

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

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**WITNESS STATEMENT OF  
Ms CHAN HAU MAN**

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I, CHAN Hau-man, of the then District Officer (Tai Po), Home Affairs Department, 2/F, Tai Po Government Offices Building, 1 Ting Kok Road, Tai Po, New Territories, do say as follows:-

1. I am the then District Officer (Tai Po) of the Home Affairs Department (“**HAD**”) of the Government of the Hong Kong Special Administrative Region. I have joined HAD for 7 years since about 2018 and was promoted to the present rank in 2021. My main responsibilities include handling district issues in collaboration with relevant government departments and community groups, overseeing the provision of assistance to owners’ corporations on building management issues, as well as carrying out minor works programmes and signature projects in the community, etc., as the head of the relevant district office.
  
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 the Secretary for Home and Youth Affairs and Director of Home Affairs dated 31 December 2025 (“**31 December Letter**”) in which specific questions were raised in paragraphs 1 to 19 (“**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 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15 & 16 of the 31 December Letter. Other Questions which are within HAD's purview will be addressed in the witness statements of other relevant officers of HAD to the Commission.
4. I understand that HAD will produce to the Committee a List of Documents ("**LoD**"), a draft of which I have seen, indexing all relevant documents in HAD's possession. In this Witness Statement, I shall refer to these documents by their designation in the List of Documents (for example, [**HAD/A/1**] means Item 1 in Part A of the LoD) without annexing them hereto for the avoidance of duplication.
5. This Witness Statement is divided into the following parts:-
  - (1) Part A is a detailed description of the Role and Involvement of Tai Po District Office ("**TPDO**") in relation to the building management matters of Wang Fuk Court, in particular the prescribed inspection under the Mandatory Building Inspection Scheme ("**MBIS**") and the Wang Fuk Court renovation works ("**Wang Fuk Court Renovation**"), in answer to Question 2;
  - (2) Part B sets out the list of officers assigned to handle enquiries from the Incorporated Owners ("**IO**") and residents of Wang Fuk Court regarding building management matters since 2018, in answer to Question 3;
  - (3) Part C discusses complaints or reports received from the IO, the MC, or residents of Wang Fuk Court regarding the Wang Fuk Court Renovation, in answer to Question 4;
  - (4) Part D responds to the news report regarding complaints or reports received over the period from 2023 to 2025, in answer to Question 5;

- (5) Part E sets out the appointment of WP (i.e. the consultant, as defined below) and/or the inspection by WP as required by the MBIS, in answer to Question 8;
- (6) Part F sets out the tendering process for appointment of consultant for the Wang Fuk Court Renovation, in answer to Question 9;
- (7) Part G sets out the allegations against WP's bid for acting as consultant for the Wang Fuk Court Renovation, in answer to Question 10;
- (8) Part H covers the disputes among owners in the second half of 2021, in answer to Question 11;
- (9) Part I discusses the draft tender documents and cost estimate by WP, in answer to Question 12;
- (10) Part J discusses complaints or reports concerning the appointment of contractor, in answer to Question 13;
- (11) Part K discusses attempt to nullify the Owners Corporations' ("OC") resolution to appoint PC&E (i.e. the contractor, as defined below) as contractor, in answer to Question 14;
- (12) Part L covers the implementation of the Wang Fuk Court Renovation, in answer to Question 15; and
- (13) Part M sets out questions arising from the initial investigations after the fire, in answer to Question 16

**Part A – The role and involvement of TPDO in relation to the building management matters of Wang Fuk Court, in particular the prescribed inspection under the MBIS and Wang Fuk Court Renovation**

6. The Government's policy on building management and HAD's role in building management are explained in the witness statement of Te Chi-wang, a draft of which has been shown to me.

7. Regarding building management matters of Wang Fuk Court, section 18(2)(fa) of the Building Management Ordinance (Cap. 344) (“**BMO**”) stipulates that it is the OC’s duty to “carry out any renovation, improvement or decoration work to the common parts” of the building. Section 18(2)(g) states that the OC may act on behalf of the owners in respect of any other matter in which the owners have a common interest. TPDO has, in delivering its duties in relation to district building management under HAD, assisted owners of Wang Fuk Court in the operation of the OC and dealing of building management matters, including but not limited to:-

(i) attending owners’ meetings and providing information to owners as and when necessary (including meetings on 25 January 2019, 13 December 2019, 11 December 2021<sup>1</sup>, 4 March 2023, 28 January 2024, 25 May 2024, 6 September 2024, 5 October 2024, 21 March 2025 and 13 September 2025);

[HAD/B/3]

(ii) giving advice on operational procedures of meetings (e.g. the convening of meeting with not less than 5% owners);

(iii) handling enquiries and complaints relating to building management, including advising on matters under the BMO; and for matters not under the BMO, referring complaints and requests to responsible departments and relevant bodies/parties such as the Buildings Department (“**BD**”), Urban Renewal Authority (“**URA**”), the Competition Commission (“**CompComm**”) where appropriate.

