

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.	: VHN/A105/100348/22/NT	Office of the Building Authority
BD Ref.	: EBN/9001/12/VH/A105(Hfs)	Buildings Department Headquarters, North
To	: The owners of 1/F & ROOF NO. 46 SAN HING STREET CHEUNG CHAU NEW TERRITORIES	Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.

Date : 21st October 2022

Owner(s) of the premises at: 1/F & ROOF NO. 46 SAN HING STREET CHEUNG CHAU NEW TERRITORIES

on (Lot Number) THE REMAINING PORTION OF CHEUNG CHAU LOT NO.173

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 items (i) & (ii) below; and
(b) reinstate the parts of the building so affected by the building works under items (i) & (ii) below.
- (i) A 2-storey structure erected on and over the roof; and
(ii) A structure erected on and over the roof.

(The locations of the building works described above are shown hatched-black on the plan annexed hereto, for the purpose of identification only.)
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 90 days and complete such works within 180 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) Items (i) & (ii) 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.

4. 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. VHN/A105/100115/19/NT dated 7th May 2019 is also empowered to make this order which substitutes the previous order.

(CHAN Tsz-chung)
Senior Building Surveyor/ Village Houses 3
for Building Authority
(This computer print-out is valid, no signature is required)

c.c. Cic/VH
District Lands Officer/Islands

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.

21 October 2022

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

Plan annexed to Order No. : VHN/A105/100348/22/NT
此圖則附連於命令編號

BD Ref. : EBN/9001/12/VH/A105(Hfs)
檔案編號

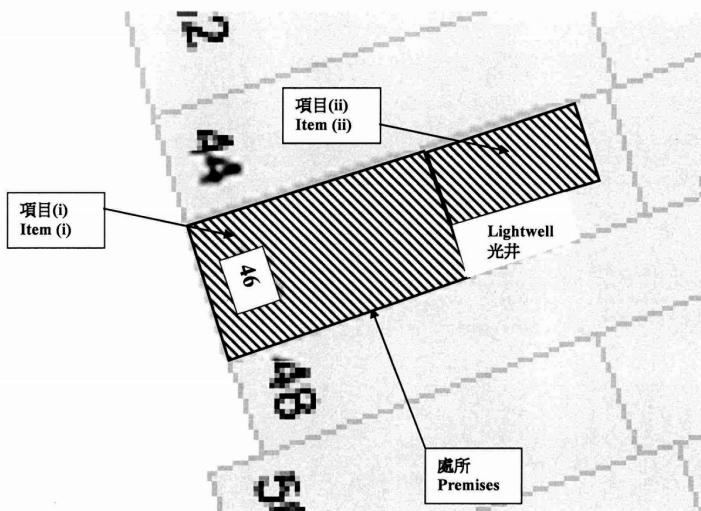
即位於 (中文地只供參考：長洲新興街46號二樓)

Premises at 1/F & ROOF NO. 46 SAN HING STREET CHEUNG CHAU NEW TERRITORIES

(地段號碼) 長洲地段第173號餘段

on (Lot Number) THE REMAINING PORTION OF CHEUNG CHAU LOT NO.173

的處所。



天台 Roof

黑影線

Hatched Black



命令中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.