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wechat: AD7133021553

3月1日 星期一

PRSR: STD US POSTAGE PAID ALIFE, TX PERMIT #16  
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International Trade Center  
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Houston Travel Guide

●每格可容中文大字(標題)6字及小字(內容)50字，  
英文字母及數字二字為中文小字一字，空格標點符號均需計算。  
※English title: 12 letter    ※English content: 120 letters

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210-380-2645

\*黃金水餃請人

中國城黃金廣場內  
新優誠請廚房員工  
全工。需有身份  
請11am-9pm來電:  
713-270-9996  
281-881-9885

\*中國城中餐館

誠請有經驗企檯  
會越南話更佳  
意者請電:  
713-271-3122

\*餐館請人

路州，離休斯頓4.5  
小時，中餐堂吃店，  
誠請企檯  
意者請電:  
832-588-1996

\*餐館招聘

●Cashier  
●接電話兼打包  
距離中國城15分鐘。  
●另外招聘夫妻工。  
聯繫電話:長期有效  
210-749-0050

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312-479-1189  
9968 Bellaire Blvd #100A  
Houston Tx.77036

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位於McAllen  
手抓海鮮店，誠請  
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631-264-9124

\*KATY中餐館

誠招●全工炒鍋，  
●全工/半工企台，  
薪優需報稅。  
意者請電:  
713-855-2384

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位Missouri City  
誠請Part time  
熟手接電話  
星期一至星期五  
早11點-下午4點  
646-339-7703

中餐館請人

位PearLand，誠請  
有經驗，英文好的  
Waiter/Waitress  
Cashier  
意者請電:  
832-768-9888

餐館請人

位Spring, 249  
誠請  
全工或半工炒鍋  
有意者請電:  
281-966-5342

奧斯汀餐館

誠聘Cashier,企檯  
幫廚，打雜，炒鍋  
有意者請電:  
737-843-8186

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位於45號南  
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55歲以下，會英文。  
5天工作日，  
能搬運更好。  
意者請電:  
214-924-8009

\*Zcounter 亞洲餐館請人

位Corpus Christi 聘經驗1 Chinese Wok,  
1 Grill Cook: Sautee, Fry, Flat Top,  
Net pay after tax \$3,300 or more offer if good,  
Provide living space, 2 meals. under 50 years old  
Work 6 days a week. Pay 1 week vacation every year.  
誠聘熟手中餐炒鍋，燒烤師傅: 會煎炸及抓碼。  
稅後淨入\$3300+, 供吃住。1周做6天，年假1周，  
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Dokyo Dauntaun 餐館誠聘

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可以烹飪亞洲食物。薪水從3000美元起。  
我們提供住宿，靈活的假期，及任何菜單上的  
30%折扣。職責包括烹飪一些日本菜，  
主要處理我們菜單上有限的韓菜部分。  
有興趣者，請聯繫: 361-222-6486  
或Email至: dokyomail@gmail.com

\*Lake Charles 路州全日餐

『高薪』誠請 壽司師傅，學徒  
廚房師傅，油鍋，打雜，全工企檯。  
~~ 包吃包住 ~~  
意者請電: 832-605-2131

日餐誠請(中國城)

●Sushi Man:熟手，有經驗，不限男女  
\$13-\$18/hr  
●Cashier: Part time or Full time  
Text : 832-744-6376  
Call : 832-618-2791

HEB ( Super Market )

Sushi Bar, hiring Sushi Chef  
Little bit English  
Hwy 288 & Medical Center  
6055 South Freeway, Houston, TX  
832-808-0206  
HEB超市內壽司吧，請壽司師傅/助手

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離休士頓2小時車程，包食宿。  
高薪聘請 油鍋，壽司，鐵板，  
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●另請住家保姆，帶3歲小孩。  
請電: 904-238-9399

中日餐館請人

誠請●全工和半工企檯: 小費好  
●熟手壽司包卷師傅和二手師傅  
有意者請電:  
713-623-3937

壽司吧招工

Kroger 內 壽司吧  
急需 - 壽司師傅 和 幫手  
地址: 9325 Katy Fwy Houston, TX 77024  
請意者聯系:  
713-299-4129 Wendy

