

宗旨

物業科負責策劃東華的物業發展，出租和管理轄下的物業，並監管所有服務單位及出租物業的建設及維修工程；同時為東華其他部門提供有關土地及樓宇的專業意見。

組織

東華的物業發展及管理事務是透過物業發展及管理委員會的領導和物業科的支援運作。物業科共有三個部門，包括建設及維修部、產業管理部和發展及計劃部。

職能

物業科其中一項重要功能是監督東華各項服務建設及維修工程，提高效率及成本效益，並確保各項計劃合乎預算支出及依時完工。

同時，東華致力重建轄下物業，並積極開拓發展機會，藉此增加租金收益以承擔東華的行政和服務發展計劃費用。

主要發展工作

建築工程

本年度，東華完成三項主要建築工程：

- 東華三院東華東院—香港理工大學王澤森中醫藥臨床研究服務中心
- 灣仔駱克道一九三至一九七號東超商業中心
- 西營盤巴炳頓道二十一號兆忠閣

東華現正積極進行四項建築工程，總樓面面積共五萬八千四百八十四點四平方米，涉及工程費用達九億零三百五十五萬元。工程包括：

- 於東華轄下十一間學校進行學校改善工程（最後一期），預計於二〇〇五年六月完成，費用為四億一千零五十萬元
- 位於九龍山東街/黑布街（附屬校舍）及衛理道（主校舍）的社區書院，預計分別於二〇〇五年三月至六月及二〇〇六年七月落成，費用為三億四千六百萬元
- 位於香港鴨巴甸街樓高二十九層的商業及住宅大廈，預計於二〇〇六年三月落成，費用為九千一百二十五萬元

Objectives

The Property Division assumes the role of formulating development plans for Tung Wah's properties, overseeing the management and letting 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 3 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 to.

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. 193-197 Lockhart Road, Wanchai
- 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

- 位於九龍福全街/菩提街樓高十八層的商業及住宅大廈，預計於二〇〇七年五月落成，費用為五千五百八十萬元

其餘建築工程的資料撮錄於附錄P1及P2。

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，物業科共完成三十一項主要的裝修及維修工程，並有八十二項工程在積極進行中，總工程費用達八千九百三十九萬元。已完成的主要工程包括：

- 位於廣華醫院的王華湘腎科紀念中心
- 何東安老院及鑽石山殯儀館的裝修工程
- 香港華都獅子會幼稚園的裝修工程
- 位於東超商業中心的東華三院數碼天地
- 東新商業中心的翻新工程及與東華大廈的簷篷重修工程

其他維修工程的資料撮錄於附錄P3及P4。



位於港島灣仔駱克道一九三至一九七號的東超商業中心。
Tung Chiu Commercial Centre at No. 193-197 Lockhart Road, Wanchai, Hong Kong Island.

- 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.

產業管理

房產方面，東華現時合共擁有及管理七十三項物業，總出租樓面面積約為十五萬五千零六十六平方米，租約共二千七百九十九份[見附錄P5(a)]。

本年度，東華共接受三項捐贈物業，包括：

- 九龍馬頭涌道六十八至八十八號中南大廈九樓J3室
- 香港皇后大道西四一〇號地下
- 香港皇后大道西四一二號地下

隨着本港經濟復甦，東華物業的出租情況有所改善，整體出租率為百分之八十二。新落成或購入的物業如書院道九號、東銘閣及永祥大廈的出租率亦令人鼓舞，平均達百分之九十五。至於新近落成的商業大廈東超商業中心的出租進度亦令人滿意，出租率達百分之七十五。二〇〇四至〇五年度，東華的總租金收入為二億零六百二十四萬元[詳情見附錄P5(b)]。

東華物業詳列於附錄P6。



位於港島西營盤巴炳頓道二十一號兆忠閣的外貌。
Shiu Chung Court at No. 21 Babington Path, Sai Ying Pun, Hong Kong Island.

