

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:—

**Order by the Building Authority under section 24(1)
of the Buildings Ordinance (Cap. 123)**

Order No. :	C/TA/017143/12/HK	Office of the Building Authority
BD Ref. :	MBI/2235/58/4/N01S(CR/12)	12/F - 18/F, Pioneer Centre,
To :	The owners of Nos. 70, 72, 74 & 76 Percival Street & Nos. 21, 23, 25 & 27 Lee Garden Road, Hong Kong.	750 Nathan Road, Mongkok, Kowloon
		Date : 12 January 2018

Owner(s) of the premises at: Nos. 70, 72, 74 & 76 Percival Street & Nos. 21, 23, 25 & 27 Lee Garden Road,
Hong Kong.

on (Lot Number) THE REMAINING PORTION OF SECTION W OF INLAND LOT NO. 29

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

As per Appendix I

(The locations of the building works described above are shown hatched-black on the plans annexed hereto, for the purpose of identification only.)

2. For the said building works:

(a) The building works at items (i) to (x) and (xii) to (xix) 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 (xi) 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) to (xvii) and (xix) above; 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 items (i) to (xix) above in accordance with the plans approved by the Building Authority.

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.

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 21 days and complete such works within 30 days of the date of this order, all to the satisfaction of the Building Authority.

Signed
(FAN Chu-kay)
Principal Survey Officer (Building)
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).

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

12 January 2018

NG Pelene *Chief Building Surveyor*
for *Building Authority*

Appendix 附件 I

File Ref. 檔案編號: MBI/2235/58/4/N01S(CR/12)

Order No. 命令編號: C/TA/017143/12/HK

Address 地址: Nos. 70, 72, 74 & 76 Percival Street & Nos. 21, 23, 25 & 27 Lee Garden Road,
Hong Kong.

