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

於 2025/2026 年度，東華三院落成兩項主要建築工程：

- 「流浮・東寓」建設工程 — 位於流浮山深灣路的過渡性房屋項目；及
- 「東華大廈」建設工程 — 重建位於灣仔的東華大廈及東新商業中心。

東華三院現正積極進行四項主要建築工程，涉及總建築面積達 315,695 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 2030 年竣工）；
- 位於薄扶林大口環道的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）；
- 位於上環荷李活道的青年宿舍建設工程（工程預計於 2027 年第四季竣工）；及
- 上環禧利街 7 至 11 號重建計劃（工程預計於 2026 年第二季竣工）。

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 2025/2026, 2 major construction projects were successfully completed:

- Construction of "T-Loft@Lau Fau" - Transitional Housing Project on Deep Bay Road in Lau Fau Shan; and
- Construction of "Tung Wah Tower" - Redevelopment of Tung Wah Mansion and Tung Sun Commercial Centre in Wanchai.

Currently, a total of 4 construction projects with a total construction floor area of 315,695 m^2 are well underway. The projects include:

- Redevelopment of Kwong Wah Hospital Phase 2 (construction works expected to be completed in 2030);
- Redevelopment of TWGHs Jockey Club Care and Attention Home for the Elderly at Sandy Bay Road in Pokfulam (construction works expected to be completed in the 4th quarter of 2031);
- Construction of a Youth Hostel on Hollywood Road in Sheung Wan (construction works expected to be completed in the 4th quarter of 2027); and
- Redevelopment of Nos. 7-11 Hillier Street in Sheung Wan (construction works expected to be completed in the 2nd quarter of 2026).

Further information about the construction projects in progress is provided on the following pages.

過渡性房屋項目－「東寓」

東華三院負責建設及營運三個由特區政府資助的過渡性房屋項目－「東寓」。三個項目計為啟德沐安街 12 號「啟德・東寓」、馬鞍山落禾沙里 3 號「樂和・東寓」及流浮山深灣路 231 號「流浮・東寓」，已分別於 2024 年及 2025 年入伙，合共提供 2,188 個單位，惠及逾 2,000 戶家庭，紓緩迫切的住屋需要。

「流浮・東寓」於 2026 年 1 月 29 日舉行入伙祈福儀式，由房屋局局長何永賢太平紳士主禮，並與東華三院主席何猷啟先生、董事局成員及嘉賓一同為居民祈福。該項目提供 1,233 個單位，土地部分由新世界發展有限公司擁有，部分由政府以短期租約提供。

本院物業管理團隊為「東寓」提供優質服務，確保環境安全、整潔及舒適。同時，社會房屋團隊及社工團隊則為居民提供適切支援，並且舉辦多元化社區活動，例如鋼琴及小提琴班等常設興趣班，以及匹克球班、跆拳道或環保工作坊等活動，更不時舉辦大型活動如「東寓音樂日」及各項節慶活動，旨在促進鄰里互動，協助居民建立支援網絡。本院更提供中醫流動診所服務居民，全方位關顧居民身心健康，減輕他們輪候公屋或居於不適切居所的壓力。

Transitional Housing Projects – "T-Loft"

TWGHs is the constructor and operator of 3 transitional housing projects funded by the Government of HKSAR, collectively known as "T-loft". The 3 projects comprise "T-Loft@Kai Tak" at 12 Muk On Street, Kai Tak; "T-Loft@Lok Wo" at 3 Lok Wo Sha Lane, Ma On Shan; and "T-Loft@Lau Fau" at 231 Deep Bay Road, Lau Fau Shan. These projects were completed and occupied between 2024 and 2025, providing a total of 2,188 units that benefit over 2,000 families and help alleviate urgent housing needs.

The Move-in Blessing Ceremony for "T-Loft@Lau Fau" was held on 29 January 2026 and officiated by the Hon. Winnie HO, JP, Secretary for Housing. Mr. HO Yau Kai, Orlando, Chairman of TWGHs, together with Board Members and guests, joined in offering their blessings to the residents. The project provides 1,233 units, with part of the site owned by New World Development Company Limited and the remaining land provided by the Government on short-term tenancy.

Our Asset Management Team provides quality services for "T-loft", ensuring a safe, clean and comfortable environment for residents. Meanwhile, the Community Housing Team and Social Work Team offer appropriate support to residents and organise a wide range of community activities, including regular interest classes such as piano and violin lessons, as well as pickleball classes, taekwondo and environmental workshops. Large-scale events such as "T-loft Music Day" and festive celebrations, are also held to promote neighbourly interaction and help residents build strong support networks. In addition, the Group also provides Chinese Medicine Mobile Clinic to serve residents, offering comprehensive care for their physical and mental well-being. These initiatives effectively ease the pressures faced by people awaiting public housing or living in inadequate accommodation.



房屋局局長何永賢太平紳士（右五）為「流浮・東寓」入伙祈福典禮主禮，並與本院主席何猷啟先生（左五）、董事局成員及嘉賓合照。

The Hon. Winnie HO, JP (right 5), Secretary for Housing, officiated at the "T-Loft@Lau Fau" Move-in Worship Ceremony and took a photo with Mr. HO Yau Kai, Orlando (left 5), the Chairman, Board members and guests.