A chronology has been prepared at Schedule 1 to illustrate the role and involvement of HAD (via TPDO) in relation to the building management matters of Wang Fuk Court. Generally speaking,

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<sup>1</sup> It was mentioned in paragraph 9b of the 31 December 2025 Letter that there was an EGM held on 21 December 2021 (attended by Mr Lie Ngai Wa and Ms Li Ho Ying of HAD); having checked the records, the said EGM was held on 11 instead of 21 December 2021.

TPDO's attendance at Wang Fuk Court meetings were in line with our usual role at owners' meetings in buildings in Hong Kong, i.e. to observe the meeting to provide advice when any irregularity is spotted. To illustrate, to cite an example of another building in Hong Kong: during an Annual General Meeting ("AGM") followed by an Extraordinary General Meeting ("EGM"), when the chairman attempted to unilaterally adjourn the EGM, HAD representative immediately intervened and clarified that the decision to adjourn rests with the owners present at the meeting, and advised the owners of their rights under paragraph 3(1) of Schedule 3 to the BMO, which allowed owners to appoint a substitute presiding person from among themselves if the chairman leaves the meeting. HAD representatives ought to maintain impartiality and professionalism when attending owners' meetings, especially when owners are divided into different camps with confrontations. Lest HAD representative's advice might be perceived as tilted towards one camp, when attending owners' meeting, we strictly conduct ourselves in a disciplined manner to offer advice solely on BMO provisions, especially those governing procedures relating to the conduct of owners' meetings as well as rights and powers of the IO and owners.

**Part B – The list of officers assigned to handled enquiries from the IO and residents of Wang Fuk Court regarding building management matters since 2018**

8. A list of the names and posts of the officers assigned by TPDO to handle enquiries from the IO and residents of Wang Fuk Court regarding building management matters since 2018 is prepared at Schedule 2 of this Statement.

**Part C – Complaints or reports from the IO, the MC, or residents of Wang Fuk Court regarding the Wang Fuk Court Renovation**

9. TPDO confirms the receipt of complaints regarding the Wang Fuk Court Renovation, including but not limited to the undue connected interests, conflict of roles, improper collusion, bid-rigging corruption or other irregularities at different stages of the tendering process. A table has been prepared to provide details of the 44 complaints or reports received by TPDO, with TPDO's corresponding follow-up actions on each case according to prevailing mechanism – see the table attached hereto as Schedule 3. In general, upon receiving complaints, we would first scrutinise whether the issues concerned are under the purview of the BMO. If affirmative, we would issue advisory letter(s) to the IO advising it on the statutory requirements and the proper handling procedures to enable it to rectify the situation as appropriate. For complaints under the purview of other B/Ds, we would confirm that the relevant office(s) of relevant B/Ds have received the complaint (sometimes the complainants would have written to those offices at the same time). If in the negative, we would refer the complaints to relevant B/Ds, such as URA, CompComm, BD, ICU (under the Office of the PS for Housing), HD for further actions. [HAD/B/1]

**Part D – On the news report regarding complaints or reports received over the period from 2023 to 2025**

10. TPDO confirms that there were 44 complaints or reports received over the 3-year period spanning from 2023 to 2025, concerning the convening of owners' meetings, renovation and general building matters. Yet, as some complaints were made on an anonymous basis, TPDO is unable to confirm whether all 44 complaints were from the IO, MC or residents of Wang Fuk Court. In specific response to Question 5(ii), TPDO also confirms that among the 44 complaints, three focused on safety of the scaffolding structures, [HAD/B/1]

security concerns over the scaffolding structures, and the issue of on-site smoking by construction workers.

11. TPDO staff followed up on all 44 complaints, including the 3 as highlighted in Question 5(ii). Regarding the concern that the scaffolding structures may break the window under strong wind, TPDO verbally relayed the complainant's concern to the then MC Chairman (Mr Tang Kwok-kuen). Please refer to [HAD/B/1 case#18] for supplementary details. As for the security concerns over the scaffolding structures, the complainant lodged the complaint to the Police, URA and the 1823 hotline at the same time. As the relevant B/Ds have already received the complaint, no referral was considered necessary. Please refer to [HAD/B/1 case#25] for supplementary details. As for the concern of on-site smoking by construction workers, we referred the complainants to the management office of Wang Fuk Court and the Labour Department ("LD"). TPDO also verbally liaised with the management office to ensure their receipt of this complaint. Please refer to [HAD/B/1 case#42] for supplementary details.

