

BUILDINGS ORDINANCE (Chapter 123)
(Section 33)

SERVICE OF CERTIFICATE

In accordance with the proviso to section 33 of the Buildings Ordinance, I append a copy of a certificate together with the available particulars of the persons to whom they are addressed as detailed below:—

BD DH 71/04/NT(W)(VIII)	Office of the Building Authority, Buildings Department Headquarters North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon
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BUILDINGS ORDINANCE (Chapter 123)
Certificate under section 33(1)

Address of Building	: Chung Shan Terrace, Lai Chi Kok, Kowloon
Lot Number	: Adjacent to Lot No. 3326 RP in SD4, Lot No. 3326 s.B RP in SD4, Lot No. 3326 s.C in SD4, Lot No. 3326 s.D in SD4, Lot No. 3326 s.E in SD4, Lot No. 3326 s.F in SD4, Lot No. 3326 s.G ss.1 in SD4, Lot No. 3326 s.G ss.2 in SD4, Lot No. 3326 s.G RP in SD4, Lot No. 3326 s.H in SD4, Lot No. 3326 s.I in SD4, Lot No. 3326 s.J ss.1 in SD4, Lot No. 3326 s.J RP in SD4, Lot No. 3326 s.K in SD4, Lot No. 3326 s.L in SD4, Lot No. 3326 s.M in SD4, and Lot No. 3326 s.N in SD4

WHEREAS the Building Authority acting in accordance with the powers conferred upon him by section 27A of the Buildings Ordinance has served on the owner of the above-mentioned lot an order in writing dated the 22nd day of February 2008 declaring the natural, formed or man-made land and the earth-retaining structure adjoining the above lot is liable to become dangerous and requiring such owner to carry out the works within the time limit specified therein

AND WHEREAS the said order has not been complied with

AND WHEREAS the Building Authority acting in accordance with the powers conferred upon him by section 27A(3) of the said Ordinance has caused the said works to be carried out from the 2nd day of March 2020 to the 21st day of December 2020 by the Government Consultant/Contractor.

AND WHEREAS the cost of the said works and surcharge are in my opinion recoverable from the owners of the said lot

AND WHEREAS it appears from Land Registry records that the above-mentioned lot were at the date of completion of the said works owned by several persons in the proportionate shares set out in the second column of the First Schedule hereto

AND WHEREAS the owners of the said lot were advised of the said works in writing on the 25th day of November 2021

NOW THEREFORE in accordance with the provisions of section 33(1) of the Buildings Ordinance I HEREBY CERTIFY

- (a) that the total cost of the works so caused by the Building Authority to be carried out and surcharge as aforesaid amounts to Hong Kong Dollars Seven Million Seventy Thousand Six Hundred Twenty One and Eighty Cents only (HK\$7,070,621.80)
- (b) that I apportion such total cost and surcharge among the respective owners of the above-mentioned lot in the respective amounts specified in the third column of the said First Schedule hereto; and
- (c) that the owners specified in the second column of the Second Schedule hereto remain liable for the respective sums specified in the fourth column of the Second Schedule hereto

THE FIRST SCHEDULE (hereinbefore referred to)

Address	Relevant Interest (being an undivided share in the lot)	Apportioned Amount \$
The Remaining Portion of Lot No. 3326 in S.D. 4	1	3,339,663.90
The Remaining Portion of Section B of Lot No. 3326 in S.D. 4	1	153,805.80
Section C of Lot No. 3326 in S.D. 4	1	544,524.70
Section D of Lot No. 3326 in S.D. 4	1	287,405.20
<u>Section E of Lot No. 3326 in S.D. 4</u>		
1/F 15 Chung Shan Terrace and Parking Space No. 2, Tsuen Wan, New Territories.	1/3	53,415.10
2/F & Roof & Parking Space No. 4	1/3	53,415.10
G/F 15 Chung Shan Terrace and Parking Space No. 1, Tsuen Wan, New Territories.	1/3	53,415.10
<u>Section F of Lot No. 3326 in S.D. 4</u>		
No. 8 Chung Shan Terrace, Tsuen Wan, New Territories		
Flat A on 1/F	1/2 of 1/6	23,725.60
Flat B on 1/F	1/2 of 1/6	23,725.60
Flat A on 2/F	1/2 of 1/6	23,725.60
Flat B on 2/F	1/2 of 1/6	23,725.60
Flat A on G/F	1/2 of 1/6	23,725.60
Flat B on G/F	1/2 of 1/6	23,725.60
No. 9 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F	1/6	47,451.30
2/F	1/6	47,451.30
Flat A on G/F	1/2 of 1/6	23,725.60
Flat B on G/F	1/2 of 1/6	23,725.60
<u>Sub-Section 1 of Section G of Lot No. 3326 in S.D. 4</u>		
No. 10 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F and Portions of Roof	1/6	47,183.40
2/F	1/6	47,183.40
G/F & Portion of the Garden thereof	1/6	47,183.40
No. 11 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F with the Roof thereof	1/6	47,183.40
2/F and Portions of Roof	1/6	47,183.40
G/F & Portion of the Garden thereof	1/6	47,183.40
<u>Sub-Section 2 of Section G of Lot No. 3326 in S.D. 4</u>		
No. 12 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F	1/3	57,114.50
2/F	1/3	57,114.50
G/F	1/3	57,114.50