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

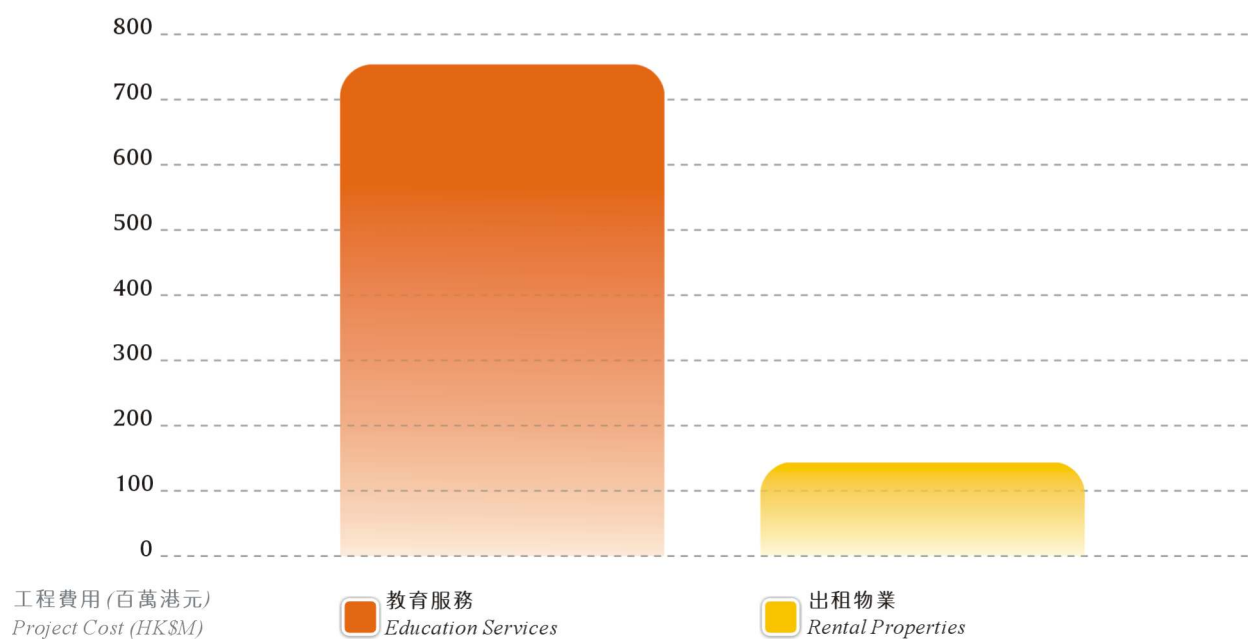
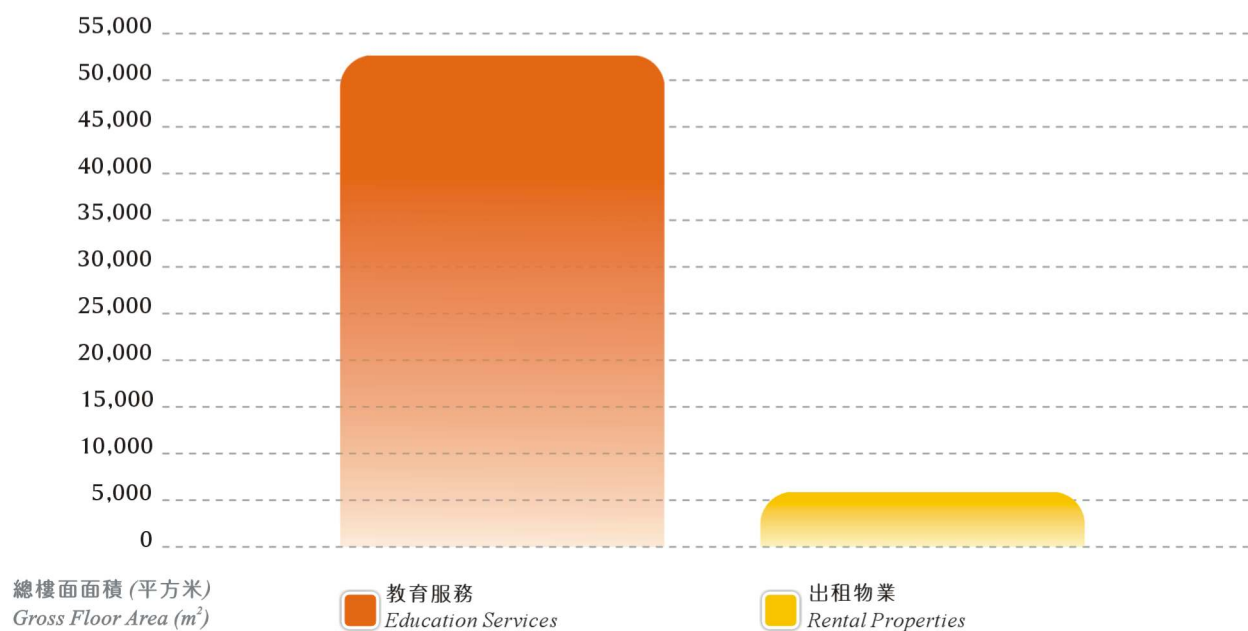
With the recovery of the local economy, the letting of Tung Wah's properties has improved with an overall occupancy rate of 82%. The occupancy rate of the newly completed or acquired properties, namely No. 9 College Road, Tung Ming Court and Wing Cheung Mansion is encouraging at 95% on average. The letting 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