**Part E – Regarding the appointment of WP and/or the inspection by WP as required by the MBIS**

12. According to file records and my confirmation with the relevant TPDO colleagues, TPDO was not involved in respect of the appointment of Will Power Architects Company Limited ("WP") and/or the said inspection carried out by WP.
13. Mr. Choi Chun-wing was the sole representative of TDPO attending the 21<sup>st</sup> Annual General Meeting of the IO of Wang Fuk Court held on 25 January 2019, during which WP was appointed as the inspector. Reference materials to the meeting are included under [HAD/D/13]. Mr Choi resigned from his post as Liaison

[HAD/D/13]

Officer in 2019. Although TDPO managed to get in touch with Mr Choi, he refused to provide a statement. For more details, please refer to the Witness Statement by Mr Lui Kan-man.

**Part F – Regarding the tendering process for appointment of consultant for the Wang Fuk Court Renovation**

14. According to file records and my confirmation with the relevant TPDO colleagues, TPDO has not been consulted or approached to seek or ask to give advice in respect of the tendering process for appointment of consultant for the Wang Fuk Court Renovation and/or the eventual appointment of WP as consultant.

**Part G – Regarding the allegations against WP’s bid for acting as consultant for the Wang Fuk Court Renovation**

15. According to file records, TPDO has not received any complaints (both before and after the appointment of WP as consultant for the Wang Fuk Court Renovation) in connection to allegations that WP’s bid for acting as consultant was disproportionately low and commercially unreasonable in light of the scale of the project and the extensive nature of the repair works, or otherwise. HAD’s primary objective is to safeguard the procedural transparency of the bid selection process. While we were not in a position to form a view on the reasonableness of WP’s bid or consultancy fee, we remained vigilant in referring reports of irregularities (if any) to the appropriate enforcement bodies such as CompComm.

**Part H – Regarding the disputes among owners in the second half of 2021**

16. TPDO was aware that in 2021, there were disputes among some owners and the MC. A group of owners dissatisfied with the then MC attempted to remove members of the MC by convening a

meeting at the request of not less than 5% of owners. There were 16 phone enquiries regarding meeting procedures, including the procedures for convening a meeting at the request of not less than 5% of the owners and for removing the MC of the OC. Pursuant to Schedule 3 of the BMO, the Chairman of the MC is responsible for handling the meeting request lodged by 5% of owners. The resolution to remove members of the MC was not successful in the EGM held on 11 December 2021. It showed that the then MC still had the majority support at that moment. TPDO responded to the complainants and provided general advice on building management matters, including but not limited to the relevant requirements and procedures under the BMO. The 16 phone enquiries mentioned above (which, for the avoidance of doubt, do not form part of the 44 complaints under [HAD/B/1]) are enclosed at [HAD/B/4].

[HAD/B/4]

17. It did not come to our attention that there was any irregularity regarding improper gathering of proxy votes nor exclusion of residents from attendance at the meetings.

**Part I – Regarding the draft tender documents and cost estimate by WP**

18. According to file records and my confirmation with the relevant TPDO colleagues, TPDO has not received any complaint or report of impropriety concerning the draft tender documents and cost estimate by WP.

[HAD/B/1]

**Part J – Regarding complaints or reports concerning the appointment of contractor**

19. According to the file records of TPDO, there was no complaint regarding the manner by which the options for repairing the external walls were presented, discussed and approved at the EGM

held on 28 January 2024.

20. According to the file records of TPDO, 9 of the complaints touched on the manner by which Prestige Construction & Engineering Co., Limited (“PC&E”) was selected as contractor. These complaints questioned the validity of the proxies collected for the said EGM. TPDO replied to the complainants and followed up by referring and relaying the complaints and requests to the MC. TPDO also engaged with the Property Manager on handling of proxy. Considering that some complainants may require legal advice over the BMO and/or other relevant guidelines, TPDO also asked the complainants to consider making use of the Free Legal Advice Service on Building Management (arranged by HAD in collaboration with the Law Society of Hong Kong). The relevant complaints are enclosed at [HAD/B/1 cases #1-9].

[HAD/B/1]

21. A total of 8 complaints questioned PC&E’s qualifications and suitability for appointment. To be more specific, the complaints carried concerns over the validity of PC&E’s licenses, as well as its previous conviction records. While replying to the complainants and referring cases to the MC for necessary follow up, it was noted that 4 of the 8 complaints were also lodged to BD and URA direct by the complainants. The relevant complaints are enclosed at [HAD/B/1 cases #1-6, 9, and 13]

**Part K – Regarding attempt to nullify the OC’s resolution to appoint PC&E as contractor**

22. TPDO was aware of the situation where residents who were dissatisfied attempted to call for meetings to nullify the OC’s resolution to appoint PC&E as contractor, according to the file records of TPDO.

