northwell Long Island Jewish Medical Center was vaccinated at 9:23 a.m. during a livestreamed event with New York Gov. Andrew Cuomo. "You didn't flinch," Cuomo said.

The University of Louisville Hospital in Kentucky will receive its first delivery of the vaccine at 9:30 a.m. and at 10:30 a.m., three doctors and two nurses will receive the vaccine. Other locations in Connecticut, New York, Iowa, Washington, D.C., and Michigan are also expected to administer vaccine doses on Monday. The rollout comes less than a week after the U.S. Food and Drug Administration authorized the vaccine for emergency use for Americans over 16. The order from the FDA led to the pharmaceutical company shipping 2.9 million doses to 636 sites across the country.



Shipments of the Pfizer-BioNTech COVID-19 vaccine are loaded into a UPS plane on Dec. 13, 2020 in Lansing, Michigan. (Photo/© Rey Del Rio/Getty

Pfizer, which produced the vaccine alongside German company BioNTech, began shipping the doses from its Michigan warehouse Sunday directly to those sites, which were pre-selected by governors and local health officials. Pfizer said it would roll out a second batch of 2.9 million doses shortly after the first batch. The U.S. government is opting to keep 500,000 doses in reserve to address any shipping or distribution mishaps.

The vaccine, which requires two doses for full inoculation, began distribution in the United Kingdom last week. The vaccine is

the first in the country to use the genetic technology mRNA instead of viral components. Pfizer claimed its trials showed the vaccine was 95% effective at preventing symptomatic COVID-19.

The FDA will hold a hearing on Dec. 17 with Moderna, which also developed an mRNA-based vaccine, before possibly giving emergency authorization for its deployment. Moderna said its clinical trials showed the vaccine was 94% effective at preventing the coronavirus and trial patients who had the vaccine had elevated antibodies in their system three months after the vaccines were administered.



Boxes containing the Pfizer-BioNTech COVID-19 vaccine are prepared to be shipped at the Pfizer Global Supply Kalamazoo manufacturing plant in Portage, Michigan, Dec. 13, 2020. (Photo/ Gash/Reuters)

The FDA will hold a hearing on Dec. 17 with Moderna, which also developed an mRNA-based vaccine, before possibly giving emergency authorization for its deployment. Moderna said its clinical trials showed the vaccine was 94% effective at preventing the coronavirus and trial patients who had the vaccine had elevated antibodies in their system three months after the vaccines were adminis-

According to the World Health Organization, there are 52 COVID-19 vaccines in human trials, and 162 vaccines in preclinical development. The vaccine developments come as the U.S. is in the midst of the deadliest period of the pandemic, according to health data. America leads the world with over 16 million cases and close to 300,000 deaths, according to Johns Hopkins University's Coronavirus Resource Center.

The seven-day averages of new daily cases, 211,494, hospitalizations, 106,656, and deaths, 2,427, were at record highs on Dec. 13, according to health data from the COVID Tracking Project. (Courtesy msn.com)

Related

Most people won't experience allergic reactions to the vaccine, experts insist.

A Breakdown Of The Pfizer Vaccine And Why Most People Will **Oualify For The Injection**

The Food and Drug Administration late Friday authorized Pfizer's COVID-19 vaccine for people ages 16 and up, but warned that those with known severe allergic reactions to any of the vaccine's components should avoid taking it. But what is in the vaccine? The good news is that Pfizer's mRNA vaccine doesn't contain any known allergens like eggs or



Dr. David Stukus, director of the Food Allergy Treatment Center at Nationwide Children's Hospital

"There are no derivatives of food allergies, there is no aluminum or mercury or anything like that," Dr. David Stukus, director of the Food Allergy Treatment Center at Nationwide Children's Hospital, said in an interview with ABC. "There is nothing in there that is inherently allergenic."

In fact, to allergy experts, most of the ingredients don't raise any alarm bells. Pfizer's vaccine has genetic material known as mRNA, as well as fats, salts and other ingredients commonly found in everyday medications that help maintain stability. Because we already have mRNA in nearly every cell of our bod-

ies naturally, it's harmless, experts explained. The lipids, or fat lobules, and salts found in the vaccine add stability and structure to the mRNA and also help the mRNA slide into our cells. This way, our immune system's cells can appropriately respond and learn to attack the virus when exposed to it naturally in the



There is only one ingredient in the vaccine, called PEG, that could potentially cause an allergic reaction, but experts agree it is unlikely to be a problem for the vast majority of people.

PEG "is a very common inactive ingredient found in a lot of over-the-counter things and in a lot of injectable medications," Dr. Erin L. Reigh, a staff physician in the Section of Allergy and Clinical Immunology at Dartmouth-Hitchcock Medical Center, told ABC News. "I have seen a few cases of allergies to this in my career, but it is very rare," she added. (Courtesy abcnews.go.com)



Thursday, December 17, 2020



Editor's Choice



Women, including widows and relatives of farmers who were believed to have killed themselves over debt attend a protest against farm bills passed by India's parliament, at Tikri border near Delhi, India. REUTERS/Anushree Fadnavis



U.S. President-elect Joe Biden looks at his watch as former South Bend, Indiana Mayor Pete Buttigieg arrives behind him to be announced as his nominee for secretary of transportation during a news conference at Biden's transition headquarters in Wilmington, Delaware. REUTERS/Kevin Lamarque/Pool



Darragh Foley falls out of the ring in his fight with opponent Ty Telford during the Sydney Super Fight boxing event at Bankwest Stadium in Sydney, Australia. REUTERS/Loren Ellio



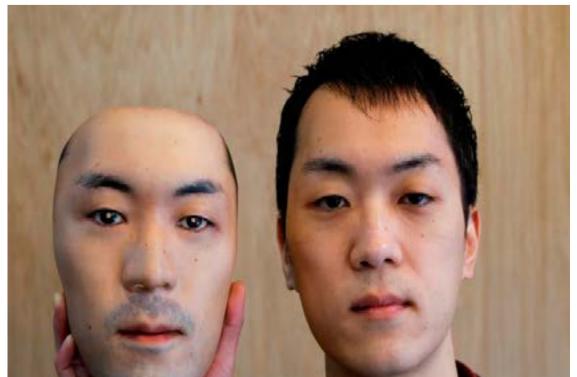
Myon Burrell (C) is joined by friends and family as he walks free after having his life sentence commuted by the Minnesota Board of Pardons and being granted immediate release from the Minnesota Correctional Facility in Stillwater, Minnesota. REUTERS/Stephen Maturen



