

Independent Committee in relation to the fire at Wang Fuk Court

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To: icsols@loandlo.com

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BY EMAIL: icsols@loandlo.com ONLY 28 August 2026

Messrs. Lo & Lo
7/F, World-Wide House
19 Des Voeux Road Central
Hong Kong
(Your Ref.: LL/IC:141095)

Dear Sirs,

Re: Independent Committee in relation to the fire at Wang Fuk Court in Tai Po (the “Committee”)

I refer to your letter to me dated 14 August 2026 (“**Your Letter**”).

I am astonished by the contents of Your Letter in that this is the first occasion when I have been informed of the possibility for criticisms may be made against me in the Committee’s report. In particular, your letter to me dated 8 June 2026 only requested that I provide information and documents “[t]o assist the Committee in discharging its duties” without giving any such warning.

It is unfair, unreasonable, procedurally unjust, and contrary to the fundamental principles of natural justice for the Committee to make any criticism against me in its report without affording me a reasonable opportunity to be heard and to present my case, an opportunity to challenge and defend the case against me, or informing me of my right to be legally represented in or prior to the evidential hearings. In fact, as at the date of this letter, I have not even been informed of any particulars of the potential allegations or criticisms to be made against me.

Having regard to the seriousness and public importance of the matter, both of your letters dated 8 June 2026 and 14 August 2026 provided only a very limited time for me to respond, namely 7 days and 14 days respectively. This does not afford me sufficient time to consider the matter and/or instruct my legal representatives to provide a full reply to any allegations or findings that may be made against me by the Committee.

Given the limited time afforded to me to respond to Your Letter, I generally deny each and every alleged act or omission against me in any of the oral and/or written addresses/submissions made by the involved parties before the Committee, or any criticism that may be made against me in the Committee’s report. Without prejudice to my position above, and without being exhaustive, I provide the following partial and interim response to Your Letter.

1. The scope of my engagement in the matter is very limited. I was engaged by Argo Architects Limited (“**Argo**”) through Allied Architects & Engineers Associates Limited (“**AAEA**”) only in relation to the window replacement works in the staircases of Wang Fuk Court (the “**Windows Replacement Work**”). I wish to highlight that:
 - a. The very purpose of my engagement was related to the Window Replacement Work, namely to install fire-resistant stainless-steel windows in lieu of the original

windows (the “**Original Windows**”). Neither the staircase work nor the provision of boards within the staircase (the “**Boards**”) was carried out by me or under my control. The entire renovation project was carried out at the Wang Fuk Court in parallel with the Windows Replacement Work, and other contractors or sub-contractors were appointed through other parties to carry out renovation work in the buildings.

- b. It was within my contemplation that the professional team and renovation contractors engaged by the owners of Wang Fuk Court would carry their work properly and, in particular, would comply with all the relevant statutory requirements and regulations, and that there was a proper and effective fire-services installation/system in Wang Fuk Court.
- c. It was not incumbent upon me to advise the professional teams and contractors engaged by the owners of Wang Fuk Court on how the renovation work should be carried out.
- d. When the Windows Replacement Work commenced, it did not appear to me that the Original Windows and the Boards may post any imminent or obvious danger.
- e. Some relevant government authorities, such as Housing Authority, should have been aware of the state of the Original Windows and the Boards in the staircases, as well as the fire-services installation/system, but no immediate action was taken to deal with the same.
- f. I did not personally observe any person using the Boards in the staircases to pass through, access the scaffolding, or enter or leave the building. I am unable to give evidence as to the actual use of those locations beyond my own observations.
- g. I was not provided with any information for the composition or fire performance of the boards.
- h. The risk was not created by me. Prior to the outbreak of the fire, I had no control over the Boards in the staircases. When the Windows Replacement Work was being carried out, the working site, including the staircases, was undergoing other renovation works, and AAEA and WPL were not permitted to carry out works in any areas not made available.

For the avoidance of doubt, any written or oral allegation of any act or omission made against me in any oral and/or written addresses/submissions made by the parties involved before the Committee, but is not expressly dealt with here, shall not be construed as an admission on my part.

Meanwhile, all of my rights are hereby expressly reserved.

Yours faithfully,
Lai Ka Wing