

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. : UB/CSN/06-16/0001/13

Office of the Building Authority

BD Ref. : MBI/9110/72/C04(CR/13)

12/F - 18/F, Pioneer Centre,
750 Nathan Road, Mongkok, Kowloon.

To : The owner of
Block A on 1/F & Car Port No.1 on G/F
Mandel Villa, 683 Clear Water Bay Road,
Sai Kung, New Territories

Date: 23 March 2018

Owner(s) of the premises at : Block A on 1/F & Car Port No.1 on G/F Mandel Villa, 683 Clear Water Bay Road, Sai Kung, New Territories

on (Lot Number) Lot No. 210 in D.D. 229

1. It has been brought to my attention that the following building works have been carried out in or at the above premises:
 - (i) Swing outward metal gate was installed at the unit entrance;
 - (ii) An opening formed and swing outward metal gate erected at the partition wall leading to the staircase;
 - (iii) Removal of approved railing on balcony facing Silver Bay Garden;
 - (iv) Railing erected on the approved canopy facing Silver Bay Garden;
 - (v) External wall erected on the approved canopy facing Life Villa.
(The location of the building works described above are shown by item numbers on the 1 annexed plan, for purpose of identification only.)
2. For the said building works:
 - (a) As a result of the building works at item (i) 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.
 - (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) The building works at items (iii) to (v) 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 items (i), (ii), (iv) to (v) above; and
 - (b) reinstate the parts of the building so affected by the building works under items (i) to (v) above in accordance with the plans approved by the Building Authority/ minor works completion record submitted to the Building Authority.
 - (c) alter the building works described under items (i) to (ii) above to such a condition to put an end to the contraventions stated in paragraph 2(a) and 2(b) above.

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.

(CHAN Lit-ming)
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.

23 March 2018

PUN Chi-cheung *Chief Structural Engineer*
for Building Authority

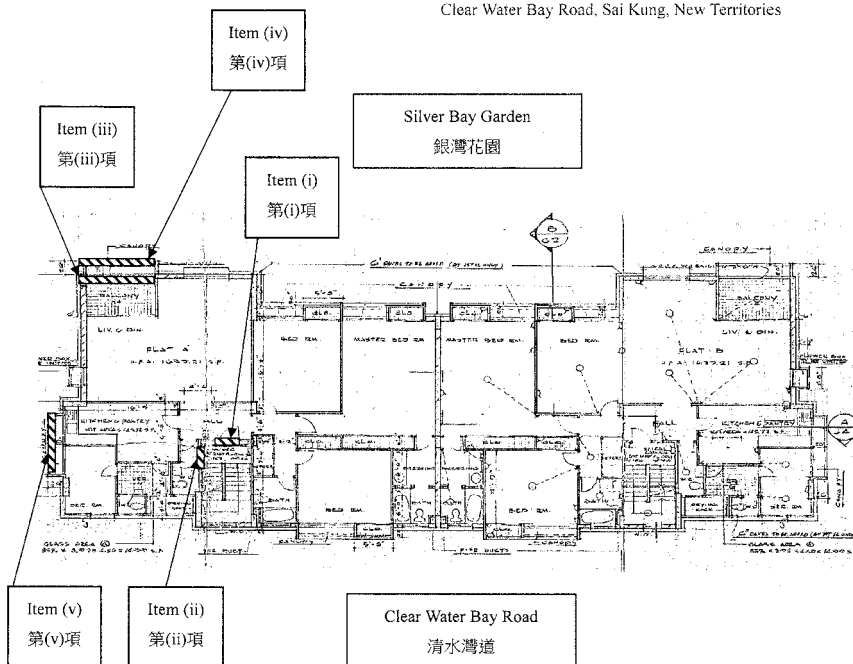
Plan annexed to Order No. / 此圖則附連於命令編號 : UBCSN/06-16/0001/13

B.D. File ref. / 檔案編號 :

MB1/9110/72/C04(CR/13)

Premises / 處所 :

Block A on 1/F & Car Port No.1 on G/F Mandel Villa, 683
Clear Water Bay Road, Sai Kung, New Territories



FIRST FLOOR PLAN

一字樓平面圖

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編號標示

For the purpose of identification only

只供識別之用

黑影線

Hatched black

