

Property Development and Management

物業發展及管理

Providing Management Support to the Group's Activities

為東華的建設工程提供專業管理支援

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 5 construction projects with a total construction floor area of 234,446.6 m² at a total project cost amounting to \$8,912.43 million are under active progress. The projects include:

- redevelopment of Kwong Wah Hospital at \$8,000 million to be completed in 2020
- redevelopment of TWGHs David Trench Home for the Elderly at \$315.85 million to be completed in September 2014
- alteration and addition works to Block A of TWGHs Jockey Club Rehabilitation Complex at \$91.18 million to be completed in December 2013
- a 27-storey serviced apartment building at Nos. 1-10 Kwai Fong Street, Happy Valley, Hong Kong at \$225 million to be completed in March 2015
- redevelopment of TWGHs Wong Fut Nam College at \$280.4 million to be completed in July 2015

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 46 major renovation or maintenance projects have been completed while 78 projects are under active progress, incurring a total project cost of \$320.33 million. The major projects completed include:

- fitting-out works to Special Child Care Centre cum Early Education and Training Centre at Tin Ching Estate, Tin Shui Wai

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

東華現正積極進行五項主要建築工程，總建築面積共二十三萬四千四百四十七平方米，涉及工程費用達八十九億一千二百四十三萬元。工程包括：

- 廣華醫院重建發展，預計於二〇二〇年完成，費用為八十億元
- 東華三院戴麟趾安老院的重建工程，預計於二〇一四年九月完成，費用為三億一千五百八十五萬元
- 東華三院賽馬會復康中心A座改動及加建工程，預計於二〇一三年十二月完成，費用為九千一百一十八萬元
- 位於香港跑馬地桂芳街一至十號樓高二十七層的服務式住宅大廈，預計於二〇一五年三月落成，費用為二億二千五百萬元
- 東華三院黃笏南中學的重建工程，預計於二〇一五年七月完成，費用為二億八千零四十萬元

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，物業科共完成四十六項主要的裝修及維修工程，並積極進行七十八項工程，總工程費用達三億二千零三十三萬元。已完成的主要工程包括：

- 位於天水圍天晴邨的兒童發展中心裝修工程

- TWGHs Standard Chartered Hong Kong 150th Anniversary Community Foundation Alzheimer's Community Support Centre
- fitting out works of iBakery Gallery Café at Tamar Park, Admiralty
- air-conditioners replacement works at TWGHs Jockey Club Rehabilitation Complex
- fitting-out works to Integrated Centre on Smoking Cessation (Kwun Tong Service Office)
- renovation to Funeral Hall C of TWGHs Diamond Hill Funeral Parlour
- refurbishment works to Classroom 2 & 3 at TWGHs Wong Wu Lai Ming Kindergarten
- air-conditioning system installation works in covered playground at TWGHs Tsui Tsin Tong School

- 東華三院渣打香港150周年慈善基金長者智晴坊
- 金鐘添馬公園添馬茶座愛烘焙餐廳裝修工程
- 東華三院賽馬會復康中心更換全中心冷氣設備
- 東華三院戒煙綜合(觀塘)服務中心裝修工程
- 東華三院鑽石山殯儀館殯儀廳裝修工程
- 東華三院王胡麗明幼稚園二號及三號課室翻新工程
- 東華三院徐展堂學校有蓋操場安裝冷氣系統工程

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

善用資產以支持東華善業

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.

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。

Estate management

Tung Wah currently owns and manages 108 properties with a total lettable floor area of about 161,849 m² and 2,948 tenancies (details as illustrated on the following pages).

產業管理

房產方面，東華現時合共擁有及管理一百零八項物業，總出租樓面面積約為十六萬一千八百四十九平方米，租約共二千九百四十八份（詳見後頁）。

During the year, Tung Wah's property portfolio has been enlarged through the acceptance of 4 donated properties from well-wishers as follows:

本年度東華共接受四項捐贈物業，包括：

- Flat 19E, The Oakridge, 88 Yiu Hing Road
- 5/F, Tai Hing Mansion, 303 Ngau Tau Kok Road
- Flat B, 2/F, Fu Hang Building, 70 Hong Ning Road and 2 & 4 Shung Yan Street
- 9 Rhu Cross # 12-11 Costa Rhu, Singapore, 437436

- 耀興道八十八號星灣峰十九樓E室
- 牛頭角道三〇三號泰興樓六樓
- 康寧道七十號及崇仁街二及四號富恆樓三樓B室
- 9 Rhu Cross #12-11 Costa Rhu, Singapore, 437436

Ming Tak Centre at Tung Chau Street will be converted from an industrial building into an office building.

