

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

**WITNESS STATEMENT OF Mr LIE NGAI
WA**

I, LIE Ngai-wa, of the then LO(1), 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 Liaison Officer(1) of the Home Affairs Department (“HAD”) of the Government of the Hong Kong Special Administrative Region. I have joined HAD for 17 years since about 2008 and was promoted to the present rank in 2022. 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 Owner.
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 9b 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 the resolution passed by the Incorporated Owners of Wang Fuk Court to appoint Will Power Architects Company Limited ("WP") as consultant for renovation, in answer to Question 9b.

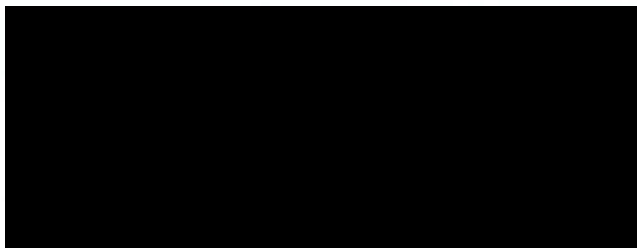
Part A – Resolution passed by the Incorporated Owners of Wang Fuk Court to appoint WP as consultant for the renovation works

6. The EGM on 11 December 2021 as referred to in paragraph 9(b) of the 31 December Letter was held at the basketball court in Wang Fuk Court. A copy of the visit report prepared by Miss LI Ho-ying soon after the EGM is at [HAD/B/3].
7. I, in the capacity of the then LO(1), and Miss LI Ho-ying, in the capacity of the then LO(1B), attended the EGM upon the invitation of the Incorporated Owners of Wang Fuk Court. It was resolved that WP shall be appointed as consultant for the Wang Fuk Court renovation works following the inspection under the Mandatory Building Inspection Scheme ("MBIS"). WP would undertake the supervisory work for the MBIS in accordance with the meeting

agenda item 10, and the resolution was passed by a majority of votes (56.69%) of the owners.

8. I confirm that neither the Management Committee, the Incorporated Owners nor any residents of Wang Fuk Court had consulted, sought and received advice from HAD in respect of the tendering process for appointment of consultant generally or WP as consultant for the subsequent renovation works at Wang Fuk Court.
9. The invitation was made on 26 November 2021 to Tai Po District Office. The Senior Liaison Officer(1) at the material time assigned me to attend the above-said EGM. I attended the meeting and observed that it was conducted in accordance with the BMO. During the meeting, I did not deliver any speech or answer any question, and there was no special observation made. As far as I could observe, I did not notice 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.



LIE Ngai-wa

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