

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

**SECOND WITNESS STATEMENT OF
YUE CHAK SANG**

I, Yue Chak Sang, Assistant Director/New Buildings 1 of the Buildings Department (“**BD**”), 9/F, 14 Taikoo Wan Road, Taikoo Shing, Hong Kong, do say as follows:-

1. I am the same Yue Chak Sang who made a witness statement to the Independent Committee (“**Committee**”) in relation to the fire at Wang Fuk Court (“**WFC**”) in Tai Po on 19 January 2026 (“**my 1st Statement**”).
2. I make this second Witness Statement pursuant to the request of the Committee as set out in a letter from Messrs. Lo & Lo, Solicitors for the Committee, to the Director of Buildings (“**DB**”) dated 30 March 2026 (“**Letter**”) in which specific questions were raised in paragraphs 1-4 (“**Paragraphs**”). 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. Save as otherwise specified, this Witness Statement adopts the same abbreviations and nomenclature as in the Letter.
3. I understand that BD, further to the List of Documents provided to the Committee on 19 January 2026 (“**1st LoD**”), will provide to the Committee a Second List of Documents (“**2nd LoD**”) containing further documents to be produced, a draft of which I have read. In

this Witness Statement, I shall refer to these documents by their designation (for example, [BD/A/1] means Item 1 in Part A of the 1st LoD and [BD2/A/1] means Item 1 in Part A of the 2nd LoD) without annexing them hereto for the avoidance of duplication.

4. This Witness Statement is to be read in conjunction with my 1st Statement dated 19 January 2026.
5. Questions 1 to 2 of the Letter concern specific inspection(s) carried out in WFC between 1 July 2024 and 26 November 2025. As mentioned in paragraph 57 of my 1st Statement, based on the delegation of duties and power to ICU, BD has not been involved in the monitoring of the renovation works at WFC. BD had not conducted any inspection on WFC, either between 1 July 2024 and 26 November 2025, or at all. Thus, in this Witness Statement, I shall address Paragraphs 3 and 4 of the Letter regarding the practice of site inspections and site audit checks in BD.
6. As the authority responsible for administering statutory building control over private buildings under the Buildings Ordinance, Cap. 123 (“BO”), BD conducts site inspections and audit checks of buildings and building works to ensure building safety and compliance with the provisions of the BO. Appropriate follow-up/enforcement action will be taken if irregularities or non-compliance is identified in the course of site inspections and audit checks. As the nature and purposes of site inspections and audit checks vary, whether any prior notice would be given to the registered contractors (“RCs”), prescribed building professionals (“PBPs”), property management companies (“PMCs”) or owners will depend on the subject matters and the circumstances concerned.
7. As a general practice, BD carries out site inspections and audit

checks on both existing and new buildings without advance notice to PBPs and RCs. There are a few exceptions and such exceptions are made with good reasons, including the need for PBPs/RCs to mobilise specialised labour and equipment before inspections or tests can be carried out, and the need for PBPs/RCs to attend to and rectify emergency or time-critical site issues urgently for considerations such as public safety, etc. Notwithstanding prior notification in these cases, the effectiveness of the inspections or tests has been preserved by (i) BD's random selection of what to inspect or test on the spot thereby ensuring PBPs/RCs having no prior knowledge on the part to be inspected or tested; and (ii) the impracticality for PBPs/RCs to tamper with the as-built building works within the notification period. More details are set out in paragraphs 8 and 9 below.

8. The general practice of common site inspections and audit checks conducted by BD are set out as follows:

(I) Existing buildings

	Purpose of Inspection	General Practice
(a)	Handling public reports, complaints and government referrals in relation to building defects, unauthorised building works (“UBWs”), quality of works, site safety and malpractice of PBPs and RCs	BD staff will conduct site inspections according to BD's performance pledges ¹ without prior notification to any parties. If the report/complaint/referral is related to building defects, UBWs, site safety, quality of works or mal-

¹ E.g. emergency reports on site safety/building defects/UBWs will be inspected within 1.5 hours to 3 hours; non-emergency reports on building defects and quality of building works will be screened and inspected within 10 days; non-emergency reports on UBWs under construction will be inspected within 48 hours, etc.

