

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.	: C/TD/008993/20/K	Office of the Building Authority
BD Ref.	: (96) in EB/4335/49/F01	Buildings Department Headquarters,
To	: The owner(s) of NO. 169 PRATAS STREET, KOWLOON	North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.

Date : 26 April 2024

Owner(s) of the premises at: NO. 169 PRATAS STREET, KOWLOON
on (Lot Number) N.K.I.L. 3501 s.A ss. 2

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

- (i) **A structure with canopy erected at under staircase on G/F facing Pratas Street;**
- (ii) **A structure erected at the top of of the staircase enclosure on 3/F;**
- (iii) **A structure on and over the main roof abutting on rear lane;**
- (iv) **A structure erected on and over the rear yard on G/F; and**
- (v) **A structure erected on and over the flat roof of 1/F facing rear lane.**

2. For the said building works:

- (a) As a result of the building works at items (i) and (ii) above, Regulation 35 of the Building (Construction) Regulations, 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.
- (b) As a result of the building works at items (iii), (iv) and (v) 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(2) 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) reinstate the parts of the building so affected by the building works under items (i)-(v) 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.

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. C/TD/004051/20/K dated 30 March 2021 is also empowered to make this order which substitutes the previous order.

(LAI Wing-hong)
Senior Building Surveyor

for Building Authority

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).

BD 109as (Rev. 03/2019)

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

26 April 2024

YEUNG Yee-man *Chief Building Surveyor/D*
for Building Authority

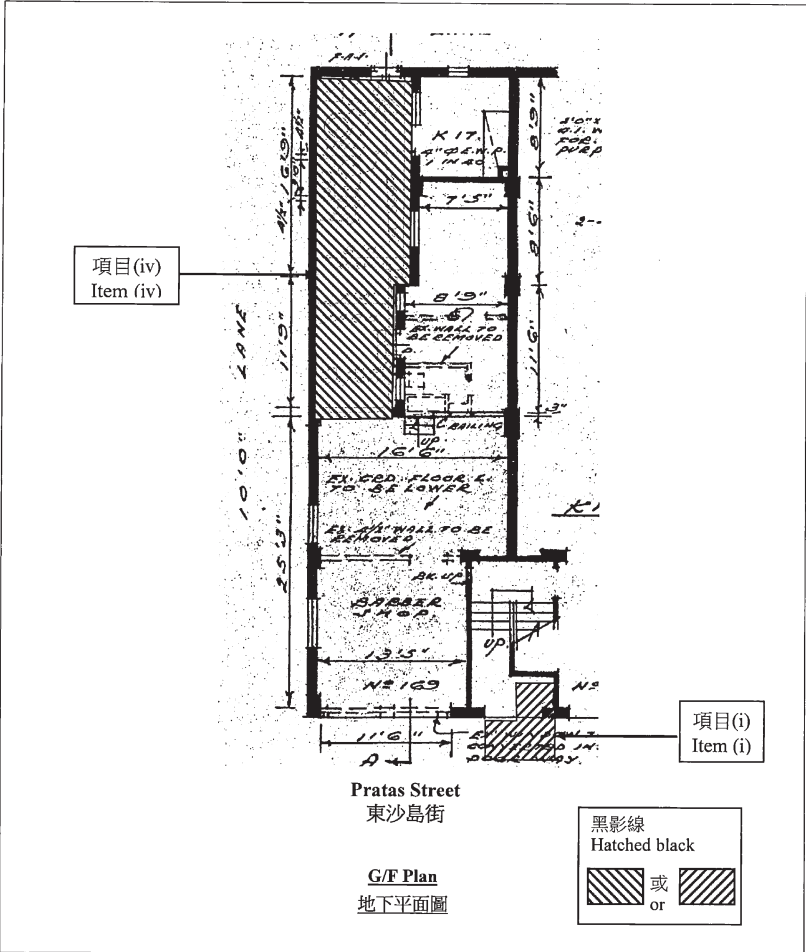
Plan Annexed to Order No.
此圖則附連於命令編號 :
BD Ref.
檔案編號 :

