

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 07
Wednesday, 01 April 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 Michael Lok 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 and Mr Colman Li appeared on behalf of the residents of Wang Fuk Court

Representatives of Competition Commission

Mr Aaron Chan appeared on behalf of Mr Leung Ping-kay

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

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<p>1 Wednesday, 1 April 2026</p> <p>2 (10.00 am)</p> <p>3 THE HON MR JUSTICE DAVID LOK: Mr Dawes, I think today and</p> <p>4 tomorrow we will be dealing with witnesses from ISS.</p> <p>5 MS LOK SIN YING (on former affirmation)</p> <p>6 Examination by MR VICTOR DAWES (continued)</p> <p>7 MR VICTOR DAWES: That's right.</p> <p>8 Good morning, Ms Lok.</p> <p>9 MS LOK SIN YING: Good morning.</p> <p>10 MR VICTOR DAWES: Before the adjournment yesterday, you were</p> <p>11 assisting us by explaining to us some discrepancies</p> <p>12 between the evidence of yourself and Mr Law.</p> <p>13 I'd like to ask, you have been working at Wang Fuk</p> <p>14 Court for quite some time. In your evidence, you said</p> <p>15 that you have participated in a number of meetings</p> <p>16 relating to maintenance. You drafted the minutes.</p> <p>17 MS LOK SIN YING: Right.</p> <p>18 MR VICTOR DAWES: I would like to ask for your assistance.</p> <p>19 I understand that there are matters that you would not</p> <p>20 know, but since you're involved I would like to see if</p> <p>21 you can help.</p> <p>22 In relation to the FS water tank, probably you were</p> <p>23 here yesterday, on the rooftop there is an FS water</p> <p>24 tank. It's not attached to the rooftop but it's</p> <p>25 elevated.</p>	<p>1 referring to?</p> <p>2 MS LOK SIN YING: I think too. It's the one you have to</p> <p>3 climb up by a cat-ladder.</p> <p>4 MR VICTOR DAWES: Let's go down all the way to item 8. That</p> <p>5 includes different items including those relating to</p> <p>6 water tanks. The representative of Victory Fire was</p> <p>7 testifying yesterday. You were here?</p> <p>8 MS LOK SIN YING: Right.</p> <p>9 MR VICTOR DAWES: You heard them talking about retiling the</p> <p>10 FS water tank; you heard that part?</p> <p>11 MS LOK SIN YING: Right.</p> <p>12 MR VICTOR DAWES: In relation to the work of the water</p> <p>13 tanks, it seems that after the change of OCs there were</p> <p>14 comments about the extent of the work. Do you recall</p> <p>15 that.</p> <p>16 MS LOK SIN YING: Yes.</p> <p>17 MR VICTOR DAWES: The representative of the IO, the</p> <p>18 incorporated owners, made a request to reduce the extent</p> <p>19 of the contract.</p> <p>20 MS LOK SIN YING: Right.</p> <p>21 MR VICTOR DAWES: They were looking at the project amount</p> <p>22 and they wanted to reduce the extent of the work to save</p> <p>23 money.</p> <p>24 MS LOK SIN YING: Right.</p> <p>25 MR VICTOR DAWES: Let me refer you to H3-3, page 6033.</p>
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<p>1 MS LOK SIN YING: Right.</p> <p>2 MR VICTOR DAWES: You've been up?</p> <p>3 MS LOK SIN YING: If you mean that if I have to climb up the</p> <p>4 cat-ladder to the higher level, yes, I did.</p> <p>5 MR VICTOR DAWES: Please refer to H1-1, page 155 in relation</p> <p>6 to the maintenance work of Wang Fuk Court, the contract</p> <p>7 between the owners and Prestige include repairmen of the</p> <p>8 water tanks. Please refer to 6.2A.</p> <p>9 MS LOK SIN YING: Yes.</p> <p>10 MR VICTOR DAWES: You understand that a part of the works</p> <p>11 relates to the repairmen of water tank?</p> <p>12 MS LOK SIN YING: Right.</p> <p>13 MR VICTOR DAWES: Have you seen this contract?</p> <p>14 MS LOK SIN YING: I have glanced over it, but not in detail.</p> <p>15 MR VICTOR DAWES: I understand.</p> <p>16 In 6.2A you can see that is a substantial contract.</p> <p>17 It is 6.16 million.</p> <p>18 MS LOK SIN YING: Yes.</p> <p>19 MR VICTOR DAWES: Including all blocks?</p> <p>20 MS LOK SIN YING: I'm not sure.</p> <p>21 MR VICTOR DAWES: It says here:</p> <p>22 "All communal concrete water tank including but not</p> <p>23 limited to water tanks inside the pump room as well as</p> <p>24 the elevated water tank, repairmen work."</p> <p>25 For the elevated water tank, it was the one you were</p>	<p>1 I think perhaps you drafted it. This is dated</p> <p>2 13 November 2024. It's in a conference room of Wang Chi</p> <p>3 House. Present are IC, management office, Prestige and</p> <p>4 Will Power. Did you draft this record?</p> <p>5 MS LOK SIN YING: Yes.</p> <p>6 MR VICTOR DAWES: We see that on page 6033 it started off</p> <p>7 saying in relation to deletion of items the IC had</p> <p>8 a discussion with Prestige and Will Power. For the</p> <p>9 breakdown of items and conclusion there is another</p> <p>10 attachment.</p> <p>11 Now I refer you to the next page, 6034. The lower</p> <p>12 part, there is one item about rooftop water tank.</p> <p>13 MS LOK SIN YING: Right.</p> <p>14 MR VICTOR DAWES: It says here that the IC is going to apply</p> <p>15 for a subsidy scheme under the Water Supplies</p> <p>16 Department. They asked if Prestige could suspend the</p> <p>17 work on the rooftop water tank and there is a process.</p> <p>18 Can you see that? It's a record drafted by you.</p> <p>19 MS LOK SIN YING: Right.</p> <p>20 MR VICTOR DAWES: After the procedure, it says that Prestige</p> <p>21 could only start with the FS tank and then repair the</p> <p>22 seawater tank and the freshwater tank with the use of</p> <p>23 the FS tank. This is a pending item. And then, well,</p> <p>24 Mr Hau of Prestige introduced the plumber.</p> <p>25 You remember this?</p>

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<p>1 MS LOK SIN YING: Yes.</p> <p>2 MR VICTOR DAWES: From your recollection, residents</p> <p>3 expressed views asking to not repair the water tank, but</p> <p>4 according to Prestige, it had to be done. Is that your</p> <p>5 recollection?</p> <p>6 MS LOK SIN YING: Right.</p> <p>7 MR VICTOR DAWES: Can you remember if there was any</p> <p>8 additional information as to why the work was warranted</p> <p>9 and the details?</p> <p>10 MS LOK SIN YING: This is only my recollection because much</p> <p>11 time has lapsed. I recall that it was said that there</p> <p>12 were parts inside the water tank that have been damaged</p> <p>13 or malfunctioned. There were pipes that might have been</p> <p>14 rusted. It affects the potable water in the freshwater</p> <p>15 tank, hence the repair work. That's my recollection.</p> <p>16 MR VICTOR DAWES: Your recollection is in relation to the</p> <p>17 freshwater tank. It rusted. Can you remember the</p> <p>18 reason why the works were needed in relation to the FS</p> <p>19 tank?</p> <p>20 MS LOK SIN YING: Yes. Given the fact that the freshwater</p> <p>21 tank had to be repaired, an alternative had to be</p> <p>22 identified. The words here, it says that works would</p> <p>23 start with the FS water tank. Afterwards, the FS water</p> <p>24 tank would be turned into a temporary freshwater tank so</p> <p>25 that work on the freshwater tank could be done.</p>	<p>1 used as an alternative, a replacement.</p> <p>2 MS LOK SIN YING: Right.</p> <p>3 MR VICTOR DAWES: Did anyone raise any doubts, whether this</p> <p>4 was an appropriate approach?</p> <p>5 MS LOK SIN YING: I remember that there were many comments</p> <p>6 in relation to different suggestions. There were</p> <p>7 residents present at the meeting. There were also staff</p> <p>8 members from contractors. It was a discussion. If it's</p> <p>9 not a conclusion, then I would not try to remember it.</p> <p>10 MR VICTOR DAWES: And it's also quite some time ago.</p> <p>11 MS LOK SIN YING: Right.</p> <p>12 MR VICTOR DAWES: Let's look at the previous page. The date</p> <p>13 is 29 March. Let's refer to page 6113, then we can see</p> <p>14 what happened earlier, in August. It says that you were</p> <p>15 present. You prepared this document.</p> <p>16 MS LOK SIN YING: Right.</p> <p>17 MR VICTOR DAWES: Let's refer to page 6113, item 6. It</p> <p>18 talks about the progress of the FS water tank. It says</p> <p>19 for that of blocks G and H, the repair work has been</p> <p>20 completed and discussions will be held with the</p> <p>21 management office about turning it into a temporary</p> <p>22 potable water tank and the repair work at blocks D, E, F</p> <p>23 was in progress. It's recorded that the same approach</p> <p>24 had been adopted and it recorded the progress of the</p> <p>25 work.</p>
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<p>1 MR VICTOR DAWES: It seems that that is suggested by the</p> <p>2 paper as well. Now let me take you to page 6080. Let's</p> <p>3 go to the previous page, 6079. This is the progress of</p> <p>4 maintenance work summary of the meeting. You see that</p> <p>5 there are representatives of the management office.</p> <p>6 From the IC we have the chairman, Mr Tsui Moon Come, the</p> <p>7 deputy chairman, as well as another person. You</p> <p>8 remember this?</p> <p>9 MS LOK SIN YING: Yes.</p> <p>10 MR VICTOR DAWES: Let's go to the next page, item 8. It</p> <p>11 says Prestige reported that starting from 7 April 2025</p> <p>12 there will be FS water tank repair work at Wang Tai</p> <p>13 House and Wang Chi House. At that time, the FS water</p> <p>14 tank would be suspended. Submissions will be made to</p> <p>15 the FSD. In addition, on odd floors there will be</p> <p>16 water-based fire extinguishers placed.</p> <p>17 Do you remember that?</p> <p>18 MS LOK SIN YING: Right.</p> <p>19 MR VICTOR DAWES: According to what you said and as we've</p> <p>20 seen from the documents, the suggested approach was to</p> <p>21 renovate the FS water tank so that it could be used as</p> <p>22 a freshwater tank, a potable water tank.</p> <p>23 MS LOK SIN YING: Yes.</p> <p>24 MR VICTOR DAWES: It's a temporary measure because when the</p> <p>25 freshwater tank was repaired, the FS water tank could be</p>	<p>1 MS LOK SIN YING: Right.</p> <p>2 MR VICTOR DAWES: Documents show that because of the repair</p> <p>3 work, the hose reel system has been turned off for</p> <p>4 a long time.</p> <p>5 MS LOK SIN YING: Right.</p> <p>6 MR VICTOR DAWES: Perhaps this can explain this. Let's go</p> <p>7 to bundle R1, page 1.</p> <p>8 We've shown this document before. It's from China</p> <p>9 Status, that is another FS contractor. It's an invoice</p> <p>10 from them. You have seen it, I presume?</p> <p>11 MS LOK SIN YING: No, I haven't.</p> <p>12 MR VICTOR DAWES: Let's refer to item 3. Well, in item 2</p> <p>13 it's something that we have referred to. On this day,</p> <p>14 the date here, there was a minute dated 29 March. A day</p> <p>15 before that, an invoice was issued. Item 2, suspension</p> <p>16 of FSI. And every time the suspension could last for</p> <p>17 14 days only and it's estimated that the suspension will</p> <p>18 last for one year. There was a suggestion to use the FS</p> <p>19 water tank as a freshwater tank and it's expected that</p> <p>20 the work will last for quite a long time. As a result,</p> <p>21 the suspension would last for one year.</p> <p>22 Do you have any recollection that this was discussed</p> <p>23 in any of the meetings?</p> <p>24 MS LOK SIN YING: No recollection.</p> <p>25 MR VICTOR DAWES: Yesterday we looked at some photos. We</p>

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<p>1 gathered that the pipes linking to the FS water tank was</p> <p>2 being repaired during that time. Some pipes had been</p> <p>3 dismantled, as we have seen from the photos. It seems</p> <p>4 that this is related to turning the FS water tank into</p> <p>5 a temporary freshwater tank.</p> <p>6 Do you have any recollection in relation to that?</p> <p>7 MS LOK SIN YING: About the repair of the FS water tank,</p> <p>8 what parts were involved, I had no idea. I only knew</p> <p>9 that there would not be any water.</p> <p>10 MR VICTOR DAWES: Let's turn to a different area, see if you</p> <p>11 can help us. There are FS water tanks in all eight</p> <p>12 blocks. There is evidence suggesting that there was</p> <p>13 leakage but some people question as to whether that was</p> <p>14 true. Do you remember the discussion?</p> <p>15 MS LOK SIN YING: Yes.</p> <p>16 MR VICTOR DAWES: What can you remember, can you tell us?</p> <p>17 MS LOK SIN YING: Well, it's my recollection.</p> <p>18 MR VICTOR DAWES: It's okay.</p> <p>19 MS LOK SIN YING: Residents living on the highest floor,</p> <p>20 that is the 31st floor, they live right under the</p> <p>21 rooftop. They complain about a leakage on the ceiling,</p> <p>22 and it's not just about two or three units in every</p> <p>23 block. I remember there was a discussion as to whether</p> <p>24 there was leakage from the water tank on the rooftop or</p> <p>25 there was a defect on the waterproof membrane on the</p>	<p>1 MS LOK SIN YING: Agree.</p> <p>2 MR VICTOR DAWES: One of the reasons was poor workmanship on</p> <p>3 the rooftop waterproofing layer.</p> <p>4 MS LOK SIN YING: Right.</p> <p>5 MR VICTOR DAWES: And the fact that the water tanks were</p> <p>6 elevated.</p> <p>7 MS LOK SIN YING: Yes.</p> <p>8 MR VICTOR DAWES: The water leakage on the ceiling of the</p> <p>9 31st floor, that had nothing to do with the FS water</p> <p>10 tank, but did anyone check whether there was leakage</p> <p>11 from the FS water tank and was that the case for all</p> <p>12 eight blocks?</p> <p>13 MS LOK SIN YING: From my recollection, no one could say</p> <p>14 with certainty that the leakage on the 31st floor was</p> <p>15 a result of the defective waterproofing layer or</p> <p>16 a damage of the water tank.</p> <p>17 THE HON MR JUSTICE DAVID LOK: Let me ask. First, thank you</p> <p>18 for addressing the question we had yesterday. Did</p> <p>19 anyone explain to residents that if that was the</p> <p>20 approach adopted, there will be a long-term suspension</p> <p>21 of the FS water tank? Should there be a fire, there</p> <p>22 would be hazards. Did anyone explain this risk to</p> <p>23 residents?</p> <p>24 MS LOK SIN YING: I remember there was a notice issued, but</p> <p>25 whether the notice was put up for a very long time or</p>
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<p>1 rooftop.</p> <p>2 Prestige also said that it was very likely that the</p> <p>3 solar panel on the rooftop had something to do with it.</p> <p>4 Well, I just heard about the solar panels from my</p> <p>5 colleagues, because I wasn't working there at that time.</p> <p>6 The work on the solar panels on the rooftop covered</p> <p>7 waterproofing work on the rooftop where people could</p> <p>8 walk on. The waterproofing work was not done well so</p> <p>9 there was a chance that the waterproof layer was</p> <p>10 defective.</p> <p>11 In the meeting there were requests that the company</p> <p>12 of the solar panels should be contacted so that they</p> <p>13 could come back to redo the waterproofing layer. Then</p> <p>14 we could see whether there would be any improvement in</p> <p>15 relation to the leakage on the ceilings of the top</p> <p>16 floors. That's in relation to the rooftop leakage.</p> <p>17 As to whether there was leakage from water tanks,</p> <p>18 I don't have any recollection.</p> <p>19 MR VICTOR DAWES: Let me ask you this, Ms Lok. One of the</p> <p>20 issues we are dealing with is whether there were</p> <p>21 unnecessary works that had been done for whatever</p> <p>22 reason, that means residents have committed to something</p> <p>23 that was not necessary. Does it mean that the leakage</p> <p>24 on the 31st floor does not necessarily mean that there</p> <p>25 was water leakage from water tank?</p>	<p>1 put at a conspicuous location, I'm not sure.</p> <p>2 THE HON MR JUSTICE DAVID LOK: What did the notice say?</p> <p>3 MS LOK SIN YING: The notice said that in view of the repair</p> <p>4 work of the FS water tank on odd floors, fire</p> <p>5 extinguishers would be placed.</p> <p>6 MR VICTOR DAWES: My last question for you, see if you</p> <p>7 remember. In fact, did anyone say that there was</p> <p>8 a check, there was a leak of the FS water tank, hence</p> <p>9 the repair?</p> <p>10 MS LOK SIN YING: Not that I can recall.</p> <p>11 MR VICTOR DAWES: Thank you very much.</p> <p>12 Next I'd like to ask you some questions about the</p> <p>13 meetings in which you attended, like the AGM and EGM.</p> <p>14 Often, we know some owners didn't attend, but there were</p> <p>15 proxies used to vote on their behalf.</p> <p>16 MS LOK SIN YING: Yes.</p> <p>17 MR VICTOR DAWES: And there are no problems with that.</p> <p>18 MS LOK SIN YING: Yes.</p> <p>19 MR VICTOR DAWES: You've seen that happen, I'm sure?</p> <p>20 MS LOK SIN YING: Yes.</p> <p>21 MR VICTOR DAWES: My question is, for Wang Fuk Court, in</p> <p>22 connection with the major renovation, is it a common</p> <p>23 occurrence that people use proxies in the voting</p> <p>24 process?</p> <p>25 MS LOK SIN YING: You're talking about voting for the</p>

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<p>1 contractors or in general? 2 MR VICTOR DAWES: In general, yes. 3 MS LOK SIN YING: Quite common. 4 MR VICTOR DAWES: For renovation work, there are many 5 proxies. 6 From your recollection, can you tell us more about 7 that? 8 MS LOK SIN YING: More than 100. 9 On 6 September, changing the IO, there were 200, 10 300 proxies. Quite a lot. 11 MR VICTOR DAWES: And the selection of contractors, the 12 consultants, there were meetings for that? 13 MS LOK SIN YING: Yes. 14 MR VICTOR DAWES: In these meetings, are there many proxies? 15 MS LOK SIN YING: Selection of consultant, I was there at 16 the meeting. We have more than 100 or so proxies 17 normally, but for the selection of the main contractor, 18 that's Prestige, I wasn't there so I can't answer that. 19 MR VICTOR DAWES: During your employment there, the 20 mandatory inspection was received, and the selection of 21 RI, you were there as well? 22 MS LOK SIN YING: Yes. 23 THE HON MR CHAN KIN-POR: Ms Lok, we are concerned about the 24 proxies. My question is you mentioned more than 100. 25 What is the proportion?</p>	<p>1 there is some information missing in the proxy, like 2 there is missing floor, no signature, then we will be 3 getting in touch with the owner about this proxy to 4 verify whether this is the real proxy and we would let 5 them know the missing information for them to 6 supplement. 7 THE HON MR CHAN KIN-POR: If the information is good enough, 8 you will not be checking whether the signature was 9 correct? 10 MS LOK SIN YING: No, we would issue an official receipt 11 signed by the secretary to the unit. If they receive -- 12 not afterwards, before the meeting we have to issue this 13 receipt to the owner. If they receive this receipt, if 14 they say that they never sent in the proxy, that 15 happened, but not a lot, then we would check with the 16 owner. And if we can verify the status of the owner, 17 then we would check the proxy, show them the proxy to 18 see whether somebody signed it. It did happen. 19 THE HON MR CHAN KIN-POR: So some owner will say "I did not 20 have a proxy". 21 MS LOK SIN YING: Yes. 22 THE HON MR CHAN KIN-POR: And you would be cancelling the 23 proxy? 24 MS LOK SIN YING: No. Some would insist that there is a 25 forged signature, this is a false instrument. We would</p>
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<p>1 MS LOK SIN YING: Well, 1,984 members or owners, or, put it 2 simply, those with proxies coming, we normally have the 3 quorum. It all depends on the deed of mutual covenant. 4 THE HON MR CHAN KIN-POR: What is the ratio of proxies, 5 20 to 30 per cent or what? 6 MS LOK SIN YING: Yes. 7 THE HON MR CHAN KIN-POR: If you use your number, it would 8 be 70 per cent, wouldn't it? 9 MS LOK SIN YING: I can't comment on the percentage, but in 10 the owners' meetings where voting took place, the 11 proxies, it is very apparent. 12 THE HON MR CHAN KIN-POR: Would it be more than half, would 13 you say? 14 MS LOK SIN YING: Yes, you can put it this way. But that's 15 from memory. As to whether it is the case, I can't say. 16 THE HON MR CHAN KIN-POR: Have you checked the proxies for 17 their authenticity? Sometimes you may check by random, 18 you ring up the owner to see whether there is such 19 a proxy? 20 MS LOK SIN YING: No, I didn't random check myself. I would 21 check the owner's name against the details of the 22 proxies, the unit. 23 THE HON MR CHAN KIN-POR: The signature? 24 MS LOK SIN YING: We can't check the signature. When you 25 put a cross there, I regard it as a signature. Unless</p>	<p>1 ask them to check with the family members first and then 2 we would advise them to see whether they should call the 3 police. 4 THE HON MR CHAN KIN-POR: Have there been any cases reported 5 to the police? 6 MS LOK SIN YING: No, not as far as I'm aware. Not through 7 me, no. Well, if they call the police, I don't know. 8 THE HON MR CHAN KIN-POR: This is an issue very common to 9 Hong Kong and this is what we are looking at, the proxy 10 system. You've being there for such a long time, what 11 way do you think we can improve the proxy system? There 12 is a need of proxies because without the quorum you 13 can't really convene the meeting, but it is prone to 14 abuse or irregularities. So how can we improve the 15 regulation to make sure that everything is above board? 16 MS LOK SIN YING: If possible, the owners, if there are any 17 changes to the ownership, they have to inform the 18 management office. Wang Fuk Court, for instance, there 19 are many units where the parents have left and the 20 children have really not done anything about the 21 ownership and their children don't have the right to 22 cast a vote on behalf of their parents. In Wang Fuk 23 Court, it is a common occurrence. 24 Second, we have to see whether it is possible to 25 legislate for a document from the owners with their own</p>

