

合安管理有限公司

HOP ON MANAGEMENT COMPANY LIMITED

(華懋物業服務 CCG PS)

Your ref: CPY/GA:141095

Our ref: LD2928 – AA0096 & AA0097

STRICTLY CONFIDENTIAL

BY EMAIL (icsols@loandlo.com) AND BY REGISTERED POST

Messrs. Lo & Lo
7/F., World-Wide House
19 Des Voeux Road Central
Hong Kong.

27 February 2026

Dear Sirs,

**Re: Request to The Incorporated Owners (“IO”) of Wang Fuk Court
Independent Committee in relation to the fire at Wang Fuk Court in Tai Po**

We refer to your letter dated 15 January 2026 enclosing your letter to the IO of Wang Fuk Court dated 20 December 2025 (“**IO Letter**”) and your email dated 16 February 2026 (8:08am) (“**Email**”).

We would like to reiterate that we are diligently reviewing and organizing the documents handed over by ISS EastPoint Properties Limited (“**ISS**”) on 6 February 2026, which includes (1) a USB flash drive containing the documents in the Handover List mentioned in our letter dated 11 February 2026 (“**ISS USB**”), and (2) two hard disks (“**ISS Hard Disks**”) which contains in aggregate more than 550,000 files, some of which bear unidentifiable or ambiguous file names.

Given the substantial volume of materials received, we have exercised our best endeavours to sort and review as many documents as practicable. Please note that we were appointed as the administrator of the IO of Wang Fuk Court on 6 January 2026. The information provided below is based on our best knowledge following our review of the documents and information handed over by ISS to the extent practicable, in response to your enquiries. Please find below our responses corresponding to the numbering set out in the IO Letter: -

1. (i) Please refer to the Attachments 001 to 003 for the relevant management agreements, renewal letters and reply slips.
- (ii) Please refer to the Attachment 004 for the business card of Mr. Dennis Lau, Director of Property and Asset Management, ISS.
2. (i) & (ii) We are in the process of retrieving the requested building plans and drawings.
3. Please refer to the Attachments 005 to 009.
4. (i) & (ii) We are in the process of retrieving the requested building plans and drawings.



總部：香港荃灣楊屋道 8 號如心廣場 35-38 樓 | Head Office: 35-38/F, Nina Tower, 8 Yeung Uk Road, Tsuen Wan, N.T.

持牌物管公司 Licensed PMC: C-771161

合安管理有限公司

HOP ON MANAGEMENT COMPANY LIMITED

(華懋物業服務 CCG PS)

5. Please refer to the Attachment 201 for the meeting records relating to the renovation works of Wang Fuk Court.
6. Please refer to the Attachment 202 of a notice issued by the IO dated 17 October 2024 relating to a fire drill exercise that was conducted on 19 October 2024.
7. & 9. You are referred to the meeting notes of meeting dated 15 March 2025 and the summaries of the renovation progress report dated 12 October 2024 and 4 January 2025.

In particular, please note that:

Point 8 of the said meeting notes mentioned that IO expressed the concern of on-site smoking by construction workers and gave Prestige Construction & Engineering Co., Ltd (“Prestige” or “宏業” or “Main Contractor”, as the case may be) one month’s time to rectify the situation. If residents observed any workers smoking at the scaffolding, Prestige would: (1) confirm the identify and location of the worker; (2) impose penalties; (3) layoff.

It was also mentioned in point 4 of the summaries of the renovation progress report dated 12 October 2024 that Prestige fired the workers who smoke at the site.

It was further mentioned in point 18 of the summaries of the renovation progress report dated 4 January 2025 that IO reminded Prestige to procure the safety officers to do more site-visits on the scaffolding and check whether workers were smoking on the scaffolding.

10. Pursuant to point 26 of the summaries of the renovation progress report dated 29 March 2025:
 - Prestige reported that certain works of fire reel systems in 宏泰閣 (E座) 和 宏志閣 (H座) would commence on 7 April 2025 and the fire reel systems would stop working during the work period. Prestige would submit application to the Fire Services Department and distribute water-based fire extinguishers at odd-numbered floors. (See Point 8)
 - Upon IO’s requests, Will Power Architects Company Limited (“Will Power” or “鴻毅” or “Consultant”, as the case may be) provided the following procurement procedures for management office’s record:
 - (1) Prestige provided information of the procurement materials to Will Power;
 - (2) Will Power vetted and approved;
 - (3) Prestige ordered.
13. & 16. Pursuant to Point 24 of the summaries of the renovation progress report dated 11 January 2025, IO requested Prestige to submit the complaints to the management office periodically for consolidation.
17. We note that there was a Fire Services System Maintenance Agreement (enclosed herein as Attachment 203) made between Victory Fire Engineering Ltd (“Victory”) and ISS for and on



總部: 香港荃灣楊屋道 8 號如心廣場 35-38 樓 | Head Office: 35-38/F, Nina Tower, 8 Yeung Uk Road, Tsuen Wan, N.T.

