

Statement of LEUNG Ping Kay

1. I am LEUNG Ping Kay, [REDACTED] years old, holder of Hong Kong Identity Card No.: [REDACTED] of [REDACTED]. In 2014, I joined China Status Development and Engineering Company Limited ("**China Status**") as a director and have been a director of China Status till this date.
2. Unless otherwise specified, all abbreviations and question numbers referred to in this statement are based on references in the letter by Messrs. Lo & Lo, and I now make this statement as directed by the Independent Committee.

Question 1

3. In or around March 2025, I received a telephone call from Mr. Gordon Ho (I do not know his full name) of Prestige Constructions & Engineering Co., Limited ("**PC&E**"), requesting a quote from China Status for submitting fire service installations Shutdown Notice(s) ("**SDN(s)**") to the Fire Services Department ("**FSD**") for the temporary shutdown of the fire hydrant or hose reel system ("**FH/HR System**") of 8 buildings in Wang Fuk Court, so that PC&E could carry out renovation works to the fire services water tanks of these 8 buildings.
4. On or around 25th March 2025, I prepared and provided a quote on behalf of China Status to PC&E as requested. This quote covers 3 items of work / services:
 - i. Procurement of 128 9-Litre fire extinguishers.
 - ii. Submission of SDNs to the FSD; and
 - iii. Issuance of Form FS251s.
5. Several days later, I was informed by Mr. Cheung of PC&E (I also do not know his full name) over the telephone that PC&E would be engaging China Status as outlined in our quotation of 25th March 2025.
6. On or around 28th March 2025, we received from PC&E our quotation with their company chop, signifying parties formally entering into a contract. On the same day, I prepared and issued on behalf of China Status to PC&E an invoice for 50% of the contract price as deposit.

7. The quotation and invoice mentioned above are at **Annexure 1**. There is no separate written contract entered into between PC&E and China Status for this project.
8. China Status had previously been engaged by PC&E for 2 other building renovation projects. The buildings involved are Mayland Court at 1-7 Shelter Street, Causeway Bay, Hong Kong, and Chung Sing Building, at 63 Chung Wui Street, Tai Kok Tsui, Kowloon. Both of these projects involve China Status submitting SDNs to the FSD for their respective FH / HR Systems, while the Chung Sing Building project also involved work to comply with Fire Safety Improvement Directions issued by the FSD.
9. There are other projects in which China Status had been or are engaged by PC&E that do not relate to building renovation. Details relating to these projects can be provided if required.

Question 2

10. In relation to China Status' services at Wang Fuk Court, I am the main contact person of China Status. The main contact persons of PC&E that I communicate with are Mr. Cheung and his superior Mr. Gordon Ho. I do not know the full name of Mr. Ho.
11. For the purposes of this project, I set up a WhatsApp group on 7th April 2025 comprising 3 individuals, namely Mr. Cheung of PC&E, Ms. Chung Man Wai Daisy of China Status ("**Ms. Chung**"), and myself. Ms. Chung is an accountant clerk of China Status, and she assisted me with paperwork and administrative matters in this project under my supervision.
12. All written communications between China Status and PC&E in relation to this project took place in this WhatsApp group. There were communications by telephone calls from at times, but in my knowledge there would no written correspondence between the 2 companies outside of this WhatsApp group. At **Annexure 2** is a complete set of screenshots of all communications that have taken place in this WhatsApp group.

Question 3

13. The actual work and services carried out by China Status through its directors in connection with the Wang Fuk Court Renovation can be categorised as follows:

(i) Submitting SDNs to the FSD

14. PC&E would either in writing through the WhatsApp group mentioned above or by telephone, inform me that they would be commencing work on the fire services water tank of a building, and require China Status to submit an SDN to the FSD for the FH / HR system of that building.

15. I would prepare and fill in and sign the SDNs, then pass them to another director of China Status, Mr. Yim Choi Wah Alex ("**Mr. Yim**") for endorsement of the form FS 251, then I would submit the SDNs to the FSD, usually by facsimile transmission. The FH / HR system of the corresponding building would then be suspended. According to my recollection, the SDNs submitted for each of the 8 buildings all sought suspensions of the respective FH / HR Systems by 14 days.

