

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

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**WITNESS STATEMENT OF Ms OR Wai-yin**

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I, Ms OR Wai-yin, of LO(5A) 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 Liaison Officer (5A) of Tai Po District Office of the Home Affairs Department (“**HAD**”) of the Government of the Hong Kong Special Administrative Region. I have joined HAD for 6 years since about 2019. My main responsibilities include to handle matters related to building management and Incorporated Owners in Tai Po District, including attending Annual General Meetings and 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 13 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 is divided into the following parts:-
  - (1) Part A is a detailed description of the EGM on 28 January 2024, in answer to Question 13a;
  - (2) Part B is a detailed description of the EGM on 28 January 2024, in answer to Question 13b; and
  - (3) Part C sets out the complaints and reports concerning the license of the bidding contractors, as well as the need to re-tender for contractors for the Wang Fuk Court renovation works, in answer to Question 13c.

**Part A – Resolution passed by the Incorporated Owners of Wang Fuk Court to appoint PC&E as contractor**

6. The EGM on 28 January 2024 was held at the basketball court in Wang Fuk Court. A copy of the meeting report prepared by me soon after the meeting is at [HAD/B/3].
7. I, in the capacity of Liaison Officer (5A), attended the EGM upon the invitation of the Incorporated Owners of Wang Fuk Court. It was resolved at the said EGM that Prestige Construction & Engineering Co., Limited (“PC&E”) shall be appointed as

[HAD/B/3]

contractor for the Wang Fuk Court renovation works after completion of the inspection under the Mandatory Building Inspection Scheme (“MBIS”) under item 3 of the meeting agenda. The resolution was passed by a majority of votes (54.79%) 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 before or during the meeting in respect of the appointment of PC&E as contractor for the subsequent renovation works at Wang Fuk Court during the said 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 (“BMO”).

**Part B – Resolution passed by the Incorporated Owners of Wang Fuk Court to adopt Option 3 (hacking off all the original external claddings and plastering of buildings of Wang Fuk Court, carrying out concrete repair and adding water-proofing plastering, and covering the external walls of the buildings with new mosaic tiles and apply paint thereon)**

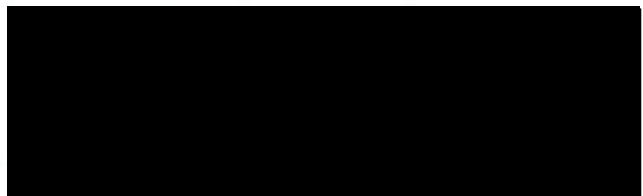
9. In the same meeting mentioned in paragraph 6 above, it was also resolved that Option 3 (hacking off all the original external claddings and plastering of buildings of Wang Fuk Court, carrying out concrete repair and adding water-proofing plastering, and covering the external walls of the buildings with new mosaic tiles and apply paint thereon) shall be adopted under item 2b of the meeting agenda. The resolution was passed by a majority of votes (80.5%) of the owners.
10. Likewise, neither of the Management Committee, the Incorporated Owners nor any residents of Wang Fuk Court had consulted, sought and received advice from HAD during the meeting in

respect of the adoption of the said Option 3 during the said EGM. As far as I could observe, I did not see any irregularity or non-compliance with the procedural requirements under the BMO.

**Part C – Concerns over the licence of the bidding contractors during the said EGM**

11. Again, 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 during the said EGM in respect of the license of the bidding contractors, as well as the need to re-tender for contractors for the Wang Fuk Court renovation works before or during the said EGM. As far as I could observe, I did not see any irregularity or non-compliance with the procedural requirements under the BMO.
12. I confirm that the contents of this Witness Statement are true to the best of my knowledge, information and belief.

Dated the 15<sup>th</sup> day of January 2026.



[OR Wai-yin]

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