

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

**WITNESS STATEMENT OF
Mr YUNG SIU LUN**

I, YUNG Siu Lun, Senior Maintenance Surveyor of Independent Checking Unit of the Office of the Permanent Secretary for Housing, Lung Cheung Office Block, 138 Lung Cheung Road, Wong Tai Sin, Kowloon, do say as follows:-

1. I am the Senior Maintenance Surveyor of the Independent Checking Unit of the Office of the Permanent Secretary for Housing (“**ICU**”) of the Government of the Hong Kong Special Administrative Region. I have joined the ICU since 14 October 2020 for more than 5 years. I joined the Minor Works Team (“**MWT**”) of the ICU on 26 September 2024 and my main responsibilities include the following:-
 - to lead a team (i.e. MWT) of professional and technical staff to implement the Minor Works Control System (“**MWCS**”);
 - to manage and review the practices, procedures and guidelines for processing minor works (“**MW**”) submissions;
 - to manage and supervise the minor works submissions, as well as vetting and auditing work;
 - to scrutinise any recommendations to the Buildings Department (“**BD**”) for initiating disciplinary and prosecution actions against contractors and professionals;
 - to manage and supervise the development, implementation, maintenance and administration of the Minor Works

Management System (“**MWMS**”)¹;

- to manage and supervise the liaison with relevant teams in the ICU and other stakeholders on matters relating to the implementation of the MWCS;
 - to liaise and attend meetings with District Council members and the general public, and answer enquiries and complaints;
 - to perform emergency services; and
 - to carry out any other duties as required.
2. I make this Witness Statement pursuant to the request of the Independent Committee (“**Committee**”) in relation to the fire at Wang Fuk Court in Tai Po as set out in a letter from Messrs. Lo & Lo, Solicitors for the Committee, to Head of the ICU (“**Head(ICU)**”) dated 5 January 2026 (“**5 January Letter**”) in which specific questions were raised in paragraphs 1 to 41 (“**Questions**”). Save where otherwise appears, the facts deposed hereto are within my personal knowledge or are derived from office files and records and sources to which I have access and which are true to the best of my knowledge, information and belief.
3. In this Witness Statement, I shall address Questions 17 to 24 of the 5 January Letter. Other Questions which are within the ICU’s purview will be addressed in the witness statements of other relevant officers of the ICU to the Committee.
4. I understand that the ICU will produce to the Committee a List of Documents (“**LoD**”), a draft of which I have read, indexing all relevant documents in the ICU’s possession. In this Witness Statement, I shall refer to these documents by their designation in the LoD (for example, **[ICU/A/1]** means Item 1 in Part A of the

¹ MWMS is an information technology system operated by the ICU to record all MW submissions as well as the balloting of the MW submissions for audit, and to track the progress of the relevant audits, etc.

LoD) without annexing them hereto for the avoidance of duplication.

5. This Witness Statement is divided into the following parts:-
 - (1) Part A provides an overview of the MW regime and the ICU's roles in administering MW under the MWCS, in answer to Questions 17 to 20; and
 - (2) Part B explains the ICU's roles in supervising MW under the Wang Fuk Court renovation works ("**WFC Renvoation**"), in answer to Questions 21 to 24.

Part A – Overview of the MW regime and the ICU's roles in administering MW under the MWCS (Q.17 to Q.20)

An overview of the MWCS

6. The MWCS aims to facilitate building owners and occupants in carrying out small-scale building works safely and lawfully through simplified statutory procedures and thereby improve the quality of such building works and building safety in Hong Kong. The overall system is administered by the BD.
7. Pursuant to the Building (Minor Works) Regulation, Cap. 123N ("**B(MW)R**"), the carrying out of the MW may be commenced through the simplified requirements without the need to obtain prior written approval of plans and consent for the commencement of the works from the Building Authority ("**BA**").
8. Currently, there are 187 items of building works designated as MW under Part 3 of Schedule 1 to the B(MW)R. In general, MW

are classified into three classes according to their scale, complexity and risk to safety:-

- (a) **Class I MW** are those relatively more complicated minor works;
- (b) **Class II MW** are those of comparatively lower complexity and risk to safety; and
- (c) **Class III MW** mainly include common household and amenity MW.