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<p>1 signatures so that the management office or the IO, when 2 receiving this document, would be able to check the 3 signature against the recorded signature. So there 4 would be not the situation where people put a cross 5 there and it be regarded as a signed document. 6 And like you said, random checking would be another 7 way. Maybe 15 out of 100 we can ring up to verify. We 8 don't have this requirement at the moment and it did 9 occur in Wang Fuk Court that we see the proxies, and if 10 there is a missing signature we would ring up the owner 11 to see whether they want to sign on the dotted line and 12 the owner would say, yes, and you ask them whether they 13 come down or we send them up. There are many elderly 14 people and they ask for them to be sent up to them, and 15 they know me, I would sent them up and check the ID at 16 the doorway, we know this is the owner, but I would 17 still check the ID. I would also show my own work ID 18 and they would sign on the paper and I would take them 19 back to the office. 20 There are some people who don't have a good 21 impression of the management office. But I would say, 22 "Ms Lok will be collecting proxies from the households." 23 This is not something that happened to Wang Fuk Court 24 alone. I'm sure there are many property management 25 companies would experience this.</p>	<p>1 a change of the IO, before the meeting people would like 2 to come, but there is a restriction in terms of the size 3 of the venue. It may be crowded so we have to make sure 4 that you are the owner or an appointed person. Then 5 they will be able to go to the hall. If we hit the 6 capacity and the owner may be coming with a domestic 7 helper, they can attend by sitting on the playground 8 downstairs. If you come in with the owner, there is no 9 way we can reject that. 10 MR VICTOR DAWES: There is a saying that for some important 11 meetings there are many non-residents going in. So this 12 is a possibility? 13 MS LOK SIN YING: Yes. 14 MR VICTOR DAWES: But you don't know the reason? 15 MS LOK SIN YING: Right. 16 MR VICTOR DAWES: Other than 6 September, for other meetings 17 where voting took place, if I understand your evidence, 18 you would not verify the identity of people turning up? 19 MS LOK SIN YING: Right. 20 MR VICTOR DAWES: Not a criticism, but it did happen? 21 MS LOK SIN YING: Yes. 22 MR VICTOR DAWES: One more question regarding the proxies. 23 See if you can help us. There is an allegation that 24 sometimes there are many proxies given to one person or 25 just a few people.</p>
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<p>1 THE HON MR CHAN KIN-POR: Thank you very much. 2 MR VICTOR DAWES: Let me follow up on this. For Wang Fuk 3 Court, how long before the meeting should the proxies be 4 sent in? 5 MS LOK SIN YING: 48 hours. 6 MR VICTOR DAWES: When you check the proxies -- so you would 7 be checking within 48 hours? 8 MS LOK SIN YING: Yes, I must. 9 MR VICTOR DAWES: Are you saying that you would not ring up 10 everyone regarding the proxies -- 11 MS LOK SIN YING: Right. 12 MR VICTOR DAWES: -- but if you spot any irregularities you 13 would? 14 MS LOK SIN YING: Yes. 15 MR VICTOR DAWES: Your practice is the management office 16 would be assisting in this kind of work? 17 MS LOK SIN YING: Yes. 18 MR VICTOR DAWES: For the meetings, who can enter the venue? 19 How do you verify the status or people's identity? 20 MS LOK SIN YING: There is no restriction. Anybody can come 21 in. 22 MR VICTOR DAWES: So when the owners come in and there is no 23 restriction, you don't restrict these to the owners or 24 residents? 25 MS LOK SIN YING: Let's say 6 September, when there is</p>	<p>1 MS LOK SIN YING: Yes. 2 MR VICTOR DAWES: Do you remember certain people who would 3 get most proxies? 4 MS LOK SIN YING: The chairman, vice chairman, members. 5 MR VICTOR DAWES: But who would get the most proxies, do you 6 know? 7 MS LOK SIN YING: Chairman and vice chairman, normally. 8 MR VICTOR DAWES: Let me put this to you. The management 9 committee, when Prestige and Will Power select the 10 contractors, were you involved in this kind of meeting? 11 MS LOK SIN YING: No. 12 MR VICTOR DAWES: 11 December 2021 there was a meeting 13 appointing Will Power to be the consultant. You were 14 there? 15 MS LOK SIN YING: Yes. 16 MR VICTOR DAWES: Was it controversial, do you remember? 17 MS LOK SIN YING: Every owners' meeting is quite 18 controversial. 19 MR VICTOR DAWES: What are the controversies about? What 20 are people unhappy about? 21 MS LOK SIN YING: People are unhappy because some residents 22 said the information is incomplete and they are asked to 23 cast a vote. 24 MR VICTOR DAWES: Anything else? 25 MS LOK SIN YING: About the amount, there may be some</p>

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1 projects where the highest and lowest bids would be
 2 quite large and the residents are the people who make
 3 the payment and they would say why there is such a big
 4 variation between the bids for the same project. So
 5 they would really want to ask clearly why there is such
 6 a big gap between the highest and lowest bids. But we
 7 have limited time for the owners' committee meeting. So
 8 I -- because of time constraint we have to put it to the
 9 vote.
 10 MR VICTOR DAWES: Do you think that these complaints are
 11 reasonable?
 12 MS LOK SIN YING: Yes, they are reasonable, but let me put
 13 it this way. Each amount the residents have to pay, it
 14 is reasonable for them to understand more about the
 15 payment that they make. Any owners' meeting or any
 16 management committee meetings we would put up the agenda
 17 at the lobby. And for owners' meeting, the agenda would
 18 be put in the mailboxes 14 days ahead. So there would
 19 be about 12, 13 days in between and the residents can
 20 raise questions regarding the agenda within such
 21 a period of time. They don't have to put the questions
 22 within the two or three hours of the owners' meetings.
 23 MR VICTOR DAWES: As far as you know, you have 14 days
 24 before the meeting and people can raise questions. Did
 25 anyone complain about not knowing who to raise the

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1 questions to?
 2 MS LOK SIN YING: They would approach the management office
 3 first. Some residents would ask the IO, they also have
 4 regular meetings, and the members of the IO are living
 5 in the estate as well. If they want documents, they can
 6 come to the management office. With the permission of
 7 the IO, all the documents are open for residents,
 8 although they cannot take them away.
 9 MR VICTOR DAWES: Finally, let me put this to you. By way
 10 of correction of some time, Ms Cheng Tsz Ying in
 11 paragraph 28 of her statement, she said you were a
 12 member of ISS and you assisted in the administrative
 13 work for the meeting on 28 January 2024. Were you
 14 involved?
 15 MS LOK SIN YING: January 2024, I wasn't there yet.
 16 MR VICTOR DAWES: Year 2021 you left and you didn't come
 17 back until August 2024.
 18 MS LOK SIN YING: Yes.
 19 MR VICTOR DAWES: So there was something that was
 20 misremembered.
 21 MS LOK SIN YING: Yes. According to my colleagues, I think
 22 it was held at the basketball court. Probably my
 23 colleague remembered it wrong.
 24 MR VICTOR DAWES: Of course your company will have its own
 25 stance. In relation to issues raised by residents, has

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1 the company instructed you how to respond?
 2 MS LOK SIN YING: Well, let's not say "the company", maybe
 3 just my boss. My boss will say that I can only answer
 4 it if I know the answer. And if residents ask questions
 5 about the works and the renovation, then we should relay
 6 that to PC&E because the management office will only
 7 respond to questions on management issues.
 8 MR VICTOR DAWES: Ms Lok, you've worked here for a very long
 9 period of time. I would like to give you an opportunity
 10 for you to say something to the Committee if you want
 11 to.
 12 MS LOK SIN YING: I don't have anything to say to the
 13 Committee. But yesterday I gave evidence and there was
 14 quite a lot of unfair comments online. I want to say
 15 something to the residents, if I may.
 16 First of all, although there seems to be a gap
 17 between what I said and what Mr Law said. It's been
 18 a long time, I do not rule out the possibility that my
 19 colleague and I may have a wrong recollection. I don't
 20 think we should be judged, and that we are trying to
 21 shirk from our responsibilities, before my colleague has
 22 given evidence or say that we are somewhat the source of
 23 the fire.
 24 I know that there were comments from residents
 25 saying what has the management office done when the fire

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1 broke out, and I saw comments that someone said that the
 2 office workers all left immediately when the fire broke
 3 out.
 4 I just want to spend a minute to say what we did.
 5 I am not trying to say that we did a lot, but as
 6 some residents gave these comments, I want to say that,
 7 other than what I said yesterday, I used a loudspeaker
 8 to try to warn people to leave. I, along with some
 9 other security guards, on our own initiative, ran up to
 10 some of the safer storeys on certain buildings. They
 11 tried to go up but they were deterred by smoke and they
 12 probably didn't bang on your door to warn you. The
 13 police requested us to contact the contractor to cut
 14 down the safety nets. I'm not sure whether the police
 15 can really do anything, even with the nets down.
 16 Before the management office retreated from the
 17 office, we brought out with us a logbook with all the
 18 residents' contacts and we immediately told the police
 19 that we do have the contacts of all the residents, to
 20 see whether it could be of any help.
 21 We are not leaving the residents.
 22 MR VICTOR DAWES: Ms Lok, I hope you understand that we are
 23 trying to see what occurred on the day and to find out
 24 the truth. We are not saying that your evidence is
 25 wrong or incorrect, and even if some of the evidence

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<p>1 does not match, there may be various reasons. Even if 2 Mr Law's and your evidence do not match, I have to 3 clarify that it doesn't mean anything. And you did say 4 yesterday that you tried your best to contact the 5 residents and we did note this down. 6 THE HON MR JUSTICE DAVID LOK: Before we ask other 7 questions, I would like to say a few words. 8 The most difficult in this hearing is handling 9 emotions. It is very painful for us to try to re-enact 10 the fire. Through this hearing we do want to allow 11 people to express their feelings and also try to tell us 12 what happened. But we have to remain objective. Some 13 people have paid deeply. We do not want to see any 14 doxxing or public criticising or judging. That is one 15 of the reasons why I do not want to make this a live 16 public broadcast. 17 I'd like to call upon the media and the public to 18 remain objective, to try to -- really try to understand 19 what happened and not to make too much of an analysis. 20 Yesterday I asked about what happened with the water 21 tanks and it was a decision made before by the 22 contractor. So we have to try to ask questions to find 23 out the truth. We need to respect everyone. 24 We see the media pursuing people just for the sake 25 of interviews and this poses a huge pressure on those</p>	<p>1 Wang Fuk Court. You said you are not sure which part of 2 work China Status is responsible for and you do not have 3 direct contact with staff from China Status. I have 4 some questions here. 5 I notice that a colleague from ISS gave a statement. 6 It's a statement by Mr Lam Man Yan. Let's look at 7 page 1217. Mr Lam's statement, paragraph 17 on 8 page 1217. Mr Lam Man Yan said that, on row 3 -- 9 Victory Fire is the contractor for the fire service 10 installation annual inspection -- for the certificates 11 given submitted by Victory Fire, there would be two 12 copies, one to submit to the FSD and one to be left in 13 the management office. Victory Fire would need to 14 submit the FS251 to the FSD. 15 Do you know that one copy would be left at the 16 management office? 17 MS LOK SIN YING: I have never handled anything related to 18 Victory Fire. 19 MR JENKIN SUEN: All right. Understood. Back to your 20 witness statement in relation to China Status. Do you 21 know if anything is submitted to the FSD one copy would 22 remain at the management office, or do you not know 23 about it? 24 MS LOK SIN YING: I only know that PC&E staff would submit 25 an SDN, a signed and chopped SDN, to us and that would</p>
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<p>1 who are coming in. I hope you would all actually look 2 at this in an objective manner. But I do understand 3 that there are emotions. 4 Please do not leave yet. We will have questions 5 from other lawyers. I'm sure ISS will be the last one 6 to ask questions. 7 How about for the other involved parties? Do you 8 have questions? 9 MR JENKIN SUEN: Chairman, members, I also have some 10 questions I would like to ask Ms Lok. 11 THE HON MR JUSTICE DAVID LOK: Can you go later? 12 MR JEFFREY TAM: I will need about five to ten minutes. 13 THE HON MR JUSTICE DAVID LOK: Counsel for the Government, 14 first, please. 15 Examination by MR JENKIN SUEN 16 MR JENKIN SUEN: Good morning, Ms Lok, I represent the 17 Government and I do have some questions I'd like to 18 clarify with you. 19 Let's look at the witness statement. There are a 20 few points I'd like to clarify. If I could point you to 21 WS2, page 1223, 9(b). 22 MS LOK SIN YING: Yes. 23 MR JENKIN SUEN: Here you said you knew of a company called 24 China Status Development and Engineering Company to 25 assist PC&E in the fire service water tank works in</p>	<p>1 be sent to the WhatsApp group with people from PC&E, 2 Will Power and ISS. 3 MR JENKIN SUEN: Well, you don't know about Victory Fire. 4 MS LOK SIN YING: Right. 5 MR JENKIN SUEN: But for the SDNs, now we know that it has 6 been submitted by China Status. 7 MS LOK SIN YING: Yes. 8 MR JENKIN SUEN: So through a WhatsApp group, PC&E would 9 send a copy to the group. 10 MS LOK SIN YING: Yes. 11 MR JENKIN SUEN: Are you part of the WhatsApp group? 12 MS LOK SIN YING: Yes. 13 MR JENKIN SUEN: Who else would be in this group? 14 MS LOK SIN YING: Will Power -- I think three to four people 15 from Will Power. Around four people from PC&E, and from 16 ISS, only Manager Lai and I. I think that's about it. 17 MR JENKIN SUEN: Victory Fire, yesterday, in their evidence, 18 said they had talked to Ms Cheng from the management 19 office and Ms Cheng is not in this WhatsApp group. 20 MS LOK SIN YING: She's not. 21 MR JENKIN SUEN: Would she know an SDN has been sent to this 22 WhatsApp group? Have you mentioned it to her? Does she 23 know about it? 24 MS LOK SIN YING: I have not mentioned this to Ms Cheng. 25 The office is quite small. When I receive the SDN,</p>

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<p>1 I would say in my seat, "We received Wang Yan House's 2 SDN". I wouldn't report it to the manager. I would 3 just say it out loud in my seat. 4 MR JENKIN SUEN: There are eight buildings altogether. 5 Would it be fair to say that, as everyone sat in the 6 same office, Ms Cheng should know that you have received 7 something like that? 8 MS LOK SIN YING: She should know that an SDN has been 9 received but she wouldn't know the contents. But it's 10 best to ask her for details. 11 MR JENKIN SUEN: All right. Mr Dawes pointed you to 12 document on some meetings held in 2023. Let's go to 13 H1-3, page 6076. This was a meeting on the works 14 renovation held on 15 March 2025. Would you say that 15 this was the time when Victory Fire was conducting 16 annual inspection at Wang Fuk Court? 17 MS LOK SIN YING: I did not notice when Victory Fire would 18 be working at the estate. 19 MR JENKIN SUEN: Do you know which colleague from ISS or 20 from the office would be more familiar with 21 Victory Fire's work? 22 MS LOK SIN YING: Probably the works manager or the 23 technician. 24 MR JENKIN SUEN: Page 6077. If you could look at 25 paragraph 12, here it says PC&E said it will work on the</p>	<p>1 MR JENKIN SUEN: I would like to clarify with you, 2 therefore, according to what you said yesterday, and you 3 confirmed that the decision will be made by the 4 technicians. Before you issue your job order, would you 5 have asked Mr Law or Mr Lee that such a request from 6 PC&E would be reasonable? Do you remember talking to 7 them about it? 8 MS LOK SIN YING: Before I issued the job order, I asked 9 Mr Law directly, that Mr Cheung -- I will set an 10 example: "Mr Cheung said PC&E wanted to empty the water 11 tanks next week, would that be okay?" If he said 12 "Okay", then I would then say okay to PC&E and then 13 I would just say, "Oh, wait in the lobby next week". 14 I wouldn't ask what they would be doing and what 15 assistance they would be requiring, and they didn't ask 16 what would be required of them. 17 MR JENKIN SUEN: All right. Did you know that the water 18 tank is part of the FSI? 19 MS LOK SIN YING: Yes. 20 MR JENKIN SUEN: Let me take you to bundle B2, page 117. 21 This is in relation to the fire services installations 22 and equipment regulations. Let's look at section 7. It 23 is about "Maintenance, inspection or repair of fire 24 service installation or equipment". Under subparagraph 25 (1) it says:</p>
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<p>1 fire service water tanks, works will take around one and 2 a half months. So that's only for the water tank works. 3 Then, at the next meeting on page 6079, that's two 4 weeks after, a Saturday, another works progress meeting. 5 Mr Dawes has already raised this. 6 Let's take a look at paragraph 8. Here you see it 7 said here PC&E reported that on 7 April the FS tanks 8 works would begin at Wang Tai House and Wang Chi House, 9 at which time the water tanks would be suspended and SDN 10 would be submitted to the FSD. 11 MS LOK SIN YING: Yes. 12 MR JENKIN SUEN: Since Victory Fire is conducting its annual 13 inspection, did anyone from the office mention there 14 should be a discussion on the works? 15 MS LOK SIN YING: I didn't notice that. 16 MR JENKIN SUEN: In your evidence yesterday you talked about 17 job orders. I don't think we need to refer back to the 18 document because you issued some job orders on which 19 your signature was on it. 20 MS LOK SIN YING: Yes. 21 MR JENKIN SUEN: You responded to Mr Dawes that PC&E 22 requested your assistance in emptying out the water 23 tanks and you said it will be left up to the technicians 24 to decide. 25 MS LOK SIN YING: Yes.</p>	<p>1 "No person other than a registered contractor shall 2 maintain, inspect or repair any fire service 3 installation or equipment which is installed in any 4 premises." 5 At that time, were you aware that there was this 6 regulation in the relevant rule, that is, no person 7 other than a registered contractor shall maintain, 8 inspect or repair any FSIs? 9 MS LOK SIN YING: I did not look at the regulations. But 10 I agree that FSIs should be handled by registered 11 contractors. 12 MR JENKIN SUEN: Let me ask you one more thing before we go 13 to another area. The Property Management Services 14 Authority has a relevant document. We have this 15 document in a file. It is in English. It's in B2, 16 page 2625. You see this is from the PMSA, Property 17 Management Services Authority. This is in relation to 18 code of conduct on handling fire safety work. There is 19 a Chinese version that is not in our bundle. I believe 20 it's in the public domain. We need time to retrieve the 21 Chinese version. For the time being, let's look at the 22 English version. 23 The next page, 2626, "Background". Let's go to 24 page 2630. Maybe the next page, 2631. The code sets 25 out -- there is A(1), A(2). Now, let's turn to</p>

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<p>1 page 2632, A(3). Let me read out the Chinese version. 2 If necessary, we will supply the Chinese version. In 3 Chinese it reads [and in English]: 4 "According to Section 7(1) of the Fire Service 5 (Installations and Equipment) Regulations (Cap 95B), no 6 person other than a registered contractor shall 7 maintain, inspect or repair any fire service 8 installation or equipment which is installed in any 9 premises. Therefore, licensed PMC, owners' 10 organisation ... and owner have to engage a registered 11 contractor to maintain, inspect or repair fire service 12 installations or equipment in common parts of 13 a property." 14 At that time, Prestige suggested that water should 15 be drained from the FS tank. Did you ask Prestige if 16 they would engage a registered contractor to conduct the 17 FS tank work? Did you make the enquiry? 18 MS LOK SIN YING: No. 19 MR JENKIN SUEN: At that time, did it occur to you that when 20 it comes to the drainage of the FS tank, perhaps 21 it would not be appropriate for the work to be done by 22 the property company and that a registered contractor 23 should be asked to do it? 24 MS LOK SIN YING: No, it did not occur to me. 25 MR JENKIN SUEN: Just now you mentioned about the WhatsApp</p>	<p>1 relation to shutting down of fire services 2 installations. It says from 7 April to 20 April 2025 3 there will be maintenance work conducted to FSIs. The 4 contractor's name is China Status Development with a 5 contact number stated. It says that the suspension is 6 in relation to the fire hydrant/hose reel system, 7 involving the ground floor all the way to the rooftop. 8 Well, the contact would be the management office? 9 MS LOK SIN YING: No. If it is under the purview of 10 Prestige, then it would be Prestige which posted the 11 notice. 12 MR JENKIN SUEN: If that's the case, would Prestige inform 13 the management office about the posting of the notice or 14 where these will be posted? 15 MS LOK SIN YING: Before Prestige do that, they will have to 16 get the approval from Will Power in general, not just in 17 relation to this notice. With the approval of 18 Will Power, staff members will bring the notice to the 19 management office, a round chop will be affixed to the 20 notice. It's only after that when Prestige would post 21 the notice with this stamp in the lobby. 22 MR JENKIN SUEN: Let me ask you some more questions. First, 23 the notices, would it be the responsibility of 24 Will Power to post the notices or would China Status 25 make enquiries?</p>
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<p>1 group. In the group you receive from the eight blocks 2 SDNs in relation to FSIs. From your recollection, were 3 there any copies or printed copies of the SDNs deposited 4 at the management office in addition to the ones sent to 5 the WhatsApp group? 6 MS LOK SIN YING: I did not print them but I don't know 7 about my colleagues. 8 MR JENKIN SUEN: Please bear with me. Let me see if I have 9 other questions. 10 Ms Lok, just now you mentioned about the WhatsApps. 11 That's not disclosed in the hearing, do you know? 12 MS LOK SIN YING: I don't think they've been disclosed. 13 MR JENKIN SUEN: Are you willing to file the WhatsApp 14 messages for disclosure for the consideration of the 15 Committee? 16 MS LOK SIN YING: Yes. The messages relate to follow-up 17 issues. There might be personal particulars of the 18 residents. 19 MR JENKIN SUEN: Just give us the relevant parts. Perhaps 20 you will review the information. 21 THE HON MR JUSTICE DAVID LOK: Maybe you speak -- you will 22 follow up with the counsel for ISS. 23 MR JENKIN SUEN: Yes. 24 I still have some more questions. Please look at 25 R1, page 78. This is an example. It's a notice in</p>	<p>1 MS LOK SIN YING: I've never made any contact with China 2 Status. I've seen this notice. It was sent by staff of 3 Prestige by WhatsApp. I recall that I asked one time 4 whether the notice would be posted. The answer was yes. 5 I asked where. They said at the water tank. 6 I did not take further notice as to whether the 7 notice was actually posted at the water tank or where it 8 should be affixed. 9 MR JENKIN SUEN: So you asked about the posting of the 10 notice but you did not know where or if the notice was 11 actually posted. 12 MS LOK SIN YING: Yes. 13 MR JENKIN SUEN: Did it occur to you that this would be 14 a notice served to residents to inform them about the 15 shutdown of FSI? 16 MS LOK SIN YING: I did not know. I did not look into it. 17 MR JENKIN SUEN: According to Prestige, the notice would be 18 posted on the water tank. According to what you knew, 19 it would be the rooftop water tank. Generally, 20 residents would not go there. At conspicuous places, 21 say, for example, the ground floor lobby, there was no 22 such notice? 23 MS LOK SIN YING: Not this one. But as I said, there was 24 a notice issued by the management office saying that in 25 view of the stoppage of water at the water tank, fire</p>

