



# 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發展、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

二〇一五／二〇一六年度，東華三院共完成三項主要建設工程：

- 桂芳街一至十號住宅大廈（合作項目）重建工程
- 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）
- 東華三院黃笏南中學重建工程

東華三院現正積極進行四項主要發展建設工程，總建築面積共三十萬二千零九十三平方米，工程包括：

- 廣華醫院重建暨中醫大樓發展計劃，現正積極進行設計規劃協調工作

To facilitate the wide spectrum of services provided for the community, the Property Division undertakes all development, 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 budget, on time, and with high quality.

### Construction Projects

During the year 2015/2016, 3 major development projects have been successfully completed:

- redevelopment of Nos. 1-10 Kwai Fong Street (Joint Venture Project)
- redevelopment of TWGHs David Trench Home for the Elderly (newly named TWGHs Jockey Club Sunshine Complex for the Elderly)
- redevelopment of TWGHs Wong Fut Nam College

Currently, a total of 4 development projects with a total construction floor area of 302,093 m<sup>2</sup> are in progress. The projects include:

- Design coordination exercise for the redevelopment of Kwong Wah Hospital, incorporating a Chinese Medicine Wing, has been actively undertaken

- 東華三院馬錦燦紀念小學重置工程，預計於二〇一七年三月完成
- 位於荷李活道的青年宿舍建設工程，現正積極進行規劃申請
- 位於黃大仙的全人青年中心建設工程，已向政府有關部門申請以私人協約方式批地

各項發展建設工程的資料撮錄於後頁。

### 維修工程

二〇一五／二〇一六年度，物業科共完成四十九項主要的維修及改善工程，並積極進行六十二項工程，總工程費用達二億五千一百萬元。已完成的主要工程包括：

- 位於葵涌生興工業大廈一樓的東華三院何超蕸檔案及文物中心裝修工程
- 位於葵涌生興工業大廈二樓的東華三院李恩李鋈麟父子中央煎藥中心裝修工程
- 位於葵涌生興工業大廈三樓的東華三院煮饌易生產中心裝修工程
- 位於長沙灣的護養安老院裝修工程
- 位於白田邨的東華三院第三齡義工中心暨膳深軒裝修工程
- 東華三院樂群地區支援中心裝修工程
- 東華三院方肇彝長者鄰舍中心裝修工程
- 東華三院王少清長者中心裝修工程
- 東華三院鑽石山殯儀館環保燒衣爐安裝工程

各項維修及改善工程的資料撮錄於後頁。

- Reprovisioning of TWGHs Ma Kam Chan Memorial Primary School to be completed in March 2017
- Town planning application for the development of a youth hostel on Hollywood Road has been in the pipeline
- Land Grant (Private Treaty Grant) application has been submitted to the relevant government departments for the development of a holistic youth centre in Wong Tai Sin

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

### Maintenance Projects

During the year 2015/2016, a total of 49 major maintenance and improvement projects have been completed while 62 projects are in progress, incurring a total project cost of \$251 million. The major projects completed include:

- fitting-out works for TWGHs Maisy Ho Archives and Relics Centre on 1/F, Sang Hing Industrial Building, Kwai Chung
- fitting-out works for TWGHs Lee Yen & Lee Yuk Lun, JP, Father & Son Centralized Decoction Centre on 2/F, Sang Hing Industrial Building, Kwai Chung
- fitting-out works for TWGHs CookEasy Production Centre on 3/F, Sang Hing Industrial Building, Kwai Chung
- fitting-out works for New Residential Care Home for the Elderly at Cheung Sha Wan
- fitting-out works for TWGHs Third Age Volunteers Centre cum Community Kitchen at Pak Tin Estate
- fitting-out works for TWGHs Lok Kwan District Support Centre
- fitting-out works for TWGHs Fong Shiu Yee Neighbourhood Elderly Centre
- fitting-out works for TWGHs Wong Shiu Ching Centre for the Elderly
- installation of Environmentally Friendly Paper Artifacts Furnace at TWGHs Diamond Hill Funeral Parlour

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

## 善用資產以支持東華三院善業 Optimizing 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，物業科一直妥善管理東華三院的資產價值以維持穩定的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一百一十三項物業，總出租樓面面積約為十八萬七千二百九十四平方米，租約共二千九百三十九份（詳見後頁）。

本年度，東華三院接受了一項捐贈物業，該物業位於香港置富道十一號置富花園富恆苑（十一座）十一樓G室。

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, efforts have been made to properly manage TWGHs' asset value so as to stabilize the rental income and hence meet service needs of the society.