REUTERS/Lisa Marie David



Valerie Dominguez, whose results came back negative, is tested for coronavirus at United Memorial Medical Center in Houston, Texas. REUTERS/Callaghan O'Hare



Shuhei Okawara, 30, owner of mask shop Kamenya Omote, holds a super-realistic face mask based on his real face, made by using 3D printing technology, in Tokyo, Japan. REUTERS/Issei Kato



Dr. Joshua Barocas, an infectious diseases physician at Boston Medical Center, receives a coronavirus vaccine administered by RN Kayla Johnson at Boston Medical Center in Boston, Massachusetts. Erin Clark/Pool



COMMUNITY

FDA OK's Emergency Use Authorization For Pfizer COVID-19 Vaccine - Houston Ready



KEY POINT

The Food and Drug Administration authorized an emergency rollout of what promises to be a strongly protective vaccine from Pfizer Inc. and its German partner BioNTech.

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

WASHINGTON -- The U.S. gave the final go-ahead Friday to the nation's first COVID-19 vaccine, marking what could be the beginning of the end of an outbreak that has killed nearly 300,000 Americans, according to a person familiar with the decision but not authorized to discuss it publicly.

Shots for health workers and nursing home residents are expected to begin in the coming days after the Food and Drug Administration authorized an emergency rollout of what promises to be a strongly protective vaccine from Pfizer Inc. and its German partner BioNTech.

Initial doses are scarce and rationed as the U.S. joins Britain and several other countries in scrambling to vaccinate as many people as possible ahead of a long, grim winter. It will take months of work to tamp down the coronavirus that has surged to catastrophic levels in recent weeks and already claimed 1.5 million lives globally. While the FDA decision came only after public review of data from a huge ongoing study, it has also been dogged by intense political pressure from the Trump admin-

istration, which has accused the agency of being too slow and even threatened to remove FDA chief Stephen Hahn if a ruling did not come Friday.



The move sets off what will be the largest vaccination campaign in U.S. history -- but it also has global ramifications because it's a role model to many other countries facing the same decision.

The world desperately needs multiple vaccines for enough to go around, and the Pfizer-BioNTech shot is the first based on rigorous scientific testing to emerge from that worldwide race -- a record-setting scientific achievement that shaved years off the usual process. "I don't think you would have found a scientist on this planet that would have predicted this 11 months ago," said Dr.

Paul Offit, a vaccine expert at Children's Hospital of Philadelphia who advises the

The U.S. is considering a second vaccine, made by Moderna Inc., that could roll out in another week. In early January, Johnson & Johnson expects to learn if its vaccine is working in final testing. Europe is set to make its own decision on the Pfizer-BioNTech and Moderna shots later this month, an important step as some other candidates that multiple countries were anxiously awaiting have hit roadblocks. Friday, Sanofi and GSK announced a months-long delay after early tests showed their vaccine didn't work well enough in older adults. And China and Russia didn't wait for final-stage tests before beginning vaccinations with some homegrown shots.



About 3 million doses of the Pfizer-BioNTech vaccine are expected in the first shipments around the country, according to officials with Operation Warp Speed, the Trump administration's vaccine development program. A similar amount is to be held in reserve for those recipients' second dose.

Emergency use means the vaccine still is experimental. Most important for wouldbe recipients to know:

--Some protection begins after the first dose, but it takes a second dose three weeks later for full protection. It's unclear how long protection lasts.

--The vaccine protects against COVID-19 illness, but no one yet knows if it can stop the silent, symptomless spread that accounts for roughly half of all cases. The ongoing study will attempt to answer that but for now, the vaccinated still will need to wear a mask and keep their distance.

--Expect a sore arm and some flu-like

symptoms such as fever, fatigue, headache and chills after the second dose. While uncomfortable, those reactions only last about a day. "That's just your immune system working. It's a good thing," Offit said.



--Authorities are investigating several allergic reactions reported in Britain by people with a history of severe allergies. Offit said it is routine in the U.S. for the vaccinated to stick around for a half-hour so they could get prompt treatment if such reactions appear.

Getting shots into arms is the big challenge, especially as a new poll from The Associated Press-NORC Center for Public Affairs Research found only half of Americans want the vaccine when it's their turn. About a quarter say they won't get it and the rest aren't sure.

President Donald Trump bashed the FDA again last Friday for taking too long, complaining that the agency "is still a big, old slow turtle." One of his deputies even pressed Hahn to clear the shots by the end of the day or face possible firing, two administration officials said.

The FDA is unique in analyzing drugmakers' raw data, a process that takes longer than many other countries' regulatory reviews. In addition, the FDA insisted that large COVID-19 vaccine studies track at least half the participants for two months to look for side effects, a time period when historically any vaccine problems appear. (Courtesy abc13.com)

Related

Houston's DeBakey Medical Center Among 37 VA Hospitals To Get First Vaccine

Dosages



Now that the FDA has approved emergency-use authorization of Pfizer's COVID-19 vaccine, Houston's VA hospital will be among 37 in the country to receive the first

The Department of Veterans Affairs made the announcement Thursday in the midst of an FDA panel voting to endorse the vaccine for the emergency-use designation.

Houston's Michael E. DeBakey VA Health Care System, Dallas' VA Medical Center and San Antonio's Audie L. Murphy VA Hospital were among the Texas VA facilities tapped to receive the vaccines.

Related

Houston Hospitals Ready For Thousands Of Vaccine Doses For Workers

HOUSTON, Texas (KTRK) -- Doses of the Pfizer vaccine could arrive in the Texas Medical Center in just days after an FDA panel endorsed emergency use authorization on Thursday.

