

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，東華完成兩項主要建築工程：

- 東華轄下十一間學校的學校改善工程(最後一期)
- 位於九龍山東街/黑布街的社區書院的兩座教學樓

東華現正積極進行三項建築工程，總樓面面積共一萬九千四百三十三點四平方米，涉及工程費用達三億五千零五十二萬元。工程包括：

- 位於香港鴨巴甸街樓高二十九層的商業及住宅大廈，預計於二〇〇六年五月落成，全部費用為九千一百二十五萬元
- 位於九龍衛理道的社區書院主校舍，預計於二〇〇六年七月落成，費用為二億零三百四十七萬元
- 位於九龍福全街/菩提街樓高十八層的商業及住宅大廈，預計於二〇〇八年十二月落成，費用約五千五百八十萬元

其餘建築工程的資料撮錄於附錄P1及P2。

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 financing its administration expenses and services development projects.

Major Development Tasks

Construction projects

During the year under review, 2 major construction projects had been successfully completed:

- the School Improvement Programme (final phase) for 11 Tung Wah's schools
- the 2 teaching blocks of the Community College at Shantung Street/Hak Po Street, Kowloon

Currently, a total of 3 construction projects with a total gross floor area of 19,433.4 m² at a total project cost amounting to \$350.52 million are under active progress. The projects include:

- a 29-storey commercial/residential building at Aberdeen Street, Hong Kong at a total cost of \$91.25 million to be completed in May 2006



位於港島中環鴨巴甸街樓高二十九層的商业及住宅大廈。

A 29-storey commercial/residential building at Aberdeen Street, Hong Kong.

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，物業科共完成四十五項主要的裝修及維修工程，並有五十七項工程在積極進行中，總工程費用達八千三百七十二萬元。已完成的主要工程包括：

- 位於廣華醫院的陳馮曼玲心臟科中心及微創手術培訓中心
- 分別位於東華醫院及廣華醫院的中西醫藥治療中心
- 東華醫院耳鼻喉專科診所的裝修工程
- 東華鶴山學校及東華龍岡馮耀卿夫人紀念小學的裝修工程
- 戴東培社會服務大樓中央廚房的翻新工程

其他維修工程的資料撮錄於附錄P3及P4。

東華義莊修復工程分別榮獲香港文物獎(二〇〇四年)「文物保存及修復獎」榮譽大獎，以及聯合國教育、科學及文化組織頒發「二〇〇五年亞太區文物修復獎」優越大獎。總括而言，是項工程獲評為成功保存了義莊整個建築群的傳統風貌，以及義莊於百多年間建於不同時期的建築特色，當中包括中國傳統建築、本土鄉村及殖民地建築和現代建築的融合。東華義莊修復工程不單保存亞太區一種獨特的建築群，同時亦為香港歷史保留重要一頁。上述獎項的頒獎典禮於二〇〇五年十一月二十八日舉行。

- the main campus of the Community College at Wylie Road, Kowloon at \$203.47 million to be completed in July 2006
- an 18-storey commercial / residential building at Fuk Tsun Street / Lime Street, Kowloon at \$55.8 million to be completed in December 2008

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

Maintenance projects

Besides construction projects, renovation and maintenance works were 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 45 major renovation or maintenance projects had been completed while 57 projects were under active progress, incurring a total project cost of \$83.72 million. The major projects completed include:

- the Chan Feng Men Ling Cardiac Centre and the Minimally Invasive Surgery Training Centre at the Kwong Wah Hospital
- the Integrated Chinese and Western Medicine Treatment Centre at the Tung Wah Hospital and the Kwong Wah Hospital
- renovation works to Ear, Nose & Throat Clinic at the Tung Wah Hospital
- renovation works to the TWGHs Hok Shan School and the Tung Wah Lung Kong Mrs. Fung Yiu Hing Memorial Primary School
- refurbishment works to the central kitchen at the Tai Tung Pui Social Service Building

Additional information on the maintenance or improvement projects is presented in Appendix P3 & P4.

