

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

Evidential Hearing

**The Honourable Mr Justice David Lok
The Honourable Mr Chan Kin-por, GBS, JP
Dr Rex Auyeung Pak-kuen, GBS, JP**

**On:
Day 06
Tuesday, 31 March 2026**

Mr Victor Dawes SC, Mr Jason Yu, Mr SW Lee, Mr Jonathan Fung, Mr John Cheung and Mr Brian Lee appeared on behalf of the Independent Committee

Mr Richard Khaw SC, Mr Martin Ho and Mr Cedric Yeung appeared on behalf of ISS EastPoint Properties Ltd

Mr Jenkin Suen SC, Mr Calvin Cheuk and Mr Charlie Liu appeared on behalf of the Government

Mr Solomon Lam appeared on behalf of Victory Fire Engineering Limited

Representatives of Department of Justice

Mr Mike Lui SC and Mr Ross Yuen appeared on behalf of the Urban Renewal Authority

Ms Denise Or appeared on behalf of the 12th Management Committee of the Incorporated Owners of Wang Fuk Court

Mr Jeffrey Tam appeared on behalf of the residents of Wang Fuk Court

Representatives of Competition Commission

Mr James Man appeared on behalf of Hop On Management Company Limited

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<p>1 Tuesday, 31 March 2026</p> <p>2 (10.00 am)</p> <p>3 MR CHUNG KIT MAN (on former affirmation)</p> <p>4 Examination by MR SW LEE (continued)</p> <p>5 THE HON MR JUSTICE DAVID LOK: Mr Chung Kit Man will</p> <p>6 continue to give evidence.</p> <p>7 MR SW LEE: Mr Chung, please.</p> <p>8 Mr Chung, yesterday, before the hearing was</p> <p>9 adjourned, you agreed fairly that your work had not been</p> <p>10 completed and I heard that you said that you hadn't yet</p> <p>11 issued or filed the 251. I heard that.</p> <p>12 MR CHUNG KIT MAN: Correct.</p> <p>13 MR SW LEE: In a moment I'm going to return to this point to</p> <p>14 discuss with you, but before moving on to another topic,</p> <p>15 probably there are potential accusations against you by</p> <p>16 the involved parties so I'd like to explore these areas</p> <p>17 with you.</p> <p>18 I'd like to know if you have any response. First of</p> <p>19 all, the first area to which I'd like to see if you have</p> <p>20 any reply is about the fire alarm system, about its</p> <p>21 annual inspection or stuff like that. The first thing</p> <p>22 I'd like you to look at is the third -- Mr Keung Sai</p> <p>23 Ming, Assistant Director of Fire Services, he is in</p> <p>24 charge of the licences and certificate unit. I'd like</p> <p>25 to refer you to 6.1 to 6.2 paragraphs of the third</p>	<p>1 MR CHUNG KIT MAN: I understand.</p> <p>2 MR SW LEE: In a moment I'm going to show you a code of</p> <p>3 practice, in paragraph 6.2, that is after the fire an</p> <p>4 investigation was conducted it was found apart from</p> <p>5 Wang Chi House, the heat caused by the fire damaged the</p> <p>6 alarm system, the electrical wires thereof.</p> <p>7 MR CHUNG KIT MAN: Correct.</p> <p>8 MR SW LEE: And according to them, this is non-compliant.</p> <p>9 The second document I'd like to show you is the code</p> <p>10 of practice that I referred to just now. It is provided</p> <p>11 by the Fire Services Department. I'd like to refer you</p> <p>12 to page 882 of B. Let me take you to a paragraph. It</p> <p>13 should be page 888, paragraph 2.15. It's in English.</p> <p>14 I'm going to give you some time to read the contents.</p> <p>15 It's about the cables. It's about the fire-resistant</p> <p>16 cables.</p> <p>17 What is the year of the code of practice, please?</p> <p>18 MR CHUNG KIT MAN: 2022. Should I read 2.15(i) and (ii)?</p> <p>19 MR SW LEE: Yes.</p> <p>20 MR CHUNG KIT MAN: All right.</p> <p>21 MR SW LEE: Likewise, just for the record of the transcript,</p> <p>22 based on my understanding of the text, this paragraph is</p> <p>23 about fire-resistant cables. According to (i):</p> <p>24 "The cables will be accepted as part of the fire</p> <p>25 service installation. [Therefore] Certificate of</p>
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<p>1 witness statement.</p> <p>2 THE HON MR JUSTICE DAVID LOK: Mr Jenkin Suen representing</p> <p>3 the Government, do you want to ask questions yourself or</p> <p>4 by Mr Lee?</p> <p>5 MR JENKIN SUEN: Chairman, members, we don't object to the</p> <p>6 counsel representing the Committee asking these</p> <p>7 questions, as we are all about uncovering the truth.</p> <p>8 After Mr Lee asks questions, if we have anything else to</p> <p>9 add, we will do so.</p> <p>10 THE HON MR JUSTICE DAVID LOK: Thank you.</p> <p>11 MR SW LEE: Paragraphs 6.1 and 6.2. Do you read English?</p> <p>12 MR CHUNG KIT MAN: I want some time to go over these</p> <p>13 paragraphs. Thank you.</p> <p>14 Yes, I understand paragraph 6.1.</p> <p>15 MR SW LEE: All right. Please proceed to paragraph 6.2.</p> <p>16 MR CHUNG KIT MAN: Yes, I understand. Thank you.</p> <p>17 MR SW LEE: Just for the record of the transcript, I'd like</p> <p>18 to recap what Mr Keung said.</p> <p>19 The fire alarm system comprises a lot of components,</p> <p>20 from power supply to the fire alarm system, the BGU,</p> <p>21 that is the break-glass unit, all these are covered and</p> <p>22 they are connected by a computer system. In simple</p> <p>23 terms, for the electrical wires connecting these</p> <p>24 components, they are an integral system, or they are an</p> <p>25 integral part.</p>	<p>1 compliance of relevant standards may be required upon</p> <p>2 request."</p> <p>3 In (ii), in relation to inspection, testing and</p> <p>4 maintenance:</p> <p>5 "The fire resisting cables are considered as</p> <p>6 integral part of the fire service installation and shall</p> <p>7 be inspected and maintained in safe and satisfactory</p> <p>8 condition by a registered fire service installation</p> <p>9 contractor when inspection to the relevant fire service</p> <p>10 installation is carried out."</p> <p>11 Based on my understanding, in an annual inspection,</p> <p>12 the cables need to be inspected as well; am I correct?</p> <p>13 MR CHUNG KIT MAN: Well, put it this way. I asked the very</p> <p>14 same question to the FSD.</p> <p>15 MR SW LEE: Before you answer, I need to be fair to you, and</p> <p>16 I'm going to show you the third document. You can go</p> <p>17 through the third document before you explain in one go.</p> <p>18 MR CHUNG KIT MAN: Okay.</p> <p>19 MR SW LEE: I'd like to draw you to the checklist of an</p> <p>20 annual inspection of a fire alarm system. It is in</p> <p>21 bundle R1. I'd like to draw your attention to page 537</p> <p>22 for the purpose of illustration. You can see it on the</p> <p>23 screen right in front of you. You can see this is a</p> <p>24 checklist for an annual inspection of the fire alarm</p> <p>25 system. Based on my understanding, the contents of the</p>

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<p>1 checklist are set by the FSD. 2 MR CHUNG KIT MAN: Right. 3 MR SW LEE: In other words, it is not the case that you 4 write whatever you want. 5 MR CHUNG KIT MAN: True. 6 MR SW LEE: When you submit 251, do you need to submit this 7 checklist together? 8 MR CHUNG KIT MAN: No. But we are required to keep this 9 checklist for seven years. This is mandatory. 10 MR SW LEE: In other words, they may conduct surprise checks 11 and check the checklist? 12 MR CHUNG KIT MAN: Yes. 13 MR SW LEE: Take this one, page 537, as an example. This is 14 about Wang Yan House, block A. It's about the annual 15 inspection conducted on 24 March 2025. I'd like to draw 16 your attention to page 538. Just now on page 537 it's 17 about the manually activated fire alarm system. 18 Moving on to page 538 in the last section we can see 19 cables, cable conduit and there's a tick in "Yes". I 20 know of course it wasn't you who conducted the annual 21 inspection. 22 MR CHUNG KIT MAN: That is correct. 23 MR SW LEE: But according to this document, an inspection 24 was conducted on the break-glass unit and it is set out 25 there that the requirements of cables have been met.</p>	<p>1 communicated with the FSD and you had something that you 2 wanted to say. I'm now giving you the floor. 3 MR CHUNG KIT MAN: We received the checklist and we had 4 a lot of questions: should we follow the latest 5 legislation in 2022 or should we follow the one in 1984? 6 As it wasn't constructed by us, we were just there to 7 conduct an annual inspection. The whole period lasts 8 decades. There were improvements in the Fire Services 9 Ordinance. So do we need to follow the latest 10 requirements in the annual inspection checklist? 11 I understand we needed to follow the checklist for 12 repairs. We were told to put down the year of 13 construction and that's why we put "not applicable" in 14 cables. We had no way to find out whether the cables 15 met the requirements. 16 MR SW LEE: Let's see if I'm correct. So your evidence is 17 that the buildings weren't erected in 2022. 18 MR CHUNG KIT MAN: Right. 19 MR SW LEE: However, in 2022 you asked us to follow the 20 standards in 2022, whereas the buildings were erected 21 decades ago. 22 MR CHUNG KIT MAN: Right. 23 MR SW LEE: So when I carry out an annual inspection, do I 24 need the whole block to meet the requirements of 1984, 25 so when there are new requirements in 2023, do they need</p>
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<p>1 MR CHUNG KIT MAN: Well, based on my understanding, cables, 2 cable conduit and so on, they are connected in a proper 3 manner and there was no excessive wear and tear. 4 Do I need to reply right here? 5 MR SW LEE: Well, let me show you two more points before you 6 answer me. This is fairer to you. 7 In 3, FAS, referring to the fire alarm. 8 MR CHUNG KIT MAN: Yes. 9 MR SW LEE: In 3.1(c) there is something similar. It's 10 about the description of cables. There's a tick in 11 "Yes", meaning the annual inspection was satisfactory. 12 I'd like to draw your attention to page 539, 4. As 13 you can see, electrical components. In (d) under 4, 14 need to comply with the standard BS 5839-1:2002 A2:2008 15 or the relevant standard BS 5839-1:2017. There needs to 16 be fire-resistant cable of a certain time. There are 17 brackets "(if applicable)". 18 What I'm concerned about is the standard of the 19 cables which need to be fire-resisting, but according to 20 the form, there's a tick "N/A", not applicable, right 21 here. 22 Just now you have read three documents as well as 23 the view of assistant director Mr Keung and the 24 requirements set out in the code of practice and the 25 annual inspection checklist. Just now you said you had</p>	<p>1 to follow the latest requirements? 2 MR CHUNG KIT MAN: Right. 3 MR SW LEE: Just now you said that you had asked the FSD 4 many times. Did they ever give you a reply? 5 MR CHUNG KIT MAN: Yes, they did. They said according to 6 the year of construction of the building, so we filled 7 in whatever we knew. 8 MR SW LEE: Put it simply. When there was wear and tear and 9 a replacement was required, then you needed to do so 10 according to the latest requirements. 11 MR CHUNG KIT MAN: Correct. 12 MR SW LEE: So if there was no wear and tear, based on your 13 understanding the standards of 1984 needed to be 14 followed; is that correct? 15 MR CHUNG KIT MAN: Yes. 16 MR SW LEE: All right. Moving on to the next issue. 17 Yesterday I asked you after the annual inspection in 18 March why was it only until October or November that you 19 conducted remedial works? 20 MR CHUNG KIT MAN: I remember. 21 MR SW LEE: In your evidence you said that, "Well, I 22 understood that because they needed to submit tenders" 23 and so on, so the FSD wanted it as soon as possible. Do 24 you still remember? 25 MR CHUNG KIT MAN: Yes.</p>

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<p>1 MR SW LEE: A witness from the ISS said that they had 2 requested you to conduct it earlier but owing to issues 3 of parts you couldn't do so in October. 4 MR CHUNG KIT MAN: True. We were only given that on 5 2 October. 6 MR SW LEE: Is that why you first did the work on water 7 pipes and then only afterwards you moved on to work on 8 power? 9 MR CHUNG KIT MAN: Well, we needed to replace 85 emergency 10 lighting and the supplier said they didn't have stock. 11 They only had stock in mid-October. 12 MR SW LEE: All right. I'm going to ask you questions that 13 I want to ask you. Just now Mr Wong, your colleague, 14 testified, you heard his evidence. In detail he 15 explained the technicality of the system as well as its 16 operation and you heard that part of the evidence; is 17 that correct? 18 MR CHUNG KIT MAN: Yes. 19 MR SW LEE: See if you agree with his evidence as, after 20 all, this is his evidence and I need to give you 21 a chance to say whether you agree or not. 22 Regarding active fire service installations there 23 are three main points I can draw. First of all, there 24 was an upfeed pump. 25 MR CHUNG KIT MAN: Correct.</p>	<p>1 MR CHUNG KIT MAN: No, I don't agree. 2 MR SW LEE: It only controls the booster pump and the fire 3 alarm system? 4 MR CHUNG KIT MAN: Correct. 5 MR SW LEE: If the pump lever switch is switched off or if 6 the power is turned off, the booster pump and the fire 7 alarm system will not be activated, they will not 8 operate; is that correct? 9 MR CHUNG KIT MAN: True. 10 MR SW LEE: However, the main switch, it's inside the 11 booster pump room? 12 MR CHUNG KIT MAN: Yes, that is correct. 13 MR SW LEE: So you largely agree with the evidence of 14 Mr Wong? 15 MR CHUNG KIT MAN: Yes. 16 MR SW LEE: I believe he is quite an experienced employee. 17 MR CHUNG KIT MAN: Yes. 18 MR SW LEE: So in most cases I believe you trust him? 19 MR CHUNG KIT MAN: Yes. 20 MR SW LEE: Don't mind if I ask you this: in March 2025, 21 Mr Chung, did you yourself go to Wang Fuk Court? 22 MR CHUNG KIT MAN: No. 23 MR SW LEE: October 2025, rectification, were you there at 24 Wang Fuk? 25 MR CHUNG KIT MAN: No.</p>
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<p>1 MR SW LEE: It formed the same system and it needs to 2 operate together with the fire service water tank on the 3 rooftop? 4 MR CHUNG KIT MAN: Yes. 5 MR SW LEE: And the upfeed pump is stored in a general pump 6 room on the ground floor. 7 MR CHUNG KIT MAN: Yes. 8 MR SW LEE: And there is also a booster pump? 9 MR CHUNG KIT MAN: Correct. 10 MR SW LEE: The booster pump needs to work together with the 11 fire hydrant as we see in rear staircases. 12 MR CHUNG KIT MAN: Correct. 13 MR SW LEE: That is for firefighters to connect the pipes or 14 hoses to put out fire? 15 MR CHUNG KIT MAN: Right. 16 MR SW LEE: And for this fire services booster pump, it is 17 put in another room, say fire pump room or fire service 18 booster pump, and that is true for all eight blocks in 19 Wang Fuk Court; is that true? 20 MR CHUNG KIT MAN: Yes. 21 MR SW LEE: Inside the booster pump room there is a master 22 power switch or also known as the pump lever switch. 23 MR CHUNG KIT MAN: Correct. 24 MR SW LEE: This switch controls the entire fire system, 25 including the upfeed pump, booster pump?</p>	<p>1 MR SW LEE: November 2025, electrical work rectification, 2 were you there? 3 MR CHUNG KIT MAN: No. 4 MR SW LEE: So you relied very much on your staff's 5 information. Agree? 6 MR CHUNG KIT MAN: We do have the photos. I agree, yeah. 7 MR SW LEE: No criticism by any means, just for confirmation 8 that you relied on your colleagues to let you know about 9 what's happening on the ground. 10 MR CHUNG KIT MAN: Okay. 11 MR SW LEE: I'm not suggesting that you're not supervising. 12 You would give instruction at the right time, I'm sure. 13 MR CHUNG KIT MAN: Yes. 14 MR SW LEE: Some more questions about the annual inspection. 15 MR CHUNG KIT MAN: Okay. 16 MR SW LEE: Here I'd like to use an example. R1, page 379. 17 We looked at the fire alarm and this is about the water 18 tank, FS water tank. 19 MR CHUNG KIT MAN: Yes. 20 MR SW LEE: Like you said, you have to keep a record, 21 although you don't have to hand it over to the FSD. 22 MR CHUNG KIT MAN: Yes. 23 MR SW LEE: This is a checklist here. Let's look at the 24 first box, the structure of the water tank. (a), the 25 structure of the water tank includes the ladder, if any,</p>

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<p>1 must be intact. You ticked "Yes".</p> <p>2 MR CHUNG KIT MAN: Right.</p> <p>3 MR SW LEE: Next page, 380, look at 3, stored water. (b)</p> <p>4 and (d) you ticked "No".</p> <p>5 MR CHUNG KIT MAN: Yes.</p> <p>6 MR SW LEE: My understanding is that this is the water tank</p> <p>7 on the rooftop. There is requirement on the water</p> <p>8 capacity.</p> <p>9 MR CHUNG KIT MAN: Yes.</p> <p>10 MR SW LEE: You must store up to 90 per cent of the water.</p> <p>11 MR CHUNG KIT MAN: Yes.</p> <p>12 MR SW LEE: Below 90 per cent the water will be injected</p> <p>13 into the rooftop water tank by means of the water pump.</p> <p>14 MR CHUNG KIT MAN: Yes.</p> <p>15 MR SW LEE: This water tank is to supply water to the hose</p> <p>16 reel and the fire hydrant for putting out fire.</p> <p>17 I can see that you ticked "No" here. Does it mean</p> <p>18 that there is water injection problem?</p> <p>19 MR CHUNG KIT MAN: Water level should not be any lower than</p> <p>20 90 per cent of the water capacity.</p> <p>21 MR SW LEE: You ticked "No". That's below standard, isn't</p> <p>22 it?</p> <p>23 MR CHUNG KIT MAN: Maybe we ticked it wrong.</p> <p>24 MR SW LEE: What about (d)?</p> <p>25 MR CHUNG KIT MAN: Water decline, no more than 90 per cent</p>	<p>1 MR CHUNG KIT MAN: Yes.</p> <p>2 MR SW LEE: So there are two items that may be problematic.</p> <p>3 Did you follow up whether they were below standard?</p> <p>4 MR CHUNG KIT MAN: I didn't notice that.</p> <p>5 MR SW LEE: I noticed that if you look at the FS251, let's</p> <p>6 turn to page 657. Here, this is Wang Yan House,</p> <p>7 block A., the FS251.</p> <p>8 MR CHUNG KIT MAN: Yes.</p> <p>9 MR SW LEE: Part 3 shows the defects there.</p> <p>10 MR CHUNG KIT MAN: Yes.</p> <p>11 MR SW LEE: 16 is about the fire hydrant and hose reel</p> <p>12 system.</p> <p>13 MR CHUNG KIT MAN: Correct.</p> <p>14 MR SW LEE: It doesn't say anything about the water storage.</p> <p>15 MR CHUNG KIT MAN: Yes.</p> <p>16 MR SW LEE: Which one is correct?</p> <p>17 MR CHUNG KIT MAN: The certificate is correct.</p> <p>18 MR SW LEE: You didn't add any information about the water</p> <p>19 storage. Is it because you ignored the annual</p> <p>20 inspection form?</p> <p>21 MR CHUNG KIT MAN: I didn't see it.</p> <p>22 MR SW LEE: You didn't see it, how do you mean?</p> <p>23 MR CHUNG KIT MAN: When I signed it off I didn't notice</p> <p>24 that.</p> <p>25 MR SW LEE: You didn't notice the problem.</p>
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<p>1 of the water capacity and the water pump will inject</p> <p>2 water into the water tank. If they ticked "No" there</p> <p>3 may be problems.</p> <p>4 MR SW LEE: Well, you work on the basis of this checklist.</p> <p>5 MR CHUNG KIT MAN: Well --</p> <p>6 MR SW LEE: Why don't you answer my question first. You</p> <p>7 work on the basis of this checklist and put together the</p> <p>8 FS251.</p> <p>9 MR CHUNG KIT MAN: Yes, I signed off the draft myself.</p> <p>10 MR SW LEE: Okay.</p> <p>11 MR CHUNG KIT MAN: As for the template, my colleague would</p> <p>12 produce it. I would be checking it.</p> <p>13 MR SW LEE: Turn to page 381.</p> <p>14 MR CHUNG KIT MAN: Yes.</p> <p>15 MR SW LEE: It was put together on 31 March 2025. There is</p> <p>16 your signature.</p> <p>17 MR CHUNG KIT MAN: Correct.</p> <p>18 MR SW LEE: RC, I suppose that's the licence number.</p> <p>19 MR CHUNG KIT MAN: Correct.</p> <p>20 MR SW LEE: That's your signature?</p> <p>21 MR CHUNG KIT MAN: Yes.</p> <p>22 MR SW LEE: So when you signed it off, you must be aware of</p> <p>23 the content.</p> <p>24 MR CHUNG KIT MAN: Yes.</p> <p>25 MR SW LEE: You must have seen it before you signed it?</p>	<p>1 MR CHUNG KIT MAN: Right.</p> <p>2 THE HON MR JUSTICE DAVID LOK: But how can you be sure that</p> <p>3 there are no problems with the water tank?</p> <p>4 MR CHUNG KIT MAN: 90 per cent in practice would be hard to</p> <p>5 measure. We check the water tank. If it's full, then</p> <p>6 it would be okay. Of course we will check the</p> <p>7 component, whether it is working.</p> <p>8 THE HON MR JUSTICE DAVID LOK: But there seems to be some</p> <p>9 problem with the checklist, that you didn't follow up.</p> <p>10 How can you be sure that the water tank is not leaking?</p> <p>11 MR CHUNG KIT MAN: How can I be sure the water tank is</p> <p>12 leaking? Well, with water leakage, it can be seen.</p> <p>13 Normally in our experience the management office will</p> <p>14 tell us about the complaint about water leakage. If it</p> <p>15 is -- we can see from the stains at Wang Fuk Court, I've</p> <p>16 been there myself, we went up the ladder. If there is</p> <p>17 water leakage, water would be flowing down and we will</p> <p>18 see the rooftop wet.</p> <p>19 THE HON MR JUSTICE DAVID LOK: You were not the one doing</p> <p>20 the inspection. I think it was Mr Wong.</p> <p>21 MR CHUNG KIT MAN: Yes.</p> <p>22 THE HON MR JUSTICE DAVID LOK: Surely --</p> <p>23 MR CHUNG KIT MAN: I asked him subsequently.</p> <p>24 THE HON MR JUSTICE DAVID LOK: Yes. It gives rise to</p> <p>25 another problem and we find it surprising that the</p>

