宗旨
物業發展及管理的宗旨是推動物業發展及管理，以達致社會福利的目標。我們的目標是為社會創造價值，同時發展及管理物業，以提高收穫及效益。

組織
物業發展及管理的組織包括物業發展及管理委員會、物業發展部及物業管理部。我們的目標是為社會創造價值，同時發展及管理物業，以提高收穫及效益。

職能
物業發展及管理的職能包括物業發展及管理、物業發展及管理委員會、物業發展部及物業管理部。我們的目標是為社會創造價值，同時發展及管理物業，以提高收穫及效益。

主要發展工作
建築工程
本年度主要發展的工作包括：
- 東華三院東華三院－香港理工大學－香港理工大學
- 九龍大廈－香港理工大學
- 灣仔‧九龍大廈－香港理工大學
- 西環‧九龍大廈
- 西環‧九龍大廈
- 九龍‧九龍大廈
- 灣仔‧九龍大廈
- 西環‧九龍大廈
- 西環‧九龍大廈
- 九龍‧九龍大廈
- 灣仔‧九龍大廈
- 西環‧九龍大廈
- 西環‧九龍大廈
- 西環‧九龍大廈
- 西環‧九龍大廈
- 西環‧九龍大廈
- 西環‧九龍大廃

Objective
The Property Development & Management is responsible for formulating development plans for Tung Wah's properties, overseeing the management and leasing of rental properties, as well as supervising all Tung Wah's construction, maintenance, and renovation projects. It also provides professional and technical advice for other Divisions and Branches on matters relating to land and building.

Organization
The function of property development and management for Tung Wah is performed under the guidance of the Property Development and Management Committee with the support of the Property Division. There are three sections in the Division, including Construction & Maintenance, Estate Management, and Development & Planning.

Functions
One of the major functions of the Division is to monitor all Tung Wah's services construction projects in a timely and cost-effective manner. Issues such as whether the projects are completed within the original cost estimation and before the target completion dates are addressed.

Tung Wah also devotes much effort towards redeveloping its properties and exploring development opportunities - a strategy aiming at maximizing Tung Wah's rental income for the financing of its administration expenses and services development projects.

Major Development Tasks
Construction projects
During the year under review, 3 major construction projects have been successfully completed:
- TWGHs Tung Wah Eastern Hospital - The Hong Kong Polytechnic University Wilson T.S. Wang Chinese Medicine Clinical Research and Services Centre
- Tung Chiu Commercial Centre at Nos. 195-197 Lockhart Road, Wan Chai
- Shiu Chung Court at No. 21 Babington Path, Sai Ying Pun

Currently, a total of 4 construction projects with a total gross floor area of 58,484.4 m² at a total project cost amounting to $903.55 million are under active progress. The projects include:
- the School Improvement Programme (final phase) for 11 Tung Wah's schools at $410.5 million to be completed in June 2005
• a Community College at Shantung Street/Hak Po Street (annex) and Wylie Road (main campus), Kowloon at $346 million to be completed in the period from March to June 2005 and July 2006 respectively
• a 29-storey commercial/residential building at Aberdeen Street, Hong Kong at $91.25 million to be completed in March 2006
• an 18-storey commercial/residential building at Fuk Tsun Street/Lime Street, Kowloon at $55.8 million to be completed in May 2007

Further information on the construction projects are set out in Appendix P1 & P2.

Maintenance projects
Besides construction projects, renovation and maintenance works are 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 31 major renovation or maintenance projects have been completed while 82 projects are under active progress, incurring a total project cost of $89.39 million. The major projects completed include:

• Wong Wah San Renal Memorial Centre at Kwong Wah Hospital
• renovation works to Ho Tung Home for the Elderly and Diamond Hill Funeral Parlour
• fitting-out works of Lions Club of Metropolitan Hong Kong Kindergarten
• Cyber World at Tung Chiu Commercial Centre
• major refurbishment to Tung Sun Commercial Centre and reconstruction of canopies for Tung Wah Mansion and Tung Sun Commercial Centre

Additional information on the maintenance or improvement projects are presented in Appendix P3 & P4.
Estate management

Tung Wah currently owns and manages 73 properties with a total lettable floor area of about 155,066 m² and 2,799 tenancies [details as illustrated in Appendix P5(a)].

