

# Property Development and Management

## 物業發展及管理

### Providing Management Support to the Group's Activities

To cope with the wide spectrum of services provided for the community, the Property Division undertakes all construction, maintenance and renovation projects for the Group's medical and health, education and community services centres as well as rental properties. It also strives to enhance the quality of service and provide professional support for the Group's capital projects to ensure that the projects are completed within the original cost estimates and scheduled time frame.

#### Construction projects

Currently, a total of 4 construction projects with a total construction floor area of 229,996.6 m<sup>2</sup> at a total project cost amounting to \$8,157.6 million are under active progress. The projects include:

- a 27-storey residential building at Nos. 3-10 Kwai Fong Street, Happy Valley, Hong Kong at \$108.7 million to be completed in June 2013
- redevelopment of TWGHs Wong Fut Nam College at \$233 million to be completed in July 2014
- redevelopment of TWGHs David Trench Home for the Elderly at \$315.85 million to be completed in August 2014
- redevelopment of Kwong Wah Hospital incorporating a Chinese Medicine Hospital Wing at \$7,500 million to be completed in December 2019.

Further information on the construction projects is set out on the following pages.

#### Maintenance projects

Besides construction projects, renovation and maintenance works were carried out for Tung Wah's medical and health, education and community services centres as well as rental properties.

During the year, a total of 60 major renovation or maintenance projects have been completed while 54 projects are under active progress, incurring a total project cost of \$236.2 million. The major projects completed include:

- setting up Digital Radiography Room in Tsui Tsin Tong Out Patient Building Block, Kwong Wah Hospital
- conversion works to Covered Playground at TWGHs Lui Yun Choy Memorial College

### 為東華的建設工程提供專業管理支援

為配合提供多元化的服務，物業科負責為東華屬下的醫療衛生、教育、社會服務單位及出租物業進行各項建築、維修及裝修工程。同時致力提高工程素質及提供專業支援，以確保各項計劃合乎預算支出及依時完工。

#### 建築工程

東華現正積極進行四項主要建築工程，總建築面積共二十二萬九千九百九十七平方米，涉及工程費用達八十一億五千七百六十萬元。工程包括：

- 位於香港跑馬地桂芳街三至十號樓高二十七層的住宅大廈，預計於二〇一三年六月落成，費用為一億零八百七十萬元
- 東華三院黃笏南中學的重建工程，預計於二〇一四年七月完成，費用為二億三千三百萬元
- 東華三院戴麟趾安老院的重建工程，預計於二〇一四年八月完成，費用為三億一千五百八十五萬元
- 廣華醫院重建暨中醫大樓發展，預計於二〇一九年十二月完成，費用為七十五億元

其他建築工程的資料撮錄於後頁。

#### 維修工程

除建築工程外，物業科亦為東華屬下的醫療衛生、教育和社會服務單位及出租物業進行裝修及維修工程。

本年度，物業科共完成六十項主要的裝修及維修工程，並積極進行五十四項工程，總工程費用達二億三千六百二十萬元。已完成的主要工程包括：

- 位於廣華醫院徐展堂門診大樓的數碼放射診斷室
- 東華三院呂潤財紀念中學有蓋操場改建工程

- improvement works to fire service system and various air-conditioning projects in International Funeral Parlour
- fitting-out works to TWGHs iBakery at Centenary Mansion Block 2
- refurbishment works of Specialized Counselling & Psychological Assessment Centre at Tung Wah Mansion
- fitting-out works of second Integrated Centre on Smoking Cessation and Child Development Centre at Tung Sun Commercial Centre
- refurbishment works to external wall at Centenary Mansion Block 1

- 萬國殯儀館消防及多項空調改善工程
- 位於百年大樓二座的愛烘焙麵包工房裝修工程
- 位於東華大廈的專業輔導及臨床心理服務中心裝修工程
- 位於東新商業中心的本院第二所戒煙綜合服務中心(灣仔總辦事處)及樂展坊裝修工程
- 百年大樓一座的外牆翻新工程

其他維修工程的資料撮錄於後頁。

Additional information on the maintenance or improvement projects is presented on the following pages.

## Maximizing Assets to Support Charity

In order to supplement the donation income to support the Group's medical, education and community services, strenuous efforts have been made to maximize the Group's assets to meet the service needs and increase the rental income.

### Estate management

Tung Wah currently owns and manages 103 properties with a total lettable floor area of about 161,527 m<sup>2</sup> and 2,927 tenancies (details as illustrated on the following pages).

The fire safety improvement works in 56 Fuk Tsun Street and 1 Lime Street, Tai Kok Tsui commenced in late 2010/11. Besides, the CCTV system installation in the carpark of Centenary Mansion and the building services works in Tung Shing Terrace have been completed for asset enhancement.

During the year, Tung Wah's property portfolio has been enlarged through the purchase of the whole office floor at the fifth floor of Tung Wai Commercial Building plus 23.67% share of the roof-top advertising space of the building.

