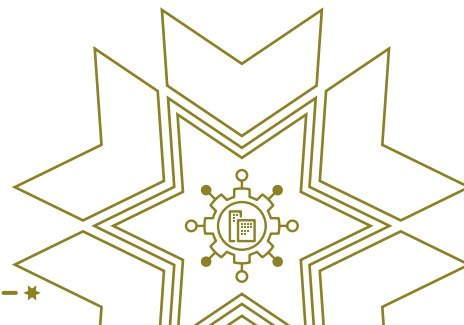


物業發展及管理

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、裝修工程及提供專業支援，並確保本院各工程項目的支出符合預算，依時竣工及達至高水平。

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

建築工程

東華三院現正積極進行5項主要建築工程，涉及的總建築面積達316,425平方米，工程包括：

- 廣華醫院重建計劃第一期項目(基礎、挖掘、橫向承托及地下結構工程已於2019年5月15日完成，而地庫以及上蓋工程隨即於2019年5月27日正式展開，現正進行樁帽及基腳有關結構工程)；
- 位於荷李活道的青年宿舍建設工程(現已展開項目的詳細設計及施工的前期工作)；
- 位於黃大仙的青少年全人成長中心建設工程(工程預計於2022年11月竣工)；
- 上環禧利街7至11號重建計劃(工程預計於2022年5月竣工)；及
- 位於灣仔的東華大廈及東新商業中心重建計劃(工程預計於2023年9月竣工)。

各項進行中的建築工程資料撮錄於後頁。

Construction Projects

Currently, a total of 5 construction projects with a total construction floor area of 316,425m² are in progress. The projects include:

- redevelopment of Kwong Wah Hospital Phase 1 (foundation, excavation and lateral support as well as underground structure construction works were completed on 15 May 2019, whilst basement and superstructure construction works were commenced on 27 May 2019; pile cap and footing construction works are in progress);
- development of a Youth Hostel on Hollywood Road (detailed design and pre-construction works are in progress);
- development of a Holistic Centre for Youth Development in Wong Tai Sin (construction work is expected to be completed in November 2022);
- redevelopment of Nos. 7-11 Hillier Street in Sheung Wan (construction work is expected to be completed in May 2022); and
- redevelopment of Tung Wah Mansion and Tung Sun Commercial Centre in Wanchai (construction work is expected to be completed in September 2023).

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

裝修、維修及改善工程

本院物業科於2019/2020年度共完成57項主要的裝修、維修及改善工程，另有58項工程正在施工階段，總工程費用達3億9,550萬元。已竣工的主要工程包括：

- 東華三院甲寅年總理中學教員室的改裝工程；
- 東華三院胡其廉長者鄰舍中心的改善工程；
- 東華三院伍尚能紀念幼兒園的裝修工程；
- 東華三院樂展坊的裝修工程；
- 東華三院緻盈適健中心的裝修工程；
- 東華三院行政總部外牆翻新及空調系統改善工程；及
- 東慶閣外牆的翻新工程。

五十八項正在施工的裝修、維修及改善工程資料撮錄於後頁。

Renovation, Maintenance and Improvement Projects

A total of 57 major renovation, maintenance and improvement projects were completed by the Property Division of the Group during the year 2019/2020 while another 58 projects are in progress, incurring a total project cost of \$395.5 million. Major projects completed include:

- conversion works of TWGHs Kap Yan Directors' College's staff rooms;
- improvement works of TWGHs Wu Ki Lim Neighbourhood Elderly Centre;
- fitting-out works of TWGHs Ng Sheung Lan Memorial Nursery School;
- fitting-out works of TWGHs Centre for Family Wellness and Child Development;
- fitting-out works of TWGHs Superior Fit Wellness Centre;
- refurbishment works of external wall and improvement works to mechanical ventilation and air conditioning system at TWGHs Administration Headquarters; and
- refurbishment works of external wall at Tung Hing Court.