		<p>practice of PBPs/RCs that are not urgent (i.e. building irregularities not causing immediate public safety risk), BD staff will conduct site inspection without notifying the relevant PBP/RC. Based on the site findings, BD will contact such PBP/ RC for further inspection/ clarification if follow up action or investigation is required.</p> <p>For report/complaint/referral concerning emergency cases (i.e. building irregularities causing immediate public safety risk), BD staff will contact the relevant PBP/RC and request their presence at the site visit with BD so that such PBP/RC can be made aware on the spot of immediate safety issues and demanded to take urgent rectifying action to protect public safety.</p>
(b)	<p>Site audit checks for verifying compliance with the Mandatory Building Inspection Scheme (“MBIS”), the Mandatory Windows Inspection Scheme (“MWIS”) and the BO on:</p> <p>(i) certification on completion of prescribed inspection under MBIS together with inspection reports</p>	<p>Upon being notified of completion of the inspection or repair works by PBPs/RCs, BD staff will conduct random site audit checks without prior notification to the PBPs/RCs concerned.</p> <p>BD will issue a letter² to the owner concerned notifying that his/her case has been selected for audit checks and the timing of visit will be agreed with the owners to ensure</p>

² MBI Manual Section 2 Instruction 6 at [BD/A/61] refers.

	<p>and repair proposals submitted by registered inspectors (“RIs”);</p> <p>(ii) certification on completion of prescribed repair works under MBIS together with completion reports submitted by RIs;</p> <p>(iii) certification on completion of prescribed inspection under MWIS submitted by qualified persons (“QPs”); and</p> <p>(iv) certification on completion of prescribed repair works under MWIS submitted by QPs</p>	<p>access to the premises concerned by BD staff that carry out the inspection. It is relevant to note that the site audit checks are to verify the validity of certifications on completion in (i)-(iv) in the column to the left and the subjects being checked are the PBPs (including RIs and QPs)/RCs. As mentioned at the outset, the PBPs/RCs will not be notified in advance about the site audit checks.</p>
(c)	<p>Enhanced inspections of buildings undergoing large-scale repair works³ for safety including the checking of fire safety precautionary measures on sites since December 2025</p>	<p>BD staff will conduct site inspections without prior notification to any parties.</p> <p>Relevant Action Plan for Enhanced Audit Inspections at [BD2/A/10].</p>
(d)	<p>Audit sampling and testing of protective nets, screens,</p>	<p>Under Practice Note for Registered Contractors 85 promulgated in</p>

³ After the Tai Po fire, since December 2025, BD has stepped up inspections of buildings undergoing large-scale repair works for safety including the checking of the fire safety precautionary measures on sites (e.g. whether there are foam boards covering windows, access openings made at exit staircases, removal of fire barriers, etc). If irregularities are identified, BD will issue warning letters requesting for rectification within a specified time frame.

<p>tarpaulins and plastic sheeting (collectively referred as “protective materials”) on scaffolding</p>	<p>December 2025, RCs are required to provide and display the fire retardant performance test reports of protective materials for on-site inspection by the PBPs, owners/occupants and relevant law enforcement officers at any time. For building maintenance works sites, before mounting nets onto scaffoldings, RCs should arrange a third party to specify a random method for RCs to collect samples on each lot of protective materials for testing by accredited laboratories designated by the Government. Where samples are taken off-site, RCs should employ reliable systems to track the whereabouts of the materials throughout the entire process. If any sample in a lot fails to meet the recognised standard, the entire lot must not be used. Irrespective of the lab test results, e-reports with digital signature to ensure authenticity should be submitted to BD.</p> <p>Upon receiving the Notification of Completion of Scaffolding/ Replacement of Protective Materials of Scaffolding submitted by the RCs, BD will randomly select cases for site audits via computer system. For selected cases, BD will first check against</p>
---	--