Address	Relevant Interest (being an undivided share in the lot)	Apportioned Amount \$
<u>The Remaining Portion of Section G of Lot No. 3326 in S.D. 4</u>		
No. 13 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F with Portions of the Roof	1/6	43,432.20
2/F with Portions of the Roof	1/6	43,432.20
G/F	1/6	43,432.20
No. 14 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F	1/6	43,432.20
2/F	1/6	43,432.20
G/F	1/6	43,432.20
<u>Section H of Lot No. 3326 in S.D. 4</u>		
No. 19 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F	1/3	48,281.00
2/F	1/3	48,281.00
G/F	1/3	48,281.00
<u>Section I of Lot No. 3326 in S.D. 4</u>		
The Land Below the Carpark Podium	3/64	13,126.80
Flat A on 1/F including Portion of the Yard	4/64	17,502.40
Flat B on 1/F including Portion of the Yard	4/64	17,502.40
Flat C on 1/F including Portion of the Yard	4/64	17,502.40
Flat D on 1/F including Portion of the Yard	4/64	17,502.40
Flat A on 2/F	4/64	17,502.40
Flat B on 2/F	4/64	17,502.40
Flat C on 2/F	4/64	17,502.40
Flat D on 2/F	4/64	17,502.40
Flat A on 3/F and Roof A	5/64	21,878.00
Flat B on 3/F and Roof B	5/64	21,878.00
Flat C on 3/F and Roof C	5/64	21,878.00
Flat D on 3/F and Roof D	5/64	21,878.00
Carpark No. 1 on G/F	1/64	4,375.40
Carpark No. 2 on G/F	1/64	4,375.40
Carpark No. 3 on G/F	1/64	4,375.40
Carpark No. 4 on G/F	1/64	4,375.40
Carpark No. 5 on G/F	1/64	4,375.40
Carpark No. 6 on G/F	1/64	4,375.40
Carpark No. 7 on G/F	1/64	4,375.40
Carpark No. 8 on G/F	1/64	4,375.40
Carpark No. 9 on G/F	1/64	4,375.40

Address	Relevant Interest (being an undivided share in the lot)	Apportioned Amount \$
<u>Sub-Section 1 of Section J of Lot No. 3326 in S.D. 4</u>		
No. 17 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F	1/3	51,859.40
2/F	1/3	51,859.40
G/F	1/3	51,859.40
<u>The Remaining Portion of Section J of Lot No. 3326 in S.D. 4</u>		
No. 18 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F	1/3	53,052.10
2/F	1/3	53,052.10
G/F	1/3	53,052.10
<u>Section K of Lot No. 3326 in S.D. 4</u>		
No. 21 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F	1/6	50,727.10
2/F including the Roof	1/6	50,727.10
G/F	1/6	50,727.10
No. 22 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F & Carpark No. 3	1/6	50,727.10
2/F including Roof & Carpark No. 4	1/6	50,727.10
G/F	1/6	50,727.10
<u>Section L of Lot No. 3326 in S.D. 4</u>		
No. 20 Chung Shan Terrace, Tsuen Wan, New Territories		
1/F	1/3	49,871.50
2/F	1/3	49,871.50
G/F	1/3	49,871.50
<u>Section M of Lot No. 3326 in S.D. 4</u>		
2/F of Block A	2/12	43,276.60
G/F & 1/F One Garage of Block A	4/12	86,553.40
Flat 1 on 1/F of Block B	1/12	21,638.20
Flat 2 on 1/F of Block B	1/12	21,638.20
Flat 1 on 2/F of Block B	1/12	21,638.20
Flat 2 on 2/F of Block B	1/12	21,638.20
Flat 1 on G/F of Block B	1/12	21,638.20
Flat 2 on G/F of Block B	1/12	21,638.20
<u>Section N of Lot No. 3326 in S.D. 4</u>		
1/F and Car Parking Space No. 5 on G/F of No. 16 Chung Shan Terrace, Tsuen Wan, New Territories.	1/3	43,994.00
2/F & Roof & Parking Space No. 6, No. 16 Chung Shan Terrace, Tsuen Wan, New Territories.	1/3	43,994.00
Ground Floor including the backyard and storeroom at rear staircase & Portion of which said backyard and the said storeroom are situate on Section E of Lot No.3326 in Survey District No.4	1/3	43,994.00

