

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. :	CCSN/TC/012463/13/NT	Office of the Building Authority Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.
BD Ref. :	MBI/9230/71/E03(CR/13)	
To :	THE OWNER OF G/F & COCKLOFT & UPPER PART OF GROUND NO.1 WAI YAN STREET TAI PO MARKET TAI PO NEW TERRITORIES	Date : 3 May 2024

Owner(s) of the premises at: G/F & COCKLOFT & UPPER PART OF GROUND NO.1 WAI YAN STREET  
TAI PO MARKET TAI PO NEW TERRITORIES

on (Lot Number) LOT NO. 1826 IN D.D. 6

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 yard at ground floor facing rear lane;
- (ii) A air-conditioning support attached to the external wall on cockloft floor facing Wai Yan Street;
- (iii) A structure erected on and over the flat roof at cockloft floor facing rear lane; and
- (iv) A structure erected on and over the yard structure at cockloft floor facing rear lane.  
(The locations of the building works described above are shown hatched black and by item numbers on the annexed plan, for purpose of identification only.)

2. For the said building works:

- (a) The building works at item (i), (ii), (iii), (iv) 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.

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), (iii), (iv) above; and
- (b) reinstate the parts of the building so affected by the building works under items (i), (ii), (iii), (iv) 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. UBCSN/06-44/0001/13 dated 9 June 2017 is also empowered to make this order which substitutes the previous order.

**Signed**  
( YUEN Yiu-man )  
Structural Engineer  
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.

3 May 2024

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

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

CCSN/TC/012463/13/NT

MBI/9230/71/E03(CR/13)

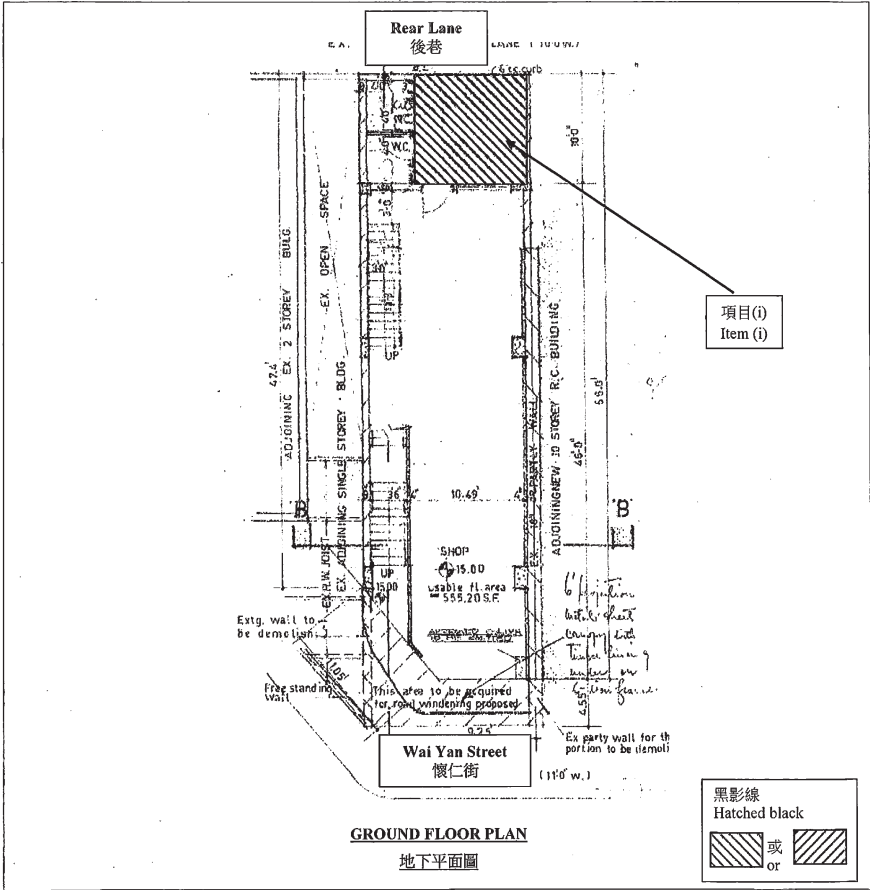
Premises at  
 處所即位於  
 on (Lot Number)  
 (地段號碼)

