

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

**WITNESS STATEMENT OF
Mr LAU FU KWOK**

I, LAU Fu Kwok, Head of Independent Checking Unit of the Office of the Permanent Secretary for Housing, 10/F, Lung Cheung Office Block, 138 Lung Cheung Road, Wong Tai Sin, Kowloon, Hong Kong, do say as follows:-

1. I am the Head of the Independent Checking Unit of the Office of the Permanent Secretary for Housing (“**ICU**”) of the Government of the Hong Kong Special Administrative Region. I have joined ICU from 1 January 2022 for about four years and was promoted to the present rank on 1 July 2022. My main responsibilities include the following:-
 - (a) to head ICU to manage the checking of submissions from Divisions of the Housing Department (“**HD**”) to ensure compliance with statutory requirements under the Buildings Ordinance, Cap. 123 (“**BO**”);
 - (b) to study, formulate and develop policies, in relation to regulatory compliance of Housing Authority (“**HA**”)’s projects, consistent with those required by the BO, and in consultation with the Buildings Department (“**BD**”);
 - (c) to review and develop independent checking practices for (i) all submissions and approvals, (ii) applications for consent to the commencement of works and (iii) issue of occupation permit for building projects;
 - (d) to formulate the appropriate organisation structure,

manpower requirements and practices of ICU, seeking BD's advice as necessary;

- (e) to liaise with Divisions of HD, other departments, external non-Governmental bodies involved in the development process, consultants and contractors employed by HA/HD on regulatory compliance of HA's projects with the BO;
 - (f) to oversee the building control work on Home Ownership Scheme ("HOS") courts, Tenants Purchase Scheme ("TPS") estates and divested properties carried out under delegated authority from the Director of Buildings;
 - (g) to oversee the work of the Lift Inspection Focus Team in audit and inspection of the lifts and escalators in HA's developments and properties; and
 - (h) to manage the progress and reporting of the work of the internal audit units in HD and to assist the Audit Sub-Committee of HA's Strategic Planning Committee in considering the findings of their reports.
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 me dated 5 January 2026 ("**5 January Letter**") in which specific questions were raised in paragraphs 1 to 41 ("**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 1, 2, 38, 39, 40 and 41** of the 5 January Letter. Other Questions which are within ICU's purview will be addressed in the witness statements of other relevant officers of ICU to the Committee.

4. I understand that ICU will produce to the Committee a List of Documents (“**LoD**”), a draft of which I have read, indexing all relevant documents in ICU’s possession. In this Witness Statement, I shall refer to these documents by their designation in the LoD (for example, [**ICU/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 describes the roles and responsibilities of ICU, size and composition of ICU, and relationship with BD, as well as the administrative building control and statutory building control regimes, in answer to **Questions 1.1 to 1.5, and 39**;
 - (2) Part B describes properties which are subject to the administrative building control and statutory building control regimes, in answer to **Question 1.6**;
 - (3) Part C describes workload of ICU, in answer to **Question 1.7**; and
 - (4) Part D sets out ICU’s improvement measures already carried out after the fire at Wang Fuk Court, recommendations on the existing building regulatory regime and division of work between BD and ICU and general matters, in answer to **Questions 38, 40 and 41**.

Part A – Roles and Responsibilities of ICU

6. ICU was established under the Director of Housing in November 2000 to conduct objective third-party vetting on developments of

HA. With effect from 1 July 2022 upon reorganisation of Government Secretariat, ICU is subsumed under the Office of the Permanent Secretary for Housing. ICU's work can largely be divided into two parts, namely administrative building control and statutory building control.

The Administrative Building Control regime

7. Pursuant to section 41(1)(aa) of the BO¹ and section 18(2) of the Housing Ordinance (Cap. 283)² (“HO”), HA buildings, including new construction sites of HA and existing public rental housing (“PRH”) estates without any part sold or otherwise disposed of by HA, are exempt from the provisions of the BO.

