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衞生、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

東華三院現正積極進行 6 項主要建築工程，涉及的總建築面積達 359,300 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 年第四季竣工）；
- 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 2026 年第一季竣工）；
- 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 年第二季竣工）；及
- 位於薄扶林大口環道東華三院賽馬會護理安老院重建計劃（工程預計於 2031 年第四季竣工）。

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

Currently, a total of 6 construction projects with a total construction floor area of 359,300 m² are in progress. The projects include:

- The redevelopment of Kwong Wah Hospital Phase II (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 fourth 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 first quarter of 2026);
- 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 second quarter of 2025); and
- The redevelopment of TWGHs Jockey Club Care and Attention Home for the Elderly at Sandy Bay Road, Pokfulam (construction works are expected to be completed in the fourth quarter of 2031).

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

過渡性房屋項目－「東寓」

東華三院負責建設及營運屬下合共 3 個由特區政府資助、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」。兩個項目已於 2024 年入伙，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。其中，「樂和•東寓」於 2025 年 1 月 2 日舉行入伙儀式，邀得房屋局局長何永賢太平紳士主禮，與東華三院主席鄧明慧女士、董事局成員及嘉賓一同為「樂和•東寓」居民祈福。

繼「南昌 220」及以上兩個「東寓」項目後，本院營運的第四個過渡性房屋項目「流浮•東寓」的建築工程現正進行得如火如荼，預計將於 2025 年年中竣工，屆時可提供額外 1,233 個單位。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。

本院物業管理團隊為「東寓」提供全面的優質物業管理服務，時刻竭力保持環境安全、整潔、舒適，不僅有效紓緩市民在輪候公屋期間或居住於不適切居所時的住屋壓力，社會房屋團隊及社工團隊更為居民提供支援，積極籌辦多元化的健康及生活體驗活動，致力營造一個充滿活力且鄰里和睦的社區環境，全方位關顧居民的身心健康。

Transitional Housing Projects – "T-Loft"

As constructor and operator, TWGHs manages a total of 3 transitional housing projects funded by the Government of HKSAR, collectively named "T-Loft". Two of these projects 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. Residents began moving in during 2024. These 2 projects provide 519 and 436 units respectively, benefiting nearly 1,000 households and alleviating the urgent housing needs of over 2,000 residents. The Move-in Worship Ceremony of "T-Loft @Lok Wo" was held on 2 January 2025, officiated by the Hon. Winnie HO, JP, Secretary for Housing, alongside Ms. TANG Ming Wai, Mandy, Chairman of TWGHs, Board Members and guests to offer prayers for the residents of "T-Loft @Lok Wo".

Following the transitional housing project "Nam Cheong 220" and the 2 "T-Loft" projects mentioned above, the main construction works of the 4th transitional housing project, "T-Loft@Lau Fau", are currently well underway. This project is expected to be completed in mid-2025, providing an additional 1,233 flats. Part of the land is owned by New World Development Company Limited, and the remainder is leased from the Government under a short-term tenancy.

The asset management team at "T-Loft" under TWGHs is committed to delivering comprehensive and high-quality property management services to ensure a safe, clean, and comfortable environment. In addition to effectively alleviating the housing pressure on residents while they wait for public housing or live in inadequate accommodation, the social housing and social work teams also provide support and proactively organise a wide range of health and life enrichment activities for residents. Their aim is to foster a vibrant and harmonious neighbourhood environment, while taking care of the physical and mental well-being of residents on all fronts.



房屋局局長何永賢太平紳士（右四）、本院主席鄧明慧女士（左四）、沙田民政事務專員余懷誠太平紳士（右三）、香港警務處沙田警區副指揮官張家寶署理高級警司（左一）、本院董事局成員及本院行政總監蘇祐安先生（右一）為「樂和•東寓」入伙祈福儀式主持碑記揭幕儀式。

The Hon. Winnie HO, JP (right 4), Secretary for Housing, Ms. TANG Ming Wai, Mandy (left 4), the Chairman, Mr. YU Wai Shing, Frederick, JP (right 3), District Officer (Sha Tin), Home Affairs Department, Mr. CHEUNG Ka Po (left 1), Acting Senior Superintendent and Deputy District Commander of Shatin District, Hong Kong Police Force, along with Board Members and Mr. SU Yau On, Albert (right 1), Chief Executive of TWGHs, officiated at the Unveiling Ceremony of the Move-in Worship Ceremony for "T-Loft @Lok Wo".

