

Building Consultancy Services

Your ref.: CPY/GA:141095
Our ref.: J293/Request of Wang Fuk Court/L02

4 June 2026

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By Letter and Email
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RE: Request to RS Surveyors Independent Committee in relation to the fire at Wang Fuk Court in Tai Po

Dear Sir/Madam,

We refer to your letters dated 12 and 22 May 2026 regarding the captioned matter and serious attention of us respectively.

Whilst we fully understand the importance for the Independent Committee to complete the investigation within a very tight timeline which is also the expectation of the general public at large and have committed to assist to facilitate the investigation at our best, we do encounter some difficulties to locate the relevant information and documents for a comprehensive response to some issues raised and hence with our responses delayed.

Some of these difficulties, including the passing away of Mr. Peter Lee, who was our Director and acted as the Project Manager and Team Leader responsible for the overall management of the Wang Fuk Court project, were totally unexpected and hence have definitely hindered our information/documents retrieval process. Nevertheless, with the concerted efforts of other colleagues made in the past few weeks, we are now able to furnish you with a reply as detailed in the attached table for your scrutiny.

Kindly be entrusted that we are fully committed to render whatever necessary assistance to facilitate the Independent Committee to complete its assignment for the interests of the entire community and are very willing to provide further information/clarification if needed.

Should you require any further clarification or additional information, please do not hesitate to contact our Mr. Stephen Chow at 2114 [REDACTED] or Mr. Jeremy Ng at 2114 [REDACTED]. Thank you very much for your kind attention.

Yours faithfully,
For and on behalf of
RS SURVEYORS

[REDACTED]
Jeremy Ise
Director
JT/SC/JEN/KEW
Encl.

Request to RS Surveyors

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

Reply to your request

1(a)

As at 24/1/2018, only 4 on-going cases (URA ref. RSS/006, RSS/013, RSS/016 and RSS/026) were assigned to us under our agreement with the URA.

In counting the number of "On-going cases", the relevant criterion is whether the URA had issued any notification order to the assigned cases for us to take actions. In other words, cases that do not require specific actions or follow-up are not counted.

1(b)

(i) With reference to the "Table", 1 notification order (URA ref. RSS/047) in the above 18 cases was received during the "Period". When we received an order, team leader and assistant surveyors would be assigned to handle required action.

(ii) With reference to the table below, we served as independent consultants for 7 ongoing cases (URA ref. RSS/006, RSS/013, RSS/016, RSS/017, RSS/021, RSS/026, RSS/047) during the "Period". The personnel involved in providing these services included the Project Director, Project Manager, and 5 Assistant Surveyors.

the "On-going Cases"	RSS/001 to RSS/045		RSS/046 to RSS/063	
	Received Date	URA Ref.	Received Date	URA Ref.
As of 24/1/2018	19/1/2018	RSS/013		
	19/1/2018	RSS/016		
	19/1/2018	RSS/026		
	23/1/2018	RSS/006		
Between 24/1/2018 and 21/2/2018 (the "Period")	26/1/2018	RSS/017	30/1/2018	RSS/047
	26/1/2018	RSS/021		

Manpower allocation fluctuated during the period depending on factors such as the size and complexity of each case. Smaller cases, particularly those involving old tenement buildings, generally required less manpower inputs. In contrast, larger and more complex estates such as Wang Fuk Court required more resources and inputs. Based on the records available to us, the Project Manager was responsible for determining and overseeing the manpower allocation at the time. We believe that the staff allocated by the project manager was sufficient to handle on-going cases and meet contractual requirements.

However, as the Project Manager, who also served as the person in charge and Team Leader for the Wang Fuk Court project, has unfortunately passed away, we would only provide the details based on the limited information retrieved from the available records after years.

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1(c)

From early February 2018 to 15 July 2024, the Services to Former IO were undertaken by Project Manager and Assistant Surveyors at different stages of the assignment, having regard to the progress and operational needs of the Services.

The Project Manager acted as the team leader throughout the material period and was responsible for the overall coordination, supervision of team members, review of deliverables and liaison with URA.

From early February 2018 to September 2022, the first Assistant Surveyor assisted in preparing the Initial Assessment Report, conducting site inspections, preparing preliminary cost assessments and attending meetings when required.

