

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/TA/021924/09/HK** Office of the Building Authority
Buildings Department Headquarters,
North Tower,
West Kowloon Government Offices, 11
Hoi Ting Road, Yau Ma Tei, Kowloon.

BD Ref. : **EB/2328/62/5/M07(BUC09)**

To : **The Owner of FLAT 1019 ON 10/F OF SINCERE
WESTERN HOUSE, 63A CADOGAN STREET,
HONG KONG**

Date : 28 April 2023

Owner(s) of the premises at: **FLAT 1019 ON 10/F OF SINCERE WESTERN HOUSE,
63A CADOGAN STREET, HONG KONG**

on (Lot Number) SECTION B OF INLAND LOT NO. 905

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

- (i) **Encroachment of common corridor and protected lobby leading to the adjacent staircase on 10/F; and**
- (ii) **1 no. of opening formed with 1 no. of door erected in the enclosure wall of the adjacent staircase on 10/F.**
(The location of the building work described above are shown hatched-black 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 items (i) and (ii) above, Regulation 41(1) of the Building (Planning) Regulations, which requires the building to be provided with such means of escape in case of emergency as required by the intended use 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 building works described under items (i) and (ii) above; and
- (b) reinstate the parts of the building so affected by the building works under items (i) and (ii) above in accordance with the *plans approved by the Building Authority/ minor works completion record submitted to 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. UBZ/U04-32/0024/09 dated **8 March 2010** is also empowered to make this order which substitutes the previous order.

(CHEUNG Wai-keung)
Building Surveyor
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 posted upon a conspicuous part of the identified premises on its date of issue.

28 April 2023

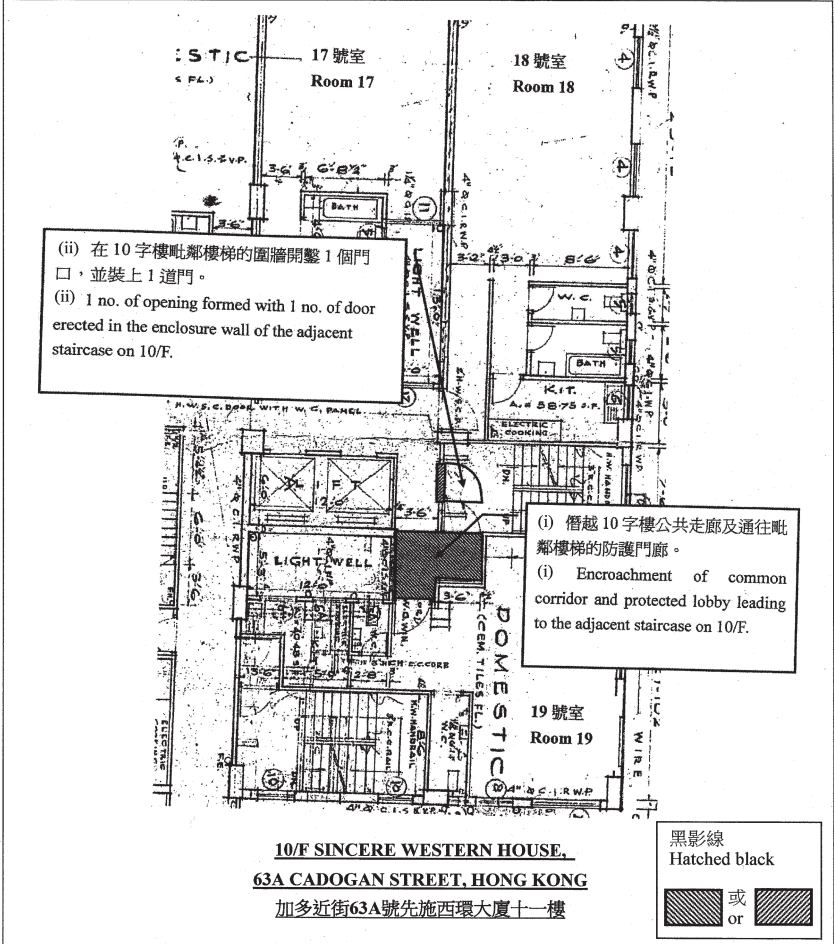
KO Kiu-kin *Chief Building Surveyor*
for Building Authority

Plan Annexed to Order No. : CBZ/TA/021924/09/HK
 此圖則附連於命令編號
 BD Ref. : EB/2328/62/5/M07(BUC09)
 檔案編號

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

FLAT 1019 ON 10/F OF SINCERE WESTERN HOUSE,
 63A CADOGAN STREET, HONG KONG
 (中文地址只供參考：加多近街63A號先施西環大廈十一樓)

SECTION B OF INLAND LOT NO. 905



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.