

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

WITNESS STATEMENT OF

LI Ka Yuen, Sandy

I, LI Ka Yuen, Sandy, Assistant Director of Home Affairs Department, 31st floor, Southorn Centre, 130 Hennessy Road, Wan Chai, Hong Kong, do say as follows:-

1. I am the Assistant Director of the Home Affairs Department (“**HAD**”) of the Government of the Hong Kong Special Administrative Region. I have joined HAD for two months since November 2025. My main responsibilities are to oversee the policy portfolios on building management and property management.
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. Save as otherwise specified, this Witness Statement adopts the same abbreviations and nomenclature as in the 31 December Letter.

3. In this Witness Statement, I shall address Question 19 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. The following part of the Witness Statement provides a detailed account of the section 31 application under the Building Management Ordinance ("**BMO**") in answer to Question 19.

Answer to Question 19

6. On 19 December 2025, the Government invoked section 31 of the Building Management Ordinance (Cap. 344) and submitted an application to the Lands Tribunal for dissolution of the existing management committee ("**MC**") of the owners' corporation ("**OC**") of Wang Fuk Court ("**WFC**"). In the same application, it was proposed that Hop On Management Company Limited ("**Hop On**") under the Chinachem Group be appointed as the designated administrator on a pro bono basis to assist the owners of WFC in handling various management and follow-up matters after the fire. [HAD/D/16]
A copy of the Notice of Application and Affirmation are at &
[HAD/D/16] and [HAD/D/17] respectively. [HAD/D/17]

7. On 6 January 2026, the Lands Tribunal granted the Government's application made under section 31 of the BMO to dissolve the current MC of WFC's OC and appoint Hop On as the administrator.
8. Upon completion of the appointment procedures including but not limited to have the agreement for appointment finalised and executed, Hop On is expected to commence work immediately. This includes conducting a handover from the former property management company of WFC as well as the previous MC of the OC, clarifying the legal liabilities and entitlements of the OC and owners under those contracts already entered into by the OC, and examining the accounts of the OC. As things stand, we are still gauging the extent of the handover based on the documents and records, etc., kept by the OC. Meanwhile, Hop On has already started planning ahead and preparing for briefing sessions to be held to explain to owners and residents its role and duties as the manager, and to collect their views and requests.
9. HAD has established a dedicated team led by me to work closely with Hop On and provide necessary support. In accordance with the court order, Hop On is required to submit monthly reports to the Government. The administrator will not charge any fees for this appointment. The Nina Wang Charity Management Limited has also pledged to donate a total of \$10 million to cover the administrator's expenses for engaging outside professionals, the operational outlay for hiring non-professional service providers and expenses in terms of insurance premium. Copies of the Order and the Land Registry's record are at **HAD/D/18** and **HAD/D/19** respectively .

[HAD/D/18]
&
[HAD/D/19]

10. 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.



LI Ka Yuen, Sandy

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