The restoration project of the Tung Wah Coffin Home had won the Award of Honours (Heritage Preservation and Conservation Awards) in the Hong Kong Heritage Awards (2004) and the Award of Merit in the 2005 Asia-Pacific Heritage Awards for Cultural Heritage Conservation offered by the United Nations Educational, Scientific & Cultural Organization. The project was commended for successfully retaining the physical authenticity of the range of building traditions from vernacular Chinese architecture to modern buildings that had been assembled at the Coffin Home over its century long history. The restoration project had preserved not only a unique building typology in the Asian Pacific region but also an important heritage of Hong Kong. A prize giving ceremony for both awards was held on 28 November 2005.

產業管理

房產方面，東華現時合共擁有及管理八十六項物業，總出租樓面面積約為十五萬五千八百四十四平方米，租約共二千八百一十四份[見附錄P5(a)]。

本年度，東華共接受十五項捐贈物業，包括：

- 九龍旺角西洋菜南街一四六號六樓及八樓
- 九龍旺角西洋菜南街一四八號五樓、六樓、七樓及八樓
- 九龍旺角西洋菜南街一五〇號三樓及五樓
- 九龍旺角西洋菜南街一五二號八樓
- 九龍譚公道二十二號長城大廈六樓F室及七樓A室
- 九龍彌敦道七十七號八珍樓八樓B室
- 香港堅拿道西十五號永德大廈十八樓B7室
- 九龍榮光街二十六號三樓
- 九龍文苑街一至二十三號及文英街二至二十四號文英樓三樓二十二室

東華物業租值隨着市況好轉而有所增長，整體出租率達百分之九十四。新落成的住宅物業兆忠閣的出租率達百分之八十，令人鼓舞。二〇〇五至〇六年度，東華的總租金收入為二億三千七百零八萬元[詳情見附錄P5(b)]。

東華物業詳列於附錄P6。



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.

Estate management

Tung Wah currently owns and manages 86 properties with a total lettable floor area of about 155,844 m² and 2,814 tenancies [details as illustrated in Appendix P5 (a)].

During the year, Tung Wah's property portfolio had been enlarged through the acceptance of 15 donated properties from well-wishers as follows:

- 5/F & 7/F, No. 146 Sai Yeung Choi Street South, Mongkok, Kowloon
- 4/F, 5/F, 6/F & 7/F, No. 148 Sai Yeung Choi Street South, Mongkok, Kowloon
- 2/F & 4/F, No. 150 Sai Yeung Choi Street South, Mongkok, Kowloon
- 7/F, No. 152 Sai Yeung Choi Street South, Mongkok, Kowloon
- Flat F on 5/F & Flat A on 6/F of Great Wall Building, No. 22 Tam Kung Road, Kowloon
- Flat B on 7/F of Pat Chun Mansion, No. 717 Nathan Road, Kowloon
- Flat B7 on 18/F of Wing Tak Mansion, No. 15 Canal Road West, Hong Kong
- 2/F, No. 26 Wing Kwong Street, Kowloon
- Flat 22, 3/F, Man Ying Building, Nos. 1-23 Man Yuen Street, & Nos. 2-24 Man Ying Street, Kowloon

The rental rates of Tung Wah's properties had been adjusted upward in line with the market rally. The overall occupancy rate was 94%. The letting progress of the brand new residential building, Shiu Chung Court, had an encouraging occupancy rate of 80%. Tung Wah's total gross rental income in the year 2005/06 was \$237.08 million with details as illustrated in Appendix P5(b).

A comprehensive list of Tung Wah's properties is set out in Appendix P6.