8. This notwithstanding, recognising that establishing and maintaining an independent regulatory control on HA buildings would continue to give public assurance of the built quality of public housing, HA/HD and BD have an established mechanism, as reflected by way of a Memorandum of Understanding (the latest version dated 1 July 2022 (“MOU”) at [ICU/A/4] upon reorganisation of Government Secretariat, that HA/HD is committed to adhering to the requirements under the BO, its

[ICU/A/4]

¹ S.41(1)(aa) reads –

“41. Exemptions

- (1) The following shall be exempt from the provisions of this Ordinance—
 - (aa) subject to section 18(2) and (3) of the Housing Ordinance (Cap. 283), buildings upon any land vested in the Housing Authority or over which the Housing Authority has control and management;”

² S.18(2) reads –

“18. Certain Ordinances not to apply

- (2) Subject to subsection (3), the Buildings Ordinance (Cap. 123) shall not apply to any building—
 - (a) to be constructed, or which is being constructed, by the Authority;
 - (b) on land vested in or under the control and management of the Authority under section 5, 37 or 38; or
 - (c) on land which is vested in the Authority and no part of which has been sold or otherwise disposed of under section 17A.”

subsidiary legislation and codes of practice and guidelines issued by BD at all times for the design and construction of HA buildings.

9. Pursuant to Clause 2 of the MOU, ICU is responsible for administrative building control over HA buildings in line with the BO and related requirements, with a view to ensuring the independent checking on HA projects is consistent with BD's practice. As provided in Clause 2.3 of the MOU, ICU's administrative building control measures for HA buildings cover, among others:-
- (a) approving various types of building plans;
 - (b) granting consent to commencement of works;
 - (c) carrying out site monitoring for buildings under construction and existing buildings with alteration and addition ("A&A") works in progress; and
 - (d) conducting final inspections for the issue of occupation permits or acknowledgement of completion.

The administrative building control is in line with BO and related requirements.

The Statutory Building Control regime

10. Section 18(3) of HO provides that "*The [BO], other than section 21 thereof, shall apply to any such building if, after its construction has been completed, any part of it is sold or otherwise disposed of under section 17A of this Ordinance.*" Hence, various estates / courts developed by HA with any part thereof sold or otherwise disposed of will be subject to BO. For the avoidance of doubt, "any part thereof" does not only cover any building / any flat, but also any other parts such as the retail (e.g. shopping centres) and car-parking facilities, etc.

11. Clause 2.4 of the MOU specifically provides that ICU is also responsible for statutory building control, under delegated authority from the Director of Buildings, to:-

- (a) HA buildings and former HA buildings in estates and courts which were partly or wholly sold or otherwise disposed of under sections 4(2)(a) and 17A of the HO; and
- (b) buildings partly acquired by HA under section 4(2)(a) of the HO.

12. With the delegated authority from the Building Authority (“BA”) (i.e. the Director of Buildings) pursuant to section 2(2) of the BO vide the Delegation Instruments at [ICU/A/1 - 3], ICU has been taking up the role of carrying out statutory building control (including the power to require building owners to carry out prescribed inspections and repairs of building projections under section 30B of the BO and the power to require owners to arrange prescribed inspections and repairs of windows under section 30(C) of the BO³), subject to certain powers which have not been delegated to ICU (see paragraph 15 below). The relevant instruments since 1 July 2022 upon the reorganisation of Government Secretariat are tabulated below:- [ICU/A/1 - 3]

	Delegation Instruments	Issue Date	Validity Date
(a)	Projections on or over streets and hoardings, covered walkways and gantries for HA projects	1/7/2022	Nil
(b)	Buildings sold or otherwise disposed of under sections 4(2)(a) and 17A of the HO	(i) 1/7/2022 (ii) 12/12/2023 (iii) 17/12/2025	(i) 31/12/2023 (ii) 31/12/2025 (iii) 31/12/2027

³ For the powers under the BO which have been delegated to ICU, please refer to the Delegation Instruments.