23. In February 2024, the then MC Chairman Tang was requested by not less than 5% of the owners to convene an owners' meeting. TPDO then received complaints against Mr Tang for failing to respond to the request to convene a general meeting within 14 days of receiving such request as stipulated in section 1(2) of Schedule 3 of the BMO. Consequently, TPDO issued 4 advisory letters to Mr Tang and also verbally contacted him, reminding him to undertake his duties in accordance with the relevant provisions of the BMO. The 4 advisory letters issued by HAD are enclosed at [HAD/C/1], while the complaints and verbal/phone enquiries received are at [HAD/B/1 cases #3-8] & [HAD/B/4 cases #17, 18, 19, 21, 23, 24, 25 & 26]. [HAD/B/1], [HAD/B/4], & [HAD/C/1]
24. On 5 July 2024, the then Chairman Mr Tang was again requested by not less than 5% of the owners to convene an owners' meeting that sought to re-elect the MC and extend the payment schedule. TPDO had maintained close liaison with Mr Tang about such request and reminded him of the requirements under the BMO. After receiving complaints reporting that Mr Tang had failed again to respond to the request to convene a general meeting of the OC at the written request of not less than 5% of the owners for the purposes specified by such owners within 14 days of receiving such request as stipulated in section 1(2) of Schedule 3 of the BMO, TPDO issued another 4 advisory letters to Mr Tang and also verbally contacted him to remind him to undertake his duties in accordance with the relevant provisions of the BMO. The 4 advisory letters issued by HAD are enclosed at [HAD/C/1], while the complaints and verbal/phone enquiries received are at [HAD/B/1 cases #17,22] & [HAD/B/4 cases #32, 33, 34, 36 & 38]. [HAD/B/1], [HAD/B/4], & [HAD/C/1]
25. When Mr Tang expressed difficulty in finding a venue that could accommodate the large number of owners, TPDO coordinated and

facilitated the then MC to rent the hall of CCC Fung Leung Kit Memorial Secondary School which is next to Wang Fuk Court for the owners' meeting, scheduled for 6 September 2024.

26. During the period of February to May 2024 (i.e. relevant to the first attempt to nullify the OC's resolution), TPDO received 9 complaints. During the period of June to September 2024 (i.e. relevant to the second attempt to nullify the OC's resolution), TPDO received 19 written complaints. Such complaints were against the meeting procedures, proxy collection, building management, scope and material of the works and payment schedule. There was no mentioning of the inclusion of "non-mandatory" repair works under the MBIS regime. While replying to the complainants and referring cases to the MC or necessary follow up, it was noticed that 9 of the complaints were lodged to BD and URA direct by the complainants. The relevant complaints are enclosed at **[HAD/B/1 cases #1-9 & cases #10-28]**.

#### **Part L – Regarding the implementation of the Wang Fuk Court Renovation**

27. According to file records, TPDO has not received any complaints or reports over the 4 types of issues as mentioned under questions 15(a) to (d). TPDO did not have any other knowledge of the 4 types of issues.

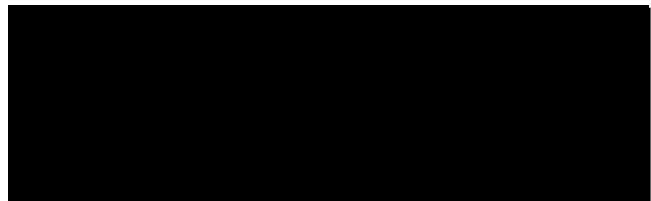
#### **Part M – Regarding questions arising from the initial investigations after the fire**

28. Based on the file records, TPDO did not receive any cases regarding issues mentioned in questions 16(a), 16(b), 16(c) and 16(f). TPDO was aware that the renovation commenced in July 2024 with scaffolding constructed. As no BMO irregularity was involved or observed, no action by HAD was taken. At the same [HAD/B/1]

time, TPDO did not receive any complaints related to the matters under paragraphs 16(I), (II), (III), (IV), and (VI).

29. As regards the matter under questions 16(d) and 16(V), TPDO was aware of the issue of lack of an on-site works supervisor through 3 letters issued by a resident to the MC which were copied to TPDO among other departments. TPDO relayed the letters to the Property Management Company for their necessary follow up actions and provided substantive reply to the complainant. The 3 letters mentioned above are enclosed at **[HAD/B/1 cases #31, 32 & 36]**.
30. As for matters related to questions 16(e) and 16(V), TPDO received 1 complaint regarding on-site smoking by construction workers. The complainant was advised by staff of TPDO to report the case to the OC or LD directly for their follow up action. The complainant subsequently informed staff of TPDO that such advice had been taken. In parallel, TPDO staff verbally relayed the case to the OC for their necessary follow up action. TPDO eventually concluded the case by providing a reply to the complainant. The relevant record is enclosed at **[HAD/B/1 case #42]**.
31. I confirm that the contents of this Witness Statement are true to the best of my knowledge, information and belief.

Dated this 16<sup>th</sup> day of January 2026.



CHAN Hau-man

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