裝修、維修及改善工程

物業科於 2025/2026 年度合共完成 24 項主要的裝修、維修及改善工程，另有 50 項工程正處於施工階段，總工程費用達港幣 4 億 1,300 萬元。已竣工的主要工程包括：

- 位於東華醫院鶴堅士樓地下大堂、五樓及六樓的翻新工程及升降機安裝工程；
- 位於上環及堅尼地城的中西區地區康健中心裝修工程；
- 位於柴灣、屯門及藍田的樂妍站的裝修工程；
- 東華三院蔡榮星小學的增補工程 (第二期)；
- 東華三院曾憲備小學的增補工程 (第二期)；
- 東華三院梅艷芳長者日間護理中心裝修工程；
- 東華三院方樹泉長者地區中心新設副址的裝修工程；
- 油尖旺社區客廳的裝修工程；
- 東華三院萬國殯儀館 401 至 406 靈寢室的裝修工程；及
- 文咸東街 64 號的翻新工程。

50 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 24 major renovation, maintenance and improvement projects were completed by the Property Division during the year 2025/2026, while another 50 projects are currently in progress, incurring a total project cost of HK$413 million. Major projects completed include:

- The refurbishment works of G/F Lobby, 5/F & 6/F and lift installation works of Hawkins Wing of Tung Wah Hospital;
- The fitting-out works of Central & Western District Health Centres in Sheung Wan and Kennedy Town;
- The fitting-out works of Women Wellness Satellites in Chai Wan, Tuen Mun and Lam Tin;
- The top-up fitting-out works of TWGHs Tsoi Wing Sing Primary School (Phase 2);
- The top-up fitting-out works of TWGHs Tseng Hin Pei Primary School (Phase 2);
- The renovation works of TWGHs Anita Mui Day Care Centre for the Elderly;
- The fitting-out works for setting up a sub-base of TWGHs Fong Shu Chuen District Elderly Community Centre;
- The fitting-out works of new Community Living Room in Yau Tsim Mong;
- The renovation works of reposing room 401-406 at TWGHs International Funeral Parlour; and
- The refurbishment works at 64 Bonham Strand.

Further information on the 50 renovation, maintenance and improvement projects in progress is provided on the following pages.

善用資產支持東華三院善業

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 120 項物業，總出租樓面面積約 179,965 平方米 (詳見後頁)，租約共 2,904 份。東華三院於本年度接受了五項物業捐贈，位於以下地址：

- 九龍土瓜灣道 237 號益豐大廈 (一住宅單位)
- 香港皇后大道中 224 號啟煌商業大廈 (兩寫字樓單位)
- 香港德輔道中 302 號華傑商業中心 (兩寫字樓單位)

租務市場步入穩定階段，東華三院物業的整體總租金收入在全年內依然保持輕微上升。然而，市場始終受經濟環境影響，商舖及寫字樓的需求波動。為應對考驗，本院將持續關注市場趨勢，靈活調整策略，以提升資產價值及租務效益。

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 focused on sustaining TWGHs' rental income through effective asset management.

Asset Management

TWGHs currently manages 120 properties with a total lettable floor area of about 179,965 m² (details are set out on the following pages) and 2,904 tenancies. During the year, TWGHs accepted 5 donated properties, which are located at the following addresses respectively:

- I-Feng Mansions, 237 To Kwa Wan Road, Kowloon (1 residential unit)
- Kai Wong Commercial Building, 224 Queen's Road Central, Hong Kong (2 office units)
- Wah Kit Commercial Centre, 302 Des Voeux Road Central, Hong Kong (2 office units)

The rental market has transitioned to a stable phase, with total rental income from TWGHs properties recording a slight increase throughout the year. Nevertheless, the market continues to be influenced by the economic landscape, leading to fluctuations in the demand for retail and office spaces. In response to these challenges, the Group remains committed to vigilant monitoring of market trends, and will strategically adapt its approach to enhance asset value and optimise leasing efficiency.

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 (m²)
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
		薄扶林大口環道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 at Sandy Bay Road, Pokfulam	興建一座樓高十層的綜合大樓，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
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 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
	4		**合計 Total**	**315,695**

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 (港幣百萬元) Project Cost (HK$ million)
教育服務 Education Services	中學 Secondary School	3	9.4
	小學 Primary School	3	12.4
	幼稚園 Kindergarten	2	5.1
	特殊學校 Special School	3	77.3
	小計 Subtotal	**11**	**104.2**
社會服務 Community Services	安老服務 Elderly Services	7	105.2
	青少年及家庭服務 Youth and Family Services	3	23.4
	復康服務 Rehabilitation Services	2	35.2
	小計 Subtotal	**12**	**163.8**
公共服務 Traditional Services	殯儀及殮葬服務 Funeral and Burial Services	3	17.8
	廟宇及祭祀服務 Temple and Ritualistic Services	3	9.5
	小計 Subtotal	**6**	**27.3**
出租物業 Rental Properties	商業樓宇 Commercial Building	1	3.0
	住宅樓宇 Residential Building	11	67.9
	小計 Subtotal	**12**	**70.9**
其他 Others	歷史文化保育 Records and Heritage	2	13.0
	行政總部 Administration Headquarters	7	33.8
	小計 Subtotal	**9**	**46.8**
	合計 Total	**50**	**413.0**

2025/2026 年度出租物業總出租樓面面積
Gross Lettable Floor Area of Rental Properties for the Year 2025/2026

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	94,971	52.8%
寫字樓 Office	35,778	19.9%
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	**179,965**	**100%**