

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

Order No.: C/TC/003348/16/NT	Office of the Building Authority 12/F - 18/F., Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon.
BD Ref. : EB/9188/04/C01	Date: 25 NOVEMBER 2016
To : THE OWNER OF HOUSE NO. A1 FLORAL VILLAS NO. 18 TSO WO ROAD SAI KUNG NEW TERRITORIES	

Owner(s) of the premises at: HOUSE NO A1 FLORAL VILLAS NO.18 TSO WO ROAD SAI KUNG
NEW TERRITORIES

on (Lot Number) LOT NO. 314 IN D.D. 252

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

- (i) Removal of part of the approved parapets on R/F;
 - (ii) A structure on and over the flat roof on G/F at the rear of the premises;
 - (iii) Removal of the approved metal railings at flat roof on G/F at the front of the premises;
 - (iv) Removal of approved structure on G/F at the side of the premises;
 - (v) Site formation works carried out and structure(s) erected on LG/F at the side of the premises;
 - (vi) A structure erected on another structure below at LG/F at the side of the premises;
 - (vii) A structure on and over the G/F at the front of the premises;
 - (viii) Removal of the approved glass walls and skylight of the Family Room and replaced by new glass walls, windows and skylight;
 - (ix) Floor slab erected at Family Room on G/F of the premises;
 - (x) Site formation works carried out and structure(s) erected on garden at the front of the premises;
 - (xi) Staircase erected on the garden at the front of the premises;
 - (xii) Removal of the Unexcavated and Backfilled Soil Area at LG/F.
- (The locations of the building works described above are 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) to (xii) above has 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 item (ii), (v) to (xii) above; and
 - (b) reinstate the parts of the building so affected by the building works under item (i) to (xii) 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 under the Buildings Ordinance to appoint a Registered General Building Contractor to carry out the works in paragraph 3 above, and an Authorized Person or a Registered Structural Engineer to co-ordinate the required works in paragraph 3 above, who shall-
 - (a) submit remedial proposals to the Building Authority for approval and obtain consent for commencement of works before commencing such works; and
 - (b) on completion, certify that such works have been carried out in accordance with the provisions of the Buildings Ordinance and regulations made thereunder.
5. You are required to commence the works ordered by me in paragraph 3 above within 90 days and complete such works within 180 days of the date of this order, all to the satisfaction of the Building Authority.

(LAI Man-tai)
Senior Structural Engineer
for Building Authority

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 : 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 served by registered post addressed to the owner's registered address in the Land Registrar on its date of issue.

25 November 2016

WAI Wing-kay, Anthony *Chief Structural Engineer*
for Building Authority

File Reference Number:

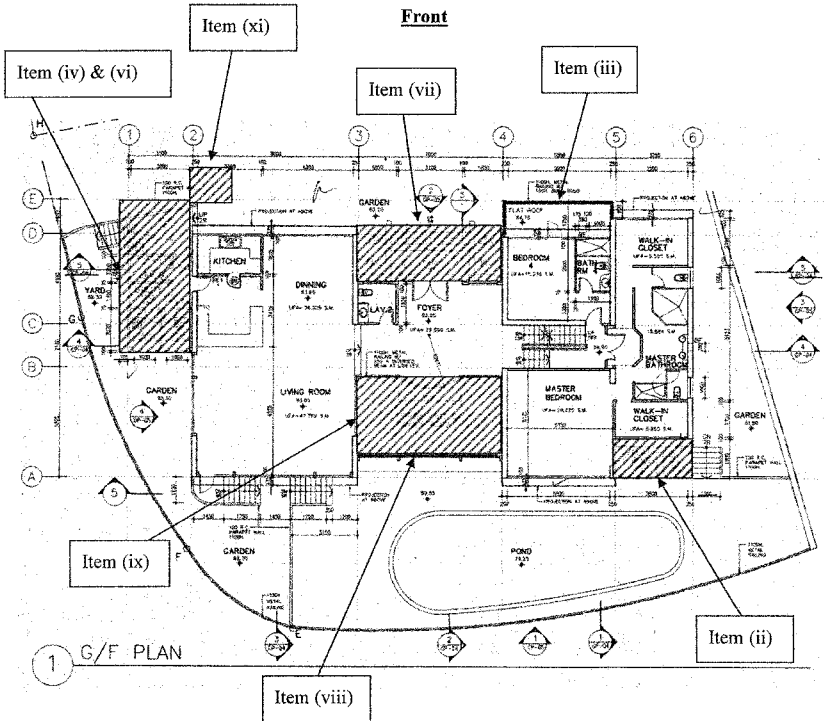
EB/9188/04/C01

Order Number:

C/TC/003348/16/NT

Address:

HOUSE NO.A1 FLORAL VILLAS NO.18 TSO WO ROAD SAI KUNG NEW TERRITORIES



Remarks: The location of the building works shown in hatched black on the above plan is for the purpose of identification only.

File Reference Number:

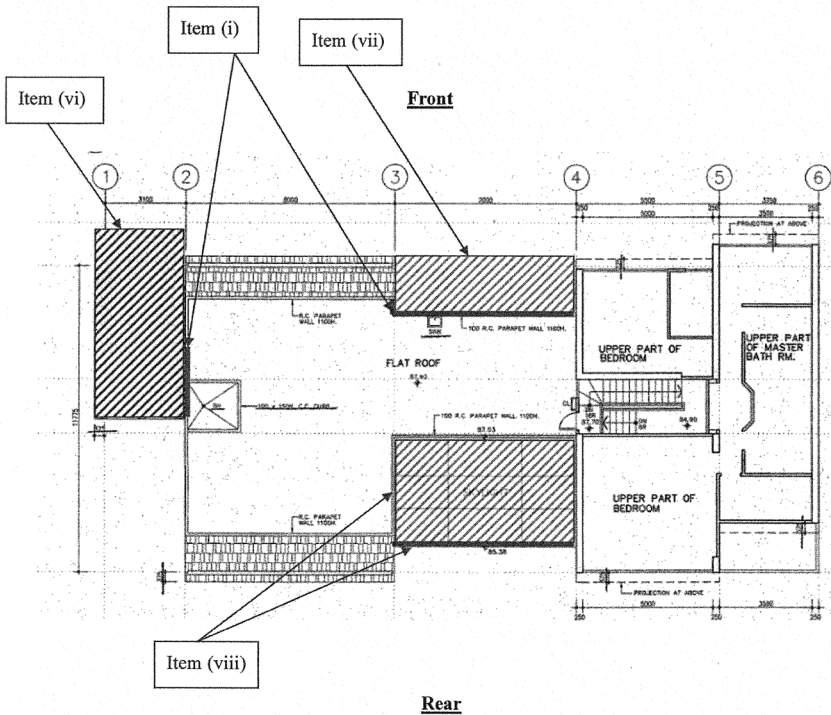
EB/9188/04/C01

Order Number:

C/TC/003348/16/NT

Address:

HOUSE NO.A1 FLORAL VILLAS NO.18 TSO WO ROAD SAI KUNG NEW TERRITORIES



R/F Plan

Remarks: The location of the building works shown in hatched black on the above plan is for the purpose of identification only.