



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。

建築工程

東華三院現正積極進行4項主要發展建設工程，涉及的總建築面積達301,825平方米，工程包括：

- 廣華醫院重建計劃第一期項目，包括基礎、挖掘、橫向承托及地下結構工程，以及為上蓋工程進行評標工作；
- 位於荷李活道的青年宿舍建設工程（即將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（即將展開項目的詳細設計及相關工程）；及
- 上環禧利街7至11號重建計劃（工程預計於2020年12月竣工）。

各項發展建設工程的資料撮錄於後頁。

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, and to provide professional support to ensure that the Group's capital projects are completed within budget, on schedule, and with high quality.

Construction Projects

Currently, a total of 4 development projects with a total construction floor area of 301,825m² are in progress. The projects include:

- redevelopment of Kwong Wah Hospital, including foundation, excavation and lateral support as well as underground structure construction works, and also tender assessment for the superstructure of Phase I redevelopment;
- development of a Youth Hostel on Hollywood Road (detailed design and pre-construction works will be carried out);
- development of a Holistic Centre for Youth Development in Wong Tai Sin (detailed design and construction works will be carried out); and
- redevelopment of Nos. 7-11 Hillier Street, Sheung Wan (construction work is expected to completed in December 2020).

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



裝修、維修及改善工程

本院物業科於2018/2019年度共完成57項主要的裝修、維修及改善工程，另有50項工程正在施工階段，總工程費用達2億5,530萬元。已竣工的主要工程包括：

- 位於九龍福全街56號及菩提街1號的「福全·共寓」青年共居空間裝修工程；
- 位於觀塘的東華三院The Oasis青年共享空間的裝修工程；
- 位於洪水橋的東華三院洪福綜合職業復康中心暨宿舍裝修工程；
- 位於紅磡的東華三院寰宇殯儀館裝修工程；
- 位於屯門欣田邨的東華三院馬陳家歡幼稚園裝修工程；
- 位於百年大樓1座的東華三院綜合復康中心（西區）的裝修工程；
- 位於沙田的東華三院中醫診所（石門）的裝修工程；及
- 東寶閣外牆及二樓平台花園翻新工程。

五十項正在施工的裝修、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 2018/2019 while another 50 projects are in progress, incurring a total project cost of \$255.3 million. Major projects completed include:

- fitting-out works of “Fortune Loft” Youth Co-Living Space at 56 Fuk Tsun Street and 1 Lime Street, Kowloon;
- fitting-out works of TWGHs The Oasis Youth Co-working Space in Kwun Tong;
- fitting-out works of TWGHs Hung Fuk Integrated Vocational Rehabilitation Centre cum Hostel at Hung Shui Kiu;
- fitting-out works of TWGHs Global Funeral Parlour in Hung Hom;
- fitting-out works of TWGHs Katherine Ma Kindergarten at Yan Tin Estate, Tuen Mun;
- fitting-out works of TWGHs Integrated Rehabilitation Centre (Western) at Centenary Mansion Block 1;
- fitting-out works of TWGHs Chinese Medicine Clinic (Shek Mun) in Shatin; and
- refurbishment works of external walls and 2nd Floor Podium Garden at Tung Po Court.

Further information on the 50 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

房產方面，東華三院現時合共管理104項物業，總出租樓面面積約為188,465平方米（詳見後頁），租約共2,975份。

東華三院於本年度接受了一項物業捐贈，該物業位於九龍旺角登打士街85號翠園大廈（一單位）。

此外，為配合市區重建局的舊區重建，在香港特別行政區行政長官書面批准下，東華三院於本年度出售位於九龍榮光街26號2字樓的物業。

主要物業的租金及出租率表現平穩，與現時市場水平相符。

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

TWGHs currently manages 104 properties with a total lettable floor area of about 188,465m² (details are set out on the following pages) and 2,975 tenancies.

During the year, TWGHs accepted a donated property at Tsui Yuen Mansion, 85 Dundas Street, Mong Kok, Kowloon (an apartment).

In addition, to support Urban Renewal Authority's old districts redevelopment, TWGHs disposed of the premises at 2/F, 26 Wing Kwong Street, Kowloon with the written approval of the Chief Executive of the HKSAR.

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

	數目 Number	工程 / 進度 Project/Progress	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 service 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、劇院、活動室等 Construction of a 4-storey holistic centre comprising a hostel, a performance theatre, activity rooms, etc.	12,500
出租物業 Rental Properties	1	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
合計 Total				301,825

進行中的主要裝修、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	東華三院黃大仙醫院—香港浸會大學 王李名珍中醫藥臨床研究服務中心 TWGHs Wong Tai Sin Hospital - Hong Kong Baptist University Sophia Wang Chinese Medicine Clinical Research and Services Centre		7.6
小計 Subtotal		1	7.6
教育服務 Education Services	中學 Secondary School		2.5
	小學 Primary School		2.8
	幼稚園 Kindergarten		10.4
	特殊學校 Special School		1.5
小計 Subtotal		18	17.2
社會服務 Community Services	安老服務 Elderly Services		104.2
	青少年及家庭服務 Youth and Family Services		18.3
	復康服務 Rehabilitation Services		3.0
	公共服務 Traditional Services		12.2
小計 Subtotal		17	137.7
出租物業 Rental Properties	商業樓宇 Commercial Building		61.3
	住宅樓宇 Residential Building		31.5
小計 Subtotal		14	92.8
合計 Total		50	255.3

2018/2019年度出租物業總出租樓面面積 ● ● ●
Gross Lettable Floor Area of Rental Properties for the Year 2018/2019

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	94,552	50.2%
寫字樓 Office	43,392	23.0%
商舖 Shop	11,712	6.2%
工業 Industrial	3,891	2.1%
車位 Carpark	10,630	5.6%
其他 Others	24,288	12.9%
合計 Total	188,465	100%