



物業發展及管理 Property Development and Management

專業工程及管理團隊

Professional Construction and Management Team

為配合東華三院為社會提供的多元化服務，物業科負責為東華三院屬下的醫療衛生、教育、社會服務單位及出租物業進行各項發展、建築、維修及裝修工程。同時，物業科致力提供優質服務及專業支援，以確保本院各工程項目的支出符合預算，並依時竣工及達至高水平。

建築工程

東華三院現正積極進行4項主要發展建設工程，涉及總建築面積共302,093平方米，工程包括：

- 廣華醫院重建計劃，現正進行設計規劃及第一期拆卸工程；
- 東華三院馬錦燦紀念小學重置工程，預計於2017年6月竣工，增補工程將於2017年年底完成；
- 位於荷李活道的青年宿舍建設工程（現正等待更改分區計劃大綱圖的餘下法定程序及撥款批准）；及
- 位於黃大仙的青少年全人成長中心建設工程（已向政府有關部門申請以私人協約方式批地）。

The Property Division undertakes all development, construction, maintenance and renovation projects for TWGHs' medical and health, education and community services centres and rental properties to facilitate the wide spectrum of services provided by TWGHs. It also strives to enhance the quality of service and provide professional support to ensure that the Group's capital projects are completed within budget and on schedule, with high quality.

Construction Projects

Currently, a total of 4 development projects with a total construction floor area of 302,093 m² are in progress. The projects include:

- redevelopment of Kwong Wah Hospital, which is now under design coordination and phase I demolition;
- reprovisioning of TWGHs Ma Kam Chan Memorial Primary School to be completed in June 2017 and its top-up works to be completed by end of 2017;
- development of a youth hostel on Hollywood Road (which is now completing the remaining statutory procedures regarding the amendment to the approved Outline Zoning Plan and awaiting funding approval); and
- development of a Holistic Centre for Youth Development in Wong Tai Sin (the Land Grant (Private Treaty Grant) application has been submitted to the relevant government departments).

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

各項發展建設工程的資料撮錄於後頁。

裝修、維修及改善工程

在2016/2017年度內，物業科共完成54項主要的裝修、維修及改善工程，另有64項工程正在施工階段，總工程費用達2億3,090萬元。已竣工的主要工程包括：

- 位於北角的內視鏡中心裝修工程；
- 東華三院方王煥娣安老院及東華三院馬興秋安老院改裝工程；
- 東華三院伍若瑜護理安老院大型裝修工程；
- 東華三院王李名珍荃灣長者鄰舍中心裝修工程；
- 位於深水埗的兩生花花店裝修工程；
- 東華三院黃笏南中學演奏廳裝修工程；
- 位於觀塘安達邨的東華三院何藍瓊嬰幼稚園裝修工程；及
- 東慈商業中心外牆維修工程。

各項裝修、維修及改善工程的資料撮錄於後頁。

為支持東華三院的醫療衛生、教育及社會服務，物業科一直妥善管理東華三院的資產，維持穩定的租金收入作發展服務之用。

產業管理

房產方面，東華三院現時合共管理102項物業，總出租樓面面積約為188,819平方米，租約共2,942份（詳見後頁）。

在本年度，東華三院購入位於香港上環永樂街148號南和行大廈25至27樓全層寫字樓單位；另接受了一項物業捐贈，該物業位於九龍美孚新邨第8期百老匯街104號14樓C室。

主要物業的租金及出租率均告平穩，與現時市場水平相符。

Renovation, Maintenance and Improvement Projects

A total of 54 major renovation, maintenance and improvement projects were completed during the year 2016/2017 while another 64 projects are in progress, incurring a total project cost of \$230.9 million. Major projects completed include:

- fitting-out works of the Endoscopy Centre at North Point;
- conversion works of TWGHs Fong Wong Woon Tei Home for the Elderly and TWGHs Ma Hing Chou Home for the Elderly;
- major renovation works of TWGHs Wu York Yu Care and Attention Home;
- renovation works of TWGHs Mrs. Wang Li Ming Tzun Tsuen Wan Neighbourhood Elderly Centre;
- fitting-out works of the Rinato Eco Floral Shop at Sham Shui Po;
- fitting-out works of the Auditorium in TWGHs Wong Fut Nam College;
- fitting-out works of TWGHs Lucina Laam Ho Kindergarten at On Tat Estate, Kwun Tong; and
- repair works for the External Wall at Tung Che Commercial Centre.

Further information on renovation, maintenance and improvement projects is set out on the following pages.

善用資產以支持東華三院善業 Optimising Assets to Support TWGHs' Charities

Efforts have been made to properly manage TWGHs' assets to sustain the rental income to support TWGHs' medical and health, education and community services.

