

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 the Group'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 241,627 m² at a total project cost amounting to \$10,395.38 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 Wong Fut Nam College at \$323.7 million to be completed in December 2015
- alteration and addition works to Block A of TWGHs Jockey Club Rehabilitation Complex at \$91.18 million to be completed in October 2014
- redevelopment of TWGHs David Trench Home for the Elderly at \$445 million to be completed in April 2015
- a 28-storey residential apartment building at Nos. 1-10 Kwai Fong Street, Happy Valley, Hong Kong at \$335.5 million to be completed in June 2015

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

Maintenance Projects

During the year, a total of 59 major renovation or maintenance projects have been completed while 119 projects are in progress, incurring a total project cost of \$294.03 million. The major projects completed include:

- renovation works to fence wall and guard house at Li Shiu Chung Memorial Building, Tung Wah Hospital

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。物業科致力提供優質服務及專業支援，以確保本院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，總建築面積共二十四萬一千六百二十七平方米，涉及工程費用達一百零三億九千五百三十八萬元。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，費用為三億二千三百七十萬元
- 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月完成，費用為九千一百一十八萬元
- 東華三院戴麟趾安老院重建工程，預計於二〇一五年四月完成，費用為四億四千五百萬元
- 位於香港跑馬地桂芳街一至十號樓高二十八層的住宅大廈，預計於二〇一五年六月落成，費用為三億三千五百五十萬元

各項建築工程的資料撮錄於後頁。

維修工程

本年度，物業科共完成五十九項主要的裝修及維修工程，並積極進行一百一十九項工程，總工程費用達二億九千四百零三萬元。已完成的主要工程包括：

- 東華醫院李兆忠紀念大樓圍牆及保安亭裝修工程

- fitting out works to new Elderly Centres at Shun Lee Estate, Pok Hong Estate and Mei Lam Estate
- major renovation at TWGHs Jockey Club Rehabilitation Complex
- fitting out works to the Fitness and Rehabilitation Centre at Tai Tung Pui Social Service Building
- improvement works to various kindergartens of the Group
- renovation to lift lobbies and modernization of lift control system at Tung Sun Commercial Centre
- refurbishment works to the external wall at Centenary Mansion Block 2

- 位於順利邨、博康邨及美林邨的新長者中心裝修工程
- 東華三院賽馬會復康中心大型裝修工程
- 戴東培社會服務大樓的健體及復康中心裝修工程
- 本院多間幼稚園改善工程
- 東新商業中心大堂裝修及更新升降機控制系統工程
- 百年大樓二座外牆翻新工程

各項維修工程的資料撮錄於後頁。

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

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 service needs.

Estate Management

Tung Wah currently owns and manages 112 properties with a total lettable floor area of about 162,219 m² and 2,947 tenancies (details as illustrated on the following pages).

During the year, Tung Wah has accepted one donated property at Flat B, 28/F, Ka Yan Mansion (Block A), Jade Field Garden, 17 Ngau Tau Kok Road, Kowloon and also 9 carparking spaces on G/F of Carpark C, Hongkong Garden (Phase III), Tsing Lung Tau, New Territories.

The rental rates and occupancy of major properties remained stable in line with the market conditions. The overall occupancy rate of Tung Wah's rental properties reached 98% towards the end of the year and the total gross rental income in the year 2013/2014 attained \$443 million (details as illustrated on the following pages).

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作發展服務之用，以滿足服務需求。

產業管理

房產方面，東華現時合共擁有及管理一百一十二項物業，總出租樓面面積約為十六萬二千二百一十九平方米，租約共二千九百四十七份（詳見後頁）。

本年度，東華接受了一項捐贈物業，該物業位於九龍牛頭角道十七號嘉和園嘉仁大廈（A座）二十八樓B室。另外，亦有善長捐出位於新界青龍頭豪景花園（3期）C停車場地下的九個車位。

跟隨市場狀況，主要物業的租金及出租率均告平穩。東華物業整體出租率於年底時升至百分之九十八，而二〇一三／二〇一四年度東華的總租金收入達四億四千三百萬元（詳見後頁）。

