

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

**WITNESS STATEMENT OF Mr Lee Chun
Wah**

I, Lee Chun Wah, of Community Organiser, Home Affairs Department, Tai Po Government Offices Building, 1 Ting Kok Road, Tai Po, New Territories, do say as follows:-

1. I am the Community Organiser of the Home Affairs Department (“HAD”) of the Government of the Hong Kong Special Administrative Region. I have joined HAD for 30 years since about 1995 and was promoted to the present rank on 12 October 1995. My main responsibilities include to assist the liaison officer 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 8b 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 of Will Power Architects Company Limited ("**WP**") reporting their completion of the inspection as required by the Mandatory Building Inspection Scheme ("**MBIS**") at the EGM held on 13 December 2019, in answer to Question 8b.

Visit report of the EGM on 13 December 2019

6. I attended the EGM of the incorporated owners ("**IO**") of Wang Fuk Court held on 13 December 2019. At that meeting, WP reported that they had completed the inspection as required by the MBIS. I confirm that neither the Management Committee, IO nor any residents of Wang Fuk Court had consulted, sought or received advice from HAD in respect of the appointment of WP and/or the said inspection carried out by WP. A copy of the visit report prepared by me soon after the EGM is at [**HAD/B/3**].
7. The invitation of the EGM was received by Tai Po District Office on 29 November 2019. Ms KWONG Lim Chi, Sidney, Liaison Officer at the material time, assigned me to attend this EGM. I did

not make any speech, answer any question or otherwise get involved during this EGM. I did not observe any special situations during this 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.

8. 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.



[Lee Chun Wah]

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