Multiple hospital systems told Eyewitness News they expect to receive thousands of doses next week. The vaccine will go first to healthcare workers. The experts said it will likely be spring or summer 2021 before the general public will have access to the vac-



Meanwhile, Houston Methodist said they expect 13,000 vaccines in the first shipment next week.

UTHealth anticipates it will begin to receive vaccines for employees later this month, with additional shipments arriving as sup-

Kelsey-Seybold is now scheduling VIRTUAL and IN-PERSON appointments!



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Cantonese and Mandarin

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Mandarin

Meyerland Plaza Clinic



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plies are available. (Courtesy abc13.com)

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2020年12月17日

美帝国际电视15.3《美帝时事通》

遇红络如何找到塔律师《哪些案字则告无疑?如何与休律师给手?

(本报记者黄梅子)美南国际电视15.3《美南时事通》节目主持人盖军、记者肖永群日前邀请德州民事诉讼律师Tracy Lin壹起来谈谈遇纠纷如何找到好律师、哪些案子必告无疑?如何与坏律师分手?

盖军:在美国生活,有人说在美国壹定要有两个朋友,壹个是医生,壹个是律师,有了这两个朋友,你心里就有底了,干什么事儿都能预先有个人商量壹下,咨询壹下,少走弯路。尤其是移民美国的移民,有很多事情不懂,美国的法律又多如牛毛,所以凡事请教律师非常重要。

Tracy Lin:华人来到美国,要找到 壹个适合你的律师非常重要,因为每 个人的需求都不同,美国诉讼文化流 行,华人千万不要忍气吞声成弱者。 遇到法律问题的时候,先去朋友圈里 打听,哪个律师比较靠谱,相对于广 告来说,口碑比花钱打广告更靠谱。 □碑,□碑,□碑!

盖军:我有个朋友,出了车祸,他束手无策,像这种情况应该怎么办?

Tracy Lin:其实,在律师界,车祸这种案子是最基本的小案子,基本上律师助理就可以办。你委托律师事务所办,但实际上也是律师助理在办。但是,选律师助理也不是那么简单的,你打电话过去,接电话的律师助理接你的电话,与你对话,其实大家心里就可以有个大概其的看法,知道是不是要选择这家律师事务所。

盖军:很多人不敢去打诉讼,有壹个 很大的原因是认为律师费很贵,您可 不可以透露壹下律师费的行情。

Tracy Lin:不同的律师收费也不同,不同类型的案子收费也不同,不过,竟般都是按小时来收费的。对于民众来说,最好是找不胜诉不收费的律师,当然这个也要看案子的具体情形

,没有人敢说这个案子最后会 怎么样怎么样,因为这个是要 看法庭怎么判,但是律师是可 以寻找最有利于客户的方法去 打官司。

肖永群:华人的个性是比较会 息事宁人,不想惹事。那么, 您作为律师,建议华裔民众遇 到什么样的案子壹定不能忍, 要去法庭打官司。

Tracy Lin:其实,两万块以下的诉讼金额都可以自己上小额法庭去办,那里有表格自己填,费用很少,而且有时候还有义工律师免费帮忙。德州的小额法庭是很偏向于民众这壹边的,偏向于弱势群体,不会

偏向于大公司。华人民众学会自己处理这些小案子,对自己来说既能省钱又能锻炼自己的自信,是很好的体验



《美南时事通》节目是美南国际电视的主打时事政论节目,每天7PM首播。每周壹至周五6:30PM是美南新闻联播直播,7PM就是《美南时事通》,主持人盖军是美南新闻总编辑,

他与美南新闻记者肖永群壹起每天采访美国华人华侨界的风云人物,畅谈政治,针砭时弊。请每晚7点守住15.3频道,收看《美南时事通》。

美南国际电视15.3 的《JJ双点》 ---JxJ 论坛: 中澳关系陷冰点,冲突背后发生发生什么事?



(本报记者黄梅子)中国与澳大利亚签署双边自贸协定、两国领导人定期互访......很难想象这只是短短几年

電視台保留變更節目權利,以實際播出為準。

前的事情。如今,我们似乎只能看见 澳中两国政府拿起"扩音喇叭"隔空 喊话。澳中关系是怎样壹步步降至今 天的"冰点"的?

澳大利亚的外交政策壹直在中美之间游走:与美国结盟维系军事和国家安全;在经济上依赖中国大陆的市场。这是中澳在上世纪1970年代建交之后逐渐成形的不点明的外交方向。

2015年12月,澳中签订自由贸易协定,允许澳洲出口到中国的农产品逐年递减关税,巩固了中国作为澳洲最大的矿业和能源市场的地位——澳洲超过70%的铁矿、煤矿和天然气都是出口至中国。单在2017年,澳洲就向中

国出口了超过850亿澳元的能源产品。在留学产业、旅游、投资方面,澳洲也获利无数。而澳洲与美国作为盟

友,也是历史悠久。澳洲在1941年成为「五眼联盟」壹员,和美英加纽共享情报。二战后的「澳纽美安全条约(ANZUS)」确定了澳洲作为美国紧密盟国的地位。澳洲也长期有美军的情报单位设站,并由美军在澳洲开展各类军事训练。2001年的阿富汗战争和2003年的伊拉克战争,澳洲也均有参与其中。

如今,平衡似乎难以为继。澳洲媒体形容,中澳关系跌到建交以来的最低点,两国贸易战持续,引发澳洲国内农矿业担忧。仅是短短五年,中澳两国关系是如何随著近年来中美关系紧张而走到如斯田地的?这些年发生了什么事情?