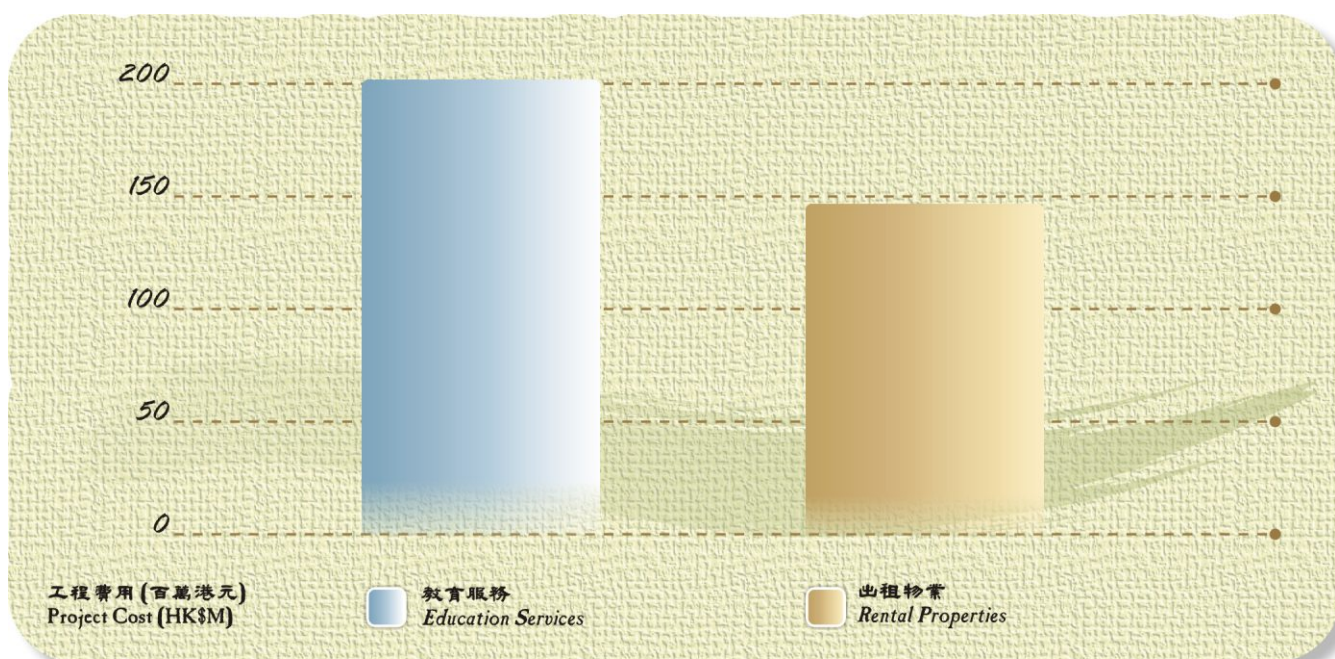
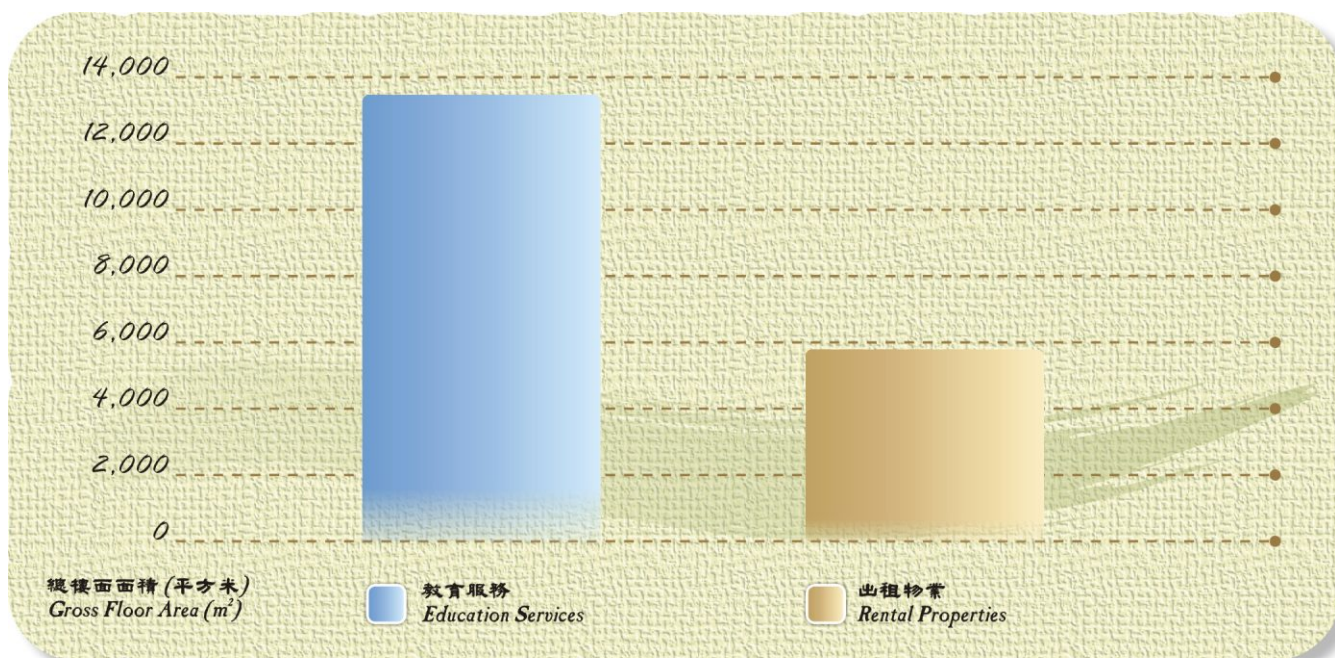
九龍塘書院道九號環境清幽。
9 College Road, Kowloon Tong is located in a tranquil area.