Further information on the 58 renovation, maintenance and improvement projects in progress 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

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，以維持穩定的租金收入作發展服務之用。

產業管理

由於位於灣仔的東華大廈及東新商業中心於2019年年底開始重建，東華三院現時管理的物業數目下調至103項，總出租樓面面積約175,927平方米（詳見後頁），租約共2,862份。

東華三院於本年度接受了4項物業捐贈，包括：

- 九龍彌敦道717號八珍樓（一單位）；
- 香港灣仔道275號永德大廈（一單位）；
- 九龍紅磡必嘉街120號黃埔花園3期第7座（一單位）；及
- 九龍紅磡德豐街7號黃埔花園5期第4座（一單位）。

本年度經濟環境縱然有下行趨勢，但東華三院主要物業的租金及出租率整體尚算平穩。

Efforts have been made by the Property Division to properly manage TWGHs' assets to sustain the rental income in support of the development of TWGHs' medical and health, education and community services.

Estate Management

Due to the redevelopment of Tung Wah Mansion and Tung Sun Commercial Centre in Wanchai in late 2019, the number of properties under TWGHs' management decreased to 103 units with a total lettable floor area of about 175,927m² (details are set out on the following pages) and 2,862 tenancies.

During the year, TWGHs accepted 4 donated properties, including:

- Pat Chun Mansion, No. 717 Nathan Road, Kowloon (an apartment);
- Wing Tak Mansion, No. 275 Wan Chai Road, Hong Kong (an apartment);
- Whampoa Garden Site 3, Block 7, No. 120 Baker Street, Hung Hom, Kowloon (an apartment); and
- Whampoa Garden Site 5, Block 4, No. 7 Tak Fung Street, Hung Hom, Kowloon (an apartment).

The rental and occupancy rates of major properties remain stable in general despite the downtrend of economic situation in the year.



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

	數目 Number	工程 Project	設施 Facility	總建築面積(平方米) Gross Construction Floor Area (m ²)
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 services and an integrative ward, etc.	278,902
社會服務 Community Services	2	荷李活道青年宿舍建設工程 Development of 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 with 302 hostel places comprising 118 single units and 92 double units	8,128
		黃大仙青少年全人成長中心 建設工程 Development of a Holistic Centre for Youth Development in Wong Tai Sin	興建一座樓高4層的全人成長中心，包括 旅舍、多功能表演場館、活動室等 Construction of a 4-storey holistic centre comprising a hostel, a multi-purpose performance venue, activity rooms, etc.	12,500
出租物業 Rental Properties	2	上環禧利街7至11號重建計劃 Redevelopment of Nos. 7-11 Hillier Street, Sheung Wan	興建一幢樓高27層的商業大廈 Construction of a 27-storey commercial building	2,295
		灣仔東華大廈及東新商業中心 重建計劃 Redevelopment of Tung Wah Mansion and Tung Sun Commercial Centre, Wanchai	興建一幢樓高28層的商業大廈 Construction of a 28-storey commercial building	14,600
合計 Total				316,425



★ 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	工程費用(百萬元) Project Cost (\$million)
醫療衛生服務 Medical and Health Services	醫院服務 Hospital Services		3.9
	健康普查、診斷及治療服務 Screening, Diagnostic and Medical Services		25.0
小計 Subtotal		2	28.9
教育服務 Education Services	中學 Secondary School		7.8
	小學 Primary School		17.9
	幼稚園 Kindergarten		10.6
	特殊學校 Special School		0.8
小計 Subtotal		13	37.1
社會服務 Community Services	安老服務 Elderly Services		115.8
	青少年及家庭服務 Youth and Family Services		14.1
	復康服務 Rehabilitation Services		20.0
	公共服務 Traditional Services		43.8
小計 Subtotal		22	193.7
出租物業 Rental Properties	商業樓宇 Commercial Building		55.3
	住宅樓宇 Residential Building		69.6
小計 Subtotal		14	124.9
其他 Others	行政總部 Administration Headquarters		9.3
	東華三院文物館 Tung Wah Museum		1.6
小計 Subtotal		7	10.9
合計 Total		58	395.5

★ 2019/2020年度出租物業總出租樓面面積

Gross Lettable Floor Area of Rental Properties for the Year 2019/2020

出租物業 Rental Properties	總出租樓面面積(平方米) Gross Lettable Floor Area (m ²)	總出租樓面面積(百分比) Gross Lettable Floor Area (%)
住宅 Residential	94,623	53.8%
寫字樓 Office	30,798	17.5%
商舖 Shop	11,697	6.7%
工業 Industrial	3,891	2.2%
車位 Carpark	10,630	6.0%
其他 Others	24,288	13.8%
合計 Total	175,927	100%