9. Pursuant to sections 30 to 36 of B(MW)R, for Class I MW, Prescribed Building Professionals (“**PBP**”)² and Prescribed Registered Contractors (“**PRC**”)³ registered on the BD’s registry are required to be appointed, while for Class II and Class III MW, only PRC is required to be appointed. The relevant submission requirements under the MWCS are summarised in the table below:-

	Class I MW	Class II MW	Class III MW
Complexity and level of risk	High	Medium	Low
No. of items of MW	58	68	61
Appointed person to prepare and sign photographs, prescribed plans	PBP and PRC	PRC	PRC

² PBP shall be an Authorized Person, Registered Structural Engineer, Registered Geotechnical Engineer or Registered Inspector registered under the Buildings Ordinance, Cap. 123 (“**BO**”).

³ PRC shall be a Registered General Building Contractor or Registered Minor Works Contractor who are qualified to carry out the minor works belonging to the class, type and item for which they are registered under the BO.

	Class I MW	Class II MW	Class III MW
and details and other information			
Specified Form to be submitted before commencement of works [Submission deadline]	Notice of Commencement (Form MW01⁴) [Minimum 7 days before commencement of works]	Notice of Commencement (Form MW03⁵) [Minimum 7 days before commencement of works]	Not required
Specified Form to be submitted after completion of works [Submission deadline]	Certificate of Completion (Form MW02⁶) [Within 14 days after completion of works]	Certificate of Completion (Form MW04⁷) [Within 14 days after completion of works]	Notice and Certificate of Completion (Form MW05⁸) [Within 14 days after completion of works]

10. For buildings subject to the BD's statutory control as explained in the statement of Mr LAU Fu Kwok, Head(ICU), the submissions of **Notice of Commencement, Certificate of Completion and Notice and Certificate of Completion** (jointly referred to as "**MW submissions**" hereinafter) should be made

⁴ Together with photographs, prescribed plans and details and other information.

⁵ Together with photographs, prescribed plans and details.

⁶ Together with photographs, prescribed plans and details (if required) and other information (if required).

⁷ Together with photographs, prescribed plans and details (if required).

⁸ Together with photographs, plans or description of works.

to the BD; whereas for buildings subject to the ICU's statutory building control as explained in the statement of Mr LAU Fu Kwok, the submissions should be made to the ICU. In other words, MW submissions related to the WFC Renovation were made to the ICU.

Audit arrangements of MW submissions

11. Similar to the implementation of the Mandatory Building Inspection Scheme (“MBIS”), the ICU makes reference to the BD’s procedures for audit check of MW submissions as set out in BD’s Minor Works and Signboard Control Section Manual Part I (“BD’s MW Manual”) [ICU/A/10], Section 5, Instruction No. 1 [ICU/A/10] titled “Procedures for Audit Check of Minor Works Submissions” and BD’s Interim Guideline on Selecting Minor Works Submissions for Audit Check at [ICU/A/11] in devising its own [ICU/A/11] procedures for the implementation of MWCS. Such procedures are set out in ICU’s Control Procedures 7.14 for Minor Works (“COP 7.14”) at [ICU/A/13] and ICU Guideline titled “Audit Arrangement for Minor Works Submission” (“ICUG(B)15”) at [ICU/A/14]. [ICU/A/14]

Submissions checking

12. According to ICU’s COP 7.14 [ICU/A/13], for all MW [ICU/A/13] submissions made to the ICU, the ICU would conduct **Form Screening Check** and **Preliminary Check**, which are mainly to ascertain whether the information submitted is complete, in accordance with a checklist at Appendix A to ICUG(B)15 [ICU/A/14]. [ICU/A/14]
13. Further to **Form Screening Check** and **Preliminary Check**, the

ICU would select MW cases (details of which are at paragraphs 18 to 23 below) to conduct **Audit Fundamental Check (“AFC”)**, **Site Audit Check (“SAC”)** and/or **Pre-commencement Site Audit Check (“PSAC”)** in accordance with ICUG(B)15 [ICU/A/14].

14. For **AFC**, it focuses on procedural compliance of **B(MW)R**, and is a form of document check. It is conducted both before commencement and after completion of works (in respect of **MW Submissions**). With reference to paragraph 8 of BD’s MW Manual [ICU/A/10], Section 5, Instruction No. 1, AFC covers:

- (a) checking if the submitted information is complete, e.g. plans and photos, etc.;
- (b) if applicable, checking the history of the submission (related submissions processed previously and the corresponding reply letters);
- (c) checking consistency of address and works specified in the form and those on the plans and photos;
- (d) checking the works specified in the submissions are in compliance with the detailed descriptions as stipulated in Schedules 1 and 3 of the B(MW)R;
- (e) verifying if the administrative procedures of the submission comply with the B(MW)R;
- (f) checking whether structural calculations are provided for Class I MW (reference should be made to Appendix A to BD’s MW Manual [ICU/A/10], Section 5, Instruction No. 1 for the list of MW items for which structural calculations are required);
- (g) checking whether the MW submission is related to New Territories Exempted Houses;
- (h) if applicable, checking whether Supervision Plan (“SP”) has

- been submitted; and
 (i) making recommendation to the Case Officer.

