

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. : UBCE/05-02/0038/10	Office of the Building Authority 12/F - 18/F., Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon.
BD Ref. : EB/3065/71/P08(COURSE)	
To : The owner of Unit B on 4th Floor with Open Roof Over 3rd Floor, Hop Lung Factory Building, Nos. 1, 3, 5, 7, 9 & 11 Mong Lung Street, Nos. 18, 20, 22 & 24 Factory Street, Hong Kong	Date: 22 April 2016

Owner(s) of the premises at: Unit B on 4th Floor with Open Roof Over 3rd Floor, Hop Lung Factory Building,
Nos. 1, 3, 5, 7, 9 & 11 Mong Lung Street, Nos. 18, 20, 22 & 24 Factory Street, Hong
Kong

on (Lot Number) S.I.L. 449

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

- (i) **A structure on and over the approved flat roof facing Kam Wa Street adjacent to the premises; and**
- (ii) **An opening formed and a door erected on the external wall facing Kam Wa Street giving access onto the approved flat roof.**

(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) & (ii) 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 3A of the Building (Planning) Regulations, which requires every opening placed on an external wall above the ground floor of any building shall be protected by barrier, 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) and (ii) above; and
 - (b) reinstate the parts of the building so affected by the building works under items (i) and (ii) 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.

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. UBCE/05-02/0007/10 dated 8 December 2011 is also empowered to make this order which substitutes the previous order.

(AU Fung-ming)
Principal Survey Officer
for Building Authority

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 109as (Rev. 07/2011)

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

22 April 2016

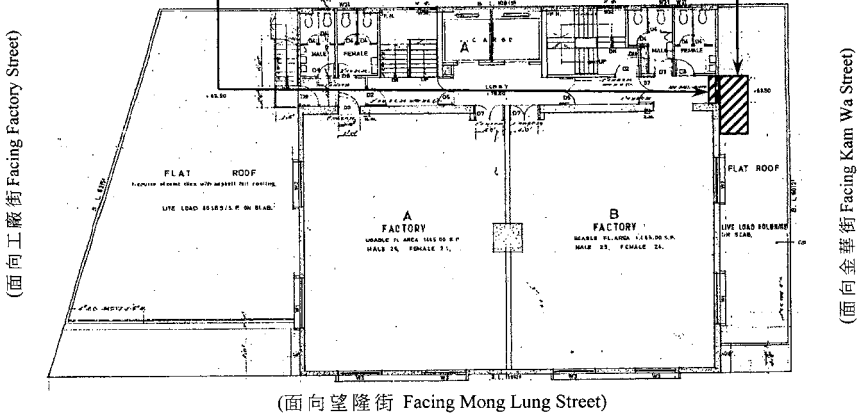
LO Cho-ki *Chief Building Surveyor*
for Building Authority

檔案編號 BD Ref. : EB/3065/71/P08(COURSE)
 處所 Premises: Unit B on 4th Floor with Open Roof
 Over 3rd Floor, Hop Lung Factory
 Building, Nos. 1, 3, 5, 7, 9 & 11 Mong
 Lung Street, Nos. 18, 20, 22 & 24 Factory
 Street, Hong Kong

此圖則附連於命令編號：
 Plan annexed to Order No.:
 UBCS/05-02/0038/10

命令第一段第(ii)項所述建築
 工程的位置
 Location of building works
 described at item (ii) of paragraph 1

命令第一段第(i)項所述建築工
 程的位置
 Location of building works
 described at item (i) of paragraph 1



4字樓平面圖 4/F Plan

此圖只作參考用途
 This plan is for identification only