

# 家·天下

大紀元時報

The Epoch Times

REAL ESTATE

2009年11月13日 星期五

德州地產投資評估顧問

TREW-Texas Real Estate Appraisal Consultant

- ◆ 商業地產投資分析評估顧問
- ◆ 精算投資報酬率 (Cap Rate)
- ◆ 市場調查可行性分析 (Feasibility Study)
- ◆ 曾任德州、加州投資顧問 (IMPAC Companies, A \$28 Billion REIT)
- ◆ 我幫您解決各種房地產投資的疑難問題！
- ◆ 首次面談免費 (30分鐘)



Jeng Liang 梁競輝  
281-265-3797

2500 W 610 Loop S, Suite 255@Westheimer, Galleria, 77027



畢麗明 Michelle Young  
Mortgage Broker License # 81418  
通國、英、粵、韓語  
電話: 713-484-6300 手機: 832-498-7566 傳真: 713-484-6306  
電郵: young1688@gmail.com 網頁: www.topnemortgage.com

群智貸款

TOP ONE MORTGAGE SOLUTION

房屋貸款、商業貸款

- ✓ 97% 貸款，舊款重貸
- ✓ 免查收入及資產
- ✓ 手續費低或 NO 手續費
- ✓ 利息最低 (Best Rate)

\*徵 Loan Processor 一名

5855 Sovereign Dr., Ste B-1, Houston, TX 77036

美國德州版

電話: 713-790-0815 (0)

傳真: 281-271-8162

投稿: southwest@epochtimes.com

廣告電話: 713-790-0815 (Lisa)

www.epochtimes.com

C2 地產風雲

避免法拍 房利美「出台」回租計畫

C3 中國庭園

中國古典園林的「感知與意境」

C4 實用家居

選擇健康漆 Zero VOC

C5 建築文化

中國喇嘛塔之最—北京妙應寺白塔(二)

## 奧斯汀居家與風水

【大紀元時報記者安吉美國奧斯汀採訪報導】奧斯汀市 1839 年被選為當時的德克薩斯國的首都，1845 年得德克薩斯併入美國版圖，經兩次全州選舉，仍被保留首府地位。多年來，奧斯汀曾多次被評為全美最適宜居住的城市，大批電子高科技企業紛紛進駐奧斯汀。這是冥冥中的安排，還是偶然發生的呢？其實從風水的角度看，這一切並不是偶然的。

近日本報記者走訪了奧斯汀資深房地產經紀人兼風水專家邱王南燕女士，不僅就奧斯汀房產特色和走勢，也就本地風水狀況進行了一番暢談。邱王南燕女士早年來自香港，在美國取得醫療技術、計算機科學和項目管理等多個學位，能講一口流



圖：型似一條小龍的 Travis River

利的英文、國語、粵語、台語和滬語。她曾在加州居住多年，2001 年舉家遷到奧斯汀與家公家婆團聚。邱女士講述了自己當初定居奧斯汀的購房故事。一來奧斯汀，她就發現這裡山水怡人，風景優美，水進財，山聚財，是個不可多得的風水寶地。經過悉心考察，邱女士最後選中斯汀納莊園 (Steiner Ranch) 內的一棟洋樓。從地圖上看，奧斯汀特維斯河 (Travis River) 型似一條小龍，斯汀納莊園正對龍口，形成小龍吐珠的格局，不但招財而且聚寶，大旺戶主。幾年來不僅房價翻番，邱女士的生意也水漲船高，看來與家宅好風水是分不開的。

邱女士談到，其實風水理念已經被用於現代建築設計中。比如現在流行的節能建築，講究南北朝向，從而達到冬暖夏涼，節約能源的目的，這和風水中的坐南朝北不謀而合。對於山坡上的房子，從風水上講應該左高右低，所謂「左青龍右白虎」，背有靠山，興旺發達。從建築角度看，山頂上的房子承受四面來風，山腳的房子容易積水，容易影響房屋的使用壽命，山坡上的房子相比就比較好。這是從外部環境來講。內部結構和裝修也很有講頭，比如廚房和臥室的位置，傢私裝飾的品種和擺放位置，甚至小到牆上的一面鏡子，可能

都會對屋主的命運產生影響。邱女士舉例說，廚房中冰箱和爐灶最好不要相鄰，因為一個主水，一個主火，水火相剋，會影響到主人的財氣。從節能的角度的看，冰箱製冷爐灶製熱，離得太近相互抵消，每月必然要多付賬單。不過風水學說畢竟是中國古老文化承傳下來的一部分，其博大精深的內涵是現代科學無法解釋的。所以購房的時候，在綜合考慮各種因素的同時，不妨將風水知識運用其中，可能會帶來意想不到的好運呢！

任職於 Keller Williams 的邱女士笑稱自己做房產經紀人是因為有看房的愛好，幫助客戶尋覓到一棟稱心如意的好房子，就像給自己置業一樣令她有成就感。在多年經紀生涯中，邱女士注意到一個特點，就是無論哪個城市，都是西北區比較好，東面差一些。奧斯汀也是這樣，華人多集中在西北面和北面等學區好的地段。中國人有「擇鄰而居」的傳統，孟母三遷現在看來就是要給兒子找個好學區。即使沒有小孩，也要考慮到將來房子的升值和轉手率。邱女士常跟客戶開玩笑，如果不動產動不了就慘了。所以無論投資還是自用，Location 都是第一要素。購房要考慮的因素太多，大到地點、價格、簽約、貸款，小到抽油煙機、採光、窗簾、地板，對首