Lot No. 地段號碼: THE REMAINING PORTION OF SECTION W OF INLAND LOT NO. 29

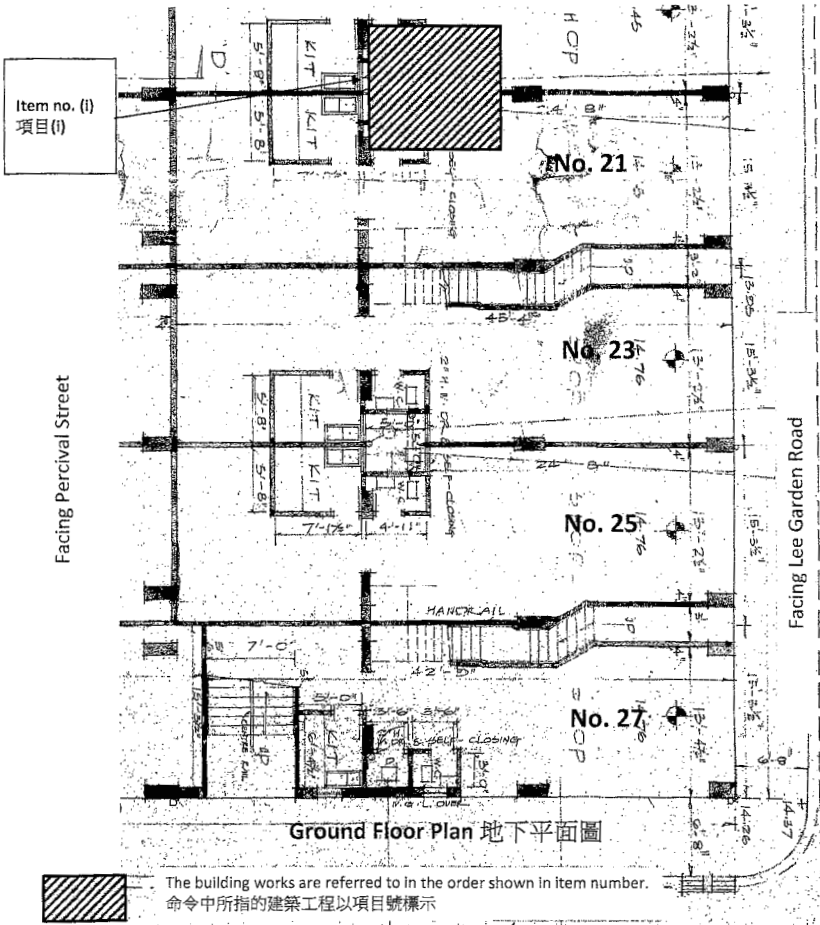
- (i) A canopy attached to the external wall at the re-entrant of G/F, No. 21 Lee Garden Road;
在利園山道 21 號地下內角的外牆附建一個簷篷;
- (ii) A cooling tower with associated metal frames attached to the external wall at the re-entrant of 1/F, No. 21 Lee Garden Road;
在利園山道 21 號一字樓內角的外牆附建一個水塔及相連金屬架;
- (iii) A canopy attached to the external wall at the re-entrant of 1/F, No. 23 & No. 25 Lee Garden Road;
在利園山道 23 及 25 號一字樓內角的外牆附建一個簷篷;
- (iv) A canopy attached to the external wall at the re-entrant of 2/F, No. 21 Lee Garden Road;
在利園山道 21 號二字樓內角的外牆附建一個簷篷;
- (v) A canopy attached to the external wall of the staircase enclosure on the Roof, No. 25 Lee Garden Road;
在利園山道 25 號天台樓梯圍牆的外牆附建一個簷篷;
- (vi) 2 nos. of structures erected on and over the Roof of No. 25 Lee Garden Road;
在利園山道 25 號天台上加建二個搭建物;
- (vii) A structure erected at the staircase on the Roof, Nos. 25 & 27 Lee Garden Road;
在利園山道 25 及 27 號天台的樓梯上加建一個搭建物;
- (viii) A canopy attached to the external wall of the staircase enclosure on the Roof, No. 27 Lee Garden Road;
在利園山道 27 號天台樓梯圍牆的外牆附建一個簷篷;
- (ix) A canopy attached to the external wall of the staircase enclosure on the Roof, No. 25 & 27 Lee Garden Road;
在利園山道 25 及 27 號天台樓梯圍牆的外牆附建一個簷篷;
- (x) A drying rack attached to the external wall at the re-entrant of the Roof, No. 25 Lee Garden Road;
在利園山道 25 號地天台內角的外牆附建一個晾衣架;
- (xi) A metal gate erected at the front staircase on G/F, No. 74 & 76 Percival Street;
在波斯富街 74 及 76 號地下樓梯加建一道鐵閘;

- (xii) 2 nos. of structures erected on and over the Roof, No. 70 & No. 72 Percival Street;
在波斯富街 70 及 72 號天台上加建二個搭建物;
- (xiii) An opening formed on the parapet wall giving access onto the approved canopy on the Roof, No. 70 Percival Street;
在波斯富街 70 號天台的矮牆開鑿一個通口, 以通往核准簷篷;
- (xiv) 2 nos. of structures erected on and over the Roof, No. 74 Percival Street;
在波斯富街 74 號天台上加建二個搭建物;
- (xv) A structure erected on and over the Roof, No. 76 Percival Street;
在波斯富街 76 號天台上加建一個搭建物;
- (xvi) A solid wall erected on and over the Roof, No. 76 Percival Street;
在波斯富街 76 號天台上加建一道實蕊牆;
- (xvii) A structure erected on and over the Roof, No. 72 Percival Street;
在波斯富街 72 號天台上加建一個搭建物;
- (xviii) Part of parapet wall removed on the Roof, No. 76 Percival Street; &
在波斯富街 76 號天台拆除部份矮牆; 及
- (xix) A solid wall with fencing erected on and over the canopy of Roof, No. 76 Percival Street.
在波斯富街 76 號天台的核准簷篷上加建實蕊牆及柵欄.