C/TD/008993/20/K
EB/4335/49/F01

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

NO. 169 PRATAS STREET, KOWLOON
(中文地址只供參考: 九龍東沙島街 169 號)

N.K.I.L. 3501 s.A ss. 2



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)

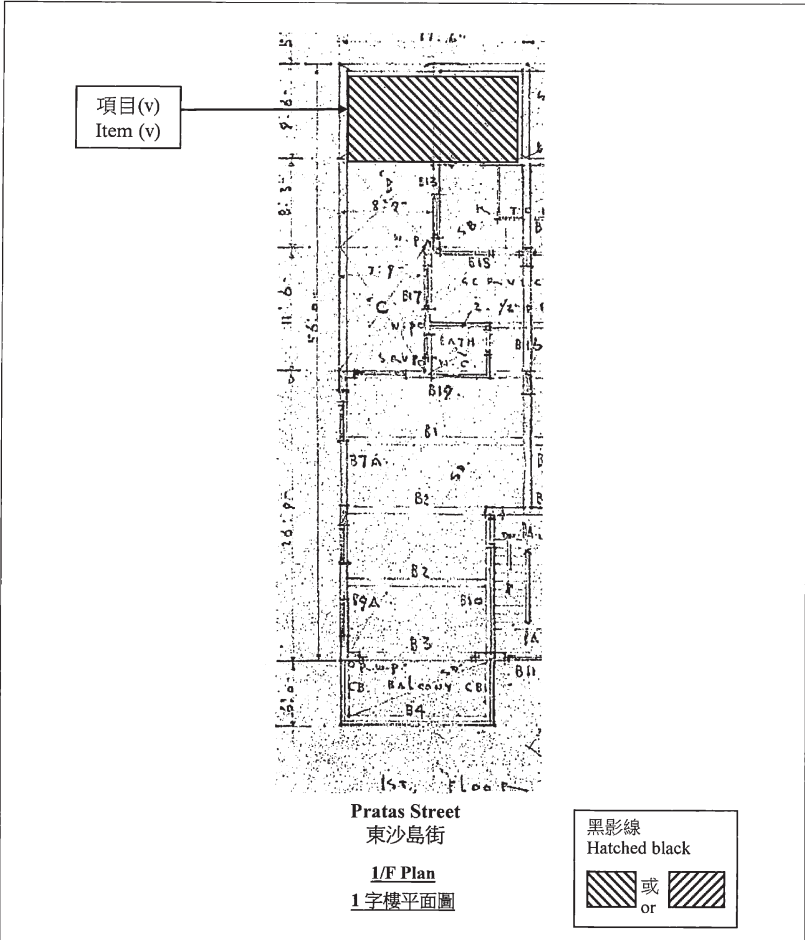
