

BUILDINGS ORDINANCE (Chapter 123)
(Section 35)

SERVICE OF ORDER

In accordance with the proviso to section 35 of the Buildings Ordinance, I append a copy of an order together with the available particulars of the person to whom it is addressed as detailed below:—

**Superseding Order by the Building Authority under section 24(1)
of the Buildings Ordinance (Cap. 123) and under section 46
of the Interpretation and General Clauses Ordinance (Cap. 1)**

Order No. : VHW/D63/100012/23/NT	Office of the Building Authority Buildings Department Headquarters, North Tower,
BD Ref. : EBN/9004/12/VHD/63(H83B)	West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon
To : The owner of LOT NO. 266 IN D.D. 185 SHATIN NEW TERRITORIES	Date : - 6 JAN 2023

Owner(s) of the premises at: LOT NO. 266 IN D.D. 185 SHATIN NEW TERRITORIES

on (Lot Number) LOT NO. 266 IN D.D. 185

It has been brought to my attention that the following building works have been carried out in or at the above premises:

(i) **Structure on and over the roof.**

(The location of the building works described above is shown hatched-black on the plan annexed hereto, for the purpose of identification only.)

2. For the said building works:

(a) The building works at item (i) above has been carried out without having first obtained from me the approval of building plans and consent for the commencement of such building works required by section 14 of the Buildings Ordinance.

3. In exercise of the powers vested in me under section 24(1) of the Buildings Ordinance, I hereby order you to :-

(a) Demolish the said building works described under item (i) above.

Adequate precautionary measures to ensure public safety should be provided prior to and during the course of works.

4. You are required to commence the works ordered by me in paragraph 3 above forthwith and complete such works within **90** days of the date of this order, all to the satisfaction of the Building Authority.

5. Section 46 of the Interpretation and General Clauses Ordinance (Cap. 1) provides, inter alia, that where any Ordinance confers power upon any person to make any order, such power shall include power to substitute another order for the one already made. Pursuant to that section, the Building Authority who is empowered under section 24(1) of the Buildings Ordinance (Cap. 123) to make the previous order i.e. Order No. **CWP/S1/99857/08/NT** dated **4 December 2008** is also empowered to make this order which substitutes the previous order.

c.c. Cie/VH
District Lands Officer / Sha Tin

(TSE Chun Kei, Godvin)
Senior Professional Officer/VH2
for Building Authority

Your attention is drawn to the provisions of sections 24(3), 24(4A) and 33 of the Buildings Ordinance.

BD 109as (Rev. 03/2019)

The original copy of this order was served by registered post addressed to the owner's registered address in the Land Registrar and posted upon a conspicuous part of the identified premises on its date of issue.

6 January 2023

LAI Ho-cheung, Alvin *Chief Officer/VH*
for Building Authority

Plan Annexed to Order No. : VHW/D63/100012/23/NT
此圖則附連於命令編號
BD Ref. : EBN/9004/12/VH/D63(H83B)
檔案編號

Premises at LOT NO. 266 IN D.D. 185 SHATIN NEW TERRITORIES
處所即位於 (中文地址只供參考: 沙田下禾輦村83 號丈量約份第185約地段第266號)
on (Lot Number) LOT NO. 266 IN D.D. 185
(地段號碼) 丈量約份第185約地段第266號