持牌物管公司 Licensed PMC: C-771161

合安管理有限公司

HOP ON MANAGEMENT COMPANY LIMITED

(華懋物業服務 CCG PS)

behalf of the owners of Wang Fuk Court. Victory was engaged as the fire services system maintenance contractor for a period of 2 years commencing on 1 January 2024.

18. Please refer to the summaries of the renovation progress report dated 8 March 2025. In particular, it was mentioned that:
- IO asked about the design of the staircase windows. Prestige said the design was approved by Will Power, who had emailed the design plan to the IO. The window frames have filling materials, which Prestige could request the factories to provide structural plan and photos. (See Point 2)
 - Certain residents requested Prestige to provide the approval documents from the Building Department. Prestige expressed that it had submitted application to the relevant department. (See Point 9)

It was further mentioned in point 12 of the summaries of the renovation progress report dated 26 April 2025 that Will Power reminded Prestige to protect the windows in the fire escape staircases.

22. Pursuant to Point 6 of the summaries of the renovation progress report dated 11 January 2025, the IO reminded Prestige that the window's protection board should be a combination of maximum of two materials.
23. Pursuant to IO notice dated 23 September 2024, an explanation meeting was held on 28-29 September 2024.

Point 10 of the meeting note of the meeting held on 17 June 2024 mentions the use of foam board to protect the windows and the risk of using this kind of material.

Pursuant to point 3 of the summaries of the renovation progress report dated 8 March 2025, IO requested Will Power to provide a copy of all approved materials for management office's record.

Pursuant to point 19 of the summaries of the renovation progress report dated 12 September 2024, certain residents had provided videos showing the burning of foam boards covering the glass window. The management office asked Prestige about the burning of foam boards. Prestige explained that the chosen foam board would not burn by cigarette butts (煙頭), but it might burn by continuous flame. The laws did not prohibit the use of such materials, which were used in previous maintenance work; Prestige would submit videos showing the fire testing by cigarette butts later. Prestige would handle the remaining materials and garbage.

Pursuant to points 9-10 of the summaries of the renovation progress report dated 17 June 2024, Will Power reminded Prestige to comply with the practice under APP-70, submit the fire-resistant certificate to the Building Department and conduct on-site testing. Prestige said it



總部: 香港荃灣楊屋道 8 號如心廣場 35-38 樓 | Head Office: 35-38/F, Nina Tower, 8 Yeung Uk Road, Tsuen Wan, N.T.

持牌物管公司 Licensed PMC: C-771161

合安管理有限公司

HOP ON MANAGEMENT COMPANY LIMITED

(華懋物業服務 CCG PS)

would use foam boards (發泡膠板) to protect the window. Will Power said foam boards should be avoided because they were flammable and released a lot of smoke, deck equipment (甲板裝置) should be used instead of foam boards. Prestige said the protection of deck equipment was not desirable, foam boards were better. Will Power considered it risky to use foam boards, but if Prestige insisted to use foam boards, Prestige had to consider the risk and prepare contingency plans.

27. Pursuant to point 5 of the summaries of the renovation progress report dated 8 November 2025, the Consultant confirmed the fire resistance of the scaffolding nets.

Pursuant to points 3 and 11 of the summaries of the renovation progress report dated 27 September 2025, the Consultant replied to IO that damaged scaffolding nets or nets that lost the protection would be replaced. IO requested the Main Contractor to check and confirm whether scaffolding nets were safe. The Main Contractor expressed that they would arrange to check Block B, C, E in the next week.

Pursuant to point 11 of the summaries of the renovation progress report dated 26 April 2025, IO reflected residents' comments that air-conditioners were wrapped by certain nets.

We have enclosed a list of attachments containing relevant documents and information mentioned above.

