

DAISY CHEUNG



## Buyer & Seller Representation

I can represent both buyers and sellers. If you need to sell your current home before buying a new one, let me represent you on both transactions to make sure you have a smooth move. I will provide you with an analysis of your home's value and a detailed marketing plan that helps sell it. Knowing that timing and convenience are important to you, I guide you step by step through the selling process while locating a new home for you that meets your needs. My service is just one call away.

**480-205-7734**

## 房屋買賣代理

我能助你買賣房子。若你需要賣掉房子然後買另一所，讓我在買賣兩方面代表你，使你可順利地搬進新家。為你提供房子價值評估及詳細推銷計劃來賣出房子。你的時間和方便是很重要的，我會在賣的過程逐步引導你，亦同時為你找合適的房子。你只需打電話給我便能使用我的服務。

This is not intended as a solicitation if your home is currently listed with another agent. Market update information is obtained from the Multiple Listing Service and includes properties listed or sold by companies other than Century 21 All Star Realty. All information is deemed reliable but is not guaranteed. 若你已有地產經紀為你代售房子，這通訊乃向你提供資訊，並非作推銷之用。住宅市場消息來自MLS，包括Century 21 All Star Realty以外的公司所售的地產物業。所有資料均從可靠來源取得，但不能保證完全準確。

Spring is here now. This is the time of new beginning. The housing market is booming again. Houses are changing hands at a fast pace. New and resale home prices go up by thousands of dollars. Some may consider moving into a larger home because of a growing family, while others ponder upon buying investment properties to diversify their invest-

ment portfolios. Whatever the reason may be, this is a good time to do it.

一年之計在於春。房地產市道持續增長，房子迅速地易手，新舊房子數千元的升值。因着家庭成員增多，有些人需要買大一點的房子，也有人改變投資策略加入房地產方面的投資。無論是甚麼原因，現在都是好時機。

## Home Inspection 房屋檢查 (Continued from last issue)

**Asbestos** – At one time this material was used in homes because of its insulation properties. However, it has since been definitively linked to several lung diseases. You should know that asbestos is not always an immediate hazard. If the asbestos is deemed to be in good condition it may be left alone and monitored. However, if the material is frayed or damaged the particles may be airborne and the asbestos may need to be professionally removed.

**Mold** – While it is common to find mold spores inside a home, problems can arise when there is active mold growth in the home. This growth increases the number of airborne spores and in turn raises the amount inhaled by occupants. Increased exposure to mold has been known to cause allergies and other health complications. In addition, mold can damage property and ultimately compromise the structure of the home.

In each of these cases, rely on the expert opinion of your home inspector and/or environmental specialist. He or she will be able to advise you about the severity of the problem and what steps should be taken next.

(續上期) **石棉**——以往有一段期間被用作屋內的隔熱材料。它與幾種肺部疾病有確定的關連。其實石棉並不常有立即的危險。若它的狀況良好，只要間中監察便可。若它呈現磨損的話，它的微粒子便會停留在空氣中，這時便需要找專業技工把它除掉。

**霉**——霉的孢子在屋裏是常見的，但當霉活躍增長時就能引起問題。這增長增加了在空氣中的孢子，令屋內的人吸入多了孢子。長時間吸入霉可引致敏感及其他健康問題。除此之外，霉能損毀房屋引起結構問題。

這些情況都需要房屋檢查員及環境科專家的專業意見。他能告訴你問題的嚴重性，建議需採取的步驟。

## Q&A: What is a "Cluster" Home?

Cluster homes have gained popularity among home builders in the past few years. A cluster usually consists of 4-8 homes. This allows the home builder to build more homes per acre. A cluster home usually has a smaller lot and less driveway space. It also costs a little less and tends to appreciate slower in value than a traditional single family home.

Do you have any real estate questions? Call me at (480)205-7734 or email your questions to [daisy@daisyhomes.com](mailto:daisy@daisyhomes.com)

## 問與答：甚麼是集結式 (Cluster) 房屋？

集結式房屋近年十分普遍。一個集結通常建有四至八間獨立式房屋，這樣建築商便能在每一畝土地上建更多房子。集結式房屋所佔的地和私人車路都較小，售價比較低，比傳統式的獨立式房屋升值得較慢。

你有沒有房地產的問題需要解答？請電(480)205-7734或電郵[daisy@daisyhomes.com](mailto:daisy@daisyhomes.com)。

**Daisy Cheung**  
 Century 21 All Star  
 430 W. Warner Road, Suite 122  
 Tempe, AZ 85284

**Phone: 480-205-7734**

Fax: 480-831-6500  
 Email: daisy@daisyhomes.com  
 http://www.daisyhomes.com

**粵語。國語。英語**  
**房屋地產買賣服務**



MARCH 2004							APRIL 2004						
三月							四月						
甲申年							甲申年						
SUN 日	MON 一	TUE 二	WED 三	THU 四	FRI 五	SAT 六	SUN 日	MON 一	TUE 二	WED 三	THU 四	FRI 五	SAT 六
	1 二月十一	2 十二	3 十三	4 十四	5 十五 惊蛰	6 十六					1 二月十二	2 十三	3 十四
7 十七	8 十八	9 十九	10 二十	11 廿一	12 廿二	13 廿三	清明 4 十五	5 十六	6 十七	7 十八	8 十九	9 二十	10 廿一
14 廿四	15 廿五	16 廿六	17 廿七	18 廿八	19 廿九	20 三十	11 廿二	12 廿三	13 廿四	14 廿五	15 廿六	16 廿七	17 廿八
21 二月初一	22 初二	23 初三	24 初四	25 初五	26 初六	27 初七	18 廿九	19 三月初一	20 初二	21 初三	22 初四	23 初五	24 初六
28 初八	29 初九	30 初十	31 十一				25 初七	26 初八	27 初九	28 初十	29 十一	30 十二	

驚蟄—excited insects      清明—clear and bright

**February 2004 Residential Market Update 二零零四年二月住宅市場消息**

Area 地區	# of Properties New on the Market 新上市住宅數目	Avg. List Price 平均標價	# of Properties Sold 售出住宅數目	Avg. Sales Price 平均售價
Tempe-south of Guadalupe Rd (Guadalupe Rd 以南)	233 ↑	\$216,605 ↓	148 ↑	\$202,820 ↓
Chandler-north of Pecos Rd (Pecos Rd 以北)	544 ↑	\$181,355 ↑	331 ↑	\$164,784 ↑
Chandler-south of Pecos Rd (Pecos Rd 以南)	325 ↑	\$268,272 ↑	186 ↑	\$214,147 ↑