

INDEPENDENT COMMITTEE
IN RELATION TO THE FIRE AT
WANG FUK COURT IN TAI PO

WITNESS STATEMENT OF MR HO KIN YIP

(Pursuant to the Committee's Directions for Evidential

Hearing as made on 5 February 2026)

I, HO Kin Yip, a former Director of Prestige Construction & Engineering Co., Limited, of Room 801-802, 8/F., Laurels Industrial Centre, 32 Tai Yau Street, San Po Kong, Kowloon, Hong Kong, do say as follows: -

BACKGROUND:

1. A letter of request ("**Letter of Request**") was issued by Messrs. Lo & Lo Solicitors & Notaries Public to Prestige Construction & Engineering Co., Limited ("**PC&E**") on behalf of the Independent Committee (the "**Committee**") that was specifically addressed to Mr Hau Wa Kin ("**Mr Hau**"), myself, and a Mr Wong Chung Kee Steve ("**Mr Wong**"), purporting to seek from the directors and the Authorised Signatory of PC&E additional information/documents that may be relevant to a series of specified questions thereinunder.
2. First and foremost, as one of the former directors of PC&E, I wish to express my deepest sympathy and condolences to those who tragically lost loved ones and their homes in the fire. However, I understand there is no

words from me could possibly bring any solace to those who had been so deeply affected by the aftermath of such a tragedy.

3. Despite I have also been deeply distraught by the tragedy, I know any distress, anxiety, sorrow, or hurt felt by me could never be comparable to nor should it overshadow the immense hurt suffered by the families whose lives are shattered as a result of it.
4. In the premise, I sincerely believe that such civic duty does fall upon me to lend as much assistance to this Committee as I reasonably could, so that I could perhaps be in a position to aid this Committee in its quest to eradicate any existing systemic issues and/or policy deficiencies that may be attributable to the tragedy, so that the same would not be repeated.
5. In this regard, I shall always keep the aforesaid in mind when I am providing my statement hereinbelow.

PARTICULARS OF PC&E:

6. I first joined PC&E as a Project Manager in around 2008. At all material times, I was never a shareholder of PC&E or had any interests therein, whether directly or indirectly.
7. It was only in around 2010, I had been promoted and been appointed as one of the directors thereof. In essence my role is to manage the operational activities of the company over various projects.
8. Notwithstanding the aforesaid, on 16 January 2026, I resigned my directorship at PC&E.
9. In my effort to retrieve the Wang Fuk Court contract's relevant documents, I was able to find a organisational chart depicting the persons who were

assigned to the project that was dated 14 February 2025, where I was appointed as the project manager. A copy of the said chart is now enclosed herein as Exhibit “**HKY-1**”.

PROVISION OF DOCUMENTS:

10. Upon the Letter of Request had been explained to me, I began my quest to ascertain as much relevant documents I could retrieve that were still under PC&E’s possession. Despite my efforts, I was only able to retrieve a number of such documents and records as listed hereinbelow: -
 - a. In relation to records of the quotations for works as submitted to PC&E by sub-contractors, I was only able to locate 9 such documents (“**Sub-Contractors’ Quotations**”), which for the purpose of providing as much assistance as I could in relation to those requests under §18 of the Letter of Request, these Sub-Contractors’ Quotations are enclosed herein as Exhibits “**HKY-2**”;
 - b. In relation to the requests under §20 of the Letter of Request, I was only able to retrieve 3 such relevant documents (i.e., PC&E’s 2020 and 2021 Audit Reports as submitted to WP and Answers to WP’s Requisitions as dated 10 November 2023, collectively as “**Tender Supporting Documents**”), and these shall be enclosed herein as Exhibits “**HKY-3**”;
 - c. In relation to §25 under the Committee’s Letter of Request, I was able to retrieve a series of Risk Assessment Reports, Safety Audit Reports, Safety Inspection Reports, and a Scaffolding Design Calculation Report (collectively as “**Supervision Reports**”), which will be enclosed herein as Exhibits “**HKY-4**”;

- d. In relation to §31 of the Committee's Letter of Request, I managed to retrieve a series of plans and schematics related to the Wang Fuk Court contract (collectively as "**Plans and Schematics**"), which I shall now enclosed herein as Exhibit "**HKY-5**";
- e. Regarding §32 of the Committee's Letter of Request, I managed to retrieve 3 ICU Consent documents (collectively as "**ICU Consent Documents**"), which I shall now enclosed herein as Exhibit "**HKY-6**";
- f. With regards to §33 of the Committee's Letter of Request, I was able to ascertain 40 Progress Reports covering the period between 15 August 2024 to 22 November 2025 (collectively as "**Progress Reports**"), which I shall now enclosed herein as Exhibit "**HKY-7**";
- g. In relation to the issue of inspection/supervision steps to ensure only compliant fire-retardant scaffolding nets were used as requested under §57 of the Letter of Request, I was able to locate the safety certificate of the netting provided to us from our supplier, the associated communication records, and videos of testing of the same netting material (collectively as "**Netting Safety Documents**"), which I shall now enclosed herein as Exhibit "**HKY-8**";
- h. In relation to the general preventative measures imposed against construction workers from smoking at the construction site(s), I was able to locate a number of screenshots between our WhatsApp Group Chat with our sub-contractors (collectively as "**Smoking Management Records**"), which I shall now enclosed herein as Exhibit "**HKY-9**";
- i. I was also able to retrieve the then registration papers for the Certificate of Fire Service Installation and Equipment under