请看美南国际电视15.3《川观点》

,本期话题---中澳关系是如何走到冰点的?休斯顿新闻名人马健与国际贸易中心共同主席金路威与您分享他们的观点。

请收看美南国际电视15.3 频道的《JJ观点》,美南国际电视已加入北美最大的中文电视平台,您家如果安有iTalkBB,收看效果更好!也可以在美南新闻网站 scdaily.com,youtube上搜索 Stv15.3 Houston, 订阅美南新闻频道,随时收看美南国际电视的节目。美南国际电视多平台覆盖,您随时随地都可以收看到美南国际电视。

| Southern Television 15.3 2020年12月份 電視頻道節目表 | | | | | | | 12/14/2020 -12/20/2020 | |
|--|---------------|--|------------------------|----------------------|------------------------|---|------------------------|----------------|
| 美中時間 | 星期一 | 星期二 | 星期三 | 星期四 | 星期五 | 星期六 | 星期天 | 美中時間 |
| | 14日 | 15日 | 16⊟ | 17日 | 18日 | 19日 | 20日 | |
| 0:00 0:30 | 遠方的家(重播) | 美南時事通(重播) | 美南時事通(重播) | 美南時事通(重播) | 美南時事通(重播) | 美南時事通(重播) | 中國文藝 周末版(重播) | 0:00 0:30 |
| 1:00 1:30 | 國家回憶(重播) | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 1:00 1:30 |
| 2:00 | 深度國際(重播) | 愛家好醫生(重播) | | 輕談國學歌風雅(重播) | III mark et 20 centre. | ************************ | 中國緣(重播) | 2:00 |
| 2:30 | 中國輿論場(重播) | 生活(重播) | 光鹽健康園地(重播) | 平凡匠心(重播) | 世界聽我說(重播) | 轉轉發現愛(重播) | 外國人在中國(重播) | 2:30 |
| 3:00 | | 美南經濟信息廣場 | 美南經濟信息廣場 | 美南經濟信息廣場 | 美南經濟信息廣場 | 美南經濟信息廣場 | 愛家好醫生(重播) | 3:00 |
| 3:30 | 中國支柱 图士斯(手拱) | 海峽兩岸(重播) | 海峽兩岸(重播) | 海峽兩岸(重播) | 海峽兩岸(重播) | 海峽兩岸(重播) | 華人故事(重播) | 3:30 |
| 4:00 | 中國文藝 周末版(重播) | 今日關注(重播) | 今日關注(重播) | 今日關注(重播) | 今日關注(重播) | 今日關注(重播) | 平凡匠心(重播) | 4:00 |
| 4:30 | 外國人在中國(重播) | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 4:30 |
| 5:00 | 中國緣(重播) | | | | | | | 5:00 |
| 5:30 | 遠方的家(重播) | 今日亞洲 | 今日亞洲 | 今日亞洲 | 今日亞洲 | 今日亞洲 | | 5:30 |
| 6:00 | | 中國文藝 | 中國文藝 | 中國文藝 | 中國文藝 | 中國文藝 | - 轉轉發現愛(重播) | 6:00 |
| 6:30 | 中國輿論場(重播) | 内加加加加加加加加加加加加加加加加加加加加加加加加加加加加加加加加加加加加 | 中分月(第1987年C月月/天人平) | 内力日EB 087立CBB / 子上平、 | | | 央視國際新聞(重播) | 6:30 |
| 7:00 | | 央視國際新聞(重播) | 央視國際新聞(重播) | 央視國際新聞(重播) | 央視國際新聞(重播) | 快視國際新聞(重播) | | 7:00 |
| 7:30 | 国中口接(手供) | 美南新聞聯播(重播) | 美南新聞聯播(重播) | 美南新聞聯播(重播) | 美南新聞聯播(重播) | 美南新聞聯播(重播) | | 7:30 |
| 8:00 | 國家回憶(重播) | 11 11 12 1 | 美南時事通(重播) | 美南時事通(重播) | 美南時事通(重播) | 美南時事通(重播) | 國家回憶 | 8:00 |
| 8:30 | 華人故事(重播) | | | | | | \+L_+L | 8:30 |
| 9:00 | 平凡匠心(重播) | 今日亞洲(重播) | 今日亞洲(重播) | 今日亞洲(重播) | 今日亞洲(重播) | 今日亞洲(重播) | · 遠方的家 | 9:00 |
| 9:30 | 輕談國學歌風雅(重播) | 中國文藝(重播) | 中國文藝(重播) | 中國文藝(重播) | 中國文藝(重播) | 中國文藝(重播) | 生活(重播) | 9:30 |
| 10:00 10:30 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 10:00 10:30 |
| 11:00 | 記住鄕愁(重播) | | 央視國際新聞(重播) | 央視國際新聞(重播) | 央視國際新聞(重播) | 央視國際新聞(重播) | 央視國際新聞(重播) | 11:00 |
| 11:30 | | 央視國際新聞(重播) | | | | | | 11:30 |
| 12:00 | * * | 美南新聞聯播(重播) | 美南新聞聯播(重播) | 美南新聞聯播(重播) | 美南新聞聯播(重播) | 美南新聞聯播(重播) | 深度國際 | 12:00 |
| 12:30 | 遠方的家(重播) | 大田利岡州田(王田) | 大田州间朔田(王田) | 大円が旧場(主田) | 大门州间朔浦(至油) | 大市和闽州 (丰田) | 華人故事(重播) | 12:30 |
| 13:00 | 轉轉發現愛(重播) | 美南時事通(重播) | 美南時事通(重播) - 光鹽健康園地(重播) | 美南時事通(重播) | 美南時事通(重播) 世界聽我說(重播) | 美南時事通(重播)轉轉發現愛(重播) | 平凡匠心(重播) | 13:00 |
| 13:30 | | | | 輕談國學歌風雅(重播) | | | 中國輿論場 | 13:30 |
| 14:00 | 中國文藝 周末版(重播) | 生活(重播) | | 平凡匠心(重播) | | | | 14:00 |
| 14:30 | | 海峽兩岸(重播) | 海峽兩岸(重播) | 海峽兩岸(重播) | 海峽兩岸(重播) | 海峽兩岸(重播) | | 14:30 |
| 15:00 | 深度國際(重播) | 今日關注(重播) | 今日關注(重播) | 今日關注(重播) | 今日關注(重播) | 今日關注(重播) | ・ 遠方的家(重播) | 15:00 |
| 15:30 | ///文四//(王油/ | 今日亞洲(重播) | 今日亞洲(重播) | 今日亞洲(重播) | 今日亞洲(重播) | 今日亞洲(重播) | | 15:30 |
| 16:00 | 中國輿論場(重播) | 美南經濟信息廣場 | 美南經濟信息廣場 | 美南經濟信息廣場 | 美南經濟信息廣場 | 美南經濟信息廣場 | 轉轉發現愛(重播) | 16:00 |
| 16:30 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 美南大咖談 | 記住鄉愁 | 16:30 |
| 17:00 | | | | | | | 愛家好醫生(重播) | 17:00 |
| 17:30 | 央視國際新聞 | 央視國際新聞 | | 央視國際新聞 | 央視國際新聞 | 央視國際新聞 | 國家回憶(重播) | 17:30 |
| 18:00 | | | 央視國際新聞 | | | | | 18:00 |
| 18:30 | 美南新聞聯播(直播) | 美南新聞聯播(直播) | 美南新聞聯播(直播) | 美南新聞聯播(直播) | 美南新聞聯播(直播) | | | 18:30 |
| 19:00 | 大円利[月柳]田(巨)田/ | 大円が旧場(巴田) | 天円利山柳浦(巨浦) | 天用利耳柳油(巨油) | 天用利耳柳油(巨油) | 中國文藝 周末版 | 中國文藝 周末版(重播) | 19:00 |
| 19:30 | 美南時事通 | 美南時事通 | 美南時事通 | 美南時事通 | 美南時事通 | 生活 | | 19:30 |
| 20:00 | 愛家好醫生 | 光鹽健康園地 | 輕談國學歌風雅(重播) | 世界聽我說 | 轉轉發現愛 | | 中國輿論場(重播) | 20:00 |
| 20:30 | 生活(重播) | | 平凡匠心(重播) | | | 華人故事 | 深度國際(重播) | 20:30 |
| 21:00 | 美南經濟信息廣場 | | 美南經濟信息廣場 | 美南經濟信息廣場 | 美南經濟信息廣場 | 平凡匠心 | 華人故事(重播) | 21:00 |
| 21:30 | 海峽兩岸 | 海峽兩岸 | 海峽兩岸 | 海峽兩岸 | 海峽兩岸 | 輕談國學歌風雅 | 平凡匠心(重播) | 21:30 |
| 22:00 | 今日關注 | 今日關注 | 今日關注 | 今日關注 | 今日關注 | 中國緣 | 外國人在中國(重播) | 22:00 |
| 22:30 | フロ例圧 | フロ例エ | プロ例圧 | フロ閉ルエ | フロ例エ | 一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一 | /四八八十四(里) | 22:30 |
| 23:00 | 央視國際新聞(重播) | 央視國際新聞(重播) | 央視國際新聞(重播) | 央視國際新聞(重播) | 央視國際新聞(重播) | 央視國際新聞(重播) | 轉轉發現愛(重播) | 23:00 |
| 23:30 | 美南新聞聯播(重播) | 美南新聞聯播(重播) | 美南新聞聯播(重播) | 美南新聞聯播(重播) | 美南新聞聯播(重播) | 愛家好醫生(重播) | 輕談國學歌風雅(重播) | 23:30 |