進行中的建築工程

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	13,574.0	203.47
出租物業 Rental Properties	5,859.4	147.05
合計 Total	19,433.4	350.52



進行中的建築工程

Construction Projects in Progress

附錄 P2/Appendix P2

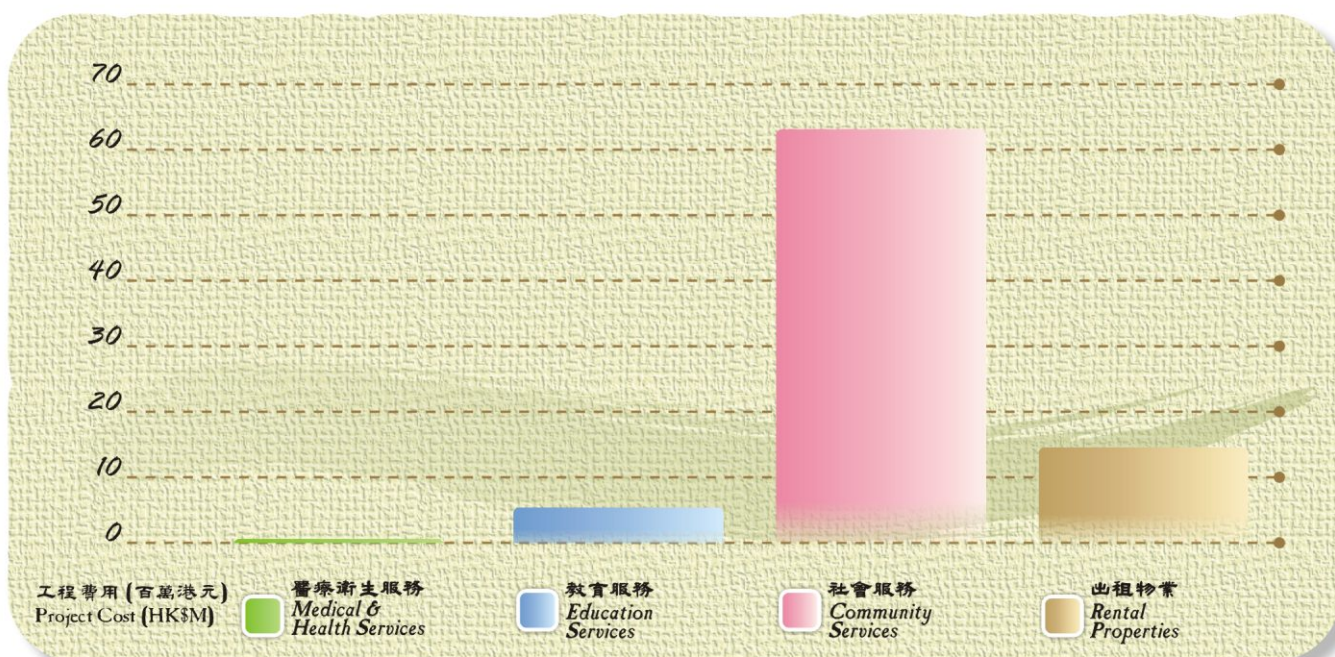
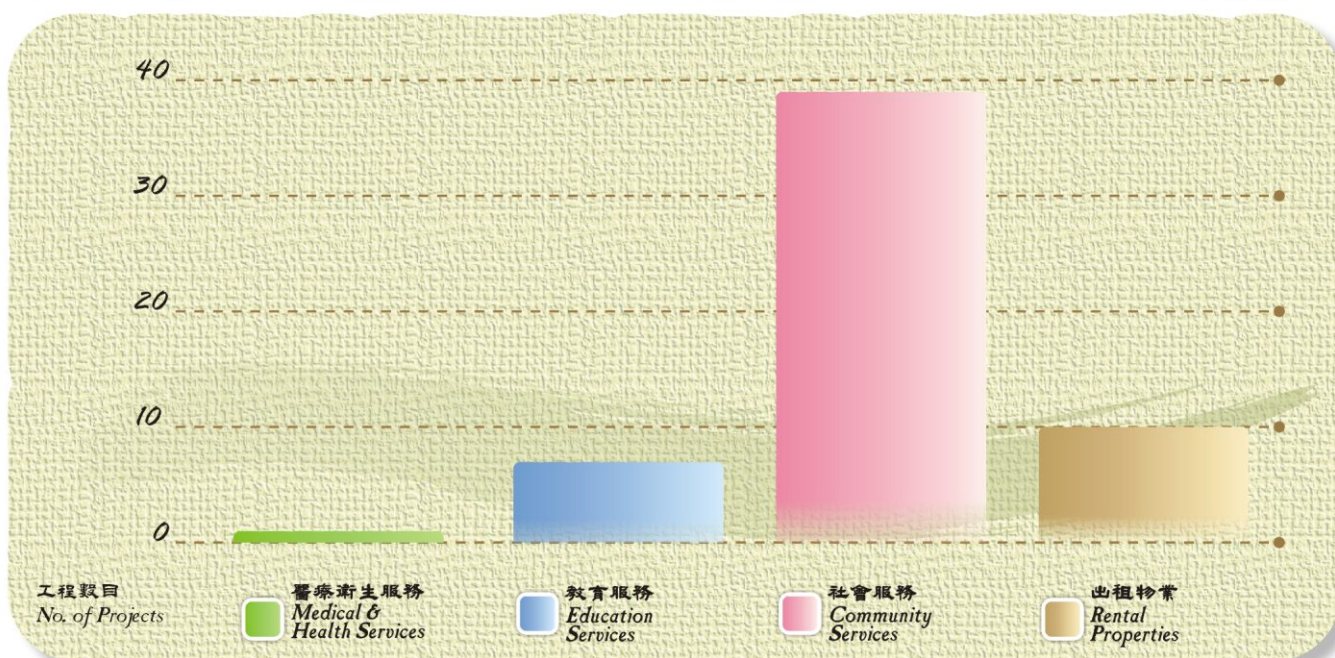
	數目 Number	工程 Project	設施 Facilities	總樓面面積 (平方米) Gross Floor Area (m ²)	工程費用 (百萬港元) Project Cost (HK\$million)	預計完工日期 Target Completion Date
教育服務 Education Services	1	社區書院 Community College	於衛理道設立一座主校 舍 A main campus at Wylie Road	13,574	203.47	二〇〇六年七月 July 2006
出租物業 Rental Properties	1	鴨巴甸街2、4及6號 2, 4 & 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	二〇〇六年五月 May 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	二〇〇八年十二月 December 2008
總計 Grand Total				19,433.4	350.52	