The rental rates and occupancy of major properties rebounded in line with the improved market. The overall occupancy rate of Tung Wah's rental properties was maintained at 98% towards the end of the year and the total gross rental income in the year 2010/11 has attained a record high of \$353 million (details as illustrated on the following pages).



為擴展物業投資，東華在本年度購入東惠商業大廈位於五樓的全層辦公室以及天台廣告位的23.67%權益。

隨着市況好轉，主要物業的租金及出租率均有所上升。東華物業整體出租率於年底時回升至百分之九十八，而二〇一〇/一一年度東華的總租金收入亦錄得破紀錄的三億五千三百萬元(詳見後頁)。

Centenary Mansion Block 1 and 2 at Victoria Road, Sai Wan, Hong Kong.

位於港島西環域多利道的百年大樓一及二座。

## 善用資產以支持東華善業

為補助善款收益以支持東華的醫療衛生、教育及社會服務，物業科一直致力提升東華的資產以配合服務需求及增加租金收入。

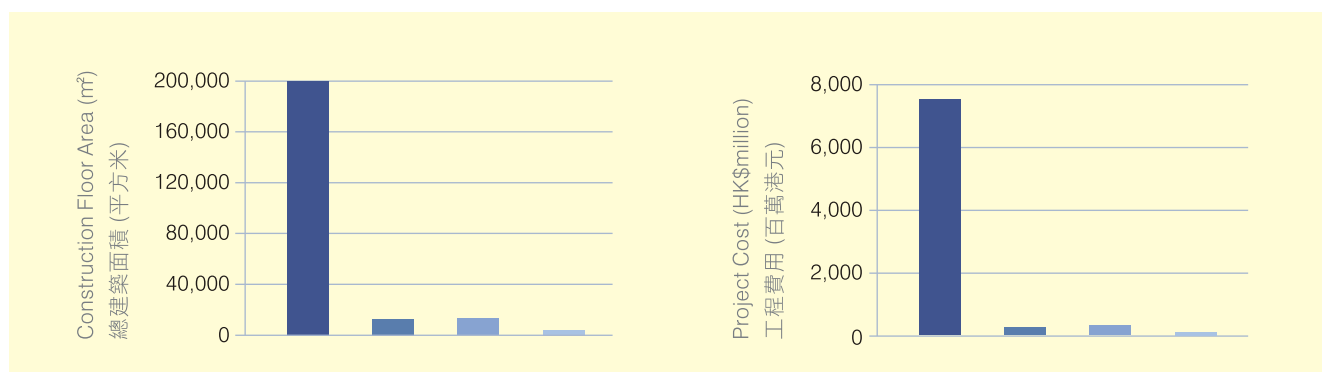
### 產業管理

房產方面，東華現時合共擁有及管理一百零三項物業，總出租樓面面積約為十六萬一千五百二十七平方米，租約共二千九百二十七份(詳見後頁)。

大角咀福全街五十六號及菩提街一號的消防改善工程已於二〇一〇/一一年度終期展開。此外，百年大樓停車場的保安系統安裝工程及東盛臺的屋宇設備工程亦已完成，以提升東華物業的價值。

▼ Construction Projects in Progress  
進行中的建築工程

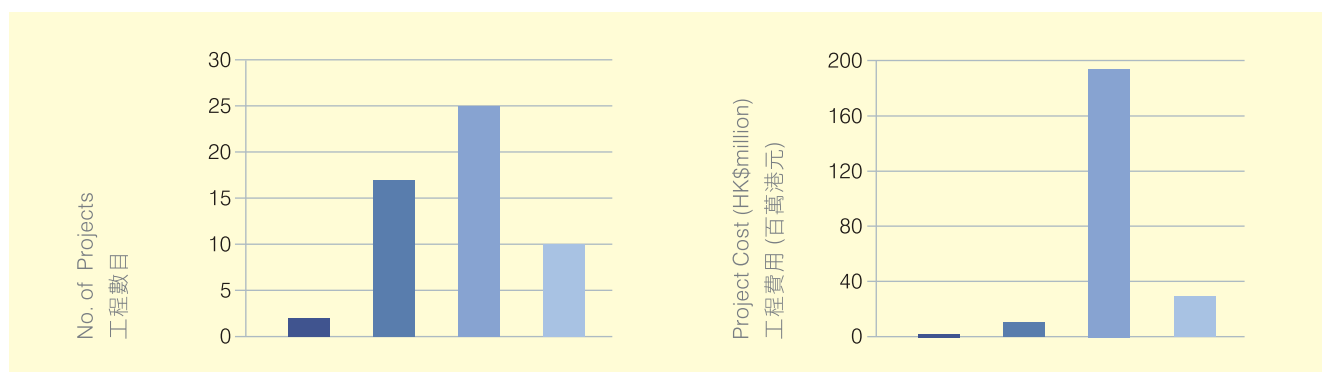
	Construction Floor Area (m <sup>2</sup> ) 總建築面積 (平方米)	Project Cost (HK\$million) 工程費用 (百萬港元)
Medical & Health Services 醫療衛生服務	200,000	7,500
Education Services 教育服務	12,725	233
Community Services 社會服務	12,959	315.85
Rental Properties 出租物業	4,312.6	108.7
<b>Total 合計</b>	<b>229,996.6</b>	<b>8,157.55</b>