The ICU has a standard checklist for items to be checked during AFC (“**AFC Checklist**”), a copy of which is at **[ICU/A/14]**. [ICU/A/14]

15. For **SAC** which is only conducted after completion of works (i.e. in respect of only **Certificate of Completion** and **Notice and Certificate of Completion**), according to paragraph 10 of BD’s MW Manual **[ICU/A/10]**, Section 5, Instruction No. 1, it aims at ensuring that the works specified in the submissions comply generally with the BO and its subsidiary legislation and are in general the same as that shown in the prescribed plans. [ICU/A/10]
16. For **AFC** and first inspection of **SAC**, according to ICUG(B)15 (at **[ICU/A/14]**), they should be conducted within 60 calendar days from the balloting date. [ICU/A/14]
17. For **PSAC**, according to paragraph 14 of BD’s MW Manual **[ICU/A/10]**, Section 5, Instruction No. 1, it is a kind of SAC which only focuses on “7-day notification” before the commencement of works under sections 30 and 33 of B(MW)R regarding any Class I and Class II MW. To ensure the commencement of MW does not contravene these regulations, it is necessary to carry out PSAC to check whether the works have been commenced within 7 days from the date of receipt of MW submissions. As such, PSAC is conducted within 7 calendar days from the date of receipt of MW submission. [ICU/A/10]

Selection of audit cases

18. According to ICUG(B)15 (**[ICU/A/14]**), audit cases for MW [ICU/A/14]

submission would be selected either **by priority** or **at random**.

19. In gist, for certain cases (e.g. cases considered to be of higher risk of falling under the wrong class of MW and hence wrongly subject to looser control, or cases of special concern such as those triggered by complaints or enquiries, or are in suspicion of contravening of the BO⁹), they would be prioritised for selection of audit. The relevant details and selection percentages to be audited under such prioritisation are set out in paragraphs 14 to 16 of ICUG(B)15 [ICU/A/14].

[ICU/A/14]

20. Apart from priority cases, there is also a random audit arrangement. In gist, for Class I and Class II MW for which both **Notification of Commencement (i.e. Forms MW01 and MW03)** and **Certificate of Completion (i.e. Forms MW02 and MW04)** have to be submitted to the ICU, the **Forms MW01 and MW03** would be selected for AFC randomly by the MWMS upon receipt. Once a **Form MW01 or MW03** is selected for AFC, the corresponding **Form MW02 or MW04** when later submitted would be assigned for AFC and SAC automatically.

21. As for Class III MW for which only **Notice and Certificate of Completion (i.e. Form MW05)** has to be submitted to the ICU, the **Forms MW05** are selected for AFC and SAC randomly by MWMS upon receipt.

22. According to paragraph 15 of BD's MW Manual [ICU/A/10], Section 5, Instruction No. 1, a certain percentage of the submission for Forms MW01 and MW03 which have been selected for AFC would be further selected randomly for PSAC.

[ICU/A/10]

⁹ For example, if there is a complaint on the erection of a drying rack from the external wall of a building, yet it can be seen that the projection of the drying rack is unreasonably larger than is allowed under B(MW)R, it may be regarded as a case in suspicion of contravening of the BO and selected for audit by priority.

23. The yearly audit targets for each type of check are set out in paragraph 24 below.

Yearly audit target and follow-up actions

24. The ICU has a yearly audit target, which is set at the beginning of each calendar year taking into account such factors as the BD's prevalent yearly target audit (see BD's Interim Guideline on Selecting Minor Works Submissions for Audit Check at [ICU/A/11]) and resources of the ICU's MWT, etc. The target number of checks for AFC, SAC and PSAC in the ICU per year and the actual number of checks in 2025 are tabulated below:- [ICU/A/11]

Type of audit check	Target number of checks per year	Actual number of checks in 2025
AFC	1 070	1 176
SAC	180	224
PSAC	25	25
Total	1 275	1 425 <i>(Around 5.17% of the total of 27 585 MW submissions received in 2025)</i>