進行中的裝修及改善工程

Renovation and Improvement Projects in Progress

附錄 P3/Appendix P3

	工程數目 No. of Projects	工程費用 (百萬港元) Project Cost (HK\$million)
醫療衛生服務 Medical & Health Services	1	0.67
教育服務 Education Services	7	5.41
社會服務 Community Services	39	63.06
出租物業 Rental Properties	10	14.58
合計 Total	57	83.72



進行之主要維修及改善工程

Major Maintenance and Improvement Projects in Progress

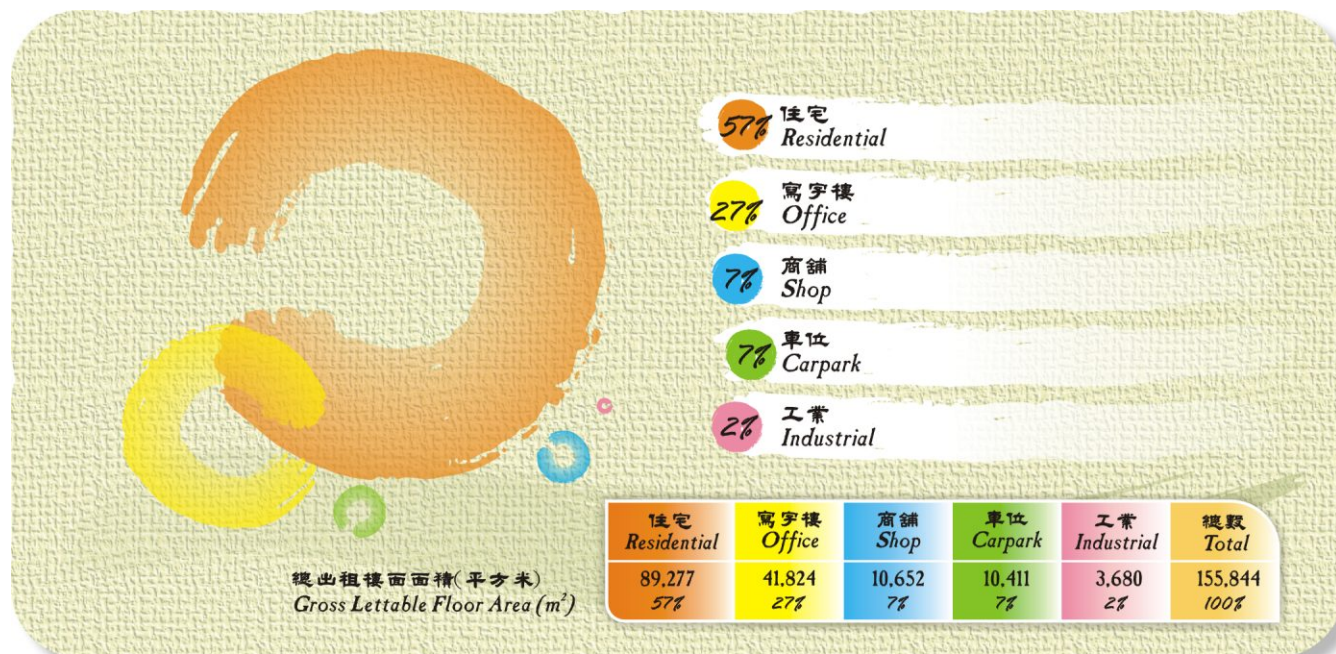
附錄 P4/Appendix P4

	工程	Project	百萬港元 (HK\$million)
醫療衛生服務 Medical & Health Services	東華東院	Tung Wah Eastern Hospital	0.67
合計 Total			0.67
教育服務 Education Services	中學	Secondary School	2.83
	小學	Primary School	1.47
	特殊學校	Special School	1.11
合計 Total			5.41
社會服務 Community Services	安老服務	Elderly Services	
	護理安老院	Care & Attention Home	20.38
	安老院	Home for the Elderly	21.18
	復康服務	Rehabilitation Services	
	綜合職業復康中心	Integrated Vocational Rehabilitation Centre	3.55
	公共服務	Traditional Services	
	廟宇	Temple	12.28
	殯儀館	Funeral Parlour	5.67
合計 Total			63.06
出租物業 Rental Properties	商業樓宇	Commercial Building	11.70
	住宅樓宇	Residential Building	2.88
合計 Total			14.58
總計 Grand Total			83.72