### Estate Management

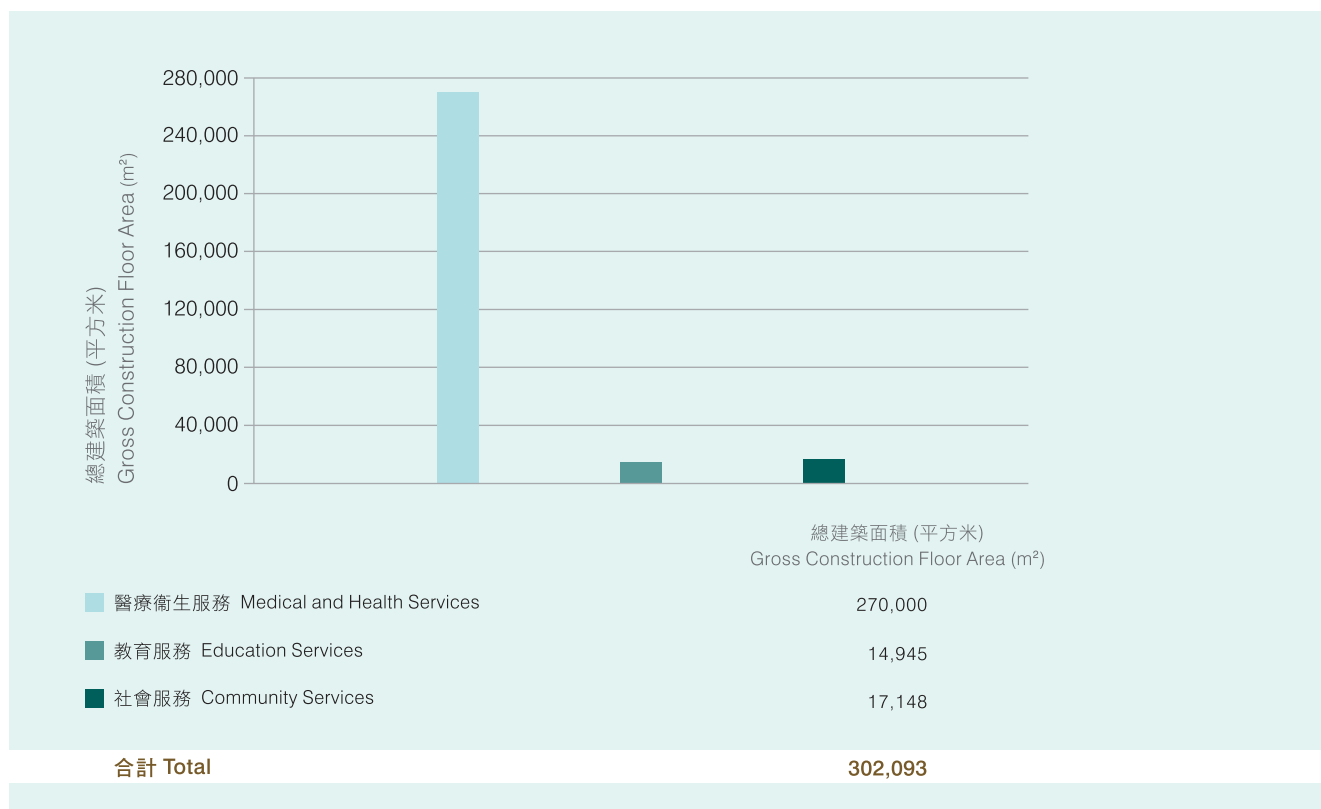
TWGHs currently manages 113 properties with a total lettable floor area of about 187,294 m<sup>2</sup> and 2,939 tenancies (details as illustrated on the following pages).

During the year, TWGHs has accepted one donated property at Flat G, 11/F, Block 11, Fu Heng Yuen, Chi Fu Fa Yuen, 11 Chi Fu Road, Hong Kong.