附錄 P1/Appendix P1

	總樓面面積 (平方米) Gross Floor Area (m ²)	工程費用 (百萬港元) Project Cost (HK\$million)
教育服務 Education Services	52,625	756.5
出租物業 Rental Properties	5,859.4	147.05
合計 Total	58,484.4	903.55

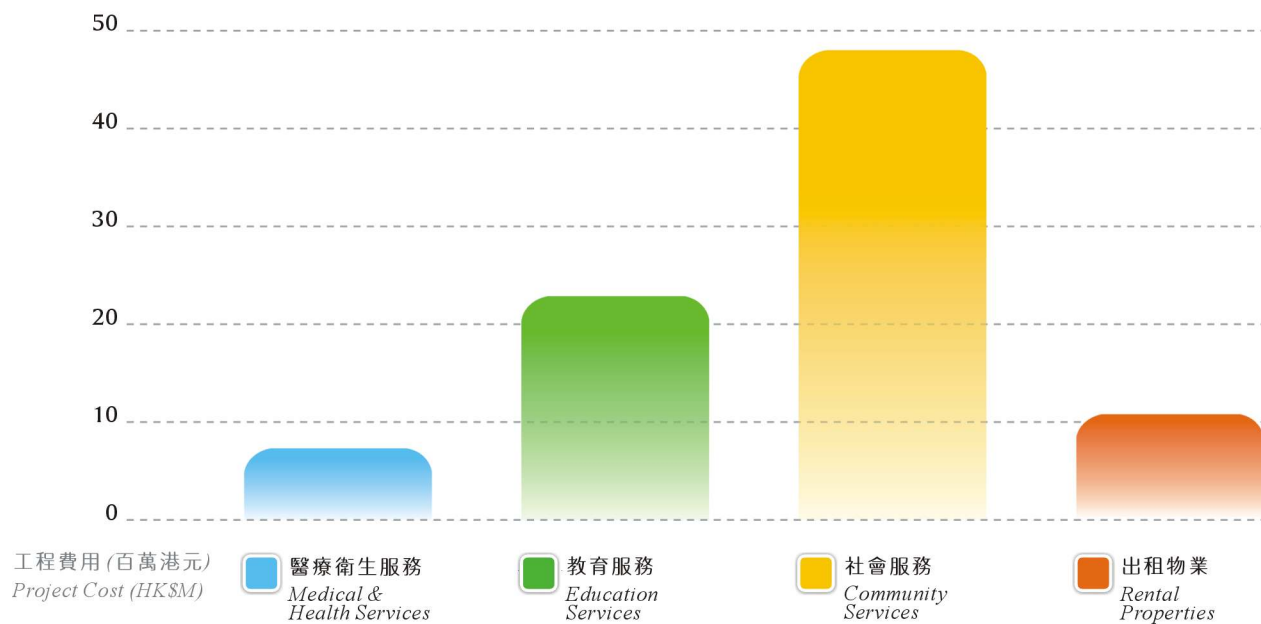
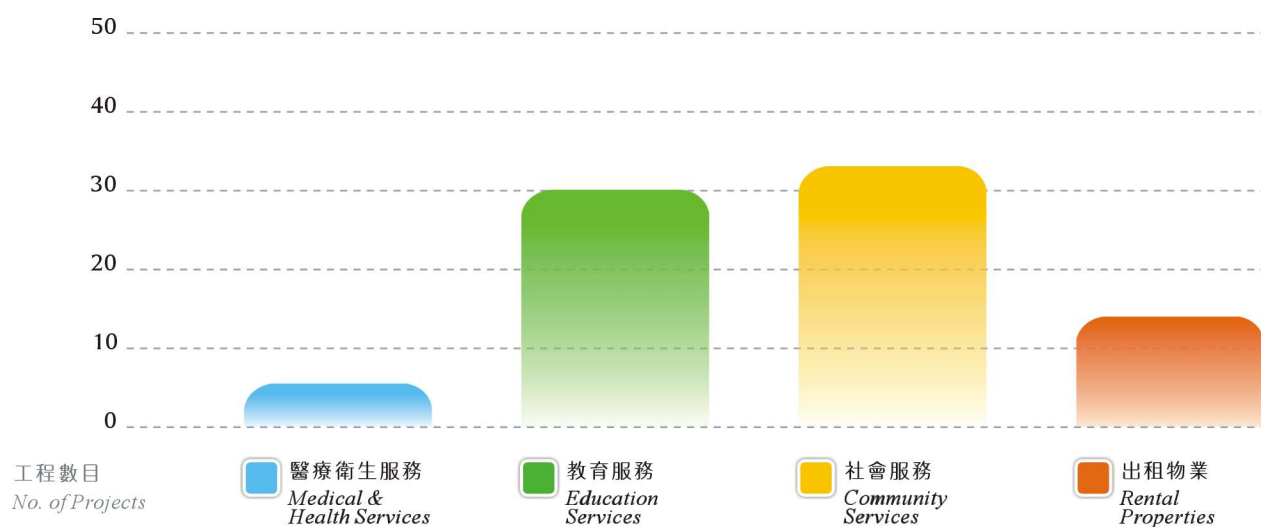


