

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/003584/16/NT

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

BD Ref. : EB/9263/80/HOUSE J38/C03

To : THE OWNER OF HOUSE J38 OF STAGE IV MARINA
COVE, 380 HIRAM'S HIGHWAY
HEBE HAVEN SAI KUNG NEW TERRITORIES

Date: 25 NOVEMBER 2016

Owner(s) of the premises at: HOUSE J38 OF STAGE IV MARINA COVE, 380 HIRAM'S HIGHWAY
HEBE HAVEN SAI KUNG NEW TERRITORIES

on (Lot Number) LOT NO. 526 IN D.D. 216 AND THE EXTENSION THERETO

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 garden on LG/F at the rear of the premises;
 - (ii) A canopy attached to the external wall on G/F at the front of the premises;
 - (iii) A structure on and over the court on G/F of the premises;
 - (iv) A structure at G/F erected on item (i) at the rear of the premises;
 - (v) A structure on and over the flat roof on 1/F at the rear of the premises;
 - (vi) A structure erected at the planter on R/F at the front of the premises;
 - (vii) Structure(s) on and over the R/F at the front of the premises; and
 - (viii) A structure erected on the R/F and part of the structure erected on item (v) at the rear of the premises.
- (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 (viii) 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 (i) to (viii) above; and
 - (b) reinstate the parts of the building so affected by the building works under item (i) to (viii) 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 60 days and complete such works within 120 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 Tin 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:

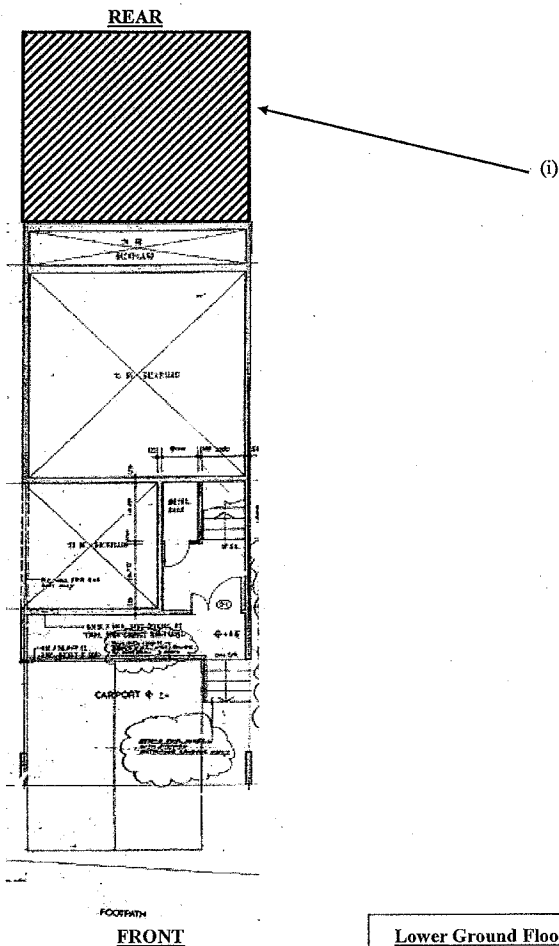
EB/9263/80/HOUSE J38/C03

Order Number:

C/TC/003584/16/NT

Address:

HOUSE J38 OF STAGE IV MARINA COVE, 380 HIRAM'S HIGHWAY
HEBE HAVEN 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/9263/80/HOUSE J38/C03

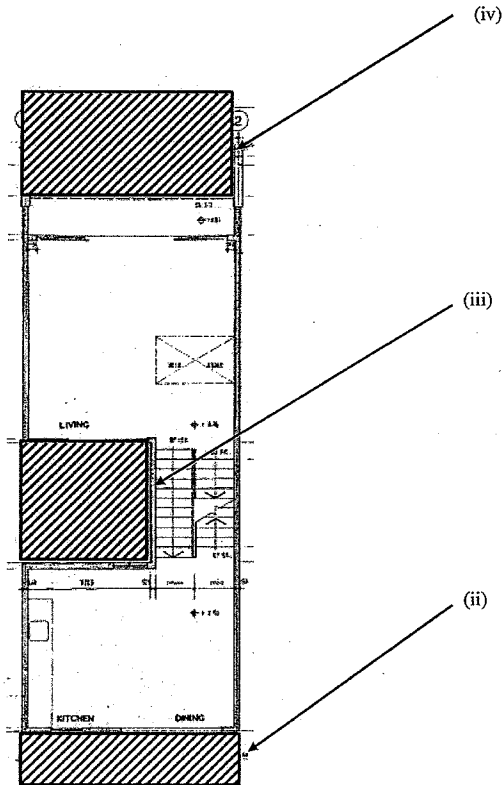
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REAR



