

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

WITNESS STATEMENT OF Mr LUI Kan-man

I, LUI Kan-man, of Senior Liaison Officer (1) of Tai Po District Office, 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 Senior Liaison Officer (1) of the Home Affairs Department ("**HAD**") of the Government of the Hong Kong Special Administrative Region. I have joined HAD for 31 years since about 1994 and was promoted to the present rank in 2023. My main responsibilities include to supervise 5 teams to handle matters related to building management and Incorporated Owners in Tai Po District.
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 8a 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. I took up the post to supervise the team that was handling Wang Fuk Court building management matters since 28 December 2021 and my team is in possession of the documents in the relevant file. According to office's record, Mr. Choi Chun Wing resigned from his post as Liaison Officer in 2019. He was the sole representative of the Tai Po District Office attending the 21st Annual General Meeting (AGM) of the Incorporated Owners of Wang Fuk Court held on 25 January 2019. Despite the Tai Po District Office managing to get in touch with Mr. Choi, he refused to provide a statement.
6. Having examined the relevant file, the invitation issued by the Owners' Corporation at the time to the owners setting out an agenda for the said AGM and an annexed document relating to agenda items 4, 5 and 6 is at [HAD/D/13].
7. 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.

[LUI Kan-man]