



Property Development and Management

物業發展及管理

Professional Construction and Management Team

專業工程及管理隊伍

To facilitate the wide spectrum of services provided for the community, the Property Division undertakes all construction, maintenance and renovation projects for Tung Wah's medical and health, education and community services centres as well as rental properties. It also strives to enhance the quality of service and provide professional support to ensure that Tung Wah's capital projects are completed within cost estimates and scheduled time frames.

Construction projects

Currently, a total of 5 construction projects with a total construction floor area of 241,334 m² at a total project cost amounting to \$10,172.02 million are in progress. The projects include:

- redevelopment of Kwong Wah Hospital incorporating a Chinese Medicine Hospital Wing at \$9,200 million to be completed in 2022
- redevelopment of TWGHs David Trench Home for the Elderly at \$315.84 million to be completed in January 2015
- alteration and addition works to Block A of TWGHs Jockey Club Rehabilitation Complex at \$91.18 million to be completed in December 2014
- a 27-storey residential apartment building at Nos. 1-10 Kwai Fong Street, Happy Valley, Hong Kong at \$245 million to be completed in March 2015
- redevelopment of TWGHs Wong Fut Nam College at \$320 million to be completed in December 2015

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

Maintenance projects

During the year, a total of 42 major renovation or maintenance projects have been completed while 114 projects are in progress, incurring a total project cost of \$261.54 million. The major projects completed include:

- fitting out works to New Residential Care Home for the Elderly at Willow Street, Tai Kok Tsui
- fitting out works to New Day Care Centre for the Elderly at Chak On Estate, Sham Shui Po
- fitting out works to TWGHs iBakery Express Tamar
- conversion of Fitness Training Centre at TWGHs Lui Yun Choy Memorial College

為配合多元化的服務，物業科負責為東華屬下的醫療衛生、教育、社會服務單位及出租物業進行各項建築、維修及裝修工程。物業科致力提供高素質的服務及專業支援，以確保各項計劃合乎支出預算及依時完工。

建築工程

東華現正積極進行五項主要建築工程，總建築面積共二十四萬一千三百三十四平方米，涉及工程費用達一百零一億七千二百零二萬元。工程包括：

- 廣華醫院重建暨中醫大樓發展，預計於二〇二二年完成，費用為九十二億元
- 東華三院戴麟趾安老院重建工程，預計於二〇一五年一月完成，費用為三億一千五百八十四萬元
- 東華三院賽馬會復康中心A座改動及加建工程，預計於二〇一四年十二月完成，費用為九千一百一十八萬元
- 位於香港跑馬地桂芳街一至十號樓高二十七層的住宅大廈，預計於二〇一五年三月落成，費用為二億四千五百萬元
- 東華三院黃笏南中學重建工程，預計於二〇一五年十二月完成，費用為三億二千萬元

各項建築工程的資料撮錄於後頁。

維修工程

本年度，物業科共完成四十二項主要的裝修及維修工程，並積極進行一百一十四項工程，總工程費用達二億六千一百五十四萬元。已完成的主要工程包括：

- 位於大角咀柳樹街的護養安老院裝修工程
- 位於深水埗澤安邨的長者日間護理中心裝修工程
- 東華三院愛烘焙輕食站（添馬海濱）裝修工程
- 東華三院呂潤財紀念中學健體中心改裝工程

- replacement of cargo lift at International Funeral Parlour
- refurbishment of main entrance and lobby of Centenary Building, Tung Wah Hospital
- fitting out works to Community Dental Clinic at Tung Lee Commercial Building
- replacement of water supply system at Tung Shing Terrace
- 萬國殯儀館更換載貨升降機工程
- 東華醫院百週年紀念大樓大堂翻新工程
- 位於東利商業大廈的社區牙科診所裝修工程
- 東盛臺更換供水系統工程

Further information on maintenance or improvement projects is presented on the following pages.

各項維修工程的資料撮錄於後頁。

Maximizing Assets to Support Charity

累增資產以支持東華善業

In order to supplement the donation income to support Tung Wah's medical, education and community services, strenuous efforts have been made to maximize Tung Wah's assets to increase rental income and meet the service needs.

為補貼善款收益以支持東華的醫療衛生、教育及社會服務，物業科一直致力增加東華的資產以提升租金收入及配合服務需求。

Estate management

Tung Wah currently owns and manages 110 properties with a total lettable floor area of about 162,179 m² and 2,940 tenancies (details as illustrated on the following pages).

產業管理

房產方面，東華現時合共擁有及管理一百一十項物業，總出租樓面面積約為十六萬二千一百七十九平方米，租約共二千九百四十份（詳見後頁）。

During the year, Tung Wah has purchased 2 properties at Nos. 7 & 9 Hillier Street, Sheung Wan at a price of \$66.5 million to enlarge the property portfolio. The properties would be redeveloped with Tung Wah's adjoining property at No.11 Hillier Street.