KATY日本餐館

誠請 ●熟手企檯: 需能報稅  
Part time / Full time 均可  
意者請電或短訊(無人接聽時)  
832-232-1001

高級日本餐館誠請

●有經驗 壽司師傅，企檯及帶位  
全工或半工均可，以上需工卡。  
意者請親臨:  
6345 Westheimer, Houston, TX 77057  
或電: 713-781-6300

超市壽司吧誠徵

壽司師傅和助手:有責任心者、男女不拘  
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請傳簡訊至: 832-401-9179  
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在高速公路59N上，離中國城約45分鐘路程

200

餐館租售

Restaurant  
for sale

\*中國城小型餐館出售

面積小，房租低，小店生意很好，  
單獨買店或連同生意一起買均可，  
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意者請電: 346-397-6982

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位Pasadena區，房租2000。  
因店主急需回國，現出售，  
意者請撥打電話:  
832-289-3112 非誠勿擾

\*Sushi Restaurant for Sale

Location: Hwy-6 North, TX 77084  
●\$700,000 Annual sales  
●\$180,000 Sales price  
●\$4,700 Rent(plus NNN), 1,800 Sqft  
●Lease term until 2027  
Owner financing available, very good location  
Many regular customers  
Business is doing well during Covid.  
Please text first: 713-206-2048(英文)  
賺錢壽司餐館出售:機不可失\$\$\$\$  
一年營業額70萬，僅售18萬  
1,800呎，地點極佳。\$4,700租金(加上NNN)  
租期至2027年，業主可貸款。  
很多老客户，新冠肺炎疫情期間生意很好

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一周營業額\$3000，現僅售2萬  
Weekly Sales \$3000  
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Please call if you are interested at  
832-461-3495

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●8000多呎，有私人套房  
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1800 SqFt, Great location & Traffic,  
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1800呎，地點極佳，地處交通繁忙地段，  
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832-640-3888 Ruby 陳碧如

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中國人自建,自營,華人經理,  
語言方便,可微信訂房,日或月租。  
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環境高雅,安全,安靜,包水電,  
免費高速光纖上網,辦公傢具,  
近中國城5分鐘,有大停車場。  
共多間辦公室出租,\$500  
(#209 #218 #233)  
281-498-4310 Lisa (中文)  
281-983-8152 Jennifer (英文)

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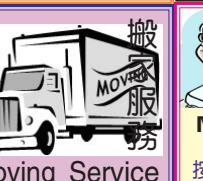


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281-498-4310 Lisa 辦公室  
281-983-8152 Jennifer 英文



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做飯打掃衛生,  
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住家或通勤均可。  
做飯好吃。 聯系電話:  
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200  
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家住糖城,  
照顧女長者及家務,  
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AD7133021553

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勤奮,守時,安全。  
需有合法身份。每周  
工作5天, 7:00-4:00。  
會開叉車和懂英語者  
優先考慮。上班地點在  
Bissonnet @ Beltway 8  
電: 713-856-0003  
Linda@smartintl.com

\*Office 助理  
全工/半工,可培訓  
中英文一定要流利,  
有責任心,反應靈敏  
和勤勞,大學畢業歡迎  
Email: [blamgmpinc@gmail.com](mailto:blamgmpinc@gmail.com)  
Fax: 713-952-3605

\*聘辦公室助理  
近中國城。  
中英文流利, 懂電腦。  
意者請 Email 履歷至:  
[meixie88@gmail.com](mailto:meixie88@gmail.com)  
可即時上班,優先考慮

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Company Hiring

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●資深會計: 二年以上  
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●會計部經理。  
請電或 Email:  
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Mwant110@gmail.com

旅館請人  
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2. 清潔房間人員  
男女均可  
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意者請電:  
832-660-7063

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832-248-2100

300  
Company Hiring  
公司請人

\*誠聘課後補習班主管老師  
周二至周六, 下午1點到7點上班。  
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需會流利的英語 & 高中以上數學基礎  
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履歷至: [hr@usasportsinc.com](mailto:hr@usasportsinc.com)

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Fax 履歷至: 713-673-3121  
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2. Computer proficiency  
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Inside C2

# Southern DAILY

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## Myanmar police launch most extensive crackdown; hundreds arrested



However, the United Nations has not officially recognised the junta as Myanmar's new government.

