

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/VH/021926/09/K BD Ref. : EB/5081/61/T02N(BUC09) To : The Owner(s) of 3RD FLOOR (FLAT B ON 3RD FLOOR) NO.1223 CANTON ROAD KOWLOON	Office of the Building Authority Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.
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Date : 5 May 2023

Owner(s) of the premises at: 3RD FLOOR (FLAT B ON 3RD FLOOR) NO.1223 CANTON ROAD KOWLOON
on (Lot Number) KOWLOON INLAND LOT NO. 2474

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 item (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 plans approved by the Building Authority/ minor works completion record submitted to the Building Authority.

- (i) A door opening formed in the staircase enclosure wall; and
- (ii) A metal gate at the door opening mentioned in item (i) above opening out on to the common staircase.

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) As a result of item (ii), 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; and
- (b) As a result of item (i), Section 35 of the Building (Construction) Regulation, which requires the building to be designed and constructed so as to, in case of fire, inhibit or provide adequate resistance to the spread of fire and smoke; and maintain the stability of the building, has been contravened.

4. 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/U19-22/0008/09** dated **12 March 2010** is also empowered to make this order which substitutes the previous order.

(CHI Yuen-ying)
Building Surveyor
for Building Authority

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

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. 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.

5 May 2023

LAI Ho-cheong *Chief Officer*
for Building Authority