25. If any irregularity (e.g. wrongly describing a window as shown in the photo as a door) is found in the MW audit, procedures stipulated in COP 7.14 [ICU/A/13] would be followed, in accordance with the timeframe as stipulated in Appendix C1 to ICUG(B)15 [ICU/A/14]. In gist, if irregularity is found and not [ICU/A/14]

rectified by the PBP/PRC, the ICU would issue a reminder letter to the PBP/PRC/person who arranged for the works to be carried out. In case the PBP/PRC fails to rectify the irregularity and the MW concerned was carried out on site, the ICU would issue a warning letter to the PBP/PRC and upload them to the BD's Minor Works Management System which is similar to the ICU's MWMS.

26. If the PBP/PRC fails to rectify the irregularity in the warning letter, coaching, cautioning, prosecution or disciplinary action would be triggered. In case of prosecution or disciplinary action, since the ICU is not delegated with such powers under the BO, the case would be referred to the BD for handling.

Referral to the ICU's Site Monitoring Team ("SMT") for certain Class I MW submissions

27. According to BD's Technical Memorandum for Supervision Plans 2009 and the Code of Practice for Site Safety Supervision 2009, for certain Class I MW, an SP should be submitted, which would warrant referral by the ICU's MWT to the ICU's SMT (to be further elaborated in paragraph 28 below). Pursuant to the September 2024 version of BD's Site Monitoring Section Manual ("**BD's SM Manual**"), Section 8, Instruction No. 1 titled "Audit Check of Supervision Plans" at **[ICU/A/16]**, audit check should be conducted for such SPs as part of AFC. [ICU/A/16]
28. Mirroring the BD's audit arrangements as set out in the preceding paragraph and pursuant to COP 7.14 **[ICU/A/13]**, the ICU's MWT refers Class I MW with SP submitted to the SMT for audit. In particular, not less than 20% of the SPs for MW would be selected randomly for audit check. Such audit check is conducted in accordance with a checklist at Appendix A to BD's SM Manual, [ICU/A/13]

Section 8, Instruction No. 1 [ICU/A/16], which is mainly about [ICU/A/16] checking the qualification and experience of the Technically Competent Persons involved, as well as frequency level of inspection.

Part B – ICU’s roles in supervising MW under the WFC Renovation (Q.21 to Q.24)

29. As explained in paragraph 12 of the statement of Mr LAU Fu Kwok, Wang Fuk Court, which falls under the category of buildings sold under sections 4(2)(a) and 17A of the Housing Ordinance, is one of the courts subject to the ICU’s statutory building control. As such, the ICU assumes the role of BA in supervising MW at Wang Fuk Court.

Audit Checks in respect of MW Submissions for Wang Fuk Court

30. There were 48 MW submissions related to renovation works in the common area and still ongoing before the fire broke out at Wang Fuk Court. It included 24 Forms MW01 and 24 Forms MW03 (hereafter collectively referred to as “**48 MW Submissions**”). No Certificate of Completion (i.e. Form MW02 for Class I MW and Form MW04 for Class II MW) for these 48 MW Submissions was received by the ICU before the fire broke out at Wang Fuk Court (copies of the 48 MW Submissions received for eight blocks of Wang Fuk Court are at [ICU/B/II]); [ICU/B/II] in any event, no Certificate of Completion is expected after the fire.
31. Amongst the 48 MW Submissions received, two Class I MW submissions which were submitted by the same PBP and PRC on the same date (i.e. 2 May 2025), namely MWBO2504820 and

MWBO2504821, were randomly selected for AFC (the two audited submissions are at [ICU/B/II/Block F/9] and [ICU/B/II/Block H/9]). These two audited MW Submissions were related to the erection of protective barrier and alteration of windows along the staircases of Blocks F and H of Wang Fuk Court respectively.

[ICU/B/II/
Block F/9]
and
[ICU/B/II/
Block H/9]

32. For the processing of AFC, each audit team under the ICU's MWT shall comprise one Assistant Clerk of Works as Vetting Officer ("VO") and one Professional Officer ("PO"), where the audit result would be submitted to Senior Professional Officer ("SPO") for agreement. The VOs and POs are assigned cases randomly by the MWMS, thus it is possible that different VOs handle different MW submissions from the same renovation project received on the same date.