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<p>1 extinguishers were placed at odd floors. There was 2 a notice by Prestige talking about maintenance work, the 3 water tank, I think there was something like that. 4 MR JENKIN SUEN: This type of notices would be posted in the 5 lobby on the ground floor? 6 MS LOK SIN YING: Right. 7 MR JENKIN SUEN: All eight blocks? 8 MS LOK SIN YING: Right. 9 MR JENKIN SUEN: Can you recall, in relation to the duration 10 of the posting of the notices, for some it would start 11 in the middle of April, and the notices will be up all 12 the way to November 2025. 13 MS CHUNG SUI HA: I did not pay attention to how long the 14 notices would be put up. 15 MR JENKIN SUEN: My last question, for clarification. WS2, 16 page 1226 is your witness statement. Paragraph 15, you 17 said that you have read something that is supplied by 18 China Status, it is an SDN issued to the Fire Services 19 Department between 7 April to November, but you were not 20 sure about exactly when you saw it. You said that, 21 well, the notices would be received in a WhatsApp group. 22 MS LOK SIN YING: Yes. 23 MR JENKIN SUEN: Can you recall, in relation to the duration 24 stated on the notice when would be the time interval 25 between the date on the notice and the date when you</p>	<p>1 MS LOK SIN YING: I can't be sure. 2 MR JEFFREY TAM: Never mind. This is not contended, 3 according to Mr Ku Siu Ping, in his statement WS1, 4 page 678, paragraph 14. This is the witness statement 5 of Mr Ku. It says that on 21 January 2025, he and 6 Ms Lau and Mr Lee conducted a site inspection. Can you 7 see that? 8 MS LOK SIN YING: Yes. 9 MR JEFFREY TAM: This is in relation to a four-day notice. 10 Let's go back to 8756. The one dated the 17 January at 11 5.46 pm. That was the time when you received the email? 12 MS LOK SIN YING: Right. 13 MR JEFFREY TAM: Let me show you another example. I will 14 only ask questions in relation to emails received by 15 ISS. It's page 8760. This is dated 29 May 2025, 16 another occasion, also from Ms Amanda Lau. This time 17 the email was only sent to ISS and Will Power. It says 18 that on 3 June, at 10.30 am there would be a site visit. 19 MS LOK SIN YING: Right. 20 MR JEFFREY TAM: I want to ask, as far as you know, that is 21 between August and the fire in 2025, as far as you knew, 22 usually how long a notice would the ICU give to 23 Will Power in relation to site visit? 24 MS LOK SIN YING: Well, first, when we receive these emails, 25 when I saw the subject, I would not look at the content</p>
Page 38	Page 40
<p>1 received the notices? 2 MS LOK SIN YING: I will have to refer to those messages. 3 MR JENKIN SUEN: Thank you. I don't have any other 4 questions. 5 THE HON MR JUSTICE DAVID LOK: Counsel. 6 MR JEFFREY TAM: I notice the time, but I can continue. 7 THE HON MR JUSTICE DAVID LOK: Yes, please do. 8 Examination by MR JEFFREY TAM 9 MR JEFFREY TAM: I represent the residents. Let me take you 10 to page 8756 in one of the bundles. This is an email 11 copied to wangfuk@hk.issworld.com. Did you receive it 12 in your mailbox? 13 MS LOK SIN YING: Yes, I would see it. 14 MR JEFFREY TAM: This is dated 17 January 2025. I believe 15 they are in relation to complaints relating to the 16 shortening of air-con platforms as well as lintels. You 17 will see the details of the complaint, page 8757. 18 That's in relation to lintels of windows and exposed 19 steel. 20 MS LOK SIN YING: Yes. 21 MR JEFFREY TAM: Let's go back to 8756. 22 Amanda Lau of the ICU wrote to Will Power. It says 23 that the ICU would like to conduct a site visit in the 24 afternoon of Monday or Tuesday. Do you remember if it 25 was Monday or Tuesday?</p>	<p>1 in detail. I only referred the email to the manager 2 saying that there is an email from ICU. 3 Secondly, you ask about the period of notice given 4 by the ICU for a site visit. Well, let's not talk about 5 these two emails. As far as I remember, in works 6 meetings, very often staff members of Will Power would 7 say that, "The following week I have made an appointment 8 with Amanda", I believe it's Ms Lau, "for a site visit". 9 It's mentioned a number of times and the scope of the 10 inspection was not elaborated. It was just said that 11 there was frequent contact with Amanda. And indeed, 12 I believe that it would be several days in advance. 13 Perhaps there was a meeting in Saturday. It was said 14 that the following week, arrangement has been made with 15 Amanda for site visit. As to how many times the 16 Government department visited the complex, I have no 17 record. 18 THE HON MR JUSTICE DAVID LOK: Counsel. 19 MS DENISE OR: We heard counsel saying about the two 20 notices, the first one is about the placement of the 21 fire extinguisher on the floors. 22 I represent the 2nd IO. There were two such 23 notices. Can you assist the Committee? Perhaps you can 24 show Ms Lok these two notices that she mentioned. 25 MR VICTOR DAWES: No objection.</p>

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1 THE HON MR JUSTICE DAVID LOK: Okay.
 2 MS DENISE OR: Perhaps we need some IT support.
 3 THE HON MR JUSTICE DAVID LOK: Maybe we can take a break so
 4 that ISS counsel will have some time to prepare that.
 5 Shall we take a break for 10 minutes.
 6 (11.21 am)
 7 (A short adjournment)
 8 (11.33 am)
 9 MR JENKIN SUEN: Chairman and members, I had a word with
 10 Counsel Or. There are a couple of questions that
 11 I would like to take up with Ms Lok for clarification,
 12 and Counsel Or so agreed.
 13 THE HON MR JUSTICE DAVID LOK: In the course of
 14 investigation we find there are so many things that we
 15 need to follow up. We certainly have some flexibility
 16 there.
 17 Examination by MR JENKIN SUEN (continued)
 18 MR JENKIN SUEN: I appreciate that.
 19 Ms Lok, two questions. First, a moment ago you said
 20 that you knew about some FSI SDNs. My question is: for
 21 the management staff like the building attendant, did
 22 you explain to them about the FSI or the hose reel being
 23 shut down, no water discharge? Did you explain to them
 24 beforehand?
 25 MS LOK SIN YING: Yes, we did talk about that but I did not

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1 talk to them one by one. I would issue a memo. Why do
 2 I say that? That is because for the odd number floors
 3 there are fire extinguishers placed in the small water
 4 meter rooms. I would ask my colleagues to check the
 5 fire extinguishers to see whether they are there and
 6 I said that the FS water tank is empty and we need the
 7 fire extinguisher. I would say to them in simple terms.
 8 MR JENKIN SUEN: Appreciate that. I raise this question
 9 because I want to find out during the fire whether the
 10 ISS staff understood that the FS water tank was empty
 11 and there was no need to operate the hose reel.
 12 Second, about the residents, you would give
 13 a notification. I know that counsel Ms Or will show you
 14 the documents. Other than the notification, are there
 15 any other ways to keep residents aware?
 16 MS LOK SIN YING: Not that I can remember.
 17 MR JENKIN SUEN: Regarding the FSI, we showed you the
 18 legislative provisions and also the code of conduct of
 19 the PMSA. Let me put this to you. From your
 20 understanding, other than the PMSA code of conduct, in
 21 the management office, if you have to deal with the
 22 FSIs, are there any procedures that you have to follow
 23 in the management office?
 24 In connection with the FSIs or issues to do with
 25 FSIs, are there any guidelines or any particular

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1 workflow you have to follow?
 2 MS LOK SIN YING: I'm not with you. Sorry.
 3 MR JENKIN SUEN: For instance, if there are certain
 4 situations where you have to look at the FSIs or you
 5 have to check the FS water tank or the booster pump, the
 6 switches there, in connection with these FSIs, are there
 7 any particular procedures that you have to follow, any
 8 workflow? Do you have to ask the contractors beforehand
 9 or has the company issued any particular set of
 10 guidelines regarding how you should do it?
 11 MS LOK SIN YING: Yes, there is. There is a contact list.
 12 Let's say if people are trapped in the lift, you have to
 13 ring up a certain person of a certain company. For
 14 FSIs, you have to call up certain contractors.
 15 Now, outside office hours, the building attendant
 16 cannot get in touch with us. If it is office hours
 17 they would be able to get in touch with the management
 18 office. But for non-office hours, when we're not in the
 19 office, they have a contact list. They will not do
 20 anything of their own accord.
 21 MR JENKIN SUEN: Thank you. Thanks very much.
 22 THE HON MR JUSTICE DAVID LOK: Ms Or.
 23 Examination by MS DENISE OR
 24 MS DENISE OR: Chairman, members, thank you for the time.
 25 I represent the 12th management committee of the IO.

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1 I can see this is dated 3 April 2025. I represent the
 2 2nd IO. There are only two notices there.
 3 I think this is issued by ISS. Is this the notice
 4 that you referred to?
 5 MS LOK SIN YING: Yes.
 6 MS DENISE OR: This is one of the notices I think put up on
 7 Wang Chi House. The other one is dated 3 April 2025 and
 8 this is in Wang Tai House. We only managed to find
 9 these two notices. Can you tell us whether you remember
 10 where they were put up at the lobby?
 11 MS LOK SIN YING: At the lobby.
 12 MS DENISE OR: Specifically where in the lobby?
 13 MS LOK SIN YING: For notices like this, I don't think I can
 14 pinpoint the exact location where it is put up. For
 15 Wang Fuk Court to put up this notice, it would be put up
 16 near the lift, near the button panel. There are three
 17 lifts and there is a wall between the lifts and we would
 18 put up on the wall between the lifts.
 19 MS DENISE OR: Thank you. I do not have any further
 20 questions.
 21 THE HON MR JUSTICE DAVID LOK: Counsel Or, how are you going
 22 to include this in our bundle? Or can we just mark it
 23 as an exhibit?
 24 MS DENISE OR: We can first mark it as MFI and then we would
 25 then submit it to the Committee.

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<p>1 MR VICTOR DAWES: Chairman, we will discuss with Counsel Or. 2 Maybe we will just include it in one of the bundles. 3 THE HON MR JUSTICE DAVID LOK: Thank you. You will handle 4 that. 5 Next is counsel for ISS. 6 MR RICHARD KHAW: We do not have cross-examination. 7 Mr Suen asked whether there is any communication 8 record to be submitted by Ms Lok. Ms Lok is willing. 9 If needed, we will just submit those documents directly 10 to the Committee and then they can make arrangements for 11 the Committee. 12 MR VICTOR DAWES: Chairman, I have a question I would like 13 to clarify with Ms Lok. 14 Examination by MR VICTOR DAWES (continued) 15 MR VICTOR DAWES: Let's go to R1, page 78. 16 Ms Lok, you saw this notice right now. You said 17 this would be put up on the roof. 18 MS LOK SIN YING: That's what the PC&E staff told me. 19 MR VICTOR DAWES: A resident called Law Tak Pui, he said 20 residents received this notice. Other than putting it 21 on the roof, there are other methods in notifying the 22 residents on these notices? 23 MS LOK SIN YING: I don't think we have put this notice up. 24 I'm not sure where residents saw this notice. 25 MR VICTOR DAWES: Thank you.</p>	<p>1 MS CHUNG SUI HA: Yes. 2 MR VICTOR DAWES: One is by your company and the other is a 3 witness statement given to the police, so I believe both 4 statements are true to the best of your knowledge? 5 MS CHUNG SUI HA: Yes. 6 MR VICTOR DAWES: You are a building attendant at ISS. 7 MS CHUNG SUI HA: Yes. 8 MR VICTOR DAWES: So you are the daytime building attendant 9 for Wang Cheong House from May 2010 to the day of the 10 fire? 11 MS CHUNG SUI HA: Yes. 12 MR VICTOR DAWES: Can you see the CCTV where you sit? 13 MS CHUNG SUI HA: Yes, I can see the three lifts and also to 14 where the bicycles are parked. 15 MR VICTOR DAWES: When you found out a fire had broken out, 16 you were at your attendant place? 17 MS CHUNG SUI HA: Yes. 18 MR VICTOR DAWES: I want to know how you found out there was 19 a fire, but before doing that, can you tell us a couple 20 of things. First of all, do you take the stairs when 21 you patrol the floors? 22 MS CHUNG SUI HA: Yes. 23 MR VICTOR DAWES: You know that there are some hatches, some 24 access doors at the staircases. 25 MS CHUNG SUI HA: Yes.</p>
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<p>1 THE HON MR JUSTICE DAVID LOK: Thank you, Ms Lok, thank you 2 for coming in. 3 (The witness was released) 4 (11.42 am) 5 MR VICTOR DAWES: Chairperson, members, the next witness we 6 call is Ms Chung Sui Ha. 7 Ms Chung, could you please stand up and read out the 8 declaration. 9 (11.43 am) 10 MS CHUNG SUI HA (affirmed) 11 Examination by MR VICTOR DAWES 12 MR VICTOR DAWES: Thank you. Please be seated. 13 THE HON MR JUSTICE DAVID LOK: Ms Chung, you are a bit 14 nervous; right? 15 MS CHUNG SUI HA: Yes. 16 THE HON MR JUSTICE DAVID LOK: Please relax. We just want 17 to learn the truth. Don't worry too much. Just let us 18 know what we ask to the best of your knowledge. 19 MR VICTOR DAWES: Ms Chung, after reading your statement, we 20 want to ask what you saw on the day of the fire. Don't 21 worry, we are not saying that you did anything wrong. 22 We just want to know your observations on the day. 23 Don't worry. 24 MS CHUNG SUI HA: Yes. 25 MR VICTOR DAWES: You've given two witness statements.</p>	<p>1 MR VICTOR DAWES: Has there been any guidelines given by ISS 2 on how to handle these access openings? 3 MS CHUNG SUI HA: No. 4 MR VICTOR DAWES: It seems that due to security reasons you 5 may need to lock those openings. 6 MS CHUNG SUI HA: Yes, I have been told that. 7 MR VICTOR DAWES: So would the workers lock the access 8 openings at the end of the day? 9 MS CHUNG SUI HA: Yes. 10 MR VICTOR DAWES: Some residents are worried about the foam 11 boards covering the windows. 12 MS CHUNG SUI HA: Yes. 13 MR VICTOR DAWES: Can you tell us, for Wang Cheong House, 14 when the foam boards were put up? 15 MS CHUNG SUI HA: I think after the scaffolding was erected, 16 around September or October. 17 MR VICTOR DAWES: Is it 2024? 18 MS CHUNG SUI HA: Yes. 19 MR VICTOR DAWES: On the day of the fire, were some of the 20 foam boards removed or were the foam boards still there? 21 MS CHUNG SUI HA: I heard some residents say that some have 22 been removed, but the majority of the boards have not 23 yet been removed. 24 MR VICTOR DAWES: During the works we heard residents say 25 that workers have been smoking. Did you notice that?</p>

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<p>1 MS CHUNG SUI HA: I didn't see it, but there was one time 2 when I saw a worker having a cigarette in his mouth when 3 he came down at the end of the day. I told him that no 4 smoking was allowed and he said that the cigarette was 5 not lit up. 6 MR VICTOR DAWES: Did you see any cigarette butts when you 7 patrolled the building? 8 MS CHUNG SUI HA: I don't think so. 9 MR VICTOR DAWES: When you patrolled the building, did you 10 see a lot of rubbish or construction materials lying 11 around? 12 MS CHUNG SUI HA: There would be trash when they are 13 working, but in the afternoon when I patrolled the 14 building, I would see them cleaning up the trash. But 15 there would be construction materials lying around. 16 MR VICTOR DAWES: Have residents complained to you about 17 that? 18 MS CHUNG SUI HA: I don't remember complaints about the 19 rubbish. 20 MR VICTOR DAWES: Some residents said they have seen water 21 bottles with cigarette butts near the access openings. 22 Have you seen that? 23 MS CHUNG SUI HA: No. And I don't think I've heard anyone 24 speaking about that. 25 MR VICTOR DAWES: Well, you've worked there for a long</p>	<p>1 was a lot, just a bit. There would be some nylon ties. 2 I think that was it. And you couldn't see out the 3 windows. Well, because it was matte. 4 MR VICTOR DAWES: So you couldn't see it from outside? 5 MS CHUNG SUI HA: No. 6 MR VICTOR DAWES: After the fire we visited Wang Fuk Court 7 and found some ladders made by bamboo that workers could 8 take up to the light well. 9 MS CHUNG SUI HA: I'm not sure whether the ladders could 10 take them up the light wells, but there was a ladder 11 that could take them out to the left side of the 12 building. 13 MR VICTOR DAWES: I'm talking about outside? 14 MS CHUNG SUI HA: Made of bamboo, outside. 15 MR VICTOR DAWES: I think we're referring to the same 16 ladder. 17 There is a light well platform outside units 104 and 18 105. 19 MS CHUNG SUI HA: Yes. 20 MR VICTOR DAWES: You know where I'm referring to; right? 21 MS CHUNG SUI HA: Yes. 22 MR VICTOR DAWES: Have you seen workers gathering in that 23 area before? 24 MS CHUNG SUI HA: No. 25 MR VICTOR DAWES: You know there are fire pump rooms in Wang</p>
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<p>1 period of time, you know there are four light wells in 2 Wang Cheong House. 3 MS CHUNG SUI HA: Yes. 4 MR VICTOR DAWES: There is a platform and then there is an 5 iron gate. 6 MS CHUNG SUI HA: Yes. 7 MR VICTOR DAWES: When you patrolled the building, have you 8 looked in the area when you walked past? 9 MS CHUNG SUI HA: Well, there was a window in which I could 10 see from the staircase. 11 MR VICTOR DAWES: The gate is usually locked, right? 12 MS CHUNG SUI HA: Yes. 13 MR VICTOR DAWES: Do you have a key? 14 MS CHUNG SUI HA: Yes, I do have a key at the attendant 15 place. 16 MR VICTOR DAWES: Some residents have said that there is 17 a lot of garbage lying around and that workers would be 18 smoking there. Some people even said workers have been 19 cooking there. 20 MS CHUNG SUI HA: I've never seen it. 21 MR VICTOR DAWES: What haven't you seen? 22 MS CHUNG SUI HA: I haven't seen any of what you said just 23 now. 24 MR VICTOR DAWES: Construction trash? 25 MS CHUNG SUI HA: Construction trash, I don't think there</p>	<p>1 Cheong House? 2 MS CHUNG SUI HA: Yes. 3 MR VICTOR DAWES: They are locked; right? 4 MS CHUNG SUI HA: Yes. 5 MR VICTOR DAWES: When you patrol, would you check whether 6 the room was locked? 7 MS CHUNG SUI HA: Yes. 8 MR VICTOR DAWES: Do you have a key to the pump room? 9 MS CHUNG SUI HA: Yes. 10 MR VICTOR DAWES: What would you do if you find that the 11 room is unlocked? 12 MS CHUNG SUI HA: I would tell the management office that 13 the room is unlocked and get the key to lock it up. But 14 this has never occurred. 15 MR VICTOR DAWES: All right. According to the FSD, the pump 16 room at Wang Cheong House was unlocked that day. 17 MS CHUNG SUI HA: Well, if someone needs the key to open up 18 the room to work there, then it would be unlocked. 19 MR VICTOR DAWES: You said you've never seen the door 20 unlocked. 21 MS CHUNG SUI HA: Well, you asked me if I've seen it when 22 I was patrolling. I've never seen it unlocked when 23 I was patrolling. 24 MR VICTOR DAWES: Let's say, has there been any incidents in 25 which when you walked past the pump room you found the</p>

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<p>1 door unlocked?</p> <p>2 MS CHUNG SUI HA: Well, it's when people are there working,</p> <p>3 they would borrow a key if they need to go into the room</p> <p>4 to work.</p> <p>5 MR VICTOR DAWES: Would they come to you to borrow the key?</p> <p>6 MS CHUNG SUI HA: Yes.</p> <p>7 MR VICTOR DAWES: And there is a logbook to mark down to</p> <p>8 borrowed the key; right?</p> <p>9 MS CHUNG SUI HA: Yes.</p> <p>10 MR VICTOR DAWES: Where is the key logbook put?</p> <p>11 MS CHUNG SUI HA: It's put at where the building attendant</p> <p>12 sits.</p> <p>13 MR VICTOR DAWES: So who would they usually ask for the key,</p> <p>14 you or other colleagues?</p> <p>15 MS CHUNG SUI HA: If I'm at my post, then they would ask me;</p> <p>16 if not, then they would ask my colleagues.</p> <p>17 MR VICTOR DAWES: From May to August last year, workers</p> <p>18 needed to access the pump room for tank works. Did you</p> <p>19 know?</p> <p>20 MS CHUNG SUI HA: I wouldn't know what work they would need</p> <p>21 to carry out. They would just come ask for the key and</p> <p>22 I would mark it down.</p> <p>23 MR VICTOR DAWES: So you remember someone working on FSI to</p> <p>24 come in to borrow your key?</p> <p>25 MS CHUNG SUI HA: Yes.</p>	<p>1 Then you said there were workers entering and</p> <p>2 exiting the building.</p> <p>3 Then to (d), this was almost at the time of the</p> <p>4 fire. You said a man around the years of 60 came to</p> <p>5 tell you there was a fire at the back of Wang Cheong</p> <p>6 House. Did you recognise him?</p> <p>7 MS CHUNG SUI HA: No, I didn't know him.</p> <p>8 MR VICTOR DAWES: Was he a worker?</p> <p>9 MS CHUNG SUI HA: No. He was just wearing a T-shirt. He</p> <p>10 was wearing a T-shirt, not a worker shirt.</p> <p>11 MR VICTOR DAWES: But you didn't recognise him?</p> <p>12 MS CHUNG SUI HA: I didn't recognise him.</p> <p>13 MR VICTOR DAWES: The CCTV at your post showed the bicycles</p> <p>14 area?</p> <p>15 MS CHUNG SUI HA: Yes.</p> <p>16 MR VICTOR DAWES: Did you check the CCTV before or after the</p> <p>17 fire?</p> <p>18 MS CHUNG SUI HA: There was nothing special.</p> <p>19 MR VICTOR DAWES: At around 2.48 that afternoon, the CCTV</p> <p>20 turned off, maybe due to short-circuit. Do you remember</p> <p>21 that -- you didn't see the CCTV was off?</p> <p>22 MS CHUNG SUI HA: I don't remember. I don't think it was</p> <p>23 off.</p> <p>24 MR VICTOR DAWES: You don't remember? Let me refer you to</p> <p>25 18(d). You said you saw the gentleman.</p>
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<p>1 MR VICTOR DAWES: Other than your key, Mr Lee Shing Foo also</p> <p>2 has a key to access the pump room. Do you know that?</p> <p>3 MS CHUNG SUI HA: No.</p> <p>4 MR VICTOR DAWES: Let's go to the day of the fire. I know</p> <p>5 you might not have a strong recollection of the day, but</p> <p>6 let's try our best.</p> <p>7 You went to work at 7.30 that day?</p> <p>8 MS CHUNG SUI HA: Yes.</p> <p>9 MR VICTOR DAWES: So you not only sat at your post, you also</p> <p>10 patrolled the building. Have you patrolled that day,</p> <p>11 before the fire?</p> <p>12 MS CHUNG SUI HA: No.</p> <p>13 MR VICTOR DAWES: Your witness statement in detail stated</p> <p>14 some of the people who entered or exited the building.</p> <p>15 May I refer you to paragraph 18, (a), (b), (c), (d),</p> <p>16 (e), (f). Basically, you described what you saw that</p> <p>17 day. Let's go through this slowly.</p> <p>18 (a), "At around 8 in the morning, I registered for</p> <p>19 Ms Chow."</p> <p>20 In (b), at 8.20, four workers came and you</p> <p>21 recognised them and so you didn't ask them to register</p> <p>22 because they are familiar faces already?</p> <p>23 MS CHUNG SUI HA: I recognised them already, so I just</p> <p>24 looked back at the records from the day before.</p> <p>25 MR VICTOR DAWES: That's all right. Don't worry.</p>	<p>1 MS CHUNG SUI HA: Yes.</p> <p>2 MR VICTOR DAWES: Together with the gentleman, you two ran</p> <p>3 to the back to check the fire.</p> <p>4 MS CHUNG SUI HA: Yes.</p> <p>5 MR VICTOR DAWES: You said that between units 4 and 5 at</p> <p>6 that light well there was a fire?</p> <p>7 MS CHUNG SUI HA: Right.</p> <p>8 MR VICTOR DAWES: The gentleman said to you that the</p> <p>9 scaffolding net was on fire. At that time, the fire was</p> <p>10 not fierce at that time?</p> <p>11 MS CHUNG SUI HA: No. There was a fire, but not fierce.</p> <p>12 I saw the green net curled up, shrivelled. It became</p> <p>13 shrivelled.</p> <p>14 MR VICTOR DAWES: From your observation, was the fire</p> <p>15 spreading very quickly?</p> <p>16 MS CHUNG SUI HA: Not at that time. The fire shrivelled up</p> <p>17 the green net.</p> <p>18 MR VICTOR DAWES: There was a fire. Did you see the</p> <p>19 reaction of people nearby? Any workers calling to</p> <p>20 people to evacuate?</p> <p>21 MS CHUNG SUI HA: No, I did not see any workers.</p> <p>22 MR VICTOR DAWES: You then used the walkie-talkie to inform</p> <p>23 the control room about the fire.</p> <p>24 MS CHUNG SUI HA: Yes.</p> <p>25 MR VICTOR DAWES: Mr Wong Pak Shing and other security</p>

