

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

3rd Witness Statement of KEUNG Sai-ming

I, KEUNG Sai-ming, of Licensing and Certification Command, Fire Services Department, 5th Floor, South Wing, Fire Services Headquarters Building, 1 Hong Chong Road, Tsim Sha Tsui East, Kowloon, do say as follows:-

1. I am the same KEUNG Sai-ming who gave a witness statement dated 16 January 2026 (“**my 1st Witness Statement**”) and 13 February 2026 (“**my 2nd Witness Statement**”) to the Independent Committee (“**Committee**”) in relation to the fire at Wang Fuk Court in Tai Po.
2. I make this 3rd Witness Statement pursuant to Request 6 of the Committee as set out in a letter from Messrs. Lo & Lo, Solicitors for the Committee, to the FSD dated 2 March 2026 in which specific questions were raised in paragraphs 1 to 24 (“**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 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 my previous statements.
3. This Witness Statement addresses Questions 2 to 4 of the 2 March Letter. Other Questions which are within the FSD’s purview will be addressed in the witness statements of other relevant officers of the FSD to the Committee. I understand that the FSD has indexed all relevant documents in its

possession in a Lists of Documents produced on various dates (collectively “**LoD**”). In this Witness Statement, I shall refer to these documents by their designation in the LoD (for example, [**FSD/A(I)/1**] means Item 1 in Part A(I) of the LoD, [**FSD(2)/A(I)/1**] means Item 1 in Part A(I) of the 2nd LoD and so on) without annexing them hereto for the avoidance of duplication.

4. Question 2 is concerned about the FSD’s attempt to reactivate the fire alarms / shutdown FH/HR systems in each block on the day.

4.1 The Fire Protection Facilities Supervision Division (“**FPFS**”) is a division under the Licensing and Certification Command responsible for, amongst others, inspecting fire services installations and equipment (“**FSIs**”) in existing buildings, including Fire Alarm systems (“**FAS**”) and Fire Hose / Hose Reel (“**FH/HR**”) systems. Members of the FPFS would arrive at the initial stage of a fire to assist with the operation of the relevant FSIs so as to lend support to the firefighting operation that is underway. They also attend the scene post-fire to inspect the relevant FSIs to conduct post-fire investigation work.

4.2 In the case of the Wang Fuk Court fire, members of the FPFS attended the estate and arrived at the scene on the first day of the fire on 26.11.2025 at approximately 1554 hours. The officer who performed the preliminary tests mentioned at paragraphs 10.4 to 10.11 of my 1st Witness Statement, StnO SHEK Ngai-chun, was one such member. Prior to arrival at the scene, StnO SHEK already knew that the FH/HR system was shut down by checking the record. Upon checking the FS pump panel on-site, the FPFS noted that the FAS and FH/HR

system shared the same power source, which was the reason why the FAS failed to work. It was the FPFS's intention to reactivate the FAS and FH/HR system at all 8 blocks by turning on the power source.

4.3 However, only 3 of the blocks (viz. Wang Yan House (Block A), Wang Tao House (Block B) and Wang Chi House (Block H)) were not affected or significantly affected by the fire at the material time. As such, attempts were only made by the FPFS to reactivate the FAS and FH/HR system at those particular blocks but to no avail. The FAS failed to work even after the main power switch was turned to the "ON" position by the FPFS. The details of the process were stated in paragraph 5 of my 2nd Witness Statement.

4.4 The remaining 5 blocks were significantly affected by the fire at the material time (viz. Wang Kin House (Block D), Wang Shing House (Block G), Wang Sun House (Block C), Wang Cheong House (Block F) and Wang Tai House (Block E)). As such, access to the corresponding FS pump room could not be gained by members of the FPFS safely or at all until the second day of the fire on 27.11.2025 when the circumstances allowed access thereto, e.g. after the substantial amount of burning objects on the ground had been predominately extinguished and removed, or those hanging precariously off the buildings had already fallen onto the ground.

4.5 Attempts were then made by the FPFS to reactivate the FAS and FH/HR system at Wang Kin House (Block D) and Wang Shing House (Block G). However, as previously stated in paragraphs 5.2.4 and 5.2.7 of my 2nd Witness Statement, the FAS failed to reactivate despite the main power having been turned to the "ON" position by the FPFS.

4.6 No attempts were made or could be made by the FPFS to reactivate the FAS and FH/HR system at Wang Cheong House (Block F) and Wang Tai House (Block E) as the FS pump rooms were water-logged with potential risk of electrical leakage (see paragraphs 10.9 and 10.8 of my 1st Witness Statement).

