

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

為配合東華三院的多元化服務，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、裝修工程及提供專業支援，並確保本院各工程項目的支出符合預算，依時竣工及達至高水平。

建築工程

東華三院於2017/2018年度完成東華三院馬錦燦紀念小學重置及增補工程。本院現正積極進行4項主要發展建設工程，涉及的總建築面積達289,408平方米，工程包括：

- 廣華醫院重建計劃第一期項目，包括基礎、挖掘、橫向承托及地下結構工程，以及為上蓋工程招標的準備工作；
- 位於荷李活道的青年宿舍建設工程（將會根據核准的分區計劃大綱圖向城市規劃委員會遞交相關的規劃申請，獲批後會展開建築工程的相關工作）；
- 位於黃大仙的青少年全人成長中心建設工程（已獲批出私人協約地契，將聘請顧問就相關設計及建築工程作出建議）；及
- 上環禧利街7至11號重建計劃，預計於2020年8月竣工。

各項發展建設工程的資料撮錄於後頁。

The Property Division undertakes all development, construction, maintenance and renovation projects for TWGHs' medical and health, education and community services centres and rental properties to facilitate the wide spectrum of services provided by TWGHs, and to provide professional support to ensure that the Group's capital projects are completed within budget, on schedule, and with high quality.

Construction Projects

During the year 2017/2018, re-provisioning of TWGHs Ma Kam Chan Memorial Primary School and its top-up works were successfully completed. Currently, a total of 4 development projects with a total construction floor area of 289,408m² are in progress. The projects include:

- redevelopment of Kwong Wah Hospital, including foundation, excavation and lateral support as well as underground structure construction works, and also preparation of tender documents for the superstructure of Phase I redevelopment;
- development of a youth hostel at Hollywood Road (based on the approved Outline Zoning Plan, relevant planning application will be prepared and submitted to the Town Planning Board for approval and related construction works will be commenced afterwards);
- development of a Holistic Centre for Youth Development in Wong Tai Sin (the Land Grant (Private Treaty Grant) document has been issued and consultants will be engaged to carry out detailed design and to advise on construction works); and
- redevelopment of Nos. 7-11 Hillier Street, Sheung Wan, to be completed in August 2020.

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

裝修、維修及改善工程

物業科於2017/2018年度共完成57項主要的裝修、維修及改善工程，另有59項工程正在施工階段，總工程費用達2億5,800萬元。已竣工及進行之主要工程包括：

- 東華三院中醫診所（荔枝角）裝修工程；
- 東華三院馬鄭淑英安老院改裝工程；
- 東華三院安達長者鄰舍中心裝修工程；
- 位於沙田水泉澳邨的智障/肢體殘疾人士輔助宿舍裝修工程；
- 東華三院廣福祠復修工程；
- 位於油麻地的城隍廟復修工程；
- 東華三院馬錦燦紀念小學電腦室及STEM室裝修工程；
- 位於東超商業中心的東華三院音樂學院及Kidenza裝修工程；
- 東盛臺外牆翻新工程；
- 位於九龍福全街56號及菩提街1號的共居房屋計劃裝修工程（進行中）；及
- 位於屯門欣田邨新幼稚園的裝修工程（進行中）。

各項裝修、維修及改善工程的資料撮錄於後頁。

Renovation, Maintenance and Improvement Projects

A total of 57 major renovation, maintenance and improvement projects were completed during the year 2017/2018 while another 59 projects are in progress, incurring a total project cost of \$258 million. Major projects completed and in progress include:

- fitting-out works of TWGHs Chinese Medicine Clinic (Lai Chi Kok);
- conversion works of TWGHs Ma Cheng Shuk Ying Home for the Elderly;
- fitting-out works of TWGHs On Tat Neighbourhood Elderly Centre;
- fitting-out works of Supported Hostel for Mentally/Physically Handicapped Persons at Shui Chuen O Estate, Sha Tin;
- restoration works of TWGHs Kwong Fook Tsz;
- restoration works of Shing Wong Temple at Yaumatei;
- fitting-out works of Computer Room and STEM Education Room at TWGHs Ma Kam Chan Memorial Primary School;
- fitting-out works of TWGHs Academy of Music and Kidenza at Tung Chiu Commercial Centre;
- refurbishment of external walls at Tung Shing Terrace;
- fitting-out works of Co-living Space Project at 56 Fuk Tsun Street and 1 Lime Street, Kowloon (in progress); and
- fitting-out works of a new kindergarten at Yan Tin Estate, Tuen Mun (in progress).

