

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. : C/TD/003766/21/K
Our Ref. No : EB/4034/82(PhA)/T50/U01

Office of the Building Authority
Buildings Department Headquarters,
North Tower,
West Kowloon Government Offices,
11 Hoi Ting Road,
Yau Ma Tei, Kowloon.

To : The owner of
TOWN HOUSE NO. T7
(WITH A PRIVATE GARDEN)
VILLAGE GARDENS PHASE A
NOS. 49-67 FA PO STREET
NOS. 48-68 TAT CHEE AVENUE
KOWLOON

Date : 3 December 2021

Owner(s) of the premises at: **TOWN HOUSE NO. T7 (WITH A PRIVATE GARDEN) VILLAGE GARDENS PHASE A NOS. 49-67 FA PO STREET NOS. 48-68 TAT CHEE AVENUE KOWLOON** on
(Lot Number) **The remaining portion of N.K.I.L. 5807 and the extension thereto**

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

- (i) 2 nos. of structures erected on and over the front garden facing Tat Chee Avenue;
- (ii) A structure erected on and over the rear garden;
- (iii) Solid fence wall on and over the approved fence wall at the middle court; and
- (iv) A cover erected on and over the middle court.

The location of the building works described above is shown hatched-black on the plan annexed hereto, for the purpose of identification only.

2. For the said building works:

- (a) The building works at items (i) to (iv) 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 items (i) to (iv) above; and
- (b) reinstate the parts of the building including the gradient of the slab surfaces and the associated surface water drainage system, if any, so affected by the building works under items (i) to (iv) above in accordance with the plans approved by the Building Authority.

Adequate precautionary measures to ensure public safety and prevent damage to the integrity of the parent structure including the damp proofing construction, if any, 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 60 days and complete such works within 120 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. C/TD/002911/19/K dated 30 October 2020 is also empowered to make this order which substitutes the previous order.

(SHEK Ka-yan)
Senior Building Surveyor/D3
for Building Authority

Note:

Your attention is drawn to the provisions of sections 24(3), 24(4A) and 33 of the Buildings Ordinance.

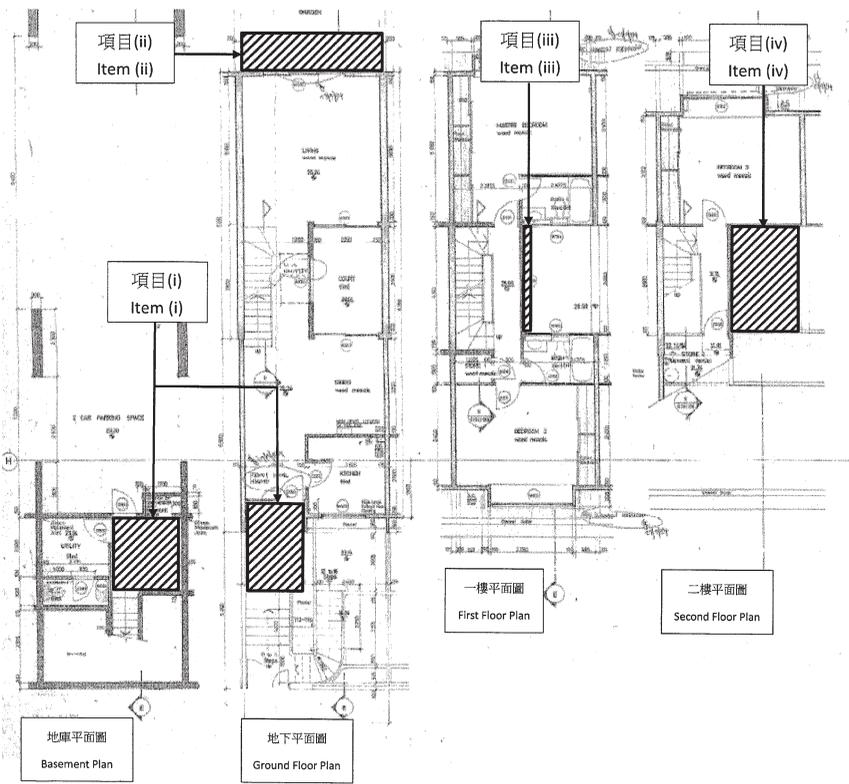
The original copy of this order was posted upon a conspicuous part of the identified premises on its date of issue.

3 December 2021

CHAN Wai-ming *Chief Building Surveyor*
for *Building Authority*

附圖
Annex Plan

檔號編號： EB/4034/82(PhA)/T50/U01
 File Reference: EB/4034/82(PhA)/T50/U01
 大廈地址： Town House No. T7 (With A Private Garden) Village Gardens Phase A,
 Address: Nos. 49-67 Fa Po Street, Nos. 48-68 Tat Chee Avenue, Kowloon



*本圖只作參考
 *This plan is for identification only