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

## 進行中的發展建設工程總建築面積

### Gross Construction Floor Area of Development Projects in Progress



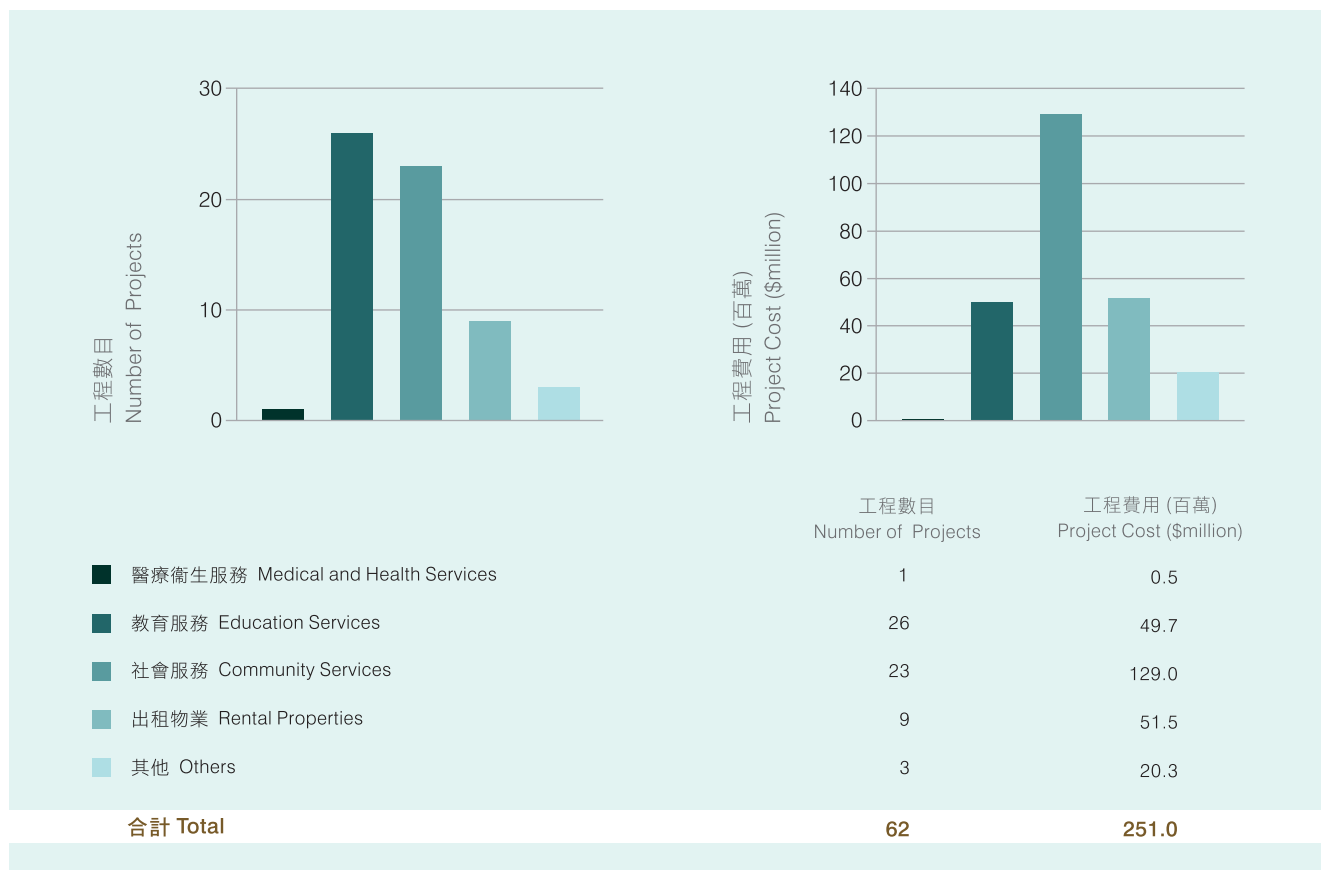
## 進行中的發展建設工程

### Development Projects in Progress

|  | 數目<br>Number | 工程<br>Project  | 設施<br>Facility  | 總建築面積<br>(平方米)<br>Gross<br>Construction<br>Floor Area (m²) |
|--|--------------|--|---|--|
| 醫療衛生服務<br>Medical and<br>Health Services | 1            | 廣華醫院重建暨中醫大樓發展計劃<br>Redevelopment of<br>Kwong Wah Hospital incorporating a<br>Chinese Medicine Wing                   | 設施包括一座中醫大樓、一座醫療大樓及一座行政大樓<br>Facilities include a Chinese Medicine Wing, a Clinical<br>Services Wing, as well as an Administrative and Ancillary<br>Wing   | 270,000  |
| 教育服務<br>Education<br>Services            | 1            | 東華三院馬錦燦紀念小學重置工程<br>Reprovisioning of TWGHs Ma Kam<br>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<br>校舍<br>To construct a new 36-classroom primary school premises<br>with all-weather swimming pool and gymnasium                | 14,945   |
| 社會服務<br>Community<br>Services            | 2            | 荷李活道青年宿舍興建計劃規劃申請<br>Planning application for a youth hostel<br>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<br>雙人房，合共三百零六個宿位<br>To construct a youth hostel comprising 120 single units<br>and 93 double units, providing 306 hostel places | 7,058  |
|  |              | 黃大仙全人青年中心興建計劃批地申請<br>Land Grant (Private Treaty Grant)<br>application for a holistic youth centre in<br>Wong Tai Sin | 設施包括旅舍、劇院、各類型活動室等<br>Facilities comprise a hostel, a performance hall, activity<br>rooms etc.   | 10,090   |
| 合計 Total                                 |              |  |   | 302,093  |

## 進行之主要維修及改善工程

### Major Maintenance and Improvement Projects in Progress



## 進行之主要維修及改善工程

### Major Maintenance and Improvement Projects in Progress

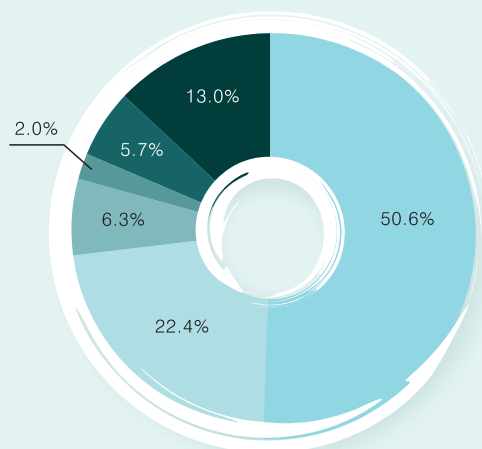
|                                       | 工程 Project                         | 工程數目 Number of Projects |             | 百萬 (\$million) |
|---------------------------------------|------------------------------------|-------------------------|-------------|----------------|
| 醫療衛生服務<br>Medical and Health Services | 廣華醫院 Kwong Wah Hospital            |                         |             | 0.5            |
|                                       |                                    | 1                       | 小計 Subtotal | 0.5            |