Redevelopment project of Kwai Fong Street
桂芳街重建項目

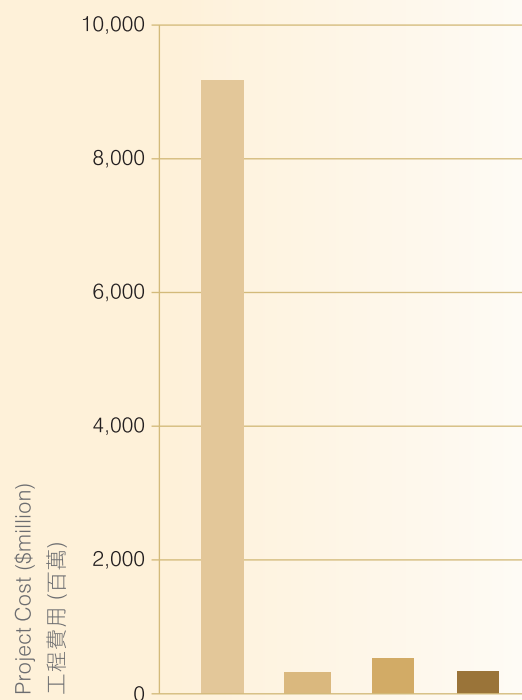
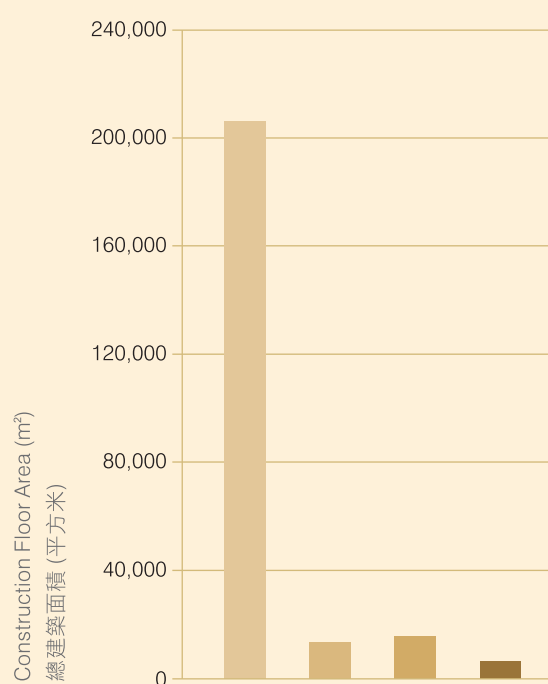


Outlook of Centenary Mansion Block 2 after refurbishment
百年大樓第二座外牆翻新工程完成

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 (\$million) 工程費用 (百萬)
Medical & Health Services 醫療衛生服務	206,000.00	9,200.00
Education Services 教育服務	13,400.00	323.70
Community Services 社會服務	15,669.00	536.18
Rental Properties 出租物業	6,558.70	335.50
Total 合計	241,627.70	10,395.38

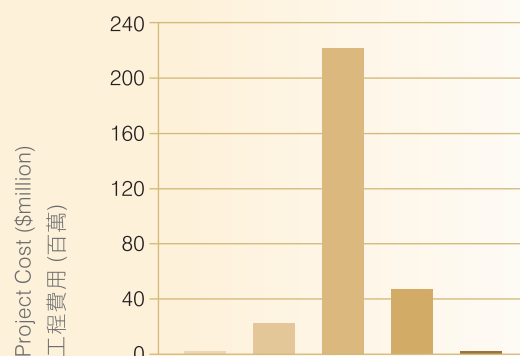
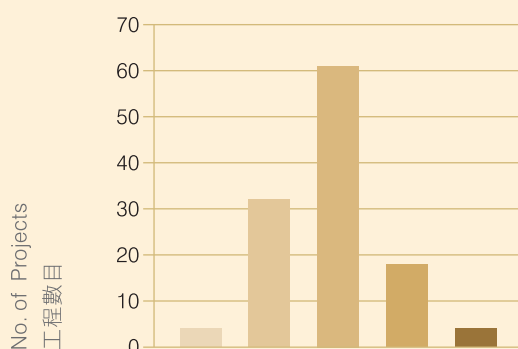


