

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/H48/100196/22/NT	Office of the Building Authority Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.
BD Ref. : EBN/9009/12/VH/H48(WNL/H80-81)	
To : THE OWNER(S) OF TOI SHAN TSUN LOT NO. 3 IN D.D. 111 YUEN LONG NEW TERRITORIES	Date : 4 November 2022
Owner(s) of the premises at: <u>TOI SHAN TSUN LOT NO. 3 IN D.D. 111 YUEN LONG NEW TERRITORIES</u>	
on (Lot Number) <u>TOI SHAN TSUN LOT NO. 3 IN D.D. 111</u>	

It has been brought to my attention that a building has been erected in or at 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 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 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 3 months and complete such works within 5 months 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/H48/100162/15/NT dated 27 November 2015 is also empowered to make this order which substitutes the previous order.

(MO Kam-pan)
Structural Engineer/Village Houses 1-1
for Building Authority
(This computer print-out is valid, no signature is required)

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 served by registered post addressed to the owner's registered address in the Land Registrar on its date of issue.

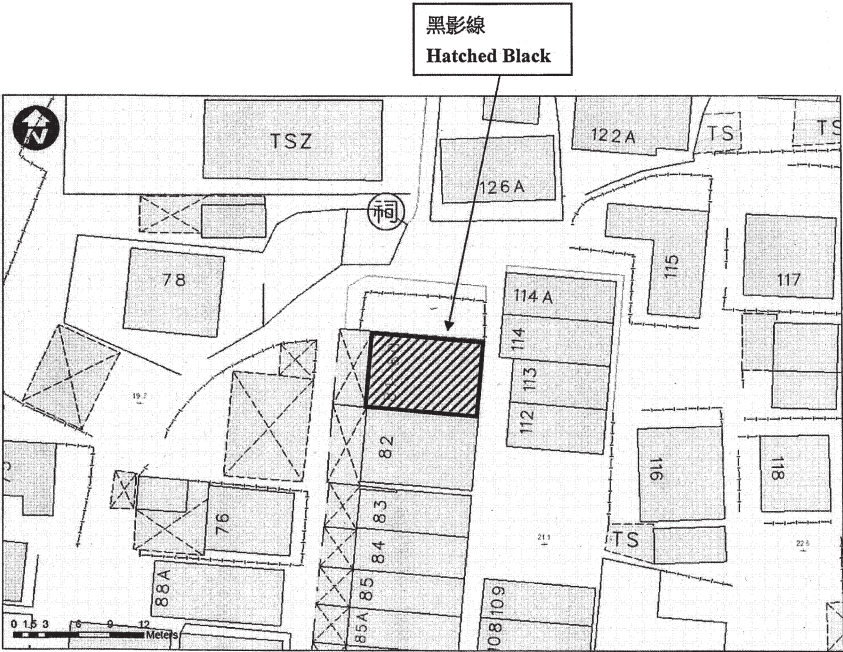
4 November 2022

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


Plan annexed to Order No. : VVS/H48/100196/22/NT
此圖則附連於命令編號
BD Ref. : EBN/9009/12/VH/H48(WNL/H80-H81)
檔案編號

處所 **TOI SHAN TSUN LOT NO. 3 IN D.D. 111 YUEN LONG NEW TERRITORIES**
Premises (中文地址只供參考：元朗八鄉橫台山永寧里 80 及 81 號)

(地段號碼) 丈量約份第 111 約台山村地段第 3 號
on (Lot Number) **TOI SHAN TSUN LOT NO. 3 IN D.D. 111** 的處所。



Location Plan 位置圖

黑影線
Hatched Black  The approximate location of the said building works under this order, for the purpose of identification only.
本命令提及建築工程的大概位置，以資識別。