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<p>1 contractor found it no problem and a couple of days 2 later there were problems and work has to be undertaken 3 and we may need to analyse it and come to some 4 conclusion. I think we have to be fair. We will follow 5 up on this. 6 MR SW LEE: Chairman, rest assured we know that there is 7 such a problem, and through the witness I would like to 8 find out more. 9 MR JENKIN SUEN: Chairman, I heard the chairman's question 10 and I heard Mr Chung's testimony. It seems that 11 regarding Wang Fuk's FS installation, Mr Chung hasn't 12 been there for inspection. If members have other 13 considerations, maybe -- 14 THE HON MR JUSTICE DAVID LOK: Mr Wong said he checked it 15 and there were no problems. What evidence is there -- 16 what actually happens if there is no water leakage? Was 17 it the case that Mr Wong got it wrong or what? 18 MR JENKIN SUEN: What I'm saying is that if there are 19 further questions for Mr Wong, procedurally, where 20 necessary, the Committee can summon the witness back 21 here to address the questions. 22 MR VICTOR DAWES: That possibility will be considered, but 23 as chairman said, the question has been raised and 24 answered. 25 MR SW LEE: Well, let's look at another example.</p>	<p>1 you wouldn't know, would you? 2 MR CHUNG KIT MAN: Well, let me put it this way. Water 3 storage 90 per cent and water leakage, I think this is 4 a bit ambiguous. I didn't check for myself at the time. 5 MR SW LEE: Hang on a sec. I'm asking about the water 6 storage capacity. 7 MR CHUNG KIT MAN: Okay. 8 MR SW LEE: If it falls below certain level, would it be 9 replenished? 10 MR CHUNG KIT MAN: Yes. 11 MR SW LEE: Water leakage, obviously there is no water 12 leakage according to the report. 13 MR CHUNG KIT MAN: Yes. 14 MR SW LEE: It seems that there are problems with the fire 15 services water pump. 16 Now, here in FS251, like block A, there is nothing 17 for rectification. 18 MR CHUNG KIT MAN: Yes. 19 MR SW LEE: So my question is, for blocks A and H, you 20 omitted it and you didn't know whether there was 21 anything for rectification? 22 MR CHUNG KIT MAN: Rather than looking at the certificates, 23 we do have the photos. So at that time we would look at 24 the photos. Our company -- you can see that we have 25 a lot of photos. Defects would be photographed and we</p>
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<p>1 MR CHUNG KIT MAN: Okay. 2 MR SW LEE: Another checklist, page 533. That's Wang Chi 3 Court, block H. 4 MR CHUNG KIT MAN: Yes. 5 MR SW LEE: Again this is a checklist for the annual 6 inspection. 7 MR CHUNG KIT MAN: Yes. 8 MR SW LEE: Wang Chi Court. Let's skip to page 534. Water 9 storage, (b) and (d). Again the two, below standard. 10 Can you see that? 11 MR CHUNG KIT MAN: Yes. 12 MR SW LEE: Why don't you look at 251 as well. That's on 13 page 664. 14 Here, there's Wang Chi Court and inspection FS251. 15 Let's jump to the defects, number 16, FH and HR system. 16 According to my understanding, there is no mention of 17 the water storage capacity in the water tank that 18 requires rectification. 19 MR CHUNG KIT MAN: Yes. 20 MR SW LEE: And again, Mr Chung, your signature there. 21 MR CHUNG KIT MAN: Yes. 22 MR SW LEE: Would you stick to the same explanation 23 regarding block A, you omitted it? 24 MR CHUNG KIT MAN: Yes. 25 MR SW LEE: So if I ask you whether we need rectification,</p>	<p>1 would look at the photos. So I agree that 251 and the 2 checklist, the defects are matching. 3 MR SW LEE: I know that the photos are provided to the 4 Committee and produced by your company. 5 MR CHUNG KIT MAN: Yes. 6 MR SW LEE: I've seen them, but not my colleagues. I've 7 seen the 49 photos regarding the inspection and the 8 problems. I didn't see any photos showing any water 9 tanks. 10 MR CHUNG KIT MAN: Yes, because there were no defects. 11 MR SW LEE: Let's go back to the original question. The 12 annual checklist form, why somebody ticked defects, 13 problems? 14 MR CHUNG KIT MAN: I don't know why Wong Kin Wa ticked it 15 like that. It's my responsibility, of course. I did 16 not see it well enough. 17 MR SW LEE: In any case, you seem to be saying that there 18 are no structural problems with the water tank. 19 MR CHUNG KIT MAN: Yes. 20 MR SW LEE: There is no water leakage, from your reply? 21 MR CHUNG KIT MAN: Yes. 22 MR SW LEE: Let's put it on record, your testimony. 1535, 23 paragraph 19. Let me start from paragraph 19, second 24 sentence. That's a statement dated 25 February 2026: 25 "According to my understanding, for FS water tank</p>

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<p>1 there is no need to pave it with any tiles. The water 2 store there is for putting out fire. There is no need 3 for it to be pure. So I don't understand why there is 4 a reason for that and for fixing the water tank, there 5 is no need for three months." 6 Is it your testimony? 7 MR CHUNG KIT MAN: Yes. 8 MR SW LEE: So simply put, you think it's purpose to pave it 9 with tiles? 10 MR CHUNG KIT MAN: No. 11 MR SW LEE: Before I go to the next question, let me show 12 you another document. That's the repair or the repair 13 contract. That's bundle H, page 55. Just to let you 14 know what we're looking at, this is about the renovation 15 contract for Wang Fuk Court. 16 MR CHUNG KIT MAN: Yes. 17 MR SW LEE: You see in orange, "Wang Fuk Court", the 18 operating agent, the Incorporated Owners, and also 19 Will Power and the architect. 20 MR CHUNG KIT MAN: Yes. 21 MR SW LEE: Let's turn to page 137. This is part of the 22 contract. That's the quotation breakdown. So you have 23 the project. There is a quotation there. There's the 24 breakdown of the price. 25 MR CHUNG KIT MAN: Okay.</p>	<p>1 builders. 2 MR SW LEE: What you're saying is that since there is no 3 leakage, there is no need to engage in any works for the 4 water tanks? 5 MR CHUNG KIT MAN: Well, I should say that the fire service 6 water tank is for putting out fires. What kind of water 7 is in the tank is up to the Water Services Department. 8 It could be fresh water or saltwater. My understanding 9 is that we don't need it to be fresh water, not drinking 10 water. So there is no need to pave tiles because 11 usually we don't put fresh water in those tanks. 12 MR SW LEE: All right. I'd like to jump to the next topic. 13 So when a decision is made to repair water tanks and 14 that tiles should be paved, from Mr Wong and your 15 evidence there is a need to first clear the tank because 16 you can't work when there's water inside? 17 MR CHUNG KIT MAN: Well, you could just let out the water by 18 unplugging it. 19 MR SW LEE: But then there is a problem here because the 20 tank is connected to the upfeed pump. 21 MR CHUNG KIT MAN: Yes. 22 MR SW LEE: So if you just let out the water, the water will 23 just be pulled back up via the pump. 24 MR CHUNG KIT MAN: Yes. 25 MR SW LEE: So when you let out the water in the tank, you</p>
Page 22	Page 24
<p>1 MR SW LEE: Page 155, part 6, miscellaneous project. 2 MR CHUNG KIT MAN: Okay. 3 MR SW LEE: 6.2A, please spend some time reading through 4 this, in particular point number 6. 5 MR CHUNG KIT MAN: Do I have to read through all of these? 6 MR SW LEE: In particular 6. Yes. 7 MR CHUNG KIT MAN: Okay. Done. 8 MR SW LEE: My understanding is it's not just about the 9 water tank on the rooftop, it's about water tank in 10 general. 11 MR CHUNG KIT MAN: Correct. 12 MR SW LEE: Number 6 in particular is about the finishes of 13 the water tank. 14 MR CHUNG KIT MAN: Yes. 15 MR SW LEE: It should be plastered and paved with the white 16 tiles. 17 MR CHUNG KIT MAN: Yes. 18 MR SW LEE: You don't seem to agree with this, do you? This 19 is a common practice. 20 MR CHUNG KIT MAN: No, I don't think it is a common 21 practice. 22 MR SW LEE: Well, in your so many years of experience, have 23 you ever paved tiles for water tanks for fire services? 24 MR CHUNG KIT MAN: Well, I have to say that I don't do that. 25 We don't do water tanks. This is actually the work of</p>	<p>1 must first switch off the upfeed pump. 2 MR CHUNG KIT MAN: Yes. 3 MR SW LEE: Only by doing that can you clear all the water 4 out from the tank? 5 MR CHUNG KIT MAN: Yes. 6 MR SW LEE: So when you turn off the switch you need to turn 7 off the upfeed pump? 8 MR CHUNG KIT MAN: Yes, you must do that. 9 MR SW LEE: So that is the upfeed pump in the pump room, not 10 the booster pump? 11 MR CHUNG KIT MAN: Practically, yes. 12 MR SW LEE: Well, what do you mean by "practically"? So 13 this is what you have to do; right? 14 MR CHUNG KIT MAN: Well, yes -- 15 MR SW LEE: You won't switch off the booster pump, right, 16 because the booster pump is related to the fire service 17 pump? 18 MR CHUNG KIT MAN: Well, I say "practically" because 19 I understand that -- well, outside, even if there is no 20 water in the water tank, then you will need to submit an 21 SDN, and due to safety reasons, the fire pump would need 22 to be turned off. But to me, I don't think it really is 23 necessary. 24 MR SW LEE: So that's why you said "practically", that only 25 the upfeed pump should be switched off?</p>

Page 25	<p>1 MR CHUNG KIT MAN: Yes.</p> <p>2 MR SW LEE: Well, let's look at the repair works done in</p> <p>3 October.</p> <p>4 THE HON MR JUSTICE DAVID LOK: I don't quite understand the</p> <p>5 answer. Since I've switched off the upfeed pump,</p> <p>6 I should just turn off the booster pump?</p> <p>7 MR CHUNG KIT MAN: No, you can't say that. Let me try to</p> <p>8 explain it more in detail. When a fireman has to put</p> <p>9 out a fire, they would first smash the break-glass, and</p> <p>10 when the fire alarm goes off, then actually you would</p> <p>11 use the water from the water tank, but when there is no</p> <p>12 water from the tank, even if you turn on the pump there</p> <p>13 is no use.</p> <p>14 THE HON MR JUSTICE DAVID LOK: So this is understandable</p> <p>15 that this is how things are usually done.</p> <p>16 MR CHUNG KIT MAN: Yes.</p> <p>17 MR SW LEE: Three colleagues, Mr Tong Hing Lun, Mr Tong Siu</p> <p>18 Ming and a part-time worker, Mr Choi Kam Lun --</p> <p>19 MR CHUNG KIT MAN: Yes.</p> <p>20 MR SW LEE: -- on 16 October 2025 first started working on</p> <p>21 the hose to try to replace some of the nozzle and part</p> <p>22 of the hose and the gate valve maybe.</p> <p>23 MR CHUNG KIT MAN: Yes.</p> <p>24 MR SW LEE: Well, Mr Tong Hing Lun, in his statement to the</p> <p>25 police, on page 189, I want you to take a look at</p>	Page 27	<p>1 coming out."</p> <p>2 So this is also reasonable; right? After you</p> <p>3 replace the parts you have to test it out?</p> <p>4 MR CHUNG KIT MAN: Of course.</p> <p>5 MR SW LEE: So you need to turn on the valve again to test</p> <p>6 whether water will flow out?</p> <p>7 MR CHUNG KIT MAN: Yes.</p> <p>8 MR SW LEE: Mr Tong's description is reasonable?</p> <p>9 MR CHUNG KIT MAN: Yes.</p> <p>10 MR SW LEE: Well, he said that there is no water coming out</p> <p>11 of the hose, so Mr Tong went to Wang Yan House, Wang Tao</p> <p>12 House and Wang Sun House to check the water tanks on the</p> <p>13 roof, and during that time Mr Tong found that no water</p> <p>14 was in all three water tanks and actually there were</p> <p>15 tiles being paved on the water tanks. So he asked and</p> <p>16 learned that all eight water tanks at Wang Fuk Court are</p> <p>17 being repaired and therefore all the water has been let</p> <p>18 out from the water tanks, and therefore he told</p> <p>19 Mr Chung, his boss, and that afternoon he also notified</p> <p>20 the management and then left for the day.</p> <p>21 So I want you to confirm that you had a conversation</p> <p>22 with Mr Tong that day.</p> <p>23 MR CHUNG KIT MAN: Yes.</p> <p>24 MR SW LEE: So how did you two communicate?</p> <p>25 MR CHUNG KIT MAN: We talked on the phone.</p>
Page 26	<p>1 paragraph 5. Do you agree with this; he said on</p> <p>2 16 October, 10 am in the morning --</p> <p>3 THE HON MR JUSTICE DAVID LOK: So which bundle is that?</p> <p>4 MR SW LEE: It's bundle R1. This is Mr Tong's statement to</p> <p>5 the police. He said:</p> <p>6 "On 16 October at 10 am, I, which is Mr Tong,</p> <p>7 together with part-time worker Mr Choi Kam Lun and</p> <p>8 full-time worker Mr Tong Siu Ming went to Wang Fuk Court</p> <p>9 to work on replacement work in the fire hose system."</p> <p>10 Moving to row 6, he said:</p> <p>11 "I went to the roof to switch off the gate valve of</p> <p>12 the water tank so that there wouldn't be a lot of water</p> <p>13 gushing out when I replace the parts, so I didn't check</p> <p>14 whether there is water in the water tank."</p> <p>15 So what he's trying to say, that before he started</p> <p>16 the replacement works, he first needed to switch off the</p> <p>17 gate valve of the water tank on the roof.</p> <p>18 MR CHUNG KIT MAN: Yes.</p> <p>19 MR SW LEE: So this is what he needs to do; right?</p> <p>20 MR CHUNG KIT MAN: Yes.</p> <p>21 MR SW LEE: Reading on:</p> <p>22 "After completing Wang Yan House and Wang Tao House</p> <p>23 works photos would be taken, and then Choi Kam Lun will</p> <p>24 go to the roof to turn on the switches or the valves</p> <p>25 again for me to test it out. But I didn't see any water</p>	Page 28	<p>1 MR SW LEE: So he told you, "Oh, all the water has been let</p> <p>2 out from the water tanks."</p> <p>3 MR CHUNG KIT MAN: Right.</p> <p>4 MR SW LEE: What instructions did you give him?</p> <p>5 MR CHUNG KIT MAN: I said, "Have you asked the management?"</p> <p>6 He said, "Yes, they are working on the water tanks</p> <p>7 and therefore they have let out all the water."</p> <p>8 I asked whether they have submitted the SDNs and he</p> <p>9 said he has asked.</p> <p>10 MR SW LEE: Yes. Let's first take this out. Let's not talk</p> <p>11 about this now because that's not under your work.</p> <p>12 But going back to 16 October, at 5 pm that day,</p> <p>13 after talking to Mr Tong via the phone, you know that at</p> <p>14 least three houses have empty water tanks and there is</p> <p>15 no water.</p> <p>16 MR CHUNG KIT MAN: Yes.</p> <p>17 MR SW LEE: Because they need to repair it and they need to</p> <p>18 pave tiles.</p> <p>19 MR CHUNG KIT MAN: Correct.</p> <p>20 MR SW LEE: To make sure that no water will flow back in the</p> <p>21 water tank, you must switch off the upfeed pump.</p> <p>22 MR CHUNG KIT MAN: Yes.</p> <p>23 MR SW LEE: So on 16 October 2025 you should know that the</p> <p>24 upfeed pump has been turned off.</p> <p>25 MR CHUNG KIT MAN: Well, I can say that.</p>

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<p>1 MR SW LEE: Well, do you know that? 2 MR CHUNG KIT MAN: I assumed so. I know. 3 MR SW LEE: Because if you don't switch off the upfeed pump 4 then water will just keep on being pumped into the tank. 5 MR CHUNG KIT MAN: Yes. 6 MR SW LEE: You are an expert, you are a professional in 7 this. 8 MR CHUNG KIT MAN: Yes. 9 MR SW LEE: So if they need to repair the water tank, then 10 of course the upfeed pump would need to be switched off. 11 MR CHUNG KIT MAN: Right. 12 MR SW LEE: You're saying that even the booster pump may be 13 turned off. So on 16 October, this is what you know. 14 MR CHUNG KIT MAN: Right. 15 MR SW LEE: Going to paragraph 6, we know that works 16 continued on 17 October. Mr Tong, together with the 17 other workers, completed works in the other five houses. 18 MR CHUNG KIT MAN: Right. 19 MR SW LEE: And he also told you that there is no water in 20 the other five water tanks? 21 MR CHUNG KIT MAN: He didn't tell you that. 22 MR SW LEE: He didn't tell you. Did you ask? 23 MR CHUNG KIT MAN: I did ask but I didn't ask them. 24 MR SW LEE: Who did you ask? 25 MR CHUNG KIT MAN: I asked Ms Cheng from the management.</p>	<p>1 test your replaced parts; right? 2 MR CHUNG KIT MAN: Right. 3 MR SW LEE: How about you listen to my question first. 4 MR CHUNG KIT MAN: Okay. 5 MR SW LEE: In this hearing we heard a resident say that he 6 tried to put out the fire, he turned on the fire hose, 7 the water that came out could barely be enough to wash 8 your hands. You couldn't even shower with the water 9 coming out from the hose. This is an undesirable 10 situation; right? 11 MR CHUNG KIT MAN: Definitely. 12 MR SW LEE: I know that you didn't submit the SDNs. But on 13 16 October, when you know that you could only do the 14 replacement yet you couldn't test out what you repaired 15 did you think of telling ISS directly that you're not 16 able to complete the works because you're not able to 17 test it out? 18 MR CHUNG KIT MAN: I didn't think about that. 19 THE HON MR JUSTICE DAVID LOK: Just now you emphasised that 20 on 17 October you talked on the phone with Ms Cheng. 21 You checked your record. Do you actually have the exact 22 time on the phone call? 23 MR CHUNG KIT MAN: Yes. It was 12.06. 24 THE HON MR JUSTICE DAVID LOK: Can you show that to us? 25 MR SW LEE: I could handle that all together, chairman,</p>
Page 30	Page 32
<p>1 MR SW LEE: When did you ask? 2 MR CHUNG KIT MAN: 17 October. 3 MR SW LEE: When did you ask? 4 MR CHUNG KIT MAN: 12.06. 5 MR SW LEE: How did you ask her? 6 MR CHUNG KIT MAN: Via the phone. 7 MR SW LEE: You called Ms Cheng from ISS? 8 MR CHUNG KIT MAN: Right. 9 MR SW LEE: What did you ask? 10 MR CHUNG KIT MAN: I said, "Have you submitted the SDN?" 11 She said, "Yes, they're working on the water tanks." 12 I said, "You have to return part 3 of the SDN to me 13 after completion of the works, telling me that the tanks 14 are now functioning again." 15 I only remember that now. I actually didn't think 16 about it that time. It was only when I called to check 17 records that I remember, so I am sure that it happened 18 at 12.06. 19 MR SW LEE: So on 16 October 2025 you knew of the repair 20 works and the water tanks. 21 MR CHUNG KIT MAN: Right. 22 MR SW LEE: And it's not only three houses, it's eight 23 houses, the entire Wang Fuk Court. 24 MR CHUNG KIT MAN: Right. 25 MR SW LEE: You know that after, you wouldn't be able to</p>	<p>1 because I still have a couple of questions. 2 THE HON MR JUSTICE DAVID LOK: Yes. 3 MR SW LEE: On 16 and 17 October, parts were replaced -- 4 MR CHUNG KIT MAN: Right. 5 MR SW LEE: -- but it's not ideal because you were not able 6 to test it out. 7 Next repairs were done in November. 8 MR CHUNG KIT MAN: Right. 9 MR SW LEE: Mr Li Chun Yin will give evidence later on. 10 MR CHUNG KIT MAN: Yes. 11 MR SW LEE: I want you to take a look at the statement given 12 by him. On page 1537 of the bundle we see Mr Li's 13 statement. Paragraph 5 on page 1538. Basically, he 14 said that on 19 November 2025 at around 11 am he went 15 with Wong Kin Wa to do repairs mainly to replace the 16 fire alarm system and also the circuit breaker of the 17 upfeed pump. 18 As these repairs need to be made, there might be 19 electric shock, hence there is a need to switch off the 20 main switch of the fireman pump before they can begin 21 work. 22 Based on him saying that he needs to turn off the 23 main switch, to your understanding, is he talking about 24 the lever switch? 25 MR CHUNG KIT MAN: Yes.</p>

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<p>1 MR SW LEE: So he said he has to turn off this switch before 2 he can begin works; do you agree with him? 3 MR CHUNG KIT MAN: Yes, I agree. 4 MR SW LEE: Then he said that he himself walked through all 5 eight buildings of Wang Fuk Court to check the fire 6 alarms and found that they were all switched off because 7 the fire service main switch is actually connected to 8 the water tanks and all the fire alarms are connected. 9 Therefore, all eight buildings' fire service pumps would 10 be turned off. 11 So, as I was saying just now, if you turn off the 12 fire service lever switch, then the booster pump and the 13 fire alarm would all be switched off. 14 MR CHUNG KIT MAN: Yes. 15 MR SW LEE: So what he said is reasonable? 16 MR CHUNG KIT MAN: Yes. 17 MR SW LEE: So, "I immediately told this to Mr Wong Kin Wa, 18 Mr Chung Kit Man [that's you] and Ms Cheung from 19 Victory Fire." I'd like to stop here. 20 You have provided us with seven WhatsApp 21 screenshots. 22 MR CHUNG KIT MAN: Yes. 23 MR SW LEE: My understanding is that it's a WhatsApp group 24 which you were not part of. 25 MR CHUNG KIT MAN: Correct.</p>	<p>1 MR CHUNG KIT MAN: Well, not really. Probably between 2 17 and 18 November. The renovation was from 17 to 3 26 October. At the time it was just Mr Lam who worked, 4 and then Mr Li Chun Yin went to work on the break-glass 5 unit and fire alarm. The WhatsApp record was just to 6 let Ms Cheung Ka Man write or prepare the staff report. 7 MR SW LEE: All right. Let's go downwards. We can see the 8 date, 19 November, Wednesday. Mr Li was added to this 9 group. 10 MR CHUNG KIT MAN: Correct. 11 MR SW LEE: And then at 11.54 hours, Mr Li said the fire 12 pump was switched off. 13 MR CHUNG KIT MAN: Yes. 14 MR SW LEE: In these seven screenshots of WhatsApp, the same 15 messages were shown. 16 MR CHUNG KIT MAN: Yes. 17 MR SW LEE: That is the fire pump was switched off. 18 Honestly, when I read this message, I just knew that the 19 fire pump has been switched off but not the main switch. 20 MR CHUNG KIT MAN: Yes. 21 MR SW LEE: Was that what you understood? 22 MR CHUNG KIT MAN: No. 23 MR SW LEE: I will clarify with you later on. You said no, 24 just the fire pump. I'm going to ask you later. 25 For this message, let's go back to the first</p>
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<p>1 MR SW LEE: How did you know of this WhatsApp group? 2 MR CHUNG KIT MAN: Ms Cheung told me about this WhatsApp 3 group and the "Li" in the WhatsApp group is actually 4 Ms Cheung. 5 MR SW LEE: Let us take a look at WhatsApp screenshots, R1, 6 pages 686 to 692. Let us take a look at the top, 7 "Wang Yan House, block A, Wang Fuk Court". 8 MR CHUNG KIT MAN: Mm-hmm. 9 MR SW LEE: And then there are smaller characters. 9757, we 10 note this is the mobile phone number of Mr Li Chun Yin. 11 MR CHUNG KIT MAN: Yes. 12 MR SW LEE: Jack is a part-timer, Mr Leung Chun Man, or 13 Leung Man Chun? 14 MR CHUNG KIT MAN: Yes, Leung Man Chun. 15 MR SW LEE: He was responsible for replacing the lighting 16 system on that day. 17 MR CHUNG KIT MAN: Yes. 18 MR SW LEE: And you just now said the character "Li" 19 referred to Ms Cheung. 20 MR CHUNG KIT MAN: Yes. 21 MR SW LEE: Let us go to the top of the WhatsApp screenshot. 22 This is the replaced nozzle picture. 23 MR CHUNG KIT MAN: Correct. 24 MR SW LEE: The next picture, the new and the old nozzles. 25 So these two pictures show the situation in October?</p>	<p>1 picture. At 11.54 hours there came this message. As 2 far as you were concerned, were there any other messages 3 afterwards? 4 MR CHUNG KIT MAN: Well, I only knew that there was this 5 group afterwards. 6 MR SW LEE: That is not my question. My question is that 7 you knew that there was this group afterwards and you 8 did take a look at the chats? 9 MR CHUNG KIT MAN: Yes. 10 MR SW LEE: Only afterwards did you decide to submit these 11 chats to the Independent Committee and the police. 12 MR CHUNG KIT MAN: Yes. 13 MR SW LEE: So my question is, page 686, take these 14 screenshot as an example, at 11.54 hours, after this 15 message sent at 11.54, as you can recollect, were there 16 any other messages in this WhatsApp group? 17 MR CHUNG KIT MAN: Regarding the fire pump being switched 18 off? No. 19 MR SW LEE: No, I mean about anything. This group was 20 created for work, so anything in discussion should be 21 about the situation in block A. 22 MR CHUNG KIT MAN: Yes. 23 MR SW LEE: And the same goes for other groups, say block B, 24 block C, block D, and definitely you won't talk about 25 going to a barbecue.</p>

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1 MR CHUNG KIT MAN: Sure.
 2 MR SW LEE: So after the message sent at 11.54, my question
 3 is actually very simple, you did take a look at the
 4 chats of this group. As far as you can recollect, after
 5 the message sent at 11.54, were there any other messages
 6 sent afterwards?
 7 MR CHUNG KIT MAN: Can I clarify? I wasn't in this group,
 8 nor did I check whether there were any messages in the
 9 group. I cannot answer you.
 10 MR SW LEE: Well, we can probably ask Mr Li to see if he can
 11 help.
 12 MR CHUNG KIT MAN: Okay.
 13 MR SW LEE: Just now I cut in on you. You said based on
 14 what you know, the fire pump was switched off and, as
 15 you understood, not the fire pump. So can you tell us
 16 what else you know and how you know?
 17 MR CHUNG KIT MAN: Ms Cheung Ka Man told me. Mr Li Chun
 18 Yin, first of all, made a call to Cheung Ka Man to see
 19 if he needed to continue with the works. Then Ms Cheung
 20 Ka Man told me the situation.
 21 MR SW LEE: You just now said that Mr Li asked whether he
 22 needed to continue.
 23 MR CHUNG KIT MAN: Yes.
 24 MR SW LEE: So he felt probably he shouldn't continue?
 25 MR CHUNG KIT MAN: Right. The pump has been switched off,

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1 so he needed to check. He needed to report the matter
 2 to us. At that time I talked to Cheung Ka Man. I asked
 3 her to ask him to check whether the pumps in all the
 4 blocks had been switched off and he made it very clear
 5 that the lever switch had been switched off. And when
 6 it had been switched off, then the BGU would be turned
 7 off as well.
 8 So a clear message was sent, that is the lever
 9 switch was switched off.
 10 MR SW LEE: So he sought instructions in the end?
 11 MR CHUNG KIT MAN: Well, I gave him two instructions.
 12 MR SW LEE: "The pump is switched off, the main power switch
 13 switched off. Should we continue, Mr Chung?"
 14 MR CHUNG KIT MAN: Well, I didn't answer directly but my
 15 message was to continue.
 16 MR SW LEE: Well, if you didn't say that, no one would know.
 17 MR CHUNG KIT MAN: Well, I definitely didn't tell him.
 18 I told Ms Cheung Ka Man. Probably in the process he
 19 asked me that question, probably I have answered. At
 20 that time, I didn't object -- well, I wouldn't ask him
 21 not to do it. I agree with this.
 22 MR SW LEE: So on the 19th, to put it simply, can you
 23 confirm, whether directly or indirectly you gave him the
 24 instruction: even if the main power switch has been
 25 switched off, continue with works?