	Delegation Instruments	Issue Date	Validity Date
(c)	Buildings partly acquired by HA under section 4(2)(a) of the HO for properties developed by HA that have been sold or divested ⁴	(i) 1/7/2022 (ii) 12/12/2023 (iii) 17/12/2025	(i) 31/12/2023 (ii) 31/12/2025 (iii) 31/12/2027

Wang Fuk Court, which falls under the category of buildings sold under sections 4(2)(a) and 17A of the HO, is one of the courts subject to such statutory building control.

13. In summary, pursuant to the Delegation Instruments, ICU carries out the following building control functions of BD for applicable buildings:-

- (a) processing building and structural plan submissions, consent applications and reports of completion for A&A works;
- (b) carrying out site monitoring of A&A works and minor works (“MW”) as necessary;
- (c) implementing the Mandatory Building Inspection Scheme (“MBIS”) and Mandatory Window Inspection Scheme (“MWIS”);
- (d) processing MW submissions under the Minor Works Control System (“MWCS”);
- (e) exercising building control regarding unauthorised building works (“UBW”) and dilapidated buildings and building elements;
- (f) conducting planned surveys to identify UBW and/or building

⁴ This item includes buildings under various Subsidised Sale Flats (“SSF”) Schemes, including the Home Ownership Scheme (“HOS”), Green Form Subsidised Home Ownership Scheme (“GSH”), Tenants Purchase Scheme (“TPS”), Buy-or-rent Option Scheme (“BRO”) and Mortgage Subsidy Scheme (“MSS”), etc., as well as public rental housing (“PRH”) with divested retail and car-parking facilities (“divested properties”). These buildings were **not** subject to the BO at the time of construction; yet upon the sale and divestment of such properties, they are no longer “vested in or under the control and management of HA”, thus are subject to statutory building control under the BO.

- defects for follow-up actions; and
- (g) providing emergency services related to building and drainage defects.

In the case of Wang Fuk Court, ICU's duties pertaining to the MBIS and MWCS (i.e. item (c) and item (d) in paragraph 13 above) are relevant.

14. For easy reference, the regulatory responsibility and regime of different types of domestic buildings between ICU and BD are tabulated below:-

	ICU's Administrative Building Control	ICU's Statutory Building Control	BD's Control
HA's new developments under construction	✓		
HA's public rental housing ("PRH") estates without any part (including commercial portion) therein divested	✓		
HA's PRH estates, with any part therein divested		✓	
Flats under various Subsidised Sale Flats ("SSF"), including HOS, Green Form Subsidised Home Ownership Scheme ("GSH"), TPS, Buy-or-rent Option Scheme ("BRO") and Mortgage Subsidy Scheme ("MSS") sold and divested		✓	
Private buildings not developed by HA			✓

15. It is noteworthy that the save and except for section 40(1BE) of the BO in respect of issuing a fixed penalty ticket for failure to comply with a notice served on the person under section 30C(3) or (4) of the BO in relation to prescribed inspection and repair of windows, ICU has been not been delegated with the authority and responsibility to initiate prosecution of offences under section 40 of the BO and administrative disciplinary actions against relevant professionals such as authorised persons, registered inspectors (“**RI**s”) and contractors under sections 7 and 13 of the BO, with such powers remain vested with BD. Hence, if ICU identifies any non-compliance of the BO, it refers the relevant cases to BD for assessment of prosecution and/or disciplinary actions.

Size and composition of ICU

16. To date, there are a total of 333 staff in ICU. Among them, 179 staff (including 151 professional and technical grade staff and 28 general grade staff) are responsible for administrative building control. The remaining 154 staff (including 130 professional and technical staff of different disciplines such as architects, surveyors and structural engineers, and 24 general grades staff) are responsible for statutory building control. I am underpinned by a Chief Maintenance Surveyor/ICU (“**CMS/ICU**”) and a Chief Structural Engineer/ICU (“**CSE/ICU**”) and they each lead four function teams, including the Mandatory Building Inspection Scheme Team (“**MBIST**”, under CMS/ICU) and the Minor Works Team (“**MWT**”, under CSE/ICU) amongst others. The organisation charts of ICU, MBIST and MWT are at **[ICU/E/1]**. [ICU/E/1]
The number of professional and technical staff in the MBIST and MWT, together with their qualifications and major job responsibilities, are summarised in the tables below:-