		<p>the relevant lab test reports of the nets used at the subject sites, and will then arrange with the RC to collect samples on site within 3 working days.</p> <p>Prior arrangement with the RC for conducting the audit checks is needed because the RC has to arrange scaffolders to climb up and follow BD's instruction to take samples from the scaffolding on site. The scaffolders also have to immediately make good the spots after the samples of protective materials have been cut out from the scaffolding in order to maintain the proper function of the protective materials. Besides, it is considered practically impossible for an RC to pull down the existing scaffolding nets (assuming they are non-compliant) and re-install a new batch of tested-positive scaffolding nets within this short notification period⁴.</p> <p>As per the direction of BD staff on site, sufficient samples will be randomly selected from different elevations and from different floors</p>
--	--	--

⁴ Taking a 20-storey building under large-scale repair works as an example, it would require more than a hundred rolls/sheets of scaffolding nets. Bearing in mind that for the site audit conducted by BD under PNRC 85, BD staff will randomly select sufficient number of samples from different locations at each elevation. RC will have to dismantle and reinstall all the scaffolding nets in order to pass BD's checking.

		<p>on site. Usually for each elevation, one sample for every four storeys will be collected.</p> <p>The samples so collected will be entered into sealed container bags and BD staff will deliver the samples to an accredited laboratory under the Hong Kong Laboratory Accreditation Scheme for testing if the samples conform with the recognised fire retardant performance standard⁵.</p> <p>(See Interim Guidelines at [BD2/A/12] for details.)</p>
(e)	<p>(i) Site audit checks for minor works (“MW”) submissions after completion of works; and</p> <p>(ii) Periodic safety and quality inspections during alteration and addition works including Class I MW for checking of site safety as well as quality of works in compliance with the BO, approved plans or</p>	<p>BD staff will conduct site audit checks and inspections without prior notification to any parties.</p> <p>Surprise inspections without pre-notification to any parties are stipulated in Site Monitoring Section (“SMS”) Manual Section 2 Instruction 11 at [BD2/A/6].</p>

⁵ If the test results revealed that the sampled protective materials do not meet the recognised fire retardant performance standard as reported by the RC, BD will immediately issue cease works order including requiring removal of the substandard protective materials from the scaffolding.

	prescribed plans	
--	------------------	--

(II) Buildings under construction and demolition

	Purpose of Inspection	General Practice
(a)	Handling public reports, complaints and government referrals in relation to quality of works, site safety and malpractice of PBPs and RCs	<p>BD staff will conduct site inspections according to BD’s performance pledges⁶ without prior notification to any parties.</p> <p>If the report/complaint/referral is related to building defects, site safety, quality of works or mal-practice of PBPs/RCs that are not urgent, BD staff will conduct site inspection without notifying the relevant PBP/RC. Based on the site findings, BD will contact such PBP/RC for further inspection/ clarification if follow up action or investigation is required.</p> <p>For report/complaint/referral concerning emergency cases, BD staff will contact the PBP/RC and request their presence at the site visit so that such PBP/RC can be made aware on the spot of immediate safety issues and demanded to take urgent rectifying action to protect public safety.</p>

		The relevant SMS Manual Section 2 Instruction 10 at [BD2/A/11] and New Building Division 1 (“NBD1”) Manual Section 2 Practice Note 31 at [BD2/A/1] refer.
(b)	Periodic safety and quality inspections for checking of site safety as well as quality of works in compliance with the BO, approved plans or prescribed plans	BD staff will conduct site inspections without prior notification to the PBPs/RCs concerned. Surprise inspections without pre-notification to any parties are stipulated in SMS Manual Section 2 Instruction 11 at [BD2/A/6].
(c)	Audit sampling and testing of protective materials on scaffolding	Same as (I)(d) above.
(d)	Processing applications for consent for commencement of demolition works.	The inspection is to ensure all precautionary and protective measures for the demolition works are satisfactorily provided in accordance with the approved plans and the provisions of the BO before granting the consent for commencement of works. Prior arrangement with the PBP/RC concerned is required for the PBP/RC to be present at the inspection so that they can be made aware on the spot of irregularities identified during