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

善用資產以支持東華三院善業

Optimising Assets to Support TWGHs' Charities

為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，以維持穩定的租金收入作發展服務之用。

產業管理

房產方面，東華三院現時合共管理103項物業，總出租樓面面積約為189,023平方米，租約共2,963份（詳見後頁）。

東華三院於本年度購入位於九龍亞皆老街2A及2B號地下、2B號閣樓及1字樓；另接受了兩項物業捐贈，分別位於香港鰂魚涌基利坊17號南豐新邨11座9樓C室連車位442號及香港灣仔港灣道28號灣景中心大廈C座11樓C2室。

此外，因收到強制售賣令的申請及為配合舊區重建，在香港特別行政區行政長官書面批准下，東華三院於本年度出售位於九龍機利士南路40號4字樓後座的物業。另外，為配合市區重建局的重建發展項目，東華三院於本年度接受了市區重建局對九龍榮光街26號2字樓的收購建議，並獲香港特別行政區行政長官的書面批准，有關買賣程序正進行中。

主要物業的租金及出租率表現平穩，與現時市場水平相符。

Efforts have been made to properly manage TWGHs' assets to sustain the rental income needed for TWGHs' medical and health, education and community services.

Estate Management

TWGHs currently manages 103 properties with a total lettable floor area of about 189,023 m² and 2,963 tenancies (details on the following pages).

During the year, TWGHs purchased G/F, Nos. 2A & 2B Argyle Street and M/F & 1/F, No. 2B Argyle Street, Kowloon and accepted 2 donated properties at Flat C, 9/F, Block 11, Nan Fung Sun Chuen, No. 17 Greig Crescent, Quarry Bay, Hong Kong with car parking space No. 442, and Flat C2, 11/F, Block C, Causeway Centre, No. 28 Harbour Road, Wanchai, Hong Kong respectively.

In addition, having regard to the application for an order for the compulsory sale and to support urban renewal in old districts, TWGHs disposed of the premises at Rear Portion, 4/F, 40 Gillies Avenue South, Kowloon with the written approval of the Chief Executive of the HKSAR. Moreover, to support the Urban Renewal Authority's urban renewal project, TWGHs accepted the Authority's acquisition offer this year regarding the premises at 2/F, 26 Wing Kwong Street, Kowloon with the written approval of the Chief Executive of the HKSAR. The sales and purchase procedures are in progress.

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

進行中的發展建設工程

Development Projects in Progress

	數目 Number	工程 / 進度 Project/Progress	設施 Facility	總建築面積 (平方米) Gross Construction Floor Area (m²)
醫療衛生 服務 Medical and Health Services	1	廣華醫院重建計劃 Redevelopment of Kwong Wah Hospital	興建一座樓高20層的醫院大樓，新增設施包括額外醫院病床及手術室、擴充門診及急診服務部、綜合日間醫療服務中心、內科腫瘤科及中西醫結合病房等 Construction of a 20-storey hospital complex with new facilities including additional hospital beds and operation theatres, expanded sections for outpatient services and emergency services, an Ambulatory Care Centre, medical oncology service, an Integrative ward, etc.	270,000
社會服務 Community Services	2	荷李活道青年宿舍興建計劃 撥款申請 Funding application for a youth hostel on Hollywood Road	興建一所提供118間單人房及92間雙人房，合共302個宿位的青年宿舍 Construction of a youth hostel comprising 118 single units and 92 double units, providing 302 hostel places	7,058
		黃大仙青少年全人成長中心 興建計劃 Holistic Centre for Youth Development in Wong Tai Sin	興建一座樓高4層的全人成長中心，包括旅舍、劇院、活動室等 Construction of a 4-storey Holistic Centre comprising a hostel, a performance theatre, activity rooms, etc.	10,090
出租物業 Rental Properties	1	上環禧利街7至11號重建計劃 Redevelopment of Nos. 7-11 Hillier Street, Sheung Wan	興建一幢樓高26層的商業大廈 Construction of a 26-storey commercial building	2,260
合計 Total				289,408

進行中的主要裝修、維修及改善工程

Major Renovation, Maintenance and Improvement Projects in Progress

	工程 Project	工程數目 Number of Projects	工程費用（百萬元） Project Cost (\$million)
醫療衛生服務 Medical and Health Services	東華三院馮堯敬醫院 TWGHs Fung Yiu King Hospital		1.2
小計 Subtotal		1	1.2
教育服務 Education Services	中學 Secondary School		4.4
	小學 Primary School		1.8
	幼稚園 Kindergarten		23.3
	特殊學校 Special School		5.1
小計 Subtotal		24	34.6
社會服務 Community Services	安老服務 Elderly Services		46.9
	青少年及家庭服務 Youth and Family Services		34.1
	復康服務 Rehabilitation Services		43.7
	公共服務 Traditional Services		6.2
小計 Subtotal		19	130.9
出租物業 Rental Properties	商業樓宇 Commercial Building		26.1
	住宅樓宇 Residential Building		65.2
小計 Subtotal		15	91.3
合計 Total		59	258.0

2017/2018年度出租物業總出租樓面面積

Gross Lettable Floor Area of Rental Properties for the Year 2017/2018

出租物業 Rental Properties	總出租樓面面積（平方米） Gross Lettable Floor Area (m²)	總出租樓面面積（百分比） Gross Lettable Floor Area (%)
住宅 Residential	94,972	50.3%
寫字樓 Office	43,481	23.0%
商舖 Shop	11,884	6.3%
工業 Industrial	3,768	2.0%
車位 Carpark	10,630	5.6%
其他 Others	24,288	12.8%
合計 Total	189,023	100%