

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/TF/169607/01/K	Office of the Building Authority Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.
BD Ref. :	EB/4819/54/W01N(BUC01) PT4	
To :	The owner(s) of LOWER GROUND FLOOR NO.14 OBSERVATORY ROAD KOWLOON	Date: 26 August 2022

Owner(s) of the premises at: LOWER GROUND FLOOR NO.14 OBSERVATORY ROAD KOWLOON
on (Lot Number) KOWLOON INLAND LOT NO. 10569.

It has been brought to my attention that the following building works have been carried out in or at the above premises:

- (i) Structure(s) on and over the yard at lower ground floor.
2. For the said building works:
 - (a) The building works at item (i) above have 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.
 3. In exercise of the powers vested in me under section 24(1) of the Buildings Ordinance, I hereby order you to :
 - (a) demolish the said building works described under item (i) above; and
 - (b) reinstate the parts of the building so affected by the building works under item (i) above in accordance with the plans approved by the Building Authority.

Adequate precautionary measures to ensure public safety should be provided prior to and during the course of works.

4. You are required to commence the works ordered by me in paragraph 3 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.

5. 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. CBZ/S2/168826/01/K dated 3 June 2010 is also empowered to make this order which substitutes the previous order.

Signed
(LEE Siu-wai)
Structural Engineer/F2-4
for Building Authority

c.c. Land Registry
SCO/C & F

Your attention is drawn to the provisions of sections 24(3), 24(4A) and 33 of the Buildings Ordinance.
BD 109as (Rev. 03/2019)

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

26 August 2022

LI Kwok-leung *Chief Structural Engineer/F*
for Building Authority