本年度，東華以六千六百五十萬元添置上環禧利街七號及九號兩幢物業，計劃與東華毗鄰的禧利街十一號一併重建。

The rental rates and occupancy of major properties prospered in line with the market conditions. The overall occupancy rate of Tung Wah's rental properties reached 99% towards the end of the year and the total gross rental income in the year 2012/2013 attained \$410 million (details as illustrated on the following pages).

由於市道興旺，主要物業的租金及出租率均有所上升。東華物業整體出租率於年底時升至百分之九十九，而二〇一二／二〇一三年度東華的總租金收入達四億一千萬元（詳見後頁）。

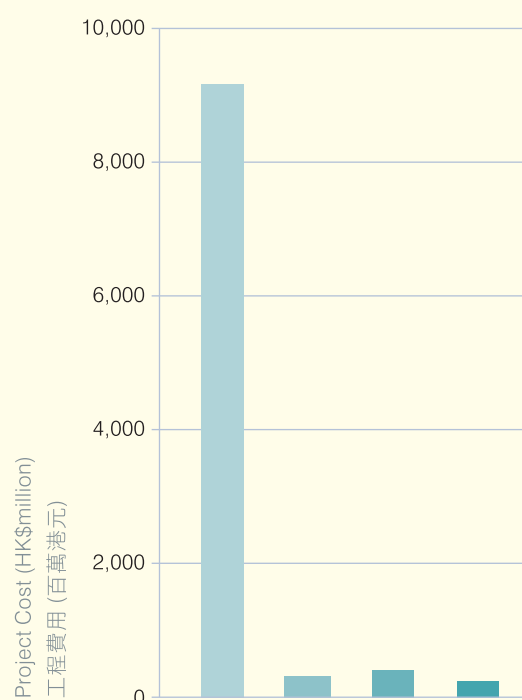
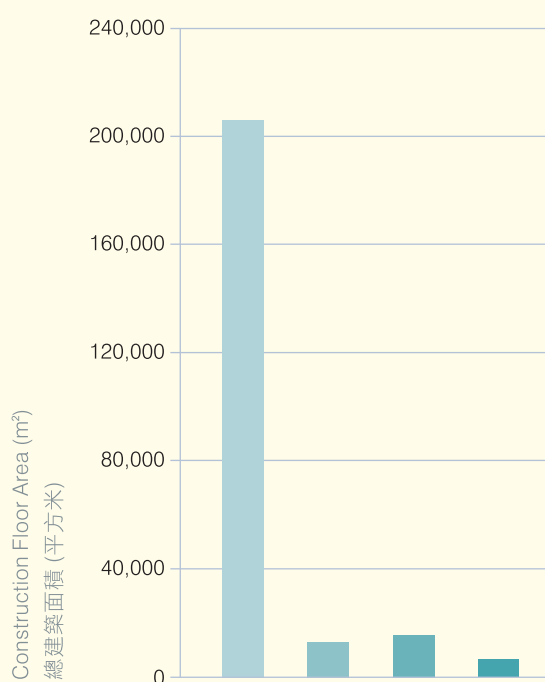


Brand New Furnished Apartments at 64 Bonham Strand
文咸東街六十四號的全新傢電住宅

Construction Projects in Progress

進行中的建築工程

	Construction Floor Area (m ²) 總建築面積 (平方米)	Project Cost (HK\$million) 工程費用 (百萬港元)
● Medical & Health Services 醫療衛生服務	206,000.00	9,200.00
● Education Services 教育服務	13,106.00	320.00
● Community Services 社會服務	15,669.00	407.02
● Rental Properties 出租物業	6,558.70	245.00
Total 合計	241,333.70	10,172.02

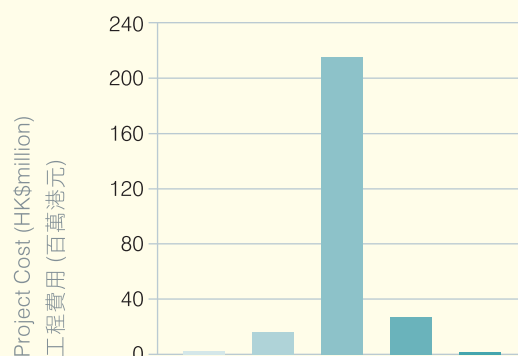
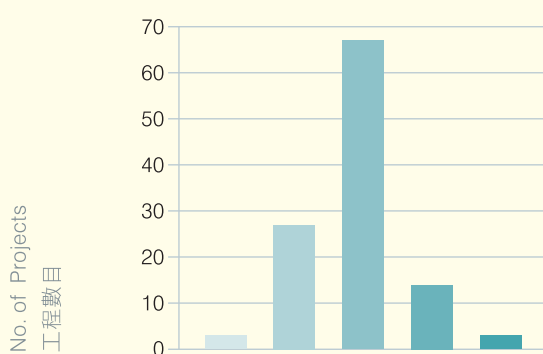