THE SECOND SCHEDULE (hereinbefore referred to)

<u>Address</u>	<u>Registered Owner(s) (as at date of completion of works)</u>	<u>Relevant Interest (being an undivided share in the lot)</u>	<u>Apportioned Amount \$</u>
The Remaining Portion of Lot No. 3326 in S.D. 4	Owner of The Remaining Portion of Lot No. 3326 in S.D. 4	1	3,339,663.90
The Remaining Portion of Section B of Lot No. 3326 in S.D. 4	Owner of The Remaining Portion of Section B of Lot No. 3326 in S.D. 4	1	153,805.80
Section C of Lot No. 3326 in S.D. 4	Owner of Section C of Lot No. 3326 in S.D. 4	1	544,524.70
<u>Section F of Lot No. 3326 in S.D. 4</u>			
No. 8 Chung Shan Terrace, Tsuen Wan, New Territories			
Flat B on G/F	Owner of Flat B on G/F	1/2 of 1/6	23,725.60
No. 9 Chung Shan Terrace, Tsuen Wan, New Territories			
1/F	Owner of 1/F	1/6	47,451.30
<u>Sub-Section 1 of Section G of Lot No. 3326 in S.D. 4</u>			
No. 10 Chung Shan Terrace, Tsuen Wan, New Territories			
2/F	Owner of 2/F	1/6	47,183.40
<u>The Remaining Portion of Section G of Lot No. 3326 in S.D. 4</u>			
No. 13 Chung Shan Terrace, Tsuen Wan, New Territories			
G/F	Owner of G/F	1/6	43,432.20
No. 14 Chung Shan Terrace, Tsuen Wan, New Territories			
G/F	Owner of G/F	1/6	43,432.20
<u>Section H of Lot No. 3326 in S.D. 4</u>			
No. 19 Chung Shan Terrace, Tsuen Wan, New Territories			
1/F	Owner of 1/F	1/3	48,281.00
G/F	Owner of G/F	1/3	48,281.00
<u>Section I of Lot No. 3326 in S.D. 4</u>			
Flat A on 2/F	Owner of Flat A on 2/F	4/64	17,502.40 (HK\$3,500.80 paid as at 11/9/2023)
Flat B on 2/F	Owner of Flat B on 2/F	4/64	17,502.40 (HK\$3,500.80 paid as at 11/9/2023)
Carpark No. 1 on G/F	Owner of Carpark No. 1 on G/F	1/64	4,375.40
Carpark No. 2 on G/F	Owner of Carpark No. 2 on G/F	1/64	4,375.40
Carpark No. 3 on G/F	Owner of Carpark No. 3 on G/F	1/64	4,375.40
Carpark No. 4 on G/F	Owner of Carpark No. 4 on G/F	1/64	4,375.40
Carpark No. 6 on G/F	Owner of Carpark No. 6 on G/F	1/64	4,375.40
Carpark No. 7 on G/F	Owner of Carpark No. 7 on G/F	1/64	4,375.40
Carpark No. 8 on G/F	Owner of Carpark No. 8 on G/F	1/64	4,375.40
<u>Sub-Section 1 of Section J of Lot No. 3326 in S.D. 4</u>			
No. 17 Chung Shan Terrace, Tsuen Wan, New Territories			
2/F	Owner of 2/F	1/3	51,859.40

<u>Address</u>	<u>Registered Owner(s) (as at date of completion of works)</u>	<u>Relevant Interest (being an undivided share in the lot)</u>	<u>Apportioned Amount \$</u>
<u>The Remaining Portion of Section J of Lot No. 3326 in S.D. 4</u>			
No. 18 Chung Shan Terrace, Tsuen Wan, New Territories			
G/F	Owner of G/F	1/3	53,052.10
<u>Section K of Lot No. 3326 in S.D. 4</u>			
No. 21 Chung Shan Terrace, Tsuen Wan, New Territories			
1/F	Owner of 1/F	1/6	50,727.10
<u>Section M of Lot No. 3326 in S.D. 4</u>			
Flat 1 on G/F of Block B	Owner of Flat 1 on G/F of Block B	1/12	21,638.20

AS WITNESS my hand this 6 day of October 2023

(FUNG Chung-yee)
Senior Structural Engineer
for Building Authority

Witness : CHAN Ka-man

Address : c/o Buildings Department

Occupation : CO/Slope Safety Section/Buildings Department

Note : Section 33(4) of the Buildings Ordinance provides : “Interest at the rate of ten per cent per annum from the expiry of one month from the date of such service shall be recoverable as part of such cost or surcharge.” “Such service” is the service of this certificate and “such cost or surcharge” is the respective amount specified in the fourth column of the Second Schedule hereto.

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

6 October 2023

CHENG Robert *Chief Building Surveyor/SS*
for Building Authority