MBIST

Rank	Basic Qualification	Job Responsibilities	No. of staff
Senior Maintenance Surveyor (“SMS”)	Promotion rank of MS; there is no additional technical requirement in addition to the basic qualification of MS	To act as team leader of the MBIST (please refer to paragraph 1 of the statement of Mr KU Siu Ping for detailed job responsibilities)	1
Architect (“A”)	Member of the HKIA, or equivalent, and being Registered Architect of the Hong Kong Architects Registration Board	(a) To manage and supervise the works of site staff / technical staff relating to implementation of the MBIS and MWIS; (b) To manage the compilation of building information for selection of target buildings and provide secretariat support to the target building selection panel; (c) To conduct desktop and site audit; and (d) To liaise, attend meetings and answer enquiries	2
Maintenance Surveyor (“MS”)	(a) Corporate Member of the Hong Kong Institute of Surveyors (“HKIS”) in the Building Surveying Division or equivalent, and have at least 1-year relevant post-qualification experience; or	Ditto	1

Rank	Basic Qualification	Job Responsibilities	No. of staff
	(b) Member of the Hong Kong Institute of Architects (“HKIA”), or equivalent		
Structural Engineer (“SE”)	Corporate Membership of the Hong Kong Institute of Engineers (“HKIE”) (Structural or Civil Discipline), or equivalent	Ditto	2
Clerk of Works (“COW”)	Promotion rank of ACW; there is no additional technical requirement in addition to the basic qualification of ACW	<p>(a) To assist professionals in the compilation of building information for selection of target buildings;</p> <p>(b) To assist professionals in preparing and checking the MBIS and MWIS notice; and</p> <p>(c) To assist professionals in checking submissions and conducting audit</p>	1
Assistant Clerk of Works (“ACW”)	<p>(a) Diploma or Higher Certificate in Building / Building Studies; and</p> <p>(b) at least 3 years’ relevant post-qualification experience in building works</p>	<p>(a) To assist professionals / COW in preparing and checking the MBIS and MWIS notice; and</p> <p>(b) To assist professionals / COW in checking submissions and conducting audit</p>	7
Technical Officer (“TO”)	Diploma or Higher Certificate in Building Studies,	Ditto	4

Rank	Basic Qualification	Job Responsibilities	No. of staff
	Structural Engineering or Civil Engineering		
Total:			18

MWT

Rank	Basic Qualifications	Job responsibilities	No. of Staff
SMS	Promotion rank of MS; there is no additional technical requirement in addition to the basic qualification of MS	To act as team leader of the MWT (please refer to paragraph 1 of the statement of Mr YUNG Siu Lun for detailed job responsibilities)	1
A	Member of the HKIA, or equivalent; and being Registered Architect of the Hong Kong Architects Registration Board	(a) To process MW submissions; (b) To carry out audit checks and recommend enforcement and disciplinary / prosecution; and (c) To assist team leader in handling enquiries and complaints on matters relating to the MWCS	1
MS	(a) Corporate Member of the HKIS in the Building Surveying Division or equivalent, and have at least 1-year relevant post-qualification experience; or (b) Member of the HKIA,	Ditto	3

Rank	Basic Qualifications	Job responsibilities	No. of Staff
Senior Clerk of Works (“SCW”)	<p>or equivalent</p> <p>Promotion rank of COW; there is no additional technical requirement in addition to the basic qualification of ACW</p>	<p>(a) To assist professionals in maintenance and administration of the Minor Works Management System (“MWMS”);</p> <p>(b) To supervise the ACW in the MWT in processing MW submissions and audit check; and</p> <p>(c) To prepare and manage statistical returns on MW submissions</p>	1
ACW	<p>(a) Diploma or Higher Certificate in Building / Building Studies; and</p> <p>(b) at least 3-year relevant post-qualification experience in building works</p>	<p>(a) To carry out the initial vetting of MW submissions, prepare relevant information and make recommendations for professionals’ onwards action;</p> <p>(b) To assist professionals and SCW in carrying out site inspection and prepare inspection report for the audit cases of MW submissions;</p> <p>(c) To assist professionals and SCW in handling enquiries and</p>	4