U.N. Special Rapporteur Tom Andrews said he was overwhelmed by the ambassador's "act of courage", adding on Twitter "It's time for the world to answer that courageous call with action". China's envoy did not criticise the coup and said the situation was an internal Myanmar affair, adding that China supported a diplomatic effort by Southeast Asian countries to find a solution.

The Myanmar generals have traditionally shrugged off diplomatic pressure. Australia's Woodside Petroleum Ltd said it was cutting its presence in Myanmar over concern about rights violations and violence.

Suu Kyi, 75, spent nearly 15 years under house arrest during military rule. She faces charges of illegally importing six walkie-talkie radios and of violating a natural disaster law by breaching coronavirus protocols.

(Reuters) - Police in Myanmar launched their most sweeping crackdown in three weeks of nationwide protests against military rule on Saturday, arresting hundreds of people and shooting and wounding at least one person.

State television announced that Myanmar's U.N. envoy had been fired for betraying the country, a day after he urged the United Nations to use "any means necessary" to reverse the Feb. 1 coup that ousted elected leader Aung San Suu Kyi.

Myanmar has been in turmoil since the army seized power and detained Suu Kyi and much of her party leadership, alleging fraud in a November election her party won in a landslide.

The coup, which stalled Myanmar's progress toward democracy, has brought hundreds of thousands of protesters onto the streets and drawn condemnation from Western countries, with some imposing limited sanctions.

Police were out in force early on Saturday, taking up positions at usual protest sites in the main city of Yangon.

Confrontations developed as people came out despite the police operation, chanting and singing. They scattered into side streets and buildings as police advanced, firing tear gas, setting off stun



grenades and shooting guns into the air. Police set upon some people with clubs, witnesses said.

State-run MRTV television said more than 470 people had been arrested across the country. It said police had given warnings before dispersing people with stun grenades.

"People blocked the roads without reason. Among those arrested, we will scrutinize those who organize the protests and take tough action," it said.

The Assistance Association for Political Prisoners rights group said it believed the number of arrests was higher, with at

least 10 prison buses carrying 40 to 50 people each taken to the Insein Prison in Yangon.

Several journalists were among those detained, their media organisations and colleagues said.

"People are protesting peacefully but they're threatening us with weapons,"

youth activist Shar Yamone told Reuters.

"We're fighting to end to this military bullying which has been going on for generation after generation."

Police confronted protesters across the country. Among those detained in the second city of Mandalay was Win Mya Mya, one of two Muslim members of parliament for Suu Kyi's National League for Democracy (NLD), media said.

### WOUNDED

One woman was shot and wounded in the central town of Monywa, local media 7Day News and an emergency worker said. 7Day and two other media organisations had earlier reported that she was dead.

Junta leader General Min Aung Hlaing has said authorities have been using minimal force. Nevertheless, at least three protesters have died over the days of turmoil. The army says a policeman has been killed in the unrest.

Activists called for another day of protests on Sunday.

Saturday's violence came a day after Myanmar's Ambassador Kyaw Moe Tun told the U.N. General Assembly he was speaking on behalf of Suu Kyi's government and appealed for help to end the military coup.

MRTV television said he had been fired in accordance with civil service rules because he had "betrayed the country" and "abused the power and responsibilities of an ambassador".

## Tom N Tom Galleria and Dak & Bop 18th

韓式小吃與美餐碰撞會激起怎樣的火花呢？

本期節目，我們的體驗員們來到了剛剛新開張的

**DAK&BOP 18TH**

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首爾風味的薯條，韓式炸雞腿，各種色彩斑斕的雞尾酒...

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# Buffett upbeat on U.S. and Berkshire, buys back stock even as pandemic hits results

(Reuters) - Not even the coronavirus pandemic could dampen Warren Buffett's enthusiasm for the future of America and his company Berkshire Hathaway Inc.

