

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

2nd Witness Statement of Leung Ping Kay

I, Leung Ping Kay, of [REDACTED], do say as follows:-

1. I am the same Leung Ping Kay who made a statement dated 2 March 2026 (“**1st Witness Statement**”) (at Bundle WS2 (1509-1517)) pursuant to the request of the Committee.
2. I make this Witness Statement to supplement my 1st Witness Statement and to provide a fuller account of the background to assist the Committee. Save where otherwise appears, I adopt the abbreviations and nomenclature used in my 1st Witness Statement. For certain terminology, I have provided both English and Chinese to avoid any confusion arising from translation.

(A) Personal Background

3. My name is Ivan Leung. I am [REDACTED].
4. My highest level of education is a Diploma of Vocational Education (Building Services Engineering) (職專文憑 (屋宇裝備工程)) obtained from the Institute of Vocational Education (IVE) (專業教育學院).

5. Prior to joining China Status, my work experience can be summarised as follows:
- (a) From January 1998 to September 2005, I worked as an Assistant Engineer at New Zealand Fire Services Engineering Co. Ltd.
 - (b) From September 2005 to September 2006, I worked as a Project Engineer at Winning Engineering & Consultants Co. O/B Yearman Industrial Ltd.
 - (c) From October 2006 to August 2014, I worked as a Project Engineer at Marvel Fire Engineering Co. Ltd.

(B) Background of China Status Development and Engineering Company Limited (中華發展工程有限公司)

6. I joined China Status in or around September 2014.
7. China Status is a Registered Fire Service Installation Contractor (註冊消防裝置承辦商) (“RFSIC”) (See “List of Registered Fire Service Installation Contractors” (as at 11 December 2025) available on FSD’s website at Annexure-1):
- (a) Class 1, registration number: RC1/0466; and
 - (b) Class 2, registration number: RC2/0637.
8. The requirements for registration include (see “Notes to Applicants for Registration as Fire Service Installation (FSI) Contractors in Classes 1 and/or 2” (both Chinese and English versions) at Annexure-2):
- (a) Class 1:
 - The applicant or one of its directors, employees or partners must hold a degree in electrical engineering satisfying the examination requirements (Parts I and II) of the Council of Engineering Institutions for corporate membership of the Institution of Electrical Engineers.

- (b) Class 2:
- A Grade I plumber's licence issued under the Waterworks Ordinance (Cap. 102); and
 - A diploma or higher certificate in Electrical Engineering from a recognised institution.

9. The business scope of China Status includes:

- (a) Building services (屋宇裝備)
- (b) Ventilation systems
- (c) Fire service electrical installations
- (d) Plumbing and waterworks installations (水喉設施)

10. China Status **does not undertake works relating to water tanks, as such works involve concrete works and require specialised expertise that China Status does not have.**

(C) Personnel of China Status

Myself

11. I am one of the five directors. I hold approximately 30% of the shares.

12. My responsibilities include:

- (a) Preparing and submitting tenders;
- (b) Issuing quotations;
- (c) Planning works under the Fire Safety (Buildings) Ordinance (Cap. 572);
- (d) Arranging annual inspections;
- (e) Applying for Shut Down Notices (“SDN”) (消防裝置關閉通知書) for China Status or other Registered Fire Service Installation Contractors;
- (f) Liaising with government departments, including the Buildings Department; and
- (g) Attending site inspections, particularly for works under Cap. 572, in order to prepare quotations and drawings.

13. I am an Authorised Signatory (獲授權簽署證書人士) for SDN applications.

Mr Yim Choi Wah Alex (嚴財華)

14. He is also one of the five directors and holds approximately 30% of the shares.

15. He is responsible for fire service electrical installations.

16. He is a Qualified Person (合資格人士) for SDN applications.

Ms Chung Man Wai (鍾文慰)

17. She is an accounting clerk. She assisted me with paperwork and administrative matters.

(D) My responsibility: Application for Shut Down Notices

18. One of my key responsibilities is to apply for SDNs.

19. I only do so in two situations. First, after I or my staff have inspected the site, and secondly, when I am applying as a RFSIC for another company that is also a RFSIC.

