

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. : CBZ/TD/028492/03/K  
BD Ref. : EB/5092/62/U04S(BUC/03) Pt.II

Office of the Building Authority  
Buildings Department Headquarters,  
North Tower,  
West Kowloon Government Offices,  
11 Hoi Ting Road,  
Yau Ma Tei, Kowloon.

To : The owners of  
7TH FLOOR AND THE ROOF  
NO.213 KI LUNG STREET  
KOWLOON

Date: 28 April 2023

Owner(s) of the premises at: 7TH FLOOR AND THE ROOF NO.213 KI LUNG STREET KOWLOON  
on (Lot Number) N.K.I.L.L. 985 R.P. & N.K.I.L.L.985 s.A R.P.

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 erected on and over the roof and extending beyond the parapet;
- (ii) A structure erected on the top of the front staircase enclosure at roof; and
- (iii) A door opening formed in the front staircase enclosure wall at roof.

2. For the said building works:

- (a) The building works at item (i) above 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.
- (b) As result of the building works at items (ii) and (iii) above, Regulation 35 of the Building (Construction) Regulation, which requires the building must be designed and constructed so as to, in case of fire, inhibit or provide adequate resistance to the spread of fire and smoke; and to maintain stability of the building, 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 items (i) & (ii) above;
- (b) reinstate the parts of the building including the gradient of the slab surfaces and the associated surface water drainage system, if any, so affected by the building works under item (i) above in accordance with plans approved by the Building Authority;  
and

- (c) reinstate the parts of the building so affected by the building works under items (ii) & (iii) above in accordance with 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. CBZ/S2/028201/03/K dated 30 July 2010 is also empowered to make this order which substitutes the previous order.

(TANG Tai-yuen)  
Senior Building Surveyor/D1  
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](http://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.

28 April 2023

CHAN Wai-ming *Chief Building Surveyor/D*  
*for Building Authority*