

物業發展

及管理

PROPERTY DEVELOPMENT AND MANAGEMENT



專業工程及管理團隊

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315,030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6月竣工)；
- 位於上環荷李活道的青年宿舍建設工程(於2021年4月成功取得工程費用撥款後，拆卸工程隨即於同年8月展開，現正準備地基及上蓋工程的招標文件，相關工程預計於2022年9月展開)；
- 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4月完成，上蓋工程亦隨即展開，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年第四季竣工)；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2024年第三季竣工)。

各項進行中的建築工程資料撮錄於後頁。

Professional Construction and Management Team

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

Construction Projects

Currently, a total of 5 construction projects with a total construction floor area of 315,030 m² are in progress. The projects include:

- the redevelopment of Kwong Wah Hospital Phase I (basement and superstructure works were commenced in May 2019 and are expected to be completed in June 2022);
- the development of a Youth Hostel on Hollywood Road in Sheung Wan (the funding for the construction works was successfully obtained in April 2021 and the demolition works were commenced in August 2021 subsequently. Preparation of tender documents for foundation and superstructure works is in progress and the associated construction works are expected to be commenced in September 2022);
- the development of a Holistic Centre for Youth Development in Wong Tai Sin (foundation works were completed in April 2021. Superstructure works were commenced subsequently and are expected to be completed in November 2022);
- the redevelopment of Nos. 7-11 Hillier Street in Sheung Wan (construction works are expected to be completed in the 4th quarter of 2023); and
- the redevelopment of Tung Wah Mansion and Tung Sun Commercial Centre in Wanchai (construction works are expected to be completed in the 3rd quarter of 2024).

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2021/2022年度共完成36項主要的裝修、維修及改善工程，另有47項工程正處於施工階段，總工程費用達6億2,180萬元。已竣工的主要工程包括：

- 東華醫院中醫普通科門診部的裝修工程；
- 東華醫院—香港大學中醫藥臨床教研中心的裝修工程；
- 東華三院曾憲備小學的增補工程；
- 東華三院黃朱惠芬幼稚園兩個課室的裝修工程；
- 東華三院包玉星學校的增補工程；
- 東華三院學勤兒童之家、東華三院學謙兒童之家及東華三院慈慧兒童之家的裝修工程；
- 東華三院萬國殯儀館3至5樓靈寢室空調系統更換工程；
- 位於東輝花園的物業科產業管理部、企業傳訊科及稽核科辦公室的裝修工程；及
- 東慈商業中心的中央空調系統更換工程。

四十七項正在施工的裝修、維修及改善工程資料撮錄於後頁。

善用資產以支持東華三院善業

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109項物業，總出租樓面面積約178,603平方米（詳見後頁），租約共2,876份。

東華三院於本年度接受了兩項物業捐贈，分別位於：

- 九龍花園街124號大安大廈（1住宅單位）
- 九龍醫局街128-132號金輝樓（1商業單位）

儘管2019冠狀病毒病疫情於年內漸趨緩和，但租務市場仍然偏軟。在租務市場及經營環境的不明朗下，東華三院物業於年內的整體出租率及總租金收入均受到負面影響。

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 2021/2022 while another 47 projects are in progress, incurring a total project cost of \$621.8 million. Major projects completed include:

- the fitting-out works of Tung Wah Hospital Chinese Medicine General Outpatient Clinic;
- the fitting-out works of Tung Wah Hospital - The University of Hong Kong Clinical Centre for Teaching and Research in Chinese Medicine;
- the top-up works of TWGHs Tseng Hin Pei Primary School;
- the fitting-out works of 2 classrooms at TWGHs Wong Chu Wai Fun Kindergarten;
- the top-up works of TWGHs Chi-Li Pao School;
- the fitting-out works of TWGHs Hok Kan Small Group Home, TWGHs Hok Him Small Group Home and TWGHs Tsz Wai Small Group Home;
- the replacement works of air-conditioning system at reposing rooms on the 3rd to 5th floors of TWGHs International Funeral Parlour;
- the fitting-out works at Tung Fai Gardens for the offices of the Asset Management Section of the Property Division, the Corporate Communications Division and the Audit Division; and
- the replacement works of central air-conditioning system at Tung Che Commercial Centre.

Further information on the 47 renovation, maintenance and improvement projects in progress is set out on the following pages.

Optimising Assets to Support TWGHs' Charities

In support of the development of TWGHs' medical and health, education, community and traditional services, the Property Division has devoted efforts to sustain TWGHs' rental income by managing its assets properly.

Asset Management

TWGHs currently manages 109 properties with a total lettable floor area of about 178,603 m² (details are set out on the following pages) and 2,876 tenancies.

During the year, TWGHs accepted 2 donated properties. They are at:

- Tai On Building, No. 124 Fa Yuen Street, Kowloon (a residential unit)
- Kam Fai Building, Nos. 128-132 Yee Kuk Street, Kowloon (a commercial unit)

Although the COVID-19 pandemic situation was subsiding during the year, the leasing market remained sluggish. Due to the uncertainty of the leasing market and operating conditions, the overall occupancy rate and total rental income of the Group's properties edged down during the year.

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 ²)
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	上環荷李活道青年宿舍 建設工程 Development of a Youth Hostel on Hollywood Road in Sheung Wan	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	7,889
		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.	11,344
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				315,030

進行的主要裝修、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	中醫醫療服務 Chinese Medicine Services	2	59.0
小計 Subtotal		2	59.0
教育服務 Education Services	中學 Secondary School	5	15.9
	小學 Primary School	4	49.9
	幼稚園 Kindergarten	5	8.8
小計 Subtotal		14	74.6
社會服務 Community Services	安老服務 Elderly Services	4	9.6
	青少年及家庭服務 Youth and Family Services	3	117.6
	復康服務 Rehabilitation Services	1	191.0
小計 Subtotal		8	318.2
歷史文化保育 Preservation of Cultural Heritage	東華三院文物館 Tung Wah Museum	1	0.7
小計 Subtotal		1	0.7
公共服務 Traditional Services	殯儀及殮葬服務 Funeral and Burial Services	6	48.8
	廟宇及祭祀服務 Temples and Ritualistic Services	2	11.7
小計 Subtotal		8	60.5
出租物業 Rental Properties	商業樓宇 Commercial Building	2	13.2
	住宅樓宇 Residential Building	10	87.7
小計 Subtotal		12	100.9
其他 Others	行政總部 Administration Headquarters	2	7.9
小計 Subtotal		2	7.9
合計 Total		47	621.8

2021/2022年度出租物業總出租樓面面積 Gross Lettable Floor Area of Rental Properties in the Year 2021/2022

出租物業 Rental Properties	總出租樓面面積(平方米) Gross Lettable Floor Area (m ²)	總出租樓面面積(百分比) Gross Lettable Floor Area (%)
住宅 Residential	94,308	52.8%
寫字樓 Office	35,273	19.7%
商舖 Shop	10,491	5.9%
工業 Industrial	3,613	2.0%
車位 Carpark	10,630	6.0%
其他 Others	24,288	13.6%
合計 Total	178,603	100%