FRONT

Ground Floor (G/F) Plan

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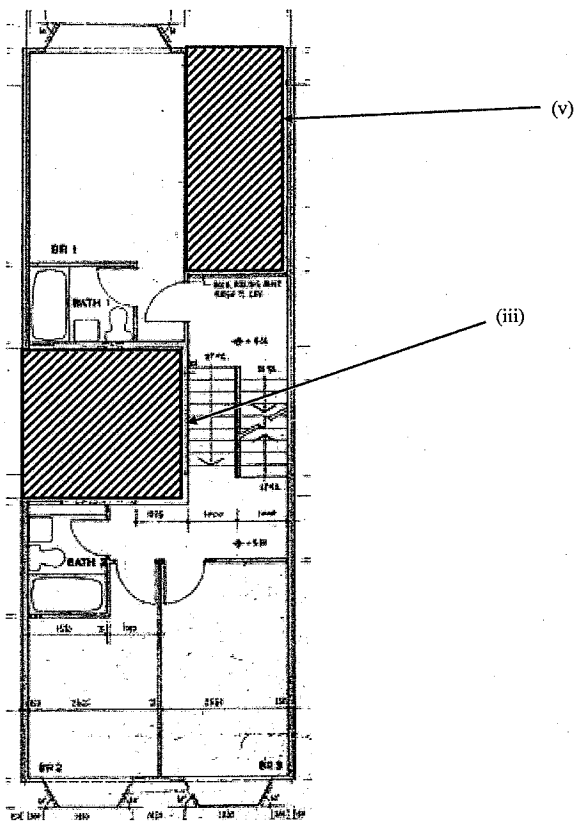
Order Number:

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REAR



FRONT

First Floor (1/F) Plan

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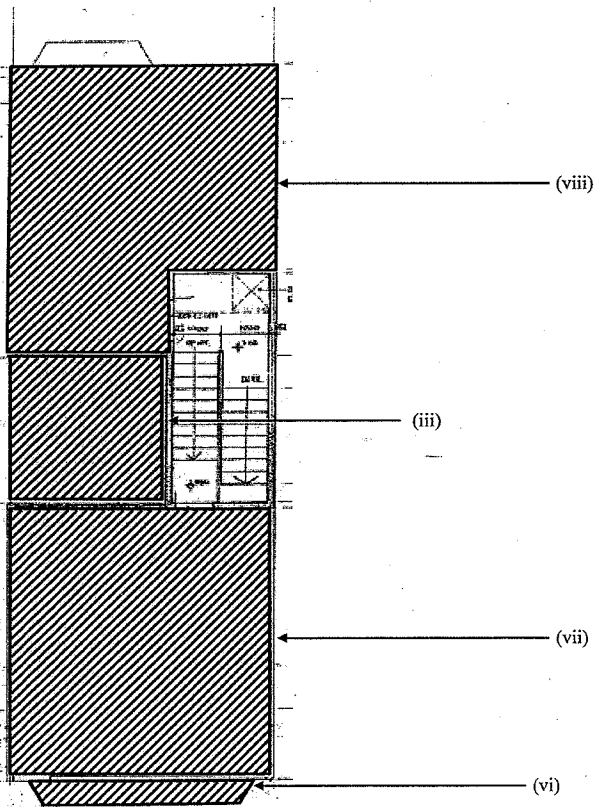
Order Number:

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REAR



FRONT

Roof Floor (R/F) Plan

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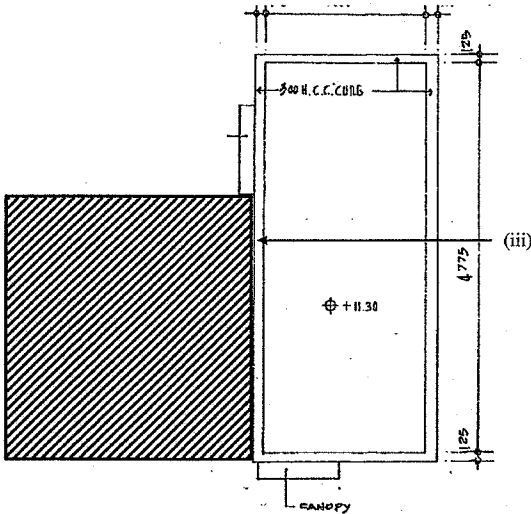
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REAR



FRONT

Upper Roof Floor (UR/F) Plan

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