| 教育服務<br>Education Services            | 中學 Secondary School                |                         |             | 35.3           |
|                                       | 幼稚園 Kindergarten                   |                         |             | 13.3           |
|                                       | 特殊學校 Special School                |                         |             | 1.1            |
|                                       |                                    | 26                      | 小計 Subtotal | 49.7           |
| 社會服務<br>Community Services            | 安老服務 Elderly Services              |                         |             | 85.0           |
|                                       | 青少年及家庭服務 Youth and Family Services |                         |             | 5.3            |
|                                       | 復康服務 Rehabilitation Services       |                         |             | 27.2           |
|                                       | 公共服務 Traditional Services          |                         |             | 11.5           |
|                                       |                                    | 23                      | 小計 Subtotal | 129.0          |
| 出租物業<br>Rental Properties             | 商業樓宇 Commercial Building           |                         |             | 20.9           |
|                                       | 住宅樓宇 Residential Building          |                         |             | 30.6           |
|                                       |                                    | 9                       | 小計 Subtotal | 51.5           |
| 其他 Others                             |                                    |                         |             | 20.3           |
|                                       |                                    | 3                       | 小計 Subtotal | 20.3           |
| 合計 Total                              |                                    | 62                      |             | 251.0          |

二〇一五／二〇一六年度出租物業總出租樓面面積

Gross Lettable Floor Area of Rental Properties for the Year 2015/2016

總出租樓面面積(平方米)  
Gross Lettable Floor Area (m<sup>2</sup>)

|                |        |       |
|----------------|--------|-------|
| 住宅 Residential | 94,746 | 50.6% |
| 寫字樓 Office     | 42,045 | 22.4% |
| 商舖 Shop        | 11,794 | 6.3%  |
| 工業 Industrial  | 3,768  | 2.0%  |
| 車位 Carpark     | 10,653 | 5.7%  |
| 其他 Others      | 24,288 | 13.0% |



合計 Total 187,294 100%