16. Below is a list of the dates I submitted the SDNs to the FSD in respect of the 8 buildings of Wang Fuk Court:

On or around 7 th April 2025:	Wang Tai House and Wang Chi House
On or around 16 th May 2025:	Wang Kin House
On or around 16 th June 2025:	Wang Shing House
On or around 4 th July 2025:	Wang Sun House
On or around 11 th July 2025:	Wang Tao House
On or around 4 th September 2025:	Wang Cheong House and Wang Yan House

(ii) Applying to the FSD for extensions of shutdown of FH / HR Systems

17. If PC&E required an extension of the suspension of the FH / HR System of any building for their work on its fire service water tank, they would inform me and China Status would apply to the FSD for an extension in respect of that building. To the best of my recollection, all extensions submitted were for a further 14 days, the same period as the initial suspension. Pursuant to the representations of PC&E that the remedial works on the fire service water tank were still in progress, we duly submitted extension applications for the continued shutdown of FH/HR

Systems every 14 days. As the Police as part of their investigation has seized the FSD submission records and China Status does not have access to the full set, an exact timeline of extensions is unable to be provided at this time.

18. Based on my recollection of the suspension extensions submitted by China Status however, in relation to each of the 8 buildings, the buildings' FH / HR system remained suspended from the date of the initial suspension up until the commencement of the fire on 26th November 2025.

19. Each of the extension notices submitted to the FSD were prepared, signed, and submitted by me on behalf of China Status, except for some extensions made in November 2025, as I was out of town for a period of time. I understand that Mr. Yim processed the extension notices when I was not in Hong Kong during this period.

(iii) Procurement of additional fire extinguishers

20. At the initial stage, during the period when China Status was approached and engaged by PC&E in connection with this project, I informed Mr. Cheung of PC&E that we anticipate the FSD requiring additional fire extinguishers to be installed in buildings further to SDNs being submitted. Mr Cheung agreed that as part of the engagement, China Status would procure these additional fire extinguishers. After China Status had been engaged, I understand that our other director Mr. Yim handled the procurement and delivery of said fire extinguishers to Wang Fuk Court.

(iv) FSI shutdown notices

21. In relation to each SDN submitted to the FSD, myself or Ms. Chung under my supervision, would prepare FSI Shutdown Notices for the corresponding building, and send them to PC&E so they may arrange for the notices to be displayed in the affected building. There were instances where said FSI shutdown notices were prepared in batches in advance, for efficiency purposes.

Question 4

22. When I was initially approached by PC&E, I presumed PC&E would have already engaged another FSI contractor for the Wang Fuk Court Renovation, no explanation was provided by PC&E as to why China Status had to be engaged to make these FSD applications. However, I did not give much thought as to why services from a second FSI contractor (such as China Status) would be required, nor did I speculate on this.

Question 5

23. I did not find it unusual for PC&E to engage a separate FSI contractor for the sole purpose of submitting SDNs to the FSD at the time.

Question 6

24. I confirm the purpose of the SDNs was to inform the FSD that the FH / HR Systems for all 8 buildings in Wang Fuk Court had to be shut down temporarily.

25. At Annexure 3 is a copy set of all SDNs and shutdown extensions submitted to the FSD by China Status which China Status has been able to retrieve. I understand that all other SDNs and shutdown extensions have been seized by the police. There is no further correspondence in connection with this project between China Status and the FSD that is currently in my or China Status' possession.

26. According to my understanding, the shutting down of a FH / HR system would involve the following major steps:

- (i) The shutting down of the fire services upfeed water system, i.e. the system that pumps water up to the fire service water tank of a building;
- (ii) Drainage of water stored in the fire service water tank of said building; and
- (iii) Closure of the suction gate valve of the fire service water tank of said building.

Question 7

27. According to my understanding, the rules and regulations, codes of practice and requirements, to FH/ HR Systems and submissions of SDNs include:

- (i) Codes of Practice (Amended) (Minimum Fire Service Installations and Equipment) and (Inspection and Testing of Installations and Equipment) published by the FSD in August 1982, Part III paragraphs 15- 34;
- (ii) Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection and Testing of Installations and Equipment published by the FSD in 2022, particular paragraphs 2.14 and 5.14, and Appendices 5 and 9; and
- (iii) FSD Circular Letter No. 1/2021 of 15th January 2021.

Question 8.1

28. My understanding was that PC&E would need to renovate the fire services water tanks of the 8 buildings in Wang Fuk Court. For this purpose, the fire services water tanks would have to be emptied, and the FH / HR System suspended. I do not know if the need to renovate the existing fire services water tanks stems from the annual inspection result conducted by Victory Fire. My understanding from PC&E is that the renovation of the water tanks was part of the tender of the Wang Fuk Court Renovation so had to be carried out. Further, my understanding was that the responsibility for works to concrete water tanks would fall within the scope of the construction side, instead of FSI contractors such as China Status.