美南大咖談(5:30-6:30) 主持人: Sky 董,段娜



美南事實通之大選倒計時 (7:00-7:30) - 共株人・英麗 - 東シ野



三個女人 一台戲 主持人: 黃梅子

Updated as: 12/10/2020



由華納兄弟影片公司出品的DC超級英雄電影《神奇女俠 1984》將於12月18日正式上映,全國預售正在火熱進行中! 影片今日發布中國獨家海報,四大主角同時現身,大戰壹觸即 發。此外,影片最新壹波國內媒體口碑也已出爐,無論是大片 質感十足的動作場面,還是細膩走心的角色刻畫與情感表達, 都收獲炸裂好評。就在本周五,年度最值得期待的超級英雄巨 制,即將震撼登陸全國影院!

此次發布的中國獨家海報極具質感,神奇女俠戴安娜大氣 驚艷,女神氣質盡顯。另外三個與她有千絲萬縷關系的角色分 列其旁, "死而復生"的史蒂夫帥氣依舊,來到80年代的他 , 前路充滿了未知;

兩大反派豹女和商人麥克斯 洛德, 壹人目光凌厲咄咄逼 人,可以看出是絕對的"狠角色",另壹人精英範兒十足卻難 掩充滿欲望的眼神。在壹切皆可發生的全新時代,圍繞著這四 個人將展開壹場關乎人類命運與世界存亡的高能決戰

此前,在北美及海外舉行的媒體試映中,《神奇女俠1984 》斬獲如潮好評,近日,國內媒體的先期口碑也已曝光,影片 同樣飽受贊譽,超高口碑可謂海內外"兩開花"。作為今年在 國內上映的唯壹壹部好萊塢超級英雄巨制,影片的激燃和爽感 無疑令影迷們期待已久。

除了動作場面給人留下深刻印象外,神奇女俠在這壹部電 影中的成長和她所帶來的力量同樣是壹大亮點。此外,對於在 今年可以在大銀幕上欣賞到這樣壹部有溫度的超級大片,各媒 體也紛紛表示意義非凡。還有博主稱本片的到來,是給觀眾最 好的禮物: "沒有超英電影的壹年是不完整的,相信這部在 2020年底上映的《神奇女俠 1984》可以讓影迷們享受今年真正 意義上的壹部爽燃超英電影。"

《神奇女俠1984》由原作原班人馬再度重磅打造,派蒂 傑金斯執導,蓋爾: 加朵、克裏斯: 派恩、克裏斯汀: 韋格、佩 德羅· 帕斯卡等聯袂出演。影片即將於12月18日壓軸登場,提 前北美賣周在中國內地上映。