33. For the audit checks against MWBO2504820 and MWBO2504821, they each covered the relevant Forms MW01, plans, photos, structural calculations, and the SPs submitted by the PBP and PRC. The designs of the new protective barriers and windows under the two submissions were identical. The AFC for MWBO2504820 and MWBO2504821 involved efforts from three parties, including the document check by the VO of the MWT according to the AFC Checklist at [ICU/A/14], the checking of SP by the SMT and the checking of structural calculation by the Structural Vetting Team ("SVT").

[ICU/A/14]

34. Assistant Clerk of Works/ICU22, Mr KOO Dig Hong, and Maintenance Surveyor/ICU13, Mr MOK Fung Hin, as the VO and PO of MWT for MWBO2504821 respectively, performed document check on the Form MW01 submission and referred the SP and the structural calculation to the SMT and the SVT for

checking respectively. The document check by the VO of MWT according to the AFC Checklist at [ICU/A/14], as well as the checking of SP by the SMT were confirmed to be in order. However, the SVT identified insufficient information on the structural calculation on 24 June 2025. Therefore, a reminder letter was sent to the PBP on 26 June 2025 (“**26 June Letter**”) (at [ICU/B/II/Block H/12]) for them to supplement information on the structural calculation. Assistant Clerk of Works/ICU22 uploaded the relevant comments and reminder letter in the MWMS on 8 July 2025 and recommended the audit result to be a “fail” as supplementary information on the structural calculation was required.

35. On the other hand, Assistant Clerk of Works/ICU30, Mr NG Fung Wing, and Maintenance Surveyor/ICU5, Mr AU Calvert Emmanuel, as the VO and PO of MWT for MWBO2504820, performed document check on the Form MW01 submission and referred the SP and the structural calculation to SMT and SVT for checking respectively (the same SMT and SVT members handled both MWBO2504820 and MWBO2504821). Again, the document check by VO of MWT according to the AFC Checklist at [ICU/A/14], as well as the checking of SP by SMT were confirmed to be in order. However, since the design of the new protective barriers and windows in the MW submission MWBO2504820 was identical to that of MWBO2504821, similarly, insufficient information on the structural calculation was also identified by SVT on 24 June 2025. Noting SVT’s comments set out in the 26 June Letter on case MWBO2504821, the PBP submitted revised structural calculation for MWBO2504820 on 4 July 2025 before the ICU’s issue of reminder letter.

36. In response to further comments from SVT, PBP later submitted another revised structural calculation on 30 July 2025 for MWBO2504820. The further revised calculation was checked and confirmed to be in order by SVT. As a result, Assitant Clerk of Works/ICU30 recommended that the audit result for MWBO2504820 be a “pass” in the MWMS on 1 August 2025. Maintenance Surveyor/ICU5, as the PO, then vetted the submission and recommendation on 4 August 2025. Subsequently, I as the SPO agreed with the recommendation on 4 August 2025. The details can be seen in the audit check report at **[ICU/B/II/Block F/12]**.

[ICU/B/II/
Block F/12]

37. With the revised calculation for MWBO2504820 checked and confirmed to be in order by SVT, the audit result for MWBO2504821 was also considered in order as the designs of the new protection barriers and windows were the same. The details can be seen in the audit check report at **[ICU/B/II/Block H/12]**.

[ICU/B/II/
Block H/12]

38. Apart from the above AFC conducted on these two Class I MW submissions, no checking, supervision or inspection had been conducted during the WFC Renovation for the 48 MW Submissions, because they either did not fulfil the relevant criteria for priority selection (e.g. not cases of special concern) or were simply not balloted based on the selection percentage. For instance, for PSAC, as explained in paragraph 24 above, the ICU’s latest target number of PSAC audit cases is 25 per year, which is around 0.1% out of the total number of MW submissions received by MWT in 2025¹⁰; and none of the 48 MW Submissions were selected for PSAC. As regards SAC, as the works of the 48 MW Submissions related to the WFC Renovation had not been

¹⁰ As we understand it, the BD’s audit target for PSAC is 100 cases per year, which is also roughly around 0.1% of the total number of MW submissions it receives annually.

completed before the fire, no SAC would be conducted.

39. I should highlight that this statement focuses on the administrative and supervisory regime of the MWCS which is as explained above meant to provide a simplified regulatory system. As the majority of the prescribed repair works under the MBIS do not involve structural alterations, they would fall under the scope of MW. In specific answer to Questions 21 to 24, there is no requirement for regular inspections under the MWCS. On the other hand, inspections may be carried out upon receipt of complaints and/or enquiries; but in the case of Wang Fuk Court, there was no complaint or enquiry received specifically relating to the procedures of the MW being carried out. As for the handling of complaints and/or enquiries for non-MW works in Wang Fuk Court, please refer to the statement of KU Siu Ping.