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<p>1 guards arrived?</p> <p>2 MS CHUNG SUI HA: Right.</p> <p>3 MR VICTOR DAWES: Let's look at paragraph (c). You said</p> <p>4 immediately after, you went to Wang Cheong House to tell</p> <p>5 people not to go up.</p> <p>6 MS CHUNG SUI HA: I told them that there was a fire at the</p> <p>7 back. I told people not to go up the building and to</p> <p>8 wait and see till the fire was put out. I went to the</p> <p>9 lobby and asked people to leave as soon as possible.</p> <p>10 MR VICTOR DAWES: You then ran to the first floor, you tried</p> <p>11 to break the break-glass unit, but there was no fire</p> <p>12 alarm being sounded?</p> <p>13 MS CHUNG SUI HA: Right.</p> <p>14 MR VICTOR DAWES: Then you ran to the third floor to try to</p> <p>15 sound the alarm but failed? When you were running up,</p> <p>16 did you see any smoke?</p> <p>17 MS CHUNG SUI HA: When I went up to the first floor, well,</p> <p>18 the staircase, there was a huge glass window, I saw that</p> <p>19 the fire was burning and I thought to myself, "Why did</p> <p>20 it develop so quickly? I wonder why." When</p> <p>21 I discovered the fire, it was a small one, just at the</p> <p>22 green net, but within a very short time the fire became</p> <p>23 fierce and I could see it from the glass window.</p> <p>24 MR VICTOR DAWES: Was there smoke in the staircase when you</p> <p>25 were running to the 1st and the 3rd floor?</p>	<p>1 were or what they were carrying. I can't remember.</p> <p>2 MR VICTOR DAWES: At around 3 o'clock police and</p> <p>3 firefighters arrived at Wang Cheong House?</p> <p>4 MS CHUNG SUI HA: Right. Around that time. I don't know</p> <p>5 the exact time.</p> <p>6 MR VICTOR DAWES: At that time they told you to leave, you</p> <p>7 people to leave?</p> <p>8 MS CHUNG SUI HA: Yes.</p> <p>9 MR VICTOR DAWES: But you decided to stay behind to alert</p> <p>10 the residents, to ask them to evacuate?</p> <p>11 MS CHUNG SUI HA: Right.</p> <p>12 MR VICTOR DAWES: When did you leave?</p> <p>13 MS CHUNG SUI HA: I went back to the ground floor lobby to</p> <p>14 see there was anyone hanging around. When I left, the</p> <p>15 fire had reached the main entrance. The fire surrounded</p> <p>16 and reached the main entrance, starting from the back.</p> <p>17 It went round to the front. I was asking residents or</p> <p>18 people at Wang Cheong House to evacuate. I turned round</p> <p>19 to see if there was anyone behind me. I don't know what</p> <p>20 time it was.</p> <p>21 MR VICTOR DAWES: Can you recall was there electricity when</p> <p>22 you left?</p> <p>23 MS CHUNG SUI HA: Electricity in the lobby?</p> <p>24 MR VICTOR DAWES: Was there light?</p> <p>25 MS CHUNG SUI HA: Was the light on? It seemed to me that</p>
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<p>1 MS CHUNG SUI HA: Not at that time. I only saw outside the</p> <p>2 window there was a fire and there was a crackling sound.</p> <p>3 MR VICTOR DAWES: You tried to run up?</p> <p>4 MS CHUNG SUI HA: I saw smoke descending along the stair,</p> <p>5 when I went up to the 3rd, 4th or 5th floor, where there</p> <p>6 were access openings for workers to access. I suspected</p> <p>7 the smoke came through the access openings.</p> <p>8 MR VICTOR DAWES: You were at the stairs, you did not go all</p> <p>9 the way up to the 5th floor, but you suspected that the</p> <p>10 smoke came through the access openings.</p> <p>11 MS CHUNG SUI HA: Yes.</p> <p>12 MR VICTOR DAWES: To which floor did you go?</p> <p>13 MS CHUNG SUI HA: The 3rd floor.</p> <p>14 MR VICTOR DAWES: Did you go back to the lobby?</p> <p>15 MS CHUNG SUI HA: Yes.</p> <p>16 MR VICTOR DAWES: You told Ms Cheng that the fire alarm did</p> <p>17 not sound?</p> <p>18 MS CHUNG SUI HA: Right. I went down, I saw Ms Cheng,</p> <p>19 I told her about the break-glass unit.</p> <p>20 MR VICTOR DAWES: According to some residents, at around</p> <p>21 2.55 there was a delivery worker trying to go into Wang</p> <p>22 Cheong House but someone at the guard post told them not</p> <p>23 to go. Was that you?</p> <p>24 MS CHUNG SUI HA: I don't know who it was. I just chased</p> <p>25 people out of the building. I don't remember who they</p>	<p>1 there was no electricity. The LED light could stay on</p> <p>2 for a bit when electricity was cut. I don't really</p> <p>3 remember.</p> <p>4 MR VICTOR DAWES: Ms Chung, we know that you tried to get</p> <p>5 the residents to leave, so please don't be too hard on</p> <p>6 yourself.</p> <p>7 THE HON MR JUSTICE DAVID LOK: Any questions from involved</p> <p>8 parties?</p> <p>9 MR JENKIN SUEN: I only have one question.</p> <p>10 Examination by MR JENKIN SUEN</p> <p>11 MR JENKIN SUEN: Ms Chung, thank you for coming to give</p> <p>12 evidence to assist the Independent Committee. I only</p> <p>13 have one question for you.</p> <p>14 In your witness statement, it's just an example,</p> <p>15 WS2, page 1246, paragraph 11, you mention from a notice</p> <p>16 posted at the lobby of Wang Cheong House you came to</p> <p>17 know about something. You said you saw the notice at</p> <p>18 the lobby of Wang Cheong House. You were guard at Wang</p> <p>19 Cheong House. Did you learn from the notice there that</p> <p>20 some FSIs say, for example, hose reel system, was shut</p> <p>21 down? Did you notice these notices?</p> <p>22 MS CHUNG SUI HA: I did. But there were always dates on the</p> <p>23 notices, after which they will be removed. I did not</p> <p>24 know when it was.</p> <p>25 MR JENKIN SUEN: Can you recall how long the notices were</p>

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<p>1 put up?</p> <p>2 MS CHUNG SUI HA: Not really. There would be a time when</p> <p>3 the notice would be put up. I checked the dates and</p> <p>4 removed them when the date has passed.</p> <p>5 MR JENKIN SUEN: Apart from the notices, were there staff</p> <p>6 from the management office telling you about FSIs, say,</p> <p>7 for example, the fact that the hose reel system was shut</p> <p>8 down? Did anyone from the management office tell you</p> <p>9 about this?</p> <p>10 MS CHUNG SUI HA: I can't recall.</p> <p>11 MR JENKIN SUEN: Thank you. I don't have any other</p> <p>12 questions.</p> <p>13 THE HON MR JUSTICE DAVID LOK: Questions from other involved</p> <p>14 parties? ISS.</p> <p>15 MR RICHARD KHAW: We don't have any re-examination.</p> <p>16 THE HON MR JUSTICE DAVID LOK: Ms Chung, the Committee is</p> <p>17 aware that you are under tremendous pressure by coming</p> <p>18 here, but your evidence is very important so we can</p> <p>19 understand what happened. It would help us to find the</p> <p>20 truth and give justice to the deceased. Please don't be</p> <p>21 too hard on yourself. Your evidence is very useful to</p> <p>22 us. Thank you.</p> <p>23 MS CHUNG SUI HA: May I make a request? May I use this</p> <p>24 opportunity to have some time to say something?</p> <p>25 THE HON MR JUSTICE DAVID LOK: Please go ahead.</p>	<p>1 (12.11 pm)</p> <p>2 MR VICTOR DAWES: The next witness to help us is Mr Lee</p> <p>3 Shing Foo.</p> <p>4 Good afternoon, Mr Lee. Please read the declaration</p> <p>5 in front of you.</p> <p>6 (12.12 pm)</p> <p>7 MR LEE SHING FOO (affirmed)</p> <p>8 Examination by MR VICTOR DAWES</p> <p>9 MR VICTOR DAWES: Please be seated, Mr Lee.</p> <p>10 You are still employed by ISS as a carpenter?</p> <p>11 MR LEE SHING FOO: Right.</p> <p>12 MR VICTOR DAWES: Before the fire, you worked at Wang Fuk</p> <p>13 Court?</p> <p>14 MR LEE SHING FOO: Right.</p> <p>15 MR VICTOR DAWES: You have given two witness statements, one</p> <p>16 through the lawyer of ISS.</p> <p>17 MR LEE SHING FOO: Yes.</p> <p>18 MR VICTOR DAWES: The other one is a witness statement to</p> <p>19 the police.</p> <p>20 MR LEE SHING FOO: Yes.</p> <p>21 MR VICTOR DAWES: I believe that you confirm that the</p> <p>22 content of the witness statements to be true and</p> <p>23 correct?</p> <p>24 MR LEE SHING FOO: Right.</p> <p>25 MR VICTOR DAWES: From your statements we learned that you</p>
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<p>1 MS CHUNG SUI HA: I want to explain, because there are</p> <p>2 residents saying that I was one of the first ones who</p> <p>3 left. I want to tell you, no, that was not the case.</p> <p>4 I stayed and assisted people to leave. I was one of the</p> <p>5 last ones to leave. I, together with my colleagues,</p> <p>6 helped people evacuate. I stayed at the central park</p> <p>7 for quite a long time. I was working with Ms Cheng, the</p> <p>8 officer, to help residents of other blocks to evacuate.</p> <p>9 And they were saying that I was the first ones to leave.</p> <p>10 I just want to vindicate my name.</p> <p>11 THE HON MR JUSTICE DAVID LOK: Ms Chung, I believe everyone</p> <p>12 hears you. This is emotional for everyone. I ask that</p> <p>13 you understand that people go through different</p> <p>14 emotions. They may think like that. But what you have</p> <p>15 done is something that people do know.</p> <p>16 Let me reiterate again. I ask the media to be more</p> <p>17 understanding and accommodating. Everyone, in</p> <p>18 particular those working in Wang Fuk Court, you can</p> <p>19 imagine what they've gone through and how they feel.</p> <p>20 Please put yourselves in their shoes. Please give them</p> <p>21 space. Give our witnesses space. No one can fathom how</p> <p>22 much pressure they're under. We need to be more</p> <p>23 understanding.</p> <p>24 Thank you, Ms Chung.</p> <p>25 (The witness was released)</p>	<p>1 are in charge of non-electrical maintenance and repair,</p> <p>2 that is mainly to do with woodwork.</p> <p>3 MR LEE SHING FOO: Yes.</p> <p>4 MR VICTOR DAWES: Anything that's not to do with electricity</p> <p>5 is under your purview, your responsibility.</p> <p>6 MR LEE SHING FOO: Right.</p> <p>7 MR VICTOR DAWES: You are in charge of the whole complex?</p> <p>8 MR LEE SHING FOO: Me and Mr Law.</p> <p>9 MR VICTOR DAWES: So in relation to the work in this regard,</p> <p>10 it would be you and Mr Law?</p> <p>11 MR LEE SHING FOO: Right.</p> <p>12 MR VICTOR DAWES: You have to make reports. Your boss, your</p> <p>13 supervisor is Mr Lam Man Yan?</p> <p>14 MR LEE SHING FOO: Yes, my supervisor.</p> <p>15 MR VICTOR DAWES: Between April and September 2025, your</p> <p>16 supervisor was not at Wang Fuk Court?</p> <p>17 MR LEE SHING FOO: Yes.</p> <p>18 MR VICTOR DAWES: So during that period, you reported to the</p> <p>19 manager, Mr Lai Wing Lee?</p> <p>20 MR LEE SHING FOO: Yes.</p> <p>21 MR VICTOR DAWES: Paragraph 13 in your statement.</p> <p>22 Please show the witness statement. It's a witness</p> <p>23 statement given to the Committee.</p> <p>24 There is a key from the works department that can</p> <p>25 open all eight pump rooms of the eight blocks?</p>

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<p>1 MR LEE SHING FOO: Yes, I have one.</p> <p>2 MR VICTOR DAWES: What about Mr Law?</p> <p>3 MR LEE SHING FOO: He has one too.</p> <p>4 MR VICTOR DAWES: You each have one?</p> <p>5 MR LEE SHING FOO: Yes.</p> <p>6 MR VICTOR DAWES: If contractors/workers need access to the pump room, what would you do? You open the door or they borrow the key?</p> <p>7 MR LEE SHING FOO: We asked them to go to the guard post at the block to borrow the key.</p> <p>8 MR VICTOR DAWES: We know that there is a key logbook. Please refer to bundle B5, page 2748. Have you seen this before?</p> <p>9 MR LEE SHING FOO: No.</p> <p>10 MR VICTOR DAWES: This is for the management office.</p> <p>11 MR LEE SHING FOO: Yes.</p> <p>12 MR VICTOR DAWES: Please look at items 15, 16. It says Wang Yan House, key to the ground floor pump room and the key to the ground floor FS booster pump room. These are the keys in question. Well, the keys are at the guard post but the master key you have also opened these rooms?</p> <p>13 MR LEE SHING FOO: Right.</p> <p>14 MR VICTOR DAWES: The reason for asking them to borrow is because there will be a record in the logbook?</p>	<p>1 MR LEE SHING FOO: Right.</p> <p>2 MR VICTOR DAWES: Next to "Completed by", date and time, did you fill that in?</p> <p>3 MR LEE SHING FOO: Yes.</p> <p>4 MR VICTOR DAWES: And underneath the date and time of "Checked by" you had no idea who filled that in?</p> <p>5 MR LEE SHING FOO: Right.</p> <p>6 MR VICTOR DAWES: Do you know who filled it in?</p> <p>7 MR LEE SHING FOO: No.</p> <p>8 MR VICTOR DAWES: We understand that Prestige asked the works department to drain the FS tank because, first of all, they didn't have the key to the FS pump room and they did not know which switch to use to drain the water.</p> <p>9 MR LEE SHING FOO: Yes.</p> <p>10 MR VICTOR DAWES: So they needed your assistance?</p> <p>11 MR LEE SHING FOO: Right.</p> <p>12 MR VICTOR DAWES: Is this what happened: you did not refer them to the guard post to borrow the key; you received the job order so you used your key to assist?</p> <p>13 MR LEE SHING FOO: Yes.</p> <p>14 MR VICTOR DAWES: You took them with you?</p> <p>15 MR LEE SHING FOO: Right.</p> <p>16 MR VICTOR DAWES: Why did you not ask them to borrow the key from the guard post so there would be a record?</p>
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<p>1 MR LEE SHING FOO: Yes.</p> <p>2 MR VICTOR DAWES: Paragraph 17 in your witness statement, it says that between May and August 2025 the works department received eight job orders. They are in relation to assistance provided to Prestige to Wang Fuk Court to drain the FS tanks of the eight blocks?</p> <p>3 MR LEE SHING FOO: Right.</p> <p>4 MR VICTOR DAWES: We found three job orders. Let's go to bundle H2, page 6779. These are the work orders you deal with?</p> <p>5 MR LEE SHING FOO: Right.</p> <p>6 MR VICTOR DAWES: The content is filled by your colleagues?</p> <p>7 MR LEE SHING FOO: Right.</p> <p>8 MR VICTOR DAWES: "Job completed", there is a tick. Did you do it? Did you put that tick in?</p> <p>9 MR LEE SHING FOO: Yes.</p> <p>10 MR VICTOR DAWES: Under that, it says "Checked by" and "Completed by". "Completed by", whose signature was it?</p> <p>11 MR LEE SHING FOO: That's one from me. I also wrote the word "Law" because I had the job order and I asked Mr Law if I could fill it in for him. He said yes.</p> <p>12 MR VICTOR DAWES: What about "Checked by"? Who was it?</p> <p>13 MR LEE SHING FOO: No idea.</p> <p>14 MR VICTOR DAWES: You handed it back to the office?</p>	<p>1 MR LEE SHING FOO: Because it says that a time has been arranged to wait at the ground floor lobby. We went together to the pump room so I just used the key to open the door.</p> <p>2 MR VICTOR DAWES: Let's go back to your witness statement, paragraph 20. Let's start with paragraph 19. It will be clearer. It says here that according to your understanding at that time, repair of FS tank is part of the major renovation work. Prestige had to drain the water from the tank. As mentioned above, because there were two FS tanks in each block and both were connected to water pipes, hence both had to be drained. This is your witness statement.</p> <p>3 MR LEE SHING FOO: Yes.</p> <p>4 MR VICTOR DAWES: In paragraph 20 you said at that time your understanding was that at that time, operating FSIs usually require notification to the FSD. As a result, when carrying out the job order of draining of the FS tank, you mentioned to Mr Law Kwok Shui that only those with a licence or registration could handle the draining of the FS water tank. Mr Law Kwok Shui said a job order had been received, the work had to be executed. You are clear you said this?</p> <p>5 MR LEE SHING FOO: Yes.</p> <p>6 MR VICTOR DAWES: How did you know that you need a licence</p>

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<p>1 to deal with that?</p> <p>2 MR LEE SHING FOO: Because with FSIs and repair and</p> <p>3 maintenance, you need a licence.</p> <p>4 MR VICTOR DAWES: But you are helping them with the repair.</p> <p>5 Why did you think that you need a licence?</p> <p>6 MR LEE SHING FOO: If you touch anything to do with FSI, you</p> <p>7 need a licence.</p> <p>8 MR VICTOR DAWES: From your understanding you talked with</p> <p>9 Mr Law. Did you talk with him face to face?</p> <p>10 MR LEE SHING FOO: Yes.</p> <p>11 MR VICTOR DAWES: That's before you met the Prestige staff?</p> <p>12 MR LEE SHING FOO: That was afterwards. Let me think about</p> <p>13 it.</p> <p>14 MR VICTOR DAWES: You said you received the job order,</p> <p>15 paragraph 19, it's about the kind of work. Paragraph 20</p> <p>16 is about the operation of the FSI. So did you talk to</p> <p>17 Mr Law before you received the order?</p> <p>18 MR LEE SHING FOO: That is after I received the order.</p> <p>19 MR VICTOR DAWES: That's before draining the water tank?</p> <p>20 MR LEE SHING FOO: Yes.</p> <p>21 MR VICTOR DAWES: You talked with Mr Law. Did he answer you</p> <p>22 straight away or did he seek any advice?</p> <p>23 MR LEE SHING FOO: He replied straight away.</p> <p>24 MR VICTOR DAWES: Paragraph 22, you describe what you did.</p> <p>25 You opened the booster pump room with a key. Prestige</p>	<p>1 switch?</p> <p>2 MR LEE SHING FOO: Yes.</p> <p>3 MR VICTOR DAWES: Now, let me clarify that this is happening</p> <p>4 in another pump room, because there are two.</p> <p>5 MR LEE SHING FOO: Yes.</p> <p>6 MR VICTOR DAWES: Mr Law gave the statement to the police,</p> <p>7 C1-2/1223. This is what Mr Law said. He said the</p> <p>8 renovation work of the water tank, he said if he's</p> <p>9 there, he would turn off the main switch and also the</p> <p>10 switch for the pump room. If he's on leave, then it</p> <p>11 would be for you, Mr Lee, to handle that.</p> <p>12 There's only one Mr Lee, I think it's you?</p> <p>13 MR LEE SHING FOO: Yes.</p> <p>14 MR VICTOR DAWES: From your memory, were there situations</p> <p>15 where Mr Law was on leave and you had to do the work?</p> <p>16 MR LEE SHING FOO: No. I remember on Wednesday Mr Law was</p> <p>17 on leave and the work was rescheduled.</p> <p>18 MR VICTOR DAWES: Let me put this to you. You assisted with</p> <p>19 the gate valves. Let's turn back to your witness</p> <p>20 statement, paragraph 24. You said that you went up to</p> <p>21 the FS water tank on the rooftop with Prestige staff and</p> <p>22 there was the gate valves up on the scaffolding and you</p> <p>23 turned the valves?</p> <p>24 MR LEE SHING FOO: Right.</p> <p>25 MR VICTOR DAWES: After the eight blocks, you left?</p>
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<p>1 staff and Mr Law went in and you were waiting for them</p> <p>2 outside the door for them to drain the water. You</p> <p>3 didn't go in, did you?</p> <p>4 MR LEE SHING FOO: Right.</p> <p>5 MR VICTOR DAWES: So you didn't know what happened inside,</p> <p>6 did you?</p> <p>7 MR LEE SHING FOO: Right.</p> <p>8 MR VICTOR DAWES: But prior to that you must have gone into</p> <p>9 the pump room?</p> <p>10 MR LEE SHING FOO: When I first joined, Mr Law took me there</p> <p>11 to have a look.</p> <p>12 MR VICTOR DAWES: So when Prestige staff were taken there</p> <p>13 and they turned off the switches, you didn't know that?</p> <p>14 MR LEE SHING FOO: Right.</p> <p>15 MR VICTOR DAWES: There is a lever switch to turn off the</p> <p>16 system. Do you know that?</p> <p>17 MR LEE SHING FOO: Yes, I do.</p> <p>18 MR VICTOR DAWES: Is it the case for eight of the blocks you</p> <p>19 haven't gone into the booster pump room, you didn't</p> <p>20 touch anything?</p> <p>21 MR LEE SHING FOO: Right.</p> <p>22 MR VICTOR DAWES: Paragraphs 20 to 23, what did you do?</p> <p>23 Basically you assisted in turning the gate valves?</p> <p>24 MR LEE SHING FOO: Yes.</p> <p>25 MR VICTOR DAWES: And Mr Law turned off the transfer pump</p>	<p>1 MR LEE SHING FOO: Right.</p> <p>2 MR VICTOR DAWES: Now, you turned on the gate valves and you</p> <p>3 had to turn it off afterwards?</p> <p>4 MR LEE SHING FOO: No, it wasn't turned off.</p> <p>5 MR VICTOR DAWES: Now, let me put a question about the lock</p> <p>6 of the pump room. It is locked.</p> <p>7 MR LEE SHING FOO: Yes.</p> <p>8 MR VICTOR DAWES: Generally, it is under lock.</p> <p>9 MR LEE SHING FOO: Yes.</p> <p>10 MR VICTOR DAWES: Were there situations where you found that</p> <p>11 it was unlocked?</p> <p>12 MR LEE SHING FOO: Yes.</p> <p>13 MR VICTOR DAWES: Can you elaborate?</p> <p>14 MR LEE SHING FOO: I was at Wang Tai House. The pump room</p> <p>15 was unlocked.</p> <p>16 MR VICTOR DAWES: What did you do?</p> <p>17 MR LEE SHING FOO: On one or two occasions I locked it</p> <p>18 again, but I told them it was unlocked. They had said</p> <p>19 they would follow up.</p> <p>20 MR VICTOR DAWES: Do you know who unlocked it?</p> <p>21 MR LEE SHING FOO: I think it was the workers.</p> <p>22 MR VICTOR DAWES: Prestige?</p> <p>23 MR LEE SHING FOO: Yes.</p> <p>24 MR VICTOR DAWES: Why Prestige?</p> <p>25 MR LEE SHING FOO: Because they were working in there.</p>