		<p>the inspection, and arrange to take prompt follow-up and rectification action. Only when such irregularities have been rectified to BD's satisfaction through re-inspections or further submission of justifications will BD grant the consent to commence demolition works. The relevant NBD1 Manual Section 2 Practice Note 9 at [BD2/A/5] refers.</p>
(e)	<p>Conducting/ witnessing specific tests</p>	<p>BD conducts and witnesses specific tests during construction, e.g. conducting rebound hammer tests on concrete strength, witnessing loading tests on foundation, etc. Advance preparation⁷ on site is required before these tests can be carried out. Depending on the scale of works, preparation for rebound hammer tests on concrete strength and foundation loading tests may require a few days to a week to mobilise labour and set up the necessary site and equipment. Hence, prior notification is necessary in order to enable the tests can be carried out during BD's inspection.</p>

⁷ Rebound hammer test requires prior preparation of the concrete surface; loading test for foundation requires prior erection of the loading set-up and installation of measuring equipment.

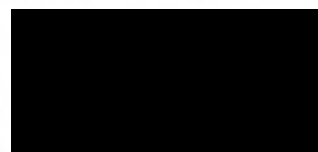
		<p>It must be emphasised that the structural elements/piles to be subject to tests are selected by BD randomly. Also, the structural elements/piles cannot be removed or replaced within the notification period, and the strength of cast concrete and loading capacity of completed piles cannot be changed. Giving prior notification to the PBP/RC concerned will not undermine the effectiveness of the tests.</p> <p>The relevant Engineering Manual 1.7.8 at [BD2/A/7], Engineering Manual 2.1.11 at [BD2/A/9] and Engineering Manual 2.4.1 at [BD2/A/8] refer.</p>
(f)	Processing certificate of completion of building works and application for OP	Upon completion of a new development, BD and the relevant departments inspect the new building to verify whether it complies with the approved building plans and other statutory standards such as structural and fire safety. If the requirements are met, BD will approve the OP which is one of the documents that the developer must obtain before notifying owners to move in.

	<p>Upon receipt of an application for OP, BD will first circulate the application to the relevant authorities for confirmation. Inspection will also be carried out by BD staff to check the completed building on site within the statutory processing period.</p> <p>Prior arrangement with the PBP/RC concerned is required so that the PBP/RC can be made aware on the spot of the irregularities identified during the inspection, and arrange to take prompt follow-up and rectification action. Only when the irregularities have been rectified to BD's satisfaction through re-inspections or further submission of justifications will BD issue the OP. The relevant NBD1 Manual Section 2 Practice Note 13 at [BD2/A/4] refers.</p> <p>To ensure objective audit checking of the completed new building for the purpose of granting OP, BD has established practice on the random selection of areas for conducting the inspection. According to paragraph 2E(2) of the NBD1</p>
--	---

		<p>Manual Section 2 Practice Note 13 at [BD2/A/4], one working day before the scheduled inspection date, random selection for the areas will be conducted by computer system with proper record. PBPs/RCs will not be able to know beforehand the parts of the building are to be checked by BD staff. The above practice has been examined by the Independent Commission Against Corruption in 2015 at [BD2/A/2] with agreed recommendations implemented [BD2/A/3].</p>
--	--	--

9. In cases where BD exercises its statutory power to carry out the necessary removal, building inspection or repair works in owners' default, BD will engage Government consultants/contractors to carry out the works. Various site audits and checks will be arranged without prior notice to ensure the performance of the consultants and contractors.
10. I confirm that the contents of this 2nd Witness Statement are true to the best of my knowledge, information and belief.

Dated this 16th day of April 2026.



Yue Chak Sang