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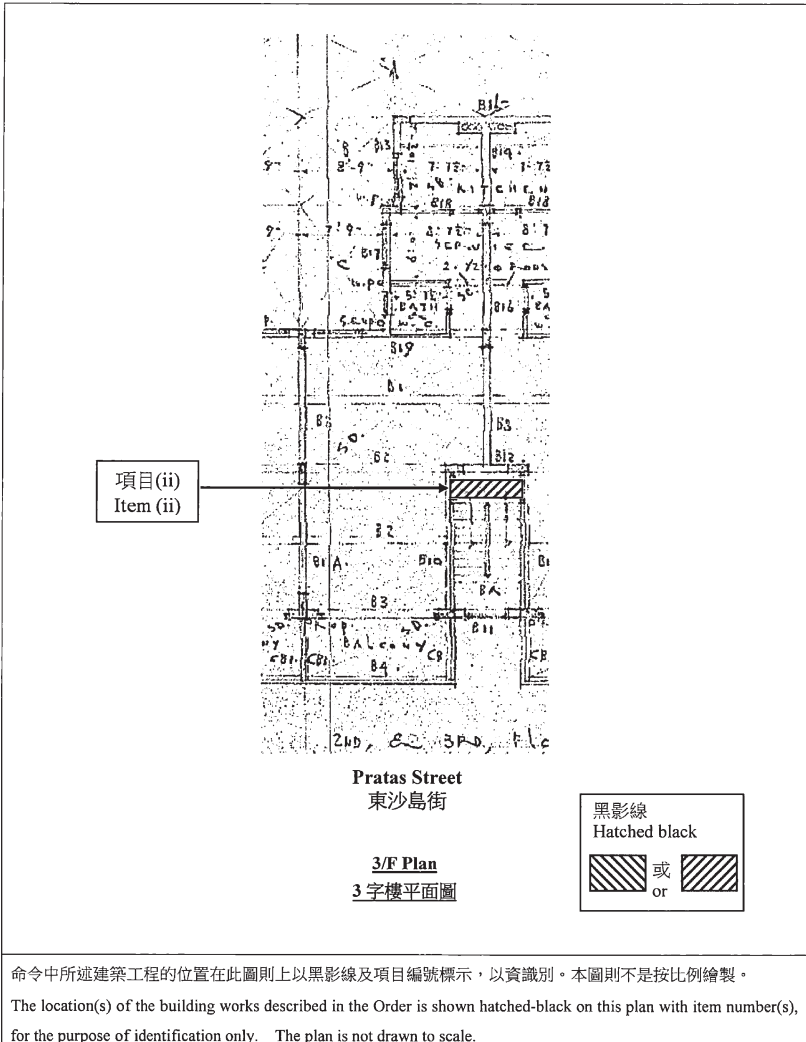
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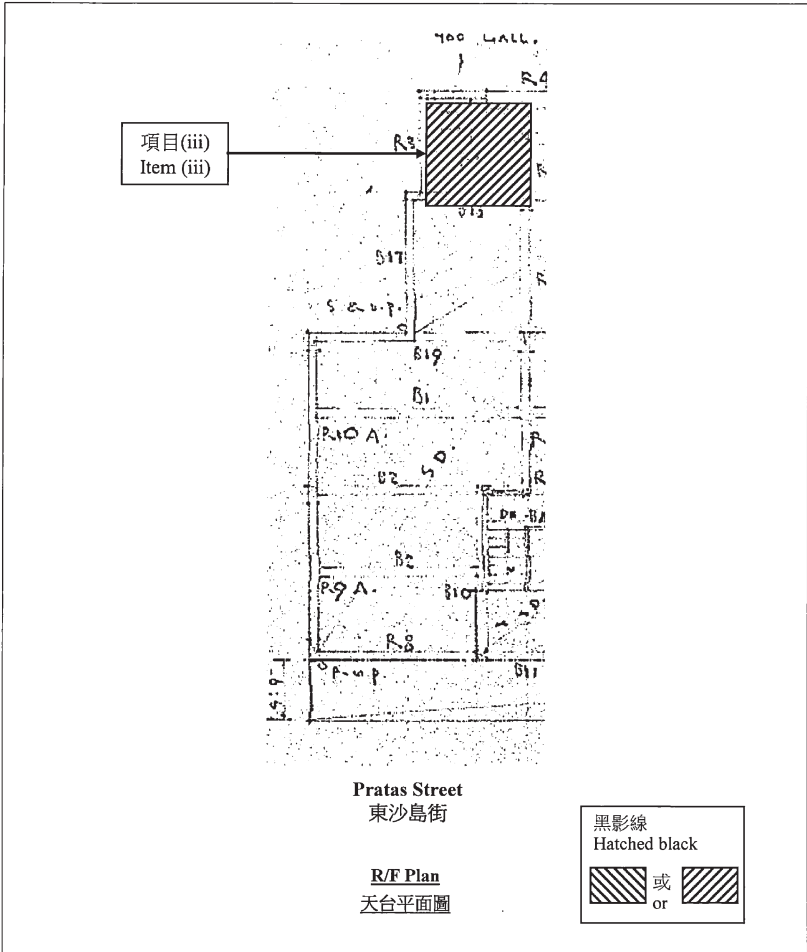
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