安東尼霍普金斯 動人演繹《父親》

榮獲波士頓影評人協會影帝肯定

世戰疫》導演為疫情片辯



奧斯卡頒獎典禮因應疫情,延後到明年4月25日頒獎 ,然而奧斯卡獎季已經陸續啟動。本年度的第一個影評人 協會獎——波士頓影評人協會獎(Boston Society of Film Critics Awards),便在台灣時間今日(12/14)上午公佈得 獎名單。由奧斯卡影帝安東尼霍普金斯(Anthony Hopkins)領銜主演、被視為奧斯卡影帝熱門人選的新片《父親》 (The Father),便一舉奪下「最佳男主角獎」肯定;導演 弗洛里安澤勒 (Florian Zeller) 也同時奪下「最佳新導演獎 」榮耀。《父親》目前已由發行過《驚爆焦點》(Spotlight)、《海邊的曼徹斯特》(Manchester by the Sea)、《茱 蒂》(Judy)等奧斯卡強片的「采昌國際多媒體」購入版權 ,暫定將在明年3月於台灣正式上映

創立於 1981 年的波士頓影評人協會,率先在今日 (12/14)公佈今年獎季的第一個協會獎。本次獎項,由 波士頓地區的26位影評人與記者組成,從今年最喜愛的 電影與表演中,作出最具啟發性的選擇。適逢疫情期間 ,該協會也在公佈得獎名單的同時,表達對電影界的支 持:「在這困難時期,我們對當地戲院、戲院從業人員 ,以及所有堅持不懈的電影人,表達團結與支持。」

由奧斯卡影帝安東尼霍普金斯領銜主演的《父親》

,便在本次波士頓影評人協會獎當中,一舉奪下「最佳 男主角獎」肯定。這也是他繼《沉默的羔羊》(The Silence of the Lambs)獲得該協會頒發「最佳男配角獎」 之後,第二度獲得該協會的肯定。他在本片當中,詮釋 獨居的失智症父親,拒絕由奧斯卡影后奧莉薇雅柯爾曼 (Olivia Colman)所飾演的女兒,為他安排的所有協助與 照顧,女兒也對此感到身心俱疲。當這位父親試圖釐清自 己不斷產生的變化時,他也同時懷疑起摯愛的親人、自己 的心智,以及熟悉的生活環境…。此外,本片改編自法國 導演暨劇作家福里安澤勒的同名劇作,這回也由他親自執 導,成為電影導演處女作,更是一舉榮獲該協會所頒發的 「最佳新導演獎」肯定。

值得一提的是,在此之前,本片也已經先後獲得聖賽 巴斯提安國際影展「最佳影片」、日落影評人協會獎「最 佳劇本」肯定。安東尼霍普金斯更以本片獲選權威媒體 「Indiewire」的「2020年男演員最佳演出」之一。同時,本 片近日也榮獲英國獨立電影獎「最佳英國獨立電影」等六 項大獎提名(得獎名單將在明年揭曉),被視為本屆奧斯 卡獎季的熱門影片之一。

《末世戰疫:鳴鳥檔 案》導演亞當梅森(Adam Mason)解釋道,在 疫情期間就搶先推出這部 疫情新片,其實是要從中 述說一個關於希望和人性 堅強的故事。

月中舞台設於2024 年,冠狀病毒如今已進化 為Covid-23,全球疫情也 一路肆虐了四年,始終不 見好轉。一旦受到感染, 患者就會被政府強迫轉進 隔離營裡集中管理,面臨 在生死關頭打轉的命運。

自從首支預告在今年 10月間世以來,便因片 中主題太過敏感而引來不 少爭議。畢竟全球疫情至 今始終未見趨緩,歐洲也 正面對第二波疫情來襲 難免會有人質疑上映時機 是否未經深思熟慮,不夠 體諒當今民情。

導演亞當梅森向洛杉 磯時報解釋道:「這是 我拍過最溫和善良的電影 。在我三十來歲時,我一 直想表現得很爭議,而我 如今卻以本片意外達到了 這個目的。我把自己對人 性的恐懼和希望全都注入 了這部電影,儘管我完全 可以理解本片所引來的負 面聲浪,但本片很顯然是 一部充滿希望的正面作品

亞當梅森透露,他原 本沒有打算將本片拍成一 部疫情懸疑電影,而是一

部仿傚《科洛弗檔案》的 尋獲影片式作品。「最初 構想是一部設於封城之下 的怪獸電影,人們本來以 為封城是出自疫情考量, 後來才發現罪魁禍首竟是 一頭怪獸。我試著將疫情 比喻為一頭怪獸。」

然而製片亞當古德曼 卻力勸導演,應該把片中 怪獸題材改得更加貼近時 事。亞當梅森透露:「他 說:『聽著,對我們所有 人而言,沒有任何事情能 比現在外頭的狀況來得更 駭人。』」

亞當梅森解釋道,這 部劇本的執筆過程竟跟現 實世界互相呼應:「那是 很超現實的經驗。當我窩 述有直昇機從上空飛過, 宣告宵禁正式啟動, 並叫 主角趕快躲進室內時,正 好有一架直昇機飛過我家 上空,宣佈洛杉磯啟動宵

「這部電影拍攝起來 沒有像平常拍片一樣塞滿 了馬戲團。大多時候拍攝 現場上都只有四個人,全 都檢測陰性。除了那名被 拍攝的演員之外,每個人 都會穿戴防護裝備,簡直 像是在開刀一樣。我告訴 我太太,自己在拍攝現場 上比去超市還來得安全。

女主角索菲婭卡森 (Sofia Carson) 也透露 道:「劇組卡司都非常極 簡,簡直像是在拍舞台劇 一樣。我跟男主角KJ阿 帕(K.J. Apa)之間的大 多數戲份,不是隔著一扇 門、就是透過FaceTime來 對話。」

「因此即便我們一同 出現在拍攝現場上,彼此 之間也都保持著一定距離 。而就方法演技來說,這 對我們這些演員也很奏效 。當我們相隔的距離越遠 , 在鏡頭之下就顯得越直

亞當梅森表示:「我 們活在一個駭人的時代, 而本片會激發出這麼多對 話,正是因為它跟我們當 下的體驗互相共鳴。本片 之所以取名為『鳴鳥』 (Songbird),因為它講 的是希望,它講的是韌性 ,它講的是人性的堅強。

「有許多人為本片投 入了大量心血,而我覺得 參與本片的每個人都很勇 敢。我在洛杉磯住了十四 年,而你很難不隨著這段 歲月而變得憤世嫉俗。但 本片的拍攝經驗讓我覺得 彷彿重回電影學校,以及 自己年輕時拍電影的那種 冒險滋味。我們每個人都 有這種感覺。」《末世戰 疫:鳴鳥檔案》將於2020 年12月31日在台上映



