



物業發展及管理 | Property Development and Management



專業工程及管理團隊

Professional Construction and Management Team

為配合多元化的服務，物業科負責為東華三院屬下的醫療衛生、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，以確保本院各工程項目的支出符合預算，並依時完工及達至高水平。

建築工程

二〇一四／二〇一五年度，東華三院完成一項主要建築工程：

- 東華三院賽馬會復康中心A座改動及加建工程

東華三院現正積極進行七項主要建築工程，總建築面積共二十七萬五千四百零六平方米，涉及工程費用達一百一十五億二千三百零九萬元。工程包括：

- 廣華醫院重建暨中醫服務，預計於二〇二二／二〇二三年度完成，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
- 東華三院馬錦燦紀念小學重置計劃，預計於二〇一九年六月完成，費用為三億九千八百四十萬元
- 東華三院戴麟趾安老院重建工程（新命名為東華三院賽馬會松朗安老綜合中心），預計於二〇一五年六月完成，費用為四億六千二百六十萬元
- 位於荷李活道的青年宿舍興建工程，預計規劃申請於二〇一五年八月獲批准，費用為三億五千二百五十萬元
- 位於黃大仙的全人青年中心興建工程，預計於二〇一九年九月完成，費用為四億三千五百萬元

To facilitate the wide spectrum of services provided for the community, the Property Division undertakes all construction, maintenance and renovation projects for TWGHs' medical and health, education and community service 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, scheduled time frames and of high quality.

Construction Projects

During the year 2014/2015, one major construction project has been successfully completed:

- alteration and addition works to Block A of TWGHs Jockey Club Rehabilitation Complex

Currently, a total of 7 construction projects with a total floor area of 275,406 m² at a total project cost amounting to \$11,523.09 million is in progress. The projects include:

- redevelopment of Kwong Wah Hospital incorporating Chinese medicine services at \$9,200 million to be completed in 2022/2023
- redevelopment of TWGHs Wong Fut Nam College at \$323.7 million to be completed in December 2015
- relocation of TWGHs Ma Kam Chan Memorial Primary School at \$398.4 million to be completed in June 2019
- redevelopment of TWGHs David Trench Home for the Elderly (newly named TWGHs Jockey Club Sunshine Complex for the Elderly) at \$462.6 million to be completed in June 2015
- construction of a youth hostel on Hollywood Road at \$352.5 million upon town planning approval to be obtained in August 2015
- construction of a holistic youth centre in Wong Tai Sin at \$435 million to be completed in September 2019

- 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（合作項目）興建工程，預計於二〇一五年六月落成，費用為三億五千零八十九萬元

各項建築工程的資料撮錄於後頁。

維修工程

二〇一四／二〇一五年度，物業科共完成六十三項主要的維修及改善工程，並積極進行六十八項工程，總工程費用達二億一千五百二十七萬元。已完成的主要工程包括：

- 位於北角的東華三院社區牙科診所裝修工程
- 東華三院吳祥川紀念中學學生活動室改建工程
- 東華三院名譽頤庭裝修工程
- 東華三院陳達堉耆智長者社區支援服務中心裝修工程
- 東華三院姚連生紀念日間活動中心暨宿舍裝修工程
- 東華三院包兆龍護理安老院更新電梯工程
- 東華三院許麗娟安老院大型裝修工程
- 東華三院萬國殯儀館洗手間及樓梯裝修工程
- 東超商業中心大堂翻新工程

各項維修及改善工程的資料撮錄於後頁。

- construction of a joint venture 28-storey residential apartment building at Nos. 1-10 Kwai Fong Street, Happy Valley, Hong Kong at \$350.89 million to be completed in June 2015

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

Maintenance Projects

During the year 2014/2015, a total of 63 major maintenance and improvement projects have been completed while 68 projects are in progress, incurring a total project cost of \$215.27 million. The major projects completed include:

