

BUILDINGS ORDINANCE (Chapter 123)
(Section 35)

SERVICE OF NOTICE

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 (CAP. 123)
Order by the Building Authority under section 24(1)

Order No.: CMS/TA/033086/05/HK

BD Ref. : L/M2 EB/3173/62/Q07

To : The owner of
Flat D on 2nd Floor,
No. 132 Main Street, Ap Lei Chau,
Hong Kong

Office of the Building Authority
12/F - 18/F., Pioneer Centre,
750 Nathan Road, Mongkok,
Kowloon.

Date: 5 May 2017

Owner(s) of the premises at: Flat D on 2nd Floor, No. 132 Main Street, Ap Lei Chau, Hong Kong
on (Lot Number) Apichau Inland Lot No.78

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

- (i) 1 structure on and over the flat roof facing Yuet Hoi Street;
- (ii) 1 opening formed and 1 door erected in the staircase enclosure wall at 2/F;
- (iii) 1 metal gate at the location of the approved staircase door at 2/F; and
- (iv) Blocking up the approved door opening giving access to the protected corridor.

(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 item (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;
- (b) As a result of the building works at item (ii) above, Regulation 90 of the Building (Construction) Regulations, which requires the building to be designed and constructed so as to inhibit or provide adequate resistance to the spread of fire and smoke; and to maintain stability of the building in case of fire, has been contravened;
- (c) As a result of the building works at item (iii) above, the approved staircase door at 2/F cannot be installed in accordance with the plans approved by the Building Authority. In this connection, Regulation 90 of the Building (Construction) Regulations, which requires the building to be designed and constructed so as to inhibit or provide adequate resistance to the spread of fire and smoke; and to maintain stability of the building in case of fire, has been contravened; and
- (d) As a result of the building works at item (iv) above, Regulation 41(1) of the Building (Planning) Regulations, which requires the building to be provided with such means of escape in case of emergency as required by the intended use of the building, has been contravened.

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), (ii), (iii) & (iv) above; and
- (b) reinstate the parts of the building so affected by the building works under items (i), (ii), (iii) & (iv) above in accordance with the plans approved by 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.

(CHENG Yu-hon, Daniel)
Senior Building Surveyor
for Building Authority

c.c. SCO/ A&B

Note

- (1) Your attention is drawn to the provisions of sections 24(3), 24(4) 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 : 17/F, West Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong and the fax number is 2189 7334). 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).

BD 109a (Rev. 12/2012)

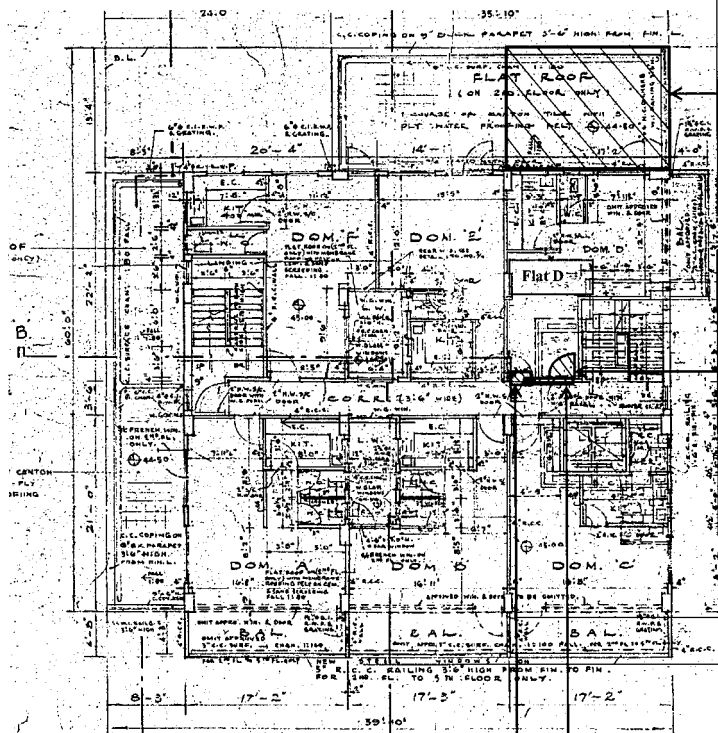
The original copy of this order was posted upon a conspicuous part of the identified premises on its date of issue.

5 May 2017

LO Cho-ki *Chief Building Surveyor*
for *Building Authority*

Plan annexed to Order No. CMS/TA/033086/05/HK
 此圖則附建於命令編號 CMS/TA/033086/05/HK

Facing Yuet Hoi Street 面向悅海街



2/F Plan

2字樓平面圖

第(i)項

在面向悅海街的平台
上加建 1 個搭建物。

Item (i)

1 structure on and
over the flat roof
facing Yuet Hoi
Street.

第(ii)項

在 2 字樓樓梯間圍牆
開鑿 1 個進口，並裝
上 1 道門。

Item (ii)

1 opening formed and
1 door erected in the
staircase enclosure
wall at 2/F.

第(iv)項

封閉通往防護走廊的批准門口。

Item (iv)

Blocking up the approved door opening
giving access to the protected corridor.

第(iii)項

在 2 字樓批准樓梯門的位置安裝 1 道鐵
閘。

Item (iii)

1 metal gate at the location of the approved
staircase door at 2/F.