

Independent Committee in relation to fire at Wang Fuk Court in Tai Po

Lai Eric [ericlai@.com]

Sent: Monday, June 15, 2026 17:08

To: icsols@loandlo.com

Attachments: Annex 1 Contract between A~1.pdf (277 KB)

To Whom it may concern:

I hereby provide the following information to the best of my understanding and recollection to assist the Committee's investigation.

Response to Request for Information

1. Wealth Pinnacle Limited ("**WPL**") engaged Allied Architects & Engineers Associates Limited ("**AAEA**") to provide services in relation to the staircase Window Replacement Works at Wang Fuk Court ("**the Works**"). I have not personally seen, any engagement letter, contract, or terms of service agreement between WPL and **AAEA** for this project.

I was engaged by Allied Architects & Engineers Associates Limited ("**AAEA**") as an Authorized Person ("**AP**") through Argo Architects Limited (**Argo**). AAEA agreed to remunerate, and has remunerated, my professional services in respect of the Works. Relevant supporting document is enclosed (**Annex 1**).

2. My engagement for this project was only related to the staircase Window Replacement Works. I did not involve for the overall renovation works at Wang Fuk Court, nor for works outside the scope of the Window Replacement Works, i.e. the Staircase Works. To the best of my understanding from publicly available information, Mr. Ng Yeuk acted as the RI for the main renovation contractor, and that WPL as the subcontractor responsible for the Window Replacement Works, appointed a separate AP for the execution of the subcontracted works.
3. My primary point of contact for the Works was Mr. Fok Lik Kan (Director of AAEA) and Ms. 鄭淑玲 of WPL. I did not have any communication with personnel from Will Power Architects Company Limited ("**Will Power**") or Prestige Construction & Engineering Company ("**PC&E**").
4. I did not have any communication with Mr. Ng Yeuk, Any understanding I have of his involvement is based solely on publicly available information.

My scope in the captioned project is limited solely to the Window Replacement Works. The Staircase Works and the overall renovation works fall outside my scope of submission and purview.

5. I did not have any written communications with the following parties in relation to the Wang Fuk Court Renovation Works:

- Chi Fu Construction Co. / Motive Design Limited
- Will Power
- PC&E
- Mr. Ng Yeuk

6. I confirm that I had verified the Minor Works submissions before signing for work commencement and the Supervision Plan submission to ICU.

7.
 - a. Site inspections on the Window Replacement Works were carried out weekly during the Window Replacement Works in stages in accordance with the supervision plan. Since no non-satisfactory were identified for the Window Replacement Works during the supervision, no follow-up action is required. The Staircase Works are outside my scope of submission and purview.

 - b. My capacity as the AP for the Window Replacement Works and responsibilities during site inspections included verifying that the Window Replacement Works generally conformed to the submission requirements.

 - c. All inspections were carried out by myself in the capacity as AP. No delegation of such inspections was made.

 - d. No safety issues were identified in connection with the Window Replacement Works and no relevant inspection record is available.

 - e. No other materials relating to the Supervision Plans and any relevant regulations are available.

8. During the supervision of the Window Replacement Works, I did not observe any workers smoking on scaffolding, nor any apparent fire hazard within the scope of Window Replacement Works at the time of my attendance. I noted that certain original openable, non-fire-rated windows had been covered with materials prior to my involvement of the Window Replacement Works, which would subsequently be replaced with fire-rated fixed windows as an upgrade for the part of the Works. Other works outside the scope of the Window Replacement Works were subject to separate supervision by other appointed parties and were out of my submission and purview.

9.
 - a. In the Reports submitted to ICU before commencement of Window Replacement Works, I noted that certain original openable, non-fire-rated windows had been removed and temporarily covered by wooden board.

 - b. Further to the reply in item a. above, the answer to this question is not applicable.

 - c. Before submission, it is noted that original openable windows comprise top-hung openable window with wired glass fixed window at the lower portion. In this configuration, fire rating was inapplicable to such windows and did not perform resistance to smoke and fire. Accordingly, and based on my understanding, the removal of certain original openable, non-fire-rated windows with temporary covering of wooden boards, before my involvement for the submission of Window Replacement Works, should have no adverse effect on the fire resistance performance of the concerned windows. Therefore, I did not aware that is potentially illegal.

 - d. Further to the reply in item c. above, the answer to this question is not applicable.

e. I have not received any complaints via AAEA or Argo regarding the staircase windows or the formation of the access openings during the period of my involvement based on the records presently available to me.

For any coming related correspondence, please deliver the letter(s) to the below address: -
Unit 1D, Worldwide Centre, 123 Tung Chau Street, Tai Kok Tsui

Yours faithfully,
Lai Ka Wing
15 June 2026

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LIST OF ANNEXES

Annex 1 Contract between Allied Architects Engineers & Associates and Argo Architects
Limited