

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:—

BUILDINGS ORDINANCE
(Chapter 123)

**Superseding Order by the Building Authority under section 26A(1) and under section 46
of the Interpretation and General Clauses Ordinance (Cap. 1)**

Order No. : INVO00042/HK/23/TB

BD Ref. : EB/3047/61/2/C21 PT.V

To : The Owners of Flat B8 (No.35A Kam Ping Street) on 12th Floor,
Tung Fat Building Block B Nos. 29, 29A, 31, 31A, 33, 33A, 35 & 35A Kam Ping Street, Hong Kong

Date : 22 December 2023

I have, on inspection, found certain dilapidation/ defect in the building at (address) **Flat B8 (No. 35A Kam Ping Street) on 12th Floor, Tung Fat Building Block B, Nos. 29, 29A, 31, 31A, 33, 33A, 35 & 35A Kam Ping Street, Hong Kong** on (Lot No.) **THE REMAINING PORTION OF SECTION B OF SUB-SECTION 1 OF SECTION C OF INLAND LOT NO. 1706.**

2. In exercise of the powers vested in me by section 26A(1) of the Buildings Ordinance, I HEREBY ORDER you as owner to appoint an Authorized Person and, within a period expiring on **21 March 2024**, to carry out the following:-
For a balcony of the building

- I. Investigate and report on the structural integrity and stability of the cantilevered slab balcony. The investigation report should include the following information: -
 - (a) The layout of the existing reinforcement, diameter of main reinforcement and the thickness of protective concrete cover;
 - (b) The thickness of structural slab and screeding;
 - (c) Degree of corrosion of reinforcement and carbonation of concrete;
 - (d) Compressive strength of concrete; and
 - (e) Calculation to justify the factor of safety against failure.
- II. Submit proposal of remedial works for approval if the cantilevered slab balcony is found to be structurally inadequate, or does not possess adequate factor of safety against failure.

All works specified in this Order shall be carried out to such standard acceptable to the Building Authority and in compliance with the rules and regulations made under the Buildings Ordinance.

3. 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 26A(1) of the Buildings Ordinance (Cap. 123) to make the previous order i.e. Order No. INVO00498/HK/10 dated 3 August 2010 is also empowered to make this order this substitutes the previous order.

(WONG Kin-yip)
Chief Building Surveyor/B
for Building Authority

Note

1. Subject to the findings of the investigation as stipulated in this Order, you shall carry out any remedial works as required or approved by the Building Authority. Your attention is drawn to section 26A(3) of the Buildings Ordinance that the Building Authority may by order in writing require the carrying out of such remedial works as appropriate within a specified time. Under section 26A(4) of the Buildings Ordinance, all works shall be carried out to such standard acceptable to the Building Authority and in compliance with regulations. Please also note that under sections 26A(5) & (6) of the Buildings Ordinance, the Building Authority may in certain circumstances carry out or cause to be carried out the works or investigation specified in the Order in which case the cost thereof shall be recoverable from you or your successor in title as appropriate.
2. Should you wish to appeal against my Order, you may give notice of appeal to the Secretary to the Appeal Tribunal (Buildings) and 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 copy of this Order sent to you by registered mail or visit the Buildings Department's website (www.bd.gov.hk).

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

22 December 2023

WONG Kin-yip *Chief Building Surveyor/B*
for Building Authority