Question 8.2

29. The explanation given by China Status to the FSD for shutting down the FH / HR System for all 8 buildings in Wang Fuk Court was that there was water leakage to the water tanks and repairs were needed.

Question 8.3

30. Prior to submitting these applications, no representative of China Status attended Wang Fuk Court for the purposes of understanding first-hand the FH / HR System in place, the relevant renovation works proposed to be conducted there, the necessity of shutting down the FH / HR System for such renovation works, or the

feasibility of putting in place additional fire services measures while the FH / HR System is shut down.

Question 9

31. Since the initial stage when China Status was engaged in connection with this project, my understanding from Mr. Cheung was that PC&E would be responsible for the posting of notices to inform residents of the shutdown of the respective FH / HR Systems.
32. I would ensure that the notices were provided to PC&E after the FSD acknowledged receipt of SDNs or extension notices, for PC&E's handling. I do not know who in fact posted the notices or when the notices were posted.
33. For practical and efficiency purposes, at times shutdown notices for several months were prepared and provided to PC&E in advance. This can be seen from Annexure 2.
34. A copy set of all notices provided to PC&E regarding the shutdown of the FH / HR Systems are at Annexure 4.

Question 10.1

35. I did not attend Wang Fuk Court to personally shut down the FH / HR Systems, and I understand that no personnel of China Status did.
36. I understood it was a legal requirement that these systems had to be shut down personally by a registered FSI contractor or under the supervision of a registered FSI contractor.
37. The reason myself or my colleagues did not personally attend to the shutting down of the FH / HR Systems, is because:
 - (i) I had been informed by Mr. Cheung of PC&E at the commencement of our involvement in this project, that Wang Fuk Court's building management would handle the physical shutting down of the FH / HR Systems, and that in any event building management would not allow others (which at the time I understood included personnel of China Status) inside their premises; and

- (ii) My understanding is no other FSIs had to be disabled for these renovations, and it would be prudent to proceed with the temporary shutting down of the FH / HR Systems for the purposes of renovating them.

Question 10.2

- 38. I am not aware of the location of the switch used to shut down the FH / HR System in the 8 buildings of Wang Fuk Court and I do not know how it was shut down.
- 39. My general understanding is that the shutting down of a FH / HR System would not necessitate the disabling of a Fire Alarm System ("**FAS**") in the same building.

Question 11

- 40. The FSD required additional fire extinguishers to be installed in buildings while their FH / HR Systems were suspended. This involved installing 1 fire extinguisher on alternative floors of the buildings concerned.
- 41. I understand that in early April 2025, Mr. Yim personally attended Wang Fuk Court to (i) accept delivery of 128 fire extinguishers from a supplier; (ii) personally stick the appropriate labels on said fire extinguishers; and (iii) deliver the fire extinguishers to PC&E for their handling of the installation.
- 42. The arrangement of PC&E handling the installation of additional fire extinguishers themselves was requested by PC&E.

Question 12

- 43. The FH / HR Systems of each building was shut down from or around the date when their respective initial SDNs were submitted to the FSD, and remained shut down up to and when the fire commenced on 26th November 2025.
- 44. For the dates the initial SDNs were submitted in relation to each of the 8 buildings, please refer to the table at paragraph 16 above.

45. I would receive instructions from Mr. Cheung of PC&E, either by telephone call or WhatsApp message, to extend the suspension period as PC&E required more time for renovation works to the fire services water tanks. I would then submit on behalf of China Status to the FSD applications, each time for extensions of 14 days further, for the buildings concerned.
46. Neither myself nor China Status were ever informed that works to any of the fire water tanks had been completed, so no FS251 notice was ever submitted to the FSD with regards to the lifting of suspensions.
47. Outside of those at Annexure 3, all other records relating to the extension applications have been seized by the police.

Question 13

48. I did not carry out any inspection at Wang Fuk Court during the period the FH / HR System was shut down. It is my understanding that no personnel of China Status did so during this period.

Questions 14 to 22

49. Neither myself nor China Status was approached for or involved in the disabling of fire alarm systems in Wang Fuk Court, and as such I do not have any answers to questions on this aspect.

This statement is true to the best of my knowledge and belief.

Date: 2-3-2026

Name: LEUNG Ping Kay

Signature: 