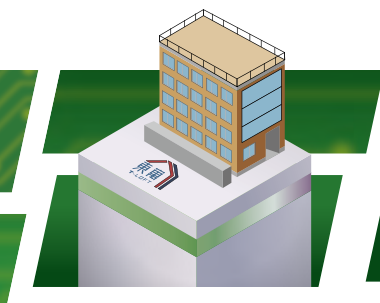


物業發展及管理

PROPERTY DEVELOPMENT AND MANAGEMENT



專業工程項目及管理

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、過渡性房屋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

2023/2024 年度，東華三院完成 3 項主要建築工程：

- 位於將軍澳第一期堆填區的東華三院「環保村」；
- 位於馬鞍山落禾沙里的過渡性房屋項目「樂和·東寓」；及
- 位於啟德沐安街的過渡性房屋項目「啟德·東寓」。

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 325,779 平方米，工程包括：

- 廣華醫院重建計劃第二期項目（工程預計於 2029 年竣工）；
- 位於上環荷李活道的青年宿舍建設工程（工程預計於 2027 年第三季竣工）；
- 上環禧利街 7 至 11 號重建計劃（工程預計於 2025 年第三季竣工）；
- 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 2025 年第四季竣工）；及
- 位於流浮山深灣路的過渡性房屋項目「流浮·東寓」建設工程（工程預計於 2025 年第一季竣工）。

各項進行中的建築工程資料撮錄於後頁。

Professional Construction Projects and Management

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, transitional housing 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

During the year 2023/2024, 3 major construction projects were successfully completed:

- TWGHs "E-Co Village" at Tseung Kwan O Stage 1 Landfill;
- Transitional Housing Project "T-Loft@Lok Wo" on Lok Wo Sha Lane in Ma On Shan; and
- Transitional Housing Project "T-Loft@Kai Tak" on Muk On Street in Kai Tak.

Currently, a total of 5 construction projects with a total construction floor area of 325,779 m² are in progress. The projects include:

- the redevelopment of Kwong Wah Hospital Phase 2 (construction works are expected to be completed in 2029);
- the construction of a Youth Hostel on Hollywood Road in Sheung Wan (construction works are expected to be completed in the third quarter of 2027);
- the redevelopment of Nos. 7-11 Hillier Street in Sheung Wan (construction works are expected to be completed in the third quarter of 2025);
- the redevelopment of Tung Wah Mansion and Tung Sun Commercial Centre in Wanchai (construction works are expected to be completed in the fourth quarter of 2025); and
- the construction of Transitional Housing Project "T-Loft@Lau Fau" on Deep Bay Road in Lau Fau Shan (construction works are expected to be completed in the first quarter of 2025).

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



過渡性房屋項目－「東寓」

東華三院屬下共有3個由房屋局資助，名為「東寓」的過渡性房屋項目，其中兩個是位於啟德沐安街12號的「啟德·東寓」，以及馬鞍山落禾沙里3號的「樂和·東寓」，在本院建築團隊與顧問和項目承建商的緊密合作下，且蒙房屋局過渡性房屋專責小組全力支援，建築工程現已順利完成。居民於2024年第一季起陸續入伙，過程順利。兩個項目分別提供519及436個單位，受惠家庭近1,000戶，紓緩了超過2,000名居民迫在眉睫的居住問題。

「啟德·東寓」及「樂和·東寓」的物業管理團隊提供全面的優質物業管理服務，時刻竭力保持環境整潔舒適。此外，社會房屋團隊及社工團隊亦已投入服務，為居民提供支援，務求入住居民可於短時間內適應新居，享有舒適、安全、和睦及多元的居住體驗，以達至基層住戶可以「負擔到、住得好、活得更好」的目標。

繼「南昌220」及以上兩個「東寓」項目後，東華三院營運的第四個過渡性房屋項目「流浮·東寓」的總承辦商合約已於2023年內批出，地盤工程亦已正式展開。該項目部分土地由新世界發展有限公司擁有，另有部分土地則由政府以短期租約形式租出，可合共提供1,233個單位，協助現居於不適切居所人士改善居住環境。「流浮·東寓」的動土典禮已於2024年1月4日舉行，並邀得房屋局局長何永賢太平紳士主禮。

房屋局局長何永賢太平紳士（前排右七）及韋浩文主席（前排左七）為流浮山深灣路的過渡性房屋項目「流浮·東寓」主持動土儀式。

The Hon. Winnie HO, JP (front row, right 7), Secretary for Housing, and Mr. WAI Ho Man, Herman (front row, left 7), the Chairman, officiated at the Ground-breaking Ceremony for Transitional Housing Project "T-Loft@Lau Fau" on Deep Bay Road in Lau Fau Shan.



