

BUILDINGS ORDINANCE (Chapter 123)  
(Section 35)

SERVICE OF NOTICE

In accordance with the proviso to section 35 of the Buildings Ordinance, I append a copy of a notice 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/022050/09/K	Office of the Building Authority
BD Ref. : EB/4030/60/4/U11(BUC09)	Buildings Department Headquarters, North
To : Owner(s) of 2ND FLOOR NO.226 KI LUNG STREET KOWLOON	Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.

Date: 24 May 2024

Owner(s) of the premises at:	2ND FLOOR NO.226 KI LUNG STREET KOWLOON
on (Lot Number)	SUB-SECTION 3 OF SECTION A OF NEW KOWLOON INLAND LOT NO. 23

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 the plans approved by the Building Authority.

(i) A metal door at the unit entrance opening out to the rear staircase.

(The location of the building works described above is shown hatched-black on the plan annexed hereto, for the purpose of identification only.)

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 (i), 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.

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/U21-31/0012/09 dated 21 July 2010 is also empowered to make this order which substitutes the previous order.

(CHEUK Kam-leung)  
Building Surveyor/INV  
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)).

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.

24 May 2024

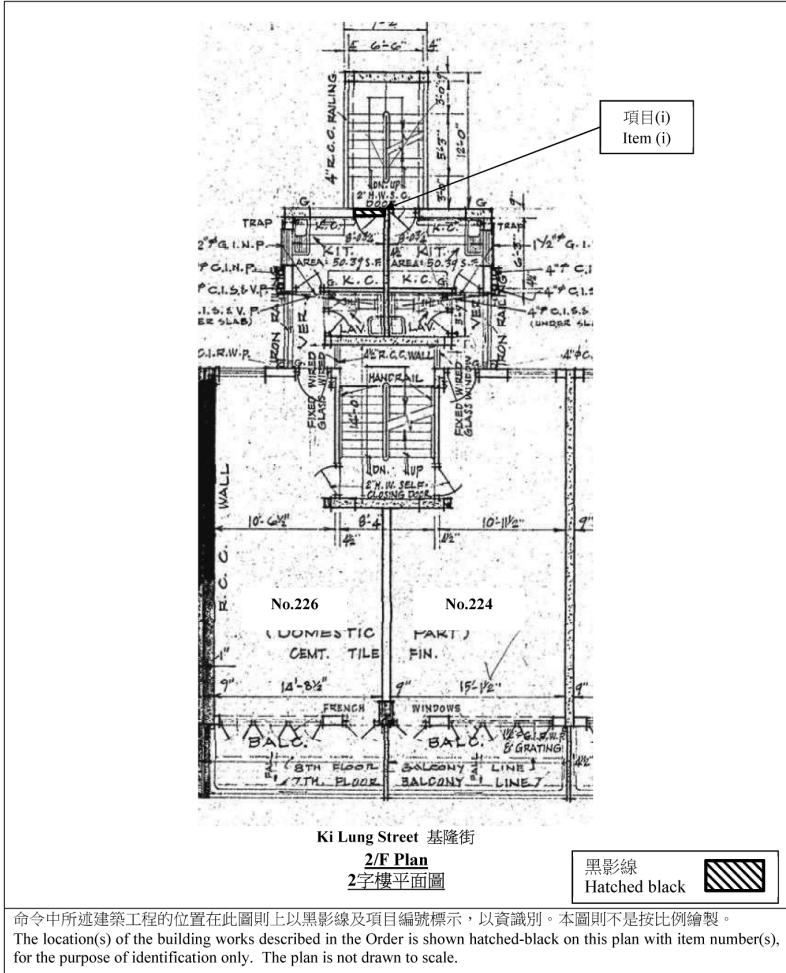
KO Mei-ye *Chief Officer*  
for Building Authority

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

CBZ/VH/022050/09/K

EB/4030/60/4/U11(BUC09)

Premises at : 2ND FLOOR NO.226 KI LUNG STREET KOWLOON  
 處所即位於 : (中文地址只供參考：基隆街226號三樓)  
 on (Lot Number) SUB-SECTION 3 OF SECTION A OF NEW KOWLOON INLAND LOT NO. 23  
 (地段號碼) 新九龍內地段第23號A分段第3小分段



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.