G/F & COCKLOFT & UPPER PART OF GROUND NO.1 WAI YAN STREET

TAI PO MARKET TAI PO NEW TERRITORIES

LOT NO. 1826 IN D.D. 6

(丈量約份第 6 約地段第 1826 號)

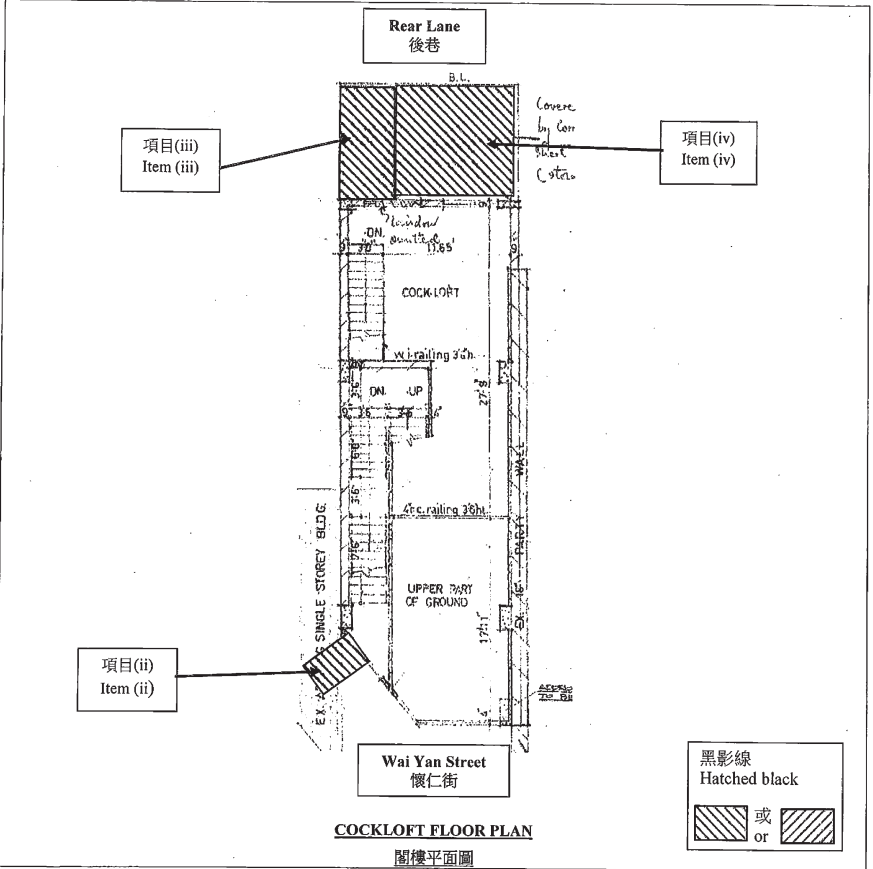


命令中所述建築工程的位置在此圖則上以黑影線及項目編號標示，以資識別。本圖則不是按比例繪製。

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.

Plan Annexed to Order No. : CCSN/TC/012463/13/NT  
 此圖則附連於命令編號  
 BD Ref. :  
 檔案編號 : MBI/9230/71/E03(CR/13)

Premises at : G/F & COCKLOFT & UPPER PART OF GROUND NO.1 WAI YAN STREET  
 處所即位於 : TAI PO MARKET TAI PO NEW TERRITORIES  
 on (Lot Number) : LOT NO. 1826 IN D.D. 6  
 (地段號碼) : (丈量約份第 6 約地段第 1826 號)



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 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.