

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.: VVS/M116/100103/23/NT

BD Ref.: EBN/9009/12/VH/M116(H108)

To : The owner(s) of
SAI PIN WAI LOT NO. 71 IN D.D. 115
YUEN LONG NEW TERRITORIES

Office of the Building Authority
Buildings Department Headquarters
North Tower
West Kowloon Government Offices
11 Hoi Ting Road
Yau Ma Tei, Kowloon

Date: 16 June 2023

Owner(s) of premises at: SAI PIN WAI LOT NO. 71 IN D.D. 115 YUEN LONG NEW TERRITORIES
on (Lot Number) SAI PIN WAI LOT NO. 71 IN D.D. 115

1. It has been brought to my attention that **a building has been erected** on the above lot without having first obtained from me the approval of building plans and consent for the commencement of building works for the said building required by section 14 of the Buildings Ordinance. For the purpose of identification, the location of the said building is shown hatched-black on the plan annexed hereto.
2. In exercise of the powers vested in me under section 24(1) of the Buildings Ordinance, I hereby order you to **demolish the said building described in the first paragraph.**
3. You are required under the Buildings Ordinance to appoint an Authorized Person (architect/engineer/surveyor) to co-ordinate the required works in paragraph 2 above, who shall:-
 - (a) Submitting demolition proposal to the Building Authority for agreement before commencement of any works; and
 - (b) Upon completion, certifying that the agreed works have been carried out in accordance with the provisions of the Buildings Ordinance and regulations made thereunder.
4. You are required under the Buildings Ordinance to appoint a Registered Specialist Contractor in the demolition category to carry out the works in paragraph 2 above, and an Authorized Person or a Registered Structural Engineer to advise on and ensure that the necessary safety measures are provided.
5. You are required to commence the works ordered by me in paragraph 2 above within **90** days and complete such works within **180** days of the date of this order, all to the satisfaction of the Building Authority.

(LO Chi-wang)
Building Surveyor/Village Houses 3-5
for Building Authority
(This computer print-out is valid, no signature is required)

c.c. C/c/VH
District Lands Officer/ Yuen Long
Land Registrar

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 109a (Rev. 07/2022)

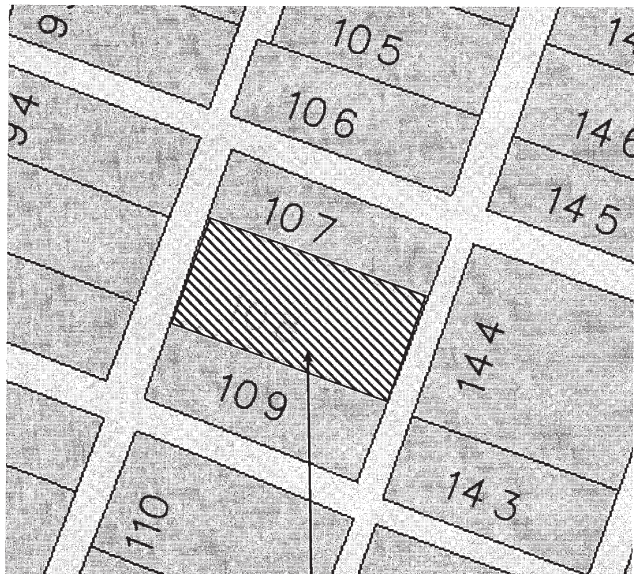
The original copy of this order was served by registered post addressed to the owner's registered address in the Land Registry on its date of issue.

16 June 2023

LAI Ho-cheung *Chief Officer/VH*
for Building Authority

Plan Annexed to Order No. : VVS/M116/100103/23/NT
此圖則附連於命令編號
BD Ref. : EBN/9009/12/VH/M116(H108)
檔案編號

Premises at : SAI PIN WAI LOT NO. 71 IN D.D. 115 YUEN LONG NEW TERRITORIES
處所即位於 : (中文地址只供參考：元朗 十八鄉 西邊圍108號)
on (Lot Number) SAI PIN WAI LOT NO. 71 IN D.D. 115
(地段號碼) 丈量約份第115約西邊圍地段第71號



1座建築物
A building has
been erected

黑影線
Hatched black



命令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.