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1 MR CHUNG KIT MAN: Yes.
 2 MR SW LEE: Was that the instruction you gave him?
 3 MR CHUNG KIT MAN: Yes.
 4 MR SW LEE: And you knew that after the replacement works of
 5 the parts, then a test would not be able to be
 6 conducted?
 7 MR CHUNG KIT MAN: True.
 8 MR SW LEE: So cast your mind back. On 19 November, if he
 9 didn't proceed with the works then it had nothing to do
 10 with you. No one could complain about you; is that
 11 correct?
 12 MR CHUNG KIT MAN: No, I don't agree.
 13 MR SW LEE: It wasn't you who switched off the power switch,
 14 according to what you said.
 15 MR CHUNG KIT MAN: Yes.
 16 MR SW LEE: And you knew that the work could not be done
 17 because part of the work couldn't be completed and that
 18 would lead to responsibility issues.
 19 MR CHUNG KIT MAN: No, it won't. Please continue with your
 20 questions.
 21 MR SW LEE: So you thought there weren't any problems,
 22 you could continue; right?
 23 MR CHUNG KIT MAN: Well, it is not the case that we won't
 24 conduct the checks. We would conduct the checks.
 25 MR SW LEE: The second thing I'd like to show you, according

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1 to what you said, the main power switch has been
 2 switched off. You knew this because you received a call
 3 or Mr Chung talked to Ms Cheung; right?
 4 A source of information was given to you. There
 5 were two video recordings submitted to the police and
 6 the Independent Committee.
 7 MR CHUNG KIT MAN: Yes.
 8 MR SW LEE: Have you taken a look at these two videos?
 9 MR CHUNG KIT MAN: Yes.
 10 MR SW LEE: I'd like you to watch these videos again. The
 11 first one is about block F.
 12 (Video played)
 13 VIDEO RECORDING: Wang Fuk Court block F. The upfeed pump
 14 has been switched off and I guess all have been switched
 15 off. G, H, F, all of them have been switched off as
 16 well.
 17 THE HON MR JUSTICE DAVID LOK: What is the reference?
 18 MR SW LEE: In R1 as well, R1. Well, this is a video file.
 19 It is not in the bundle. It is in a folder R1 and
 20 a folder marked "Videos".
 21 Based on this video clip, can you confirm with us,
 22 first of all, it was Mr Wong taking the video and as --
 23 on 19 November 2025 the video was taken on this day?
 24 MR CHUNG KIT MAN: Yes.
 25 MR SW LEE: And the video showed the pump room, not the

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<p>1 booster pump room?</p> <p>2 MR CHUNG KIT MAN: Agreed.</p> <p>3 MR SW LEE: And that was the upfeed pump?</p> <p>4 MR CHUNG KIT MAN: Yes.</p> <p>5 MR SW LEE: The second video clip about block G.</p> <p>6 (Video played)</p> <p>7 VIDEO RECORDING: The power switch has been switched off.</p> <p>8 This is block "girl". The switch was off. For the</p> <p>9 upfeed pump, it was removed. It wasn't connected yet,</p> <p>10 as the valve was to be replaced. Likewise, this video</p> <p>11 clip was taken on 19 November by Mr Wong Kin Wa.</p> <p>12 MR CHUNG KIT MAN: Yes.</p> <p>13 MR SW LEE: That is the pump room of block G, not the</p> <p>14 booster pump room?</p> <p>15 MR CHUNG KIT MAN: Correct.</p> <p>16 MR SW LEE: And it shows the upfeed pump?</p> <p>17 MR CHUNG KIT MAN: Yes.</p> <p>18 MR SW LEE: It shows the panels showing that the switch was</p> <p>19 off.</p> <p>20 MR CHUNG KIT MAN: Yes.</p> <p>21 MR SW LEE: Was it the independent power switch for the</p> <p>22 upfeed pump, that is the red one as shown on the screen;</p> <p>23 is that correct?</p> <p>24 MR CHUNG KIT MAN: Correct.</p> <p>25 MR SW LEE: It wasn't about the situation of the lever</p>	<p>1 MR CHUNG KIT MAN: Okay.</p> <p>2 MR SW LEE: You came to realise only at that time that the</p> <p>3 upfeed pump also had the same situation. According to</p> <p>4 you, not just the upfeed pump, even the master switch</p> <p>5 has been switched off.</p> <p>6 MR CHUNG KIT MAN: Yes.</p> <p>7 MR SW LEE: And at that time you still made the decision:</p> <p>8 let it be; even if we couldn't conduct the test,</p> <p>9 continue with works?</p> <p>10 MR CHUNG KIT MAN: Well, can I answer in detail? Our</p> <p>11 general practice is that when we know that an SDN has</p> <p>12 been submitted and the system has been officially</p> <p>13 stopped, in that process, we won't conduct a completion</p> <p>14 test because if we were to do so, then we would have to</p> <p>15 issue a certificate within 14 days. And when we know</p> <p>16 that the system has been stopped, even if we have</p> <p>17 conducted the completion test, how would we know when</p> <p>18 the system would be activated once again? So the</p> <p>19 general practice is that we wait for you to finish -- we</p> <p>20 wait for you to activate the system and then we conduct</p> <p>21 the completion test.</p> <p>22 MR SW LEE: Is it what you want to tell us in detail?</p> <p>23 MR CHUNG KIT MAN: Yes. That is the general practice.</p> <p>24 MR SW LEE: I'm not talking about the general practice.</p> <p>25 I want to focus on the practice adopted at Wang Fuk</p>
Page 42	Page 44
<p>1 switch?</p> <p>2 MR CHUNG KIT MAN: Correct.</p> <p>3 MR SW LEE: As we said just now, as early as on</p> <p>4 19 October -- well, it should be 16 October, when you</p> <p>5 were carrying out the remedial works, that wasn't</p> <p>6 something new. You should be able to understand that</p> <p>7 for all eight blocks the upfeed pumps for all eight</p> <p>8 blocks have been switched off.</p> <p>9 MR CHUNG KIT MAN: Yes.</p> <p>10 MR SW LEE: Why was it only until 19 November, don't mind me</p> <p>11 saying so, it seemed that it occurred to you just then</p> <p>12 as something new?</p> <p>13 MR CHUNG KIT MAN: Well, the background is that I asked</p> <p>14 Mr Wong Kin Wa to look into the matter. He went to</p> <p>15 block G, he took a look at that. The conclusion he gave</p> <p>16 me was they didn't just work on the water tanks. The</p> <p>17 pump of the upfeed pump was also removed as well. So we</p> <p>18 didn't know what works were being conducted at that</p> <p>19 time. So we didn't know what the project as a whole</p> <p>20 would contain or would entail. We knew that an SDN had</p> <p>21 been submitted. That's why I asked him to report the</p> <p>22 matter to Ms Cheng. That is all the systems have been</p> <p>23 switched off.</p> <p>24 MR SW LEE: Well, my concern is that however -- let's talk</p> <p>25 about 19 November, not October.</p>	<p>1 Court.</p> <p>2 MR CHUNG KIT MAN: Yes.</p> <p>3 MR SW LEE: Let's see if you agree with me.</p> <p>4 After completing the annual inspection, as</p> <p>5 a registered fire service installation contractor, the</p> <p>6 inspector completed the certificate and reported what</p> <p>7 needed to be repaired, what was at fault. Seriously</p> <p>8 speaking, Victory Fire has completed its work in</p> <p>9 relation to the annual inspection?</p> <p>10 MR CHUNG KIT MAN: Correct.</p> <p>11 MR SW LEE: Unless there is something wrong with the annual</p> <p>12 inspection, otherwise, any issue about the fire system</p> <p>13 would have nothing to do with Victory Fire?</p> <p>14 MR CHUNG KIT MAN: Correct.</p> <p>15 MR SW LEE: And when you submit the bid and accept the</p> <p>16 request by ISS to be responsible for remedial works,</p> <p>17 well, excuse me for being vulgar or colloquial, if you</p> <p>18 didn't touch it, then it would have nothing to do with</p> <p>19 you, but then if you put your hand on it, then you have</p> <p>20 to be held accountable. Do you agree?</p> <p>21 MR CHUNG KIT MAN: Yes.</p> <p>22 MR SW LEE: Well, we know we couldn't just ask any ordinary</p> <p>23 electrician/plumbing worker to do so.</p> <p>24 MR CHUNG KIT MAN: Right.</p> <p>25 MR SW LEE: Only you, Mr Chung, someone with a licence could</p>

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<p>1 do it.</p> <p>2 MR CHUNG KIT MAN: Right.</p> <p>3 MR SW LEE: After replacement of parts, if the system has</p> <p>4 a fault, if it cannot operate, then you have to be held</p> <p>5 accountable.</p> <p>6 MR CHUNG KIT MAN: Right.</p> <p>7 MR SW LEE: You are responsible for the safety of the block.</p> <p>8 MR CHUNG KIT MAN: Right.</p> <p>9 MR SW LEE: But if you cannot conduct a test, you have done</p> <p>10 the repairs, but you don't know if the system operates</p> <p>11 normally. See if you agree with me or not.</p> <p>12 There is a significant responsibility.</p> <p>13 MR CHUNG KIT MAN: Well, I don't agree. When we conduct</p> <p>14 repair works, the system has already been shut down, and</p> <p>15 after we have completed the repair works, then the</p> <p>16 system was still being shut down. After the blaze,</p> <p>17 a firefighter gave me a call. He wanted to use the</p> <p>18 outlet valve. He saw that the valve was very new.</p> <p>19 I told the firefighter it could be used, despite the</p> <p>20 fact that I didn't issue a certificate. If I hadn't</p> <p>21 replaced the valve, the system was still being shut</p> <p>22 down, would the firefighter use it? I'm not sure. So</p> <p>23 for me, despite the lack of certificate, the repair</p> <p>24 works improved the situation as a whole.</p> <p>25 MR SW LEE: So you are actually doing more good than harm,</p>	<p>1 MR SW LEE: Did you go to the scene to look into the matter?</p> <p>2 Any reason?</p> <p>3 MR CHUNG KIT MAN: Yes. Here I'd like to say that I felt</p> <p>4 really bad. I didn't quite remember everything, until</p> <p>5 I saw the bundle and the evidence; I thought when I made</p> <p>6 contact, I think I must have because we would get the</p> <p>7 SDN removal paper and I looked at the WhatsApp record on</p> <p>8 26 November. Ms Cheng sent me some photos on the water</p> <p>9 tank, that's the fire services tank and the transfer</p> <p>10 tank. The completion dates were there.</p> <p>11 I rang her up. I didn't quite remember until</p> <p>12 I looked at the record. I said, "Let me have the SDN</p> <p>13 removal paper for me to do the testing."</p> <p>14 MR SW LEE: Your conversation with Ms Cheng was on day of</p> <p>15 the fire?</p> <p>16 MR CHUNG KIT MAN: No. Before. On the 21st.</p> <p>17 MR SW LEE: 21 November. You asked for the SDN removal</p> <p>18 paper?</p> <p>19 MR CHUNG KIT MAN: So I knew the whole thing. We were still</p> <p>20 waiting for the paper.</p> <p>21 MR SW LEE: Well, we looked at the two clips.</p> <p>22 MR CHUNG KIT MAN: Yes.</p> <p>23 MR SW LEE: According to your evidence, you said Mr Wong had</p> <p>24 sent it in to the WhatsApp group in the Victory Fire</p> <p>25 Engineering.</p>
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<p>1 according to you?</p> <p>2 MR CHUNG KIT MAN: True, that's what I think.</p> <p>3 MR SW LEE: For the remedial works in November we know that</p> <p>4 you didn't go to Wang Fuk Court in October.</p> <p>5 MR CHUNG KIT MAN: Right.</p> <p>6 MR SW LEE: On 26 November, when the blaze happened,</p> <p>7 Victory Fire workers were still at the scene?</p> <p>8 MR CHUNG KIT MAN: Yes.</p> <p>9 MR SW LEE: On the 19th, Wednesday, on the 20th, 21st, 22nd,</p> <p>10 the workers needed to work?</p> <p>11 MR CHUNG KIT MAN: Yes.</p> <p>12 MR SW LEE: Did you conduct remedial works on these dates?</p> <p>13 MR CHUNG KIT MAN: Right. Except Sunday.</p> <p>14 MR SW LEE: On the 26th, Wednesday, the fire happened,</p> <p>15 unfortunately.</p> <p>16 MR CHUNG KIT MAN: Yes.</p> <p>17 MR SW LEE: At around noon you packed your stuff and left</p> <p>18 the scene.</p> <p>19 MR CHUNG KIT MAN: Yes.</p> <p>20 MR SW LEE: Six and a half days in total. Did you,</p> <p>21 Mr Chung, as a licensed professional, go to the scene,</p> <p>22 especially when you knew that that system had been</p> <p>23 switched off and the other system had been switched off</p> <p>24 as well?</p> <p>25 MR CHUNG KIT MAN: No.</p>	<p>1 MR CHUNG KIT MAN: Yes.</p> <p>2 MR SW LEE: So this Victory Fire WhatsApp group is about</p> <p>3 work, I suppose?</p> <p>4 MR CHUNG KIT MAN: Yes.</p> <p>5 MR SW LEE: Of course there may be something that has</p> <p>6 nothing to do with Wang Fuk Court, but are there any</p> <p>7 reasons why you picked these two clips without showing</p> <p>8 the other WhatsApp record to the police or the</p> <p>9 Committee?</p> <p>10 MR CHUNG KIT MAN: Well, I didn't conceal anything.</p> <p>11 MR SW LEE: If I ask you whether you are happy to show us</p> <p>12 the details of the WhatsApp group?</p> <p>13 MR CHUNG KIT MAN: Yes, yes, no problem.</p> <p>14 MR SW LEE: Chairman, I'm conscious of the time. Perhaps we</p> <p>15 can have a break before we proceed.</p> <p>16 THE HON MR JUSTICE DAVID LOK: Let's take a break for</p> <p>17 10 minutes.</p> <p>18 (11.23 am)</p> <p>19 (A short adjournment)</p> <p>20 (11.33 am)</p> <p>21 MR SW LEE: Mr Chung, this is coming to the final part of my</p> <p>22 questions. I'd like to look at the fire and what</p> <p>23 happened next.</p> <p>24 According to the witness statement, you said that on</p> <p>25 26 November -- I'm referring to paragraph 11. According</p>

Page 49	<p>1 to the time, this is before the fire which happened at</p> <p>2 about 2ish. At 1.28 you said Mr Lam -- I suppose this</p> <p>3 is from ISS?</p> <p>4 MR CHUNG KIT MAN: Yes.</p> <p>5 MR SW LEE: The workers from your company finished work and</p> <p>6 left and you're chasing the FS251 --</p> <p>7 MR CHUNG KIT MAN: Yes.</p> <p>8 MR SW LEE: -- because the FSD was chasing that.</p> <p>9 In reply you said that the connecting system could</p> <p>10 not have a certificate because the fire hydrant, fire</p> <p>11 hose reels and manual call points, when inspecting them</p> <p>12 your workers found that there was no water in the tank</p> <p>13 and the power supply for the pumps had been switched</p> <p>14 off.</p> <p>15 So in the conversation Mr Lam understood that</p> <p>16 because of renovation the workers switched off the pumps</p> <p>17 and you asked for the SDN, but that wasn't produced</p> <p>18 immediately and he said it would be made available to</p> <p>19 you later.</p> <p>20 MR CHUNG KIT MAN: Yes.</p> <p>21 MR SW LEE: You're saying that that is the last time you</p> <p>22 contacted with ISS before the fire?</p> <p>23 MR CHUNG KIT MAN: Yes.</p> <p>24 MR SW LEE: Was it by phone?</p> <p>25 MR CHUNG KIT MAN: Yes.</p>	Page 51
Page 50	<p>1 MR SW LEE: The next paragraph, paragraph 12. "After the</p> <p>2 fire" is the heading. At 3.10 Mr Lam rang you again to</p> <p>3 tell you that there was a fire. In the conversation, he</p> <p>4 asked how to reactivate the FSI and you suggested that</p> <p>5 they approach the contractor engaged by Prestige because</p> <p>6 it was them who switched off the power supply and also</p> <p>7 put in place the SDN.</p> <p>8 The next, following paragraphs, you asked Mr Wong to</p> <p>9 go back to Wang Fuk to see whether he could be of</p> <p>10 assistance. You said yes.</p> <p>11 MR CHUNG KIT MAN: Yes.</p> <p>12 MR SW LEE: Paragraph 14, you said that all along you'd been</p> <p>13 chasing the SDN. Are you saying the SDN stopped the</p> <p>14 entire system or the FS251?</p> <p>15 MR CHUNG KIT MAN: They're the same form.</p> <p>16 MR SW LEE: That's the same form. That's in column 2?</p> <p>17 MR CHUNG KIT MAN: Column 3. Column 2 is about extension.</p> <p>18 MR SW LEE: So this document, as far as you are concerned,</p> <p>19 why is it so important? Those who notified the Fire</p> <p>20 Services Department about the suspension of the system</p> <p>21 wasn't you.</p> <p>22 MR CHUNG KIT MAN: Right.</p> <p>23 MR SW LEE: So what you need to know is when the SDN would</p> <p>24 be lifted and you can get on with your work?</p> <p>25 MR CHUNG KIT MAN: Yes. I have to carry out the test and</p>	Page 52
Page 49	<p>1 issue the FS251. The system has been officially</p> <p>2 suspended. I could not carry out the test because it</p> <p>3 would be self-deluding to carry out such a test.</p> <p>4 MR SW LEE: Like many members of the public, on 16 November,</p> <p>5 at 6 pm, we knew the fire was raging.</p> <p>6 MR CHUNG KIT MAN: Yes.</p> <p>7 MR SW LEE: And it involved more than one block.</p> <p>8 MR CHUNG KIT MAN: Yes.</p> <p>9 MR SW LEE: I believe you also cooperated with the police in</p> <p>10 investigation and gave a statement.</p> <p>11 MR CHUNG KIT MAN: Yes.</p> <p>12 MR SW LEE: And you also cooperated with the Committee and</p> <p>13 gave a statement.</p> <p>14 MR CHUNG KIT MAN: Yes.</p> <p>15 MR SW LEE: And told us everything you knew.</p> <p>16 MR CHUNG KIT MAN: Right.</p> <p>17 MR SW LEE: This is being fair to you, although this is not</p> <p>18 what we knew at the beginning.</p> <p>19 I'd like to refer you to a photo. That's H3,</p> <p>20 page 6792. Because in your statement, you didn't</p> <p>21 mention anything on 27 November.</p> <p>22 MR CHUNG KIT MAN: Yes.</p> <p>23 MR SW LEE: But from this screenshot provided by ISS, this</p> <p>24 is from Mr Lam Man Yan's phone.</p> <p>25 So this is 27 November, Thursday, which is the day</p>	Page 51
Page 50	<p>1 after the fire. We see "Hi" here, that's 1.25 am.</p> <p>2 MR CHUNG KIT MAN: Yes.</p> <p>3 MR SW LEE: And then 1.27 am, it said:</p> <p>4 "Mr Chung, can you check whether you have the</p> <p>5 Victory Fire applications for SDN? If yes, please send</p> <p>6 to me. Thanks."</p> <p>7 And then 1.29 am, there is a voice call that lasted</p> <p>8 57 minutes.</p> <p>9 MR CHUNG KIT MAN: Yes.</p> <p>10 MR SW LEE: According to your current understanding, it was</p> <p>11 never Victory Fire that applied for the SDN.</p> <p>12 MR CHUNG KIT MAN: Correct.</p> <p>13 MR SW LEE: When he asked you for the SDN forms, what do you</p> <p>14 think he was asking you for?</p> <p>15 MR CHUNG KIT MAN: Well, he sent it to me at 1.25 am.</p> <p>16 I didn't see it because I was sleeping. It was when he</p> <p>17 made the voice call at 1.29, that was when he woke me</p> <p>18 up.</p> <p>19 Did he give you the rest of the message?</p> <p>20 MR SW LEE: Yes. I think there are two or three pages.</p> <p>21 Here, you can take a look at this page.</p> <p>22 MR CHUNG KIT MAN: Look at the time. He called me at</p> <p>23 1.29 am. We talked for 57 minutes. From 1.45 am to</p> <p>24 1.55 am I sent him two things. He asked me for the SDNs</p> <p>25 and asked whether Victory Fire has SDNs and I said, "No,</p>	Page 52

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1 I'm sleeping. What happened?"
 2 And he said, "Do you have any standard forms?"
 3 I said, "Well, I can give you some words, I can send
 4 you a link, you can go take a look."
 5 Then he said, "How about you search it for me?"
 6 I said, "All right", so I found the link and sent it
 7 to him, I sent him a blank form, a link to the blank
 8 form. That's all. So that was what happened.
 9 MR SW LEE: So that's 57 minutes?
 10 MR CHUNG KIT MAN: Yes, that's part of the conversation
 11 within the 57 minutes.
 12 MR SW LEE: What else did you talk about?
 13 MR CHUNG KIT MAN: He talked about his feelings, he said he
 14 was very scared.
 15 MR SW LEE: What was he scared about?
 16 MR CHUNG KIT MAN: I'm not sure what he was scared about.
 17 At that time, we -- because I have asked for the SDNs
 18 many times, I didn't -- I never saw the SDN. I didn't
 19 know whether they submitted the SDN.
 20 MR SW LEE: Well, he said they did.
 21 MR CHUNG KIT MAN: Do I tell you what else we talked about?
 22 MR SW LEE: Well, I'm trying to understand what you talked
 23 about in those 57 minutes because it's not a short
 24 conversation, it's almost one hour.
 25 MR CHUNG KIT MAN: Yes, this is what I remember. He said

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1 he's very scared. He said he remembers seeing the SDN.
 2 I said, "Well, did you really submit the SDN?"
 3 He said, "Yes."
 4 He said, "Well, the fire alarm didn't go on."
 5 I said, "Did you actually tick that part?"
 6 He said, "I don't think I noticed that."
 7 MR SW LEE: Well, I don't want to be unfair to you to just
 8 try to recall the conversation because I'm sure the ISS
 9 would also have questions for you.
 10 Maybe you can help us with some parts.
 11 MR CHUNG KIT MAN: Yes.
 12 MR SW LEE: At the moment, we only see a couple of
 13 conversations: the WhatsApp group with seven people,
 14 excluding you, with just Ms Cheung, Mr Li, et cetera,
 15 and this conversation. Can you via your lawyer submit
 16 those records to us?
 17 MR CHUNG KIT MAN: Yes.
 18 MR SW LEE: And the chairman has asked you that it seems
 19 that you have talked to involved parties at different
 20 times. It may not actually be text message, but if you
 21 have a voice call, maybe you can send these records to
 22 us so that we have a clearer timeline.
 23 MR CHUNG KIT MAN: Yes, I can do that.
 24 MR SW LEE: The ISS Mr Lam and you should also have
 25 a WhatsApp chat.