SDN Application after site inspection

20. When applying for SDN, my standard steps are:

- (a) I or my staff would attend the site to inspect the works required;
- (b) This allows me to make the relevant plan;
- (c) I would then issue a quotation; and
- (d) If engaged, I would apply for the SDN where shutdown of Fire service installation/equipment is required or necessary.

Applying SDN for Other RFSICs

21. China Status also assists other RFSICs in applying for SDNs.

22. I emphasise that we only provide this service to RFSICs. We do not provide this service to the general public. Hence, if a member of the general public or any building company that is not a RFSIC approaches us for an SDN application, we will not entertain such requests.
23. In other words, when a company approaches us for an SDN application, I would insist on a site inspection by myself or my staff. I will only proceed with an SDN application without a site inspection when the company approaching us is itself also a RFSIC.
24. It is in my view a sensible and reasonable arrangement for one RFSIC to assist another RFSIC in handling SDN applications, because many RFSICs either lack the necessary administrative manpower or simply prefer not to handle the administrative workload.
25. SDN applications can be burdensome for companies without dedicated administrative support. The process entails:
- (a) Completing the required paperwork accurately, noting that providing inaccurate information is in itself an offence;
 - (b) Managing logistics, including tracking renewal deadlines and ensuring none are missed; and
 - (c) Liaising with the FSD, who may contact the RFSIC periodically to request updates on the progress of the application and the underlying work.
26. One example is PC&E. To the best of my knowledge, and based on my dealings with PC&E, it has only a few staff based in its office handling administrative tasks and paperwork (e.g. assistants and an accounting clerk), and the majority of the staff mostly work at work sites (e.g. foremen).
27. I honestly believed and still believe that this practice is lawful because:
- (a) This is a sensible and reasonable arrangement;
 - (b) The actual works are still carried out by a RFSIC;

- (c) No safety risk arises merely because administrative work is handled by another RFSIC; and
- (d) This practice is **not implemented to bypass any FSD requirements**.
28. I further believe this practice **is recognised by the FSD**. On the FSD's website, there is a table setting out guidance as to which class of RFSIC should be engaged for different types of fire service systems, installations and equipment (the screenshot of that website (both Chinese and English version) made on 31 March 2026 was at **Annexure-3¹**).
29. By way of illustration, the table indicates that for a dust detection system, a Class 1 RFSIC should be engaged, while for emergency lighting, a Class 2 RFSIC should be engaged. However, the same table also shows that for a number of fire service systems and equipment, no class of RFSIC is specified as appropriate. These include fire control centre, fireman's lift, firefighting and rescue stairway, and, most importantly for the present case, **supply tank**.
30. Using supply tank as an example, repair works to a supply tank (供水缸) will necessarily affect the fire hydrant and hose reel system, and therefore a SDN must be applied for. However, since no class of RFSIC is identified as appropriate for carrying out repair works to a supply tank, such works must in practice be carried out **by another company**, whether by way of subcontracting or other arrangement.
31. In those circumstances, it is my understanding that the **FSD has accepted**, or indeed expected, that the RFSIC signing the SDN application **may not necessarily be the same company carrying out the actual works**. Likewise, I believe it is appropriate for different companies to be involved in different roles, namely signing the SDN application, carrying out inspection of the fire service systems, and performing the actual works.

¹ Website (Chi): https://www.hkfsd.gov.hk/chi/fire_protection/cert/fsi_contractors.html (accessed on 31 Mar 2026)

Website (Eng): https://www.hkfsd.gov.hk/eng/fire_protection/cert/fsi_contractors.html (accessed on 31 Mar 2026)

32. I honestly believed that this practice was lawful, and for that reason I never attempted to conceal or mislead others as to what I was doing. I used the company name of China Status, and I signed and affixed the company chop on the SDN application forms openly. With even minimal enquiry, it would have been apparent to the authorities that China Status was not the company carrying out the actual works. I acted in this open manner because I did not consider the arrangement to be improper or problematic.