	Number 數目	Project 工程	Facilities 設施	Construction Floor Area(m <sup>2</sup> ) 總建築面積 (平方米)	Project Cost (HK\$million) 工程費用 (百萬港元)	Target Completion Date 預計完工日期
Medical & Health Services 醫療衛生服務	1	Redevelopment of Kwong Wah Hospital incorporating a Chinese Medicine Hospital Wing 廣華醫院重建暨中醫大樓發展計劃	Facilities include a Chinese Medicine Hospital Wing, a Clinical Services Wing and an Administrative and Ancillary Wing 設施包括一座中醫大樓、一座醫療大樓及一座行政大樓	200,000	7,500	December 2019 二〇一九年十二月
Education Services 教育服務	1	Redevelopment of TWGHs Wong Fut Nam College 東華三院黃笏南中學重建計劃	To redevelop the entire school premises into a 30-classroom secondary school to satisfy prevailing Y2K standard 重建整所學校以達至具有三十間班房及符合Y2K學校的標準	12,725	233	July 2014 二〇一四年七月
Community Services 社會服務	1	Redevelopment of TWGHs David Trench Home for the Elderly 東華三院戴麟趾安老院重建計劃	Facilities include government subvented care & attention home, self-financing home and a day care centre for the elderly, etc. 設施包括政府資助護理安老院、自費安老院及日間中心等	12,959	315.85	August 2014 二〇一四年八月
Rental Properties 出租物業	1	Redevelopment of Nos. 3-10 Kwai Fong Street 桂芳街3-10號重建計劃	27-storey residential flat with club house 二十七層住宅單位連住客會所	4,312.6	108.7	June 2013 二〇一三年六月
<b>Grand Total 總計</b>				<b>229,996.6</b>	<b>8,157.55</b>	

▼ Renovation and Improvement Projects in Progress  
進行中的裝修及改善工程

	No. of Projects 工程數目	Project Cost (HK\$million) 工程費用 (百萬港元)
Medical & Health Services 醫療衛生服務	2	2.17
Education Services 教育服務	17	10.8
Community Services 社會服務	25	193.87
Rental Properties 出租物業	10	29.36
<b>Total 合計</b>	<b>54</b>	<b>236.2</b>



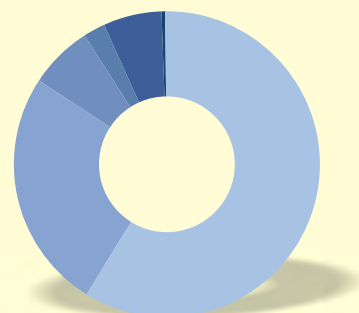
▼ Major Maintenance and Improvement Projects in Progress  
進行中的主要維修及改善工程

	Project	工程	百萬港元 (HK\$million)
Medical & Health Services 醫療衛生服務	Tung Wah Hospital	東華醫院	2.17
<b>Total 合計</b>			<b>2.17</b>
Education Services 教育服務	Secondary School	中學	2.04
	Primary School	小學	2.36
	Kindergarten	幼稚園	5.36
	Special School	特殊學校	1.04
<b>Total 合計</b>			<b>10.80</b>
Community Services 社會服務	Elderly Services	安老服務	80.64
	Youth and Family Services	青少年及家庭服務	0.67
	Rehabilitation Services	復康服務	95.70
	Traditional Services	公共服務	16.86
<b>Total 合計</b>			<b>193.87</b>
Rental Properties 出租物業	Commercial Building	商業樓宇	4.93
	Residential Building	住宅樓宇	24.43
<b>Total 合計</b>			<b>29.36</b>
<b>Grand Total 總計</b>			<b>236.2</b>

▼ Gross Lettable Floor Area of Rental Properties for the Year 2010/2011  
二〇一〇/二〇一一年度出租物業總出租樓面面積

Gross Lettable Floor Area (m<sup>2</sup>)  
總出租樓面面積(平方米)

Residential 住宅	93,646	58.0%
Office 寫字樓	42,438	26.2%
Shop 商舖	10,750	6.7%
Industrial 工業	3,827	2.4%
Carpark 車位	10,420	6.5%
Others 其他	446	0.2%
<b>Total 總數</b>	<b>161,527</b>	<b>100%</b>



▼ Gross Rental Income of Rental Properties for the Year 2010/2011  
二〇一〇/二〇一一年度出租物業總租金收益

Gross Rental Income (HK\$)  
總租金收益(港元)

Residential 住宅	202,669,300	57%
Office 寫字樓	98,290,100	28%
Shop 商舖	42,455,000	12%
Industrial 工業	3,494,100	1%
Carpark 車位	6,091,500	2%
<b>Total 總數</b>	<b>353,000,000</b>	<b>100%</b>