栗懷廣響賞士 美國內科特考文憑 Huaiguang Li, M.D.Ph.D Board Certified, ABIM

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2020年12月17日

趙文卓執導電影《反擊》首鼗先導預告 焻畧麚椹



第三屆海南島國際電影節圓滿閉幕。趙 文卓以全新導演身份攜新作電影《反擊》亮 相,總策劃張力、制片人於泓波壹同受邀出 席閉幕式。

活動當天,趙文卓身穿壹襲黑色新中式 時裝亮相海南國際電影節紅毯,狀態飽滿, 首發預告片現場熱潮湧動,結束後媒體、粉 絲親切互動問答。他透露,電影《反擊》正 在後期制作中,從目前的現場首發的反應效 果來看對影片還是很有信心。又談到從演員 轉型成導演的心路歷程,趙文卓表示身上的 責任更重了。 隨著電影制作的逐步完成,對 於導演的新身份也已經逐漸適應

《反擊》首發"海陸空追擊"版先導預 告真槍實戰爆燃出擊

在此次活動中,趙文卓還曝光了自己的 導演處女作電影《反擊》的首支預告片,從

,還融入了軍事中的新元素。

此次"海陸空追擊"版先導預告首次曝 光了"海陸空"中多個爆燃場面,從街道到 叢林再至海上追擊。

趙文卓領銜主演國際化陣容彰顯中國

從曝光的預告片的中可見,作為壹部電 影整體視覺效果炸裂,海陸空追擊作戰驚險 刺激,劇情更是跌宕反轉。不僅如此,預告 片中可見除了內容本身的國際化背景外,更 有諸多優秀外籍動作演員助陣,打鬥場面緊 張熱血,對戰驚險,不僅使得影片內容更加 國際化,也展現中國力量的熱血壹面,使得 期待值再度飆升!

在戲裏,大家看慣了趙文卓以往"壹代 宗師"的儒雅形象,此次,換下長袍變身安 保專家陸子明,熱血剛毅的硬漢形象躍然於 預告片中可見整部影片場面震撼,打鬥帶感 熒幕。在戲外,又化身導演,並且首次挑戰

, 趙文卓對待《反擊》事必躬親, 對於制作 品質也是嚴格要求,不僅輾轉雲南、舟山和 杭州,必要場景更是實景搭建拍攝,在熱帶 雨林中克服重重阻力, 連拍7天大夜戲, 只 為能給觀眾帶來更好的觀影體驗感

據了解,該片由趙文卓導演並領銜主演 ,宋臧寰、姜怡伊、陸彭、Diego Dati傑古等 主演,由象山昌星影視文化有限公司、星力 海藍(上海)文化傳媒有限公司、寧波果仁 兒影視傳媒有限公司等聯合出品。講述了作 為安保專家的陸子明受邀為壹場油氣廠項目 競標活動提供安全保衛工作卻遭到競爭對手 的蓄意陷害及同組人員的背叛和惡勢力的甩 鍋,陸子明為自證清白,查找事件真相,上 演驚險刺激的叢林大追逐,絕地反擊的故事 。影片預計將於2021年上映,從趙文卓對待 影片的認真敬業狀態再到首支超燃先導預告 的品質來看,相信電影《反擊》必能不負期 待,點燃妳我心中那團熱火!

俄羅斯戰爭題材電影《獵殺T34》於12月 11日在國內上映,這部批片至截稿前已經收 獲990萬元票房,豆瓣評分7.5。近年來,壹 些優秀動作題材的俄羅斯電影成為批片市場 的特別存在。2018年上映的《冰雪女王3:火 與冰》在國內拿到7000多萬元票房,去年的 體育動作片《絕殺慕尼黑》更是在國內創造 了近億元的超高亮眼票房。新京報記者專訪 《絕殺慕尼黑》《獵殺T34》的國內引進方艾 米爾塔影業董事長,請他分析俄羅斯批片引

選片從制片階段便已進入

《獵殺T34》是首部在國內上映的3D坦 克大戰電影,也是俄羅斯近年制作費用最高 的戰爭片,電影根據二戰真實事件改編,全 片采用IMAX拍攝,講述了壹組俄羅斯坦克兵 用壹輛改裝版T34坦克,試圖從德國豹式坦克 群的圍剿中以弱勝強的故事。《獵殺T34》於 去年1月1日在俄羅斯上映,觀影人次總計超 過8500萬,票房總收入高達22億盧布(約合 人民幣2.1億元),而其制作預算僅為6億盧 布(約合人民幣5350萬元)。《獵殺T34》目 前是票房第二高的俄羅斯電影,僅次於2017 年在俄上映的《絕殺慕尼黑》(29億盧布, 約合人民幣2.6億元)。湊巧的是,這兩部電 影均引進了中國市場。去年《絕殺慕尼黑》 在中國內地票房突破9100萬元,成為俄羅斯 電影在內地放映的最好成績。這兩部電影的 引進都與艾米爾塔影業分不開關系,大概三 年前,艾米爾塔影業董事長、導演杜糧關註

到這部電影: "當時只是看了5個小時的碼在時間線上的素材, 沒加任何特效,看完之後就決定要簽約引進這部電影,當時大概 就能判斷出電影引進後的成果。"