次購房的人來說，這麼多要做的功課簡直像山一樣讓人畏懼。因此有一個好經紀人是非常重要的。找到一個真心為客戶著想的經紀人，其實更像學生找到一位好的導師，手把手教你走過這些繁瑣複雜的程序，不僅起到事半功倍的效果，更會讓你增長知識，大開眼界，擁有一個溫馨如意的家。◇



圖：房地產經紀人兼風水專家邱王南燕女士 (攝影：安吉/大紀元)

# THE ART OF FENG SHUI CAN IMPROVE YOUR WELL BEING, WEALTH, AND PROPERTY VALUE

## Is Austin Feng Shui?

Austin became the capitol of Texas in 1839 and, in 1845, Texas became part of the United States. After 2 elections, Austin retained the title of the State Capital and, throughout the years, has been voted as the one of the most desirable cities to live in. So desirable, in fact, that many high-tech companies open branch offices or even move their entire company to Austin. Is this a coincidence or is this fate? From a Feng Shui viewpoint, this is definitely not a coincidence.

During a recent interview with Real Estate Consultant at Realty Austin and Feng Shui Specialist, Ms. **Rosalia Chiu**, she gave an overview of Real Estate trends in Austin, and what makes Austin so desirable from a Feng Shui perspective. Here's what she had to share.

Rosalia grew up in Hong Kong, received her various degrees in Medical Technology, Computer Science and Project Management in the US, and speaks fluent English and Chinese (Mandarin, Cantonese, Shanghainese and Taiwanese). She lived in California prior to relocating to Austin in 2002.

Rosalia said she was very impressed with the lovely scenery and great Feng Shui that Austin provides. She mentioned that Steiner Ranch is an auspicious Feng Shui location because Lake Travis looks like a Dragon on the map and Steiner Ranch is where the Dragon "Breath" or "Chi" or, as the Chinese say, "Pearl of the Dragon" accumulates. Selecting a great Feng Shui location will bring prosperity and wealth to your business, as well as harmony and well being to your life.

Rosalia also mentioned that a lot of **Austin's GREEN building** designs have been implemented by Feng Shui masters in China for many, many

years. For example, a North/South oriented home will be much more energy efficient than an East/West oriented home because it minimizes the effects of the sun. Homes built on a hill side or have a high structure behind it will have better protection from the wind. Homes on the low side of a road will have more drainage problems and moisture accumulation. It is preferable to have a higher building on the left of the home (when you are in your house looking out) than the right side of the home, that way the “green dragon” on the left can keep tabs on the “white tiger” on the right to ensure peace and harmony.

In addition to where and how the house is situated in relation to the environment and the roads, the location of each room (the floor plan) of the home and the placement of furniture are just as critical. For example, in the kitchen, it is not desirable to have a stove right next to your refrigerator, as one is fire and the other is water, it is not energy efficient. The stove represents the prosperity of the owner and to have water which puts out fire so close to it will have a negative effect on wealth accumulation for the owner.

**Years of tradition and practical knowledge of Feng Shui is beneficial in purchasing real estate as well as decorating your home.**

Rosalia really enjoys helping her clients find their dream home. To her, it is like she is buying her own home. The biggest satisfaction she gets is when her clients love and really enjoy their home.

Rosalia also mentioned that in most cities she has noticed that the North and West areas are usually more prosperous than the South and East. For Asians, most of them always buy where the best school districts are because this is where the real estate will keep its value when the market is down and appreciate faster when the market is up. The Chinese even have a proverb based on a true story about the mother of a famous

scholar who moved her house 3 times until she found the best neighborhood/best school district to raise her child.

Rosalia jokingly advises her clients that if you buy in the wrong location and cannot sell when you need to, then you will be stuck and very sad. (In Chinese, the term “real estate” consists of 3 Chinese characters: the first 2 characters mean “stationery – no movement,” the third character means “property”; however, there is another character that sounds like “property” but actually means “sad and disappointing,” hence her joke, “when you cannot move, you will be very sad.”)

**Location of your lot, location of your house, location of each room, location of furniture could have positive and negative effects on you, your family and your life.**

A home is the largest and most important purchase for everyone. It involves a lot more than just finding the perfect home. An experienced real estate consultant that genuinely cares about meeting or even exceeding your needs and expectations is essential in helping you through the mounds of paperwork, guiding you through all the details from contract to close and ensure that you truly enjoy your home now and in the many years to come. So, it is best to work with a knowledgeable consultant when purchasing a home to give the results that you desire and enhance your life and well being.

Article provided by [Rosalia Chiu](#) of Realty Austin. A Chinese translation of this article can be found in the [Epoch Times newspaper](#). Rosalia works in Austin, Texas, as an Austin real estate agent with a specialization in Feng Shui. Contact Rosalia by filling out her Realty Austin agent contact form on her [agent profile](#), or [search all homes for sale](#) in Austin on [RealtyAustin.com](#).