FILE PHOTO: Berkshire Hathaway Chairman Warren Buffett walks through the exhibit hall as shareholders gather to hear from the billionaire investor at Berkshire Hathaway Inc's annual shareholder meeting in Omaha, Nebraska, U.S., May 4, 2019. REUTERS/Scott Morgan/File Photo

Buffett used his annual letter to investors to assure he and his successors would be careful stewards of their money, where "the passage of time, an inner calm, ample diversification and a minimization of transactions and fees" would serve them well.

He also retained his trademark optimism for Berkshire, buying back a record \$24.7 billion of its stock in 2020 in a sign he considers it undervalued, and the economy's capacity to endure "severe interruptions" and enjoy "breathtaking" progress.

"Our unwavering conclusion: Never bet against America," he said. ((here))

The letter breaks an uncharacteristic silence for the 90-year-old Buffett, who has been almost completely invisible to the public since Berkshire's annual meeting last May.

"He's a deep believer in his company and the country," said Tom Russo, a partner at Gardner, Russo & Gardner in Lancaster, Pennsylvania and longtime Berkshire investor.

But Buffett's letter also did not specifically mention the coronavirus pandemic, a prime factor behind last year's loss of more than 31,000 jobs in Berkshire's workforce, or the recent social upheaval and divisive politics that some companies now address more directly.

"The letter highlighted the innovation and values

that have become the backbone of America, and that's perfectly acceptable," said Cathy Seifert, an analyst at CFRA Research with a "hold" rating on Berkshire.

"Given the reverence that investors have for him, the letter was striking for what it omitted," she added. "A new generation of investors demands a degree of social awareness, and that companies like Berkshire set out their beliefs, standards and goals."

Buffett also signaled a long-term commitment to Apple Inc, calling Berkshire's \$120.4 billion stake and its ownership of the BNSF railroad its most valuable assets - "it's pretty much a toss-up" - after its insurance operations.


PROFIT RISES EVEN AS JOBS ARE LOST

Berkshire on Saturday also reported net income of \$35.84 billion in the fourth quarter, and \$42.52 billion for the year, both reflecting large gains in its stock holdings.


Operating income, which Buffett considers a more accurate measure of performance, fell 9% for the year to \$21.92 billion.

The stock buybacks have continued in 2021, with Berkshire repurchasing more than \$4 billion of its own stock. It ended 2020 with \$138.3 billion of cash.

Berkshire has more than 90 operating units including the



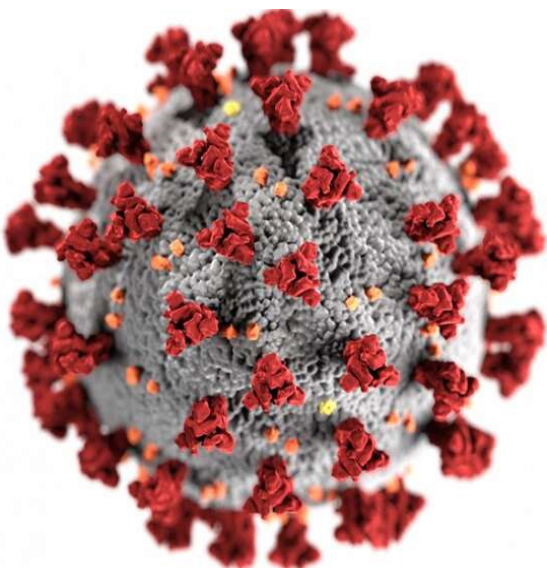
BNSF railroad, Geico car insurer, Dairy Queen ice cream, See's candies, and namesake energy and real estate brokerage businesses.