Rank	Basic Qualifications	Job responsibilities	No. of Staff
		complaints on matters relating to the MWCS	
Total:			10

Secondment of BD Officers to ICU

17. There are three BD officers at senior professional rank⁵ seconded to ICU to provide guidance on the interpretation of the BO provisions and legislative requirements to ICU staff in the handling of both administrative and statutory building control cases. They act as coordinators between ICU and BD, with main duties as follows:-
- (a) Advising on BO matters and BD practices;
 - (b) Disseminating of updated structural guidelines and relevant information from BD;
 - (c) Advising on the acceptance of proposed modifications;
 - (d) Referring cases and enquiries to BD when necessary;
 - (e) Reviewing and advising on plan submissions; and
 - (f) Processing of structural A&A plans under the BO.
18. These BD secondees seek specific advice from BD for statutory building control functions (such as the MBIS/MWIS and MWCS) to ensure consistency in the enforcement procedures. They also disseminate BD's latest manuals, instructions, guidelines and procedures for ICU staff to follow through different means, such as emails or meetings.
19. The abovementioned measures are in place to ensure that ICU

⁵ There are two senior building surveyors and one senior structural engineer seconded by BD. All of them are responsible to support both administrative and statutory building control functions in ICU.

officers follow BD's policies, guidelines and procedures when exercising the statutory building control under BA's delegated authority.

Relationship with BD

20. Upon delegation of authority by BA pursuant to section 2(2) of the BO, BD oversees ICU's delegated duties and exercise of statutory powers under an established mechanism.
21. BD and ICU hold a regular meeting every six months, during which ICU updates BD on the activities of ICU on building control carried out under the delegated authority of BA over the six-month period. After each meeting, ICU submits a report of its work to BD for record. Copies of the progress reports since the commencement of renovation works at Wang Fuk Court in 2024 are at [ICU/E/2 - 4]. Nonetheless, it should be noted that as the progress reports cover mainly policy or overall operational issues, hence details of individual projects (including the renovation details of Wang Fuk Court) would not be, and were not as a matter of fact, captured therein. [ICU/E/2 - 4]
22. Apart from the aforesaid regular meetings, there are other meetings between individual teams of ICU and BD carrying out the same building control functions, such as implementation of the MBIS and administration of the MWCS. The meetings are held on both regular and ad hoc bases and serve to align the procedures, standards and practices of BD and ICU. In addition, ICU staff maintain close communication with BD, seeking advice and clarifications from the latter by emails or tele-conversation whenever necessary.
23. In particular, when ICU performs its functions (be it under the

administrative or statutory building control regime), there may be cases with application for modification of, or deviation from, certain BO provisions by the applicants (i.e. Authorised Persons (“APs”) or Registered Structural Engineers (“RSEs”)). For such cases, ICU, following BD’s requirement, has to seek agreement from a relevant committee of BD (e.g. Building Committee, Structural Engineering Committee, etc.) by submitting papers with recommendations to the relevant committee for consideration and decision. ICU is required to strictly follow the decision made by the relevant committees, including any conditions to be imposed, before approving the plans submitted.

Part B - Details of Properties subject to Administrative Building Control and Statutory Building Control

24. In respect of the administrative building control regime, as of end September 2025, there are 99 existing PRH estates (with a ballpark population of about 900 000) subject to ICU’s administrative building control. The distribution of building age of these 99 existing PRH estates are as follows:-

Age Group in Years	Number of Estates
Below 30	71
30 to 39	3
40 to 49	13
50 to 59	6
60 or above	6
Total	99

Purely for the sake of completeness, for PRH estates managed by HA, I understand that HD has introduced regular inspections and various maintenance and improvement programmes to upkeep the PRH estates in good and serviceable condition.