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1 MR CHUNG KIT MAN: Yes.
 2 MR SW LEE: Maybe WeChat.
 3 MR CHUNG KIT MAN: We don't have WeChat. It's WhatsApp.
 4 MR SW LEE: Any communication between you and Mr Lam or
 5 Ms Cheng, can you actually find or locate the records
 6 and then submit it to us via your lawyer?
 7 MR CHUNG KIT MAN: Yes.
 8 MR SW LEE: For this 57-minute conversation, you remember
 9 some of the contents you discuss. I just think it's
 10 unfair for you to relay it all to us now. Can you give
 11 another testimony via your lawyer so that we will have
 12 a written statement to base on?
 13 MR CHUNG KIT MAN: Yes.
 14 MR SW LEE: So we wait to hear from your lawyer. Thank you.
 15 I don't have any further questions for Mr Chung.
 16 MR RICHARD KHAW: ISS will have quite some questions.
 17 I think it will take around an hour.
 18 THE HON MR JUSTICE DAVID LOK: I understand.
 19 Examination by MR RICHARD KHAW
 20 MR RICHARD KHAW: Mr Chung, you were giving testimony today
 21 and yesterday.
 22 MR CHUNG KIT MAN: Okay.
 23 MR RICHARD KHAW: I want to go back to some of the evidence
 24 given to us yesterday. You told us that you didn't
 25 conduct an annual inspection in 2024 so I would like to

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1 go back to this further. I'd like to go to the
 2 testimony from yesterday, page 70, row 23. Secretariat
 3 counsel asked you that you started doing annual
 4 inspections for Wang Fuk since 2016. You just didn't
 5 conduct the inspection in 2024.
 6 MR CHUNG KIT MAN: Yes.
 7 MR RICHARD KHAW: Was there any particular reason why you
 8 didn't do it, and then you told us the reason.
 9 First of all, you said in 2024 you submitted
 10 a quotation, but then you didn't receive us, I mean ISS,
 11 returning the signed quotation.
 12 So my understanding is that you didn't have an
 13 agreed contract on the inspection in 2024 and it was
 14 only in March 2025 that Mr Lam Man Yan sent a quotation
 15 to you.
 16 MR CHUNG KIT MAN: Right.
 17 MR RICHARD KHAW: I have a question for you. In relation to
 18 2024, not conducting the annual inspection, you never
 19 explained it in your written statement?
 20 MR CHUNG KIT MAN: Yes, I agree.
 21 MR RICHARD KHAW: Other than no signed agreement between us,
 22 are you saying that in the whole year of 2024 you didn't
 23 conduct any inspection on the fire service equipment or
 24 installation in Wang Fuk Court?
 25 MR CHUNG KIT MAN: I don't quite remember. Can I try to go

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<p>1 into more detail?</p> <p>2 Well, at that time before March 2025 we conducted an</p> <p>3 annual inspection in October of 2023. Usually, if we</p> <p>4 have conducted an annual inspection, then we would get</p> <p>5 in touch within a year. But then of course there would</p> <p>6 be another quotation.</p> <p>7 MR RICHARD KHAW: I understand. In 2024 did you conduct any</p> <p>8 inspection on fire services installation? You're not</p> <p>9 sure; right?</p> <p>10 MR CHUNG KIT MAN: Yes.</p> <p>11 MR RICHARD KHAW: Let's go back to H1. There's a fax here.</p> <p>12 This is 26 October 2023. According to our records, this</p> <p>13 was when ISS invited tenders. So this was not a time</p> <p>14 when any agreements were signed.</p> <p>15 MR CHUNG KIT MAN: Yes.</p> <p>16 MR RICHARD KHAW: In this agreement, it said "Fire services</p> <p>17 system maintenance agreement" and here it says "Wang Fuk</p> <p>18 Court". We can see that this agreement is between ISS</p> <p>19 and Victory Fire.</p> <p>20 Here it said that there should be a scheduled yearly</p> <p>21 inspection, scheduled yearly services of checking the</p> <p>22 fire services system for the fire services installation</p> <p>23 and equipment. And then there's a mention of the per</p> <p>24 hour fees.</p> <p>25 Going down, I think there are four pages in total.</p>	<p>1 MR RICHARD KHAW: Excuse me, I'd like to interrupt.</p> <p>2 Yesterday you never mentioned that you saw this contract</p> <p>3 in 2023.</p> <p>4 MR CHUNG KIT MAN: No, I think I mixed up the time. I was</p> <p>5 referring to October 2023. Because this is for the year</p> <p>6 2024. I'm exactly referring to this document. This is</p> <p>7 not the first time I've seen this document. The first</p> <p>8 time I saw this document is when Mr Lam Man Yan</p> <p>9 WhatsApped it to me. I can also show you the record.</p> <p>10 It was in March.</p> <p>11 MR RICHARD KHAW: Yesterday you very clearly said that in</p> <p>12 2024 you submitted a quotation but you did not receive</p> <p>13 a signed agreement back, so there was no official</p> <p>14 document. Is that wrong?</p> <p>15 MR CHUNG KIT MAN: Yes. What I'm referring to is this</p> <p>16 document.</p> <p>17 MR RICHARD KHAW: So in 2024 there is a contract. Do you</p> <p>18 agree?</p> <p>19 MR CHUNG KIT MAN: No, I do not agree.</p> <p>20 MR RICHARD KHAW: That's all right. I would like to take</p> <p>21 you to G2/2193. This is the 24th Incorporated Owners'</p> <p>22 meeting on 22 April 2024, which was a Monday. If we can</p> <p>23 go to page 2197, 9.2, here it says in paragraph 9, a</p> <p>24 discussion of replacement of fire extinguishers.</p> <p>25 9.1, the management reported that after the</p>
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<p>1 When we go to the last page, here it says that:</p> <p>2 "The owner agrees to pay to the contractor during</p> <p>3 the period of this agreement a maintenance fee of [how</p> <p>4 much] ..."</p> <p>5 And then the second line, it says:</p> <p>6 "This agreement will commence on 1 January 2024 and</p> <p>7 is deemed to continue on a 24-calendar monthly basis</p> <p>8 subject to either party's right to terminate this</p> <p>9 agreement by giving at least one month's written notice</p> <p>10 to the other party ..."</p> <p>11 We see here that to the right Wang Fuk Court</p> <p>12 signature and also the company chop of ISS to the left</p> <p>13 and also a signature.</p> <p>14 Here we see that, starting from 1 January 2024, this</p> <p>15 is a 24-month contract which should last till</p> <p>16 January 2026.</p> <p>17 MR CHUNG KIT MAN: Yes.</p> <p>18 MR RICHARD KHAW: Well, yesterday, your evidence seems not</p> <p>19 to be consistent because you said that in 2024 there is</p> <p>20 no agreed contract. Do you need to amend what you said</p> <p>21 yesterday?</p> <p>22 MR CHUNG KIT MAN: Yesterday I said that in March 2025</p> <p>23 I received this document which said it has been signed</p> <p>24 in 2024. I said, well, 2024 has already passed. That's</p> <p>25 my understanding.</p>	<p>1 quarterly inspection of fire services system, part of</p> <p>2 the extinguishers needed to be replaced. And 9.2 talks</p> <p>3 about what needs to be replaced.</p> <p>4 So here you can see the quotation. The contractor</p> <p>5 in 3 talked about the quotation given by Victory Fire,</p> <p>6 and there's a star next to it. The star said that it's</p> <p>7 the existing maintenance contractor. So that refers to</p> <p>8 2024.</p> <p>9 So, according to the Incorporated Owners' meeting,</p> <p>10 in April 2024 you were the existing contractor for</p> <p>11 maintenance.</p> <p>12 MR CHUNG KIT MAN: I agree with the document, but I didn't</p> <p>13 know of it. I never attended the meeting so I didn't</p> <p>14 know.</p> <p>15 MR RICHARD KHAW: Yesterday in your evidence you said that</p> <p>16 in 2024 there was no contract covering the inspection of</p> <p>17 Wang Fuk Court. Before saying that, did you check</p> <p>18 whether you have done anything for Wang Fuk Court in</p> <p>19 2024?</p> <p>20 MR CHUNG KIT MAN: I checked. We conducted a fire drill.</p> <p>21 That's within 2023 to 2024. There was only a fire</p> <p>22 drill.</p> <p>23 MR RICHARD KHAW: All right. Mr Lee just now asked about</p> <p>24 16 and 17 October on finding out that all eight</p> <p>25 buildings of Wang Fuk Court does not have water in water</p>

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<p>1 tanks. Do you remember those questions?</p> <p>2 MR CHUNG KIT MAN: Yes, I remember.</p> <p>3 MR RICHARD KHAW: Let's go back to your statement,</p> <p>4 paragraphs 5 and 6. You have already seen Mr Tong Hing</p> <p>5 Lun's statement.</p> <p>6 MR CHUNG KIT MAN: Yes.</p> <p>7 MR RICHARD KHAW: In paragraph 5 you found out that -- you</p> <p>8 talked about three buildings in Wang Fuk Court. And</p> <p>9 then on 17 October, the situation you discovered about</p> <p>10 the remaining five blocks of Wang Fuk Court.</p> <p>11 MR CHUNG KIT MAN: Yes.</p> <p>12 MR RICHARD KHAW: And you found that there was no water in</p> <p>13 the water tanks in all eight buildings.</p> <p>14 On 16 October there were two Mr Tongs, Tong Hing Lun</p> <p>15 and Tong Siu Ming, and Mr Choi Kam Lun, when they found</p> <p>16 out there was no water in the water tanks, do you</p> <p>17 remember who told you about the problem?</p> <p>18 MR CHUNG KIT MAN: I don't remember who it was. I remember</p> <p>19 they gave me a phone call.</p> <p>20 MR RICHARD KHAW: It was a phone call or did they WhatsApp</p> <p>21 you?</p> <p>22 MR CHUNG KIT MAN: No, it was a phone call. They don't like</p> <p>23 using WhatsApp. They gave me a phone call.</p> <p>24 MR RICHARD KHAW: Then on 16 October you said in the last</p> <p>25 five lines:</p>	<p>1 MR RICHARD KHAW: In your evidence you didn't mention either</p> <p>2 you or any employee of Victory Fire made any</p> <p>3 investigation into when the fire service installations</p> <p>4 were suspended. You didn't mention that at all in your</p> <p>5 evidence. Do you agree?</p> <p>6 MR CHUNG KIT MAN: Agreed.</p> <p>7 MR RICHARD KHAW: In your evidence you didn't mention either</p> <p>8 you or employees of Victory Fire made enquiries as to</p> <p>9 when these fire service installations would be activated</p> <p>10 once again, no mention at all?</p> <p>11 MR CHUNG KIT MAN: Agreed.</p> <p>12 MR RICHARD KHAW: At that time, you knew that there was no</p> <p>13 water in the fire tanks. You or any employees of</p> <p>14 Victory Fire, did any of you consider conducting an</p> <p>15 inspection to check the situation? Probably just</p> <p>16 a simple inspection would allow you to know that the</p> <p>17 main switch in the booster pump room had been switched</p> <p>18 off. Do you agree?</p> <p>19 MR CHUNG KIT MAN: Well, we didn't consider this.</p> <p>20 MR RICHARD KHAW: If you read your own witness statement,</p> <p>21 page 1533. On this page you said you had drawn</p> <p>22 reference from the SDN and then you came to the</p> <p>23 conclusion on page 1535 -- you said each time the SDN</p> <p>24 comes into force should not exceed 14 days. If in this</p> <p>25 period the fire service installation couldn't resume</p>
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<p>1 "Mr Tong Hing Lun immediately made enquiries with</p> <p>2 Mr Lam, that is the project officer, of Wang Fuk Court.</p> <p>3 There was leakage in the fire service tank of all eight</p> <p>4 blocks. After the enquiry he was given to understand</p> <p>5 that because of ongoing construction works, then the</p> <p>6 fire service tank of all eight blocks had leakage."</p> <p>7 Then you didn't enquire further; is that correct?</p> <p>8 MR CHUNG KIT MAN: Correct.</p> <p>9 MR RICHARD KHAW: Let us go downwards. Let us look at the</p> <p>10 last three lines:</p> <p>11 "As Mr Tong Hing Lun one day ago was told all the</p> <p>12 fire tanks were undergoing renovation works, the water</p> <p>13 tanks had been drained, no further tests were conducted</p> <p>14 on water tanks. Afterwards, Mr Tong Hing Lun, Mr Tong</p> <p>15 Siu Ming and Mr Choi Kam Lun completed the works on that</p> <p>16 day and left Wang Fuk Court at 6 pm on the same day."</p> <p>17 The next paragraph, it's about things that happened</p> <p>18 on 17 and 26 October 2025.</p> <p>19 From 17 October to November 2025, for this one-month</p> <p>20 period, do you agree based on your evidence you did not</p> <p>21 mention at all, either you or Victory Fire, any</p> <p>22 employee, making enquiries about the works of fire</p> <p>23 tanks, that is what fire service installations need to</p> <p>24 be suspended?</p> <p>25 MR CHUNG KIT MAN: Well, I did mention it in my evidence.</p>	<p>1 operation, an application for extension should be made,</p> <p>2 otherwise follow-up should be made with the FSD.</p> <p>3 MR CHUNG KIT MAN: Agreed.</p> <p>4 MR RICHARD KHAW: In your evidence, from 17 October to</p> <p>5 17 November, during this one-month period, you didn't</p> <p>6 mention you had seen any SDN or any application for</p> <p>7 extension thereof; is that correct?</p> <p>8 MR CHUNG KIT MAN: I mentioned that we should ask to apply</p> <p>9 for one.</p> <p>10 MR RICHARD KHAW: You didn't mention that in your evidence;</p> <p>11 is that correct?</p> <p>12 MR CHUNG KIT MAN: Correct.</p> <p>13 MR RICHARD KHAW: But your evidence this morning was that on</p> <p>14 17 October, when asked by your counsel, "I asked</p> <p>15 Ms Cheng of the management office", you told us the</p> <p>16 situation, "while I was preparing my evidence I didn't</p> <p>17 check in detail the court records with them".</p> <p>18 Do you recall that?</p> <p>19 MR CHUNG KIT MAN: Yes.</p> <p>20 MR RICHARD KHAW: Let us take a look at your witness</p> <p>21 statement, page 1531, from paragraph 11 onwards. As</p> <p>22 a matter of fact, you put a correct time as to when you</p> <p>23 talked to some individuals. Say, at 12 o'clock,</p> <p>24 1.28 pm, 3.10 pm, and in paragraph 14, at 6 pm, you said</p> <p>25 Mr Wong Kin Wa acted upon my instructions and requested</p>

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<p>1 Ms Cheng in the flesh an SDN; that is 6 pm on 2 26 November 2025. 3 As for your conversation with Ms Cheng, you set it 4 out very clearly in paragraph 15: 5 "At 6.21 pm on 26 November 2025, I called Ms Cheng 6 and made enquiries, that is was that an SDN." 7 While you were preparing this statement you checked 8 your court record; right? 9 MR CHUNG KIT MAN: Yes, my record on iPhone. Well, at 10 6.21 pm on 26 November, when I knew that the police 11 would take statements with me, that I already captured 12 these screens. I made these screenshots. And back then 13 I didn't know that I could make a call to the 14 telecommunications operator to track records half a year 15 ago. I did have an impression of such a thing but 16 I didn't know around what time and what date. That's 17 why at that time I didn't go out of my way to prepare 18 for this. But I had an impression. But then when 19 I found it didn't match, I thought about it. 20 MR RICHARD KHAW: Simply put, while you were preparing for 21 this witness statement, you had opportunities to check 22 the -- check records and the time and date thereof, but 23 it just so happened for the one on the 17th you forgot 24 it? 25 MR CHUNG KIT MAN: Well, I don't agree. I didn't check that</p>	<p>1 getting an SDN. 2 MR CHUNG KIT MAN: I needed to finish the test and I needed 3 to receive the completion test before I can issue 4 a certificate. And in my WhatsApp record I asked them 5 whether they could start works earlier, that's why they 6 were eager to finish it. I needed to know when the 7 works would be completed. 8 MR RICHARD KHAW: Today, for the very first time, you told 9 us on 17 October she said that she didn't have it with 10 her and she needed to find it. For this one month, 11 between 17 October and 17 November, over this one-month 12 period, you said you did ask Ms Cheng, and no follow-up 13 was mentioned in your witness statement. If she and you 14 knew that you needed to get an SDN, why wasn't any 15 follow-up on this mentioned in your witness statement? 16 MR CHUNG KIT MAN: What is the one-month period you just now 17 mentioned? 18 MR RICHARD KHAW: That is from 17 October to 17 November. 19 But in fact you didn't follow up on it. Do you agree? 20 MR CHUNG KIT MAN: After my phone call, I didn't follow up 21 on this. 22 MR RICHARD KHAW: Let us look at your witness statement, 23 page 1530. Let's see what happened on 17 November to 24 26 November. You replaced the emergency lighting system 25 for all eight blocks of Wang Fuk Court. So let us take</p>
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<p>1 with Ms Cheng. 2 MR RICHARD KHAW: I mean 17 October. Well, 21 November, did 3 you check the chat record on 17 November? 4 MR CHUNG KIT MAN: No. 5 MR RICHARD KHAW: Did you? 6 MR CHUNG KIT MAN: No. 7 MR RICHARD KHAW: During the short break we did ask Ms Cheng 8 about the situation. Ms Cheng told us honestly that she 9 had a phone call with you on 17 October, it was about 10 one minute 6 seconds. You didn't mention anything at 11 all about your phone call with Ms Cheng, and now for the 12 very first time you told us that, "During this chat, 13 I did ask her about the SDN." You remember that? 14 MR CHUNG KIT MAN: Yes. 15 MR RICHARD KHAW: You asked her about getting the SDN. Was 16 it something very important? "Well, I asked you for how 17 long the fire service installations had been suspended." 18 Were you anxious or nervous about it? 19 MR CHUNG KIT MAN: Well, I care so much about it. 20 MR RICHARD KHAW: I didn't say that it was your 21 responsibility, rest assured. I mean you wanted to know 22 what was happening at that time, why was there no water 23 in the tanks? 24 MR CHUNG KIT MAN: I disagree. 25 MR RICHARD KHAW: Then please tell us the reasons for</p>	<p>1 a look at what happened on 19 November. You knew Mr Li 2 Chun Yin and Mr Wong Kin Wa arrived to replace some 3 components of the fire alarm system and the break-glass 4 unit. There was a risk of a power shock and it was 5 found out that the main switch or the master switch had 6 been switched off. Who informed you? 7 MR CHUNG KIT MAN: Well, the first one who informed me was 8 Ms Cheng of our company. Mr Li informed Ms Cheng and 9 she informed me. 10 MR RICHARD KHAW: By phone call; right? 11 MR CHUNG KIT MAN: Yes. 12 MR RICHARD KHAW: Mr Li and Mr Wong found that the master 13 switch had been switched off. Did anyone WhatsApp you 14 about this? Do you still recall? 15 MR CHUNG KIT MAN: Informed me on WhatsApp. Ms Cheung Ka 16 Man informed me on WhatsApp. 17 MR RICHARD KHAW: Understood. 18 MR CHUNG KIT MAN: Do you mean ISS? Do you mean someone 19 from ISS? 20 MR RICHARD KHAW: I mean from your company. 21 MR CHUNG KIT MAN: Yes, Ms Cheung Ka Man WhatsApped me about 22 this. 23 MR RICHARD KHAW: Did you provide this WhatsApp record to 24 the Independent Committee? 25 MR CHUNG KIT MAN: No. Likewise, she made a phone call to</p>

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<p>1 me.</p> <p>2 MR RICHARD KHAW: When you knew workers had discovered that</p> <p>3 the master switch in the pump room had been switched</p> <p>4 off, when you knew this, did you find it surprising?</p> <p>5 Were you shocked?</p> <p>6 MR CHUNG KIT MAN: Yes.</p> <p>7 MR RICHARD KHAW: Was it something that you must follow up</p> <p>8 on?</p> <p>9 MR CHUNG KIT MAN: Well, it didn't have to do with our</p> <p>10 works. However, I was shocked. So I wanted to follow</p> <p>11 up on it, although no one asked me to do so. At least</p> <p>12 we need to report the matter to the management office</p> <p>13 just in case they weren't aware of this.</p> <p>14 MR RICHARD KHAW: Let's not talk about responsibilities.</p> <p>15 I'm not asking about responsibilities.</p> <p>16 You, as a professional, knew that some workers had</p> <p>17 pointed out to you that the master switch had been</p> <p>18 switched off. It would dawn on you to think, "What made</p> <p>19 it happen? Do I need to follow up on it?" This is</p> <p>20 something that you would think; is that correct?</p> <p>21 MR CHUNG KIT MAN: Well, the feeling at that time is whether</p> <p>22 some qualified contractors had done it for them. That</p> <p>23 was what I think.</p> <p>24 MR RICHARD KHAW: Yesterday you heard from Mr Wong in his</p> <p>25 evidence, take a power switch as an example. If it is</p>	<p>1 MR RICHARD KHAW: You just learned from Mr Li and Mr Wong</p> <p>2 that they had spoken to Ms Cheng about this. Mr Wong</p> <p>3 does not agree.</p> <p>4 MR CHUNG KIT MAN: Mr Wong called me before and after and I</p> <p>5 emphasised that you needed to clarify with Ms Cheng.</p> <p>6 MR RICHARD KHAW: Can I have that again?</p> <p>7 MR CHUNG KIT MAN: I emphasised that you needed to tell her</p> <p>8 that all the systems had been suspended.</p> <p>9 MR RICHARD KHAW: Well, of course. Mr Wong knew that</p> <p>10 because Mr Wong was at the scene.</p> <p>11 MR CHUNG KIT MAN: Well, before he talked to Ms Cheng he did</p> <p>12 give me a call. We knew someone had attended to this</p> <p>13 matter. No one informed the FSD. We found that</p> <p>14 problematic. We wanted to tell the management office</p> <p>15 whatever information we had so that they can make</p> <p>16 a decision.</p> <p>17 MR RICHARD KHAW: So you considered it necessary to inform</p> <p>18 the management office of the fact that the master switch</p> <p>19 had been switched off?</p> <p>20 MR CHUNG KIT MAN: Yes. I found it necessary to inform the</p> <p>21 management office. Simply put, it was in relation to</p> <p>22 safety. Indeed, it wasn't about responsibility. All</p> <p>23 the switches had been switched off. Of course I needed</p> <p>24 to tell the management office, just like that.</p> <p>25 MR RICHARD KHAW: Yesterday, in Mr Wong's evidence, it was</p>
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<p>1 turned off for less than 24 hours, the FSD does not have</p> <p>2 to be informed. But if the period is over 24 hours,</p> <p>3 then the FSD needs to be informed. Do you agree?</p> <p>4 MR CHUNG KIT MAN: Yes, for that construction project, yes,</p> <p>5 that company needs to think about this.</p> <p>6 MR RICHARD KHAW: At that time you knew the master switch</p> <p>7 had been switched off, you didn't have any information</p> <p>8 as to how long the master switch had been turned off.</p> <p>9 You didn't have information; is that correct?</p> <p>10 MR CHUNG KIT MAN: Correct.</p> <p>11 MR RICHARD KHAW: It probably had been switched off for over</p> <p>12 24 hours.</p> <p>13 MR CHUNG KIT MAN: Correct.</p> <p>14 MR RICHARD KHAW: In paragraph 8, let's go to the last few</p> <p>15 lines, five lines from the bottom:</p> <p>16 "Mr Li Chun Yin and Wong Kin Wa immediately informed</p> <p>17 Ms Cheng of the management office of Wang Fuk Court.</p> <p>18 Ms Cheng said that because of large-scale renovation</p> <p>19 works, the fire system needed to be suspended. She said</p> <p>20 that an SDN had been submitted to the FSD and had</p> <p>21 already put in place some temporary fire extinguishers</p> <p>22 upon the request of the FSD."</p> <p>23 Mr Li and Mr Wong contacted Ms Cheng. You weren't</p> <p>24 part of this conversation; is that correct?</p> <p>25 MR CHUNG KIT MAN: Correct.</p>	<p>1 similar to yours. Yesterday, for the first time he told</p> <p>2 the Independent Committee that on 19 November he asked</p> <p>3 Ms Cheng about the SDN. Despite the fact that the</p> <p>4 evidence didn't mention that, he told us yesterday that</p> <p>5 he had asked Ms Cheng about the SDN. I'd like to ask</p> <p>6 you, when you asked for SDN, did you instruct Mr Wong to</p> <p>7 do so?</p> <p>8 MR CHUNG KIT MAN: Yes.</p> <p>9 MR RICHARD KHAW: In your evidence, never have you mentioned</p> <p>10 that you instructed Mr Wong to get an SDN from Ms Cheng.</p> <p>11 In your evidence you didn't mention at all before the</p> <p>12 fire you had asked anyone to get an SDN. Do you agree?</p> <p>13 MR CHUNG KIT MAN: On 26 November I seem to have asked</p> <p>14 Mr Lam. You couldn't say I have never asked.</p> <p>15 MR RICHARD KHAW: Regarding what happened on 19 November,</p> <p>16 you gave Mr Wong the instruction to get an SDN from</p> <p>17 Ms Cheng. It was important; right?</p> <p>18 MR CHUNG KIT MAN: Yes.</p> <p>19 MR RICHARD KHAW: But in your evidence to the police, to the</p> <p>20 Independent Committee, you didn't mention anything</p> <p>21 whatsoever about getting an SDN on 19 November. Do you</p> <p>22 agree?</p> <p>23 MR CHUNG KIT MAN: I agree.</p> <p>24 MR RICHARD KHAW: In your statement there is no mention that</p> <p>25 you needed to inform the management office of the main</p>

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1 power switch being switched off. You didn't mention any
 2 Victory Fire staff taking up with the management office
 3 about how to deal with the main switch. Did you follow
 4 up with anybody?
 5 MR CHUNG KIT MAN: No.
 6 MR RICHARD KHAW: Let us pause here and put a question to
 7 you. Mr Wong in his testimony, Mr Jenkin Suen asked the
 8 question: for waterproofing work, do we really need to
 9 turn off the water pump and the main switch? The
 10 question was put to Mr Wong. Mr Wong said in reply that
 11 he discussed with you this very question and both of you
 12 agree there was no need to turn off the switch.
 13 MR CHUNG KIT MAN: Yes, for the water tank, yes.
 14 MR RICHARD KHAW: So there's no need to turn off the main
 15 switch. Maybe some individual button should be switched
 16 off?
 17 MR CHUNG KIT MAN: Yes.
 18 MR RICHARD KHAW: So do you think that this is a necessary
 19 practice, to turn off some of the switches?
 20 MR CHUNG KIT MAN: Yes, I agree.
 21 MR RICHARD KHAW: On this question, you said that you raised
 22 with the management office the issue of the main switch
 23 being turned off. Did you mention there was no need to
 24 turn off the main switch, only the individual switches
 25 would need to be turned off?