裝修、維修及改善工程

東華三院物業科於 2024/2025 年度共完成 40 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 4 億 290 萬元。已竣工的主要工程包括：

- 東華三院－香港大學中醫診所暨教研中心裝修工程；
- 東華三院呂潤財紀念中學美術室裝修工程；
- 東華三院韋祥智紀念幼稚園裝修工程；
- 於東華三院凌瑞英中心設立的東華三院專業培訓及發展學院裝修工程；
- 東華三院賽馬會藝進綜合職業復康中心現代化工程；
- 東華三院萬國殯儀館 2 樓及 5 樓裝修及改善工程；
- 東華義莊客廳、舊大堂及吉字房維修工程；
- 永祥大廈及百年大樓 1 座電梯更換工程；及
- 東華三院行政總部社會服務科、物業科以及財務及採購科的辦公室裝修工程。

58 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 40 major renovation, maintenance and improvement projects were completed by the Property Division of the TWGHs during the year 2024/2025 while another 58 projects are in progress, incurring a total project cost of $402.9 million. Major projects completed include:

- The refurbishment works of Tung Wah Group of Hospitals - The University of Hong Kong Chinese Medicine Clinic cum Training and Research Centre;
- The renovation works of an art room at TWGHs Lui Yun Choy Memorial College;
- The fitting-out works of TWGHs Wai Cheung Chi Memorial Kindergarten;
- The fitting-out works of TWGHs Professional Training and Development Institute set up at TWGHs Ling Sui Ying Centre;
- The modernisation works of TWGHs Jockey Club Ngai Chun Integrated Vocational Rehabilitation Centre;
- The renovation and improvement works of the second and fifth floors of TWGHs International Funeral Parlour;
- The repair works at the reception hall, old hall and Gut Rooms of Tung Wah Coffin Home;
- The replacement of lifts at Wing Cheung Mansion and Block 1, Centenary Mansion; and
- The fitting-out works of the offices of the Community Services Division, the Property Division as well as Finance and Supplies Division at the 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衞生、教育、社會及公共服務，物業科一直妥善管理本院的資產，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 117 項物業，總出租樓面面積約 179,673 平方米 (詳見後頁)，租約共 2,899 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：

- 新界屯門新青街 1 號務本樓 (1 住宅單位)
- 九龍何文田太平道 6 號太平居 (1 住宅單位)
- 九龍廣東道 1146-1152 號 (1 住宅單位)

租務市場在 2019 冠狀病毒病疫情後已進入穩定階段，本院物業的整體出租率和總租金收入在全年內均有輕微上升。然而，租務市場仍然受到經濟狀況的影響，商舖及寫字樓的租賃情況持續受壓。

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 been dedicated to sustaining TWGHs' rental income through proper management of its assets.

Asset Management

TWGHs currently manages 117 properties with a total lettable floor area of about 179,673 m² (details are set out on the following pages) and 2,899 tenancies. During the year, TWGHs accepted 3 donated properties, which are located at the following addresses respectively:

- Mo Boon Building, No. 1 San Tsing Street, Tuen Mun, New Territories (a residential unit)
- Peace Tower, No. 6 Peace Avenue, Ho Man Tin, Kowloon (a residential unit)
- Nos. 1146-1152 Canton Road, Kowloon (a residential unit)

The leasing market has entered a stable phase following the COVID-19 pandemic, with a slight increase in both the overall occupancy rate and total rental income of TWGHs properties throughout the year. However, the leasing market remains influenced by economic conditions, and the leasing of retail shops and office spaces segment continues to be under pressure.

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)
醫療衞生服務 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.	287,510
社會服務 Community Services	2	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	7,890
		東華三院賽馬會護理安老院重建計劃 Redevelopment of TWGHs Jockey Club Care and Attention Home for the Elderly	興建一座樓高 10 層的綜合大樓，為長者、殘疾人士及有特殊需要的幼兒提供共 810 個服務名額 Construction of a 10-storey complex building with 810 service capacities for the elderly, persons with disabilities and child with special needs	18,000
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 an activity room	28,824
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
	6		**合計 Total**	**359,300**

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 Projects	工程數目 Number of Projects	工程費用 (百萬元) Project Cost ($ million)
醫療衞生服務 Medical and Health Services	中醫醫療服務 Chinese Medicine Services	1	18.9
	健康普查、診斷及治療服務 Screening, Diagnostic and Medical Services	1	58.1
	小計 Subtotal	**2**	**77.0**
教育服務 Education Services	中學 Secondary School	1	4.0
	小學 Primary School	6	34.4
	幼稚園 Kindergarten	7	6.8
	特殊學校 Special School	4	6.5
	小計 Subtotal	**18**	**51.7**
社會服務 Community Services	安老服務 Elderly Services	5	59.7
	青少年及家庭服務 Youth and Family Services	2	9.0
	復康服務 Rehabilitation Services	1	6.7
	社會企業 Social Enterprises	1	9.3
	小計 Subtotal	**9**	**84.7**
公共服務 Traditional Services	殯儀及殮葬服務 Funeral and Burial Services	2	10.8
	小計 Subtotal	**2**	**10.8**
出租物業 Rental Properties	商業樓宇 Commercial Building	5	45.8
	住宅樓宇 Residential Building	16	108.2
	小計 Subtotal	**21**	**154.0**
其他 Others	行政總部 Administration Headquarters	6	24.7
	小計 Subtotal	**6**	**24.7**
	合計 Total	**58**	**402.9**

2024/2025 年度出租物業總出租樓面面積
Gross Lettable Floor Area of Rental Properties for the Year 2024/2025

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	94,906	52.8%
寫字樓 Office	35,551	19.8%
商舖 Shop	10,741	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	**179,673**	**100%**