

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. :	<b>CBZ/TC/040009/06/K</b>	Office of the Building Authority Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.
BD Ref. :	<b>EB/4249/55/W01S(BUC06)</b>	
To :	<b>The owner of 11TH FLOOR, NO. 21 CHATHAM ROAD SOUTH, KOWLOON</b>	Date :10 November 2023

Owner(s) of the premises at: 11TH FLOOR, NO. 21 CHATHAM ROAD SOUTH, KOWLOON  
on (Lot Number) SECTION I OF KOWLOON INLAND LOT NO.6453

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

**(i) Removal of part of external wall at the front and installation of glass panel to fill up the opening.**

*(The location of the building works described above is shown hatched-black and item number on the plan annexed hereto, for the purpose of identification only)*

2. For the said building works:

- (a) The building works at item(s) (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(s) (i) above.  
(b) reinstate the parts of the building so affected by the building works under item(s) (i) above in accordance with plans approved by the Building Authority/minor works completion record submitted to 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. **UBZ/U17-02/0010/06** dated **25 May 2007** is also empowered to make this order which substitutes the previous order.

(LEE Hoi-yat, Eric)  
Structural Engineer/C-SU22  
for Building Authority

c.c. Land Registrar  
SCO /

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 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 (<http://www.bd.gov.hk>).

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.

10 November 2023

CHAN Wai-tong *Chief Building Surveyor/C*  
for *Building Authority*