Estate Management

TWGHs currently manages 102 properties with a total lettable floor area of about 188,819 m² and 2,942 tenancies (details on the following pages).

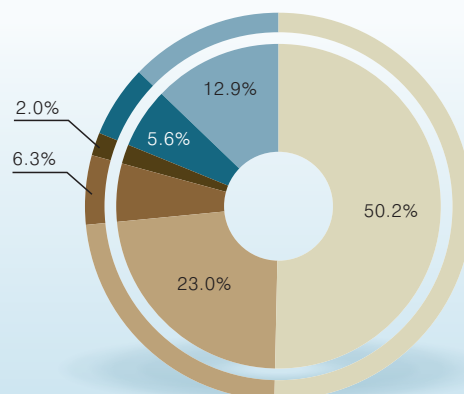
During the year, TWGHs has purchased whole floor of office units on the 25/F to 27/F in Nam Wo Hong Building at No.148 Wing Lok Street, Sheung Wan, Hong Kong and accepted a donated property at Flat C, 14/F, No. 104 Broadway, Phase 8, Mei Foo Sun Chuen, Kowloon.

The rental and occupancy rates of major properties remain stable and in line with market conditions.

2016/2017年度出租物業總出租樓面面積 *

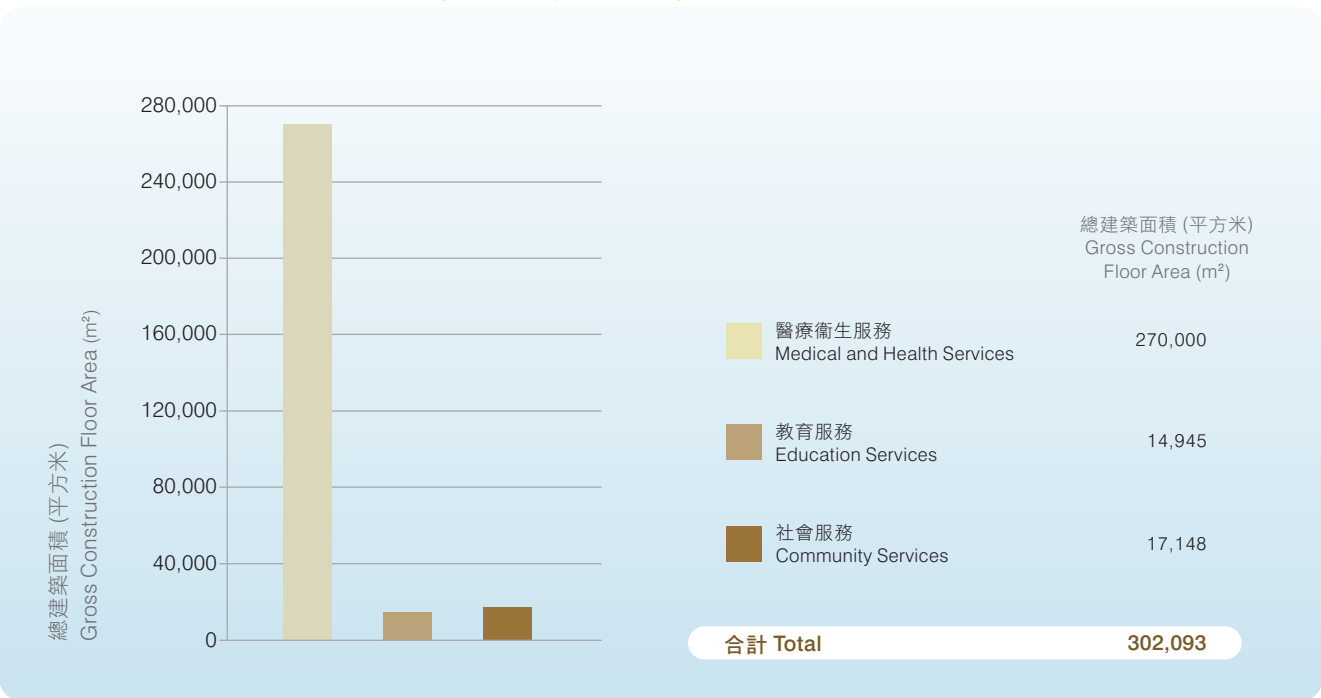
Gross Lettable Floor Area of Rental Properties for the Year 2016/2017

