

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. : UBZ/U25-47/0002/08
Our Ref. No : EB/9036/94/1/F03(BUC08)

Office of the Building Authority
Buildings Department Headquarters,
North Tower,
West Kowloon Government Offices,
11 Hoi Ting Road,
Yau Ma Tei, Kowloon.

To : The owner of HOUSE 1 &
ANCILLARY GARDEN & AREAS,
ROYAL DRAGON VILLA,
NO.321 CASTLE PEAK ROAD,
TING KAU, TSUEN WAN, NEW
TERRITORIES

Date : 21 June 2019

Owner of the premises at: HOUSE 1 & ANCILLARY GARDEN & AREAS, ROYAL DRAGON VILLA, NO.321 CASTLE PEAK ROAD, TING KAU, TSUEN WAN, NEW TERRITORIES on (Lot Number) LOT NO. 487 IN D.D. 399

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

- (i) A concrete canopy attached to the external wall at L1;
- (ii) 2 openings formed in the external wall at L3 giving access onto planter; and
- (iii) An opening formed in the external wall at L4 giving access onto planter

2. For the said building works:

The building works at items (i), (ii) & (iii) 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 Building 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) above; and
- (b) reinstate the parts of the building so affected by the building works under items (i),(ii) & (iii) above in accordance with the *plans approved by the Building Authority/ minor works completion record submitted to 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. UBZ/U25-47/0001/08 dated 9th January 2009 is also empowered to make this order which substitutes the previous order.

(W.C. Wong)
Principal Survey Officer
for Building Authority

Note: Your attention is drawn to the provisions of sections 24(3), 24(4A) and 33 of the Buildings Ordinance.

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

21 June 2019

CHOY Lap-shing *Senior Building Surveyor*
for *Building Authority*