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<p>1 MR VICTOR DAWES: When was that? How many months before the 2 blaze?</p> <p>3 MR LEE SHING FOO: Two, three months before the blaze.</p> <p>4 MR VICTOR DAWES: How many times did you see the room 5 unlocked?</p> <p>6 MR LEE SHING FOO: One or two occasions.</p> <p>7 MR VICTOR DAWES: Thank you very much. I've not no further 8 questions.</p> <p>9 THE HON MR JUSTICE DAVID LOK: Other involved parties?</p> <p>10 MR SOLOMON LAM: Chairman, I've got some questions for 11 Mr Lee.</p> <p>12 Examination by MR SOLOMON LAM</p> <p>13 MR SOLOMON LAM: Victory Fire is the FSI contractor.</p> <p>14 MR LEE SHING FOO: Prestige.</p> <p>15 MR SOLOMON LAM: You talked about Prestige. Prestige is the 16 main contractor.</p> <p>17 MR LEE SHING FOO: Prestige.</p> <p>18 MR SOLOMON LAM: After the work they didn't lock it back, it 19 is Prestige?</p> <p>20 MR LEE SHING FOO: Right.</p> <p>21 MR SOLOMON LAM: I've got some further questions. In your 22 statement, paragraph 20, my question is: on eight 23 occasions you accompanied Mr Law on different days, you 24 assisted Prestige to drain the water tank?</p> <p>25 MR LEE SHING FOO: Yes.</p>	<p>1 MR LEE SHING FOO: Yes.</p> <p>2 MR SOLOMON LAM: Thank you. I've got no further questions.</p> <p>3 THE HON MR JUSTICE DAVID LOK: Other involved parties, any 4 further questions?</p> <p>5 MR JENKIN SUEN: Chairman, I've got some questions.</p> <p>6 Examination by MR JENKIN SUEN</p> <p>7 MR JENKIN SUEN: Mr Lee, I act for the Government. I have 8 some questions for clarification.</p> <p>9 First of all, you said that between April and 10 September 2025 Mr Lam Man Yan was not working in 11 Wang Fuk Court and your supervisor was not Mr Lam Man 12 Yan, it was Mr Lai, Manager Lai. My question is, in 13 your statement paragraph 20, as to page 1256, here you 14 said that you raised with Mr Law that to handle FSI -- 15 FS water tanks, one needs to have FS licence.</p> <p>16 Counsel Lam for Victory Fire said that for the first 17 block where water was drained, you talked to Mr Law 18 about this. Was it about July 2025?</p> <p>19 MR LEE SHING FOO: The job order is dated July 2025. 20 I think the job order before that.</p> <p>21 MR JENKIN SUEN: You talked to Mr Law, so at that time, do 22 you remember, was Lam Yan Man not working at Wang Fuk 23 Court at the time; right?</p> <p>24 MR LEE SHING FOO: Right.</p> <p>25 MR JENKIN SUEN: So, other than talking to Mr Law about</p>
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<p>1 MR SOLOMON LAM: Paragraph 20, you reminded Mr Law that to 2 deal with the FS water tank one needs to have an FS 3 licence. Did you remind him once or all times?</p> <p>4 MR LEE SHING FOO: Only the first time.</p> <p>5 MR SOLOMON LAM: How did you find out that to deal with FSIs 6 one needs to have a licence?</p> <p>7 MR LEE SHING FOO: That's part of my knowledge.</p> <p>8 MR SOLOMON LAM: Did you have any training when you joined?</p> <p>9 MR LEE SHING FOO: I read about the advertisements and 10 I knew something about it from experience.</p> <p>11 MR SOLOMON LAM: Experience?</p> <p>12 MR LEE SHING FOO: Yes.</p> <p>13 MR SOLOMON LAM: Just a moment ago you said that for the FS 14 booster pump room there is the fire lever switch.</p> <p>15 MR LEE SHING FOO: Yes.</p> <p>16 MR SOLOMON LAM: That's the main power switch. Do you know 17 that once the lever switch is turned off the fire alarm 18 would also be off?</p> <p>19 MR LEE SHING FOO: No.</p> <p>20 MR SOLOMON LAM: When you first joined, when Mr Law took you 21 into the FS booster pump room, did Mr Law explain to you 22 all the different things there?</p> <p>23 MR LEE SHING FOO: No.</p> <p>24 MR SOLOMON LAM: But you knew that there is the lever 25 switch?</p>	<p>1 that, in paragraph 20, you said that only FS licensee 2 can touch the FSIs, did it occur to you that you had to 3 report this upwards to your supervisor or seek advice 4 from your supervisor?</p> <p>5 MR LEE SHING FOO: No.</p> <p>6 MR JENKIN SUEN: Is this the first time you rendered 7 assistance to any of the contractors to drain water from 8 the water tank?</p> <p>9 MR LEE SHING FOO: Yes.</p> <p>10 MR JENKIN SUEN: At that time, did you realise that 11 Victory Fire has all along been the FSI contractor?</p> <p>12 MR LEE SHING FOO: Yes, I do.</p> <p>13 MR JENKIN SUEN: Did it occur to you that you should get in 14 touch with Victory Fire, perhaps give them a ring to ask 15 them how you should proceed?</p> <p>16 MR LEE SHING FOO: No, I didn't think about it.</p> <p>17 MR JENKIN SUEN: When you talked with Mr Law about the fact 18 that one needs to have a licence to handle the FSI, do 19 you remember -- maybe put it this way. How did Mr Law 20 respond to that?</p> <p>21 MR LEE SHING FOO: He didn't respond in any particular way.</p> <p>22 MR JENKIN SUEN: At that time did you think that you were in 23 breach of any regulation or any legislation?</p> <p>24 MR LEE SHING FOO: No.</p> <p>25 MR JENKIN SUEN: Thank you very much, Mr Lee. No further</p>

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<p>1 questions.</p> <p>2 THE HON MR JUSTICE DAVID LOK: ISS?</p> <p>3 Examination by MR RICHARD KHAW</p> <p>4 MR RICHARD KHAW: Mr Lee, leading counsel Mr Dawes put the</p> <p>5 question to you just now that if you refer to</p> <p>6 paragraphs 22 to 24 of your witness statement -- bear</p> <p>7 with us.</p> <p>8 Paragraphs 22 to 24, you're saying that when</p> <p>9 assisting Prestige staff there are certain procedures.</p> <p>10 Paragraph 22, that you went to the FS water tank;</p> <p>11 paragraph 23, that you went to the main pump room;</p> <p>12 paragraph 24, that you went to the rooftop, to the water</p> <p>13 tank.</p> <p>14 This procedure that you covered eight blocks, you</p> <p>15 rendered similar assistance there for the eight blocks,</p> <p>16 so this procedure, the sequence of events, was it the</p> <p>17 same for the eight blocks or was it not the same for</p> <p>18 each of the eight blocks?</p> <p>19 MR LEE SHING FOO: Different. Yeah, they are different.</p> <p>20 MR RICHARD KHAW: Any particular reason why the sequence was</p> <p>21 different?</p> <p>22 MR LEE SHING FOO: No.</p> <p>23 MR RICHARD KHAW: Whose instruction would you follow?</p> <p>24 MR LEE SHING FOO: Mr Law took us there.</p> <p>25 MR RICHARD KHAW: Thank you. No further questions.</p>	<p>1 MR VICTOR DAWES: You joined ISS in 2005.</p> <p>2 MR LAW KWOK SHUI: Yes.</p> <p>3 MR VICTOR DAWES: Serving as an electrician.</p> <p>4 MR LAW KWOK SHUI: Yes.</p> <p>5 MR VICTOR DAWES: And you've been working in Wang Fuk Court</p> <p>6 for 20 years as an electrician.</p> <p>7 MR LAW KWOK SHUI: Yes.</p> <p>8 MR VICTOR DAWES: You've got a licence for an electrician?</p> <p>9 MR LAW KWOK SHUI: Yes.</p> <p>10 MR VICTOR DAWES: You report to Mr Lam Man Yan?</p> <p>11 MR LAW KWOK SHUI: Yes.</p> <p>12 MR VICTOR DAWES: In 2025 a couple of months he wasn't there</p> <p>13 and your supervisor was Manager Lai Wing Lee?</p> <p>14 MR LAW KWOK SHUI: Right.</p> <p>15 MR VICTOR DAWES: Let me refer you to your statement. This</p> <p>16 is on the screen. This is the first page. If we move</p> <p>17 on to paragraph 9. Is it clear?</p> <p>18 MR LAW KWOK SHUI: Yes.</p> <p>19 MR VICTOR DAWES: Paragraph 9, you are the electrician of</p> <p>20 Wang Fuk Court.</p> <p>21 MR LAW KWOK SHUI: Yes.</p> <p>22 MR VICTOR DAWES: Your duty is to repair anything to do with</p> <p>23 electricity, to repair and maintain the lighting</p> <p>24 systems.</p> <p>25 MR LAW KWOK SHUI: Yes.</p>
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<p>1 THE HON MR JUSTICE DAVID LOK: No further questions?</p> <p>2 Mr Lee, thank you very much for being with us. Your</p> <p>3 evidence is very important.</p> <p>4 (The witness was released)</p> <p>5 (12.36 pm)</p> <p>6 MR VICTOR DAWES: Chairman, the next witness is Mr Law Kwok</p> <p>7 Shui.</p> <p>8 Please read out the declaration, Mr Law.</p> <p>9 (12.36 pm)</p> <p>10 MR LAW KWOK SHUI (affirmed)</p> <p>11 Examination by MR VICTOR DAWES</p> <p>12 MR VICTOR DAWES: Thank you, Mr Law. Please be seated.</p> <p>13 Mr Law, you are in the employ of ISS EastPoint</p> <p>14 Properties as an electrician?</p> <p>15 MR LAW KWOK SHUI: Yes.</p> <p>16 MR VICTOR DAWES: Before the fire you were working in</p> <p>17 Wang Fuk Court?</p> <p>18 MR LAW KWOK SHUI: Yes.</p> <p>19 MR VICTOR DAWES: There are three statements. One is</p> <p>20 prepared by ISS counsel and there are two other</p> <p>21 statements given to the police.</p> <p>22 MR LAW KWOK SHUI: Yes.</p> <p>23 MR VICTOR DAWES: I'm sure that you can confirm the accuracy</p> <p>24 of the three statements.</p> <p>25 MR LAW KWOK SHUI: Yes.</p>	<p>1 MR VICTOR DAWES: And to handle the repair and maintenance</p> <p>2 in the public areas and the electrical maintenance work.</p> <p>3 MR LAW KWOK SHUI: Yes.</p> <p>4 MR VICTOR DAWES: So you and -- Mr Lee, your partner?</p> <p>5 MR LAW KWOK SHUI: Yes.</p> <p>6 MR VICTOR DAWES: He hasn't got an electrician licence?</p> <p>7 MR LAW KWOK SHUI: Right.</p> <p>8 MR VICTOR DAWES: So can I say this: for anything to do with</p> <p>9 electricity, it is your duty, others, it is his duty?</p> <p>10 MR LAW KWOK SHUI: Yes.</p> <p>11 MR VICTOR DAWES: Here you also deal with the general</p> <p>12 maintenance.</p> <p>13 MR LAW KWOK SHUI: Yes.</p> <p>14 MR VICTOR DAWES: What if there is a leakage in the water</p> <p>15 tank, is it your duty?</p> <p>16 MR LAW KWOK SHUI: No, it's not my duty.</p> <p>17 MR VICTOR DAWES: Like water tank on the rooftop, would you</p> <p>18 be checking that?</p> <p>19 MR LAW KWOK SHUI: Yes. Potable water, salt water, yes, we</p> <p>20 follow up.</p> <p>21 MR VICTOR DAWES: In other words, all the water tanks, if</p> <p>22 there is leakage, the management office would inform you</p> <p>23 two.</p> <p>24 MR LAW KWOK SHUI: Yes.</p> <p>25 MR VICTOR DAWES: And then you would be going there to check</p>

Page 81	<p>1 in pair?</p> <p>2 MR LAW KWOK SHUI: Yes.</p> <p>3 MR VICTOR DAWES: In paragraph 10 of your witness statement,</p> <p>4 you said you're not responsible for estate management,</p> <p>5 contact with residents, monitoring contractors and not</p> <p>6 responsible for FSIs, et cetera?</p> <p>7 MR LAW KWOK SHUI: Yes.</p> <p>8 MR VICTOR DAWES: You made it very clear; these would need</p> <p>9 to be carried out by licensed practitioners?</p> <p>10 MR LAW KWOK SHUI: Yes.</p> <p>11 MR VICTOR DAWES: You've worked in Wang Fuk Court for a long</p> <p>12 period of time. Do you know which company is in charge</p> <p>13 of FSIs?</p> <p>14 MR LAW KWOK SHUI: It should be Victory Fire. There was</p> <p>15 another one before but I forgot which one.</p> <p>16 MR VICTOR DAWES: I'm sure you wouldn't touch the FSIs;</p> <p>17 right?</p> <p>18 MR LAW KWOK SHUI: Yes, of course.</p> <p>19 MR VICTOR DAWES: You wouldn't touch the switches as well?</p> <p>20 MR LAW KWOK SHUI: Of course not.</p> <p>21 MR VICTOR DAWES: Before 2025, can I put it this way, you've</p> <p>22 never tried to touch the switches, you would leave it to</p> <p>23 the contractors?</p> <p>24 MR LAW KWOK SHUI: Yes.</p> <p>25 MR VICTOR DAWES: In paragraph 15 you made it clear that</p>	Page 83	<p>1 MR VICTOR DAWES: This equipment is related to your work.</p> <p>2 MR LAW KWOK SHUI: I saw it.</p> <p>3 MR VICTOR DAWES: Because they are electric equipment, you</p> <p>4 wouldn't operate it, but as you have a licence, you know</p> <p>5 which is which and you know what those functions are?</p> <p>6 MR LAW KWOK SHUI: Yes.</p> <p>7 MR VICTOR DAWES: This is the equipment in the booster pump</p> <p>8 room. If we look at this page we see number 1 pump,</p> <p>9 pump 1. So to the left and right you would see pump 1</p> <p>10 and pump 2 isolators. You know there are these two pump</p> <p>11 switches, right, they are now both off?</p> <p>12 MR LAW KWOK SHUI: I don't know. I only know that it's</p> <p>13 a main switch.</p> <p>14 MR VICTOR DAWES: So you are not sure about these buttons on</p> <p>15 the panel?</p> <p>16 MR LAW KWOK SHUI: I don't know.</p> <p>17 MR VICTOR DAWES: Take a look at the next page. You mean</p> <p>18 this is the main switch?</p> <p>19 MR LAW KWOK SHUI: Yes.</p> <p>20 MR VICTOR DAWES: Your understanding is that you -- you're</p> <p>21 not clear about this panel, yet you know that this one</p> <p>22 is the main switch?</p> <p>23 MR LAW KWOK SHUI: Yes.</p> <p>24 MR VICTOR DAWES: If we need to turn off the main switch</p> <p>25 then there would be no electricity?</p>
Page 82	<p>1 each building had two pump rooms, one of which is the</p> <p>2 booster pump room. Right?</p> <p>3 MR LAW KWOK SHUI: Yes.</p> <p>4 MR VICTOR DAWES: You should be familiar with the equipment</p> <p>5 inside; right?</p> <p>6 MR LAW KWOK SHUI: Yes.</p> <p>7 MR VICTOR DAWES: Let's go to bundle C1-2, page 1619. There</p> <p>8 are two pump rooms.</p> <p>9 MR LAW KWOK SHUI: Yes.</p> <p>10 MR VICTOR DAWES: This was the main pump room?</p> <p>11 MR LAW KWOK SHUI: Yes, it was the main pump room.</p> <p>12 MR VICTOR DAWES: So here you see fresh water, salt water</p> <p>13 and the fire service tank pump?</p> <p>14 MR LAW KWOK SHUI: Yes.</p> <p>15 MR VICTOR DAWES: So is that a transfer tank?</p> <p>16 MR LAW KWOK SHUI: What do you mean by that?</p> <p>17 MR VICTOR DAWES: There are three parts to it, one for fresh</p> <p>18 water, one for salt water and one for fire service water</p> <p>19 tank.</p> <p>20 MR LAW KWOK SHUI: Yes.</p> <p>21 MR VICTOR DAWES: So that is the main pump room. There is</p> <p>22 also a booster pump room. Let's go to page 1641. 1641</p> <p>23 to 1642 we see photos of the equipment. So this is what</p> <p>24 you should see in the booster pump room?</p> <p>25 MR LAW KWOK SHUI: Mmm.</p>	Page 84	<p>1 MR LAW KWOK SHUI: Yes.</p> <p>2 MR VICTOR DAWES: Do you know that when the switch is off</p> <p>3 the fire alarm would also be off?</p> <p>4 MR LAW KWOK SHUI: No.</p> <p>5 MR VICTOR DAWES: The FSI said to turn off the pumps it</p> <p>6 wouldn't require to you turn off the main switch,</p> <p>7 there's no need to turn off the FS lever switch. Do you</p> <p>8 know that?</p> <p>9 MR LAW KWOK SHUI: Yes.</p> <p>10 MR VICTOR DAWES: In paragraph 18 of your witness statement</p> <p>11 you mentioned from July to August of 2025 during</p> <p>12 renovation you received job orders to assist in emptying</p> <p>13 water tanks.</p> <p>14 MR LAW KWOK SHUI: Yes.</p> <p>15 MR VICTOR DAWES: Here you mentioned the period between July</p> <p>16 to August. You told the police it was April to August.</p> <p>17 I know it's hard to remember the months or the dates.</p> <p>18 MR LAW KWOK SHUI: Yes.</p> <p>19 MR VICTOR DAWES: We know that the fire broke out in</p> <p>20 November. Could you perhaps estimate when you assisted</p> <p>21 in emptying water tank?</p> <p>22 MR LAW KWOK SHUI: I don't remember. I have to look at the</p> <p>23 job orders.</p> <p>24 MR VICTOR DAWES: When the management company gives you job</p> <p>25 orders, how do they do that? They ask you to get it?</p>