	數目 Number	工程 Project	設施 Facilities	總樓面面積 (平方米) Gross Floor Area(m ²)	工程費用 (百萬港元) Project Cost (HK\$million)	預計完工日期 Target Completion Date
教育服務 Education Services	1	東華轄下十一間學校的 學校改善工程 School Improvement Programme for 11 Tung Wah's Schools	新增課室及教學 設施以達至二〇〇〇年 學校設計水平 New classrooms and teaching facilities will be provided up to Year 2000 school design	35,185	410.5	二〇〇五年六月 June 2005
	2	社區書院 Community College	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 1 main campus and 2 annexes will be provided at Wylie Road and Shantung Street /Hak Po Street respectively	17,440	346	分別於二〇〇五年 三月至六月 及 二〇〇六年七月 March to June 2005 & July 2006 respectively
合 計 Total				52,625	756.5	
出租物業 Rental Properties	1	鴨巴甸街2, 4及 6號 2, 4 & 6 Aberdeen Street	地舖上建二十六層 住宅單位 26-storey residential flats above G/F shops	3,553.4	91.25	二〇〇六年三月 March 2006
	2	福全街56號及菩提街1號 56 Fuk Tsun Street & 1 Lime Street	地舖上建十五層 住宅單位 15-storey residential flats above G/F shops	2,306	55.8	二〇〇七年五月 May 2007
合 計 Total				5,859.4	147.05	
總 計 Grand Total				58,484.4	903.55	

Renovation and Improvement Projects in Progress

附錄 P3/Appendix P3

	工程數目 <i>No. of Projects</i>	工程費用 (百萬港元) <i>Project Cost (HK\$million)</i>
醫療衛生服務 <i>Medical & Health Services</i>	5	7.35
教育服務 <i>Education Services</i>	30	22.95
社會服務 <i>Community Services</i>	33	48.14
出租物業 <i>Rental Properties</i>	14	10.95
合計 <i>Total</i>	82	89.39