	Number 數目	Project 工程	Facilities 設施	Construction Floor Area(m ²) 總建築面積 (平方米)	Project Cost (HK\$million) 工程費用 (百萬港元)	Target Completion Date 預計完工日期
Medical & Health Services 醫療衛生服務	1	Redevelopment of Kwong Wah Hospital 廣華醫院重建發展計劃	Facilities include a new hospital complex with designated floors for the provision of Chinese medicine and integrated Chinese and Western medicine service 設施包括一座新醫療大樓並附設專有樓層提供中醫及中西醫結合服務	206,000.00	9,200.00	2022 二〇二二年
Education Services 教育服務	1	Redevelopment of TWGHs Wong Fut Nam College 東華三院黃笏南中學重建計劃	To redevelop the entire school premises into a 30-classroom secondary school to satisfy prevailing Y2K standard 重建整所學校以達至具有三十間班房及符合Y2K學校的標準	13,106.00	320.00	December 2015 二〇一五年十二月
Community Services 社會服務	2	Alteration & Addition Works to Block A of TWGHs Jockey Club Rehabilitation Complex 東華三院賽馬會復康中心A座改動及加建工程	Facilities comprise day activity centre cum hostel, a training centre for rehabilitation and nursing personnel and an external garden, etc. 設施包括日間活動中心暨宿舍、康復及護理人員培訓中心及戶外花園等	2,710.00	91.18	December 2014 二〇一四年十二月
		Redevelopment of TWGHs David Trench Home for the Elderly 東華三院戴麟趾安老院重建計劃	Facilities include government subvented care & attention home, self-financing short stay rehabilitation centre cum day care centre for the elderly, etc. 設施包括政府資助護理安老院、自費安老院及日間中心等	12,959.00	315.84	January 2015 二〇一五年一月
Rental Properties 出租物業	1	Redevelopment of Nos. 1-10 Kwai Fong Street 桂芳街1-10號重建計劃	27-storey residential apartment building 二十七層住宅大廈	6,558.70	245.00	March 2015 二〇一五年三月
Grand Total 總計				241,333.70	10,172.02	

Renovation and Improvement Projects in Progress

進行中的裝修及改善工程

	No. of Projects 工程數目	Project Cost (HK\$million) 工程費用 (百萬港元)
Medical & Health Services 醫療衛生服務	3	2.20
Education Services 教育服務	27	16.20
Community Services 社會服務	67	214.65
Rental Properties 出租物業	14	26.88
Others 其他	3	1.61
Total 合計	114	261.54



Major Maintenance and Improvement Projects in Progress

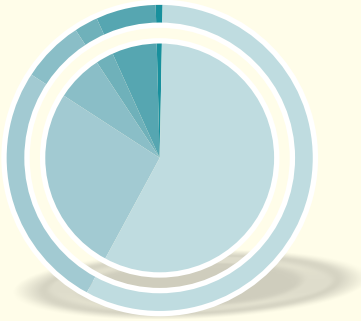
進行中的主要維修及改善工程

	Project	工程	百萬港元 (HK\$million)
Medical & Health Services 醫療衛生服務	Tung Wah Hospital	東華醫院	2.20
Total 合計			2.20
Education Services 教育服務	Secondary School Kindergarten Special School	中學 幼稚園 特殊學校	4.02 11.93 0.25
Total 合計			16.20
Community Services 社會服務	Elderly Services Youth and Family Services Rehabilitation Services Traditional Services	安老服務 青少年及家庭服務 復康服務 公共服務	115.44 7.94 59.14 32.13
Total 合計			214.65
Rental Properties 出租物業	Commercial Building Residential Building	商業樓宇 住宅樓宇	11.16 15.72
Total 合計			26.88
Others 其他			1.61
Total 合計			1.61
Grand Total 總計			261.54

Gross Lettable Floor Area of Rental Properties for the Year 2012/2013

二〇一二 / 二〇一三年度出租物業總出租樓面面積

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

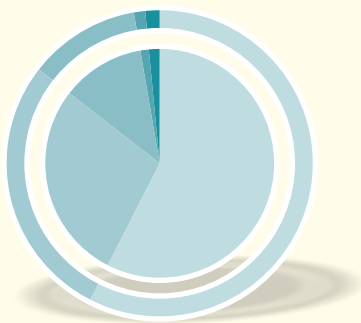


Residential 住宅	94,064	58.0%
Office 寫字樓	42,472	26.2%
Shop 商舖	10,950	6.7%
Industrial 工業	3,827	2.4%
Carpark 車位	10,420	6.4%
Others 其他	446	0.3%
Total 總數	162,179	100%

Gross Rental Income of Rental Properties for the Year 2012/2013

二〇一二 / 二〇一三年度出租物業總租金收益

Gross Rental Income (HK\$)
總租金收益(港元)



Residential 住宅	232,177,200	57%
Office 寫字樓	114,109,900	28%
Shop 商舖	52,756,700	12%
Industrial 工業	4,093,500	1%
Carpark 車位	6,877,700	2%
Total 總數	410,015,000	100%