Plan annexed to Order No. : C/TA/017143/12/HK
此圖則附連於命令編號 :

BD Ref. (檔案編號): MBI/2235/58/4/N01S(CR/12)

Permits (處所): Nos. 70, 72, 74 & 76 Percival Street & Nos. 21, 23, 25 & 27 Lee Garden Road, Hong Kong.



For the purpose of identification only 只供識別之用

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此圖則附連於命令編號 :

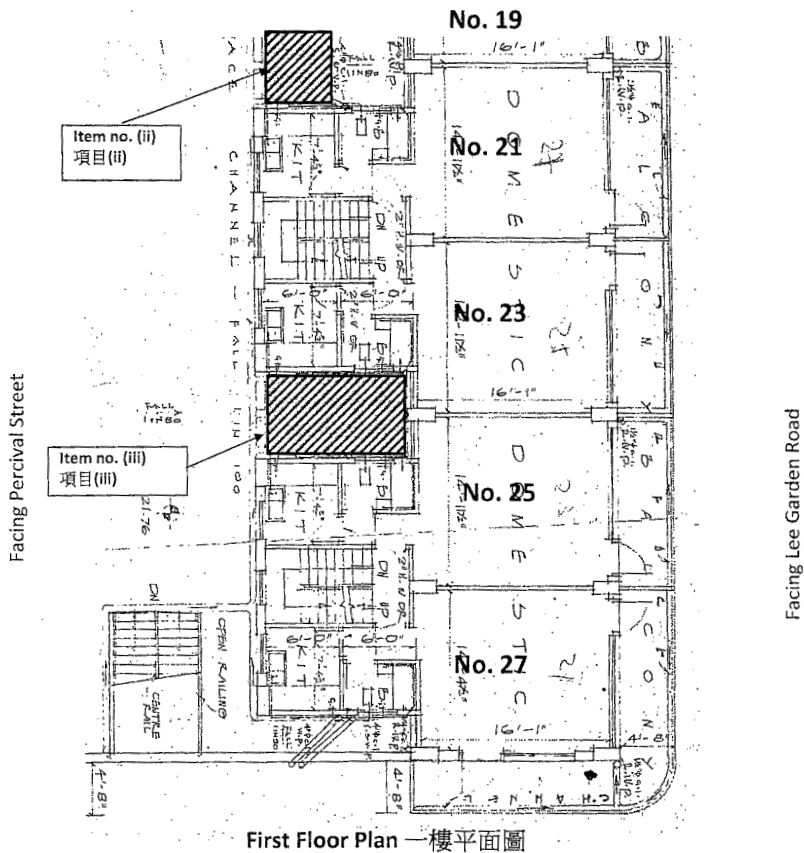
C/TA/017143/12/HK

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MBI/2235/58/4/N01S(CR/12)

Permisses (處所) :

Nos. 70, 72, 74 & 76 Percival Street & Nos. 21, 23, 25 & 27 Lee Garden Road, Hong Kong.



The building works are referred to in the order shown in item number.
命令中所指的建築工程以項目號標示