25. In respect of the statutory building control regime, as of end September 2025, there are 328 courts / estates (comprising 1 722 domestic buildings and 890 928 domestic units) subject to ICU's statutory building control. As most of these courts and estates have been sold to individual owners, the Housing Bureau / HA and ICU do not have information on the total population of these courts / estates. The distribution of building age of these 328 courts / estates are as follows:-

Age Group in Years	Number of Courts / Estates
Below 30	129
30 to 39	128
40 to 49	69
50 to 59	2
Total	328

The number of courts / estates with major renovation works completed under the MBIS is detailed in paragraph 28 below.

Part C - Workload of ICU in respect of administering the MBIS and MWCS

26. Under the MBIS, owners of certain private buildings aged 30 years or above when served with a statutory notice by the relevant authority are required to carry out inspection and prescribed repair works (if necessary). Owners must appoint a registered inspector ("RI") to carry out the prescribed inspection and a registered contractor ("RC") to carry out prescribed repairs under the supervision of the RI.
27. It is envisaged that the majority of the identified building repair works under the MBIS are MW, which shall be commenced

according to the simplified requirements under the MWCS (i.e. without the need for approval and consent for commencement of works from the relevant authority)⁶. As explained in paragraph 13 above, ICU implements the MBIS and MWCS with delegated powers from BA, with operational details mirroring those of BD's.

28. Since the MBIS' implementation in 2014, ICU has issued Statutory Notices ("SNs") to 56 courts / estates. By end of September 2025, 14 of them have completed the required repair works in the common parts of the domestic buildings. ICU also receives around 30 000 MW submissions annually. The detailed operation of the MBIS and MWCS in ICU, including audit check mechanism for submissions under the MBIS and MWCS are covered in the witness statements of Mr KU Siu Ping and Mr YUNG Siu Lun respectively.

Part D – Improvement Measures Already Carried Out and Further Recommendations and General Matters

29. As elaborated in witness statements of Mr KU Siu Ping and Mr YUNG Siu Lun, the existing regimes of the MBIS and MWCS heavily rely on self-regulation by registered building professionals ("**RBP**s"), including but not limited to **RI**s, **RC**s, **AP**s, **RSE**s and registered minor works contractors ("**RMWC**s"). The RBPs are only required to submit certificates of building inspection (together with inspection reports) and certificates of building repair (by RIs under the MBIS), as well as notices of commencement and certificates of completion of works (by APs, RSEs and RMWCs for the MWCS). According to the established practice, these submissions are subject to various checks and audit arrangements under the MBIS and MWCS. Apart from these

⁶ Details of MWCS will be covered in the witness statement of Mr YUNG Siu Lun.

checks and audits, site inspections would generally be arranged in response to complaints and enquiries, with the relevant complaints and enquiries referred to the corresponding Bureau / Department which oversees the areas touched upon by the complaints / enquiries.

30. Such mechanism may work well in renovation works of a smaller scale (as in some MBIS cases where only minor repairs / patchworks are required). However, as revealed in the fire at Wang Fuk Court, there is room for improvement for stepping up the monitoring of RBPs in their supervision and arrangement of actual works and their fulfilment of responsibility in ensuring the repair works are carried out in a proper and safe manner. It is particularly true in the case where large-scale renovation projects involving repair and improvement works happening at the same time with occupants living therein, which may pose greater risks. To this end, ICU has taken the following actions immediately since the Wang Fuk Court fire:-

- (a) Conducted site inspections to those Home Ownership Scheme (“HOS”) courts and Tenants Purchase Scheme (“TPS”) estate with large-scale repair and improvement works in progress in December 2025;
- (b) Carrying out weekly inspections to the HOS courts and TPS estate mentioned in (a) above on the condition of scaffolding after the protective nets were removed in early December 2025 as ordered by the Government; and
- (c) Following BD’s practice in the light of BD’s advice on 2 January 2026 [ICU/C(2)/47], to implement the following enhanced audit check reviews of large-scale repair and improvement works:-
 - (i) Having introduced additional site inspections by ICU at least once every six months for large-scale repair