女生也喜歡看戰爭動作片

回想起去年《絕殺慕尼黑》在國內的上映過程,杜糧感觸良 多,當時所有人都不看好這樣壹部電影的市場表現,因為這是壹 個講籃球的電影,並且講述的不是中國故事,跟中國觀眾的距離 非常遙遠,但他當時唯壹的判斷就是,只要是好內容,只要能感 動觀眾,不管它是什麼題材,壹定有人看。"好比《獵殺T34》 也是壹個道理,妳看它是講二戰時候的故事,壹般人覺得會不會 沒人看了,是不是女生都不看了,大家都有很多質疑。但引進了 以後妳會發現,事實證明只要片子好就可以打動人。"據燈塔專 業版數據顯示,目前《獵殺T34》票房以每天不足4%的排片率 已經收獲990萬元票房,破千萬元幾乎沒有懸念,盡管不方便透 露引進成本,但杜糧對影片的票房表現頗有信心,他樂觀地認為 之後電影會出現票房上的反彈。"《絕殺慕尼黑》壹開始的票房 比《獵殺T34》更低,但現在《獵殺T34》的觀眾比例男女是持 平的,甚至很多女生給這部戰爭片的分數還高於男生。所以我們 選片的時候從來不是因為國外的票房排序來選片,看好了電影質 量和主創人選,就認定了,我相信市場不會讓壹個優秀的電影被 埋沒,也不會有什麼爛片能創造超高的票房。'

《奇葩說7》選手官宣



《奇葩說》第七季今日公布 "奇葩大市場", 、哲學教授劉擎將攜手馬 東、蔡康永、薛兆豐共同進行 "千人大海選",這也是《奇葩 說》自創辦以來規模最大的壹次 海選

為了找到更多更好的奇葩, 今年的《奇葩說7》不設門檻, 面向社會大眾廣泛納新,在正式 篩選,通過兩關的選手才可以進

–《千人奇葩撈》,現 場的壹千多名新奇葩想要通過海 選成功晉級,必須闖過兩道關 卡,第壹道關卡由傅首爾、陳 、黃執中、顏如晶四位老奇葩 組成的"四大門神"鎮守,選手 只有打動"門神"才能獲得進入 下壹關的資格;第二道關卡則由 5位導師把關,對選手進行二次

入下壹輪

、冉高鳴等大家熟 紅"張沫凡、程序員

來奇葩說的舞臺上大顯身手,來 自五湖四海的選手們讓人對這壹 季的《奇葩說7》充滿了期待。

"壹鍵重 啟妳的2020,妳願意嗎?",導 師和嘉賓就這道辯題分別發表了 自己的觀點、分享了自己的故事 ,楊冪不想再次經歷親人離世的

痛苦;劉擎認為"重啟是對人類 本季選手除了有 文明的僭越";蔡康永認為"這 如、小黑、大王、熊 到同樣荒謬的結果";薛兆豐覺 得"過去就讓它過去,向前看更 有意義"。只有馬東壹人願意重 啟,認為"多活壹年,能夠遇見

這道辯題也在網上引起了廣 泛關註與討論,網友就此各抒己 見。不願意重啟的網友認為把握 , 認為"重啟"就像"潘多拉之 盒",容易帶來不可預期的後果 ;而願意重啟的網友則希望憑借

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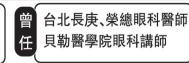
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住宅与商业投资之比较与选择



谈到投资房地产的选项,最普遍的不外乎住宅与商业投资,但两者之间有什么区别? 投资者又该如何评估合适的项目,赚 取更多利润呢?

分析评估不能少,风险管理更重要

数据对于任何的投资市场来说是非常关键的参考数值,不论是住宅或商 业投资,通过专业的计算与分析来进行投资的可行性评估,才能做出精准合 理的决策。而最常见的判断方式是,计算一个物业所能产生的收入与成本的 比率,也称作投资回报率(ROI)。投资者也该依照实际的经济状况评估自 己是否适合投资,通常来说,运用非紧急备用金会带来更大的投资空间与自 由,以及减少因资金收益浮动而产生突然改变投资的方向。

不论是何种投资,时间的长短是回报收入的因素之一,在偏向中长期投 资的房地产项目中,投资者在进场前有明确的打算与规划对于整体收益与正 向发展都有一定的帮助,而同时配合专业的管理公司能进一步保护投资者的 权益。具有国际认可的商业不动产投资师证照(CCIM)的人会通过一系列的规 章与分析,为客户的投资项目提供专业意见,使得客户可以少一分忧心,多 一分安心。

三大关键重点,了解住宅与商业投资差别

住宅的定义非常单纯,而商业性质的商品一般指从事商业用途,不以塑 造居住质量为目的之土地或物业,例如商场、办公楼、仓库等。虽住宅与商 业单位同属房地产投资项目,但两者之间在不同面向有着实质的差异:

1. 投资成本

住宅投资签约年期较短,所牵涉的建筑规模及金额较小,而商业投资经 常需要大量的资金,甚至透过债卷、基金或集资的方式募款,因此更讲 求投资者的心理素质及稳健的财务条件。

2. 投资标的

住宅投资通常以「以租养贷」的方式累积财富,房主需要负责承租人之 良好居住条件及管理,相对来说投放更多时间于繁琐的事宜,当中也未 免因可控力度较小而充满变数,而商业投资就较为简单,一般来说,单 位或土地出租后,业主只需收租与付税,其余如HOA管理费、保险等杂 项都归干承和人负责。

3. 投资收益

两者市价皆属浮动,但住宅变化空间较小,加上房东与房客之间的约定 和租金的封顶限制,让收益无法像商业商品般的倍增,商业投资者则通 常以净租赁(triple net lease)的方式让收益极大化,由承租人负责支 付与房地产所有权相关的部分费用。

造镇计划包含多元对象组合

大规模的土地规划除了有利于提升居民生活素质,更带来多元的投资环 境以及升值潜能。在承建商动工前,地方行政单位会要求详细且完善的蓝 图,预留不同层次的建设区块,如学校、住宅、商场、娱乐设施等,当中也 会分析道路规划、未来人口增长等可持续性议题。不管是整体规划、公设配 备、住户资源,都是符合区域性发展需要而设计及创造。

因此,投资者可藉由造镇计划,观察不同类型的项目,实现多元分散投 资,不论是住宅或商业,都能以更低风险的条件,入手更有价值的商品,掌 握增值机会。但是这些开发计划的信息流通性有限,就如同自己要购入房产 的时候,会需要自己评估该对象的区位与增值潜能一样,投资者需要做事实 查核求证与审慎评估的工作,对于对方给予的数据保持质疑的态度,唯有透 过自己评估与查证才不会对于自己投入的投资案感到恐惧,也藉此增加自己 对于该投资案的信心。

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