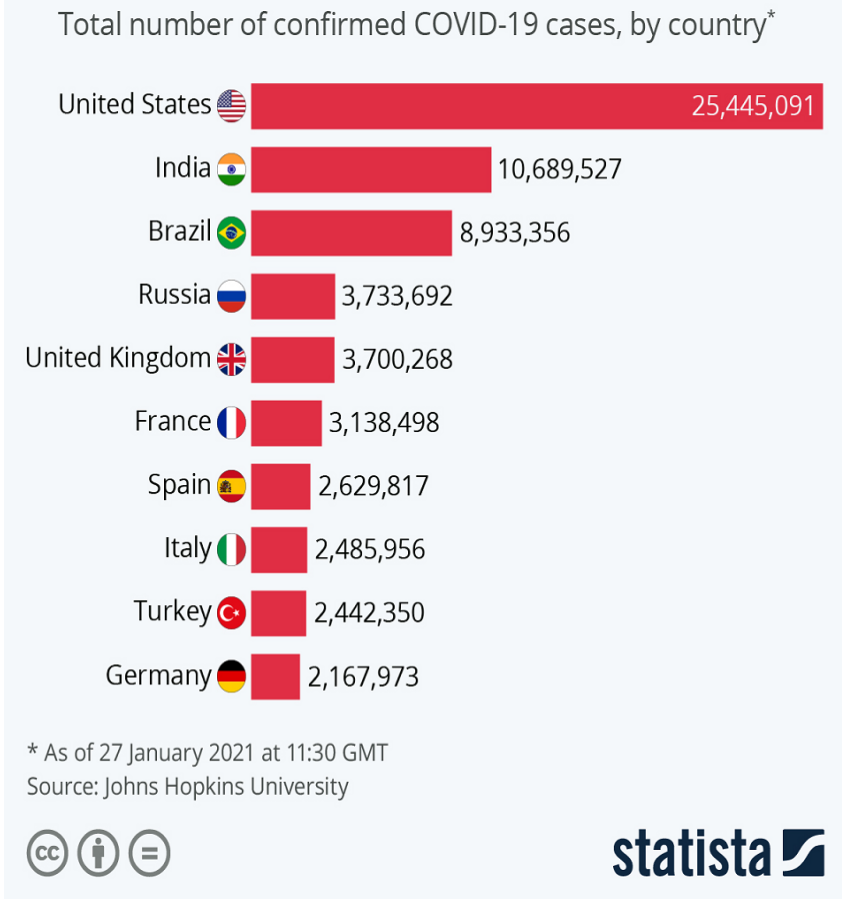




One Year Of The Coronavirus



The Countries With The Most COVID-19 Cases



Total Cases			
Total	Worldwide		
Cases	Recovered	Deaths	
100M	55.4M	2.16M	
100,000,000	55,400,000	2,160,000	
Location	Cases	Recovered	Deaths
United States	25.6M 25,600,000 +156K	—	429K 429,000 +4,101
India	10.7M 10,700,000 +11,666	10.4M 10,400,000 +14,301	154K 154,000 +123
Brazil	9M 9,000,000 +63,520	7.96M 7,960,000 +67,886	220K 220,000 +1,283
Russia	3.73M 3,730,000 +17,464	3.17M 3,170,000 +27,440	69,971 69,971 +580
United Kingdom	3.72M 3,720,000 +25,308	—	102K 102,000 +1,725

"+" shows new cases reported yesterday · Updated less than 6 hours ago·Sources: Wikipedia

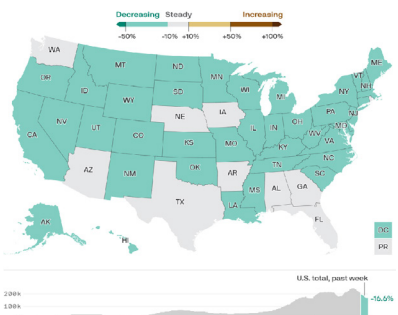
Compiled And Edited By John T. Robbins, Southern Daily Editor

One year ago today, a novel coronavirus was barely beginning to catch the public's eye. There were just over 2,000 confirmed cases worldwide, mostly in China, and five cases in the U.S.

**The big picture:** The sea of red (dark color) says it all. Today, there have been over 100 million cases worldwide, led by the U.S. with 25 million.

Coronavirus Cases Fall In 41 U.S. States

Change in new COVID-19 cases in the past week



Data: The COVID Tracking Project, state

health departments; Map: Andrew Wither- spoon/Axios

New coronavirus infections fell by 16% over the past week in the U.S. — the third straight week of significant improvement.