[ICU/C(2)/47]

- works already commenced under the MBIS;
- (ii) Having introduced additional inspections by ICU at least once every six months for large-scale repair works arising from the repair / inspection orders issued by ICU;
 - (iii) Having introduced additional inspections by ICU for large-scale MW at external façade in progress at least once every six months; and
 - (iv) Having increased the inspection frequency by ICU for A&A works to at least once every eight weeks.

The above inspection frequency would be suitably enhanced taking into account the scale and complexity of the renovation works in buildings under ICU's purview.

31. Looking ahead, subject to any review or new requirements from BD regarding the monitoring mechanism to RIs, ICU will propose possible enhancements for BD's consideration, such as introducing a mechanism to request RIs (for projects under the MBIS) or other RBPs (for other projects) with large-scale repair and/or improvement works to provide site supervision records regularly during the works period to demonstrate that their supervision duties have been properly carried out for ICU's reference. Notwithstanding such proposal, ICU will have to defer it to BD to consider how to enhance the MBIS and MWCS, as the relevant schemes on the policy level are under BD's administration.
32. Apart from stepping up the monitoring of RIs/RBPs' performance, ICU also sees merit in establishing a mechanism for different departments joining efforts in handling complaints and requests (e.g. joint site inspections or interdepartmental referrals and handling procedures, etc.) where circumstances call for (e.g. a complaint with far-reaching concerns or implications). It is

believed that collaborative and joint efforts of respective departments on such cases can foster a holistic approach to handle complaints or enquiries by bringing together various expertise and perspectives, and hence improving efficiency and enhancing overall outcomes. Meanwhile, this mechanism can cover a case referral and review system, with a clear protocol for how cases are referred and reviewed jointly by departments to ensure appropriate actions from the respective statutory controls can be taken in a timely manner at all fronts.

Division of Work between BD and ICU

33. Despite the established monitoring, reporting and liaison mechanism between BD and ICU as explained in paragraphs 17 to 23 above, there are inevitably discrepancies in practice and time lag in reflecting and fostering changes to the building control mechanism and operational details between the two entities in view of the continuously increasing complexity of the building control regimes under the BO, especially since the introduction of the MBIS, MWIS and MWCS over the years, and due to the ever-increasing stock of buildings under ICU's control in the past decades. For instance, there was a time lag for BD to inform ICU about its introduction of site safety inspection to Class I MW with supervision plans submitted since April 2023. ICU was only notified about BD's new audit arrangement on 22 December 2025. Details of this matter are explained in paragraphs 42 to 44 of the statement of Mr YUNG Siu Lun. As explained in paragraph 43 of Mr YUNG's statement, ICU might have arranged a site safety inspection for the Class I MW submissions concerning the alteration of windows along the escape route of Wang Fuk Court had BD informed us of their new audit arrangement in a timely manner.

34. To this end, ICU sees room for improvement in enhancing the communication between BD and ICU at all levels, noting that ICU is extensively delegated with the powers under the BO in respect of HA buildings (under both regimes). Apart from the regular six-monthly report meetings attended by senior staff of BD and ICU, other liaison meetings on individual subjects (e.g. the MBIS and MWCS) which may only happen once a year now should be conducted more frequently, say half-yearly or even quarterly, with a view to ensuring that the latest practices of BD can be most readily and efficiently conveyed to ICU to follow.

General Matters

35. Apart from the above aforesaid and matters covered by the witness statements of Mr KU Siu Ping and Mr YUNG Siu Lun, there is no other key event relating to the Wang Fuk Court Renovation under the purview of ICU which are not mentioned in the statements submitted by ICU.
36. 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 January 2026.


LAU Fu Kwok