	總出租樓面面積(平方米) Gross Lettable Floor Area (m ²)	
住宅 Residential	94,870	50.2%
寫字樓 Office	43,481	23.0%
商舖 Shop	11,794	6.3%
工業 Industrial	3,768	2.0%
車位 Carpark	10,618	5.6%
其他 Others	24,288	12.9%
合計 Total	188,819	100%



進行中的發展建設工程總建築面積 *

Gross Construction Floor Area of Development Projects in Progress



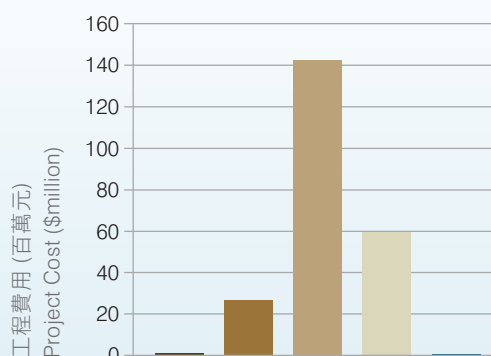
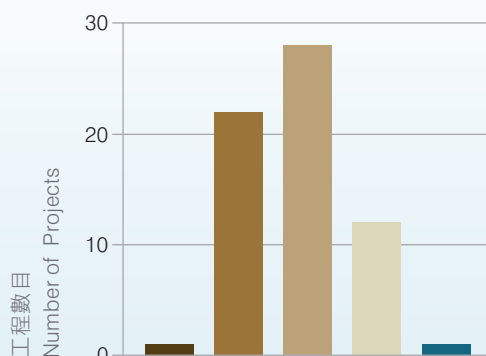
進行中的發展建設工程 *

Development Projects in Progress

	數目 Number	工程 Project	設施 Facility	總建築面積 (平方米) Gross Construction Floor Area (m²)
醫療衛生服務 Medical and Health Services	1	廣華醫院重建計劃 Redevelopment of Kwong Wah Hospital	興建一座樓高20層的醫院大樓，新增設施包括額外醫院病床及手術室、擴充門診及急診服務部、綜合日間醫療服務中心、內科腫瘤科及中西醫結合病房等 Construction of a 20-storey hospital complex with new facilities including additional hospital beds and operation theatres, expanded sections for outpatient services and emergency services, an Ambulatory Care Centre, medical oncology service, an Integrative ward, etc.	270,000
教育服務 Education Services	1	東華三院馬錦燦紀念小學重置工程 Reprovisioning of TWGHs Ma Kam Chan Memorial Primary School	興建一所設有36間課室的全新小學校舍 Construction of a new 36-classroom primary school	14,945
社會服務 Community Services	2	荷李活道青年宿舍興建計劃撥款申請 Funding application for a youth hostel on Hollywood Road	興建一所提供118間單人房及92間雙人房，合共302個宿位的青年宿舍 Construction of a youth hostel comprising 118 single units and 92 double units, providing 302 hostel places	7,058
		黃大仙青少年全人成長中心興建計劃批地申請 Land Grant (Private Treaty Grant) application for a Holistic Centre for Youth Development in Wong Tai Sin	設施包括旅舍、劇院、活動室等 Facilities comprise a hostel, a performance hall, activity rooms, etc.	10,090
合計 Total				302,093

進行之主要裝修、維修及改善工程 *

Major Renovation, Maintenance and Improvement Projects in Progress



醫療衛生服務 Medical and Health Services

教育服務 Education Services

社會服務 Community Services

出租物業 Rental Properties

其他 Others

合計 Total

64

230.9

工程數目
Number of Projects

1

22

28

12

1

64

工程費用 (百萬元)
Project Cost (\$million)

1.2

26.5

142.7

59.7

0.8

230.9

進行之主要裝修、維修及改善工程 *

Major Renovation, Maintenance and Improvement Projects in Progress

	工程 Project	工程數目 Number of Projects	百萬元 (\$million)
醫療衛生服務 Medical and Health Services	東華三院馮堯敬醫院 TWGHs Fung Yiu King Hospital		1.2
		1	小計 Subtotal 1.2
教育服務 Education Services	中學 Secondary School		3.8
	小學 Primary School		4.4
	幼稚園 Kindergarten		18.3
		22	小計 Subtotal 26.5
社會服務 Community Services	安老服務 Elderly Services		82.0
	青少年及家庭服務 Youth and Family Services		24.9
	復康服務 Rehabilitation Services		19.6
	公共服務 Traditional Services		16.2
		28	小計 Subtotal 142.7
出租物業 Rental Properties	商業樓宇 Commercial Building		26.8
	住宅樓宇 Residential Building		32.9
		12	小計 Subtotal 59.7
其他 Others			0.8
		1	小計 Subtotal 0.8
合計 Total		64	230.9