位於通州街的明德中心將由工業大廈轉型為商業大廈。

The rental rates and occupancy of major properties prospered in line with the market conditions. The overall occupancy rate of Tung Wah's rental properties reached 98% towards the end of the year and the total gross rental income in the year 2011/2012 attained \$378 million (details as illustrated on the following pages).

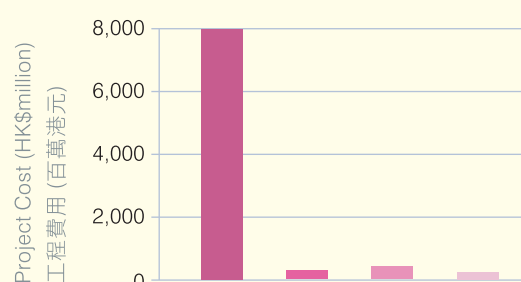
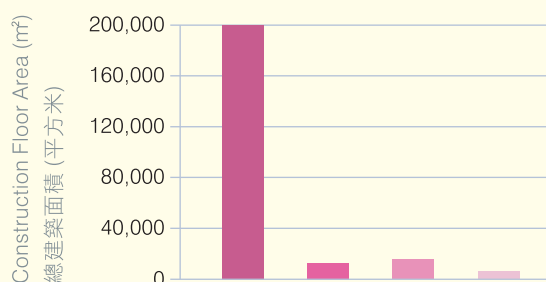
由於市道興旺，主要物業的租金及出租率均有所上升。東華物業整體出租率於年底時升至百分之九十八，而二〇一一／二〇一二年度東華的總租金收入亦錄得三億七千八百萬元（詳見後頁）。



Construction Projects in Progress

進行中的建築工程

	Construction Floor Area (m ²) 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	8,000
Education Services 教育服務	12,725	280.4
Community Services 社會服務	15,669	407.03
Rental Properties 出租物業	6,052.6	225
Total 合計	234,446.6	8,912.43