- renovation works to TWGHs Community Dental Clinic at North Point
- conversion works to Student Activity Centre at TWGHs S. C. Gaw Memorial College
- fitting-out works to TWGHs May Lodge
- fitting-out works to TWGHs Chan Tat Chee Connect Community Support Centre for the Elderly
- fitting-out works to TWGHs Yao Ling Sun Memorial Day Activity Centre cum Hostel
- lift modernization works to TWGHs Pao Siu Loong Care and Attention Home
- major renovation to TWGHs Hui Lai Kuen Home for the Elderly
- renovation to toilets and common staircase at TWGHs International Funeral Parlour
- refurbishment works to lobbies of Tung Chiu Commercial Centre

Further information on maintenance and improvement projects is set out on the following pages.



累增資產以支持東華三院善業 Maximizing Assets to Support TWGHs' Charity

為補貼善款收益以支持東華三院的醫療衛生、教育及社會服務，物業科一直致力增加東華三院的資產價值以提升租金收入作發展服務之用，以滿足大眾市民的服務需求。

產業管理

房產方面，東華三院現時合共管理一百一十四項物業，總出租樓面面積約為十六萬二千九百一十五平方米，租約共二千九百五十八份（詳見後頁）。

本年度，東華三院購入位於新界葵涌打磚坪街八十一至八十三號生興工業大廈四個單位（一樓至三樓及五樓A室）及四個車位作擴展服務之用。

主要物業的租金及出租率均告平穩，符合市場狀況。

In order to supplement the donation income to support TWGHs' medical and health, education and community services, zealous efforts have been made to maximize TWGHs' asset value so as to increase the rental income and hence meet service needs of the society.

Estate Management

TWGHs currently manages 114 properties with a total lettable floor area of about 162,915 m² and 2,958 tenancies (details as illustrated on the following pages).

During the year, TWGHs has purchased 4 industrial units (1/F - 3/F and Unit A on 5/F) and 4 car parking spaces in Sang Hing Industrial Building at Nos. 81-83 Ta Chuen Ping Street, Kwai Chung, New Territories for service expansion.

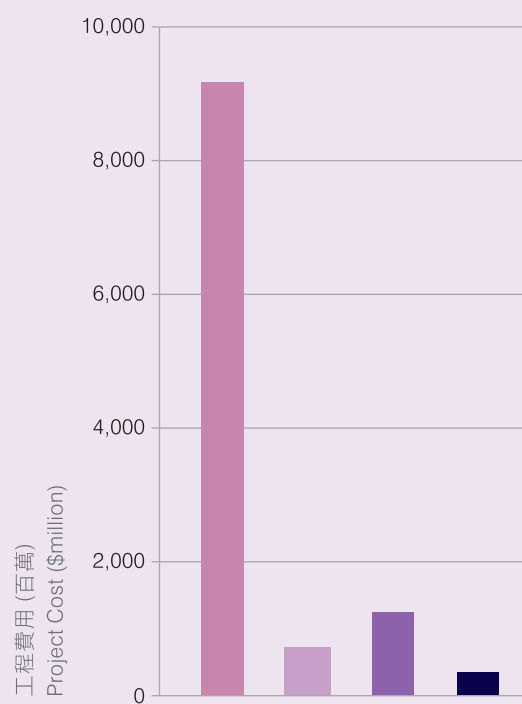
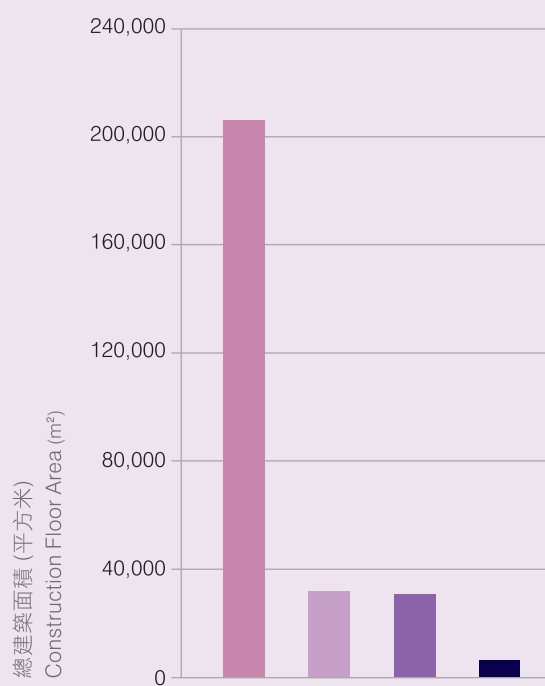
The rental and occupancy rates of major properties remain stable in line with the market condition.