Review of pre-commencement photos

40. After the fire at Wang Fuk Court, the ICU has also reviewed the relevant MW Submissions. With the benefit of hindsight, it is noted that there were some pre-commencement photos (as required in the BD's Form MW01) showing certain windows covered with boards. It is however noteworthy that the nature of AFC is a document check which focuses on procedural compliance of B(MW)R; and as per paragraph 8(c) of BD's MW Manual [ICU/A/10], Section 5, Instruction No. 1, one of the checklist items is to "check consistency of address and works specified in the form and those on the plans and photos". Accordingly, the relevant item in the checklist adopted in the ICU's AFC is whether "The Plans / Photographs showing the physical condition of the premises immediately before the commencement of MW have been provided / are clear". Given [ICU/A/10]

that the required photos provided in MW Submissions MWBO2504820 and MWBO2504821 were clear, the VOs did not flag up issue in this regard at the AFCs.

41. While one may question that, as it is required in Form MW01 to provide “Photographs showing the physical condition of the premises before commencement of the minor works”, the photos showing certain windows covered with boards might have implied that works had been commenced before the “7-day-notification” requirement under sections 30 and 33 of B(MW)R, it should be highlighted that such act should be caught by PSAC, rather than AFC. As these two MW submissions were sampled for AFC but not PSAC, such “irregularity” was not detected under the prevailing MWCS regime.

Delayed notification from the BD

42. In the case of Wang Fuk Court, the AFCs in respect of the two Class I MW Submissions MWBO2504820 and MWBO2504821 as mentioned in paragraphs 31 to 41 above are the only audit checks conducted for the 48 MW Submissions. A side note is that there might have been a further site safety inspection conducted had there not been an information gap between the BD and the ICU before December 2025 in respect of site safety visits for Class I MW with SPs submitted. According to paragraph 4 of the September 2024 version of BD’s SM Manual, Section 8, Instruction No. 1 [ICU/A/16], not less than 20% of the new SPs for MW would be selected randomly for audit check, without specifying that a site safety inspection would be included. Nonetheless, the ICU first learnt on 22 December 2025 that the BD had actually been conducting site safety inspection for the MW cases selected for audit check since April 2023 (the relevant

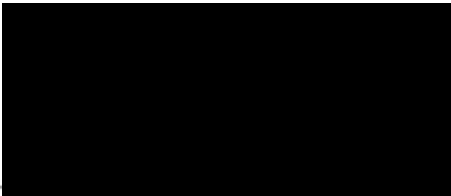
[ICU/A/16]

email chain can be seen at [ICU/C(2)/48]). We note that the BD [ICU/C(2)/48] updated BD's SM Manual to reflect such an arrangement in December 2025 (see paragraph 4 of the December 2025 version of BD's SM Manual, Section 8, Instruction No. 1 [ICU/A/17]), [ICU/A/17] and informed the ICU so on 6 January 2026 (the relevant email can be seen at [ICU/C(2)/49]). [ICU/C(2)/49]

43. Looking back at the case of Wang Fuk Court, if the BD had informed the ICU of its latest practice of conducting site safety inspection in respect of Class I MW with SPs submitted in a timely manner, there was a fairly high chance that a site safety inspection could have been arranged by the ICU to the works site concerned (i.e. the windows along the staircases of Blocks F and H of Wang Fuk Court). It is because, at the time when the two Class I MW submissions of Wang Fuk Court concerned were selected for AFC in May 2025, only one other Class I MW submission with SP was selected for AFC in the same month (i.e. three in total). Thus, the probability that one of the two Class I MW submissions of Wang Fuk Court concerning the erection of protective barrier and alteration of windows could have been selected for a site safety inspection is rather high.
44. Upon receipt of the notification of the BD's latest practice on site safety inspection on Class I MW with SPs submitted, the ICU has promptly implemented the same in January 2026.
45. While the above is with hindsight, the ICU considers that there is room for improvement in enhancing the communication between the BD and the ICU. Our observations and recommendations in this regard are set out in the witness statement of Mr LAU Fu Kwok.

46. I confirm that the contents of this Witness Statement are true to the best of my knowledge, information and belief.

Dated this 16th day of January 2026.



YUNG Siu Lun

#2125493