二〇〇五至〇六年度出租物業總出租樓面面積

Gross Lettable Floor Area of Rental Properties
for the Year 2005/06

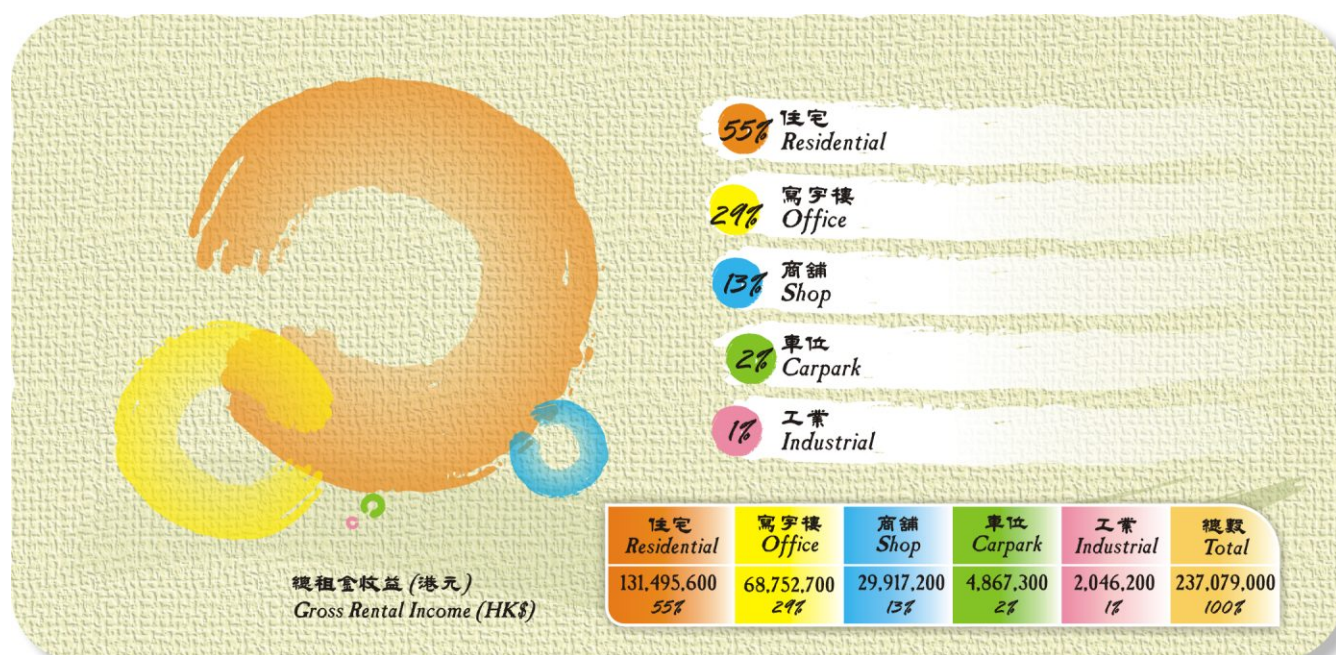
附錄 P5(a)/Appendix P5(a)



二〇〇五至〇六年度出租物業總租金收益

Gross Rental Income of Rental Properties
for the Year 2005/06

附錄 P5(b)/Appendix P5(b)



- | | |
|--|--|
| 1. 鴨巴甸街2至6號及東華里2至4號 | 1. 2-6 Aberdeen Street & 2-4 Tung Wah Lane |
| 2. 巴炳頓道21號 (兆忠閣) | 2. 21 Babington Path (Shiu Chung Court) |
| 3. 文咸東街64號 | 3. 64 Bonham Strand |
| 4. 必列者士街39號 (東盛臺) | 4. 39 Bridges Street (Tung Shing Terrace) |
| 5. 寶其利街73號 (東禧閣) | 5. 73 Bulkeley Street (Tung Hei Court) |
| 6. 堅拿道西15號永德大廈十八樓B7室 | 6. Flat B7, 18/F, Wing Tak Mansion, 15 Canal Road West |
| 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252號 (東協商業大廈) [18.8%權益] | 10. 244-252 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號昌景閣四樓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) | 38. 194-200 Lockhart Road (Tung Sun Commercial Centre) |
| 39. 落山道1號P六樓A室 | 39. Unit A, 6/F, 1P Lok Shan Road |
| 40. 馬頭涌道68-88號中南大廈九樓J3室 | 40. Portion No. 3, Flat J, 9/F, Chung Nam Mansion, 68-88 Ma Tau Chung Road |

