

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/TC/001200/24/NT	Office of the Building Authority
BD Ref. :	EB/9030/92/018/H06/HSE12(WIP)	Buildings Department Headquarters,
To :	Owner(s) of NO.12 SANTA BARBARA AVENUE (HOUSE TYPE P) ROYAL PALMS PHASE B, WO SHANG WAI YUEN LONG NEW TERRITORIES	North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.
		Date : 28 March 2024

Owner(s) of the premises at: NO.12 SANTA BARBARA AVENUE (HOUSE TYPE P) ROYAL PALMS PHASE B, WO SHANG WAI YUEN LONG NEW TERRITORIES

on (Lot Number) THE REMAINING PORTION OF LOT NO. 4754 IN D.D.104

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

- (a) demolish the building works described under items (i) to (ii) below; and
- (b) reinstate the parts of the building so affected by the building works under items (i) to (ii) below in accordance with the plans approved by the Building Authority.
  - (i) Structure(s) erected on and over the roof; and
  - (ii) Structure(s) erected on and over the flat roof on 1/F.

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

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

2. You are required to commence the works ordered by me in paragraph 1 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.

3. For the said building works in paragraph 1 above:

- (a) Items (i) to (ii) have 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.

(KO Po-leung)  
Senior Structural Engineer  
for Building Authority

(This computer print-out is valid, no signature is required)

(\* delete whichever is inappropriate)

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. 07/2022)

The original copy of this order was served by registered post addressed to the owner's registered address in the Land Registrar on its date of issue.

28 March 2024

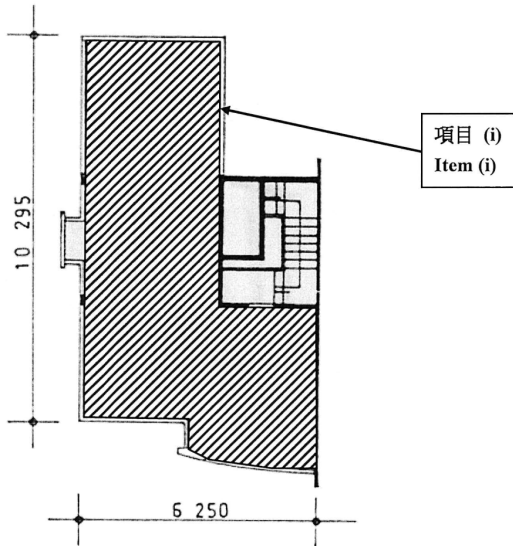
CHOW Hing *Chief Structural Engineer*  
for *Building Authority*

Plan Annexed to Order No. : C/TC/001200/24/NT  
此圖則附連於命令編號  
BD Ref. : EB/9030/92/018/H06/HSE12(WIP)  
檔案編號

Premises at  
處所即位於  
on (Lot Number)  
(地段號碼)

NO.12 SANTA BARBARA AVENUE (HOUSE TYPE P) ROYAL PALMS  
PHASE B, WO SHANG WAI YUEN LONG NEW TERRITORIES

THE REMAINING PORTION OF LOT NO. 4754 IN D.D.104

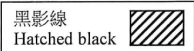


ROOF PLAN

R/F Plan

命令中所述建築工程的位置在此圖則上以黑影線及項目編號標示，以資識別。本圖則不是按比例繪製。  
The location(s) of the building works described in the Order is shown hatched-black on this plan with item number(s), for the purpose of identification only. The plan is not drawn to scale.

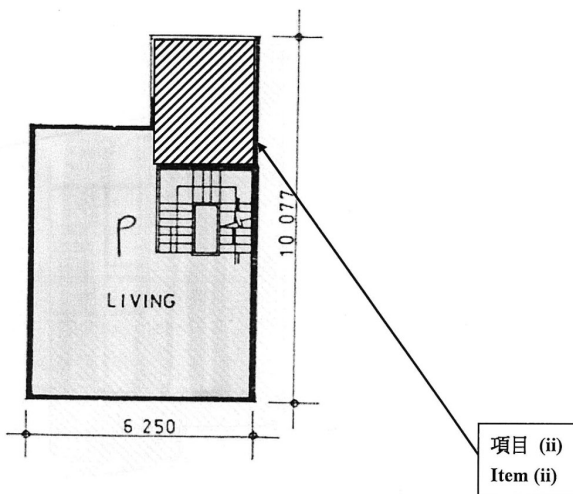
BD 109\_annex plan (07/2022)



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PHASE B, WO SHANG WAI YUEN LONG NEW TERRITORIES  
THE REMAINING PORTION OF LOT NO. 4754 IN D.D.104



## 1ST FLOOR PLAN

1/F Plan

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BD 109\_annex plan (07/2022)

黑影線  
Hatched black

