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Mr. Lee's Commentary and Dairy



Inside C2

# Southern DAILY

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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. REUTERS/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 government aid.

"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 reporters.

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# WEA LEE'S GLOBAL NOTES

12/16/2020

CORONAVIRUS DIARY

Wealee@scdaily.com

## Emergency Rescuing Action

The FDA is expected to grant emergency authorization to Moderna which will 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.

The vaccine rollout is one of the most ambitious undertakings in the nation's

history. But how long will it take for all 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 out to all of you who have fallen on hard times through no fault of your own. I



have been unable to sleep at night starting 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.



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Publisher Southern Daily Wea H. Lee

Stay Home!

## BUSINESS

Wear Mask!

### U.S. Administers First Doses Of Pfizer Coronavirus Vaccine



Sandra Lindsay, left, a nurse at Long Island Jewish Medical Center, is inoculated 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 Lenihan/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.



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/© Rey Del Rio/Getty Images)

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 administered. According to the World Health Organization, there are 52 COVID-19 vaccines in human trials, and 162 vaccines in pre-clinical 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 Qualify 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 metals.



**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 real world.



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)





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



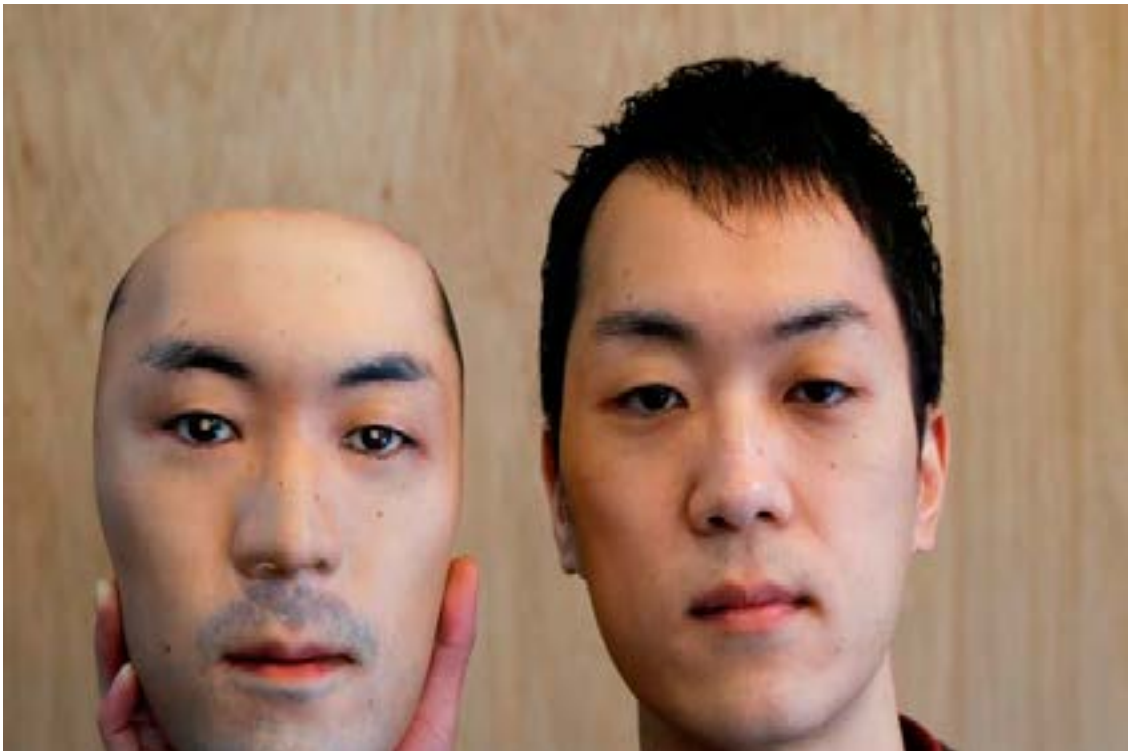
Myon Burrell (C) is joined by friends and family as he walks free after having his life sentence commuted by the Minnesota Board of Pardons and being granted immediate release from the Minnesota Correctional Facility in Stillwater, Minnesota. REUTERS/Stephen Maturen



People arrange Christmas displays at a church, in Las Pinas City, Metro Manila, Philippines. 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



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 FDA.

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 would-be 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 drug-makers’ 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 dosages.

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.

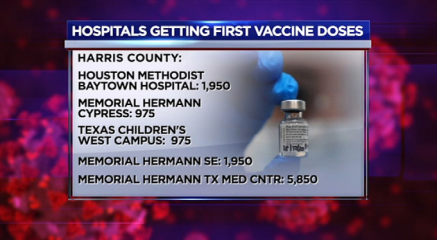
Houston’s Michael E. DeBakey VA Health Care System, Dallas’ VA Medical Center and San Antonio’s Audie L. Murphy VA Hospital were among the Texas VA facilities tapped to receive the vaccines.

**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 vaccines.



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 supplies are available. (Courtesy abc13.com)

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




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# 《神奇女俠1984》 曝中國獨家海報

四大主角同時現身 年末大戰壹觸即發

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，都收穫炸裂好評。就本周五，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係的角色分列其旁，“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渴望的眼神。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，提前北美壹周在中國內地上映。

## 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

## 時機太敏感？

《末世戰疫》導演為疫情片辯護



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，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，在疫情期间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。

片中舞台設於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月問世以來，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

部仿效《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。當我窩在臥房裡寫著一場戲，描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，宣佈洛杉磯啟動宵禁。」

「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就只有四個人，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真實。」

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。

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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，甚至透过债券、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、保险等杂项都归于承租人负责。

#### 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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