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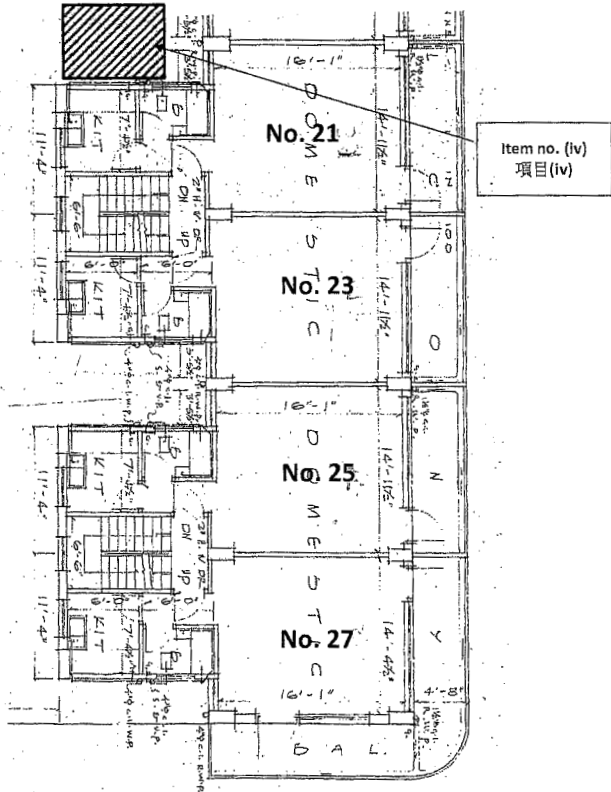
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Facing Lee Garden Road

Second Floor Plan 二樓平面圖



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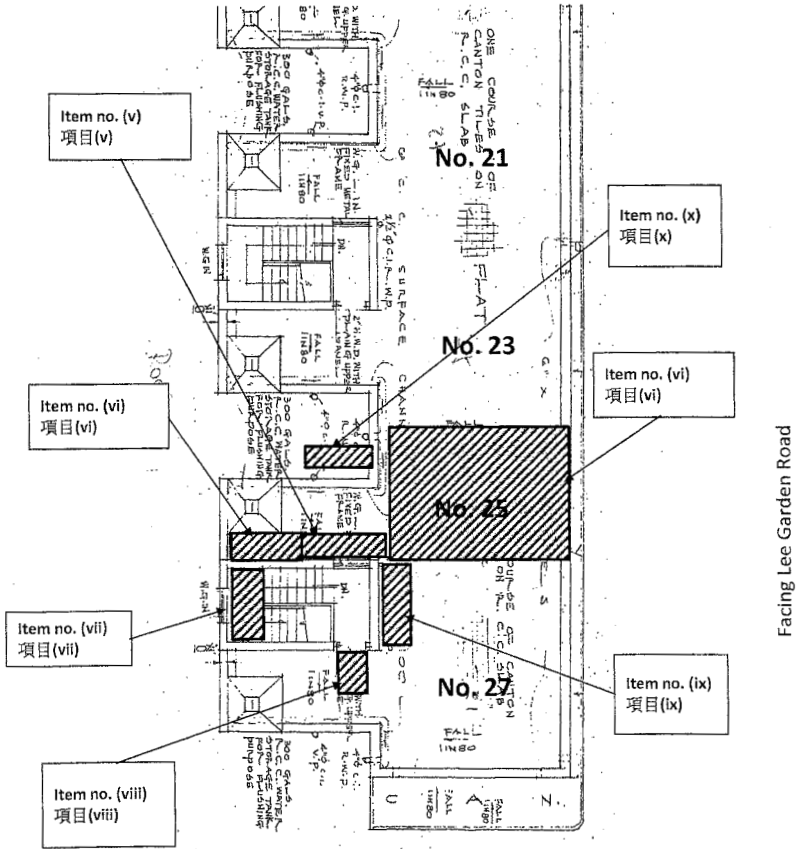
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Roof Plan 天台平面圖