But the U.S. is still averaging roughly 165,000 new cases per day, meaning the virus is still spreading largely unchecked. And the rise of more contagious variants will ensure that Americans' risk remains high.

**Details:** In 41 states, the average number of new daily cases was lower over the past week than the week before. No states got worse.

• Nationwide, new cases are now at about the same level they were at in mid-December — down from their peak, but still a lot.

**What's next:** If Americans can accelerate this progress, we'll reduce the number of people who die before vaccines become universally available.

• But that will be a challenge, given the country's track record and the continued spread of more easily transmissible variants.

Coronavirus Dashboard

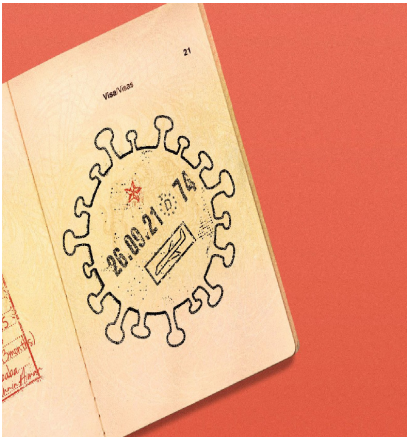


Illustration: Eniola Odetunde/Axios

1. **Health:** One year of the coronavirus — Bill and Melinda Gates warn of “immunity inequality” — Communities of color are falling behind in America's vaccine effort.
2. **Vaccine:** Vaccine hesitancy is decreasing in the U.S.
3. **Politics:** Biden admin to boost COVID vaccine delivery to states for at least 3 weeks — Hundreds of Biden staffers receive COVID vaccine — Axios-Ipsos poll: Trust in federal COVID-19 response surges.
4. **Business:** Bankruptcy filings hit decade-high last year.
5. **World:** U.K. surpasses 100,000 COVID-19 deaths — 44% of Israelis have already received at least one vaccine dose.
6. **Sports:** Europe's 20 richest soccer clubs report 12% revenue hit due to coronavirus — Pandemic has cost the NCAA \$600 million — CDC looks at lessons learned from NFL's testing and contact tracing.

Cases:

1. **Global:** Total confirmed cases as of 12 p.m. ET Wednesday: 100,418,923 — Total deaths: 2,161,547 — Total recoveries: 55,560,956 (no longer includes U.S. recoveries as of Dec. 15).
2. **U.S.:** Total confirmed cases as of 12 p.m. ET Wednesday: 25,450,135 — Total deaths: 425,406 — Total tests: 295,369,233.

COMMUNITY

What Covid Treatments Are Working And What More Is On The Horizon?



New data from a large U.K. trial added to evidence indicating plasma may not make a difference in treating Covid-19. (Photo/Alex Edelman/AFP via Getty Images)

Key Point

*Some therapies that faced early questions are regaining their promise as we learn more. Others aren't, but it's important news either way.*

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

The arrival of Covid-19 vaccines has put the focus of the pandemic fight on inoculating as many people as quickly as possible. But outbreaks are still raging worldwide, with thousands of new infections every day and health systems under pressure to care for the sick, a reality that will continue for some time. Vaccine timelines also keep getting more and more stretched. With that in mind, it's a good time to take stock of where we are in treating the disease. The short answer is, there's progress but it's mixed.

For months, Gilead Sciences Inc.'s **remdesivir** and the generic steroid dexamethasone have been used on the front lines after being shown to reduce hospital stays and improve recovery speeds. Now, as we learn more about Covid-19, more treatments — including some that at first drew skepticism from physicians and scientists — are proving effective in certain circumstances. Others, such as convalescent plasma, are not. Let's take a look:

“**Toci**”: Two arthritis drugs that previously failed in treating Covid-19 — Roche Holding AG's **tocilizumab** and Sanofi-Regeneron Pharmaceuticals Inc.'s **sarilumab** — are now showing a meaningful effect in helping reduce the burden of

disease in some patients. It seems that when the drugs are used is key. The latest data comes from a trial involving patients who were treated within 24 hours of needing hospital care in an intensive care unit. The drugs reduced mortality, suggesting that seven or eight lives would be saved for each 100 people treated.