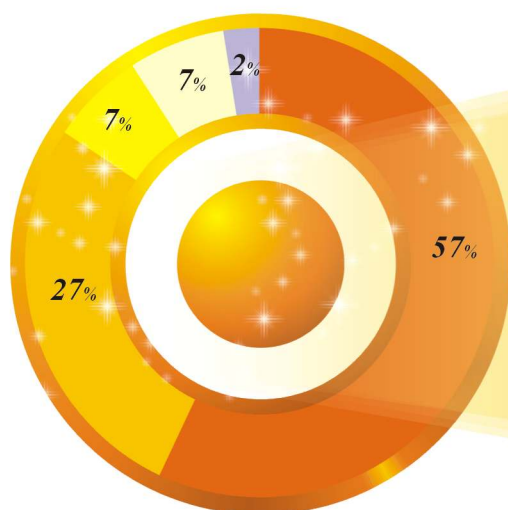


	工程	Project	百萬港元 (HK\$million)
醫療衛生服務 Medical & Health Services	廣華醫院	Kwong Wah Hospital	6.80
	東華東院	Tung Wah Eastern Hospital	0.55
合 計 Total			7.35
教育服務 Education Services	中學	Secondary School	8.60
	小學	Primary School	13.00
	幼稚園	Kindergarten	0.46
	特殊學校	Special School	0.89
合 計 Total			22.95
社會服務 Community Services	安老服務	Elderly Services	
	護理安老院	Care & Attention Home	8.00
	安老院	Home for the Elderly	26.14
	長者地區中心	District Elderly Community Centre	0.83
	青少年及家庭服務	Youth & Family Services	
	低收入家庭中心	Low Income Family Centre	0.70
	復康服務	Rehabilitation Services	
	日間活動中心	Day Activity Centre	2.32
	綜合職業復康中心	Integrated Vocational Rehabilitation Centre	3.55
	公共服務	Traditional Services	
	廟宇	Temple	3.87
	殯儀館	Funeral Parlour	1.23
	義莊及靈灰安置場	Coffin Home & Columbarium	1.50
合 計 Total			48.14
出租物業 Rental Properties	商業樓宇	Commercial Building	5.30
	住宅樓宇	Residential Building	5.65
合 計 Total			10.95
總 計 Grand Total			89.39

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

附錄 P5(a)/Appendix P5(a)

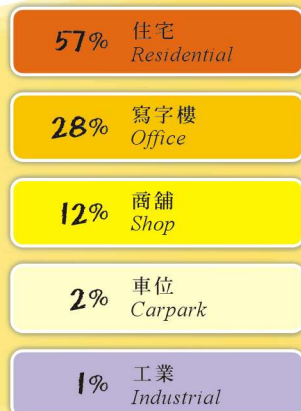
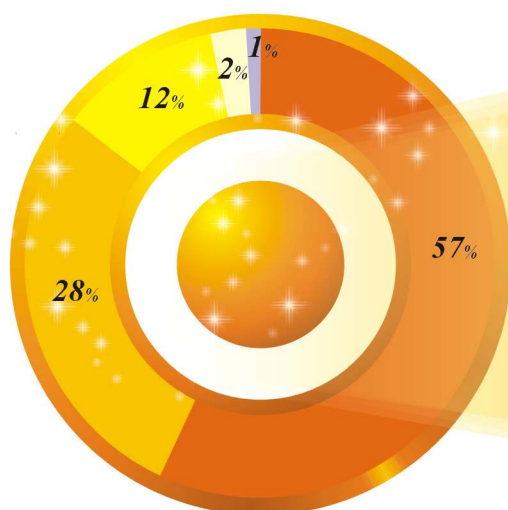

總出租樓面面積 (平方米)
Gross Lettable Floor Area (m²)

住宅 Residential	寫字樓 Office	商舖 Shop	車位 Carpark	工業 Industrial	總數 Total
88,499	41,824	10,652	10,411	3,680	155,066
57%	27%	7%	7%	2%	100%

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

附錄 P5(b)/Appendix P5(b)


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
117,901,000	57,736,000	23,957,000	4,665,000	1,979,000	206,238,000
57%	28%	12%	2%	1%	100%

