

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:—

**BUILDINGS ORDINANCE (CAP. 123)**  
**Order by the Building Authority under section 24(1)**

Order No.:	C/TB/006091/20/HK	Office of the Building Authority
BD Ref. :	EB/2196/54/N01S/17-19	Buildings Department Headquarters,
To :	THE OWNER OF 3RD FLOOR, 19 LAN FONG ROAD, HONG KONG.	North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.

Date: 7 January 2022

Owner(s) of the premises at: 3RD FLOOR, 19 LAN FONG ROAD, HONG KONG.  
on (Lot Number) SUB-SECTION 10 OF SECTION R OF INLAND LOT NO. 29

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

- (i) Removal of the fire resisting door at the entrance of the premises of the front staircase and replaced by a door of inadequate fire rating.  
(The location(s) of the building works described above are shown by legend on the plan annexed hereto, for the purpose of identification only.)
2. For the said building works:
  - (a) As a result of the building works at item (i) above, Regulation 35 of the Building (Construction) Regulation, which requires the building to be designed and constructed so as to inhibit or provide adequate resistance to the spread of fire and smoke; and to maintain stability of the building in case of fire, has been contravened.
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; and
  - (b) Reinstate the parts of the building so affected by the building works under item (i) above in accordance with the plans approved by the Building Authority.  
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 within 30 days and complete such works within 60 days of the date of this order, all to the satisfaction of the Building Authority.

(LEUNG Wai-lun)  
Senior Building Surveyor/B2  
\_\_\_\_\_  
for Building Authority

c.c.: SCO/A&B

Note

- (1) Your attention is drawn to the provisions of sections 24(3), 24(4A) and 33 of the Buildings Ordinance.
- (2) Should you wish to appeal against my Order, you may give notice of appeal to the Secretary to the Appeal Tribunal (Buildings) and the notice should be received by the Secretary not later than 21 days after the date of this Order (Address : Rooms 1005-06, 10/F, Wing On Kowloon Centre, 345 Nathan Road, Kowloon, Hong Kong and the fax number is (852) 3579 4971). If you need further information, please refer to the covering letter together with a copy of this Order sent to you by registered mail or visit the Buildings Department's website ([www.bd.gov.hk](http://www.bd.gov.hk)).

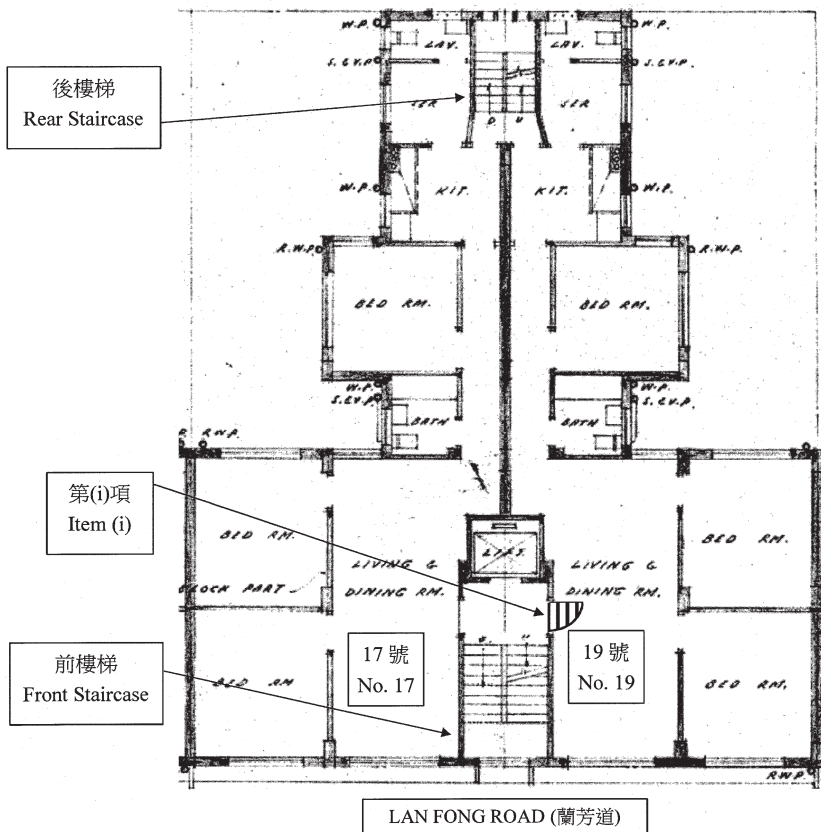
BD 109a (Rev. 03/2019)

The original copy of this order was posted upon a conspicuous part of the identified premises on its date of issue.

7 January 2022

TSANG Po-king *Chief Building Surveyor/B*  
*for Building Authority*

Plan annexed to Order No. / 此圖則附連於命令編號 : C/TB/006091/20/HK  
 BD File Ref. / 檔案編號 : EB/2196/54/N01S/17-19  
 Premises / 處所 : 3RD FLOOR, 19 LAN FONG ROAD, HONG KONG.  
 (中文地址只供參考: 香港蘭芳道 19 號 3 字樓)



**3/F Plan**  
**3 字樓平面圖**

Hatched Black  
 黑影線 

The building works are referred to the order shown hatched black and by item number(s)

命令中所指的建築工程以黑影線及項目編號標示

For the purpose of identification only

只供識別之用