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1 MR CHUNG KIT MAN: No, I didn't say that.
 2 MR RICHARD KHAW: Let me put this to you. Mr Chung, the
 3 pump room switch was turned off and you wanted to let
 4 the management office know for them to follow up.
 5 MR CHUNG KIT MAN: Yes.
 6 MR RICHARD KHAW: You must understand for FSI, if the
 7 management office didn't have any particular expertise,
 8 they couldn't handle it.
 9 MR CHUNG KIT MAN: You're talking about the management
 10 office staff?
 11 MR RICHARD KHAW: Yes, staff.
 12 MR CHUNG KIT MAN: I think they -- as far as I'm concerned,
 13 they must have some understanding. Operationally, they
 14 may not know, but for the installation, the system, they
 15 must have some understanding, as far as I am concerned.
 16 MR RICHARD KHAW: Now, on this particular main power switch,
 17 it was turned off. How should they follow up, turn them
 18 back on or not turn them back on, this is the decision
 19 of the professional FSI contractor.
 20 MR CHUNG KIT MAN: Yes, I think the contractor that issued
 21 the SDN should do it.
 22 MR RICHARD KHAW: Yes. The professional should consider how
 23 to deal with it.
 24 MR CHUNG KIT MAN: Yes, I agree.
 25 MR RICHARD KHAW: Let's turn to your statement to the

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1 police. C1/1150. Question 1 and reply 1. Please have
 2 a look. The police asked you if you find that the main
 3 switch for the fire services pump is turned off, do you
 4 have the obligation to inform the FSD? You said, "No,
 5 because other contractors are serving the SDN; so
 6 I don't need to notify."
 7 MR CHUNG KIT MAN: Yes.
 8 MR RICHARD KHAW: The blaze occurred four months ago and you
 9 must have discussed a lot of issues and you have given
 10 a lot of statements. Do you still stand by this
 11 statement?
 12 MR CHUNG KIT MAN: I stand by.
 13 MR RICHARD KHAW: No. No such obligation.
 14 MR CHUNG KIT MAN: Yes. Right.
 15 MR RICHARD KHAW: Let me put this to you. On 19 November,
 16 we talked about that issue, and on the 21st of that
 17 month, in your statement let's see what you said.
 18 21 November 2025, Li Chun Yin arrived at block H of
 19 Wang Fuk Court, 18th floor, to replace the fire alarm.
 20 On the 24th, by replacing the manual call points, he
 21 found that the main switch was turned off. He finished
 22 the replacement work, took pictures, and the WhatsApp
 23 details were appended in his statement. The photos
 24 regarding this were appended.
 25 Now, on the 19th you found that the main switch was

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1 turned off. On the 21st, it was still off. He couldn't
 2 do any testing.
 3 Two days later, the power supply for the FSI was
 4 turned off for two more days. Did it occur to you that
 5 you should take it up with the management office about
 6 the main power switch for the water fire services pump?
 7 It doesn't matter what obligation you have to inform the
 8 FSD. As far as you knew about the state of affairs, you
 9 said you took it up with the management office. Do you
 10 think that you should give some input about the safety
 11 element, the safety margin, as to how it should be
 12 resolved?
 13 MR CHUNG KIT MAN: What advice? What input?
 14 MR RICHARD KHAW: Like, for example, given that the main
 15 switch was turned off, under that circumstance, as an
 16 FSI contractor, a registered contractor, if this goes
 17 on, it is undesirable.
 18 MR CHUNG KIT MAN: Yes.
 19 MR RICHARD KHAW: So did you make any suggestion?
 20 MR CHUNG KIT MAN: The message I got is they have another
 21 contractor. In the industry this is a very established
 22 practice, that we should not tell other people how to do
 23 things. I may find it wrong. I can only remind people
 24 of doing the right things.
 25 MR RICHARD KHAW: Well, on this issue, it's not a matter for

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1 other people, it has to do with you as well, because if
 2 this goes on like this, all the remedial work cannot be
 3 tested.
 4 MR CHUNG KIT MAN: Yes.
 5 MR RICHARD KHAW: All the work that you've done. This would
 6 also affect you.
 7 MR CHUNG KIT MAN: Yes.
 8 MR RICHARD KHAW: Did it ever occur to you that you should
 9 follow up on this, how to resolve the matter?
 10 MR CHUNG KIT MAN: We can't make it any faster unless I'm
 11 chasing them -- I mean, it's not my obligation to chase
 12 them. I don't have the authority. I mean, we are
 13 retained by the management office, we are doing the work
 14 for them.
 15 MR RICHARD KHAW: Let's go back to Mr Lee's point,
 16 26 November 2025. Let's turn to paragraph 10 there.
 17 26 November, 12 noon. Five days later from the 21st,
 18 Wong Kin Wa arrived at Wang Fuk Court, clearing away the
 19 old materials, loaded them on the vehicle. Wong Kin Wa
 20 did not carry out any test on the FSI and didn't check
 21 the fire pump and the main switch.
 22 MR CHUNG KIT MAN: Yes.
 23 MR RICHARD KHAW: Now, on the 26th, on the day of the fire,
 24 the main switch for the water pump remained unchanged.
 25 On 26 November -- Mr Chung, let me put this to you, you

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1 may give me the same reply -- time has been marching on;
 2 you were aware of the fact that the main switch was
 3 turned off for longer and longer. I didn't see any
 4 particular suggestion or an input as to how this issue
 5 should be improved or resolved. You gave the same reply
 6 because other contractors were doing it; it's not
 7 convenient for you to do anything?
 8 MR CHUNG KIT MAN: Right.
 9 MR RICHARD KHAW: Paragraph 11, 26 November 2025, 1.28 pm.
 10 Mr Lam, that's Mr Lam from the management office, "since
 11 Victory Fire work is completed, he rang me saying that
 12 we should issue FS251 as soon as possible."
 13 That's 1.28, that's before the blaze, Mr Lam rang
 14 you about the FS251 certificate. So Victory Fire has
 15 done the work and you have to get the FS251 from the
 16 FSD.
 17 MR CHUNG KIT MAN: Right.
 18 MR RICHARD KHAW: But you didn't have the certificate.
 19 Now, we said that Mr Lam asked for the certificate
 20 from Victory. We have the WhatsApp record of Mr Lam.
 21 This is the record.
 22 27 November, that's the early morning when you were
 23 asleep. H3/6397.
 24 Mr Lam, in the early morning issued you with this
 25 WhatsApp: "Whether there is any Wang Tai House SDN form,

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1 if yes, please send it to me."
 2 This is the blank form, isn't it?
 3 MR CHUNG KIT MAN: No.
 4 MR RICHARD KHAW: What is your understanding about the form?
 5 MR CHUNG KIT MAN: The form is SDN. Yes, SDN.
 6 MR RICHARD KHAW: For Wang Tai House, you haven't submitted
 7 any SDN?
 8 MR CHUNG KIT MAN: No.
 9 MR RICHARD KHAW: Did you remember Mr Lam asked you about
 10 Victory Fire's submission to the FSD, maybe SDN or other
 11 forms? That's in the early morning after the fire. Do
 12 you agree?
 13 MR CHUNG KIT MAN: No. No, I don't agree.
 14 MR RICHARD KHAW: Let's take a look at Lam Man Yan's
 15 statement. WS2/1213. Let's turn to page 1216.
 16 Paragraph 17, Mr Chung.
 17 MR CHUNG KIT MAN: Yes.
 18 MR RICHARD KHAW: This is Mr Lam's description about the
 19 conversation with you before the fire.
 20 On page 1217:
 21 "I rang Mr Chung to confirm whether the work has
 22 been completed and asked about Wang Tai House, when the
 23 certificate for FSI would be available. Generally, the
 24 FSI certificate for Wang Tai House. Mr Chung said no
 25 certificate could be issued for the time being because

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1 no test can be conducted by the water source and until
 2 that happens there is no way the certificate can be
 3 issued."
 4 Do you agree that before the blaze, in your
 5 conversation with Mr Lam, you did discuss the switching
 6 off the main pump room? Do you agree?
 7 MR CHUNG KIT MAN: Well, about the conversation and the
 8 wordings, I don't quite remember them. I think it was
 9 about four minutes. I was really worked up at the time.
 10 I am not sure whether I mentioned the main power switch
 11 in the conversation but I emphasised one thing, that in
 12 the course of having the SDN there is no FS251 being
 13 issued.
 14 MR RICHARD KHAW: In your statement --
 15 MR CHUNG KIT MAN: I'm sure I have. The wording -- how
 16 I worded that, the main power source was turned off, I
 17 must have mentioned that it was switched off.
 18 MR RICHARD KHAW: Let's turn back to your statement.
 19 Page 1531, paragraph 12. Here you said:
 20 "26 November 2025, 3.10 pm, Mr Lam rang me about the
 21 fire breaking out. He asked me how to reactivate the
 22 FSI system. I suggested that they approach the FSI
 23 contractor engaged by Prestige because they serve the
 24 SDN to turn off the main power supply for the pump."
 25 You said that during the fire Mr Lam sought

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<p>1 assistance from you as how the FSI system could be 2 reactivated. You told them to approach Prestige. You 3 said all along that for the waterproofing work the FSI 4 was suspended, it was undertaken by other contractors, 5 so it was not convenient for you to offer any advice. 6 Before the fire started, you knew the main switch in 7 the pump room had been switched off for a period of 8 time. Did you think of asking someone how to resolve 9 the situation or whether it might lead to any problems? 10 MR CHUNG KIT MAN: No, I didn't think of doing that. 11 MR RICHARD KHAW: Mr Lam's statement said that he was at the 12 scene of the fire and he in three blocks tried to 13 reactivate the switch to see whether the fire alarm 14 system could go off. He didn't tell us that he asked 15 you this before he did that. Do you agree with what he 16 said? 17 MR CHUNG KIT MAN: No, because he did call me. He told me 18 that a fire has started. He did call me. 19 MR RICHARD KHAW: Well, let's go back to the WhatsApp record 20 on 27 November between you and Mr Lam. Just now you 21 said that he called you. Were you at the scene at the 22 day of the fire? 23 MR CHUNG KIT MAN: Well, I tried to go around 6 pm in the 24 afternoon. I knew that Wong Kin Wa was there. I called 25 Ms Cheng and I know that I wouldn't be able to go in so</p>	<p>1 MR CHUNG KIT MAN: I don't agree with that. 2 MR RICHARD KHAW: After the fire started, you asked Ms Cheng 3 for the SDN. Was it because you want to see whether you 4 have a responsibility? Do you agree? 5 MR CHUNG KIT MAN: I don't quite agree. First of all, it 6 wasn't me who turned off the main switch. I was worried 7 that the management didn't follow procedures. I just 8 thought it strange because there were fire 9 extinguishers. My kind of worry was sending a WhatsApp 10 or making a phone call. 11 MR RICHARD KHAW: I asked the same question to Mr Wong 12 yesterday, and this is the question I want to ask you. 13 MR CHUNG KIT MAN: Yes. 14 MR RICHARD KHAW: In relation to code of practice, I asked 15 him a question. If I could refer you all to B2/912. 16 This is appendix 4. Our understanding is that it is 17 a checklist for fire detection and fire alarm systems. 18 On page 919, under 3.8, "Power supplies", I think 19 you also heard me ask this question to Mr Wong 20 yesterday. 3.3.8.2: 21 "Every isolator, switch and protective device is 22 situated in a position inaccessible to unauthorised 23 persons or protected against unauthorised operation and 24 is properly labelled as appropriate: 25 ...</p>
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<p>1 I went back. 2 MR RICHARD KHAW: We see from your statement that after the 3 fire began you asked Ms Cheng for the SDNs. 4 MR CHUNG KIT MAN: Yes. 5 MR RICHARD KHAW: Were there any reasons why you wanted to 6 ask Ms Cheng for SDNs after the fire? 7 MR CHUNG KIT MAN: Well, I was worried about the management. 8 MR RICHARD KHAW: Well, there was lots of news reporting the 9 fire. I'm sure you saw all that before the fire. 10 MR CHUNG KIT MAN: I didn't sleep well because I watched the 11 news and I couldn't sleep well afterwards. 12 MR RICHARD KHAW: And then Mr Lam called you; right? 13 Did you worry about yourself? Did you worry about 14 your own responsibility? 15 MR CHUNG KIT MAN: Yes, I did worry. 16 MR RICHARD KHAW: Did you worry that there was something 17 you didn't do well enough? 18 MR CHUNG KIT MAN: Everyone was very upset at what happened 19 and I had mixed emotions. I actually didn't start 20 worrying about myself. I have never seen the SDN and so 21 I worried more for the management. I didn't think that 22 I did anything wrong, I just knew that it was a big 23 disaster. 24 MR RICHARD KHAW: On 26 November, it was on that day that 25 you asked for the SDN.</p>	<p>1 (c) WARNING. THIS SWITCH ALSO CONTROLS THE SUPPLY 2 TO THE FIRE ALARM SYSTEM." 3 I would like you to look back at the statement you 4 gave to the police; page 1148, paragraph 4. From 2016 5 to 2023 and 2025, ISS appoints you to conduct annual 6 inspection for Wang Fuk Court and to confirm that each 7 building has its own fire service systems, including 8 pump system and fire alarm system and these two have 9 their power supplied by the same power supply, that if 10 one system is switched off, then the other one would 11 also be switched off, so you should know of this since 12 you have inspected Wang Fuk Court for so many years. 13 MR CHUNG KIT MAN: Yes. 14 MR RICHARD KHAW: So in the code of practice, you wouldn't 15 need to set out a warning saying that by turning off one 16 system it would turn off other systems? 17 MR CHUNG KIT MAN: I want to ask which year of code of 18 practice you are talking about? 19 MR RICHARD KHAW: I'm talking about the 2022 version. 20 MR CHUNG KIT MAN: Well, the code of practice used in 1984 21 might be different. 22 MR RICHARD KHAW: You've been working in this field for many 23 years. When you conduct annual inspection you should 24 comply with the most updated version of the code of 25 practice; right?</p>

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<p>1 MR CHUNG KIT MAN: I think I've replied to this question</p> <p>2 before.</p> <p>3 MR RICHARD KHAW: I want you to answer it again.</p> <p>4 MR CHUNG KIT MAN: A code of practice is usually for</p> <p>5 buildings, when they're being built. We don't have this</p> <p>6 on our checklist because we're talking about so many</p> <p>7 years, so many versions. And you know all these</p> <p>8 workers, they do not have very high education level.</p> <p>9 Mr Wong only studied till form 3 and Mr Li till form 5.</p> <p>10 Mr Wong said that if there is a warning, it would be</p> <p>11 much safer.</p> <p>12 MR RICHARD KHAW: Yes, I agree to that too, but you said</p> <p>13 that in all these years of inspections you never</p> <p>14 particularly made this obvious or made it clear.</p> <p>15 MR CHUNG KIT MAN: Yes.</p> <p>16 MR RICHARD KHAW: That's all the questions I have.</p> <p>17 THE HON MR JUSTICE DAVID LOK: Other involved parties?</p> <p>18 MR JENKIN SUEN: Thank you, chairman. I also have some</p> <p>19 questions, but I have noticed the time. We have</p> <p>20 10 minutes before lunch and I suggest that we break for</p> <p>21 lunch now so I can go through my questions since some</p> <p>22 questions have already been asked by the other counsel.</p> <p>23 THE HON MR JUSTICE DAVID LOK: And then we also have</p> <p>24 Victory Fire asking questions after.</p> <p>25 MR SOLOMON LAM: I only have two questions. It won't be too</p>	<p>1 notice, SDN. When there's no water in the fire service</p> <p>2 tanks, this is actually one of the circumstances to be</p> <p>3 reported.</p> <p>4 MR CHUNG KIT MAN: Correct.</p> <p>5 MR JENKIN SUEN: Based on your understanding, you, being</p> <p>6 a licensed fire service installation contractor, should</p> <p>7 believe there is a similar contractor like you which has</p> <p>8 filed an SDN. So at least for the fire service tank or</p> <p>9 the upfeed pump in the pump room or the booster pump,</p> <p>10 when they have been shut down, a shutdown notice needs</p> <p>11 to be submitted to the FSD.</p> <p>12 MR CHUNG KIT MAN: Correct.</p> <p>13 MR JENKIN SUEN: You also knew that the relevant works</p> <p>14 targeted the fire service water tank on the rooftop in</p> <p>15 relation to works where tiles are paved.</p> <p>16 MR CHUNG KIT MAN: Yes, works like that.</p> <p>17 MR JENKIN SUEN: You said according to you, you asked the</p> <p>18 shutdown notice to be shown to you. You talked to</p> <p>19 Ms Cheng, that is the management office of the ISS. Did</p> <p>20 you ask what the contractor concern was?</p> <p>21 MR CHUNG KIT MAN: No, I didn't.</p> <p>22 MR JENKIN SUEN: On 16 October, that was in paragraph 5.</p> <p>23 And paragraph 6, about 17 October 2025, the situation</p> <p>24 was similar. There were some works conducted.</p> <p>25 On to the next page of your witness statement,</p>
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<p>1 long.</p> <p>2 THE HON MR JUSTICE DAVID LOK: Other questions from involved</p> <p>3 parties? No? All right. Let's take a break and then</p> <p>4 resume at 2.15.</p> <p>5 (12.49 pm)</p> <p>6 (The luncheon adjournment)</p> <p>7 (2.15 pm)</p> <p>8 THE HON MR JUSTICE DAVID LOK: Mr Suen SC.</p> <p>9 Examination by MR JENKIN SUEN</p> <p>10 MR JENKIN SUEN: Thank you, chairman, thank you, members.</p> <p>11 Good afternoon, Mr Chung. I have some questions and</p> <p>12 I want to seek your clarifications. Please refer to</p> <p>13 your witness statement page 1529.</p> <p>14 In WS2/1529, in paragraph 5, you set out what</p> <p>15 happened on 16 October 2025. You were asked by the</p> <p>16 Secretariat counsel and ISS counsel. I'd like to follow</p> <p>17 up on some matters with you in relation to what</p> <p>18 happened.</p> <p>19 On 16 October you said on that day you do not recall</p> <p>20 who, either Mr Tong Hing Lun or Tong Siu Ming, told you</p> <p>21 that on the rooftop, the fire service water tank did not</p> <p>22 have water.</p> <p>23 According to fire service rules in a circular 1/2021</p> <p>24 there are primarily nine systems. And a notification</p> <p>25 will have to be made to the FSD to submit a shutdown</p>	<p>1 paragraph 7, from 17 November someone surnamed Leung,</p> <p>2 that is Leung Man Chung, who is not an employee of</p> <p>3 Victory Fire, he is a sub-contracted worker. He was</p> <p>4 responsible for repairing works or construction works.</p> <p>5 In paragraph 8, on 19 November 2025, Mr Li Chun Yin</p> <p>6 and Wong Kin Wa of Victory Fire arrived at Wang Fuk</p> <p>7 Court for some remedial works. The remedial works</p> <p>8 included FAS, that is fire alarm system, which was one</p> <p>9 of the nine systems. Li Chun Yin discovered that in all</p> <p>10 of the eight blocks, the fire lever switch/switches were</p> <p>11 turned off and then Wong Kin Wa was told and Mr Cheng</p> <p>12 from Victory Fire relayed the message to you.</p> <p>13 MR CHUNG KIT MAN: Yes.</p> <p>14 MR JENKIN SUEN: A couple of questions for you. First,</p> <p>15 according to your understanding, on 19 November, it was</p> <p>16 the first time that the fire lever switches for the</p> <p>17 eight blocks were turned off.</p> <p>18 MR CHUNG KIT MAN: Yes.</p> <p>19 MR JENKIN SUEN: According to your understanding, in</p> <p>20 October, or before January, you understood that water</p> <p>21 tank works were being carried out.</p> <p>22 MR CHUNG KIT MAN: Yes.</p> <p>23 MR JENKIN SUEN: Would you agree that at the time you would</p> <p>24 feel or you would suspect why for the fire services</p> <p>25 water tank works the fire lever switches have to be</p>

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<p>1 turned off?</p> <p>2 MR CHUNG KIT MAN: Yes.</p> <p>3 MR JENKIN SUEN: And did you also think that the lever</p> <p>4 switch had been turned off for a month, since</p> <p>5 16 October?</p> <p>6 MR CHUNG KIT MAN: Yes.</p> <p>7 MR JENKIN SUEN: And you were doing the FAS rectification</p> <p>8 work?</p> <p>9 MR CHUNG KIT MAN: Yes.</p> <p>10 MR JENKIN SUEN: And you didn't know other contractors were</p> <p>11 carrying out the FAS work?</p> <p>12 MR CHUNG KIT MAN: At the time, nobody told me categorically</p> <p>13 that somebody else was working on it.</p> <p>14 MR JENKIN SUEN: But to your understanding, it was the --</p> <p>15 only the water tank on the rooftop?</p> <p>16 MR CHUNG KIT MAN: Yes.</p> <p>17 MR JENKIN SUEN: And you didn't -- or did you ask the</p> <p>18 management office why the fire lever switch had to be</p> <p>19 turned off?</p> <p>20 MR CHUNG KIT MAN: No, I didn't.</p> <p>21 MR JENKIN SUEN: Yesterday Mr Wong Kin Wa said in testimony</p> <p>22 that in this regard he was taken aback and he didn't</p> <p>23 understand why the fire lever switch had to be turned</p> <p>24 off and he said he discussed this with you. Now, after</p> <p>25 the discussion, you thought that the lever switch had</p>	<p>1 was everything.</p> <p>2 May I carry on?</p> <p>3 MR JENKIN SUEN: Yes, please.</p> <p>4 MR CHUNG KIT MAN: I said there was some discussion. At</p> <p>5 that time, technically it could have been turned on, and</p> <p>6 I asked him to follow up on this. And he looked at the</p> <p>7 piping for the upfeed pump and we didn't know who did it</p> <p>8 and what sort of works were involved. We didn't know.</p> <p>9 It would be dangerous to ask people to turn it back on.</p> <p>10 We didn't know how long work will be going on for.</p> <p>11 So we emphasised that -- I wasn't on the scene -- at</p> <p>12 that time, it was said that there is a contractor</p> <p>13 following on this. I didn't know the details. And this</p> <p>14 is as much as we could do, just to tell them what the</p> <p>15 situation really is.</p> <p>16 MR JENKIN SUEN: Mr Chung, let me carry on. We are looking</p> <p>17 at your witness statement paragraph 8, 19 November.</p> <p>18 Mr Khaw raised many questions. I don't intend to repeat</p> <p>19 them, except to ask you to look at paragraph 9 again.</p> <p>20 21 November, Li Chun Yin went to Wang Fuk Court. In</p> <p>21 block H the fire lever switch was or remained turned</p> <p>22 off.</p> <p>23 So from your perspective or from Victory Fire</p> <p>24 Engineering's point of view, the problem started from</p> <p>25 16 November, at least 18, 19, 20 November, the switch</p>
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<p>1 been turned off for a month and the consequences could</p> <p>2 have been really dire.</p> <p>3 MR CHUNG KIT MAN: Yes.</p> <p>4 MR JENKIN SUEN: When you carried out work on the FAS there</p> <p>5 was no need to submit the SDN because this could be done</p> <p>6 within 24 hours?</p> <p>7 MR CHUNG KIT MAN: Yes.</p> <p>8 MR JENKIN SUEN: So for the FAS, the fire lever switch had</p> <p>9 been turned off for such a long time and the FAS</p> <p>10 couldn't function. It's very unusual for that to</p> <p>11 happen.</p> <p>12 MR CHUNG KIT MAN: Yes.</p> <p>13 MR JENKIN SUEN: You said you asked the management office</p> <p>14 and you asked for a shutdown notice. Other than that,</p> <p>15 did you speak to them about not really having to turn</p> <p>16 off the fire lever switch? You or anybody from</p> <p>17 Victory Fire?</p> <p>18 MR CHUNG KIT MAN: When I prepared this statement, I told</p> <p>19 Wong Kin Wa to tell the truth. At the time he said it</p> <p>20 was about a 5-10-minute conversation with Ms Cheng, and</p> <p>21 in our conversation she told me clearly that the manual</p> <p>22 call points were turned off. Wong Kin Wa didn't</p> <p>23 remember whether he said this.</p> <p>24 I emphasise that all the systems were turned off.</p> <p>25 It was simply a question of the manual call points. It</p>	<p>1 remained off.</p> <p>2 Then I'd like to clarify certain issues. First,</p> <p>3 please turn to the fire alarm system in Wang Chi House,</p> <p>4 R1, page 642.</p> <p>5 Here in bundle R1, page 642, there was annual</p> <p>6 inspection on 24 March 2025 and it was an annual</p> <p>7 inspection. There is a checklist of eight blocks. You</p> <p>8 remember that?</p> <p>9 MR CHUNG KIT MAN: Yes.</p> <p>10 MR JENKIN SUEN: We're looking here in particular at the one</p> <p>11 about Wang Chi House. Let's look further down the page.</p> <p>12 2(a), the manual device is intact. It is marked "No".</p> <p>13 Page 643, both of them are marked "Yes" except (c),</p> <p>14 "inapplicable".</p> <p>15 Let's have a look at the fire alarm system. 3.1(a)</p> <p>16 is the FAS. The sound is intact. It's marked "no" but</p> <p>17 all the rest of them are marked "Yes". (b) and (c) are</p> <p>18 marked "Yes".</p> <p>19 Page 664, R1/664, refers to Wang Chi House, block H,</p> <p>20 that is. In the FSI there is the FS251.</p> <p>21 MR CHUNG KIT MAN: Yes.</p> <p>22 MR JENKIN SUEN: Part 1 is the annual inspection. We can</p> <p>23 see the fire alarm system. That actually satisfies the</p> <p>24 fire services requirement, except for the defects in 3.,</p> <p>25 there's some imperfection.</p>

