

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

**WITNESS STATEMENT OF Mr HO CHEUNG
MING**

I, HO Cheung-ming, of the then Liaison Officer (5) (**"LO(5)"**) of Home Affairs Department (**"HAD"**), 2/F, Tai Po Government Offices Building, 1 Ting Kok Road, Tai Po, New Territories do say as follows:-

1. I am the then Liaison Officer(5) of the HAD of the Government of the Hong Kong Special Administrative Region. I have joined HAD for 19 years since about 2006 and was promoted to the present rank in 2020. My main responsibilities include to handle matters related to building management and Incorporated Owners in the Tai Po District, including attending Annual General Meetings or Extraordinary General Meetings (**"EGM"**) upon receipt of invitations from the Incorporated Owners.
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 Question 12 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 read, 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 gives a detailed account on the resolution passed by the Incorporated Owners of Wang Fuk Court to approve the tender documents for appointing a qualified contractor for the renovation works under the Mandatory Building Inspection Scheme ("MBIS") following completion of the inspection, in answer to Question 12.

Part A – Resolution passed by the Incorporated Owners of Wang Fuk Court to approve the tender documents for appointing a qualified contractor for the renovation works under the MBIS

6. The EGM on 4 March 2023 was held at the covered playground of Tai Po Baptist Public School which is in the vicinity of Wang Fuk Court. A copy of the visit report prepared by Mr. WONG Chu-wing, the Community Organizer (Part-time) soon after the meeting is at [HAD/B/3].

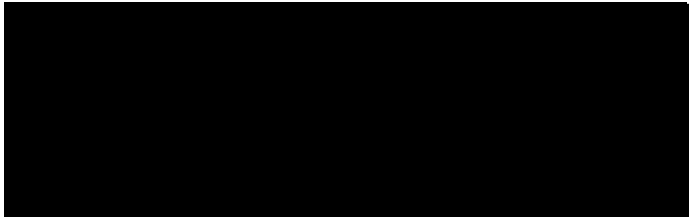
[HAD/B/3]

7. I, in the capacity of the then LO(5), attended the EGM upon the invitation of the Incorporated Owners of Wang Fuk Court. Before voting on the subject matter, WP briefly introduced the tender documents and 3 options for repairing the external walls of the

buildings of Wang Fuk Court. Cost estimation was not mentioned during the meeting. It was resolved that the draft tender documents prepared by WP for appointing a qualified contractor for the maintenance works under the MBIS shall be the final version in accordance with the meeting agenda item 1, with the resolution passed by a majority of votes (98.33%) of the owners.

8. I confirm that neither the Management Committee, Incorporated Owners of Wang Fuk Court nor any residents of Wang Fuk Court had consulted, sought and received advice from HAD in respect of the tender documents and cost estimation for the subsequent renovation works at Wang Fuk Court.
9. The EGM invitation was received by HAD on 21 February 2023 at 17:17 hrs through facsimile. The Senior Liaison Officer(1) at the material time assigned me to attend the EGM. During the EGM held on 4 March 2023, all HAD staff, including me, did not make any speech, answer any question nor provide any advice to any party. No special situation was observed during the EGM. As far as I could observe, I did not see any irregularity or non-compliance with the procedural requirements under the Building Management Ordinance.
10. I confirm that the contents of this Witness Statement are true to the best of my knowledge, information and belief.

Dated the 15th day of January 2026.



HO Cheung-ming

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