- | | |
|---|---|
| 1. 鴨巴甸街2及2A號 | 1. 2 & 2A Aberdeen Street |
| 2. 鴨巴甸街4及6號 | 2. 4 & 6 Aberdeen Street |
| 3. 巴炳頓道21號 | 3. 21 Babington Path |
| 4. 文咸東街64號 | 4. 64 Bonham Strand |
| 5. 必列者士街39號 (東盛臺) | 5. 39 Bridges Street (Tung Shing Terrace) |
| 6. 寶其利街73號 (東禧園) | 6. 73 Bulkeley Street (Tung Hei Court) |
| 7. 青山道469號聯邦廣場一樓167、171號舖
及二樓245、255號舖 | 7. Shops 167, 171 on 1/F & Shops 245, 255 on 2/F,
Federal Plaza, 469 Castle Peak Road |
| 8. 長沙灣道792號五樓 | 8. 4/F, 792 Cheung Sha Wan Road |
| 9. 書院道9號 | 9. 9 College Road |
| 10. 德輔道中244至246號 (東協商業大廈)
[18.8%權益] | 10. 244-246 Des Voeux Road Central (Tung Hip Commercial Building)
[18.8% share] |
| 11. 德輔道西102號 | 11. 102 Des Voeux Road West |
| 12. 德輔道西211號三樓 | 12. 2/F, 211 Des Voeux Road West |
| 13. 德輔道西213號三樓 | 13. 2/F, 213 Des Voeux Road West |
| 14. 德輔道西246號 (東慈商業中心) | 14. 246 Des Voeux Road West (Tung Che Commercial Centre) |
| 15. 德輔道西390, 390A及392號八樓B室 | 15. Flat B, 7/F, 390, 390A & 392 Des Voeux Road West |
| 16. 菲林明道20號及謝斐道158至172號 (東基大廈)
[26.1%權益] | 16. 20 Fleming Road & 158-172 Jaffe Road (Tung Kai Building)
[26.1% share] |
| 17. 福全街56號及菩提街1號 | 17. 56 Fuk Tsun Street & 1 Lime Street |
| 18. 福華街578號地下 | 18. G/F, 578 Fuk Wa Street |
| 19. 機利士南路40號五樓後座 | 19. 4/F Rear, 40 Gillies Avenue South |
| 20. 告士打道109至111號 (東惠商業大廈)
[45%權益] | 20. 109-111 Gloucester Road (Tung Wai Commercial Building)
[45% share] |
| 21. 軒尼詩道199至203號 (東華大廈) | 21. 199-203 Hennessy Road (Tung Wah Mansion) |
| 22. 高街23號二樓後座 | 22. 1/F Rear Portion, 23 High Street |
| 23. 高街30號呂景閣四樓B室 | 23. Flat B, 4/F, Cheong King Court, 30 High Street |
| 24. 禧利街2號 (東寧大廈) [33.3%權益] | 24. 2 Hillier Street (Tung Ning Building) [33.3% share] |
| 25. 禧利街11號 | 25. 11 Hillier Street |
| 26. 康寧道60號三樓 | 26. 2/F, 60 Hong Ning Road |
| 27. 康盛街1至3號康怡花園H座2108室 | 27. Unit 2108, Block H, Kornhill, 1-3 Hong Shing Street |
| 28. 埃華街96號大同新邨大全樓(P座)十樓8室 | 28. Unit No. 8, 10/F, Tai Chuen Building (Block P),
Cosmopolitan Estate, 96 Ivy Street |
| 29. 謝斐道221號仁英大廈四樓I室 | 29. Office I, 3/F, Yen Ying Building, 221 Jaffe Road |
| 30. 謝斐道254號杜誌臺B座十五樓G室 | 30. Flat G, 15/F, Block B, The Tonnochy Towers, 254 Jaffe Road |
| 31. 渣華道62至68號高發大廈十五樓B室 | 31. Flat B, 15/F, Goldfield Mansion, 62-68 Java Road |
| 32. 蘇杭街91至97號 (東利商業大廈) [28.3%權益] | 32. 91-97 Jervois Street (Tung Lee Commercial Building) [28.3% share] |
| 33. 兼善里36號五樓 | 33. 4/F, 36 Kim Shin Lane |
| 34. 健泰街6號恆威工業中心一樓149室 | 34. Workshop Unit 149, 1/F, Hang Wai Industrial Centre, 6 Kin Tai Street |
| 35. 英皇道318至328號恆英大廈十三樓8室 | 35. Flat 8, 13/F, Hang Ying Building, 318-328 King's Road |
| 36. 桂芳街10號 | 36. 10 Kwai Fong Street |
| 37. 駱克道193號 (東超商業中心) | 37. 193 Lockhart Road (Tung Chiu Commercial Centre) |