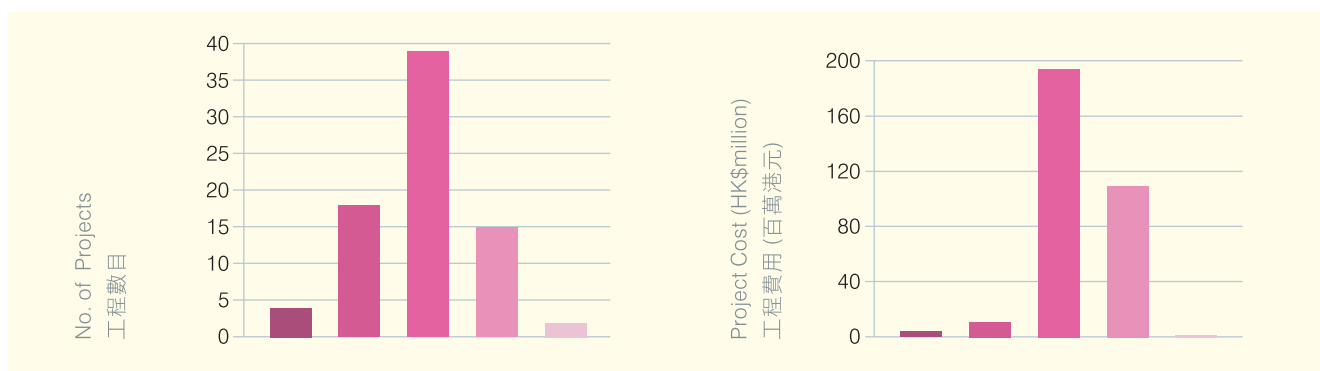


	Number 數目	Project 工程	Facilities 設施	Construction Floor Area(m ²) 總建築面積 (平方米)	Project Cost (HK\$million) 工程費用 (百萬港元)	Target Completion Date 預計完工日期
Medical & Health Services 醫療衛生服務	1	Redevelopment of Kwong Wah Hospital 廣華醫院重建計劃	Facilities include a Clinical Services Wing, and an Administrative and Ancillary Wing 設施包括一座醫療大樓及一座行政大樓	200,000	8,000	2020 二〇二〇年
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	280.4	July 2015 二〇一五年七月
Community Services 社會服務	2	Alteration & Addition Works to Block A of TWGHs Jockey Club Rehabilitation Complex 東華三院賽馬會復康中心A座改動及加建工程	Facilities comprise day activity centre cum hostel, a training centre for rehabilitation and nursing personnel and an external garden, etc. 設施包括日間活動中心暨宿舍，康復及護理人員培訓中心及戶外花園等	2,710	91.18	December 2013 二〇一三年十二月
		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 short stay rehabilitation centre cum 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	September 2014 二〇一四年九月
Rental Properties 出租物業	1	Redevelopment of Nos. 1-10 Kwai Fong Street 桂芳街1-10號重建計劃	27-storey serviced apartment building 二十七層服務式住宅大廈	6,052.6	225	March 2015 二〇一五年三月
Grand Total 總計				234,446.6	8,912.43	

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	4	4.33
Education Services 教育服務	18	10.89
Community Services 社會服務	39	194.22
Rental Properties 出租物業	15	109.56
Others 其他	2	1.33
Total 合計	78	320.33



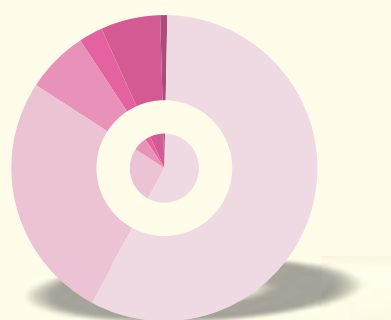
Major Maintenance and Improvement Projects in Progress

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	4.33
Total 合計			4.33
Education Services 教育服務	Secondary School	中學	0.91
	Primary School	小學	2.45
	Kindergarten	幼稚園	7.28
	Special School	特殊學校	0.25
Total 合計			10.89
Community Services 社會服務	Elderly Services	安老服務	107.93
	Youth and Family Services	青少年及家庭服務	2.44
	Rehabilitation Services	復康服務	54.10
	Traditional Services	公共服務	29.75
Total 合計			194.22
Rental Properties 出租物業	Commercial Building	商業樓宇	6.00
	Residential Building	住宅樓宇	103.56
Total 合計			109.56
Others 其他			1.33
Total 合計			1.33
Grand Total 總計			320.33

Gross Lettable Floor Area of Rental Properties for the Year 2011/2012

二〇一一／二〇一二年度出租物業總出租樓面面積



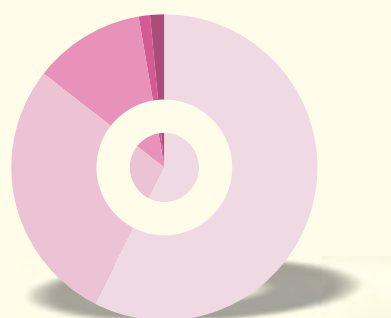
Gross Lettable Floor Area (m²)
總出租樓面面積(平方米)

Residential 住宅	93,968	58.1%
Office 寫字樓	42,438	26.2%
Shop 商舖	10,750	6.6%
Industrial 工業	3,827	2.4%
Carpark 車位	10,420	6.4%
Others 其他	446	0.3%

Total 總數	161,849	100%
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Gross Rental Income of Rental Properties for the Year 2011/2012

二〇一一／二〇一二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	217,330,700	57%
Office 寫字樓	106,644,800	28%
Shop 商舖	44,577,800	12%
Industrial 工業	3,703,100	1%
Carpark 車位	6,488,500	2%

Total 總數	378,744,900	100%
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