During the year, Tung Wah’s property portfolio has been enlarged through the acceptance of 3 donated properties from well-wishers as follows:

- Portion No. 3, Flat J, 9/F, Chung Nam Mansion, Nos. 68-88 Ma Tau Chung Road, Kowloon
- G/F, No. 410 Queen’s Road West, Hong Kong
- G/F, No. 412 Queen’s Road West, Hong Kong

With the recovery of the local economy, the letting of Tung Wah’s properties has improved with an overall occupancy rate of 82%. The occupancy rate of the newly completed or acquired properties, namely No. 9 College Road, Chung Ming Court and Wing Cheung Mansion is encouraging at 95% on average. The letting progress of the brand new commercial building, Tung Chiu Commercial Centre, is also promising with occupancy rate at 75%. Tung Wah’s total gross rental income in the year 2004/05 is $206.24 million with details as illustrated in Appendix P5(b).

A comprehensive list of Tung Wah’s properties is set out in Appendix P6.
### Construction Projects in Progress

<table>
<thead>
<tr>
<th>Education Services</th>
<th>Gross Floor Area (m²)</th>
<th>Project Cost (HK$million)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>52,625</td>
<td>756.5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rental Properties</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5,859.4</td>
<td>147.05</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Total</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>58,484.4</td>
<td>903.55</td>
</tr>
<tr>
<td>Number</td>
<td>Project</td>
<td>Facilities</td>
</tr>
<tr>
<td>--------</td>
<td>---------</td>
<td>------------</td>
</tr>
<tr>
<td>1</td>
<td>東華華人學校</td>
<td>new classrooms and teaching facilities</td>
</tr>
<tr>
<td></td>
<td>School Improvement Programme for 11 Tung Wah's Schools</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>社區書院</td>
<td>分別於衛理道及山東街/黑布街設立一座主校舍及兩座附屬校舍</td>
</tr>
<tr>
<td></td>
<td>Community College</td>
<td>1 main campus and 2 annexes will be provided at Wylie Road and Shantung Street/Hak Po Street respectively</td>
</tr>
<tr>
<td></td>
<td>合計</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>鴨巴甸街2、4及6號</td>
<td>地鋪上建二十六層住宅單位</td>
</tr>
<tr>
<td></td>
<td>2,4 &amp; 6 Aberdeen Street</td>
<td>26-storey residential flats above G/F shops</td>
</tr>
<tr>
<td>2</td>
<td>福全街56號及菩提街1號</td>
<td>地鋪上建十五層住宅單位</td>
</tr>
<tr>
<td></td>
<td>56 Fuk Tsun Street &amp; 1 Lime Street</td>
<td>15-storey residential flats above G/F shops</td>
</tr>
<tr>
<td></td>
<td>合計</td>
<td></td>
</tr>
<tr>
<td></td>
<td>總計</td>
<td></td>
</tr>
</tbody>
</table>
### Renovation and Improvement Projects in Progress

<table>
<thead>
<tr>
<th>Service Type</th>
<th>No. of Projects</th>
<th>Project Cost (HK$million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medical &amp; Health</td>
<td>5</td>
<td>7.35</td>
</tr>
<tr>
<td>Education Services</td>
<td>30</td>
<td>22.95</td>
</tr>
<tr>
<td>Community Services</td>
<td>33</td>
<td>48.14</td>
</tr>
<tr>
<td>Rental Properties</td>
<td>14</td>
<td>10.95</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>82</strong></td>
<td><strong>89.39</strong></td>
</tr>
</tbody>
</table>