位於啟德沐安街的過渡性房屋項目「啟德·東寓」
Transitional Housing Project "T-Loft@Kai Tak" on Muk On Street in Kai Tak



位於馬鞍山落禾沙里的過渡性房屋項目「樂和·東寓」
Transitional Housing Project "T-Loft@Lok Wo" on Lok Wo Sha Lane in Ma On Shan

Transitional Housing Projects – "T-Loft"

TWGHs has a total of 3 transitional housing projects funded by the Housing Bureau, named "T-Loft", 2 of which are "T-Loft@Kai Tak" at 12 Muk On Street in Kai Tak and "T-Loft@Lok Wo" at 3 Lok Wo Sha Lane in Ma On Shan. The construction works of these 2 "T-Loft" projects had been completed successfully, thanks to the close cooperation among our construction team, consultants and contractors, as well as the full support of the Task Force on Transitional Housing of the Housing Bureau. Residents were gradually moved in in the first quarter of 2024, and the relocation process had been smooth so far. The 2 projects provide 519 and 436 units respectively, benefiting nearly 1,000 households and relieving the imminent housing needs of over 2,000 residents.

There are asset management teams at "T-Loft@Kai Tak" and "T-Loft@Lok Wo" responsible for providing comprehensive and quality property management services to keep the environment clean and comfortable at all times. The social housing team and social worker team have also been put into service to offer needy support to residents, so that they can adapt to their new homes shortly and thus enjoy a comfortable, safe, harmonious yet diversified living experience. All these efforts aim to enable the grassroots to attain the standards of "Affordable Living, Well-accommodated and Better Living" conditions.

Following the transitional housing project "Nam Cheong 220" and the above 2 "T-Loft" projects, the main construction contract of the fourth transitional housing project "T-Loft@Lau Fau" operated by the Group was officially awarded in 2023, and the site works were formally commenced. While part of the site is owned by New World Development Company Limited, the rest is available from a lease of the Government under a short-term tenancy. This project will provide a total of 1,233 units to improve the living conditions of those who are currently in inadequate accommodation. The Ground-breaking Ceremony of "T-Loft@Lau Fau" was held on 4 January 2024, with the Hon. Winnie HO, JP, Secretary for Housing, officiating.



裝修、維修及改善工程

本院物業科於 2023/2024 年度共完成 42 項主要的裝修、維修及改善工程，另有 58 項工程正處於施工階段，總工程費用達 3 億 3,680 萬元。已竣工的主要工程包括：

- 東華三院馬振玉紀念中學體能訓練中心裝修工程；
- 東華三院馬錦燦紀念小學改善工程；
- 東華三院力勤幼稚園改善工程；
- 東華三院羅雄焯羅王玉文伉儷長者鄰舍中心裝修工程；
- 東華三院小欖嶽庭裝修工程；
- 慈雲山觀音佛堂的大型裝修工程；
- 東華三院行政總部會議室裝修工程；及
- 東華三院行政總部升降機優化工程。

五十八項正在施工的裝修、維修及改善工程資料撮錄於後頁。

Renovation, Maintenance and Improvement Projects

A total of 42 major renovation, maintenance and improvement projects were completed by the Property Division of the Group during the year 2023/2024 while another 58 projects are in progress, incurring a total project cost of \$336.8 million. Major projects completed include:

- the fitting-out works of a physical training centre at TWGHs C.Y. Ma Memorial College;
- the improvement works of TWGHs Ma Kam Chan Memorial Primary School;
- the improvement works of TWGHs Nickon Kindergarten;
- the fitting-out works of TWGHs Mr. Lo Hung Cheuk & Mrs. Lo Wong Yuk Man Neighbourhood Elderly Centre;
- the fitting-out works of TWGHs Siu Lam OLIVE - Courtyard;
- the major renovation works of Kwun Yum Temple, Tsz Wan Shan;
- the renovation works of the conference room at TWGHs Administration Headquarters; and
- the lift modernisation works at TWGHs Administration Headquarters.