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<p>1 MR LAW KWOK SHUI: Well, when I go to work, they would clip 2 the job orders to the login machine, and then I would do 3 it together with Mr Lee. 4 MR VICTOR DAWES: Mr Lee is your partner. You've known each 5 other for many years? 6 MR LAW KWOK SHUI: I met him when he started working here. 7 MR VICTOR DAWES: Mr Lee said when he received the job order 8 for the emptying of tanks -- you understand all the 9 words here in the statement; right? 10 MR LAW KWOK SHUI: Yes. 11 MR VICTOR DAWES: So let's go to witness statement bundle 2, 12 page 1256. This is what Mr Lee said. His understanding 13 is that "There is a need to notify the FSD when we 14 operate FSIs." 15 So he did tell you that you need an FS licence to 16 work on the water tanks and you said, "Well, you got the 17 job order, so just do it." 18 MR LAW KWOK SHUI: Yes. 19 MR VICTOR DAWES: Do you remember him saying that? 20 MR LAW KWOK SHUI: Yes. 21 MR VICTOR DAWES: Was it your understanding as well that to 22 operate FSIs it requires a licence? 23 MR LAW KWOK SHUI: Yes. 24 MR VICTOR DAWES: Why did you just tell him that, "SINCE you 25 received the job order, just do it"? You know that you</p>	<p>1 MR VICTOR DAWES: Did you think of asking Mr Lai that this 2 was improper? 3 MR LAW KWOK SHUI: I did think about it, but I didn't ask. 4 MR VICTOR DAWES: Please take a look at paragraph 21 of your 5 witness statement. You listed there three procedures 6 for emptying the tanks? 7 MR LAW KWOK SHUI: Yes. 8 MR VICTOR DAWES: First of all, you would need to turn off 9 the main switch in the pump room. 10 MR LAW KWOK SHUI: Mmm. 11 MR VICTOR DAWES: Then you would need to turn the gate valve 12 to let the water out? 13 MR LAW KWOK SHUI: Yes. 14 MR VICTOR DAWES: And then you would need to turn off the FS 15 lever switch in the booster pump room? 16 MR LAW KWOK SHUI: Yes. 17 MR VICTOR DAWES: We noticed that you clarified that you 18 haven't done this before. 19 MR LAW KWOK SHUI: Yes. 20 MR VICTOR DAWES: So this was what you learned from 21 Victory Fire when they carried out their annual 22 inspection? 23 MR LAW KWOK SHUI: Yes. 24 MR VICTOR DAWES: Victory Fire did their own annual 25 inspection. They didn't require your help; right?</p>
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<p>1 need a licence. 2 MR LAW KWOK SHUI: Well, I took the job order to ask the 3 management office. 4 MR VICTOR DAWES: Who did you ask? 5 MR LAW KWOK SHUI: I approached the management office staff, 6 Ms Lok. 7 MR VICTOR DAWES: When you asked Ms Lok, what did she say? 8 MR LAW KWOK SHUI: She said PC&E needed to empty the tanks 9 and need my assistance because I have the electrician 10 licence. 11 MR VICTOR DAWES: Mr Law, we didn't want this accident to 12 happen. I am not trying to blame you or anything. 13 Since you know that you require a licence to operate 14 the FSIs and even though Ms Lok told you to assist, you 15 still did so. Why? 16 MR LAW KWOK SHUI: Well, I just followed orders. 17 MR VICTOR DAWES: You knew that Ms Lok was wrong; you needed 18 a licence. Why did you still do it? 19 MR LAW KWOK SHUI: Well, it's my job order. I didn't want 20 to be penalised for not following orders. 21 MR VICTOR DAWES: Well, Ms Lok is not your supervisor. You 22 don't report to her. Why didn't you report it to your 23 supervisor? 24 MR LAW KWOK SHUI: My supervisor Mr Lam Man Yan was not 25 present.</p>	<p>1 MR LAW KWOK SHUI: They didn't need my help. 2 MR VICTOR DAWES: How did you know then? 3 MR LAW KWOK SHUI: They did mention it. 4 MR VICTOR DAWES: I have to make it clear that you and 5 Ms Lok had a conversation. Ms Lok said you never told 6 this to her. I have to repeat it again: I'm not saying 7 that you are lying, but are you sure that you did tell 8 this to Ms Lok and that is what you said? 9 MR LAW KWOK SHUI: I did say it when I received the first 10 job order. 11 MR VICTOR DAWES: So you remember clearly that you did say 12 it to her? 13 MR LAW KWOK SHUI: Yes, I did mention it. 14 MR VICTOR DAWES: There is a saying that to empty the water 15 tanks you don't need to turn off the lever switch. 16 MR LAW KWOK SHUI: Can you repeat it? 17 MR VICTOR DAWES: The FSD said that to empty the tanks, to 18 turn off the pump, there is no need to turn off the 19 lever switch. You told us just now that you didn't 20 know. 21 MR LAW KWOK SHUI: You must of course turn off the pump 22 switch. 23 MR VICTOR DAWES: You believe that to turn off the pump, you 24 must turn off the lever switch. How did you know that? 25 Who told you?</p>

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<p>1 MR LAW KWOK SHUI: This is what I know.</p> <p>2 MR VICTOR DAWES: How did you learn about it?</p> <p>3 MR LAW KWOK SHUI: The fire service contractor said it.</p> <p>4 MR VICTOR DAWES: Can you describe it? What do you mean to</p> <p>5 run empty?</p> <p>6 MR LAW KWOK SHUI: Well, if there's no water and you run it</p> <p>7 empty, it's like when there's no water in the engine of</p> <p>8 your car, then it might burn out.</p> <p>9 MR VICTOR DAWES: You didn't know that by switching off the</p> <p>10 lever switch it would turn off the fire alarm?</p> <p>11 MR LAW KWOK SHUI: I didn't know.</p> <p>12 MR VICTOR DAWES: Well, if you knew that, would you turn it</p> <p>13 off?</p> <p>14 MR LAW KWOK SHUI: No, I wouldn't, of course.</p> <p>15 MR VICTOR DAWES: You mentioned to the police that in</p> <p>16 relation to turning off switch or emptying tank, if you</p> <p>17 are on duty, then you would do it; if not, then Mr Lee</p> <p>18 would do it. But was there a day in which you took off</p> <p>19 and Mr Lee had to do it for you?</p> <p>20 MR LAW KWOK SHUI: Could you repeat your question?</p> <p>21 MR VICTOR DAWES: You told the police that for the eight</p> <p>22 buildings' water tanks emptying works in which the main</p> <p>23 switch has to be turned off, if you are off duty then</p> <p>24 Mr Lee would handle it.</p> <p>25 MR LAW KWOK SHUI: Right.</p>	<p>1 MR JENKIN SUEN: Chairman, members, Counsel Lam and I both</p> <p>2 have questions but I don't have too many. Mr Dawes has</p> <p>3 already asked many of my questions so I would only have</p> <p>4 very few questions.</p> <p>5 Examination by MR JENKIN SUEN</p> <p>6 MR JENKIN SUEN: Mr Law, I have a couple of questions for</p> <p>7 you. First, I would like you to take a look at</p> <p>8 paragraph 21 of your witness statement, WS2, page 1234.</p> <p>9 You said you have never emptied FS water tanks but you</p> <p>10 said you understood a bit from what FS contractors did</p> <p>11 when they carried out their annual inspection. Do you</p> <p>12 know who you learned it from?</p> <p>13 MR LAW KWOK SHUI: I don't know who these people are. You</p> <p>14 know, we just chatted and I just learned something from</p> <p>15 them.</p> <p>16 MR JENKIN SUEN: My second question, which is something that</p> <p>17 I asked Mr Lee: when you received a job order, Mr Lee</p> <p>18 said to you that there should be a registered FS</p> <p>19 contractor to handle the FSIs. Did it occur to you to</p> <p>20 contact Victory Fire to learn about what happened?</p> <p>21 MR LAW KWOK SHUI: I did not know anyone from the</p> <p>22 contractors.</p> <p>23 MR JENKIN SUEN: You mean it did not occur to you because</p> <p>24 you did not know anyone in particular in Victory Fire</p> <p>25 and you did not have their contact numbers?</p>
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<p>1 MR VICTOR DAWES: But it seems that this time Mr Lee did not</p> <p>2 handle it himself. Mr Lee said that he didn't enter the</p> <p>3 pump room, he stayed at the door.</p> <p>4 MR LAW KWOK SHUI: Yes.</p> <p>5 MR VICTOR DAWES: That means you were the one to turn off</p> <p>6 the switch?</p> <p>7 MR LAW KWOK SHUI: Yes.</p> <p>8 MR VICTOR DAWES: You were very honest in your statement to</p> <p>9 the police on 15 January of this year. You said that</p> <p>10 you were the one to turn off the switch and you didn't</p> <p>11 know that turning off the lever switch would also turn</p> <p>12 off the fire alarm.</p> <p>13 MR LAW KWOK SHUI: Yes.</p> <p>14 MR VICTOR DAWES: After turning off the lever switch, did</p> <p>15 you follow up on when it would be turned back on?</p> <p>16 MR LAW KWOK SHUI: No. I signed the job sheet and returned</p> <p>17 it to the management office because this is not my</p> <p>18 responsibility.</p> <p>19 MR VICTOR DAWES: Did you think of who's going to turn it</p> <p>20 back on after you switched it off?</p> <p>21 MR LAW KWOK SHUI: It should be done by the contractor.</p> <p>22 I only assisted the contractors.</p> <p>23 MR VICTOR DAWES: Thank you, Mr Law. Thank you.</p> <p>24 THE HON MR JUSTICE DAVID LOK: We still have a bit of time.</p> <p>25 Do you have a lot of questions for the witness?</p>	<p>1 MR LAW KWOK SHUI: Right.</p> <p>2 MR JENKIN SUEN: So it did not occur to you to take a step</p> <p>3 more to contact management office staff to get their</p> <p>4 contact, that is the contact of Victory Fire?</p> <p>5 MR LAW KWOK SHUI: No.</p> <p>6 MR JENKIN SUEN: I have another question. Mr Dawes touched</p> <p>7 on this. You did nothing to report to the manager</p> <p>8 Mr Lai. You said it occurred to you, but you did not do</p> <p>9 it. At the outset, when you were told by Mr Lee and you</p> <p>10 agreed that only a licensed person should handle FSIs,</p> <p>11 why did you ask Ms Lok first? Because she was one to</p> <p>12 sign the orders?</p> <p>13 MR LAW KWOK SHUI: She was the one to issue the orders, the</p> <p>14 work orders.</p> <p>15 MR JENKIN SUEN: Thank you, Mr Law. I don't have other</p> <p>16 questions.</p> <p>17 MR SOLOMON LAM: I only have two or three questions. I'll</p> <p>18 be quick.</p> <p>19 Examination by MR SOLOMON LAM</p> <p>20 MR SOLOMON LAM: Thank you. Let's look at the witness</p> <p>21 statement of Mr Lee, WS2/1255, paragraph 17.</p> <p>22 Paragraph 17 is just about the time. Mr Lee said that</p> <p>23 between May and August 2025 there were eight job orders.</p> <p>24 Do you agree that the first one was -- well, the first</p> <p>25 time when you went to the booster pump room to drain the</p>

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<p>1 tank it was May?</p> <p>2 MR LAW KWOK SHUI: I can't remember the time. I have to</p> <p>3 refer to the orders.</p> <p>4 MR SOLOMON LAM: After you have turned off the lever switch,</p> <p>5 you did that to the eight blocks, did anyone else from</p> <p>6 ISS know that the lever switch had been turned off?</p> <p>7 MR LAW KWOK SHUI: I have no idea.</p> <p>8 MR SOLOMON LAM: So you are the only one who knew?</p> <p>9 MR LAW KWOK SHUI: And Mr Lee too. And then there was</p> <p>10 Prestige. Prestige asked us to do the job.</p> <p>11 MR SOLOMON LAM: So you did not say anything to anyone about</p> <p>12 this job?</p> <p>13 MR LAW KWOK SHUI: No.</p> <p>14 MR SOLOMON LAM: My last question. Your supervisor Mr Lam</p> <p>15 was no longer with the company, so you directly reported</p> <p>16 to Mr Lai the manager. Was Mr Lai in charge of fire</p> <p>17 services or electricity?</p> <p>18 MR LAW KWOK SHUI: No idea, but he was my supervisor.</p> <p>19 MR SOLOMON LAM: And you were in charge of electricity?</p> <p>20 MR LAW KWOK SHUI: Right.</p> <p>21 MR SOLOMON LAM: No further questions.</p> <p>22 MR AARON CHAN: If allowed, can I ask some questions.</p> <p>23 I represent Mr Leung Ping Kay.</p> <p>24 THE HON MR JUSTICE DAVID LOK: How long will it take?</p> <p>25 MR AARON CHAN: Just two or three questions.</p>	<p>1 Another question, paragraph 21 of your witness</p> <p>2 statement. A question was asked by Mr Dawes, that is</p> <p>3 when you assisted in the draining of water tanks, the</p> <p>4 process, you said first you went to the main pump room,</p> <p>5 then you went to the rooftop and then to the booster</p> <p>6 pump room. I asked Mr Lee about the process. Eight</p> <p>7 blocks might be different. This is not the set steps.</p> <p>8 Mr Lee said that the steps might be different for</p> <p>9 different blocks. Do you agree?</p> <p>10 MR LAW KWOK SHUI: Yes.</p> <p>11 MR RICHARD KHAW: You said that you received the first work</p> <p>12 order. You did consider whether the work should be</p> <p>13 taken up by FSI contractors, hence you asked questions.</p> <p>14 You raised this with the management office; right?</p> <p>15 MR LAW KWOK SHUI: Yes.</p> <p>16 MR RICHARD KHAW: Apart from Ms Lam, were there other staff</p> <p>17 members there at the management office?</p> <p>18 MR LAW KWOK SHUI: Yes.</p> <p>19 MR RICHARD KHAW: Can you recall, in addition to Ms Lok, did</p> <p>20 you mention it to other staff members?</p> <p>21 MR LAW KWOK SHUI: I can't recall.</p> <p>22 MR RICHARD KHAW: At that time, in fact, the wordings you</p> <p>23 used when you talked to Ms Lok, can you remember or do</p> <p>24 you not recall what words you used because it's been so</p> <p>25 long ago?</p>
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<p>1 THE HON MR JUSTICE DAVID LOK: Yes, go ahead.</p> <p>2 Examination by MR AARON CHAN</p> <p>3 MR AARON CHAN: Evidence shows that you assisted workers of</p> <p>4 Prestige, you assisted in draining the FS tank. When</p> <p>5 you went to the booster pump room, you all went in</p> <p>6 together?</p> <p>7 MR LAW KWOK SHUI: Right.</p> <p>8 MR AARON CHAN: Did they give you any instructions as to</p> <p>9 what they wanted done or did they just simply tell you</p> <p>10 that they just want the draining done or they told you</p> <p>11 to switch certain switches off?</p> <p>12 MR LAW KWOK SHUI: I was just in charge of draining the</p> <p>13 tank.</p> <p>14 MR AARON CHAN: Okay, thank you. No other question.</p> <p>15 Examination by MR RICHARD KHAW</p> <p>16 MR RICHARD KHAW: I have a couple of questions for</p> <p>17 clarification.</p> <p>18 Mr Law, according to your witness statement, which</p> <p>19 we have seen, in paragraph 17, you now said to us that</p> <p>20 you could not remember the exact time. According to</p> <p>21 your witness statement, regarding the eight blocks, the</p> <p>22 draining of water tanks, the work went all the way to</p> <p>23 around August. In relation to the eight blocks, when</p> <p>24 you assisted Prestige to drain the water tanks, did you</p> <p>25 go to the FS booster pump room again?</p>	<p>1 MR LAW KWOK SHUI: I can't remember.</p> <p>2 MR RICHARD KHAW: Thank you. I don't have any other</p> <p>3 questions.</p> <p>4 THE HON MR JUSTICE DAVID LOK: No other questions?</p> <p>5 Examination by MR VICTOR DAWES (continued)</p> <p>6 MR VICTOR DAWES: Mr Law, to be fair I would like to clarify</p> <p>7 something with you. Mr Lee, when he was giving</p> <p>8 evidence, I showed you one paragraph of his witness</p> <p>9 statement. He said he talk to you and told you that</p> <p>10 turning off switches would have to be done by FSI</p> <p>11 contractors and you immediately replied to him that when</p> <p>12 a work order was received, the work had to be executed.</p> <p>13 Did you immediately give him that answer or did you</p> <p>14 first ask the office?</p> <p>15 MR LAW KWOK SHUI: The office. I asked the office first, of</p> <p>16 course.</p> <p>17 MR VICTOR DAWES: So when he told you that, you did not give</p> <p>18 him an immediate reply?</p> <p>19 MR LAW KWOK SHUI: No.</p> <p>20 THE HON MR JUSTICE DAVID LOK: Thank you. Mr Law, thank you</p> <p>21 for coming to the hearing.</p> <p>22 (The witness was released)</p> <p>23 (1:08 pm)</p> <p>24 THE HON MR JUSTICE DAVID LOK: I make the same appeal as I</p> <p>25 did before. I'm not going to repeat. The hearing will</p>

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<p>1 resume at 2.15. 2 (1.08 pm) 3 (The luncheon adjournment) 4 (2.15 pm) 5 THE HON MR JUSTICE DAVID LOK: Mr Dawes. 6 MR VICTOR DAWES: Next witness is Mr Wong Pak Shing. 7 Mr Wong, good afternoon. In front of you is 8 a declaration. Please stand up and read it. 9 (2.15 pm) 10 MR WONG PAK SHING (affirmed) 11 Examination by MR VICTOR DAWES 12 MR VICTOR DAWES: Mr Wong, you are employed by ISS as 13 a senior building attendant? 14 MR WONG PAK SHING: Yes. 15 MR VICTOR DAWES: Before the fire you were working at 16 Wang Fuk Court? 17 MR WONG PAK SHING: Right. 18 MR VICTOR DAWES: You have made a number of witness 19 statements. The first one was prepared by the lawyer of 20 your employer to the Independent Committee. You also 21 made two statements to the police. 22 MR WONG PAK SHING: Yes. 23 MR VICTOR DAWES: You can confirm that the content of the 24 three statements are true and correct? 25 MR WONG PAK SHING: Right.</p>	<p>1 MR WONG PAK SHING: Yes. 2 MR VICTOR DAWES: You've been working there for a number of 3 years, I believe residents knew you well? 4 MR WONG PAK SHING: Yes. 5 MR VICTOR DAWES: Let's look at the different types of 6 complaints. At that time, Wang Fuk Court was undergoing 7 major renovation. In paragraph 10 of your statement it 8 says that you have received complaints in relation to 9 workers smoking. 10 MR WONG PAK SHING: Right. 11 MR VICTOR DAWES: Upon receipt of the complaints you would 12 make a record? 13 MR WONG PAK SHING: Right. 14 MR VICTOR DAWES: The records will be major renovation 15 complaint record. 16 MR WONG PAK SHING: Yes. 17 MR VICTOR DAWES: C1-1/749. Let's enlarge it. You see 18 there are some complaints about smoking, say, for 19 example, on the 5th, "Worker smoking on the 20 scaffolding", down to 36, 37, 38, relating to smoking 21 too. 22 Under "Follow-up" you said "Inform Prestige". 23 MR WONG PAK SHING: Right. 24 MR VICTOR DAWES: So basically, when the management office 25 received complaints and they are mostly about workers of</p>
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<p>1 MR VICTOR DAWES: Now let's turn to the one given to the 2 Committee. Paragraph 7, it says that you joined the 3 company as a senior building attendant at Wang Fuk Court 4 from June 2009 and you have been working there for 5 a very long time? 6 MR WONG PAK SHING: Yes. 7 MR VICTOR DAWES: Paragraph 8, it says that you mainly work 8 in the control room of the management office? 9 MR WONG PAK SHING: Right. 10 MR VICTOR DAWES: Where is the control room? 11 MR WONG PAK SHING: At block 1, Wang Yan House. 12 MR VICTOR DAWES: In the same paragraph you said that you're 13 in charge of the general security work of the complex. 14 That includes handling complaints from residents, 15 emergencies and assist in preparing the roster? 16 MR WONG PAK SHING: Right. 17 MR VICTOR DAWES: In relation to complaints, majority of 18 complaints from residents are made verbally? 19 MR WONG PAK SHING: Through phone calls. 20 MR VICTOR DAWES: Sometimes they make their complaints via 21 email? 22 MR WONG PAK SHING: Yes. For emails I won't be able to see 23 it. It would be handled by the clerical staff. 24 MR VICTOR DAWES: So in relation to complaints, that would 25 be complaints made by calls or when you bump into them?</p>	<p>1 Prestige, that's why you handed the matter over. 2 MR WONG PAK SHING: Yes. 3 MR VICTOR DAWES: Do you know how they follow it up? 4 MR WONG PAK SHING: They will let us know that they know 5 about it. 6 MR VICTOR DAWES: Do you know anything about how they deal 7 with the issue? 8 MR WONG PAK SHING: No. 9 MR VICTOR DAWES: In your statement, same paragraph, you 10 said you heard residents discussing the issue of smoking 11 outside the management office and you went for an 12 inspection at Wang Yan House, remember? 13 MR WONG PAK SHING: Yes. 14 MR VICTOR DAWES: You saw workers smoking? 15 MR WONG PAK SHING: Right. 16 MR VICTOR DAWES: You stopped them smoking? 17 MR WONG PAK SHING: They were on the scaffolding between the 18 1st and the 2nd floors. 19 MR VICTOR DAWES: You advised them not to smoke? 20 MR WONG PAK SHING: Yes. 21 MR VICTOR DAWES: Would you agree that despite complaints 22 from the residents, you referred this to the Prestige, 23 but the smoking problem hasn't seemed to improve during 24 the renovation period. Do you agree? 25 MR WONG PAK SHING: Yes.</p>

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1 MR VICTOR DAWES: As a management office, did your boss say
 2 that we have been talking with Prestige about this,
 3 should there be more measures to take up with Prestige?
 4 MR WONG PAK SHING: No.
 5 MR VICTOR DAWES: Why didn't you do more?
 6 MR WONG PAK SHING: Because workers belong to Prestige. We
 7 are ISS. We are two different companies, so we refer to
 8 Prestige to follow up.
 9 MR VICTOR DAWES: Well, you seem to be playing the role of
 10 passing on the message. Do you agree?
 11 MR WONG PAK SHING: Yes.
 12 MR VICTOR DAWES: Another thing I want to ask you about is
 13 the access openings at the rear staircase. You know
 14 what I'm talking about?
 15 MR WONG PAK SHING: Yes.
 16 MR VICTOR DAWES: One every five floors.
 17 MR WONG PAK SHING: Yes, 5th and 10th floor.
 18 MR VICTOR DAWES: We know there are such access openings.
 19 Did residents say this would pose danger?
 20 MR WONG PAK SHING: No. We never received anything.
 21 MR VICTOR DAWES: Do you find this dangerous?
 22 MR WONG PAK SHING: I don't have this consciousness or this
 23 awareness.
 24 MR VICTOR DAWES: So the management office did not follow-up
 25 on this?

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1 MR WONG PAK SHING: No.
 2 MR VICTOR DAWES: In your statement for the police you
 3 mentioned that there are keys to the pump room on the
 4 ground floor and they are placed at the guard post and
 5 the management office also has spare keys.
 6 MR WONG PAK SHING: Yes.
 7 MR VICTOR DAWES: In your statement when colleagues are
 8 making their rounds, they would knock the pump rooms
 9 that are unlocked?
 10 MR WONG PAK SHING: Yes.
 11 MR VICTOR DAWES: That's the instruction you give to the
 12 colleagues?
 13 MR WONG PAK SHING: Yes.
 14 MR VICTOR DAWES: Are all the frontline staff aware of this?
 15 MR WONG PAK SHING: Yes, they are.
 16 MR VICTOR DAWES: To your understanding, during the
 17 renovation period, did it ever occur? That is unlocked
 18 pump rooms.
 19 MR WONG PAK SHING: No. Nobody notified.
 20 MR VICTOR DAWES: The other thing I'd like to seek your
 21 assistance: in your statement you talked about having
 22 the FS or FS installations. There are some job orders;
 23 right? You handled these?
 24 MR WONG PAK SHING: Yes.
 25 MR VICTOR DAWES: You said that from time to time you would

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1 receive reports from the guard post about the defective
 2 FSI and the people on duty would inform the FSI
 3 contractors?
 4 MR WONG PAK SHING: Yes.
 5 MR VICTOR DAWES: Did you ever receive any complaints? Have
 6 you ever handled these kind of issues?
 7 MR WONG PAK SHING: Like water leakage from the fire
 8 services pipes.
 9 MR VICTOR DAWES: Did you inform Prestige?
 10 MR WONG PAK SHING: Yes, I informed Prestige.
 11 MR VICTOR DAWES: Mr Lam?
 12 MR WONG PAK SHING: Yes.
 13 MR VICTOR DAWES: Do you know that for these FSIs it would
 14 be for the contractors, the right contractors to handle
 15 them?
 16 MR WONG PAK SHING: Yes.
 17 MR VICTOR DAWES: How do you know? Who told you that?
 18 MR WONG PAK SHING: This is basic knowledge.
 19 MR VICTOR DAWES: So you can't say who told you.
 20 MR WONG PAK SHING: Yes.
 21 MR VICTOR DAWES: You just knew?
 22 MR WONG PAK SHING: Yes.
 23 MR VICTOR DAWES: In your witness statement, for the FS
 24 water tank, paragraph 14 -- can you see that?
 25 MR WONG PAK SHING: Yes.