4.7 Nor were any attempts made by the FPFS to reactivate the FAS and FH/HR system at Wang Sun House (Block C) because the main power switch was already in the “ON” position upon the FPFS’s arrival (see paragraph 5.2.3 of my 2nd Witness Statement), yet the FAS still failed to work.

4.8 As far as I know, no other FS personnel had attempted to reactivate the FAS and FH/HR system of any of the blocks between the outbreak of fire and the arrival of members of the FPFS at Wang Fuk Court on 26.11.2025.

5. Question 3 asks about evidence from eyewitnesses testifying that fire alarms in both Wang Yan House and Wang Sun House were activated on the day of the fire.

5.1 **Wang Yan House (Block A)**

5.1.1 FSD had not received any information suggesting that the FAS of Wang Yan House (Block A) had been activated at the time of fire. In any event, this suggestion seems inconsistent with the observation made by StnO SHEK on 26.11.2025 at 1600 hours that the main power switch was found in the “OFF” position. Nevertheless, since the door to the FS pump room was found to be unlocked, the possibility that someone had entered the FS pump room after the

supposed activation of the FAS and turned the main power switch off cannot be ruled out.

5.2 **Wang Sun House (Block C)**

5.2.1 The suggestion that the FAS at Wang Sun House (Block C) was actuated on the day of the fire is not inconsistent with the observation made by StnO SHEK on 27.11.2025 at 1400 hours that the main power switch was at the “ON” position.

6. Question 4 asks about further tests and investigations to ascertain whether each of the FAS in Wang Fuk Court would have been actuated and/or functioned properly had the main power switches in the FS pump rooms not been turned off on the day of the fire.

6.1 The FAS actuation circuit and the fire alarm bells in each building of Wang Fuk Court were interconnected in series within a single shared electrical conduit, and both systems were supplied by the same power source (i.e. the same main power switch that also supplied power to the FH/HR system). Under such a configuration, any open circuit or fault occurring at any point along the entire circuit (i.e. anywhere along the cable extending from the FS pump room on G/F to the actuation point of the fire alarm bells on every floor up to 31/F) would render both systems inoperative.

6.2 Post-incident inspection revealed that the electrical cabling serving the affected circuits in all buildings, except Wang Chi House, had been severely damaged by intense heat. This physical damage indicated that even if power had been restored, both the FAS and FH/HR system would have remained non-

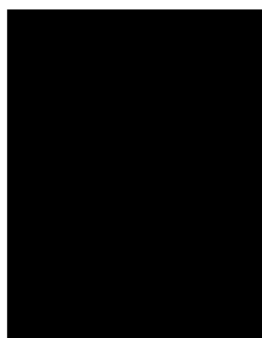
functional.

- 6.3 To confirm whether further investigations of the FAS across the 8 buildings of Wang Fuk Court could be carried out, an on-site joint inspection was conducted by StnO LAU Yuk-shing of the FPFSS together with Building Services Engineer (“**BSE**”) Mr. CHAN Wai-lam of the One-stop Coordination Office for New Fire Protection Facilities Acceptance (“**OFFA**”) (seconded from EMSD) on 4 March 2026.
- 6.4 During the inspection, the following situations were observed:-
- (a) There were (i) clear water stains and rust stains on the external surface of the FS pumps of Wang Tai House and Wang Cheong House and (ii) water marks on the internal walls of the associated FS pump rooms at a height above the FS pumps, which were both signs that the FS pumps at Wang Tai House and Wang Cheong House were submerged in water during the fire incident; and
 - (b) The FAS circuit in the other buildings, except Wang Chi House, were found to be severely damaged by fire, with some sections disconnected.
- 6.5 As advised by BSE Mr. CHAN on site, directly energising the FS pump by turning on the main power switch, which supplies power to both the FH/HR system and FAS would, given the extensive coverage of the electrical cabling, present an unacceptable electrical safety risk to the entire building. In view of the above, it is not recommended to conduct further tests and investigations by actuating the main switch serving both the FS pump panel and FAS of the respective blocks at Wang Fuk Court.
- 6.6 To further ascertain why the FAS of Wang Chi House

remained non-operative after the main power switch was restored during the post-fire investigation on 26.11.2025 at 1600 hours, despite the building being unaffected by fire, the fuses in the pump panel of Wang Chi House – which is an essential component of the FAS – were seized by the FSD and the Department is currently sourcing a laboratory for technical analysis to assess their operational integrity and to assist in determining the operational status and functionality of the FAS in Wang Chi House at the time of the fire. The FSD stands ready to share the laboratory results with the Committee if so directed.

7. 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 March 2026.



KEUNG Sai-ming

Assistant Director (Licensing & Certification)
Fire Services Department