From September 2022 to October 2023, the second Assistant Surveyor assisted in matters relating to the Pre-tender Assessment Report (Part I) and Tender Assessment Report, including reviewing technical documents, providing cost-related inputs and attending meetings when needed.

Thereafter, the third Assistant Surveyor assisted in preparing the Contract Document Assessment Report, reviewing draft contract documents and attending meetings when required.

According to our records, all of the above reports were submitted as planned and on time to the URA. We believe that the URA were satisfied with our submissions.

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1(d)

The number of concurrent cases during the material period does not in itself bears any direct relationship with the level of involvement of the Project Director or Project Manager in any individual assignment.

The Project Director's main role was supervisory and managerial in nature, including oversight of manpower allocation to ensure adequate staffing and resources for the Services could be maintained.

The Project Manager, also served as Team Leader, was responsible for day-to-day coordination of the Services, liaison with URA, coordination among team members, and review of deliverables to ensure consistency and completeness.

For complicated and large scale projects, the respective involvement of our senior staff would be higher compared with those simple and small scale projects which may however be affected by other factors such as progress of works and challenges being encountered etc. It is impractical and may be misleading to draw a clear line to show the exact involvement in each case.

1(e) (i) The Services under the subject contract were provided in the capacity of an independent consultant for cost advice and technical recommendations relating to building renovation works, and not in the capacity of a "Registered Inspector" ("RI") or "Registered Consultant" ("RC"). Property owners under the relevant schemes were separately required to appoint the necessary prescribed professionals for their projects.

Our company's main business focus is on term contracts, and we do not primarily engage in MBIS or major building renovation works ("大維修") in the market. As at 7 February 2018, our company had undertaken not more than 6 private building renovation projects ("大維修") in Hong Kong. As of the date of this letter reply, our Company has undertaken no more than 20 private building renovation projects.

(ii) We executed the relevant declaration of no conflict of interest and confidentiality undertaking by following the contract specifications. In accordance with the contract requirements, any potential conflict of interest involving personnel engaged in the Services would be disclosed to URA and appropriate measures would be taken to avoid or mitigate such conflict. Where necessary, URA could arrange assignment of another case to avoid potential conflicts.

(iii) We attach herewith our declaration of no conflict of interest and confidentiality undertaking signed in the contract specifications for your reference. Other than the relevant declaration and undertaking submitted under the contract requirements, we did not submit other documents to URA relating to the issue of conflict of interest as no potential conflict had been identified/surfaced.

Request to RS Surveyors**Independent Committee in relation to the fire at Wang Fuk Court in Tai Po**

<u>Reply to your request</u>
3(a) The independent cost estimate in PAR I was prepared based on the draft tender documents (including drawings, specifications, record drawings, and available inspection records) provided by the URA, which were prepared by the project consultant. Appropriate unit rates were applied to the measured quantities of works to come up with a rough indication of cost of the project. The unit rates adopted were based on the prevailing schedule of rates maintained and periodically updated for URA-related projects. Most of the unit rates adopted in the PAR I were based on the version effective as at 8 August 2022.
3(b) As required under our contract, our cost estimate was prepared strictly in accordance with the tender documents submitted by the appointed project consultant. We believe that the scope of works in those documents should have covered the requirements for complying with the MBIS Order together with additional improvement items as considered necessary and specified by the project consultant.
3(c) The cost estimate in PAR I (HK\$224,916,383) was prepared based on the draft tender documents prepared by the project consultant. The scope of works in those tender documents was, however, subsequently discussed and agreed between the project consultant and the Former IO without our involvement. This revised scope was significantly more comprehensive than the preliminary scope reflected in the earlier IAR (HK\$102,077,704). For example, while the IAR only required patch repairs to the external walls, the tender documents incorporated a much more extensive scope, including full external wall painting works. The substantial difference between the two estimates was therefore primarily attributable to the revised and expanded scope of works set out in the tender documents, which were prepared by the project consultant and agreed by the Former IO.
3(d) We confirm that we did not include remarks in PAR I on the possibility of reducing the scope proposed by Will Power Architects Company Limited, including to the minimum scope necessary for the MBIS compliance as that was not under our custody. As per our contractual obligations, our role as limited to preparing the cost estimate based on the draft tender documents, the scope of which had been discussed and agreed between Former IO and the project consultant beforehand. We do not have the contractual duty to propose or comment on the alternative/minimum scope, not to mention we were not involved in the tender preparation.