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<p>1 Let's turn now to part 3. For the FAS, it seems 2 that according to Victory's annual inspection results, 3 on the 24th and 30th floors, the break-glass unit, two 4 of them are found to be defective or not working 5 properly. 18th and 31st floor, two alarm bells 6 defective. So of the 31 floors, basically over 7 90 per cent of them are found to be okay. 8 MR CHUNG KIT MAN: Right. 9 MR JENKIN SUEN: From the evidence, we can see that after 10 the fire on 26 November Wang Chi Court remained intact, 11 but there is evidence to show that the FAS system was 12 malfunctioning. Even if the fire lever switch is turned 13 back on, the FAS would still not be functioning. What 14 sort of response do you have? Any reason why it is that 15 you've done the annual inspection and you've already 16 fixed the FAS, why is it still malfunctioning? 17 MR CHUNG KIT MAN: There can be a multitude of reasons. If 18 I may be a little bit more verbose here. 19 For the entire break-glass unit, the manual call 20 points, you need the power supply and you need the 21 cabling and you connect them together one after another. 22 In the 31 locations, if one of them got into trouble, 23 then the fuse would trip and it would become 24 short-circuited. 25 Now, one may turn it off, and at that time maybe</p>	<p>1 MR CHUNG KIT MAN: Yes. 2 MR JENKIN SUEN: Let me put this to you now. Two things. 3 First, Mr Khaw asked you a question: in Victory Fire 4 there is a contract for two years. Now, when the 5 contract was talked about, there was a quarterly 6 inspection. Is there such a requirement? 7 MR CHUNG KIT MAN: I said very clearly a moment ago that, 8 yes, I received that in March. And then we agreed that 9 we conducted an annual inspection for \$25,000. The 10 quotation, the bill were stapled together. We also 11 received the payment from ISS, \$20,000. 12 MR JENKIN SUEN: To be fair to you, let's turn to the right 13 page. That's page 33. H1, page 33. As we can see, 14 there is the quoted items. Page 33 onwards, quoted 15 items, and they include inspect or check the break-glass 16 and also the alarm bell. After the annual inspection in 17 March, were there any quarterly inspections by Victory 18 Fire to inspect the FSIs? 19 MR CHUNG KIT MAN: No. 20 MR JENKIN SUEN: Second, in your testimony you also said 21 that there are certain parts that were not available, so 22 in October you did the plumbing and then in November you 23 moved on to the FAS and also the remedial work in 24 connection with the FAS. In November when you carried 25 out the work, from your understanding, you said that the</p>
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<p>1 someone has touched it and caused a short-circuit. It 2 might have happened like that. So we have to really go 3 into detail about the whole thing. Maybe on a certain 4 floor the circuit might have become defective so we have 5 to work it out on that basis. It would be hard to say 6 because it is such a long time and so many people worked 7 on this. We understand that this has been around for 8 some considerable time. It is not by any means a new 9 system, it is liable to go wrong. 10 MR JENKIN SUEN: Similarly, let's have a look at Lam Man 11 Yan's witness statement, WS2, page 1217. 12 Here, page 1217, 26 November, when the fire broke 13 out about 2.30 or afterwards. Paragraph 21 there. 14 According to Mr Lam's statement, after the blaze broke 15 out, he went to Wang Yan House to turn on the system. 16 The fire alarm went off. But he went to Wang Tao House. 17 Again he tried to break the break-glass but there was no 18 sound. And he opened the booster pump room and tried to 19 reactivate the fire lever switch, but as a result of the 20 action, there was no fire alarm going off. 21 Let me put the same question to you. Shortly after 22 the fire broke out Mr Lam furiously went to Wang Tao 23 House to turn on the fire lever switch. Why is it that 24 the fire alarm was not functioning at all? I think your 25 reply would be similar, wouldn't it?</p>	<p>1 main switch was turned off and it wasn't until they were 2 turned back on before the test could be conducted. 3 MR CHUNG KIT MAN: Right. 4 MR JENKIN SUEN: Mr Khaw raised the question and you said 5 you didn't know, you didn't ask when the main switch 6 would be turned back on. 7 So from Victory Fire's point of view, would you 8 agree that starting from October they approached you for 9 the remedial work to be undertaken. Because of the 10 unavailability of the parts it was delayed to November, 11 and in November you couldn't put it to the test and for 12 some time you didn't know whether the FAS would be 13 functioning or not? 14 MR CHUNG KIT MAN: Yes. 15 MR JENKIN SUEN: All right. Let me put this to you now. 16 The annual inspection took place in March 2025, and 17 according to the paper, in October 2025, seven months or 18 so later, the management office conducted the tendering 19 and put in the bid. 20 MR CHUNG KIT MAN: Yes. 21 MR JENKIN SUEN: Now, from your understanding, an annual 22 inspection six or months later, remedial work is 23 undertaken, is it a common practice? 24 MR CHUNG KIT MAN: Is it common practice? 25 MR JENKIN SUEN: Would this occur frequently?</p>

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<p>1 MR CHUNG KIT MAN: I can say that it's not special. So it's 2 not a rare or unusual case. 3 MR JENKIN SUEN: I have two more questions for you. You 4 didn't go to Wang Fuk Court personally. Your 5 colleagues, including Li Chun Yin and Mr Wong and some 6 other colleagues went to Wang Fuk Court for inspection. 7 Did anyone tell you that in Wang Fuk Court there are 8 notices in the lobby saying that the fire services 9 system have been shut down? 10 MR CHUNG KIT MAN: No, they didn't see anything like that. 11 MR JENKIN SUEN: All right. Last question for you. I'd 12 like to look at Mr Law Kwok Shui from ISS's witness 13 statement in WS2, page 1234. Here I would like you to 14 take a look at paragraph 21. Mr Law said he didn't try 15 to fill the fire service tank, but he did try to 16 understand from fire service contractor, such as 17 Victory Fire, on how to fill up and empty the tanks and 18 that would take some steps or procedures to do. 19 Do you agree with what Mr Law said? 20 MR CHUNG KIT MAN: We don't know. 21 MR JENKIN SUEN: You don't know? What do you mean by that? 22 Other than you, there are other colleagues from 23 Victory Fire. Let's first talk about yourself. Do you 24 know of this situation or are you sure that this has 25 never happened?</p>	<p>1 October 2023. I think within a few days after the fax 2 was received. Not till November. I think it was in 3 October. 4 MR SOLOMON LAM: So when you signed this in 2023, was the 5 signature to the right present? 6 MR CHUNG KIT MAN: No. 7 MR SOLOMON LAM: So when did you receive the agreement with 8 both signatures? 9 MR CHUNG KIT MAN: It would be around 4 or 5 March 2025. 10 The first time I saw this was when Mr Lam Man Yan sent 11 it to me. I did ask whether our company received it 12 before. 13 MR SOLOMON LAM: Who did you ask? 14 MR CHUNG KIT MAN: I asked Ms Cheung. 15 MR SOLOMON LAM: Page 35. Earlier you mentioned that you 16 received money. Page 35, so that is the 20,000 you 17 received? 18 MR CHUNG KIT MAN: Yes. 19 MR SOLOMON LAM: So it's 24 May 2025. So that was a fee for 20 the annual inspection done in March 2025? 21 MR CHUNG KIT MAN: Yes. 22 MR SOLOMON LAM: Did you receive \$20,000 in 2024? 23 MR CHUNG KIT MAN: No. 24 MR SOLOMON LAM: Moving on to another area, Mr Chung, in 25 these two days, you talked about part 3 of SDN.</p>
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<p>1 MR CHUNG KIT MAN: I'm not sure how they understand or come 2 to the understanding that we emptied the tanks. 3 I didn't hear this from my colleagues either. 4 MR JENKIN SUEN: Chairman, let me double-check to see 5 whether I have left out anything. Please give me 6 a moment. 7 I have one more question. Referring back to your 8 witness statement, WS2, page 1535. Paragraph 18, you 9 said, to your understanding, under normal procedures, 10 SDNs should only be valid for not more than 14 days. 11 There are some requirements under the FSD that every 12 time you submit an SDN, it should not exceed 14 days. 13 If it exceeds 14 days, then you will need to get an 14 extension. 15 MR CHUNG KIT MAN: Yes. 16 MR JENKIN SUEN: Thank you, chairman, thank you, members. I 17 do not have further questions. 18 THE HON MR JUSTICE DAVID LOK: Thank you, Mr Suen. 19 Mr Lam, please. 20 Examination by MR SOLOMON LAM 21 MR SOLOMON LAM: Mr Chung, let's go to H1, page 34. We can 22 see signatures. To the left, is that your signature? 23 MR CHUNG KIT MAN: Yes. 24 MR SOLOMON LAM: When did you sign this? 25 MR CHUNG KIT MAN: I think it was sometime around</p>	<p>1 MR CHUNG KIT MAN: Yes. 2 MR SOLOMON LAM: Let's take a look to see what part 3 3 consists of. This is not Victory Fire's SDN but we see 4 the template should be the same; right? 5 MR CHUNG KIT MAN: Yes, the template should be exactly the 6 same. 7 MR SOLOMON LAM: Part 3, is that in R1, page 72, a part 3 8 called "Resumption of fire services installation". Can 9 you tell us when the part 3 would usually be filled out? 10 MR CHUNG KIT MAN: Well, let's take Wang Fuk Court as an 11 example. China Status would submit it and then when 12 their works are completed, they would fill out the work 13 completion date together with FS251. So that is part 2. 14 Part 2 should match with what they submitted for part 1 15 to demonstrate that the work has completed. And when 16 they submit this form, the contractor has the 17 responsibility to resume the system. 18 MR SOLOMON LAM: Thank you, Mr Chung. 19 Chairman, I do not have any other questions. 20 THE HON MR JUSTICE DAVID LOK: Are there any other 21 questions? No. 22 Thank you, Mr Chung. 23 MR SOLOMON LAM: Mr Lee requested Mr Chung to submit an 24 additional statement in relation to the 57-minute 25 conversation he had that we showed previously on</p>

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<p>1 WhatsApp. Can we actually go through that the day after 2 tomorrow? 3 THE HON MR JUSTICE DAVID LOK: Yes. 4 MR SOLOMON LAM: Thank you. 5 THE HON MR JUSTICE DAVID LOK: Mr Chung, you may be 6 released. 7 (The witness was released) 8 (2.49 pm) 9 MR SW LEE: The next witness is Mr Li Chun Yin. 10 Mr Li, in front of you is an affirmation. Could you 11 please stand up and read it out. 12 MR LI CHUN YIN (affirmed) 13 Examination by MR SW LEE 14 MR SW LEE: Thank you. Please be seated. Mr Li, we know 15 that you joined Victory Fire in 2018 as an electrician. 16 MR LI CHUN YIN: Yes. 17 MR SW LEE: A fire broke out in Wang Fuk Court on 18 26 November 2025. You submitted a witness statement to 19 the police dated 1 December of last year. 20 MR LI CHUN YIN: Yes. 21 MR SW LEE: And you have upon the request of the Independent 22 Committee also done a witness statement dated 23 25 February of this year. 24 MR LI CHUN YIN: Yes. 25 MR SW LEE: I'm sure you have read through both documents</p>	<p>1 MR SW LEE: So you do that alone or do you work together 2 with Mr Wong and you carry out the test and he records 3 it? 4 MR LI CHUN YIN: We do it separately. I would bring along 5 an apprentice to do it with me and then I will also test 6 out the emergency lighting. 7 MR SW LEE: The photos are important, right, because that's 8 how you record things? 9 MR LI CHUN YIN: Yes. 10 MR SW LEE: When there are defects, YOU would take photos 11 immediately and take record of which floor that is. 12 MR LI CHUN YIN: Yes. 13 MR SW LEE: You would of course go up to the roof of all 14 eight buildings to check the fire service tanks; right? 15 MR LI CHUN YIN: Yes. 16 MR SW LEE: Do you need to look into the water tank? 17 MR LI CHUN YIN: Yes. 18 MR SW LEE: Do you remember when you checked the water tank 19 in March 2025, how was it at that time? Was it concrete 20 or were their tiles? 21 MR LI CHUN YIN: It was concrete. No tiles. 22 MR SW LEE: We have heard Mr Wong's evidence and we've also 23 looked at the checklist. He thinks that there was no 24 leakage in the fire service tanks in all eight buildings 25 and there was no need for repairs. Do you agree?</p>
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<p>1 and you can confirm that what you said is true to the 2 best of your knowledge. 3 MR LI CHUN YIN: Yes. 4 MR SW LEE: I do not have many questions. First of all, 5 both of your statements mention that you participated in 6 works of Wang Fuk Court starting in March 2025 when the 7 annual inspection was carried out and you did this 8 together with Mr Wong Kin Wa. 9 MR LI CHUN YIN: Yes. 10 MR SW LEE: We have seen some photos today. During the 11 annual inspection, if there are matters to be followed 12 up or repairs to be made, then you would take photos to 13 document them; right? 14 MR LI CHUN YIN: Yes. 15 MR SW LEE: When no defects are identified you wouldn't take 16 photos; am I right? 17 MR LI CHUN YIN: Yes. 18 MR SW LEE: You have seen the checklist that we showed 19 earlier? 20 MR LI CHUN YIN: I have seen it but I wasn't responsible for 21 filling that out. 22 MR SW LEE: What is your role in the annual inspection? 23 MR LI CHUN YIN: I would go to each floor to look at the 24 manual call point to see whether it's functioning and 25 then to check whether there's water from the hose.</p>	<p>1 MR LI CHUN YIN: Yes. 2 MR SW LEE: I'd now like to ask you about repairs. For the 3 hoses I think the repair works were done in 4 October 2025. Did you participate in those works? 5 MR LI CHUN YIN: No. 6 MR SW LEE: So you only took part for two days. 7 MR LI CHUN YIN: Yes. 8 MR SW LEE: First day was 19 November 2025. So you arrived 9 Wang Fuk Court around 11 am in the morning to work with 10 Mr Wong on inspection work? 11 MR LI CHUN YIN: Yes. 12 MR SW LEE: I see from your statement that you worked till 13 around 2.30 that day and then you left Wang Fuk Court. 14 MR LI CHUN YIN: Yes. 15 MR SW LEE: The next day you returned was on 21 November 16 2025. You arrived around 1.30 pm and left around 17 3.30 pm. So in total you worked for around 6.5 hours in 18 those two days? 19 MR LI CHUN YIN: Yes. 20 MR SW LEE: On 19 November it seems that you were the first 21 person from Victory Fire to find out that the fire 22 service lever switches were turned off. 23 MR LI CHUN YIN: Yes. 24 MR SW LEE: You then told Mr Wong and reported it to 25 Mr Chung and Ms Cheung.</p>

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<p>1 MR LI CHUN YIN: Yes.</p> <p>2 MR SW LEE: I want you to take a look at R1/686 to 692 on</p> <p>3 some of the WhatsApp messages we saw earlier.</p> <p>4 We see Wang Yan Court WhatsApp group.</p> <p>5 MR LI CHUN YIN: Yes.</p> <p>6 MR SW LEE: We see 9757. We know that's your number; right?</p> <p>7 Let's jump down a bit. On 19 November, Wednesday,</p> <p>8 at 11.54 you said that the fire service pump has been</p> <p>9 switched off.</p> <p>10 MR LI CHUN YIN: Yes.</p> <p>11 MR SW LEE: You were the author. This is a message you sent</p> <p>12 out. When you said "fire service pump", which pump were</p> <p>13 you referring to?</p> <p>14 MR LI CHUN YIN: The booster pump.</p> <p>15 MR SW LEE: We've heard Mr Wong's witness. I'm sure you've</p> <p>16 heard it too. There's also a main switch for the</p> <p>17 booster pump. You saw the situation, you sent out</p> <p>18 a message. Were you trying to say that the switch to</p> <p>19 the booster pump has been switched off or the lever</p> <p>20 switch has been switched off?</p> <p>21 MR LI CHUN YIN: The lever switch.</p> <p>22 MR SW LEE: This does not really reflect what you wanted to</p> <p>23 say. Do you agree?</p> <p>24 MR LI CHUN YIN: Yes.</p> <p>25 MR SW LEE: You sent out this message on 19 November. To</p>	<p>1 MR SW LEE: So you sent that message in the group of</p> <p>2 block A. First of all, why did you have to send this</p> <p>3 message to the group?</p> <p>4 MR LI CHUN YIN: Because I reported to Mr Chung, that is</p> <p>5 reported to the company and Ms Cheung. Ms Cheung</p> <p>6 replied to me saying that Mr Chung asked me to check all</p> <p>7 blocks.</p> <p>8 MR SW LEE: You went to the first block to check and the</p> <p>9 lever switch was turned off. Which block?</p> <p>10 MR LI CHUN YIN: Block B.</p> <p>11 MR SW LEE: So in block B you found that there was an issue,</p> <p>12 the levers would have been switched off. So what did</p> <p>13 you do right after that?</p> <p>14 MR LI CHUN YIN: I made a call to the company. Immediately</p> <p>15 I called Ms Cheung.</p> <p>16 MR SW LEE: What was the purpose?</p> <p>17 MR LI CHUN YIN: To let her know the master switch of the</p> <p>18 fire pump had been switched off, so there wouldn't be</p> <p>19 power to the fire alarm system nor the BGU, that is the</p> <p>20 break-glass unit.</p> <p>21 MR SW LEE: You needed to replace the BGU so you needed</p> <p>22 to -- you needed it to be turned off? So did Ms Cheung</p> <p>23 reply to you?</p> <p>24 MR LI CHUN YIN: Ms Cheung said she would inform Mr Chung,</p> <p>25 and then I awaited her reply before I continued.</p>
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<p>1 your recollection, is that the last message in that</p> <p>2 group?</p> <p>3 MR LI CHUN YIN: Well, if you're referring to the WhatsApp</p> <p>4 group for block A, yes.</p> <p>5 MR SW LEE: After you sent out this message on 19 November,</p> <p>6 nobody responded to your message?</p> <p>7 MR LI CHUN YIN: Yes.</p> <p>8 MR SW LEE: Let's take a look at block B's WhatsApp group.</p> <p>9 After you sent out this message in the block B group,</p> <p>10 was there any response?</p> <p>11 MR LI CHUN YIN: I think there were responses.</p> <p>12 MR SW LEE: How about block C? As we can see, a message</p> <p>13 sent at 11.58. Were the pictures taken by you?</p> <p>14 MR LI CHUN YIN: Yes. I went upstairs to change the</p> <p>15 break-glass unit, BGU.</p> <p>16 MR SW LEE: So after sending this message you continued with</p> <p>17 your work?</p> <p>18 MR LI CHUN YIN: Yes.</p> <p>19 MR SW LEE: As we can see, at 11.54 you sent the earliest</p> <p>20 message for block A; right?</p> <p>21 MR LI CHUN YIN: Well, the earliest one was block B sent at</p> <p>22 11.51.</p> <p>23 MR SW LEE: And then you went to another block, block A.,</p> <p>24 you found that it had been switched as well.</p> <p>25 MR LI CHUN YIN: Yes.</p>	<p>1 MR SW LEE: Until when? Who replied to you?</p> <p>2 MR LI CHUN YIN: At around 11.30 Ms Cheung replied to me.</p> <p>3 She said that -- she said that we needed to ask</p> <p>4 Ms Cheng -- Tse.</p> <p>5 MR SW LEE: So in your witness statement you said you needed</p> <p>6 to ask a lady surnamed Ms Cheng.</p> <p>7 MR LI CHUN YIN: Yes.</p> <p>8 MR SW LEE: What to ask?</p> <p>9 MR LI CHUN YIN: Ask her why the switch had been switched</p> <p>10 off.</p> <p>11 MR SW LEE: So your reply was that an SDN had been</p> <p>12 submitted?</p> <p>13 MR LI CHUN YIN: Right. I couldn't get a hold of her in the</p> <p>14 morning. She wasn't right at her desk. And afterwards</p> <p>15 I could get a hold of her.</p> <p>16 MR SW LEE: What time?</p> <p>17 MR LI CHUN YIN: Between 12 o'clock and 12.45.</p> <p>18 MR SW LEE: So before you got a hold of Ms Cheng you found</p> <p>19 that the lever switches of all the blocks had been</p> <p>20 switched off. It seemed you continued with the remedial</p> <p>21 works; is that correct?</p> <p>22 MR LI CHUN YIN: Correct.</p> <p>23 MR SW LEE: So you took the initiative to continue to work</p> <p>24 or someone instructed you to do so?</p> <p>25 MR LI CHUN YIN: Well, the company, that is Ms Cheng,</p>

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<p>1 replied to me, asking me to continue. Then I continued 2 with inspections and remedial works. 3 MR SW LEE: On the 19th you worked until around 2.30 and 4 then you finished your work on that day? 5 MR LI CHUN YIN: Correct. 6 MR SW LEE: Before you left, of course we know tests needed 7 to be done after replacements. Regarding the fact 8 a test could not be conduct, did you seek instructions 9 from anyone? 10 MR LI CHUN YIN: No. 11 MR SW LEE: But in general, after replacement, that is after 12 replacement of the whole block, then you need to test 13 the fire alarm system, the BGU? 14 MR LI CHUN YIN: Yes. 15 MR SW LEE: And obviously on that day the objective facts 16 are that no tests were conducted. 17 MR LI CHUN YIN: Correct. 18 MR SW LEE: So this is different from your usual remedial 19 works procedures. 20 MR LI CHUN YIN: Correct. 21 MR SW LEE: Did you ask your supervisor Mr Wong, "What to 22 do? What should we do?" Did you ask? 23 MR LI CHUN YIN: I talked to the company previously. When I 24 finished replacement, I told the company that I needed 25 to move on to the next order.</p>	<p>1 MR SW LEE: So at 2.30 pm on 19 November you started from 2 block A all the way to block H save and except one part 3 in block H which you had not completed. So you did so 4 starting from block B, then all the way to block H; 5 right? 6 MR LI CHUN YIN: Yes, I started with block B, not block A. 7 MR SW LEE: And block H was actually the last block you 8 worked in? 9 MR LI CHUN YIN: Correct. 10 MR SW LEE: So after finishing the first seven blocks, you 11 couldn't conduct a test? 12 MR LI CHUN YIN: Correct. 13 MR SW LEE: As for block H, when you left, what else had you 14 not completed? 15 MR LI CHUN YIN: One fire alarm and one BGU. 16 MR SW LEE: And for this to be done you needed to switch off 17 the master switch before you could do so; is that 18 correct? 19 MR LI CHUN YIN: Correct. 20 MR SW LEE: So not just overnight. You could only do so two 21 days later on the 21st; right? 22 MR LI CHUN YIN: No, not really. Normally we could just 23 turn on the switch before I left. 24 MR SW LEE: Turn on what? 25 MR LI CHUN YIN: In general, when we need to replace the</p>
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<p>1 MR SW LEE: Regarding tests, I need this to be very clear. 2 Were you instructed not to conduct any tests or did you 3 just not do any tests? You accept the fact that in 4 general a test needed to be done, but the objective 5 facts were that no tests were conducted. Why? Why 6 didn't you do so? 7 MR LI CHUN YIN: Because the pump couldn't be turned on. 8 Tests couldn't be conducted. 9 MR SW LEE: Then you reported this matter to the company; 10 right? 11 MR LI CHUN YIN: Yes. 12 MR SW LEE: Did you ask the company, "I couldn't switch on 13 the pump, I couldn't conduct the test, what to do?" Did 14 you? 15 MR LI CHUN YIN: No, I didn't ask the company. 16 MR SW LEE: You knew that the pump couldn't be switched on 17 so you didn't proceed to any tests; right? 18 MR LI CHUN YIN: I talked to Mr Wong. I said I completed 19 the replacements. On the first day, I went to the 20 venue. On the 19th I replaced all the parts and then 21 I said that's all I've done. 22 MR SW LEE: Which block are you referring to? 23 MR LI CHUN YIN: From block B all the way to block H. One 24 BGU and one fire alarm system had not been replaced yet. 25 It was to be replaced on the 21st.</p>	<p>1 BGU, we turn off the switch and if we could not replace 2 it, then we just switch on the switch. 3 MR SW LEE: Before you left Wang Fuk Court at 2.30 pm on 4 19 November, just you yourself, did you switch on the 5 master switch? 6 MR LI CHUN YIN: No. 7 MR SW LEE: On the 21st, when you went to Wang Fuk Court to 8 conduct inspections, you first of all went to block H to 9 check whether the master switch had been switched off? 10 MR LI CHUN YIN: Right. 11 MR SW LEE: And after finishing the replacement, when you 12 left Wang Fuk Court, did you switch on the master switch 13 of block H? 14 MR LI CHUN YIN: No. 15 MR SW LEE: There are a total of seven screenshots of 16 WhatsApp. As we know, Mr Li, you yourself were a member 17 in the group, whereas Mr Chung wasn't. Do you still 18 have the records of these WhatsApp chats? 19 MR LI CHUN YIN: Yes. 20 MR SW LEE: As you said, some groups still -- I mean, there 21 were still some messages in other groups. 22 MR LI CHUN YIN: Yes. 23 MR SW LEE: And I believe they weren't private matters, they 24 were just work matters related to Wang Fuk Court. 25 MR LI CHUN YIN: Yes.</p>