(E) Relationship with Prestige Constructions & Engineering Co. Limited
(宏業建築工程有限公司)

33. I first came into contact with PC&E when working for my previous employer Marvel Fire Engineering Co. Ltd. While I do not recall the exact year, I remember that it was in the course of a large-scale project. In that project, PC&E was responsible for the building construction works, whereas Marvel Fire Engineering Co. Ltd. was responsible for the fire service systems, installations and equipment.
34. In 2017, I re-established contact with Gordon Ho of PC&E (“**Gordon**”) as a business acquaintance. Gordon informed me that PC&E would be engaging a RFSIC to carry out improvement works under Fire Safety (Buildings) Ordinance (Cap. 572) in connection with one of PC&E’s projects, and asked me to provide a quotation on behalf of China Status. China Status was eventually engaged by PC&E for this project.
35. After the above, I continued to collaborate with Gordon on other projects. For all instances, Gordon would be the person making the initial telephone call to me, to explain the scope of work required from my side and request me to provide a quotation. After PC&E engaged China Status, Gordon would assign one of his staff, usually a foreman, to handle communications and any follow-up with my side.

36. Since 2017 I have met Gordon several times. All of these relate to instances when Gordon invited me to attend tender interviews with him, so I may assist with explaining the scope of work to be provided by China Status to his potential client.
37. My main contact at PC&E was Gordon. I knew him as a project manager of PC&E, and I have since learned from hearing materials that he was also a director of PC&E.
38. I also know another individual from PC&E, namely Mr Cheung, also known as “Ah Chung” (呀忠), who is a foreman of PC&E.
39. **I had always understood and believed that PC&E was a RFSIC.** Gordon had consistently told me that “Prestige”(“宏業”) was an RFSIC. I can recall that, during certain tender interviews which I attended with him, he always represented to others that “Prestige”(“宏業”) was a RFSIC. In the interviews, there was also a document introducing “Prestige”(“宏業”) which stated that it was a RFSIC. I had further checked the List of Registered Fire Service Installation Contractors (註冊消防裝置承辦商名單), and I recall seeing “Prestige”(“宏業”) on that list. Accordingly, I believed that PC&E was a RFSIC.
40. In the course of preparing this statement, I checked the List of Registered Fire Service Installation Contractors (註冊消防裝置承辦商名單)(at **Annexure-1**) and noted that:
- (a) Prestige Constructions & Engineering Co. Limited (宏業建築工程有限公司) is not on the list; and
 - (b) Prestige Construction & Fire Engineering Co. Limited (宏業建築及消防工程有限公司) is on the list.
41. China Status’s previous dealings with PC&E include:
- (a) a project at Mayland Court in Causeway Bay;
 - (b) a project at Chung Sing Building in Tai Kok Tsui; and

(c) other projects that do not relate to submission of SDNs.

42. In particular, in both projects in Causeway Bay and Tai Kok Tsui, the arrangements were similar to that in the present case at Wang Fuk Court, in that China Status assisted PC&E in applying for SDN. The SDN applications and Form FS 251 for that Causeway Bay project (“**CWB Project**”) currently in my possession are at Annexure-4.

(F) The Wang Fuk Court Project

Application for SDN

43. Similar to our previous arrangements, PC&E asked China Status to apply for SDNs on its behalf.

44. Given that, as I understood it, PC&E was itself a RFSIC and we had previously worked together on similar arrangements, I did not consider there to be any issue in doing so.

45. As the works involved fire service water tanks (“**FS Water Tank(s)**”), which China Status does not undertake, I understood that PC&E would carry out, or arrange another company to carry out the repair works under their supervision.

46. My understanding was that the repair works would require the FS Water Tanks to be emptied and the fire hydrant/hose reel (“**FH/HR**”) system suspended. Hence, the purpose of the SDNs was to inform the FSD that the FH/HR systems for all eight buildings in Wang Fuk Court had to be shut down temporarily.

Quotation

47. I issued and signed a quotation dated 25 March 2025 (the quotation and invoice are at Bundle R1 RFSIC (1-2)).

48. It is noted that the quotation and the invoice stated:

“消防署則定每次只可關閉 14 日，所以要每 14 日同消防署申請延期，貴司預計停 1 年”

49. The reference to “1 year” reflected my understanding that the entire project at Wang Fuk Court would span approximately one year. **It referred to the project as a whole, rather than any individual SDN for any particular building.** As the works for different buildings would take place at different times, which may or may not overlap, I used “1 year” as a general reference to avoid unnecessary complication.

50. The reference to “1 year” was **for my own record and general understanding.** I did not expect nor intend that any SDN would remain valid for one year.

51. This understanding is consistent with the actual SDN applications I made, which were submitted between April 2025 and September 2025 (see para. 16 of 1st Witness Statement).