The hope is that this data will be corroborated in the U.K.'s much larger and pioneering Recovery trial now underway, with more than 3,000 of the 28,000 and rising participants treated with “toci.” This will provide the most concrete data behind the drug and will potentially enable global approvals beyond Britain.

“**Bam-bam**”: Next up are new drugs developed by Eli Lilly & Co. and Regeneron, part of a promising group of therapies called monoclonal antibodies that mimic the body's

response to infection. Lilly's **bamlanivimab**, affectionately known as “bam-bam,” was the first to gain emergency use authorization by the Food and Drug Administration. Both Lilly's and Regeneron's treatment have now been cleared for high-risk patients to help prevent hospitalization. One obstacle for adoption of these drugs has been the logistics of administering them — they need to be delivered using specialized infusion equipment. This difficulty was compounded in bam-bam's case with a confusing efficacy story and lukewarm comments about it in the Covid-19 treatment guidelines from the National Institutes of Health, resulting in doses piling up on hospital shelves. This situation may be about to change, though, given an early read from a 2,000-patient Mayo Clinic study in which the use of bam-bam was shown to reduce hospitalizations and emergency-room visits by 70%.



There are also indications of a reduction in mortality. When data from this study is published, it is likely to drive increased interest in the use of bam-bam, and possibly Regeneron's antibody treatment, too. I do still remain cautious about the broad use of these drugs because of the risk they may hasten development of resistant mutations in virus, which may, though unlikely, also impact vaccine-induced immunity.

**Plasma:** Convalescent plasma, a source of hope in the early days of the pandemic, has had a lot of subsequent failures and questions about its use. While not a drug per se, it is supposed to work in a similar way as monoclonal antibodies by giving patients ready-made immunity in a bottle in the form of plasma from recovered patients that is full of antibodies to the virus. The problem with previous attempts in showing a benefit from this approach was a lack of standardization and its use at the wrong time. Then recent data from a trial in Argentina raised hopes that if you use plasma with high amounts of antibodies early enough, when the infection itself is still active, it does make a difference. Unfortunately, there's since been another setback, and this time a very serious one. The

U.K.'s aforementioned Recovery trial has been comparing Regeneron's antibody treatment and convalescent plasma to standard care without those treatments in a very large patient group, making the data and its statistical analysis very robust.



Findings released Friday from the trial showed no difference in the mortality of those receiving plasma and those on placebo. We still need to see the data in published form to be able to judge if there were any other potential explanations for the outcome. But if the result is unequivocal, it at least means there will be no more time and money wasted treating patients with an ineffective therapy that carries some risks. In a way, the negative outcome is still a step forward in sharpening treatments of Covid-19.

Once A Relic Of Medical History, Radiation Emerges As An Intriguing — And Controversial — Treatment For Covid-19

The idea of low-dose radiation as therapy had long been dismissed in favor of more modern treatments. That all changed when Covid-19 snowballed into a crisis, fueling fresh interest in anything that might ease the devastating cases of pneumonia in some patients. At least 52,000 of the more than 135,000 deaths due to Covid-19 in the U.S. have involved pneumonia, according to federal health data.

There are currently at least a dozen trials worldwide testing low-dose radiation therapy, or LDRT, as a treatment for pneumonia related to Covid-19, some spurred by the same historical data Calabrese and colleagues scoured years ago. The theory: Targeted radiation to the lungs will halt the out-of-control inflammation responsible for the devastating pneumonia that bookends the course of some Covid-19 patients.

**General Photographic Agency/Getty Images** But the revived interest in radiotherapy has sparked a debate among physicians and researchers, who are divided on whether the idea is even ready for test-driving in clinical trials. With little known about the way LDRT works on inflamed lungs, some experts say it might

exacerbate respiratory damage, while introducing the additional risk of cancer. Others say patients participating in the trials may suffer by missing out on more promising treatments.