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1 MR VICTOR DAWES: At that time, you handled some of the job
 2 orders?
 3 MR WONG PAK SHING: Yes. There are two.
 4 MR VICTOR DAWES: We've seen all the job orders, issued to
 5 your colleagues, Mr Lee and Mr Law?
 6 MR WONG PAK SHING: Yes.
 7 MR VICTOR DAWES: When you issued the orders, would they
 8 come back to you for clarification or would they ask you
 9 anything about how it should proceed?
 10 MR WONG PAK SHING: No.
 11 MR VICTOR DAWES: So when you issue the order, they would
 12 comply?
 13 MR WONG PAK SHING: Yes.
 14 MR VICTOR DAWES: We understand that there are three job
 15 orders, two are issued by you; I believe you have seen
 16 them?
 17 MR WONG PAK SHING: Yes.
 18 MR VICTOR DAWES: H2, page 6780, and the following page,
 19 6781.
 20 MR WONG PAK SHING: Yes.
 21 MR VICTOR DAWES: I'm sure you've seen these two orders.
 22 Who asked you to issue the orders? It's not your
 23 decision, is it?
 24 MR WONG PAK SHING: Normally Prestige would inform us and
 25 we would have these orders issued.

<p>Page 105</p> <p>1 MR VICTOR DAWES: Let me put this to you. These job orders 2 having to do with FSI, would the artisan ask that you 3 have to approach the contractor? 4 MR WONG PAK SHING: No. 5 MR VICTOR DAWES: You issued the two orders. Did you follow 6 up how the work was done? Is it your duty? 7 MR WONG PAK SHING: Yes. 8 MR VICTOR DAWES: For these two orders, we can see that 9 there is an item "Checked by" -- whose signature is 10 this? 11 MR WONG PAK SHING: Mine. 12 MR VICTOR DAWES: How did you check to see how and when they 13 finished? 14 MR WONG PAK SHING: Mr Lee who signed on this. 15 MR VICTOR DAWES: They signed back to and you considered 16 this complete? 17 MR WONG PAK SHING: Yes. 18 MR VICTOR DAWES: So as long as they signed on it, you would 19 be signing? 20 MR WONG PAK SHING: Yes. 21 MR VICTOR DAWES: You would not verify whether the job is 22 done properly, would you? Is it fair to say? 23 MR WONG PAK SHING: Yes. 24 MR VICTOR DAWES: In your statement you refer to the fire. 25 You said in Wang Cheong House Ms Chung Sui Ha used the</p>	<p>Page 107</p> <p>1 MR VICTOR DAWES: What next? What about you? 2 MR WONG PAK SHING: I stayed at the guard post for some time 3 and the fire spread to blocks 4 and 5. Power was still 4 on at the time. The lifts were still working when 5 I left. Some were coming down from the 31st floor to 6 the ground floor. 7 MR VICTOR DAWES: When you left, what time was it, did you 8 notice? 9 MR WONG PAK SHING: I don't remember. About 3ish, 3.05 or 10 something. 3.05, 3.10 or thereabouts. 11 MR VICTOR DAWES: I've got no further questions. Thank you. 12 THE HON MR JUSTICE DAVID LOK: Any involved parties? 13 Examination by MR JENKIN SUEN 14 MR JENKIN SUEN: I've got some questions, chairman and 15 members, for Mr Wong. 16 Mr Wong, I'd like to refer to your statement 17 WS2/1238. 18 Some technical glitches. Bear with us. 19 I'd like to refer you to paragraph 8. Let's turn to 20 page 1238 and let's blow it up a little bit. 21 You say here that in accordance with the needs of 22 the management office, line 3, you will be assisting in 23 some miscellaneous works like the issuance of the job 24 orders and that's the orders mentioned by Counsel Dawes. 25 MR WONG PAK SHING: Yes.</p>
<p>Page 106</p> <p>1 walkie-talkie to say there is a fire. 2 MR WONG PAK SHING: Yes. 3 MR VICTOR DAWES: You rushed to the lobby. 4 Did you go out to look at the fire? 5 MR WONG PAK SHING: I went out. The fire spread to the 6 rooftop and I went back to the guard post and I knocked 7 on the door from the 1st floor to the 6th floor. 8 MR VICTOR DAWES: You went up from the 1st floor to the 6th 9 floor? 10 MR WONG PAK SHING: Yes. 11 MR VICTOR DAWES: Any smoke there on the staircase? 12 MR WONG PAK SHING: No. It was on fire outside so I tried 13 to run up all the way to the 6th floor. 14 MR VICTOR DAWES: On the 6th floor you must have walked past 15 the access opening. 16 MR WONG PAK SHING: Yes. 17 MR VICTOR DAWES: Any smoke coming in? 18 MR WONG PAK SHING: No. I didn't see any smoke when I was 19 there. 20 MR VICTOR DAWES: On the 6th floor, what next? 21 MR WONG PAK SHING: On the 6th floor I asked all the 22 residents to get out and I opened the fire door to ask 23 them to get out but the smoke kept billowing up so we 24 went down to the ground floor and to the guard post, 25 and evacuated.</p>	<p>Page 108</p> <p>1 MR JENKIN SUEN: You also said that Ms Cheng Tsz Ying, 2 Ms Lok Sin Ying, clerk, and other staff on duty would be 3 issuing this to you? 4 MR WONG PAK SHING: Yes. 5 MR JENKIN SUEN: Other than that, you said that for the 6 FS water tanks, there are two job orders issued by you. 7 You mentioned Prestige. Did Prestige approach you 8 direct or did Prestige work through the management 9 office and pass on the message? 10 MR WONG PAK SHING: Prestige informed the management office 11 and passed on the message. I wouldn't issue the job 12 order on the instruction of Prestige because they are 13 not part of our company. 14 MR JENKIN SUEN: Understood. So the management office 15 staff, like Ms Cheng or Ms Lok, when they receive 16 requests from Prestige, they will be taking up with 17 Mr Wong, you yourself, and then you issued the job 18 orders? 19 MR WONG PAK SHING: Yes. 20 MR JENKIN SUEN: Right. Ms Cheng or Ms Lok asked you to 21 issue the job orders. 22 Now, if Mr Lam Man Yan is working there, would there 23 be any mechanism to refer the matter to Mr Lam? 24 MR WONG PAK SHING: I'm not sure. 25 MR JENKIN SUEN: In paragraph 8, the last four lines, you</p>

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<p>1 said that if the management receives reports on the</p> <p>2 guard posts during the inspection, if the fire service</p> <p>3 installations, like the hose reel, and leaking and so</p> <p>4 on, then the staff on duty at the management office,</p> <p>5 like yourself, would be referring this to technical</p> <p>6 officer Mr Lam Man Yan to inform Victory Fire, that's</p> <p>7 the FSI contractor?</p> <p>8 MR WONG PAK SHING: Yes.</p> <p>9 MR JENKIN SUEN: For this kind of practice, are there any</p> <p>10 guidelines for you to do so? Is it just the usual</p> <p>11 practice that you adopt in the event of these kind of</p> <p>12 things happening, or are there any particular workflows</p> <p>13 if the FSIs are defective you have to follow certain</p> <p>14 workflow?</p> <p>15 MR WONG PAK SHING: No. Mr Lam is responsible. We have to</p> <p>16 report to Mr Lam.</p> <p>17 MR JENKIN SUEN: So are you saying that for FS installations</p> <p>18 you would be talking with Mr Lam.</p> <p>19 MR WONG PAK SHING: Yes.</p> <p>20 MR JENKIN SUEN: And then Mr Lam will liaise with</p> <p>21 Victory Fire?</p> <p>22 MR WONG PAK SHING: Yes.</p> <p>23 MR JENKIN SUEN: Okay. If Mr Lam is not around, between</p> <p>24 April and September 2025, what would happen? Who would</p> <p>25 you be talking to?</p>	<p>1 be contacting the electrician of the engineering</p> <p>2 department to seek assistance. Did Prestige ask the</p> <p>3 management office for assistance? Did it happen only</p> <p>4 once in relation to the FS water tank?</p> <p>5 MR WONG PAK SHING: Yes.</p> <p>6 MR JENKIN SUEN: Before Prestige made the request, were</p> <p>7 there any other contractors that asked the management</p> <p>8 office or Mr Law or Mr Lee from the engineering</p> <p>9 department to render assistance?</p> <p>10 MR WONG PAK SHING: Not that I can remember.</p> <p>11 MR JENKIN SUEN: Right. Not that you can recall. This is</p> <p>12 the only time in relation to this incident, that this FS</p> <p>13 water tank --</p> <p>14 MR WONG PAK SHING: Yes.</p> <p>15 MR JENKIN SUEN: -- that assistance was sought?</p> <p>16 MR WONG PAK SHING: Yes.</p> <p>17 MR JENKIN SUEN: So there is no workflow as to whether you</p> <p>18 have to seek advice upwards. But you remember you asked</p> <p>19 the artisans, not yourself?</p> <p>20 MR WONG PAK SHING: Yeah, I did ask the artisans.</p> <p>21 MR JENKIN SUEN: When you asked them, it was about the FS</p> <p>22 water tank?</p> <p>23 MR WONG PAK SHING: Yes.</p> <p>24 MR JENKIN SUEN: In your testimony you said that you knew</p> <p>25 that FSIs should be handled by registered contractors;</p>
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<p>1 MR WONG PAK SHING: I'd be talking to the manager or the</p> <p>2 officer. The manager is Mr Lai.</p> <p>3 MR JENKIN SUEN: Who is the officer?</p> <p>4 MR WONG PAK SHING: Ms Cheng.</p> <p>5 MR JENKIN SUEN: Understood. At that time, as far as you</p> <p>6 know, 2025, were there situations where the FSIs were</p> <p>7 defective and you took the matter up with Mr Lam,</p> <p>8 Ms Cheng?</p> <p>9 MR WONG PAK SHING: No, we didn't receive anything.</p> <p>10 MR JENKIN SUEN: I'd like to follow up now. You said</p> <p>11 Prestige would work through the management staff</p> <p>12 regarding the draining of the FS water tank. At that</p> <p>13 time do you remember who talked to you, who in the</p> <p>14 management office talked to you about that?</p> <p>15 MR WONG PAK SHING: I don't remember, no.</p> <p>16 MR JENKIN SUEN: Do you remember at that time you when were</p> <p>17 told about this Mr Lam wasn't there? You don't</p> <p>18 remember?</p> <p>19 MR WONG PAK SHING: I don't remember.</p> <p>20 MR JENKIN SUEN: In your statement there is another</p> <p>21 paragraph I'd like to refer to. Let's turn to</p> <p>22 page 1240. Here, page 1240, paragraph 14(b). 14(b),</p> <p>23 you said that at that time if the engineering staff did</p> <p>24 not decline, then you would issue the job order. Like</p> <p>25 you receive the request from Prestige and then you would</p>	<p>1 right?</p> <p>2 MR WONG PAK SHING: Yes.</p> <p>3 MR JENKIN SUEN: Counsel Dawes asked you how you knew about</p> <p>4 that. You said that this is basic knowledge. Remember?</p> <p>5 I would like to ask, you said Mr Law and Mr Lee, when</p> <p>6 you mentioned it to them, according to your statement,</p> <p>7 they didn't query further. They didn't reject it.</p> <p>8 I have a question for you then. You said you knew that</p> <p>9 this work should only be carried out by licensed</p> <p>10 practitioners. Let's put aside what Mr Law and Mr Lee</p> <p>11 said. Did you yourself think that it wouldn't be</p> <p>12 appropriate for you to handle this, as you're not a</p> <p>13 licensed practitioner?</p> <p>14 MR WONG PAK SHING: Yes, I did think so, but then as the</p> <p>15 artisans didn't reject the idea, so I didn't say</p> <p>16 anything.</p> <p>17 MR JENKIN SUEN: Regardless of who from Prestige asked you</p> <p>18 for assistance, did you think of reflecting this to</p> <p>19 Prestige?</p> <p>20 MR WONG PAK SHING: No.</p> <p>21 MR JENKIN SUEN: Previously, you said that when you find</p> <p>22 defects in FSIs, you would approach Mr Lam, and if he's</p> <p>23 not here, Mr Lai or Ms Cheng so that they could contact</p> <p>24 Victory Fire. Did you think of reporting it to any one</p> <p>25 of them in relation to the FS water tank that</p>

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<p>1 they should contact Victory Fire?</p> <p>2 MR WONG PAK SHING: No, I didn't think to do that. Mr Law</p> <p>3 and Mr Lee didn't say no, so we just carried on.</p> <p>4 MR JENKIN SUEN: All right. I'd like to clarify one more</p> <p>5 point with you.</p> <p>6 According to your statement, you never directly</p> <p>7 contacted Victory Fire, and to your understanding, it's</p> <p>8 either through Mr Lam, Mr Lai or Ms Cheng, they would</p> <p>9 liaise with Victory Fire?</p> <p>10 MR WONG PAK SHING: Yes.</p> <p>11 MR JENKIN SUEN: Thank you. I do not have any other</p> <p>12 questions.</p> <p>13 THE HON MR JUSTICE DAVID LOK: Questions from other involved</p> <p>14 parties?</p> <p>15 If not, ISS, please.</p> <p>16 Examination by MR RICHARD KHAW</p> <p>17 MR RICHARD KHAW: Thank you, chairman.</p> <p>18 Mr Wong, Counsel Dawes asked you about the handling</p> <p>19 of smoking complaints. In your reply, you said</p> <p>20 you would follow up with Prestige and you as a building</p> <p>21 attendant, when you see someone smoking, you would</p> <p>22 immediately warn them?</p> <p>23 MR WONG PAK SHING: Yes.</p> <p>24 MR JENKIN SUEN: In Ms Cheng's statement, she mentioned this</p> <p>25 in paragraph 50 of her statement.</p>	<p>1 You are currently under the employment of ISS as a</p> <p>2 technical officer?</p> <p>3 MR LAM MAN YAN: Yes.</p> <p>4 MR VICTOR DAWES: Before the fire, you worked at Wang Fuk</p> <p>5 Court?</p> <p>6 MR LAM MAN YAN: Yes.</p> <p>7 MR VICTOR DAWES: You gave two statements. One is the</p> <p>8 statement to the Committee and the other, the statement</p> <p>9 to the police. I'm sure you would agree that both</p> <p>10 statements are true?</p> <p>11 MR LAM MAN YAN: Yes.</p> <p>12 MR VICTOR DAWES: In paragraph 3 of your statement, you</p> <p>13 started your current post in July 2019 and you left</p> <p>14 briefly on 1 April 2025 and then you rejoined the</p> <p>15 company on 8 October 2025 and you've always been working</p> <p>16 at Wang Fuk Court?</p> <p>17 MR LAM MAN YAN: Yes.</p> <p>18 MR VICTOR DAWES: You have an electrician licence; right?</p> <p>19 MR LAM MAN YAN: Yes.</p> <p>20 MR VICTOR DAWES: For more than a decade?</p> <p>21 MR LAM MAN YAN: Yes.</p> <p>22 MR VICTOR DAWES: Your duties, other than dealing with</p> <p>23 complaints and renovation works, you're also the</p> <p>24 supervisor of Mr Law and Mr Lee?</p> <p>25 MR LAM MAN YAN: Yes.</p>
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<p>1 In the last few lines Ms Cheng said:</p> <p>2 "I instructed them if building attendants see</p> <p>3 workers smoking, the attendants should stop them from</p> <p>4 smoking."</p> <p>5 This you did mention to us.</p> <p>6 Here it said:</p> <p>7 "I understand that building attendants had put up</p> <p>8 notice in Wang Fuk Court on smoking being prohibited."</p> <p>9 So you have seen these notices?</p> <p>10 MR WONG PAK SHING: Yes.</p> <p>11 MR RICHARD KHAW: Did you help put up those notices?</p> <p>12 MR WONG PAK SHING: No.</p> <p>13 MR RICHARD KHAW: I have no other questions.</p> <p>14 THE HON MR JUSTICE DAVID LOK: If there are no other</p> <p>15 questions, thank you, Mr Wong, you may be released.</p> <p>16 (The witness was released)</p> <p>17 (2.44 pm)</p> <p>18 MR VICTOR DAWES: Chairman, the next witness is Mr Lam Man</p> <p>19 Yan.</p> <p>20 Good afternoon, Mr Lam. Please read out the</p> <p>21 declaration in front of you.</p> <p>22 (2.44 pm)</p> <p>23 MR LAM MAN YAN (affirmed)</p> <p>24 Examination by MR VICTOR DAWES</p> <p>25 MR VICTOR DAWES: Thank you, Mr Lam. Please be seated.</p>	<p>1 MR VICTOR DAWES: What would some common complaints be, can</p> <p>2 you give us some examples?</p> <p>3 MR LAM MAN YAN: For example, water leakage inside the unit,</p> <p>4 or sometimes suspension of electricity in the unit, our</p> <p>5 sewage pipes are indoors, sometimes there may be leakage</p> <p>6 and we would need to follow up. For public pipes that</p> <p>7 belong to the building management's responsibilities,</p> <p>8 then I would need to invite tender to handle the</p> <p>9 problem.</p> <p>10 MR VICTOR DAWES: Let's look at the statement you gave to</p> <p>11 the police, C1-2/1217, paragraph 5. Let's start from</p> <p>12 the previous page. Here you mention the water tanks.</p> <p>13 You said on 21 November 2025 you checked the water tank</p> <p>14 in Wang Kin House. There are two tanks there? Do you</p> <p>15 see the paragraph, paragraph 5, the last line here?</p> <p>16 MR LAM MAN YAN: Yes.</p> <p>17 MR VICTOR DAWES: The freshwater tank and the FS water tank,</p> <p>18 you said you inspected the gate valve of the tank and</p> <p>19 you checked for wear and tear.</p> <p>20 MR LAM MAN YAN: Mmm.</p> <p>21 MR VICTOR DAWES: You said your work does not involve the</p> <p>22 replacement of FS tank switches.</p> <p>23 MR LAM MAN YAN: Yes.</p> <p>24 MR VICTOR DAWES: I'd like to ask you about water tank</p> <p>25 leakage because in the last row of paragraph 5 you said</p>

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<p>1 during your work period you did not receive any</p> <p>2 complaints that involve tank leakage or leakage from the</p> <p>3 roof. You see that?</p> <p>4 MR LAM MAN YAN: Yes.</p> <p>5 MR VICTOR DAWES: If there is leakage you would know because</p> <p>6 you're the technical officer?</p> <p>7 MR LAM MAN YAN: No, I don't know of any leakage.</p> <p>8 MR VICTOR DAWES: If there are complaints then you would</p> <p>9 know; right?</p> <p>10 MR LAM MAN YAN: Yes.</p> <p>11 MR VICTOR DAWES: You mean that if there are no complaints</p> <p>12 then you wouldn't know; right?</p> <p>13 MR LAM MAN YAN: Yes.</p> <p>14 MR VICTOR DAWES: Would technicians go up and check</p> <p>15 regularly whether there is leakage?</p> <p>16 MR LAM MAN YAN: No. When there are complaints, let's say</p> <p>17 a resident calls and complains about something, then the</p> <p>18 building attendants would check and then tell through</p> <p>19 the office and if there really is a problem then there</p> <p>20 would be job order. The two technicians will tell me if</p> <p>21 there's a problem.</p> <p>22 MR VICTOR DAWES: You wouldn't inspect it yourself?</p> <p>23 MR LAM MAN YAN: I do paperwork mainly.</p> <p>24 MR VICTOR DAWES: If there really is water leakage in the</p> <p>25 freshwater tank and FS tank, the patrolling building</p>	<p>1 here, he said no one told him there was leakage problem</p> <p>2 and he did not find this problem in his annual</p> <p>3 inspection. You would know of any defects found in the</p> <p>4 annual inspection; am I correct?</p> <p>5 MR LAM MAN YAN: Yes. There should be a list and I would</p> <p>6 see the list.</p> <p>7 MR VICTOR DAWES: Thereof, what he said matches with your</p> <p>8 understanding. He said he didn't find any problems with</p> <p>9 the tank and therefore he did not report it to you.</p> <p>10 MR LAM MAN YAN: Yes.</p> <p>11 MR VICTOR DAWES: In paragraph 10 of your statement, you</p> <p>12 said in around March 2025 some of the water switch may</p> <p>13 have deteriorated. Let's move down to the bottom of the</p> <p>14 page. There are some footnotes here referring to</p> <p>15 certain documents. These are actually minutes of</p> <p>16 meetings. You weren't present at those meetings?</p> <p>17 MR LAM MAN YAN: I don't quite understand your question.</p> <p>18 MR VICTOR DAWES: Well, this is your statement?</p> <p>19 MR LAM MAN YAN: Yes.</p> <p>20 MR VICTOR DAWES: And here it says "Please see document</p> <p>21 7.20". Have you seen those documents before?</p> <p>22 MR LAM MAN YAN: No.</p> <p>23 MR VICTOR DAWES: Has anyone shown you those documents?</p> <p>24 Let me show you. H1-3/6704.</p> <p>25 Let's show him the first page. These are some of</p>
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<p>1 attendant may see, your technicians may also see; would</p> <p>2 you agree with that?</p> <p>3 MR LAM MAN YAN: You could say that.</p> <p>4 MR VICTOR DAWES: And your understanding is during your</p> <p>5 employment you did not receive any complaints on tank</p> <p>6 leakage?</p> <p>7 MR LAM MAN YAN: Yes.</p> <p>8 MR VICTOR DAWES: For rooftop leakage, did you know that</p> <p>9 residents who lived on the top floor complained about</p> <p>10 leakage from the ceiling?</p> <p>11 MR LAM MAN YAN: I didn't know.</p> <p>12 MR VICTOR DAWES: Let me show you a document, C1-2/1208.</p> <p>13 This is an insurance form on public liability. Have you</p> <p>14 seen this before?</p> <p>15 MR LAM MAN YAN: No.</p> <p>16 MR VICTOR DAWES: Let's go to page 1211. It seems that</p> <p>17 residents who live on the 31st floor complained about</p> <p>18 leakage from the ceiling. Nobody told you this?</p> <p>19 MR LAM MAN YAN: Yes.</p> <p>20 MR VICTOR DAWES: Residents on the 31st floor, when there is</p> <p>21 leakage, it doesn't mean that it's tank leakage; right?</p> <p>22 MR LAM MAN YAN: Well, yes, because there may be various</p> <p>23 reasons.</p> <p>24 MR VICTOR DAWES: You may not be aware that according to</p> <p>25 Mr Wong Kin Wa from Victory Fire, when he gave evidence</p>	<p>1 the meeting minutes.</p> <p>2 MR LAM MAN YAN: I don't think I've seen this before.</p> <p>3 MR VICTOR DAWES: Anyway, this is your statement and you</p> <p>4 used part of these for your statement, yet you now tell</p> <p>5 me that you haven't seen this paper. Here you said</p> <p>6 there may be some wear and tear in part of the water</p> <p>7 switches. If you haven't seen these papers, how would</p> <p>8 you know?</p> <p>9 MR LAM MAN YAN: I haven't seen them. I think the manager</p> <p>10 told me about the switch issue and told me to follow up.</p> <p>11 And we would need to replace some of the valves.</p> <p>12 MR VICTOR DAWES: Are you talking about the fire service</p> <p>13 valve?</p> <p>14 MR LAM MAN YAN: No. When I see any wear and tear in any of</p> <p>15 the valves then they would need to be replaced.</p> <p>16 MR VICTOR DAWES: So those did not involve FS valves?</p> <p>17 MR LAM MAN YAN: Right.</p> <p>18 MR VICTOR DAWES: Only freshwater tanks? There are</p> <p>19 freshwater tanks, salt water tanks and FS tanks.</p> <p>20 MR LAM MAN YAN: Right.</p> <p>21 MR VICTOR DAWES: So you're referring to the freshwater</p> <p>22 tank?</p> <p>23 MR LAM MAN YAN: I only know that when we're talking about</p> <p>24 wear and tear, when I see there's wear and tear in the</p> <p>25 valves then I would need to replace them.</p>