52. It is our practice to charge a fixed fee for SDN services on a project basis, **regardless of the duration of the SDN**, whether it lasts for weeks or months. An example of this practice can be seen in the CWB Project. A fee of HKD 3,000 was quoted (via phone) for the entire project, irrespective of its duration. In the end, that project lasted for approximately 8 weeks and the fee remained unchanged (see the invoice at **Annexure-5**).

Site Visit

53. In April 2025, after the fire extinguishers had been delivered to PC&E, Mr. Cheung informed me over the telephone that it would not be necessary to attend the site to carry out any inspection or works, and the building management of Wang Fuk Court had indicated that they would carry out those works by themselves.

54. I was given the impression, from my conversations with Mr Cheung, that he or others responsible had inspected the FS Water Tanks, and would ensure that the FH/HR system was properly shut down.
55. Based on Gordon's and / or Mr Cheung's representations, I honestly believed that:
- (a) Proper inspection had been carried out; and
 - (b) there were leakage problems with the FS Water Tanks.
56. Given our previous dealings, which had proceeded without issue, I had no reason to doubt them.

SDN Applications and Renewals

57. In general, for applications of SDN in the Wang Fuk Court project:
- (a) I signed the SDN application forms; and
 - (b) Mr Yim signed the Forms FS 251.
58. After signing, Ms Daisy Chung sent the documents to the FSD by fax.
59. I instructed Daisy to record the expiry dates of each 14-day SDN period and to remind me. Hence, I could make the renewal application accordingly.
60. Before each renewal, I would communicate with Mr Cheung to check whether the repair works had been completed.
61. I also instructed Mr Cheung to notify me immediately once the works were completed, and he agreed to do so. Nonetheless, Mr Cheung had never notified me that the works were completed.
62. I confirm that no Form FS 251 was ever submitted to lift the suspension of the FH/HR system.

Shut Down of the Switch

63. As I have explained, I did not personally attend the site to shut down any system, electrical supply or valve for the purpose of the FS Water Tank repair works. It was my understanding, based on what Mr Cheung told me, that the building management would arrange for the appropriate personnel to carry out such tasks.
64. After reading the witness statements of Mr Law Kwok Shui, a staff member of the building management (Bundle C1-2 Police (1222–1224)), I understand that he was the person entrusted with this task. In his statement, he stated that he shut down the primary switch for the entire fire service system.
65. Based on my knowledge, for the purpose of FS Water Tank repair works or shutting down the FH/HR system, it is not necessary to shut down the primary switch of the entire fire service system (消防系統總掣), nor is it necessary to shut down the entire fire service system.

Condition of the FS Water Tanks

66. I note that Mr Chung Kit Man, a director and engineer of Victory Fire Engineering Limited, stated in his witness statement (Bundle C1-2 Police (1148–1151)) that upon inspection of the FS Water Tanks between 24 and 26 March 2025, all the FS Water Tanks at Wang Fuk Court were functioning and showed no leakage.
67. Mr Wong Kin Wa, an electrician (電工) of Victory Fire Engineering Limited, made a similar observation during the same period in his witness statement (Bundle C1-2 Police (1152–1153)).
68. These observations are inconsistent with what Gordon had told me and also differ significantly from the observations made by the workers who actually carried out the FS Water Tank repair works.
69. In particular, Mr Wu Rizhao, a construction worker from Red Sun (太陽建設亞洲有限公司), stated in his witness statement (Bundle C1-2 Police (1189–

1192)) that in May 2025, when he inspected the FS Water Tanks of Wang Kin House, Wang Sun House and Wang Tao House, they were in very poor condition, with water leakage, structural problems, and significant sediment.

Conversion of FS Water Tank (消防水缸) into fresh water tank (食水缸)

70. For the purposes of this hearing, I have learnt from the bundles provided to me, in particular the minutes of the meeting of the Incorporated Owners of Wang Fuk Court (Bundle H1-3 ISS EPP (6033-6036, 6076-6078 & 6113-6115)), that the Incorporated Owners and PC&E decided to first repair the FS Water Tanks and thereafter convert them into temporary fresh water tanks.
71. I further understand that the repair works on the FS Water Tanks in Block G Wang Shing House (宏盛閣) and Block H Wang Chi House (宏志閣) had been completed by 30 August 2025 (Bundle H1-3 ISS EPP (6113-6115)).
72. I was not aware of these matters at the material time. Mr Cheung did not inform me of this, notwithstanding that he had agreed to notify me upon completion of the repair works on the FS Water Tanks.