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4.

We confirm that representatives of our company attended the meeting with the URA and the Former Incorporated Owners on 15 December 2022. At the meeting, we presented and explained the findings and recommendations set out in PAR I. Due to the passage of time, subsequent changes in project personnel and other factors, we no longer retain detailed records of the discussions. All material findings and recommendations discussed at the meeting were reflected in PAR I. In any case, we were not responsible for preparing meeting minutes. Any minutes or records of the meeting would be held by the Former Incorporated Owners, the management office, or the project consultant.

5(a)

Our role under the Smart Tender Scheme contract was to review and comment on WP's Tender Assessment Report (WP TAR) against the scoring criteria and framework that had been provided by the URA and approved by the Former Incorporated Owners. We had not been instructed or required under our contract to make recommendations on the scoring criteria adopted by WP nor to suggest alternative approaches to specific items such as Items 8 and 9 on page 14 of WP TAR. The RSS TAR therefore focused on assessing the tender evaluation as carried out in accordance with the prescribed standards.

5(b)

We confirm that, at the time we prepared the RSS TAR, we were not aware of any linkage or connection between Mr Hau Wa Kin, director of Prestige Construction & Engineering Co., Limited, and other tenderers listed in WP TAR. Our review was strictly limited to assessing WP's tender evaluation against the scoring criteria and framework prescribed under the Smart Tender Scheme. We did not conduct independent market research or investigations into potential connections between tenderers, as this was outside the scope of our contractual role. No remarks on this matter were therefore included in the RSS TAR.

5(c)

In preparing the RSS TAR, our review was confined to the WP TAR and the information and documents provided to us by the URA. We did not review supporting documents submitted by individual tenderers unless specifically drawn to our attention by the URA but no such request had been received by us. We did not conduct any independent steps to verify whether any of the tenderers were connected with each other, whether commercially or otherwise. Such verification falls outside the scope of our appointment as an independent consultant under the Smart Tender Scheme. Our role was limited to assessing WP's tender evaluation against the prescribed scoring criteria and framework.

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5(d) Before finalising the RSS TAR, we confirm that we had not received the letter dated 7 March 2023 from Pansy Leung Tang & Chua Solicitors as referred to in the question and were unaware of its content.
5(e) We confirm that we had not received the letter dated 7 March 2023 from Pansy Leung Tang & Chua Solicitors before we finalised the RASS TAR and therefore had no ways to verify the information stated therein. In any case, our review was limited to the WP TAR and information and documents provided by the URA. We relied on the project consultant (WP) and the URA for the accuracy and completeness of the tender assessment. No independent verification of tenderers' background or litigation records was required from us as this was outside the scope of our appointment under the Smart Tender Scheme.
5(f) Since we are unable to confirm with the colleagues who prepared the report or the PD who endorsed the report, we are afraid we could not confirm their awareness for them. In any case, we hold the view that it should be the project consultant's responsibility to give appropriate advice on their recommendations and they should have considered all relevant factors in due course.
6(a) No.
6(b) No.
7. We believe URA should have an established procedure on dealing with complaints that they received and we had not been involved in the course of works. After all, our role is limited to the scope of our appointment defined under the Smart Tender Scheme.

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8.

The services that we provided under the Smart Tender engagement were designed to introduce an independent consultant into the tender process, thereby advancing the scheme's objective of reducing bid-rigging risks for building owners and owners' corporations.

At the initial assessment and pre-tender stages, we provided preliminary technical recommendations and independent cost estimates to assist the Former Incorporated Owners in understanding the building's repair needs and establishing initial concepts of scope and budget. We believe this would help them in preparing tender documents that were proportionate to their needs.

During the tender analysis stage, we prepared our own independent pricing of the tender summary and reviewed the project consultant's tender assessment report. This provided the owners with cost estimates from both the independent consultant and the project consultant as two benchmarks for comparison.

In the final contract drafting stage, we reviewed the contract documents and related undertakings to ensure compliance with URA requirements.

By providing independent technical input and cost verification at different stages of the process, we believe that our services would help to strengthen transparency, enhance fair competition and hence reduce opportunities for collusion.

The above responses are provided based on our understanding of the engagement process. For confirmation on whether these services are intended to serve the purpose of reducing bid-rigging risk, we suggest you may approach URA direct instead.