

**FOR PUBLIC INSPECTION  
in accordance to Section 24(9) URAO**

## **Urban Renewal Authority**

### **Industrial Building Redevelopment Pilot Scheme Project**

**Nos. 777-783 Yu Chau West Street,  
Cheung Sha Wan  
(IB-2: SSP)**

FOR PUBLIC INSPECTION

**URBAN RENEWAL AUTHORITY  
INDUSTRIAL BUILDING REDEVELOPMENT  
PILOT SCHEME PROJECT AT  
Nos. 777-783 YU CHAU WEST STREET (IB-2: SSP)**

**1. Introduction**

- 1.1 The Secretary for Development (SDEV) has authorized the Urban Renewal Authority (URA) to proceed with the Industrial Building Redevelopment Pilot Scheme Project (IB-2: SSP) at Nos. 777-783 Yu Chau West Street, Cheung Sha Wan (the 'project'). The authorization is given under section 24(4)(a) of the Urban Renewal Authority Ordinance (URAO) and is published in the Gazette on 30 August 2013.
- 1.2 The Project was commenced on 18 January 2013. This was followed by a two-month publication period. Three objections to the Project were received by the Authority during the said publication period. SDEV has considered the Project and the unwithdrawn written objections. The SDEV authorized the URA to proceed with the Project without any amendment.
- 1.3 This information aims at providing a general description of the Project and a plan delineating the boundaries of the Project for public inspection.

**2. Background**

- 2.1 The project boundary is shown by Plan No. URA/IB-2 : SSP. The project covers an area of around 1,393 sq.m. The area affected is currently zoned "Other Specified Uses (Business)" on the Cheung Sha Wan Outline Zoning Plan No. S/K5/34.
- 2.2 The existing building was completed in 1962 with a building height of 10 storeys. The building is mainly used for office and storage uses, with seven

commercial premises at the ground floor. The condition of the building is “Varied” and exhibits signs of lacking management and proper maintenance.

- 2.3 According to the freezing survey, 40 non-domestic operators will be affected.

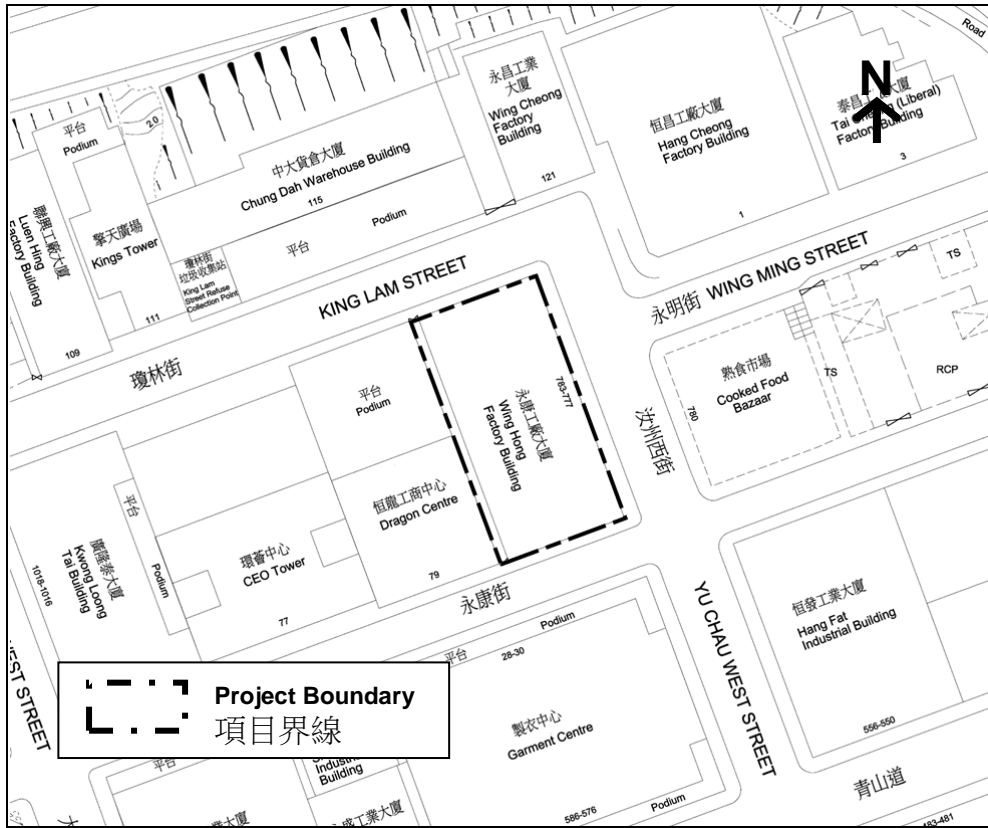
### **3. Proposed Development**

- 3.1 The proposed development to be built within the project is zoned “Other Specified Uses (Business)”.

- 3.2 In compliance with the “Other Specified Uses (Business)” zoning, the proposed development will comprise an office building and retail facilities.

### **4. Implementation**

- 4.1 Subject to there being no appeal made, the URA will issue offers to owners to acquire the affected property interests in the next few months. Cash compensation to eligible tenants will be provided upon successful acquisition of the properties.



Plan No. URA/IB-2: SSP