Further information on the 58 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

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 116 項物業，總出租樓面面積約 179,453 平方米（詳見後頁），租約共 2,898 份。

東華三院於本年度接受了 3 項物業捐贈，分別位於以下地址：

- 香港中環些利街 16 號 (20 住宅單位)
- 新界荃灣荃錦中心 (1 住宅單位)
- 九龍長沙灣道 17 號譽華大廈 (1 住宅單位)

儘管 2019 冠狀病毒病疫情已於年初有所紓緩，但租務市場仍然偏軟。當前市場仍處於平緩的復蘇階段，東華三院物業於年內的整體出租率及總租金收入均保持平穩。

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 116 properties with a total lettable floor area of about 179,453 m² (details are set out on the following pages) and 2,898 tenancies.

During the year, TWGHs accepted 3 donated properties, which are located at the following addresses respectively:

- No. 16 Shelley Street, Central, Hong Kong (20 residential units)
- Tsuen Kam Centre, Tsuen Wan, New Territories (a residential unit)
- Yue Wah Building, No. 17 Cheung Sha Wan Road, Kowloon (a residential unit)

Despite the easing of the COVID-19 pandemic in early 2023, local leasing market remained soft. Given the ongoing recovery of the leasing market, the overall occupancy rate and total rental income of the Group's property portfolio have both remained stable throughout 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 (第二期) Redevelopment of Kwong Wah Hospital (Phase 2)	興建一座樓高 21 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 21-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.	271,691

	數目 Numbers	工程 Projects	設施 Facilities	總建築面積 (平方米) Gross Construction Floor Area (m ²)
社會服務 Community Services	1	上環荷李活道青年宿舍建設工程 Construction 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
過渡性房屋項目 Transitional Housing Projects	1	流浮山深灣路過渡性房屋項目 「流浮·東寓」建設工程 Construction of Transitional Housing Project "T-Loft@Lau Fau" on Deep Bay Road in Lau Fau Shan	興建樓高 4 至 5 層共 1,233 個單位的過渡性房屋及活動室 Construction of a 4-storey to 5-storey transitional housing with 1,233 units and activity room	29,123
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	14,781
	5		合計 Total	325,779

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	中醫醫療服務 Chinese Medicine Services	3	40.0
	小計 Subtotal	3	40.0
教育服務 Education Services	中學 Secondary School	7	7.8
	小學 Primary School	8	30.0
	幼稚園 Kindergarten	3	4.7
	特殊學校 Special School	2	3.0
	小計 Subtotal	20	45.5
社會服務 Community Services	安老服務 Elderly Services	5	61.3
	青少年及家庭服務 Youth and Family Services	6	22.8
	復康服務 Rehabilitation Services	1	16.5
	小計 Subtotal	12	100.6
公共服務 Traditional Services	殯儀及殮葬服務 Funeral and Burial Services	4	39.8
	小計 Subtotal	4	39.8
出租物業 Rental Properties	商業樓宇 Commercial Building	3	22.5
	住宅樓宇 Residential Building	12	68.7
	小計 Subtotal	15	91.2
其他 Others	行政總部 Administration Headquarters	4	19.7
	小計 Subtotal	4	19.7
	合計 Total	58	336.8

2023/2024 年度出租物業總出租樓面面積

Gross Lettable Floor Area of Rental Properties for the Year 2023/2024

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	94,737	52.8%
寫字樓 Office	35,551	19.8%
商舖 Shop	10,690	6.0%
工業 Industrial	3,613	2.0%
車位 Carpark	10,574	5.9%
其他 Others	24,288	13.5%
合計 Total	179,453	100%