Regulation 9(1) of the Fire Service (Installations and Equipment) Regulations for all 7 buildings (collectively as “**Certificates of Installations**”), which I shall now enclosed herein as Exhibit “**HKY-10**”; and

- j. In relation to the safety of the foam boards, I was able to retrieve certain photos and videos concerning the flammability tests conducted, and our letter to WP dated 17 July 2024 for the application to installed such foam boards at the request of the owners (collectively as “**Foam Documents**”), which I shall now enclosed herein as Exhibit “**HKY-11**”;
11. While I am aware that all the aforesaid documents could not be the full entirety of all the documents that would have been relevant to the Wang Fuk Court contract and the work performed thereat by PC&E or its sub-contractors, I was unable to ascertain any more documents as much of the company’s computers, records, and printed files had since been seized by the law enforcement agents who first raided PC&E’s premises in the early hours on 27 November 2025.
 12. As such, most of the documents and archives that were originally under PC&E’s possession had since been taken away by the police and ICAC.

NO BID-RIGGING:

13. While I have since been aware that there was much media coverage that alleged that PC&E had been involved in bid-rigging in having been awarded the contract at Wang Fuk Court, to my knowledge, I could only consider these to be rumours and speculations that are false.

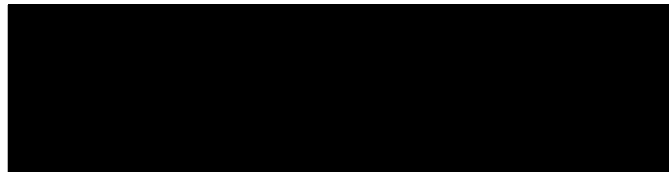
14. I could comprehend that upon having endured such a tragedy, our society had been traumatised and understandably enraged. Thus, I could only imagine that some of these speculations had begun to circulate as a result of the collective hurt to my fellow citizens who painstakingly followed the events on various news and media sources.
15. Nonetheless, I shall respectfully and verily deny all such allegations, as it had always been my knowledge and understanding that PC&E had never tacitly colluded with any other contractors, nor had PC&E ever induced PW and/or the IO (including any voting owners at all material times) to assess our merits more favourably by means of bribery or coercions.
16. In this regard, I would certainly be able to attest to the fact that PC&E had no connection or tacit arrangements with other bidder(s), the consultant(s), and/or the IO for that matter.
17. It had always been the case that margins for such construction projects in Hong Kong had since been squeezed down to nothing, and the competition between us and other bidder(s) had been extremely competitive, which is evident by the animosity between competitors were high.
18. In the premise, I could not fathom as to how PC&E could have been in any such position to collude with any of our fellow bidder(s) when our relationship was so hostile towards each other.

FIRE RETARDANT STANDARDS:

19. In relation to the selection of material of both the scaffolding's nettings and/or the protective foam boards, as evidence by the certificates and testing records shown in Exhibits "HKY-8" and "HKY-11", we have made our selection of the materials to be deployed on site with great care.

20. In terms of smoking complaints against any of the workers on site, as can be seen from our records, PC&E had actively and heavily warned employees that to smoke outside the designated area(s) would be penalised severely.
21. In the premise, while I am deeply wretched by the loss of life and damages resulting from the tragedy, I verily believe that PC&E had conducted itself in the manner that is of a standard higher than the then prevailing industry's standards (or the lack thereof) in managing the safety of the construction project thereof.

Dated this the 2nd day of March 2026

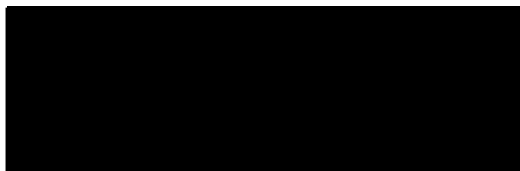


HO KIN YIP
Former Director of
Prestige Construction & Engineering
Co., Limited

STATEMENT OF TRUTH

I, HO KIN YIP, believe that the facts stated in this Witness Statement and the enclosed exhibits are true.

Dated this 2nd day of March 2026



HO KIN YIP