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<p>1 MR SW LEE: Are you willing to provide complete records of 2 these chats? 3 MR LI CHUN YIN: Yes. 4 MR SW LEE: Afterwards, we can work with the counsel for 5 Victory Fire. Thank you. 6 MR RICHARD KHAW: I only have a handful of questions. 7 I should be able to complete in 10 minutes. 8 Examination by MR RICHARD KHAW 9 MR RICHARD KHAW: Mr Li, please refer to your own witness 10 statement, page 1537. This is the witness statement you 11 provided to the Independent Committee. Thank you. Yes, 12 please refer to page 1538, paragraph 5. We have already 13 gone through this paragraph. On 19 November 2025 in 14 Wang Fuk Court you found that the booster pump master 15 switch had been switched off. We asked Mr Chung about 16 this. I'd like to discuss with you the last lines in 17 this paragraph. In the last four lines of this 18 paragraph you said: 19 "Afterwards, I made enquiries with Ms Cheng of the 20 management office of Wang Fuk Court. I learned that the 21 fire system had been switched off for all eight blocks 22 of Wang Fuk Court owing to large-scale renovation works. 23 An SDN had been submitted to the FSD, that is a shutdown 24 notice had been filed with the FSD. Subsequently, after 25 finishing the works on that day, at around 2.30 pm</p>	<p>1 MR RICHARD KHAW: I'd like to show you something. B2/1311. 2 As far as we are concerned, when the FSD sends circulars 3 or notices, these are the requirements. If some fire 4 systems need to be shut down for some reason, near the 5 system, this notice needs to be put nearby. Are you 6 aware of this? 7 MR LI CHUN YIN: Yes. 8 MR RICHARD KHAW: On 19 November and on 21 November, while 9 large-scale renovation works were being conducted, did 10 you notice such notices near any fire installations? 11 MR LI CHUN YIN: No, I didn't notice any. 12 MR RICHARD KHAW: You told us on 19 November you had a chat 13 with Ms Cheng. Up until the date on which the fire 14 happened, that is 26 November, did you not follow up 15 with Ms Cheng on the enquiries you made with Ms Cheng? 16 MR LI CHUN YIN: No. Correct. 17 MR RICHARD KHAW: I have no other questions. 18 THE HON MR JUSTICE DAVID LOK: Thank you. 19 Mr Jenkin Suen SC. 20 MR JENKIN SUEN: Thank you chairman, thank you, members. 21 Examination by MR JENKIN SUEN 22 MR JENKIN SUEN: I only have one question for you, Mr Li, 23 and I'm not going to repeat the same questions. I'd 24 like to draw your attention to your witness statement, 25 page 1538 in WS2. The last four lines in paragraph 5.</p>
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<p>1 I left Wang Fuk Court." 2 Referring you to this witness statement, you did not 3 mention anything about what systems to be suspended 4 owing to large-scale renovation works. Did you discuss 5 with Ms Cheng? 6 MR LI CHUN YIN: Yes, I did. 7 MR RICHARD KHAW: But just that you didn't set it out here? 8 MR LI CHUN YIN: Correct. 9 MR RICHARD KHAW: In your discussion with Ms Cheng, in your 10 witness statement you didn't mention any enquiries made 11 with Ms Cheng when to suspend the systems. I'd like to 12 ask you, in fact, in your communication with Ms Cheng, 13 did you discuss when the systems started to be 14 suspended? 15 MR LI CHUN YIN: No. 16 MR RICHARD KHAW: Next I'd like to ask you, in your evidence 17 you didn't mention, according to what she knows, what 18 time could the suspended system be activated. Did you 19 discuss this with Ms Cheng? 20 MR LI CHUN YIN: No. 21 MR RICHARD KHAW: In your evidence you didn't mention making 22 enquiries with Ms Cheng about submitting SDN, so I'd 23 like to ask you, in fact, in your communication with 24 Ms Cheng did you not request SDN from Ms Cheng? 25 MR LI CHUN YIN: No.</p>	<p>1 Just now Mr Khaw SC ask you some questions and I am not 2 going to repeat them. I would just like to ask you, 3 while you were testifying just now, you said, first of 4 all, you discovered the lever switch in block B had been 5 switched off. And then you went to check all other 6 seven blocks and you found that the situation was 7 actually the same for all eight blocks, that is the 8 lever switch had been switched off. 9 MR LI CHUN YIN: Correct. 10 MR JENKIN SUEN: In your witness statement at paragraph 5, 11 on 19 November 2025, when you made enquiries with 12 Ms Cheng of the management office of Wang Fuk Court, did 13 you tell Ms Cheng for all eight blocks in Wang Fuk Court 14 the lever switches had been switched off as well? 15 MR LI CHUN YIN: Yes. 16 MR JENKIN SUEN: Did you tell her, in light of this, the FAS 17 would not be activated, that is no alarm will go off? 18 MR LI CHUN YIN: I don't quite recall. 19 MR JENKIN SUEN: So after you told Ms Cheng the lever 20 switches had been switched off, what was the response of 21 Ms Cheng? 22 MR LI CHUN YIN: She said she knew they had been switched 23 off because of the large-scale renovation works. 24 MR JENKIN SUEN: Do you mean she was aware that the lever 25 switches had been switched off?</p>

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1 MR LI CHUN YIN: Yes.
 2 MR JENKIN SUEN: I have no further questions.
 3 Thank you, chairman.
 4 THE HON MR JUSTICE DAVID LOK: Mr Lam?
 5 MR SOLOMON LAM: I have no re-examination.
 6 THE HON MR JUSTICE DAVID LOK: Just a minute.
 7 All right. Is it an appropriate time to take
 8 a break?
 9 MR VICTOR DAWES: After this witness, we are going to have
 10 witnesses from ISS, so, yes, this is an appropriate time
 11 for a break.
 12 (The witness was released)
 13 THE HON MR JUSTICE DAVID LOK: We are going to take a break
 14 for 10 minutes.
 15 (3.17 pm)
 16 (A short adjournment)
 17 (3.27 pm)
 18 THE HON MR JUSTICE DAVID LOK: Mr Dawes.
 19 MR VICTOR DAWES: Next witness is Ms Lok Sin Ying.
 20 Ms Lok, before you is a declaration. Please rise to
 21 your feet and read it out.
 22 (3.28 pm)
 23 MS LOK SIN YING (affirmed)
 24 Examination by MR VICTOR DAWES
 25 MR VICTOR DAWES: You are in the employ of ISS EastPoint

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1 Properties as a clerk?
 2 MS LOK SIN YING: Correct.
 3 MR VICTOR DAWES: Before the fire you were working in the
 4 management office of Wang Fuk Court?
 5 MS LOK SIN YING: Yes.
 6 MR VICTOR DAWES: You have made available two statements,
 7 one to the Committee, I'm sure you've read that.
 8 MS LOK SIN YING: Yes.
 9 MR VICTOR DAWES: You also gave a statement to the police.
 10 MS LOK SIN YING: Yes.
 11 MR VICTOR DAWES: I believe you had the chance to read
 12 through these two statements and confirm that they are
 13 correct?
 14 MS LOK SIN YING: Yes.
 15 MR VICTOR DAWES: Thank you. On the day of the fire --
 16 you've been working in Wang Fuk Court for some time and
 17 repeating what happened on that day probably would be
 18 really difficult, but I'm grateful and thanks to you for
 19 assisting the Committee.
 20 I hope you understand that it is our duty to uncover
 21 the truth from the testimony and also the practices
 22 before the fire.
 23 MS LOK SIN YING: I understand.
 24 MR VICTOR DAWES: Please continue to assist us.
 25 MS LOK SIN YING: Yes.

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1 MR VICTOR DAWES: According to paragraph 7 of your
 2 statement, WS2/1222, you joined ISS in 2007 and you've
 3 been working in Wang Fuk Court?
 4 MS LOK SIN YING: Yes.
 5 MR VICTOR DAWES: You left in 2019 and then you rejoined ISS
 6 the next year.
 7 MS LOK SIN YING: Yes.
 8 MR VICTOR DAWES: In August 2024 -- six months later, you
 9 quit and then you rejoined ISS in August 2024.
 10 MS LOK SIN YING: Yes.
 11 MR VICTOR DAWES: So you've been working in Wang Fuk Court,
 12 in ISS, all along?
 13 MS LOK SIN YING: Yes.
 14 MR VICTOR DAWES: So you've been working in Wang Fuk Court
 15 for more than a decade?
 16 MS LOK SIN YING: Yes.
 17 MR VICTOR DAWES: So when you're working in Wang Fuk Court,
 18 were you working in the management office?
 19 MS LOK SIN YING: Yes, for administrative work, yes.
 20 I would be going round the housing estate.
 21 MR VICTOR DAWES: So to many residents and regarding what
 22 happened and regarding the facilities, with 10 years'
 23 history there, you should be very familiar with all the
 24 things. Can I say that?
 25 MS LOK SIN YING: I wouldn't say everything, yes. If my

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1 duty covers that, I would be familiar, yes.
 2 MR VICTOR DAWES: To give us a better understanding, have
 3 you seen any changes to your portfolio over the past
 4 decade or so?
 5 MS LOK SIN YING: Yes. At the beginning in 2007 I was
 6 a property assistant. At that time I covered really
 7 miscellaneous duties, organising events, interest
 8 groups, the cycle park's complaints, assisting in the
 9 collection of management fees. I have the blue card for
 10 security guard, so if they run out of people I would be
 11 serving as the assistant, or building attendant, since
 12 2007.
 13 When I rejoined, I did other things. And then in
 14 2024 August, the latest one, I was serving as a clerk.
 15 Quite unlike the previous duties.
 16 Should I carry on?
 17 When I joined, this time I assisted the residents in
 18 the major renovation, collecting the forms, checking the
 19 documents, to make sure that the documents are right.
 20 So there's 2.0, 40,000, 60,000, 80,000, the Buildings
 21 Department initiative -- such a long name, I can't
 22 remember now, that scheme. And I also dealt with some
 23 of the complaints arising from the renovation and
 24 maintenance.
 25 And 6 September 2024, after we have seen a change in

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<p>1 the IO, I've also taken part in the major renovation</p> <p>2 work meetings. I would also issue letters chasing the</p> <p>3 money or the fund for the renovation work.</p> <p>4 MR VICTOR DAWES: Very detailed. Paragraph 8 also covers</p> <p>5 certain points. As I said, you cover more details than</p> <p>6 what paragraph 8 covers, like the Operation Building</p> <p>7 Bright 2.0. You also mentioned all the complaints</p> <p>8 relating to the renovation. At (c), writing minutes.</p> <p>9 (d), that's the job order. I'll go into more detail in</p> <p>10 just a moment.</p> <p>11 To let us have a better understanding of the</p> <p>12 management structure -- bundle H1, page 54, the</p> <p>13 organisation structure -- would this be projected on the</p> <p>14 screen, please.</p> <p>15 This organisational chart, that's the team before</p> <p>16 the fire in the management office. There is a vacancy</p> <p>17 for the officer, property assistant, clerk and</p> <p>18 maintenance clerk. Your job is the maintenance clerk?</p> <p>19 MS LOK SIN YING: No. Maintenance is my title.</p> <p>20 MR VICTOR DAWES: Have you seen this chart before?</p> <p>21 MS LOK SIN YING: No. First time.</p> <p>22 MR VICTOR DAWES: Right. Fine. So this is provided by your</p> <p>23 employer. You mentioned one of your duties is to deal</p> <p>24 with or record the complaints lodged by the residents.</p> <p>25 MS LOK SIN YING: Yes.</p>	<p>1 you've seen this document?</p> <p>2 MS LOK SIN YING: Yes.</p> <p>3 MR VICTOR DAWES: The title is the complaint record for the</p> <p>4 major renovation.</p> <p>5 I think you compiled the content?</p> <p>6 MS LOK SIN YING: Yes.</p> <p>7 MR VICTOR DAWES: We can see there are all manner of</p> <p>8 complaints, some in relation to smoking. I'll cite some</p> <p>9 examples: item 4, loud noise generated by moving of</p> <p>10 objects.</p> <p>11 MS LOK SIN YING: Yes.</p> <p>12 MR VICTOR DAWES: And item 20, there are complaints about</p> <p>13 the flashlight on the scaffolds being too intense. So</p> <p>14 all these were dealt with by you? Were you the only one</p> <p>15 dealing with this?</p> <p>16 MS LOK SIN YING: Not the only one dealing with this. But</p> <p>17 this table, I input the details into the computer.</p> <p>18 MR VICTOR DAWES: I believe you would input all the</p> <p>19 complaints into the computer?</p> <p>20 MS LOK SIN YING: No, can't put it this way. If anything</p> <p>21 goes into the notebook for complaints, I would input</p> <p>22 this into the computer.</p> <p>23 MR VICTOR DAWES: So in a book?</p> <p>24 MS LOK SIN YING: This is a blue book, it is in the control</p> <p>25 room around the clock. People don't come to me for</p>
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<p>1 MR VICTOR DAWES: When you joined ISS last time, you dealt</p> <p>2 with anything to do with the renovation --</p> <p>3 MS LOK SIN YING: Yes.</p> <p>4 MR VICTOR DAWES: -- so you're referring to the complaints</p> <p>5 arising from the major renovation?</p> <p>6 MS LOK SIN YING: Yes.</p> <p>7 MR VICTOR DAWES: For these complaints I believe that the</p> <p>8 residents would complain by phone sometimes, and</p> <p>9 they would come face to face sometimes.</p> <p>10 MS LOK SIN YING: Yes.</p> <p>11 MR VICTOR DAWES: So the residents know you?</p> <p>12 MS LOK SIN YING: Yes.</p> <p>13 MR VICTOR DAWES: For these complaints, of course you would</p> <p>14 have a record?</p> <p>15 MS LOK SIN YING: Yes.</p> <p>16 MR VICTOR DAWES: Other than complaints by phone or face to</p> <p>17 face, are there any other ways to record their</p> <p>18 complaints? Would there be emails or WhatsApp?</p> <p>19 MS LOK SIN YING: Yes. We do have emails. We don't have</p> <p>20 WhatsApp.</p> <p>21 MR VICTOR DAWES: But you have the email for the management</p> <p>22 office so people would be emailing in their complaints?</p> <p>23 MS LOK SIN YING: Yes.</p> <p>24 MR VICTOR DAWES: I'd like to jog your memory of what</p> <p>25 happened. Bundle C1, page 749 onwards. I believe</p>	<p>1 complaints alone. Anybody can receive complaints and</p> <p>2 all the complaints would go into that logbook. And from</p> <p>3 time to time I would input the content there into the</p> <p>4 computer.</p> <p>5 MR VICTOR DAWES: Any complaints you receive can be verbal,</p> <p>6 can be email; would they be recorded in the logbook?</p> <p>7 MS LOK SIN YING: Yes.</p> <p>8 MR VICTOR DAWES: According to the documents and the</p> <p>9 statements, it seems that residents have concerns and</p> <p>10 complaints about the materials used in the renovation</p> <p>11 such as the scaffolding nets, et cetera.</p> <p>12 MS LOK SIN YING: Yes.</p> <p>13 MR VICTOR DAWES: While we do not see many complaints in</p> <p>14 this logbook, but we see from other documents some</p> <p>15 complaints. For example, in bundle H3, page 6116.</p> <p>16 This is from 27 September 2025 when a meeting was</p> <p>17 held and this is the minutes of that meeting. So you</p> <p>18 and Mr Lai attended this meeting on the progress of the</p> <p>19 renovation works.</p> <p>20 MS LOK SIN YING: Yes.</p> <p>21 MR VICTOR DAWES: Paragraph 3 here, it says that the IO</p> <p>22 asked whether all the scaffolding nets would be replaced</p> <p>23 and the response was that only those that are damaged</p> <p>24 would be replaced. So did you prepare this minutes?</p> <p>25 MS LOK SIN YING: Yes.</p>

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<p>1 MR VICTOR DAWES: So this is because of number 2, where it</p> <p>2 says that it has been affected by the typhoon.</p> <p>3 MS LOK SIN YING: Yes.</p> <p>4 MR VICTOR DAWES: Moving on to paragraph 11. The</p> <p>5 Incorporated Owners requested in the last point that</p> <p>6 Will Power should check the safety nets and see whether</p> <p>7 they're safe and Will Power responded that they would</p> <p>8 arrange to have inspections done in B, C, E the</p> <p>9 following week. Do you remember that?</p> <p>10 MS LOK SIN YING: Yes.</p> <p>11 MR VICTOR DAWES: I'm not -- well, this is only to help you</p> <p>12 recall what happened then. I'm not going to show you</p> <p>13 all the documents on those complaints.</p> <p>14 If you look at page 6014. On foam boards, there is</p> <p>15 a five-party meeting minutes? You see it?</p> <p>16 MS LOK SIN YING: Yes.</p> <p>17 MR VICTOR DAWES: We see your name here, Lok Sin Ying.</p> <p>18 MS LOK SIN YING: Yes.</p> <p>19 MR VICTOR DAWES: Did you also prepare this document?</p> <p>20 MS LOK SIN YING: Yes.</p> <p>21 MR VICTOR DAWES: So this was the minutes from</p> <p>22 12 September 2024.</p> <p>23 Look at paragraph 19. It is mentioned here that the</p> <p>24 management committee has received owners' questions</p> <p>25 regarding the foam boards covering the windows and PC&E</p>	<p>1 another matter. When the management company finds that</p> <p>2 there are safety risks or fire risks, to your</p> <p>3 understanding, what would you do after receiving such</p> <p>4 complaints? Did ISS give you any guidelines on how to</p> <p>5 respond?</p> <p>6 MS LOK SIN YING: Well, there should be guidelines, but I</p> <p>7 didn't look through it in detail.</p> <p>8 MR VICTOR DAWES: Well, it should have helped with your work</p> <p>9 but you didn't look at it in detail?</p> <p>10 MS LOK SIN YING: Yes, I didn't.</p> <p>11 MR VICTOR DAWES: You mentioned another document just now,</p> <p>12 that there are job orders.</p> <p>13 MS LOK SIN YING: Yes.</p> <p>14 MR VICTOR DAWES: So these job orders are for the use of</p> <p>15 your colleagues so that they will know what's going on.</p> <p>16 MS LOK SIN YING: Yes.</p> <p>17 MR VICTOR DAWES: You're not the only one issuing these job</p> <p>18 orders, right?</p> <p>19 MS LOK SIN YING: Yes.</p> <p>20 MR VICTOR DAWES: So you're instructed by someone to issue</p> <p>21 these job orders?</p> <p>22 MS LOK SIN YING: Well, it depends.</p> <p>23 MR VICTOR DAWES: If someone tells that you something needs</p> <p>24 to be done, then you would have the authority to issue</p> <p>25 job orders to have your colleagues handle the matter?</p>
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<p>1 explained that it wouldn't burn because of smoke or</p> <p>2 cigarette butts, but if you burn it with a naked flame</p> <p>3 then of course that's another matter. It also mentions</p> <p>4 some of the waste materials and the garbage around the</p> <p>5 area. You remember you collected these complaints?</p> <p>6 MS LOK SIN YING: Yes.</p> <p>7 MR VICTOR DAWES: The complaints on scaffolding net and foam</p> <p>8 boards, it seems that you receive these complaints on</p> <p>9 a frequent basis. It's quite common to receive</p> <p>10 complaints on these two issues.</p> <p>11 MS LOK SIN YING: Yes. Let me put it this way. I did</p> <p>12 receive such complaints, but I remember that I usually</p> <p>13 receive these complaints at meetings when we discuss</p> <p>14 renovation work or they usually raise these in person</p> <p>15 when they are meeting with staff from Will Power or from</p> <p>16 PC&E and I usually would not lodge these complaints in</p> <p>17 the logbook.</p> <p>18 MR VICTOR DAWES: I just want to clarify that even though</p> <p>19 you do not see a lot of such complaints on the logbook,</p> <p>20 well, there are not many complaints in relation to foam</p> <p>21 boards and scaffolding nets in the logbook, but in</p> <p>22 meetings, in-person meetings, you would receive many</p> <p>23 such complaints. Am I right in saying that?</p> <p>24 MS LOK SIN YING: Yes.</p> <p>25 MR VICTOR DAWES: I would like you to help me clarify</p>	<p>1 MS LOK SIN YING: Yes.</p> <p>2 MR VICTOR DAWES: Let's look at WS2/1226, paragraph 14(b).</p> <p>3 You have shown us three copies of job orders, two of</p> <p>4 which have been issued by Mr Wong Pak Shing and one</p> <p>5 issued by you. I'm sure there are more than three job</p> <p>6 orders, right?</p> <p>7 MS LOK SIN YING: I'm not sure.</p> <p>8 MR VICTOR DAWES: So you only found these three job orders?</p> <p>9 MS LOK SIN YING: These job orders are found by the police.</p> <p>10 MR VICTOR DAWES: You shouldn't have handled only just one</p> <p>11 job order; right?</p> <p>12 MS LOK SIN YING: There should be more.</p> <p>13 MR VICTOR DAWES: So you should have handled more than three</p> <p>14 job orders in the last few months when you worked at</p> <p>15 Wang Fuk Court?</p> <p>16 MS LOK SIN YING: Well, from when I went back to Wang Fuk</p> <p>17 Court, I remember I only issued a few job orders.</p> <p>18 MR VICTOR DAWES: It should be more than three?</p> <p>19 MS LOK SIN YING: Yes, I issued one out of these three.</p> <p>20 MR VICTOR DAWES: Let's look at C1-2/1265. We see in the</p> <p>21 upper right-hand corner it says very clearly "Wang Fuk</p> <p>22 Court job order". This is a template. And then</p> <p>23 you would handwrite the order. This is a job order</p> <p>24 issued by you?</p> <p>25 MS LOK SIN YING: Yes.</p>