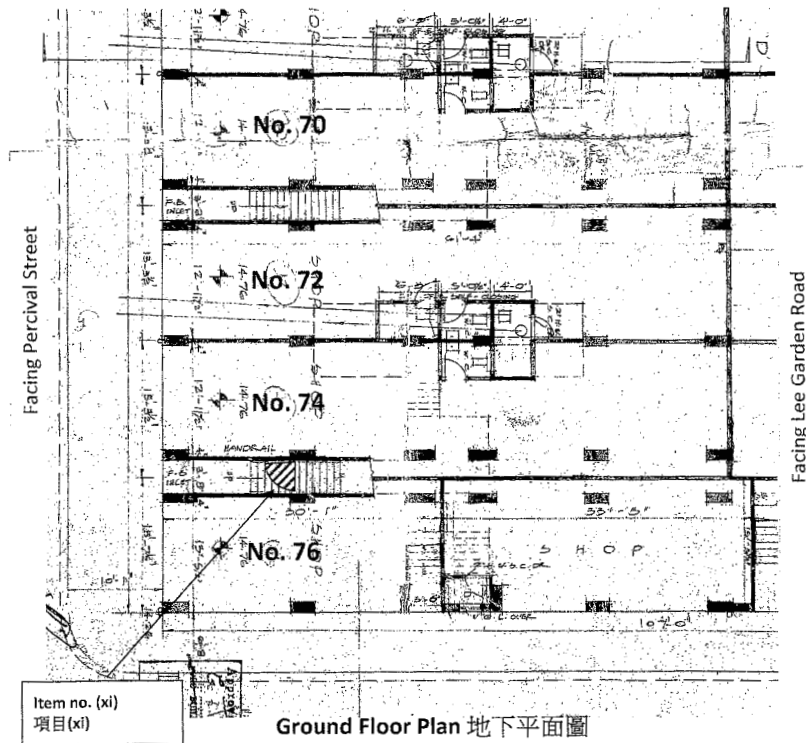
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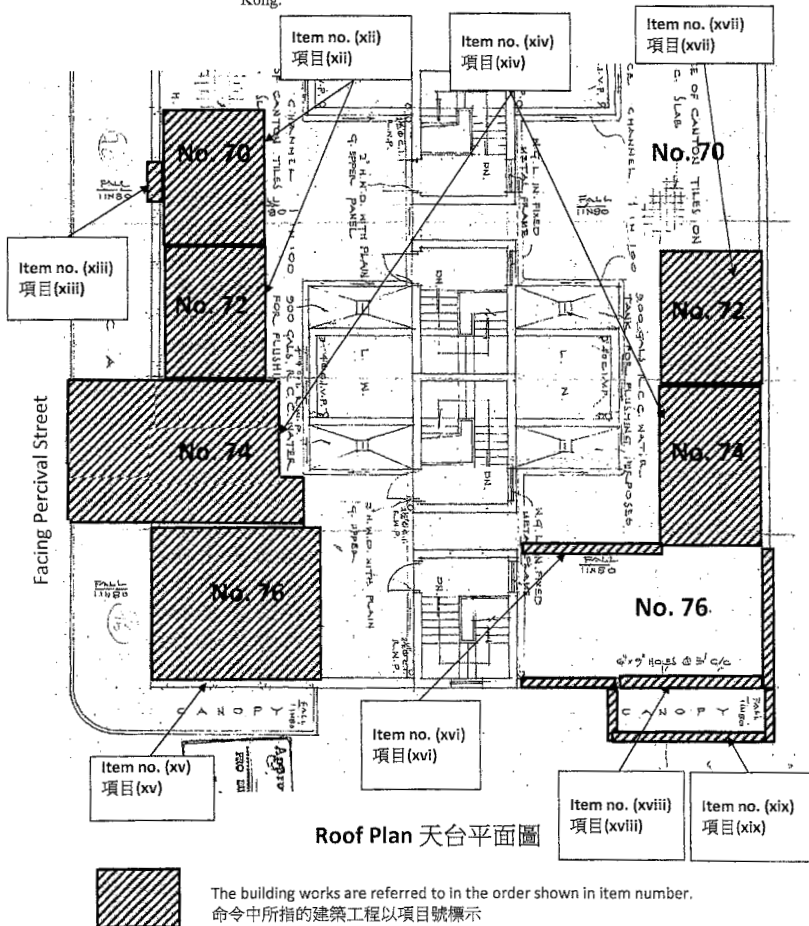
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