---

![Bar chart showing the number of projects and their costs for different services.](chart.png)
<table>
<thead>
<tr>
<th>Service Type</th>
<th>Project</th>
<th>Cost (HK$ million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medical &amp; Health Services</td>
<td>Kwong Wah Hospital</td>
<td>6.80</td>
</tr>
<tr>
<td></td>
<td>Tung Wah Eastern Hospital</td>
<td>0.55</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>7.35</strong></td>
</tr>
<tr>
<td>Education Services</td>
<td>Secondary School</td>
<td>8.60</td>
</tr>
<tr>
<td></td>
<td>Primary School</td>
<td>13.00</td>
</tr>
<tr>
<td></td>
<td>Kindergarten</td>
<td>0.46</td>
</tr>
<tr>
<td></td>
<td>Special School</td>
<td>0.89</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>22.95</strong></td>
</tr>
<tr>
<td>Community Services</td>
<td>Elderly Services</td>
<td>8.00</td>
</tr>
<tr>
<td></td>
<td>Care &amp; Attention Home</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Home for the Elderly</td>
<td>26.14</td>
</tr>
<tr>
<td></td>
<td>District Elderly Community Centre</td>
<td>0.83</td>
</tr>
<tr>
<td></td>
<td>Youth &amp; Family Services</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Low Income Family Centre</td>
<td>0.70</td>
</tr>
<tr>
<td></td>
<td>Rehabilitation Services</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Day Activity Centre</td>
<td>2.32</td>
</tr>
<tr>
<td></td>
<td>Integrated Vocational Rehabilitation Centre</td>
<td>3.55</td>
</tr>
<tr>
<td></td>
<td>Traditional Services</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Temple</td>
<td>3.87</td>
</tr>
<tr>
<td></td>
<td>Funeral Parlour</td>
<td>1.23</td>
</tr>
<tr>
<td></td>
<td>Coffin Home &amp; Columbarium</td>
<td>1.50</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>48.14</strong></td>
</tr>
<tr>
<td>Rental Properties</td>
<td>Commercial Building</td>
<td>5.30</td>
</tr>
<tr>
<td></td>
<td>Residential Building</td>
<td>5.65</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>10.95</strong></td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td></td>
<td><strong>89.39</strong></td>
</tr>
</tbody>
</table>
二〇〇四至〇五年度出租物業總出租樓面面積

Gross Lettable Floor Area of Rental Properties
for the Year 2004/05

住宅 Residential
寫字樓 Office
商舖 Shop
車位 Carpark
工業 Industrial

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

住宅 Residential
寫字樓 Office
商舖 Shop
車位 Carpark
工業 Industrial
總數 Total

2004/05

二〇〇四至〇五年度出租物業總租金收益

Gross Rental Income of Rental Properties
for the Year 2004/05

住宅 Residential
寫字樓 Office
商舖 Shop
車位 Carpark
工業 Industrial

總租金收益 (港元)
Gross Rental Income (HK$)