41. 馬頭圍道122號二樓
42. 文苑街1至23號及
文英街2至24號文英樓三樓二十二室
43. 明倫街9號八樓
44. 明倫街11號八樓
45. 摩利臣山道78號永祥大廈
46. 彌敦道717號八珍樓八樓B室
47. 寶安道335至337A號九樓A室
48. 寶安道335至337A號九樓C室
49. 普仁街8號(東華三院黃鳳翎紀念大樓)
50. 普仁街11號(世銀花苑)
51. 普仁街17號(東輝花園)
52. 薄扶林道39號(東銘閣)
53. 東沙島街 155 號六樓E座
54. 皇后大道東127號
55. 皇后大道西31號新成大廈廿一樓F室
56. 皇后大道西68號
57. 皇后大道西88號(東慶閣)
58. 皇后大道西410號地下
59. 皇后大道西412號地下及閣樓
60. 新填地街202號(東寶閣)
61. 西沙道600號雅典居八座廿八樓C室
連CPL5層83號車位
62. 西洋菜南街146號六樓
63. 西洋菜南街146號八樓
64. 西洋菜南街148號五樓
65. 西洋菜南街148號六樓
66. 西洋菜南街148號七樓
67. 西洋菜南街148號八樓
68. 西洋菜南街150號三樓
69. 西洋菜南街150號五樓
70. 西洋菜南街152號八樓
71. 筲箕灣道29號興祥大廈五樓O室
72. 筲箕灣東大街177至183號東豪大廈廿三樓B室
73. 壽臣山道22號(怡禮苑) [55.6%權益]
74. 森麻實道3及3A號(心雅閣)
75. 城南道8號(東星閣)
76. 大連排道45至51號金星工業大廈五樓
連部份天台及地下6及12號車位
77. 大南街123號地下及閣樓
78. 譚公道22號長城大廈六樓F室
79. 譚公道22號長城大廈七樓A室
80. 通州街135至137號(明德中心)
81. 域多利道9至15號(百年大樓第1座)
82. 域多利道1號(百年大樓第2座)
83. 偉景街4號偉恆昌新邨偉景閣C座七樓C5室
84. 窩打老道79號帝國大廈一樓A,C及E室
85. 榮光街26號三樓
86. 雲咸街31A號(東耀商業大廈)
41. 1/F, 122 Ma Tau Wai Road
42. Flat 22, 3/F, Man Ying Building, 1-23 Man Yuen Street, &
2-24 Man Ying Street
43. 7/F, 9 Ming Lun Street
44. 7/F, 11 Ming Lun Street
45. 78 Morrison Hill Road, Wing Cheung Mansion
46. Flat B, 7/F, Pat Chun Mansion, 717 Nathan Road
47. Flats A, 9/F, 335-337A Po On Road
48. Flats C, 9/F, 335-337A Po On Road
49. 8 Po Yan Street (TWGHs Wong Fung Ling Memorial Building)
50. 11 Po Yan Street (Tower 125)
51. 17 Po Yan Street (Tung Fai Gardens)
52. 39 Pokfulam Road (Tung Ming Court)
53. Flat E, 5/F, 155 Pratas Street
54. 127 Queen's Road East
55. Flat F, 21/F, Sun Shing Mansion, 31 Queen's Road West
56. 68 Queen's Road West
57. 88 Queen's Road West (Tung Hing Court)
58. G/F, 410 Queen's Road West
59. G/F & Cockloft, 412 Queen's Road West
60. 202 Reclamation Street (Tung Po Court)
61. Flat C, 28/F, Block 8 and Carpark No. 83 on Level CPL 5,
Villa Athena, 600 Sai Sha Road
62. 5/F, 146 Sai Yeung Choi Street South
63. 7/F, 146 Sai Yeung Choi Street South
64. 4/F, 148 Sai Yeung Choi Street South
65. 5/F, 148 Sai Yeung Choi Street South
66. 6/F, 148 Sai Yeung Choi Street South
67. 7/F, 148 Sai Yeung Choi Street South
68. 2/F, 150 Sai Yeung Choi Street South
69. 4/F, 150 Sai Yeung Choi Street South
70. 7/F, 152 Sai Yeung Choi Street South
71. Flat O, 5/F, Hing Cheong Building, 29 Shaukeiwan Road
72. Flat B, 23/F, Tung Ho Building, 177-183 Shaukeiwan Main Street East
73. 22 Shouson Hill Road (Elite Villas) [55.6% share]
74. 3 & 3A Somerset Road (Somer Place)
75. 8 South Wall Road (Tung Sing Court)
76. 5/F, Portion of Roof and Parking Spaces 6 & 12 on G/F,
Venus Industrial Building, 45-51 Tai Lin Pai Road
77. G/F and C/L, 123 Tai Nan Street
78. Flat F, 5/F, Great Wall Building, 22 Tam Kung Road
79. Flat A, 6/F, Great Wall Building, 22 Tam Kung Road
80. 135-137 Tung Chau Street (Ming Tak Centre)
81. 9-15 Victoria Road (Centenary Mansion Block 1)
82. 1 Victoria Road (Centenary Mansion Block 2)
83. Flat C5, 7/F, Block C, Wei Chien Court, Wyler Garden, 4 Wai King Street
84. Units A, C & E, 1/F, Imperial Court, 79 Waterloo Road
85. 2/F, 26 Wing Kwong Street
86. 31A Wyndham Street (Tung Yiu Commercial Building)