

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. : VVS/H11/100195/23/NT BD Ref. : EBN/9009/12/VH/H11(175) To : The owner(s) of YUEN LONG, NEW TERRITORIES (TIN SAM TSUN LOT NO.43 IN D.D. 124)	Office of the Building Authority Building Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.
	Date: 1 September 2023

Owner(s) of premises at: YUEN LONG, NEW TERRITORIES (TIN SAM TSUN LOT NO.43 IN D.D. 124)
on (Lot Number) TIN SAM TSUN LOT NO.43 IN D.D. 124

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 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 works required in paragraph 2 above by:
 - (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, and an Authorized Person to advise on the necessary safety measures and to ensure the provision of those measures.
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.
6. 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. VVS/H11/100005/23/NT dated 12 January 2023 is also empowered to make this order which substitutes the previous order.

(HO Chi-wa)
Assistant Building Surveyor /Village Houses 3-2
for Building Authority
(This computer print-out is valid, no signature is required)

c.c. District Lands Officer/ Yuen Long
CIC/VH

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 Registrar on its date of issue.

1 September 2023

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

Plan Annexed to Order No. : VVS/H11/100195/23/NT
 此圖則附連於命令編號
 BD Ref. : EBN/9009/12/VH/H11(H75)
 檔案編號

Premises at : YUEN LONG, NEW TERRITORIES (TIN SAM TSUN LOT NO.43 IN D.D. 124)
 處所即位於 : (中文地址只供參考:元朗洪水橋田心村(75號) 丈量約份第124約田心屋宇地段第43號)
 on (Lot Number) : TIN SAM TSUN LOT NO.43 IN D.D. 124
 (地段號碼) : (丈量約份第124約田心村地段第43號)