On the other side, though, are experts who say there's a clear and urgent need for Covid-19 treatments that work, particularly for cases that become severe. Antibiotics can help treat cases of pneumonia from bacterial infections, but not those caused by viruses. Those experts argue compelling historical data gives LDRT a promising head start.

“It seems to be such an almost emotional topic,” said Dörthe Schae, a radiation oncologist at UCLA, on the debate raging over LDRT. “You get two extremes on the spectrum and the truth is probably somewhere in the middle, where you have to consider all the pluses and minuses.”



The new wave of low-dose radiation trials are registered at academic centers and hospitals around the world, including in Italy, Spain, Iran, India, and the U.S. The studies are recruiting anywhere from five to 106 Covid-19 patients with pneumonia, and half require participants to be at least 40 years of age.

Amab Chakravarti, chair of Ohio State's radiation and oncology department, is spearheading two of the four LDRT trials in the U.S. The first trial, PREVENT, will enroll around 100 oxygen-dependent Covid-19 patients at up to 20 hospitals around the country. The second trial, VENTED, is limited to Ohio State, where it will recruit 24 critically-ill patients who require ventilator support. Unlike PREVENT, VENTED is open to participants as young as 18.

The end of the pandemic may be in sight, assuming we can control infections and the development of new variants, but it's still many months away. Fortunately, the more we learn, the better we know which treatments are helpful and how to use them. The arsenal is growing. We can use all the help we can get. (Courtesy Bloomberg.com and https://www.statnews.com/)



休斯頓房地產停看聽系列講座(三十六)

委托物管公司, 房东便能一劳永逸?

RE/MAX UNITED

聯禾

Q 对于无法长时间看管房屋的房东来讲，委托可靠的物业管理公司代管租赁，的确会省事不少。然而这并不代表屋主就能自此全身而退，其中还有很多细节讲究。本篇就来分享，在找到物管公司后，还有哪些地方须注意。

管理出租物业，各方都有责

对于时间、精力有限，甚至人在国外，无法长时间看管房屋的房东来讲，委托可靠的物业管理公司，由专业管理人看顾房屋及执行后期的综合服务，的确会省事不少。专业的管理团队能把许多风险提前规避，保护房东的权益。

当房东将房屋交托物管公司打理后，出租房产绝大部分的事宜都会由管理人处理，他们会与房客建立联系通道，除了会帮房东打理好房客的任何大小问题，另外还有代收租金、帮忙筛选过滤新房客等，对于在海外的投资客来说，是另一安心保障。

然而，这并不代表屋主就能自此全身而退，全权交由讓房客及管理公司处理所有问题。正确的观念应该是要与房客和物管公司保持密切联系，时时掌握房屋情况与出租进度，屋主本身也該具備一定的管理知識及責任，如平常應檢查租金到帳情況和其他明細單是否有出入，紧急状况时也应配合管理公司的措施，有效率的沟通、解决问题，才能减少不必要的麻烦，安安稳稳地当房东。

物管公司、房东和房客各司其职

管理房产并不是一个人的事情，而是由管理公司、房东与房客三方共同维护的，当各方都尽其责任，便可避免许多不必要的误会，更能一同创造三赢的局面。

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管理公司通常负责两个部分：房屋出租以及房屋管理，当中包括出租前寻找及筛选合适的租客，和出租后的處理事項，如房屋基本保养与维修、定期代收租金、房屋保险理赔、纳地产税等。当有纠纷产生时，管理人也会评估责任归属进行调解，而通常所有的处理动作都会根据事实及方法记录在案，以备日后所需。

2. 屋主:

屋主在租屋前需确认房屋之可使用状况，尤其生活必须的各项设备，如水管、电路、冷热水器等。后续拟定租赁合同时，该与租客一同商议内容细节，日后若遇上相关问题即可依照已共识之规定执行，必要时也可选择购买如房屋保修（home-warranty）之保险。

3. 房客:

房客应与房东一同详议合约中的条款及守则，承租后须遵守其中内容，倘若违反或需更改，亦应告知屋主及讨论处理方式。在迁入房屋前，可与房东一并视察房子，发现任何问题或损坏皆可当场向房东提出或拍摄照片，并注明日期，保留相关证据。

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