進行中的建築工程總建築面積及費用

Construction Floor Area and Cost of Construction Projects in Progress

	總建築面積 (平方米) Construction Floor Area (m ²)	工程費用 (百萬) Project Cost (\$million)
醫療衛生服務 Medical and Health Services	206,000	9,200.00
教育服務 Education Services	31,803	722.10
社會服務 Community Services	31,044	1,250.10
出租物業 Rental Properties	6,559	350.89
合計 Total	275,406	11,523.09





進行之主要建築工程

Major Construction Projects in Progress

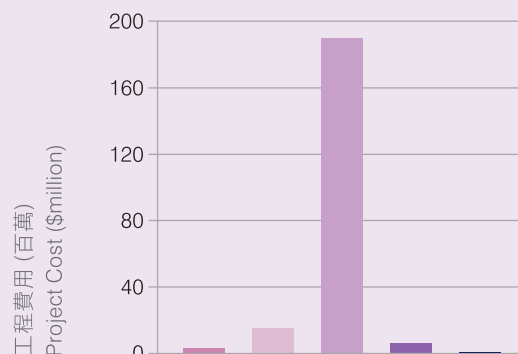
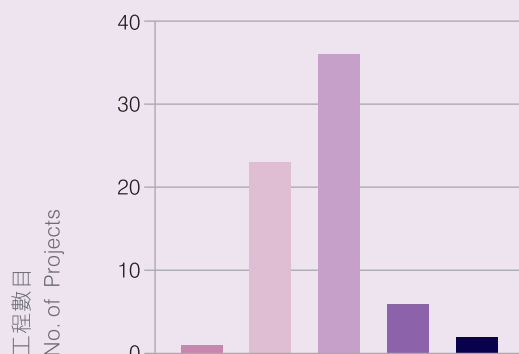
	數目 Number	工程 Project	設施 Facility	總建築面積 (平方米) Construction Floor Area (m ²)	工程費用 (百萬) Project Cost (\$million)	預計完工日期 Target Completion Date
醫療衛生服務 Medical and Health Services	1	廣華醫院重建暨中醫服務計劃 Redevelopment of Kwong Wah Hospital incorporating Chinese medicine services	設施包括一座醫療大樓及一座行政大樓 Facilities include a clinical services block as well as an administrative and ancillary block	206,000	9,200.00	二〇二二/ 二〇二三年度 2022/2023
教育服務 Education Services	2	東華三院黃笏南中學重建計劃 Redevelopment of TWGHs Wong Fut Nam College	將整所學校重建成設有三十間課室及符合千禧學校標準的全新校舍 To redevelop the entire school premises into a 30-classroom secondary school to satisfy the prevailing Y2K standard	16,858	323.70	二〇一五年十二月 December 2015
		東華三院馬錦燦紀念小學重置計劃 Relocation of TWGHs Ma Kam Chan Memorial Primary School	興建一所設有三十六間課室、全天候泳池及體育館的全新校舍 To construct a new 36-classroom primary school with swimming pool and gymnasium	14,945	398.40	二〇一九年六月 June 2019
社會服務 Community Services	3	東華三院戴麟趾安老院重建計劃（新命名為東華三院賽馬會松朗安老綜合中心） Redevelopment of TWGHs David Trench Home for the Elderly (newly named TWGHs Jockey Club Sunshine Complex for the Elderly)	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 Facilities include a government-subsidized care and attention home, a self-financing care and attention home and a day care centre for the elderly etc.	12,959	462.60	二〇一五年六月 June 2015
		荷李活道青年宿舍興建工程 Construction of a youth hostel on Hollywood Road	興建一所青年宿舍，共提供一百二十間單人房及九十三間雙人房，合共三百零六個宿位 To construct a hostel comprising 120 single units and 93 double units, providing 306 hostel places	7,995	352.50	二〇一五年八月 (預計規劃申請 獲批准日期) August 2015 (Announcement of approval of town planning application)
		黃大仙全人青年中心興建工程 Construction of a holistic youth centre in Wong Tai Sin	設施包括旅舍、劇院及各類型活動室 Facilities comprise a hostel, a performance hall and a youth development centre etc.	10,090	435.00	二〇一九年九月 September 2019
出租物業 Rental Properties	1	桂芳街一至十號重建計劃（合作項目） Redevelopment of Nos. 1-10 Kwai Fong Street (Joint Venture Project)	興建一幢樓高二十八層住宅大廈 To construct a 28-storey residential apartment building	6,559	350.89	二〇一五年六月 June 2015
合計 Total				275,406	11,523.09	