We are in the process of reviewing the documents and materials contained in the ISS USB and ISS hard disks. We shall provide any additional documents or materials relating to the foregoing matters or other enquiries set out in the IO Letter, should we consider them relevant to the work of the Independent Committee.

Yours faithfully,

For and on behalf of

Hop On Management Company Limited



Wong Hung Han

Director

Encl.

c.c.: secretariat@ic-wangfukcourtfire.gov.hk



總部: 香港荃灣楊屋道 8 號如心廣場 35-38 樓 | Head Office: 35-38/F, Nina Tower, 8 Yeung Uk Road, Tsuen Wan, N.T.

持牌物業公司 Licensed PMC: C-771161

Attachments

Number	Doc name
001	Management Contract dated 1 October 2017
002	Renewal letter dated 1 September 2020, reply slip dated 3 September 2020, reply slip dated 23 December 2020, renewal letter dated 22 December 2020, reply slip dated 16 April 2021, renewal letter dated 13 April 2021, reply slip dated 25 June 2021, reply slip dated 28 December 2021, renewal letter dated 24 December 2021, reply slip dated 8 September 2022.
003	Management Agreement dated 1 January 2023
004	Business card of Dennis Lau of EastPoint Properties Limited
005	Contractor Contract for Prescribed Repair Works Under Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS)(SWP 3231/CC/001)
006	Engagement letter of C.W. Chan & Co., Solicitors dated 22 April 2024
007	代聘駐地盤工程監督服務報價事宜(項目編號 SWP 3231)
008	聘任駐冊檢驗人員進行監督訂明修葺服務合約 and extension letter dated 7 June 2021
009	聘任駐冊檢驗人員進行訂明檢驗服務招標文件
201	Summaries of Renovation Meeting Progress Report during 9 May 2024 – 8 November 2025 (40 documents) (大維修工程會會議記錄)
	大維修工程會會議記錄2024.05.09.pdf 大維修工程會會議記錄2024.05.30.pdf 大維修工程會會議記錄2024.06.17.pdf 大維修工程會會議記錄2024.07.03.pdf 第十二屆管理委員會五方會議記錄 2024.09.12.pdf 大維修工程會會議記錄2024.10.12.pdf 大維修工程會會議記錄2024.10.18.pdf 大維修工程會會議記錄2024.10.19.pdf 大維修工程會會議記錄2024.10.26.pdf 大維修工程會會議記錄2024.11.09.pdf 大維修工程會會議記錄2024.11.13.pdf 大維修工程會會議記錄2024.11.16.pdf 大維修工程會會議記錄2024.11.23.pdf 大維修工程會會議記錄2024.11.30.pdf 大維修工程會會議記錄2024.12.07.pdf 大維修工程會會議記錄2024.12.11.pdf 大維修工程會會議記錄2024.12.14.pdf 大維修工程會會議記錄2024.12.21.pdf 大維修工程會會議記錄2025.01.04.pdf 大維修工程會會議記錄2025.01.11.pdf 大維修工程會會議記錄2025.01.18.pdf

大維修工程會會議記錄\2025.02.15.pdf
 大維修工程會會議記錄\2025.02.22.pdf
 大維修工程會會議記錄\2025.03.08.pdf
 大維修工程會會議記錄\2025.03.15.pdf
 大維修工程會會議記錄\2025.03.29.pdf
 大維修工程會會議記錄\2025.04.12.pdf
 大維修工程會會議記錄\2025.04.26.pdf
 大維修工程會會議記錄\2025.05.10.pdf
 大維修工程會會議記錄\2025.05.24.pdf
 大維修工程會會議記錄\2025.06.07.pdf
 大維修工程會會議記錄\2025.06.21.pdf
 大維修工程會會議記錄\2025.07.05.pdf
 大維修工程會會議記錄\2025.07.19.pdf
 大維修工程會會議記錄\2025.08.16.pdf
 大維修工程會會議記錄\2025.08.30.pdf
 大維修工程會會議記錄\2025.09.27.pdf
 大維修工程會會議記錄\2025.10.11.pdf
 大維修工程會會議記錄\2025.10.25.pdf
 大維修工程會會議記錄\2025.11.08.pdf

202	IO notice dated 17 October 2024 regarding a fire drill exercise
203	Fire Services System Maintenance Agreement (PMD/WFC/0540/2023)
204	IO notice dated 23 September 2024