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<p>1 MR VICTOR DAWES: We see the job description. Can you read 2 it out, please? 3 MS LOK SIN YING: "Wang Tao House water tank. To let out 4 the water from the water tank in Wang Tao House, 5 14 July 2025, Monday." 6 MR VICTOR DAWES: Here we see the job completed here and 7 there's a tick to "Yes". If it's "No", then you would 8 need to see "Remarks". This "yes", did you put the tick 9 in the "Yes" box? 10 MS LOK SIN YING: No. This should be two workers. 11 MR VICTOR DAWES: So the workers who took care of the job? 12 MS LOK SIN YING: Yes. 13 MR VICTOR DAWES: Would that be the person at the bottom, 14 "Completed by" such person? 15 MS LOK SIN YING: Yes. 16 MR VICTOR DAWES: We see the date and time here. How should 17 we understand this job order? This job order is for ISS 18 to complete releasing the water or -- 19 MS LOK SIN YING: Oh, this job order has nothing to do with 20 PC&E. 21 MR VICTOR DAWES: So who -- 22 MS LOK SIN YING: This is actually for ISS. 23 MR VICTOR DAWES: So this job order is only for ISS staff, 24 so what they need to do is to wait for PC&E personnel in 25 the lobby at 9.30?</p>	<p>1 MR VICTOR DAWES: We see that the notice is for 15 July when 2 works at the water tank would begin. So actually the 3 date differs from the job order work date, as it was 4 14 July. 5 MS LOK SIN YING: Yes. 6 MR VICTOR DAWES: And your response in the statement, you 7 said you wouldn't really look at the date of the notice. 8 MS LOK SIN YING: Yes. 9 MR VICTOR DAWES: Let me put it this way. Am I right in 10 saying that the management office will not check which 11 day PC&E will start working? You see in the notice that 12 it says it's from 15 July to 15 September 2025; right? 13 MS LOK SIN YING: Yes. 14 MR VICTOR DAWES: The responsibility of the management 15 company is not to check whether they complete the work 16 on time. 17 MS LOK SIN YING: Well, I can't respond on behalf of ISS. 18 I can only speak on my behalf, but usually I wouldn't 19 take note of that. 20 MR VICTOR DAWES: All right. If the management finds that 21 there are defects to the fire services installation, do 22 you have company guidelines on how to follow up? 23 MS LOK SIN YING: I'm not sure. 24 MR VICTOR DAWES: Have you seen any such guidelines or are 25 there guidelines but you haven't read it?</p>
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<p>1 MS LOK SIN YING: Yes. 2 MR VICTOR DAWES: So you mean that the contents of the job 3 description has nothing to do with PC&E, this is for 4 ISS, so this is only for ISS personnel and whether they 5 waited at the lobby? 6 MS LOK SIN YING: Yes. 7 MR VICTOR DAWES: Let's look at page 1255. This is your 8 statement to the police. Well, let's go back to the 9 previous pages. This is the first page of your 10 statement to the police. I'm sure you have read this. 11 I want to refer you to question 4 to question 8. Please 12 read through it. 13 I would like you to clarify question 8. Annex 1, 14 number 2, why would it say that the work at Wang Tao 15 House started on 15 July 2025, and the answer is: 16 "I'm not sure. PC&E told on that day that 17 they would need to let out the water in the water tanks 18 and they need to do that on 14 July and very often 19 they would only give this to us a few days before the 20 14th for the company stamp." 21 Do you see the question and answer here? 22 MS LOK SIN YING: Mmm. 23 MR VICTOR DAWES: Let's go to page 1258 in which a notice 24 would be given. 25 MS LOK SIN YING: Yes.</p>	<p>1 MS LOK SIN YING: Yes. 2 MR VICTOR DAWES: Going back to the same example, would you 3 notice whether there is a shutdown notice? This is not 4 part of your concern; right? 5 MS LOK SIN YING: Yes. 6 MR VICTOR DAWES: In the job order, PC&E requests workers to 7 empty the water tanks. Would you consider why they do 8 that or would you just follow instructions? 9 MS LOK SIN YING: I know that there is a need on repair work 10 on the fire service tanks and the tanks need to be 11 emptied out. PC&E asked me to arrange for two workers 12 to empty the water tanks. I didn't ask specifically why 13 they want our workers to do that. 14 MR VICTOR DAWES: In other words, you know there is work to 15 be done on the tanks and so when they asked you to empty 16 the tanks you asked workers to do so. 17 MS LOK SIN YING: They asked whether two workers could help 18 out. I didn't ask what kind of helped they wanted, they 19 just asked whether two workers could be arranged to help 20 them. 21 MR VICTOR DAWES: So you would just sent out this request 22 when they do so? 23 MS LOK SIN YING: Well, I wouldn't ask. So I receive this 24 request saying they need help and I would ask the 25 workers. If the workers say it's all right, then it's</p>

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1 all right. I wouldn't question what they do because
 2 it's not my responsibility.
 3 MR VICTOR DAWES: Let's go back to C1-2/1267. The job order
 4 is on emptying the water tanks. Our understanding is
 5 that there should be eight job orders, one for each
 6 building.
 7 MS LOK SIN YING: There should be.
 8 MR VICTOR DAWES: But you are not sure?
 9 MS LOK SIN YING: I am not sure.
 10 MR VICTOR DAWES: Why do you say that there should be?
 11 MS LOK SIN YING: Usually there is one job order for each
 12 order.
 13 MR VICTOR DAWES: And your understanding is that there are
 14 eight buildings so there should be eight job orders?
 15 MS LOK SIN YING: Yes.
 16 MR VICTOR DAWES: I would like you to go back to your
 17 witness statement paragraph 20.
 18 I'm sorry, I gave the wrong reference. Let's go to
 19 Mr Lee Shing Foo's witness statement, WS2/1256. Have
 20 you seen this witness statement before?
 21 MS LOK SIN YING: No.
 22 MR VICTOR DAWES: I want you to read through paragraph 20
 23 very carefully.
 24 You know Mr Lee, right?
 25 MS LOK SIN YING: Yes.

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1 MR VICTOR DAWES: He is a carpenter; is that correct?
 2 MS LOK SIN YING: He's a technician, as far as I'm
 3 concerned.
 4 MR VICTOR DAWES: As I understand, operating fire service
 5 installations one needs to inform the FSD. Therefore,
 6 I told Mr Law Kwok Shui one needs to have a fire licence
 7 before one handles the fire service tank. Mr Law Kwok
 8 Shui said that he received a job order so he just acted
 9 according to the job order.
 10 Mr Lee is a technician. And Mr Law is?
 11 MS LOK SIN YING: Yes, an electrician.
 12 MR VICTOR DAWES: I'd like to ask you, either Mr Lee or
 13 Mr Law, based on the contents of paragraph 20, did any
 14 of them ask you?
 15 MS LOK SIN YING: I have no impression that they raised
 16 that.
 17 MR VICTOR DAWES: Regarding this, before coming to give
 18 evidence, you had considered that?
 19 MS LOK SIN YING: Yes.
 20 MR VICTOR DAWES: And I believe someone had asked you
 21 whether you recollected them saying so; is that correct?
 22 MS LOK SIN YING: Yes.
 23 MR VICTOR DAWES: Please refer to WS2/1233, Mr Law's witness
 24 statement. I'd like you to read paragraph 19. If you
 25 don't mind it, please read paragraph 19.

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1 MS LOK SIN YING: "Upon receiving the above job order,
 2 I learned from colleagues in the management office,
 3 draining fire service tanks is part of the large-scale
 4 renovation works. In addition, as I understand, for one
 5 to operate fire service installations one needs to
 6 forgot FSD. Therefore, when I received the first job
 7 order in relation to draining the water tanks of the
 8 FSD, I raised that to Ms Lok Sin Ying of the management
 9 office that to operate the fire service tanks one needs
 10 to have a fire licence. Ms Lok Sin Ying told me because
 11 I'm an electrician and upon the request of PC&E I need
 12 to go together with the staff members of PC&E to help
 13 PC&E to drain the fire service tanks."
 14 MR VICTOR DAWES: Mr Law set out this very clearly, that is
 15 if for one to handle fire service tanks, one needs to
 16 have a licence. Do you understand this?
 17 MS LOK SIN YING: Yes.
 18 MR VICTOR DAWES: Because of this, he asked you regarding
 19 this. To his recollection, PC&E needed him to do so;
 20 that was why he continued to do so. Are you telling us
 21 it was impossible for him to ask you, but then it was
 22 possible for him to have asked you but then you have no
 23 recollection?
 24 MS LOK SIN YING: I'm actually quite sure I didn't receive
 25 this.

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1 MR VICTOR DAWES: So you can tell for sure Mr Law did not
 2 ask you?
 3 MS LOK SIN YING: Right.
 4 MR VICTOR DAWES: Later on, Mr Law will testify. Mr Law is
 5 your colleague. In other words, Mr Law and you have
 6 very different memories of this matter. He's your
 7 colleague.
 8 MS LOK SIN YING: I agree.
 9 MR VICTOR DAWES: I hope you don't mind. Just now, from
 10 your reply you have very clear recollection. It is not
 11 the case that probably he has asked you but then you
 12 don't recall. You now are telling the Independent
 13 Committee very clearly that it was impossible for him to
 14 have said so; is that right?
 15 MS LOK SIN YING: Correct.
 16 MR VICTOR DAWES: So why would Mr Law have to say so?
 17 MS LOK SIN YING: I'm not clear.
 18 MR VICTOR DAWES: With reference to your witness statement
 19 paragraph 17.
 20 MS LOK SIN YING: This is not mine.
 21 MR VICTOR DAWES: Comparing with the witness statement, what
 22 you said was actually, in line with your witness
 23 statement -- this is to be fair for you -- you didn't
 24 have any professional knowhow in relation to engineering
 25 so you shouldn't be asked about this.

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<p>1 MS LOK SIN YING: Right.</p> <p>2 MR VICTOR DAWES: You are just a clerical worker?</p> <p>3 MS LOK SIN YING: Correct.</p> <p>4 MR VICTOR DAWES: So whom should Mr Law have asked?</p> <p>5 MS LOK SIN YING: I believe my higher up.</p> <p>6 MR VICTOR DAWES: Who is that?</p> <p>7 MS LOK SIN YING: Ah Lai manager, or PC&E.</p> <p>8 MR VICTOR DAWES: According to --</p> <p>9 MS LOK SIN YING: Just a second. Or the seniors of the</p> <p>10 engineering section, Mr Lam.</p> <p>11 MR VICTOR DAWES: Mr Law said that he had asked you, and</p> <p>12 when you asked him to do so, then he needed to do so.</p> <p>13 You disagree on this; is that correct?</p> <p>14 MS LOK SIN YING: Correct.</p> <p>15 MR VICTOR DAWES: Did you know that they should not handle</p> <p>16 these fire service installations because they weren't</p> <p>17 registered fire service installation contractors?</p> <p>18 MS LOK SIN YING: Well, I have a concept that fire service</p> <p>19 installations should have been done by or handled by</p> <p>20 registered fire service installation contractors.</p> <p>21 MR VICTOR DAWES: Mr Law or Mr Lee, those two workers, if</p> <p>22 they had asked you, you would have asked your higher up;</p> <p>23 is that correct?</p> <p>24 MS LOK SIN YING: Yes.</p> <p>25 MR VICTOR DAWES: I'd like to explore another area with you.</p>	<p>1 therein?</p> <p>2 MS LOK SIN YING: I would look at the date.</p> <p>3 MR VICTOR DAWES: Afterwards, would you have any follow-up?</p> <p>4 MS LOK SIN YING: If it was going to be due soon, or if it</p> <p>5 had already expired but then PC&E hadn't yet provided</p> <p>6 any new date, then I would pursue them.</p> <p>7 MR VICTOR DAWES: Is it your responsibility?</p> <p>8 MS LOK SIN YING: Well, no one said that it was my</p> <p>9 responsibility but I knew that there was this document</p> <p>10 and a fire service tank was being repaired, so -- you</p> <p>11 may say that I'm nosy, no one had asked me to do so but</p> <p>12 I would pay attention to the date thereon.</p> <p>13 MR VICTOR DAWES: Did you know what systems were suspended?</p> <p>14 MS LOK SIN YING: Fire service water.</p> <p>15 MR VICTOR DAWES: Did you know back then?</p> <p>16 MS LOK SIN YING: Yes.</p> <p>17 MR VICTOR DAWES: Would you know that this would affect the</p> <p>18 fire alarm system?</p> <p>19 MS LOK SIN YING: No.</p> <p>20 MR VICTOR DAWES: Between you and your colleagues, did you</p> <p>21 discuss suspending the fire service installation for</p> <p>22 a long time would have any impact?</p> <p>23 MS LOK SIN YING: No.</p> <p>24 MR VICTOR DAWES: If management office colleagues had not</p> <p>25 discussed with you or if you only paid attention to the</p>
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<p>1 After this job order has been issued, PC&E turned off</p> <p>2 the fire hydrant and hose reel system for over four</p> <p>3 months. Did you know?</p> <p>4 MS LOK SIN YING: Yes.</p> <p>5 MR VICTOR DAWES: Regarding this, I'd like to draw your</p> <p>6 attention to witness statement paragraphs 15 and 16.</p> <p>7 You can take your time when going through these two</p> <p>8 paragraphs 15 and 16.</p> <p>9 MS LOK SIN YING: Okay.</p> <p>10 MR VICTOR DAWES: You said that you saw the shutdown notice</p> <p>11 sent by China Status.</p> <p>12 MS LOK SIN YING: Yes.</p> <p>13 MR VICTOR DAWES: Before this fire, were you familiar with</p> <p>14 this notice?</p> <p>15 MS LOK SIN YING: No.</p> <p>16 MR VICTOR DAWES: What was the earliest time that you knew</p> <p>17 a shutdown notice had been submitted?</p> <p>18 MS LOK SIN YING: Right now I couldn't answer you. I need</p> <p>19 to check my WhatsApp record.</p> <p>20 MR VICTOR DAWES: If there were such shutdown notices, the</p> <p>21 management office would have known; is that correct?</p> <p>22 MS LOK SIN YING: Well, I had filing, but I'm not sure if</p> <p>23 every colleague knew about this.</p> <p>24 MR VICTOR DAWES: You said that you were responsible for</p> <p>25 filing. Would you pay attention to the contents</p>	<p>1 shutdown notice, whether it had already expired, did the</p> <p>2 management office ask PC&E to work faster so that there</p> <p>3 won't be such a long time?</p> <p>4 MS LOK SIN YING: No.</p> <p>5 MR VICTOR DAWES: As far as you know, who was responsible</p> <p>6 for this?</p> <p>7 MS LOK SIN YING: For me, Will Power supervised PC&E and</p> <p>8 they were safety officers. I trust their</p> <p>9 professionalism. So from my personal point of view,</p> <p>10 I would not cast any doubt on them.</p> <p>11 MR VICTOR DAWES: As for ISS, did they request the</p> <p>12 management office to handle these in their instructions</p> <p>13 given to you? Did you know whether there were such</p> <p>14 instructions?</p> <p>15 MS LOK SIN YING: Well, I didn't read them carefully.</p> <p>16 I don't rule out the possibility that there were, but</p> <p>17 I'm not sure. I don't know whether there were.</p> <p>18 MR VICTOR DAWES: Because of repair works to the fire</p> <p>19 service tanks, fire extinguishers were added to the</p> <p>20 buildings.</p> <p>21 MS LOK SIN YING: Yes, I know.</p> <p>22 MR VICTOR DAWES: Were they sufficient for the risks of</p> <p>23 fire? This wasn't what you would consider; is that</p> <p>24 correct?</p> <p>25 MS LOK SIN YING: I trust Will Power and PC&E. During the</p>

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<p>1 meetings, they said, as there wasn't any water, in 2 accordance with the Fire Services Ordinance, then on odd 3 number floors there needed to be fire extinguishers and 4 I didn't cast any doubt over this. 5 MR VICTOR DAWES: Did you receive from security guards, 6 residents, anyone involved, worries because of the 7 long-time suspended fire alarm system? 8 MS LOK SIN YING: Only one. Living on the 3rd floor, 9 Wang Tai House, a gentlemen who lived on the 3rd floor 10 of this block, he said there wasn't any fire service 11 water and he also knew that there were fire 12 extinguishers on floors. He once related to me that the 13 locations of these fire extinguishers weren't convenient 14 and he requested improvements. 15 MR VICTOR DAWES: And you believe these are issues of PC&E 16 and Will Power; is that correct? 17 MS LOK SIN YING: No. Regarding this complaint made by the 18 gentleman, immediately I talked to security guards about 19 this matter. Fire extinguishers could be used by 20 anyone. Well, a small water meter room door could be 21 opened, and then when you had access to the hose reels, 22 then you would see that. However, some small water 23 meter rooms are closed, so if someone needs to use the 24 hose reel, someone may not be able to use it. So 25 security guards who conduct checks on every floor were</p>	<p>1 there was a fire? 2 MS LOK SIN YING: At that time I was in the security guard 3 control room of Wang Yan House. Through the 4 walkie-talkie I came to know that Wang Cheong House 5 security guard, the lady security guard told me that 6 there was a fire behind Wang Cheong House. Then I asked 7 all the security guards in the security control room to 8 go to the scene. 9 MR VICTOR DAWES: At that time you made a police report as 10 well; is that correct? 11 MS LOK SIN YING: Yes. 12 MR VICTOR DAWES: You called 999 and you informed PC&E; is 13 that correct? 14 MS LOK SIN YING: Yes. 15 MR VICTOR DAWES: You were the second person who called 999, 16 as far as we understand. We have the transcript of your 17 police report made to 999. Let me read it out to you. 18 I want to remind you of what you said. How do we know 19 that was you? You said that you were a worker in the 20 management office with surname Lok. You suspected there 21 was a fire in one of the blocks, that is block number 6, 22 because you received a lot of calls. 23 So at that time when you made a police report, you 24 should have received a lot of calls from residents; is 25 that correct?</p>
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<p>1 given memoranda for odd-number floors the small water 2 meter rooms need to be opened. They shouldn't be locked 3 up at all times. When inspections were done, they 4 needed to make sure that these doors could be opened at 5 any time. In other words, we instantly attended to this 6 complaint. 7 MR VICTOR DAWES: Regarding these complaints, the management 8 office handled them; is that correct? 9 MS LOK SIN YING: Well, for those that I can handle, I would 10 handle, just like the previous one. 11 MR VICTOR DAWES: So for those you couldn't handle, they 12 were issues under PC&E and Will Power, such as the 13 period of the shutdown? 14 MS LOK SIN YING: Correct. I would only see whether the 15 date has expired. 16 MR VICTOR DAWES: Regarding whether the period was too long, 17 that wasn't your concern. Did you know whether it was 18 a concern of your higher-up? 19 MS LOK SIN YING: Well, I cannot answer on their behalf. 20 MR VICTOR DAWES: Now I'd like to ask about the fire, as 21 you had a firsthand account as well. 22 On the afternoon of 26 November you were in the 23 management office of Wang Cheong House? 24 MS LOK SIN YING: Wang Yan House. 25 MR VICTOR DAWES: Wang Yan House. How did you know that</p>	<p>1 MS LOK SIN YING: Yes. 2 MR VICTOR DAWES: From the moment you learned there was 3 a fire through the walkie-talkie to the moment you made 4 a phone call to 999, that was a short period of time; 5 right? 6 MS LOK SIN YING: Yes, but I cannot tell you how long. 7 MR VICTOR DAWES: But you kept receiving calls; is that 8 correct? 9 MS LOK SIN YING: Yes. 10 MR VICTOR DAWES: You received calls from residents, you 11 also learned about the fire from walkie-talkies. Did 12 any construction sub-contractors tell you about the 13 fire? 14 MS LOK SIN YING: No. 15 MR VICTOR DAWES: Please go to paragraph 18 of your witness 16 statement. 17 MS LOK SIN YING: Okay. 18 MR VICTOR DAWES: Please read this paragraph. 19 MS LOK SIN YING: Okay. I'm ready. 20 MR VICTOR DAWES: You said at 2.50 pm you knew there was 21 a fire, you stayed behind and took calls from residents. 22 Do you remember for how long you stayed in that room? 23 MS LOK SIN YING: No, I wasn't mindful of the time. 24 MR VICTOR DAWES: Then you used loudspeakers to appeal to 25 residents to leave Wang Fuk Court?</p>

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<p>1 MS LOK SIN YING: Yes.</p> <p>2 MR VICTOR DAWES: I believe you agree that there wasn't any</p> <p>3 fire alarm.</p> <p>4 MS LOK SIN YING: Well, I couldn't hear any.</p> <p>5 MR VICTOR DAWES: As you said, you didn't know that the fire</p> <p>6 alarm system had been suspended or switched off.</p> <p>7 MS LOK SIN YING: Correct.</p> <p>8 MR VICTOR DAWES: You couldn't tell us at what time you used</p> <p>9 loudspeakers to ask residents to leave Wang Fuk Court?</p> <p>10 MS LOK SIN YING: Well, they were like mobile loudspeakers</p> <p>11 just like those used by buskers on the streets. There</p> <p>12 were two microphones.</p> <p>13 MR VICTOR DAWES: Where did you use loudspeakers?</p> <p>14 MS LOK SIN YING: To be more detailed, apart from taking</p> <p>15 calls, at that time, I don't recall whether it was the</p> <p>16 manager or the officer, they went to the scene and then</p> <p>17 they returned to the management office. I'm not sure</p> <p>18 whether someone asked me to get loudspeakers or I walked</p> <p>19 past my desk and I saw loudspeakers. So I thought when</p> <p>20 colleagues had come back to help pick up calls, then</p> <p>21 I immediately took loudspeakers and I went over to the</p> <p>22 entrance of management office between Wang Tao House and</p> <p>23 Wang Yan House. I kept shouting all the way to Wang Yan</p> <p>24 House until the vehicular access point, all of the</p> <p>25 housing estate, I kept shouting.</p>	<p>1 the officer was more authoritative and demanded that we</p> <p>2 left, so we did.</p> <p>3 MR VICTOR DAWES: Where did you go next?</p> <p>4 MS LOK SIN YING: One more thing, sorry. After shouting on</p> <p>5 a loudhailer I went back to the management office.</p> <p>6 I talked into the walkie-talkie to summon all the</p> <p>7 colleagues to assemble in the management office. Then</p> <p>8 I picked up the rota of the staff and asked my</p> <p>9 colleagues to count the number of on-duty staff. The</p> <p>10 police demanded that we left.</p> <p>11 On the second occasion, we, like the residents, went</p> <p>12 to the Kwong Fuk Community Hall. Prior to us going in,</p> <p>13 I did a headcount once again of the staff to see whether</p> <p>14 we got the right number, and I asked them to call their</p> <p>15 family members to report safety.</p> <p>16 MR VICTOR DAWES: What time was it?</p> <p>17 MS LOK SIN YING: I have no idea.</p> <p>18 MR VICTOR DAWES: We still have a bit of time. I don't</p> <p>19 intend to start a new subject, and I don't want there to</p> <p>20 be any misunderstanding, but let's go back to something</p> <p>21 we talked about. Paragraph 19 of Mr Law's statement.</p> <p>22 That's on page 1233.</p> <p>23 You must appreciate that -- I wouldn't say this is</p> <p>24 an allegation, but this is a statement, and what he said</p> <p>25 differs from what you said.</p>
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<p>1 MR VICTOR DAWES: I know it's difficult for you to recall</p> <p>2 the exact time, but for how long?</p> <p>3 MS LOK SIN YING: I reckon 10 to 15 minutes.</p> <p>4 MR VICTOR DAWES: Within 10 minutes?</p> <p>5 MS LOK SIN YING: Not for a long time. I have this</p> <p>6 impression because while I was standing at block 1, the</p> <p>7 moment I took walkie-talkies and went outside, up to</p> <p>8 that moment, only then did I know how severe the fire</p> <p>9 was. As the management office cordoned off the access,</p> <p>10 therefore, I couldn't see smoke nor fire or how serious</p> <p>11 that was. I took loudspeakers and I was standing with</p> <p>12 my back towards Wang Cheong House and I shouted towards</p> <p>13 the roads of Wang Yan House. I saw much smoke and ash</p> <p>14 right in front of me. Then I decided at that time to</p> <p>15 pass my microphone and loudspeakers to people with vests</p> <p>16 of community care teams and I asked them to continue to</p> <p>17 shout for me. And then I immediately ran back to the</p> <p>18 office. I asked my colleagues to pack up their stuff,</p> <p>19 to bring all their stuff and be ready to leave any time.</p> <p>20 MR VICTOR DAWES: And what next after you went into the</p> <p>21 management office?</p> <p>22 MS LOK SIN YING: I kept answering calls. I was on the</p> <p>23 phone the whole time until I remember they asked us to</p> <p>24 evacuate twice. I didn't do so for the first time</p> <p>25 because of the sheer number of calls. The second time</p>	<p>1 MS LOK SIN YING: Yes.</p> <p>2 MR VICTOR DAWES: Ms Lok, I hope you understand that I'm not</p> <p>3 suggesting for one minute that you are telling lies.</p> <p>4 MS LOK SIN YING: Yes.</p> <p>5 MR VICTOR DAWES: We are trying to uncover the truth.</p> <p>6 MS LOK SIN YING: Yes.</p> <p>7 MR VICTOR DAWES: So I think we have to be fair to you as</p> <p>8 much as to Mr Law.</p> <p>9 MS LOK SIN YING: Yes.</p> <p>10 MR VICTOR DAWES: You do have a very good legal team. Prior</p> <p>11 to giving your statements, I'm sure you did talk with</p> <p>12 Mr Law whether that was the case.</p> <p>13 MS LOK SIN YING: No, I didn't communicate with Mr Law prior</p> <p>14 to the statement being taken.</p> <p>15 MR VICTOR DAWES: I don't think this is the first time you</p> <p>16 have heard about this, about what Mr Law said?</p> <p>17 MS LOK SIN YING: No, I read that.</p> <p>18 MR VICTOR DAWES: Please do not tell us the conversation</p> <p>19 with the legal team.</p> <p>20 MS LOK SIN YING: Yes.</p> <p>21 MR VICTOR DAWES: I just on this very -- it's a very</p> <p>22 important subject. Let me put this to you.</p> <p>23 Again can you tell us why Mr Law said what he did?</p> <p>24 MS LOK SIN YING: I don't understand.</p> <p>25 MR VICTOR DAWES: Chairman, it's time for us to move on to</p>

1 the next subject. Perhaps we deal with this tomorrow.
2 THE HON MR JUSTICE DAVID LOK: How long?
3 MR VICTOR DAWES: 20-25 minutes.
4 THE HON MR JUSTICE DAVID LOK: All right then. Let's defer
5 this until tomorrow.
6 Ms Lok, please come back at 10 tomorrow.
7 Once again, a reminder for the media. I know that
8 you like to interview the witnesses, but I hope that you
9 will be respectful. If the witnesses are willing,
10 please interview them, but do not cause any disruption
11 and I hope that you would cooperate with us.
12 Let's start again at 10.00 tomorrow.
13 (4.25 pm)
14 (The hearing adjourned until 10.00 am
15 on Wednesday, 1 April 2026)
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