

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:—

**BUILDINGS ORDINANCE (CAP. 123)**  
**Order by the Building Authority under section 24(1)**

Order No. : C/TB/001630/24/HK	Office of the Building Authority
BD Ref. : LM EB/2345/62/B11	Buildings Department Headquarters,
To : Owner(s) of	North Tower, West Kowloon
FLAT 2 ON 7TH FLOOR (BLOCK A) &	Government Offices, 11 Hoi Ting Road,
CAR PARKING SPACE NO. 289 VILLA	Yau Ma Tei, Kowloon.
MONTE ROSA NO. 41A STUBBS ROAD	
HONG KONG	

Date : 7 June 2024

Owner(s) of the premises at:	FLAT 2 ON 7TH FLOOR (BLOCK A) & CAR PARKING SPACE NO. 289
on (Lot Number)	VILLA MONTE ROSA NO. 41A STUBBS ROAD HONG KONG
	SECTION A OF INLAND LOT NO. 3550

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 door at the front entrance of the flat opening out onto the 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 (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.

(CHOW Siu-yin, Kennis)  
Senior Building Surveyor /B4  
for Building Authority  

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(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 109a (Rev. 07/2022)

The original copy of this order was posted upon a conspicuous part of the identified premises on its date of issue.

7 June 2024

WONG Kin-yip, Andy *Chief Building Surveyor/B*  
*for Building Authority*