	Number 數目	Project 工程	Facilities 設施	Construction Floor Area(m ²) 總建築面積 (平方米)	Project Cost (\$million) 工程費用 (百萬)	Target Completion Date 預計完工日期
Medical & Health Services 醫療衛生服務	1	Redevelopment of Kwong Wah Hospital incorporating a Chinese Medicine Hospital Wing 廣華醫院重建暨中醫大樓發展計劃	Facilities include a Chinese Medicine Hospital Wing, a Clinical Services Wing, and an Administrative and Ancillary Wing 設施包括一座中醫大樓、一座醫療大樓及一座行政大樓	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 將整所學校重建成設有三十間班房及符合Y2K學校標準的全新校舍	13,400.00	323.70	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 a day activity centre cum hostel, a training centre for rehabilitation and nursing personnel, and an external garden, etc. 設施包括一間日間活動中心暨宿舍，一間康復及護理人員培訓中心，以及一個戶外花園等	2,710.00	91.18	October 2014 二〇一四年十月
		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 a government-subsidized care and attention home, a self-financing care and attention home as well as a day care centre for the elderly, etc. 設施包括一間政府資助護理安老院、一間自費護理安老院及一間日間老人中心等	12,959.00	445.00	April 2015 二〇一五年四月
Rental Properties 出租物業	1	Redevelopment of Nos. 1-10 Kwai Fong Street 桂芳街一至十號重建計劃	28-storey residential apartment building 二十八層住宅大廈	6,558.70	335.50	June 2015 二〇一五年六月
Grand Total 總計				241,627.70	10,395.38	

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 (\$million) 工程費用 (百萬)
Medical & Health Services 醫療衛生服務	4	1.42
Education Services 教育服務	32	22.49
Community Services 社會服務	61	221.40
Rental Properties 出租物業	18	46.90
Others 其他	4	1.82
Total 合計	119	294.03



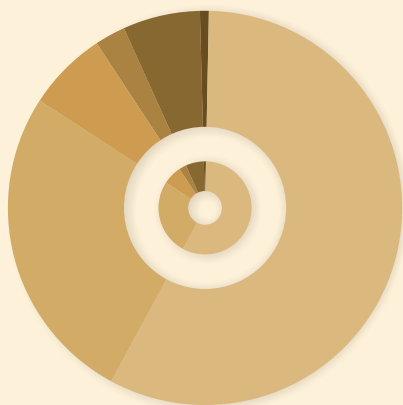
Major Maintenance and Improvement Projects in Progress

進行中的主要維修及改善工程

	Project	工程	百萬 (\$million)
Medical & Health Services	Tung Wah Hospital	東華醫院	0.60
醫療衛生服務	Tung Wah Eastern Hospital	東華東院	0.82
Total 合計			1.42
Education Services	Secondary School	中學	4.20
教育服務	Primary School	小學	1.26
	Kindergarten	幼稚園	13.10
	Special School	特殊學校	3.93
合計 Total			22.49
Community Services	Elderly Services	安老服務	159.15
社會服務	Youth and Family Services	青少年及家庭服務	5.00
	Rehabilitation Services	復康服務	24.83
	Traditional Services	公共服務	32.42
Total 合計			221.40
Rental Properties	Commercial Building	商業樓宇	13.84
出租物業	Residential Building	住宅樓宇	33.06
Total 合計			46.90
Others 其他			1.82
Total 合計			1.82
Grand Total 總計			294.03

Gross Lettable Floor Area of Rental Properties for the Year 2013/2014

二〇一三／二〇一四年度出租物業總出租樓面面積

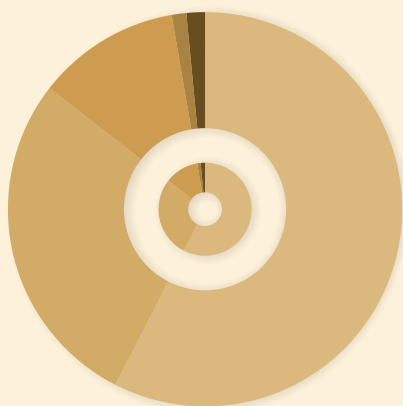


Gross Lettable Floor Area (m²)
總出租樓面面積(平方米)

Residential 住宅	94,104	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	162,219	100%

Gross Rental Income of Rental Properties for the Year 2013/2014

二〇一三／二〇一四年度出租物業總租金收益



Gross Rental Income (HK\$)
總租金收益(港幣)

Residential 住宅	252,268,900	57%
Office 寫字樓	124,418,000	28%
Shop 商舖	55,759,400	12%
Industrial 工業	3,586,500	1%
Carpark 車位	7,459,200	2%
Total 總數	443,492,000	100%