Repair Works to FS Water Tanks

73. I trusted that PC&E would either carry out the repair works itself or engage another contractor to do so under their supervision. I did not inquire into the details. I have recently learned, from the bundle provided to me for the purposes of this hearing, in particular the witness statement of Mr Wu Rizhao, a worker from Red Sun Construct (Asia) Engineering Limited (太陽建設亞洲有限公司) (Bundle C1-2 Police (1189-1192)), and the witness statement of Mr Lui Sze Lung, a worker from Tin Hung Engineering Co. (天雄工程) (Bundle C1-2 Police (1178-1183)) that:
- (a) The repair works to FS Water Tanks were carried out by Red Sun and Tin Hung;

- (b) Works for block G Wang Chi House (宏志閣) was completed in September 2025 by Tin Hung;
- (c) Works for block D Wang Kin House (宏建閣) and block E Wang Tai House (宏泰閣) were completed by the end of October 2025 by Red Sun;
- (d) Works for Block C Wang Sun House (宏新閣) and block B Wang Tao House (宏道閣) were completed in early November 2025 by Red Sun;
- (e) Works for block A Wang Yan House (宏仁閣) was completed on 21 Nov 2025 by Tin Hung; and
- (f) Works for block H Wang Chi House (宏志閣) and block F Wang Cheong House (宏昌閣) were never completed.

74. I was not aware of these matters at the time, and Mr. Cheung did not inform me of the completion of the repair works, **notwithstanding our prior agreement that he would notify me when the works were completed.**

75. I further note that the completion dates of the repair works for the FS Water Tanks in Block G Wang Shing House (宏盛閣) and Block H Wang Chi House (宏志閣), as suggested in the minutes of meetings of the Incorporated Owners (Bundle H1-3 ISS EPP (6113-6115)), differ from those indicated in the witness statements of the workers from Red Sun and Tin Hung (Bundle C1-2 Police (1189-1192 & 1178-1183)). I had no knowledge of this discrepancy at the material time, and I am unable to say which, if either, of those accounts is correct.

PC&E Progress Reports

76. I have reviewed the progress reports of PC&E, which are contained in Bundle M1 PC&E (896-1412). In those reports, I note an item described as “Water Tank Waterproofing”, which appears to refer to the FS Water Tanks repair works that Gordon had mentioned to me.

77. From pages 1220, 1231, 1239, 1247, 1255 and 1263, it appears that the FS Water Tank waterproofing works were to be carried out in two phases. Phase 1 involved Blocks F, G and H, while Phase 2 involved Blocks C, D and E. It is unclear from the documents when such works were to be carried out for Blocks A and B.

78. This is consistent with my understanding that the FS Water Tank repair works would be carried out in phases, rather than across all 8 buildings at the same time.
79. From pages 1271, 1279, 1287, 1305 and 1315, I note that the reports record that works had been carried out on the FS Water Tanks.
80. I further note that in the progress reports dated after 11 October 2025 (pages 1326, 1338, 1359 and 1391), the entries relating to FS Water Tank repair works are blank. I am unsure whether this indicates that the works had been completed by that time, or simply that no further work was carried out after that date.
81. In any event, I repeat that Gordon and Mr Cheung did not inform me that the repair works had been completed.

FSD Calls

82. From time to time, the FSD would contact me directly to enquire about the progress of the works.
83. One such instance occurred in or around September 2025, as recorded in Bundle B2 FSD (1408), which is a document produced by the FSD indicating that they contacted me to enquire about the progress.
84. That record states that the FH/HR system was inoperative due to FS Water Tank maintenance, and that an inspection was conducted by the relevant officers with TP/MP crew at about 15:20 hours on 9 September 2025. During that inspection, it was found that the situation was consistent with the description provided by the RFSIC.
85. This indicates that, as at 9 September 2025, FS Water Tank repair works were in fact being carried out.

86. I confirm that the content of this Witness Statement is true to the best of my knowledge, information and belief.

Dated this 2nd day of April 2026.

A solid black rectangular box used to redact the signature of the witness.

Leung Ping Kay