

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/VH/017845/12/NT	Office of the Building Authority
BD Ref. : MBI/9098/70/H01(CR/12)	Buildings Department Headquarters,
To : The Owner(s) of	North Tower, West Kowloon
SHOP A ON G/F,	Government Offices, 11 Hoi Ting Road,
MAN CHEONG BUILDING	Yau Ma Tei, Kowloon.
NOS.239-247 & 247A CASTLE PEAK	
ROAD YUEN LONG	
YUEN LONG NEW TERRITORIES	

Date : 5 May 2023

Owner(s) of the premises at:	SHOP A ON G/F, MAN CHEONG BUILDING NOS.239-247 & 247A CASTLE PEAK ROAD YUEN LONG YUEN LONG NEW TERRITORIES
on (Lot Number)	YUEN LONG TOWN LOT NO. 50

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 (i) below; and
- (b) reinstate the parts of the building so affected by the building works under item (i) below in accordance with plans approved by the Building Authority/ minor works completion record submitted to the Building Authority.

(i) A retractable canopy attached to the external wall facing Yuen Long Plaza.

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) Item (i) 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 of the Buildings Ordinance.

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. UBSCN/03-46/0010/12 dated 15 July 2015, is also empowered to make this order which substitutes the previous order.

(SUEN Yu-po)  
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](http://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 and posted upon a conspicuous part of the identified premises on its date of issue.

5 May 2023

LAI Ho-cheong *Chief Officer*  
for *Building Authority*