

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. : CCSN/VH/012435/13/K	Office of the Building Authority
BD Ref. : MBI/4096/72/V11(CR/13)	Buildings Department Headquarters, North
To : Owner(s) of FLAT A ON ROOF MAN PO BUILDING NO.28 YUK WAH CRESCENT KOWLOON	Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.

Date: 16 February 2024

Owner(s) of the premises at: FLAT A ON ROOF MAN PO BUILDING  
NO.28 YUK WAH CRESCENT KOWLOON  
on (Lot Number) NEW KOWLOON INLAND LOT NO. 5133

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 item (j) below; 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 item (j) below in accordance with the plans approved by the Building Authority.

- (i) Two structures 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 prevent damage to the integrity of the parent structure including the damp proofing construction, if any, should be provided during the course of works.

2. You are required to commence the works ordered by me in paragraph 1 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.

3. For the said building works in paragraph 1 above:

- (a) Item (j) 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. UBSCSN/06-79/0022/13 dated 17 February 2017 is also empowered to make this order which substitutes the previous order.

(CHEUK Kam-leung)

Building Surveyor/INV

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for Building Authority

(This computer print-out is valid, no signature is required)

**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](http://www.bd.gov.hk)).

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.

16 February 2024

KO Mei-yee *Chief Officer*  
for Building Authority

Plan Annexed to Order No.  
此圖則附連於命令編號  
BD Ref.  
檔案編號

CCSN/VH/012435/13/K

MBI/4096/72/V11(CR/13)

Premises at  
處所即位於  
on (Lot Number)  
(地段號碼)

FLAT A ON ROOF MAN PO BUILDING  
: NO.28 YUK WAH CRESCENT KOWLOON  
(中文地址只供參考：九龍毓華里28號萬寶大廈天台A室)  
NEW KOWLOON INLAND LOT NO. 5133  
新九龍內地段第5133號