進行中的維修及改善工程數目及費用

Number and Cost of Renovation and Improvement Projects in Progress

	工程數目 No. of Projects	工程費用 (百萬) Project Cost (\$million)
醫療衛生服務 Medical and Health Services	1	3.50
教育服務 Education Services	23	15.60
社會服務 Community Services	36	189.35
出租物業 Rental Properties	6	6.27
其他 Others	2	0.55
合計 Total	68	215.27



進行中的主要維修及改善工程

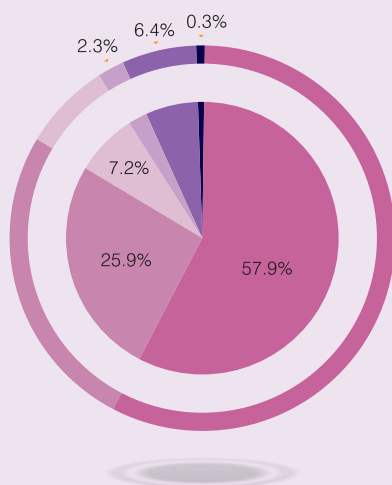
Major Maintenance and Improvement Projects in Progress

	工程 Project	百萬 (\$million)
醫療衛生服務 Medical and Health Services	中央煎藥中心 Centralized Decoction Centre	3.50
	小計 Subtotal	3.50
教育服務 Education Services	中學 Secondary School	3.02
	小學 Primary School	0.43
	幼稚園 Kindergarten	10.28
	特殊學校 Special School	1.87
	小計 Subtotal	15.60
社會服務 Community Services	安老服務 Elderly Services	91.15
	青少年及家庭服務 Youth and Family Services	42.53
	復康服務 Rehabilitation Services	33.16
	公共服務 Traditional Services	22.51
	小計 Subtotal	189.35
出租物業 Rental Properties	商業樓宇 Commercial Building	3.22
	住宅樓宇 Residential Building	3.05
	小計 Subtotal	6.27
其他 Others		0.55
	小計 Subtotal	0.55
合計 Total		215.27



二〇一四／二〇一五年度出租物業總出租樓面面積

Gross Lettable Floor Area of Rental Properties for the Year 2014/2015



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

住宅 Residential	94,249	57.9%
寫字樓 Office	42,139	25.9%
商舖 Shop	11,785	7.2%
工業 Industrial	3,768	2.3%
車位 Carpark	10,528	6.4%
其他 Others	446	0.3%

合計 Total	162,915	100%
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