

# 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、社會及公共服務的單位和其出租的物業進行各項發展、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

東華三院現正積極進行5項主要建築工程，涉及的總建築面積達316,425平方米，工程包括：

- 廣華醫院重建計劃第一期項目（地庫及上蓋工程已於2019年5月展開，預計於2022年1月竣工）；
- 位於荷李活道的青年宿舍建設工程（現正準備工程的招標文件及工程費用的撥款申請）；
- 位於黃大仙的青少年全人成長中心建設工程（地基工程已於2021年首季大致完成，而上蓋工程則預計於2022年11月竣工）；
- 上環禧利街7至11號重建計劃（工程預計於2023年9月竣工）；及
- 位於灣仔的東華大廈及東新商業中心重建計劃（工程預計於2023年12月竣工）。

各項進行中的建築工程資料撮錄於後頁。

The Property Division undertakes all development, construction, maintenance and renovation projects for TWGHs' medical and health, education, community and traditional service units as well as 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

Currently, a total of 5 construction projects with a total construction floor area of 316,425m<sup>2</sup> are in progress. The projects include:

- redevelopment of Kwong Wah Hospital Phase 1 (basement and superstructure construction works were commenced in May 2019 and are expected to be completed in January 2022);
- development of a Youth Hostel on Hollywood Road (preparation of tender documents and funding application for the construction works are in progress);
- development of a Holistic Centre for Youth Development in Wong Tai Sin (foundation construction work was substantially completed in the 1st quarter of 2021, whilst superstructure construction work is expected to be completed in November 2022);
- redevelopment of Nos. 7-11 Hillier Street in Sheung Wan (construction work is expected to be completed in September 2023); and
- redevelopment of Tung Wah Mansion and Tung Sun Commercial Centre in Wanchai (construction work is expected to be completed in December 2023).

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



## 裝修、維修及改善工程

本院物業科於2020/2021年度共完成36項主要的裝修、維修及改善工程，另有60項工程正在施工階段，總工程費用達4億500萬元。已竣工的主要工程包括：

- 東華三院醫療中心(北角)的裝修工程；
- 東華三院陳兆民中學閱讀室的翻新工程；
- 東華三院譚錦球伉儷幼稚園的裝修工程；
- 東華三院王澤森長者地區中心的裝修工程；
- 東華三院穎妍宿舍的翻新工程；
- 東華三院「創活MM<sup>2</sup>」中文文創咖啡店的裝修工程；
- 把明德中心改動及加建為寫字樓的工程；及
- 東華三院黃鳳翎紀念大樓的空調及給排水系統改善工程。

六十項正在施工的裝修、維修及改善工程資料撮錄於後頁。

## Renovation, Maintenance and Improvement Projects

A total of 36 major renovation, maintenance and improvement projects were completed by the Property Division of the Group during the year 2020/2021 while another 60 projects are in progress, incurring a total project cost of \$405 million. Major projects completed include:

- fitting-out works of TWGHs Medical Centre (North Point);
- renovation works of reading room at TWGHs Chen Zao Men College;
- fitting-out works of TWGHs Mr. & Mrs. Tam Kam Kau Kindergarten;
- fitting-out works of TWGHs Wilson T.S. Wang District Elderly Community Centre;
- renovation works of TWGHs Wing Yin Hostel;
- fitting-out works of TWGHs MM<sup>2</sup> Café;
- alteration and addition works of Ming Tak Centre into Office; and
- improvement works of air-conditioning as well as plumbing and drainage systems at TWGHs Wong Fung Ling Memorial Building.

Further information on the 60 renovation, maintenance and improvement projects in progress 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、社會及公共服務，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

東華三院現時合共管理106項物業，總出租樓面面積約176,042平方米(詳見後頁)，租約共2,863份。

東華三院於本年度接受了1項物業捐贈，該物業位於香港西營盤西邊街24號(一單位)。

受到2019冠狀病毒病疫情爆發的影響，東華三院物業於年內的整體平均出租率及租值因市況而下跌，租金收入亦受到負面影響。

Efforts have been made by the Property Division to properly manage TWGHs' assets to sustain the rental income in support of the development of TWGHs' medical and health, education, community and traditional services.

### Estate Management

TWGHs currently manages 106 properties with a total lettable floor area of about 176,042m<sup>2</sup> (details are set out on the following pages) and 2,863 tenancies.

During the year, TWGHs accepted a donated property at No. 24 Western Street, Sai Ying Pun, Hong Kong (an apartment).

The overall average occupancy rate and rental value of the Group's properties in the year had edged down and the rental income was adversely affected by the outbreak of COVID-19 pandemic.



## 進行中的建築工程 Construction Projects in Progress

	數目 Numbers	工程 Projects	設施 Facilities	總建築面積(平方米) Gross Construction Floor Area (m <sup>2</sup> )
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層的新醫院大樓，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 new 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 services and an integrative ward, etc.	278,902
社會服務 Community Services	2	荷李活道青年宿舍建設工程 Development of 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 with 302 hostel places comprising 118 single units and 92 double units	8,128
		黃大仙青少年全人成長中心 建設工程 Development of a 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、多功能表演場館、活動室等 Construction of a 4-storey holistic centre comprising a hostel, a multi-purpose performance venue, activity rooms, etc.	12,500
出租物業 Rental Properties	2	上環禧利街7至11號重建計劃 Redevelopment of Nos. 7-11 Hillier Street in Sheung Wan	興建一幢樓高27層的商業大廈 Construction of a 27-storey commercial building	2,295
		灣仔東華大廈及東新商業中心 重建計劃 Redevelopment of Tung Wah Mansion and Tung Sun Commercial Centre in Wanchai	興建一幢樓高28層的商業大廈 Construction of a 28-storey commercial building	14,600
合計 Total				316,425



## 進行之主要裝修、維修及改善工程

### Major Renovation, Maintenance and Improvement Projects in Progress

	工程 Projects	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	醫院服務 Hospital Services	3	3.9
	中醫醫療服務 Chinese Medicine Services	1	8.4
小計 Subtotal		4	12.3
教育服務 Education Services	小學 Primary School	3	66.7
	幼稚園 Kindergarten	5	6.5
	特殊學校 Special School	1	1.0
小計 Subtotal		9	74.2
社會服務 Community Services	安老服務 Elderly Services	9	126.8
	青少年及家庭服務 Youth and Family Services	6	5.5
	復康服務 Rehabilitation Services	3	5.7
小計 Subtotal		18	138.0
公共服務 Traditional Services	殯儀及殮葬服務 Funeral and Burial Services	8	50.4
	廟宇及祭祀服務 Temples and Ritualistic Services	2	2.4
小計 Subtotal		10	52.8
出租物業 Rental Properties	商業樓宇 Commercial Building	5	39.6
	住宅樓宇 Residential Building	14	88.1
小計 Subtotal		19	127.7
合計 Total		60	405.0

## 2020/2021年度出租物業總出租樓面面積

### Gross Lettable Floor Area of Rental Properties for the Year 2020/2021

出租物業 Rental Properties	總出租樓面面積(平方米) Gross Lettable Floor Area (m <sup>2</sup> )	總出租樓面面積(百分比) Gross Lettable Floor Area (%)
住宅 Residential	94,091	53.4%
寫字樓 Office	35,009	19.9%
商舖 Shop	9,997	5.7%
工業 Industrial	2,027	1.2%
車位 Carpark	10,630	6.0%
其他 Others	24,288	13.8%
合計 Total	176,042	100%