38. 駱克道194至200號(東新商業中心)
39. 落山道1號P六樓A室
40. 馬頭涌道68-88號中南大廈九樓J3室
41. 馬頭圍道122號二樓
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(世銀花園)
48. 普仁街17號(東輝花園)
49. 薄扶林道39號(東銘閣)
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(東慶閣)
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(東寶閣)
58. 西沙道600號雅典居八座廿八樓C室連CPL5層83號車位
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. 筲箕灣東大街177至183號東豪大廈廿三樓B室
62. 壽臣山道22號(怡禮苑)[55.6%權益]
63. 森麻實道3及3A號(心雅閣)
64. 城南道8號(東星閣)
65. 大連排道45至51號金星工業大廈五樓連部分天台及地下6及12號車位
66. 大南街123號地下及閣樓
67. 通州街135至137號(明德中心)
68. 東華里2及4號
69. 域多利道9至15號(百年大樓第1座)
70. 域多利道1號(百年大樓第2座)
71. 偉景街4號偉恆昌新邨偉景閣C座七樓C5室
72. 窩打老道79號帝國大廈一樓A,C及E室
73. 雲咸街31A號(東耀商業大廈)
38. 194-200 Lockhart Road (Tung Sun Commercial Centre)
39. Unit A, 6/F, 1P Lok Shan Road
40. Portion No. 3, Flat J, 9/F, Chung Nam Mansion, 68-88 Ma Tau Chung Road
41. 1/F, 122 Ma Tau Wai Road
42. 7/F, 9 Ming Lun Street
43. 7/F, 11 Ming Lun Street
44. 78 Morrison Hill Road, Wing Cheung Mansion
45. Flats A & C, 9/F, 335-337A Po On Road
46. 8 Po Yan Street (TWGHs Wong Fung Ling Memorial Building)
47. 11 Po Yan Street (Tower 125)
48. 17 Po Yan Street (Tung Fai Gardens)
49. 39 Pokfulam Road (Tung Ming Court)
50. Flat E, 5/F, 155 Pratas Street
51. 127 Queen's Road East
52. Flat F, 21/F, Sun Shing Mansion, 31 Queen's Road West
53. 68 Queen's Road West
54. 88 Queen's Road West (Tung Hing Court)
55. G/F, 410 Queen's Road West
56. G/F, 412 Queen's Road West
57. 202 Reclamation Street (Tung Po Court)
58. Flat C, 28/F, Block 8 and Carpark No. 83 on Level CPL 5, Villa Athena, 600 Sai Sha Road
59. Flat O, 5/F, Hing Cheong Building, 29 Shaukeiwan Road
60. G/F, 317 Shaukeiwan Road
61. Flat B, 23/F, Tung Ho Building, 177-183 Shaukeiwan Main Street East
62. 22 Shouson Hill Road (Elite Villas) [55.6% share]
63. 3 & 3A Somerset Road (Somer Place)
64. 8 South Wall Road (Tung Sing Court)
65. 5/F, Portion of Roof and Parking Spaces 6 & 12 on G/F, Venus Industrial Building, 45-51 Tai Lin Pai Road
66. G/F and C/L, 123 Tai Nan Street
67. 135-137 Tung Chau Street (Ming Tak Centre)
68. 2 & 4 Tung Wa Lane
69. 9-15 Victoria Road (Centenary Mansion Block 1)
70. 1 Victoria Road (Centenary Mansion Block 2)
71. Flat C5, 7/F, Block C, Wei Chien Court, Wyler Garden, 4 Wai King Street
72. Units A, C & E, 1/F, Imperial Court, 79 Waterloo Road
73. 31A Wyndham Street (Tung Yiu Commercial Building)