住宅 Residential
寫字樓 Office
商舖 Shop
車位 Carpark
工業 Industrial
總數 Total
1. 鴨巴甸街2及2A號
2. 鴨巴甸街4及6號
3. 巴炳頓道21號
4. 立咸東街64號
5. 必列者士街39號 (東華堂)
6. 寶其利街73號 (東華閣)
7. 青山道469號聯邦廣場一樓167、171號舖
     及二樓245、255號舖
8. 長沙灣道792號五樓
9. 書院道9號
10. 德輔道中244至246號 (東華商業大廈)
    [18.8%權益]
11. 德輔道西102號
12. 德輔道西211號三樓
13. 德輔道西213號三樓
14. 德輔道西246號 (東華商業中心)
15. 德輔道西390A及392號八樓B室
16. 非林明道20號及諧音道158至172號 (東華大廈)
    [26.1%權益]
17. 福全街56號及菩提街1號
18. 福華街579號地下
19. 機利士南路40號五樓後座
20. 信士道109至111號 (東華商業大廈)
    [45%權益]
21. 軒尼詩道199至203號 (東華大廈)
22. 高街23號二樓後座
23. 高街30號昌景園四樓B室
24. 稱利街2號 (東華大廈) [33.3%權益]
25. 稱利街11號
26. 康寧道60號三樓
27. 康盛街1至3號康怡花園H座2108室
28. 埃華街96號大同新邨大全匯(座)十樓B室
29. 傑士道221號仁英大廈四樓1室
30. 謝善道254號杜宅區B座十五樓G室
31. 清華道62至68號高華大廈十五樓B室
32. 蘇杭街91至97號 (東華商業大廈) [28.3%權益]
33. 兼善里36號五樓
34. 健泰街6號恆威工業中心一樓149室
35. 英皇道318至328號恆英大廈十三樓8室
36. 桂芳街10號
37. 骊克道193號 (東華商業中心)
38. 2 & 2A Aberdeen Street
39. 4 & 6 Aberdeen Street
40. 21 Babington Path
41. 64 Bonham Strand
42. 39 Bridges Street (Tung Shing Terrace)
43. 73 Bulkeley Street (Tung Hei Court)
44. Shops 167, 171 on 1/F & Shops 245, 255 on 2/F,
    Federal Plaza, 469 Castle Peak Road
45. 4/F, 792 Cheung Sha Wan Road
46. 9 College Road
47. 244-246 Des Voeux Road Central (Tung Hip Commercial Building)
    [18.8% share]
48. 102 Des Voeux Road West
49. 2/F, 211 Des Voeux Road West
50. 2/F, 213 Des Voeux Road West
51. 246 Des Voeux Road West (Tung Che Commercial Centre)
52. Flat B, 7/F, 390A & 392 Des Voeux Road West
53. 20 Fleming Road & 158-172 Jaffe Road (Tung Kai Building)
    [26.1% share]
54. 56 Fuk Tsun Street & 1 Lime Street
55. G/F, 578 Fuk Wa Street
56. 4/F Rear, 40 Gillies Avenue South
57. 109-111 Gloucester Road (Tung Wai Commercial Building)
    [45% share]
58. 199-203 Hennessy Road (Tung Wah Mansion)
59. 1/F Rear Porch, 23 High Street
60. Flat B, 4/F, Cheong King Court, 30 High Street
61. 2 Hillier Street (Tung Ning Building) [33.3% share]
62. 11 Hillier Street
63. 2/F, 60 Hong Ning Road
64. Unit 2108, Block H, Kornhill, 1-3 Hong Shing Street
65. Unit No. 8, 10/F, Tai Chuen Building (Block P),
    Cosmopolitan Estate, 96 Ivy Street
66. Office 1, 3/F, Yen Ying Building, 221 Jaffe Road
67. Flat G, 15/F, Block B, The Tonnochy Towers, 254 Jaffe Road
68. Flat B, 15/F, Goldfield Mansion, 62-68 Java Road
69. 91-97 Jervois Street (Tung Lee Commercial Building) [28.3% share]
70. 4/F, 36 Kim Shin Lane
71. Workshop Unit 149, 1/F, Hang Wai Industrial Centre, 6 Kin Tai Street
72. Flat 8, 13/F, Hang Ying Building, 318-328 King's Road
73. 10 Kwai Fong Street
74. 193 Lockhart Road (Tung Chiu Commercial Centre)
38. 荔景道194至200號 (東新商業中心)
39. 落山道1號P六樓A室
40. 马頭涌道68-88號中南大廈九樓J3室

41. 马头圍道122號二楼
42. 明倫街9號八樓
43. 明倫街11號八樓
44. 摩利臣山道78號永祥大廈
45. 寶安道335至337A號九樓A及C室
46. 普仁街8號 (東華三院黃鳳翎紀念大樓)
47. 普仁街11號 (世銀花苑)
48. 普仁街17號 (東輝花園)
49. 薄扶林道39號 (東鴻閣)
50. 東沙島街155號六樓E座
51. 皇后大道東127號
52. 皇后大道西31號新成大廈廿一樓F室
53. 皇后大道西68號
54. 皇后大道西88號 (東華閣)
55. 皇后大道西410號地下
56. 皇后大道西412號地下
57. 新填地街202號 (東華閣)
58. 西沙道600號雅典居八座廿八樓C室

59. 筲箕灣道29號興祥大廈五樓O室
60. 筲箕灣道317號地下
61. 新填地東大街177至183號東豪大廈廿三樓B室
62. 塘臣山道22號 (怡顧苑) [55.6%權益]
63. 森麻駿道3及3A號 (心齋閣)
64. 城南道8號 (東華閣)
65. 大連排道45至51號金星工業大廈五樓

66. 大南街123號地下及閣樓
67. 遠州街135至137號 (明德中心)
68. 東華里2及4號
69. 城市利道9至15號 (百年大廈第1座)
70. 城市利道1號 (百年大廈第2座)
71. 傳景街4號偉臣昌新邨傳景閣C座七樓C5室
72. 窗打老道79號帝國大廈樓中AC及E室
73. 雲咸街31A號 (東耀興業大廈)