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<p>1 MR VICTOR DAWES: Do you know which tanks those valves are 2 connected to? 3 MR LAM MAN YAN: Yes, I know. 4 MR VICTOR DAWES: Can you tell us? 5 MR LAM MAN YAN: Freshwater tank and salt water tank. 6 MR VICTOR DAWES: In your witness statement note 2, to refer 7 to paper 7.26, item 22. I would like you to take a look 8 at page 6077, item 14. You have never seen this paper? 9 MR LAM MAN YAN: No. 10 MR VICTOR DAWES: But you referred or quoted this in your 11 statement. Take a look at item 12. You said Prestige 12 would start work on the FS water tank and it would take 13 one and a half months? 14 MR LAM MAN YAN: Yes. 15 MR VICTOR DAWES: This item would not affect water safety 16 and there were no problems with some part of the hose. 17 Take a look at paragraph 14. 18 So these are all works that need to be carried out? 19 You would read this? 20 MR LAM MAN YAN: No, I haven't seen this. 21 MR VICTOR DAWES: Look at point 14. Did you know about 22 this? 23 MR LAM MAN YAN: I was trying to explain earlier. I had to 24 replace the wear and tear gate valves because the 25 manager passed it to me and told me to follow up.</p>	<p>1 did not know who got the contract when I left, but when 2 I returned I knew the result. 3 MR VICTOR DAWES: Do you know the full name of this company 4 called Chun Shing? 5 MR LAM MAN YAN: No one told me. 6 MR VICTOR DAWES: When you rejoined the company, you knew 7 about the result of the tender exercise. When did the 8 work start? Did it start after you have rejoined? 9 MR LAM MAN YAN: Well, there were some preparations. 10 MR VICTOR DAWES: Let me repeat my question. You rejoined 11 the company in November. You knew that Chun Shing won 12 the contract. 13 MR LAM MAN YAN: I rejoined in October. 14 MR VICTOR DAWES: When you rejoined you knew that Chun Shing 15 got the contract. Had the work started? 16 MR LAM MAN YAN: No, not yet. 17 MR VICTOR DAWES: You rejoined and then it was November. 18 Here it mentioned that around November, when you were on 19 duty, you went with the company that got the contract, 20 Chun Shing, to go to the rooftop for an inspection. So 21 did the work start? Has it started? 22 MR LAM MAN YAN: No. It was just an inspection. That's why 23 I said the work had yet to start. 24 MR VICTOR DAWES: Just listen very carefully to my question. 25 Do you know when the contract was awarded?</p>
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<p>1 MR VICTOR DAWES: Now let's look at the first page. This is 2 what happened in March. You were still working there; 3 right? 4 MR LAM MAN YAN: Yes. 5 MR VICTOR DAWES: You should know about this work; right? 6 MR LAM MAN YAN: I only knew of it after I returned. 7 MR VICTOR DAWES: You didn't deal with this in March? 8 MR LAM MAN YAN: No. 9 MR VICTOR DAWES: In your statement you said in November you 10 knew of a company called Chun Shing [transliteration] 11 that won the tender. This is not included in the major 12 renovation, so you needed a separate tender; right? 13 MR LAM MAN YAN: Yes. 14 MR VICTOR DAWES: So according to you, when it comes to the 15 tender exercise by the management company, it happened 16 after you've left? 17 MR LAM MAN YAN: I think it's something very old, but I only 18 knew about the exercise after I've returned. 19 MR VICTOR DAWES: What do you mean by "old"? 20 MR LAM MAN YAN: Well, there was the tender exercise before 21 I left. 22 MR VICTOR DAWES: Did you know before you left that 23 a company called Chun Shing got the tender and at that 24 time there were preparations? 25 MR LAM MAN YAN: I was handling the tender exercise but I</p>	<p>1 MR LAM MAN YAN: No. 2 MR VICTOR DAWES: You left the company in March, you 3 rejoined in October. 4 MR LAM MAN YAN: There was a tender exercise, but a decision 5 had yet to be made. 6 MR VICTOR DAWES: When you rejoined did you think, well, 7 you've left for seven months but there was no progress? 8 MR LAM MAN YAN: No, I did not think about that. 9 MR VICTOR DAWES: Did you ask after you rejoined, "Well, the 10 tender exercise started when I left, how come over seven 11 months, nothing happened other than the invitation to 12 tender and the award of the contract?" 13 MR LAM MAN YAN: It doesn't necessarily relate to the FS 14 gate valve. 15 MR VICTOR DAWES: Well, let's leave the fire service matter 16 aside. You left and rejoined, so in seven months 17 nothing happened. Did you know what happened during the 18 seven months? 19 MR LAM MAN YAN: No. 20 MR VICTOR DAWES: So if I asked you how come the work 21 progress was so slow, you would not be able to help us? 22 MR LAM MAN YAN: No. 23 MR VICTOR DAWES: If the work was to take place, how long 24 would it take? 25 MR LAM MAN YAN: About a week.</p>

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<p>1 MR VICTOR DAWES: I asked you about the time, because from 2 witness statements provided to us by the police, we come 3 to know that at Wang Tai, Wang Kin, Wang Sun, Wang tao 4 there was one person called Ng Yat Chiu 5 [transliteration] who's in charge of cement work. 6 Please let me take you to C1-2/1191. It's a witness 7 statement paragraph 8, a statement to the police. It 8 says: 9 "At the end of October 2025 I completed the 10 maintenance of cement work of the water tank at Wang Tai 11 and Wang Kin Houses and at the beginning of November 12 I completed these works at Wang Tao House and Wang Sun 13 House. And then Chung asked me about progress about 14 once a week. And on 6 November, when Ah Chung asked me, 15 I told him that the work still requires installation of 16 valves, ball float, and these are not my work. I was 17 a plumber and he did not know that upon completion of 18 the work the FSD had to be informed because he was only 19 responsible for cement work." 20 And then it continues to read the part stated on the 21 witness statement. 22 In relation to this part of the work, some were 23 undertaken by Chun Shing, some were taken up by 24 Victory Fire. Did you know that? Did you? If you 25 didn't know, then just say so.</p>	<p>1 valve. 2 MR VICTOR DAWES: Let me ask you again. See if you can help 3 us. Just now you said that in relation to the switches, 4 valves relating to water, you were in charge? 5 MR LAM MAN YAN: Right. 6 MR VICTOR DAWES: Evidence shows us that according to the 7 cement worker, when they've completed the work there 8 will be works done relating to the water pipe switches 9 which was under your purview? 10 MR LAM MAN YAN: Right. 11 MR VICTOR DAWES: So it had nothing to do with Prestige. Is 12 that the case? 13 MR LAM MAN YAN: Yes, you may say so. 14 MR VICTOR DAWES: You also confirmed that the handling of 15 Chun Shing was not part of the duty of Prestige. Can 16 you say whether it was you, the company or Victory Fire? 17 MR LAM MAN YAN: The replacement of the switch or gate, it 18 was the responsibility of the management office. 19 MR VICTOR DAWES: From the end of October to the beginning 20 of November it seems that the FS tank was not in 21 operation yet because they were waiting for Chun Shing 22 to complete their work. Was that your understanding? 23 MR LAM MAN YAN: My understanding was that -- well, I did 24 not know when the cement work would complete. 25 MR VICTOR DAWES: But it says here at the beginning of</p>
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<p>1 MR LAM MAN YAN: No. 2 MR VICTOR DAWES: The work is not part of the renovation 3 project. You handled the tender exercise. 4 MR LAM MAN YAN: Repair of the water tank I think is the 5 responsibility of the works department. 6 MR VICTOR DAWES: Is it ISS who dealt with it? 7 MR LAM MAN YAN: I don't know. 8 MR VICTOR DAWES: But you are the technical officer of ISS 9 and I asked you who was in charge of the repair work of 10 the water tank on the rooftop and you did not know? 11 MR LAM MAN YAN: Well, if it is repair, then it is Prestige 12 and it would be Prestige. 13 MR VICTOR DAWES: But the tender exercise involving Chun 14 Shing, it was you. 15 MR LAM MAN YAN: That was a replacement of the gate valve. 16 MR VICTOR DAWES: But that's connected to that part of the 17 work. Do you agree? After the cement work, then there 18 would be a replacement of the gate valve; do you agree 19 with what I said? 20 MR LAM MAN YAN: I'm not in charge of snagging and repair. 21 MR VICTOR DAWES: Who was in charge of it? 22 MR LAM MAN YAN: Works department of Prestige. 23 MR VICTOR DAWES: Works department of Prestige? 24 MR LAM MAN YAN: Prestige, who's in charge of the 25 maintenance or renovation. I was in charge of the gate</p>	<p>1 November cement work was completed. Do you see it? 2 MR LAM MAN YAN: Yes. 3 MR VICTOR DAWES: So did you not know or is it different 4 from your understanding? 5 MR LAM MAN YAN: I did not know. 6 MR VICTOR DAWES: If it was completed then you would know; 7 right? 8 MR LAM MAN YAN: I would not know unless I was informed 9 because I was not the contact point of the works 10 department. 11 MR VICTOR DAWES: Who would notify you? 12 MR LAM MAN YAN: Mr Lai, the manager, would inform me. 13 MR VICTOR DAWES: You mean the manager Mr Lai did not inform 14 you, your colleague; right? 15 MR LAM MAN YAN: Every day there would be a works meeting. 16 MR VICTOR DAWES: When you talk about works department, you 17 were referring to Prestige? 18 MR LAM MAN YAN: Prestige. 19 MR VICTOR DAWES: Not the works department of your company 20 but that of the contractor? 21 MR LAM MAN YAN: Right. 22 MR VICTOR DAWES: Just now we confirmed the replacement of 23 the gate valve was not the work of Prestige. 24 MR LAM MAN YAN: Right. 25 MR VICTOR DAWES: And you just now said you did not know why</p>

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<p>1 the work of the replacement of gate valve had not 2 started because basically your supervisor did not tell 3 you? 4 MR LAM MAN YAN: Right. 5 MR VICTOR DAWES: But works is not part of your work? Why 6 did you have to wait for your supervisor? 7 MR LAM MAN YAN: Let me explain to you. The works 8 department of Prestige would be discussed in a weekly 9 meeting, on Saturday. I was not involved. I was only 10 responsible for the replacement. If I was to be 11 informed, well, unless someone reported it to me, 12 I would not know. 13 MR VICTOR DAWES: Just now we have covered it. We were 14 talking about the series of work that's not the work of 15 Prestige. The gate valve was part of your 16 responsibility. 17 MR LAM MAN YAN: Just now I said that the replacement of the 18 ball float was the responsibility of works department of 19 Prestige. 20 MR VICTOR DAWES: You meant that no one told you the work 21 had been completed? 22 MR LAM MAN YAN: That's right. Because if I was informed, 23 then I would arrange for the replacement of the ball 24 float. That was quick work. 25 MR VICTOR DAWES: You have rejoined the company for about</p>	<p>1 MR LAM MAN YAN: Well, there is the issue of a leakage from 2 the connecting point. It says that they were waiting 3 for the replacement of embedded pipes. 4 MR VICTOR DAWES: Who was in charge of this part? 5 MR LAM MAN YAN: I knew that they have to have a meeting 6 every Saturday. 7 MR VICTOR DAWES: Who was in charge of this part? 8 MR LAM MAN YAN: The management office. 9 MR VICTOR DAWES: So it was your company's responsibility; 10 is that right? Do you agree? 11 MR LAM MAN YAN: Yes. 12 MR VICTOR DAWES: The next one, waiting for plumbers to 13 switch tanks, item 2. Next to the cursor, that is to 14 pump water from freshwater tank to the FS tank and use 15 the latter as the freshwater tank. Were you aware of 16 this issue? 17 MR LAM MAN YAN: It's also work of Prestige. This is the 18 work of Prestige. 19 MR VICTOR DAWES: Now, the next one, completed waterproofing 20 and tiling, waiting for plumber to switch tanks. 21 MR LAM MAN YAN: Also the work of Prestige. 22 MR VICTOR DAWES: Let's go down. It says not completed. 23 MR LAM MAN YAN: The reason being, as far as I know, in the 24 contract between the main contractor and Wang Fuk Court 25 it did not include the replacement of embedded pipes and</p>
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<p>1 a month. When did you rejoin? 2 MR LAM MAN YAN: 8 October. 3 MR VICTOR DAWES: It's been a month? Then you knew that the 4 gate valve had yet to be replaced. 5 MR LAM MAN YAN: No, I did not. 6 MR VICTOR DAWES: Since no one told you, you did not ask? 7 MR LAM MAN YAN: Right. 8 MR VICTOR DAWES: That's part of the FS system, is that 9 right, because it's related to the FS tank? 10 MR LAM MAN YAN: No one told me anything about the repair 11 work. 12 MR VICTOR DAWES: Let me refer you to another witness 13 statement, another cement worker. Mr Lui Sze Lung, 14 C1-2/1179. Let's look at the previous page. This is a 15 statement made by Mr Lui Sze Lung to the police. 16 Let me refer you to paragraph 4. It says that in 17 October 2024 he started the patch-up work on a cement 18 structure from block H onwards, that is Wang Chi, Wang 19 Shing, Wang Cheong, Wang Yan, that is blocks H, G, F, A. 20 Do you agree? 21 MR LAM MAN YAN: I can see that. 22 MR VICTOR DAWES: Let me take you now to paragraph 6. 23 Police asked further questions how come the work had not 24 completed. He gave three reasons. Can you see that? 25 Just look at the table. When you are done, let me know.</p>	<p>1 gate valves so there would be a wait for the OC to call 2 a meeting to put together payment or to find other 3 companies to do it. And I arrange for injection of 4 waterproofing material to hollow parts inside the wall 5 for the four blocks. 6 MR VICTOR DAWES: Were you familiar with the process? 7 MR LAM MAN YAN: No. 8 MR VICTOR DAWES: Had you looked into it? 9 MR LAM MAN YAN: Well, by injection, I kind of know what it 10 was about. 11 MR VICTOR DAWES: Am I right to put it this way: when it 12 comes to cement work of the FS tank, basically, it had 13 been completed at the end of October/early November, 14 some parts of the work was completed even before that, 15 do you agree? 16 MR LAM MAN YAN: Yes. 17 MR VICTOR DAWES: The remaining work related to water pipes. 18 MR LAM MAN YAN: Right. That was the work for ISS. 19 MR VICTOR DAWES: That's in relation to the gun metal pipe, 20 embedded pipe, you agree that's your company's 21 responsibility, that the work was not done in time and 22 that affected the use of the FS tank; do you agree? 23 MR LAM MAN YAN: But meetings had to be called. 24 MR VICTOR DAWES: Just answer my question. If the work had 25 not been done on time. I'm not talking about liability</p>

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1 or anyone's fault causing delay, but the work not being
 2 completed on time is something to do with a role played
 3 by ISS because your company was in charge of finding
 4 someone to do the work.
 5 Maybe it's a good time for a break.
 6 THE HON MR JUSTICE DAVID LOK: Let's take a break of
 7 10 minutes.
 8 (3.17 pm)
 9 (A short adjournment)
 10 (3.27 pm)
 11 MR VICTOR DAWES: Mr Lam, my colleague reminded me to not
 12 speak so quickly, to allow you sufficient time to think
 13 and answer the question so I will go slower.
 14 First of all, in 2025 you left for a couple of
 15 months. You left the company and joined again?
 16 MR LAM MAN YAN: Yes.
 17 MR VICTOR DAWES: During the time you left, who took over
 18 the work?
 19 MR LAM MAN YAN: I don't know.
 20 MR VICTOR DAWES: For the couple of months you left you
 21 don't know who took over your work?
 22 MR LAM MAN YAN: Nobody was there when I came back.
 23 MR VICTOR DAWES: You left and your post was lying vacant?
 24 MR LAM MAN YAN: Yes.
 25 MR VICTOR DAWES: What about the work that you were doing,

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1 nobody took over from you?
 2 MR LAM MAN YAN: Manager Lai didn't talk to me.
 3 MR VICTOR DAWES: When you came back you read the papers,
 4 you talked with your colleagues. You must of know who
 5 took over from you when you left.
 6 MR LAM MAN YAN: I came back. I knew that a person called
 7 Ma took over my job, but that person left after a couple
 8 of months, one or two months. I know that the post was
 9 lying vacant for two months.
 10 MR VICTOR DAWES: So it's not the case that nobody did your
 11 work after you left and that Ma person took over and the
 12 person left?
 13 MR LAM MAN YAN: Yes.
 14 MR VICTOR DAWES: Second, it seems that Chun Shing or
 15 Victory Fire, which contractor is responsible for
 16 handling the valve work? There doesn't seem to be any
 17 progress for a couple of months. Do you agree?
 18 MR LAM MAN YAN: Yes.
 19 MR VICTOR DAWES: And you don't know why for the period you
 20 left nobody followed up?
 21 MR LAM MAN YAN: Yes.
 22 MR VICTOR DAWES: To be fair to you, I'm not suggesting that
 23 if things moved quickly between these few months the
 24 fire hydrant or the hose reel would be having water.
 25 Some said that they should convert the FS water tank

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1 into freshwater tank. Do you know anything about that?
 2 MR LAM MAN YAN: Roughly, but I wasn't in the meeting.
 3 I can't say I know everything.
 4 MR VICTOR DAWES: But you heard of that?
 5 MR LAM MAN YAN: Roughly.
 6 MR VICTOR DAWES: You mean somebody mentioned that but you
 7 don't know the details?
 8 MR LAM MAN YAN: Right.
 9 MR VICTOR DAWES: So I'm saying to you that -- I'm not
 10 suggesting that for the period you left people would
 11 have handled it very quickly and the whole thing would
 12 have been completed in November. But for the period you
 13 left, things were moving very slowly, nobody followed up
 14 and things were not handled quickly. Agree?
 15 MR LAM MAN YAN: Yes.
 16 MR VICTOR DAWES: For these kind of work, it would have some
 17 bearing on the FSI, yes? Agree?
 18 MR LAM MAN YAN: Yes.
 19 MR VICTOR DAWES: So anything that would impact the FSI
 20 should not wait, right, because there is the safety
 21 hazard?
 22 MR LAM MAN YAN: Yes.
 23 MR VICTOR DAWES: I appreciate that you were not there for
 24 a couple of months, but it seems that whoever took over
 25 from you or indeed the company did not ask the

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1 contractor to get on with the work quickly.
 2 MR LAM MAN YAN: Right.
 3 MR VICTOR DAWES: I want to pursue this line of questioning.
 4 About 10 or so minutes ago Victory Fire supplied us with
 5 some document which is related to this. Perhaps I stop
 6 here.
 7 I keep emphasising to you that this is terribly
 8 important. I'm not suggesting that the few months'
 9 delay would have implications on whether the FSI would
 10 be back functioning on 26 November, but we all agreed
 11 that in dealing with this, the attitude and the
 12 efficiency seem to leave a lot to be desired.
 13 MR LAM MAN YAN: Agreed.
 14 MR VICTOR DAWES: You were here listening this morning?
 15 MR LAM MAN YAN: Yes.
 16 MR VICTOR DAWES: The two artisans, Mr Lee and Mr Law,
 17 testified. You know what they said. You should know
 18 that when dealing with the FSIs, one should be the
 19 registered FSI contractor for the system to be shut
 20 down. How do you know about that?
 21 MR LAM MAN YAN: This is part of my knowledge.
 22 MR VICTOR DAWES: You have electrician's licence. As
 23 a licensed electrician, this must fall within your
 24 professional expertise?
 25 MR LAM MAN YAN: Yes, I know about it myself. I understand

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1 that.

2 MR VICTOR DAWES: It's not because of this fire that you

3 understand that. It's always been part of your

4 knowledge?

5 MR LAM MAN YAN: Yes.

6 MR VICTOR DAWES: So in terms of system, you would not allow

7 the artisans in your housing estate to touch the FSIs;

8 agree?

9 MR LAM MAN YAN: Yes.

10 MR VICTOR DAWES: So, as a practice, whenever there are any

11 defective FSI complaints, you would ask the contractors

12 to handle them?

13 MR LAM MAN YAN: Yes.

14 MR VICTOR DAWES: Yes. We saw this this morning. To save

15 time, you know there are three job orders. You saw that

16 this morning. There is one order that involves the

17 draining of the FS water tank for Prestige and that led

18 to the shutdown of the FSI.

19 MR LAM MAN YAN: Yes.

20 MR VICTOR DAWES: You know what happened, Mr Law turned off

21 the lever switch, and as a result the fire alarm was

22 also shut down?

23 MR LAM MAN YAN: Yes.

24 MR VICTOR DAWES: Let me put this to you. In October, when

25 you came back, do you know that works department helped

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1 Prestige drain the water?

2 MR LAM MAN YAN: I don't.

3 MR VICTOR DAWES: For the job orders, did you see them?

4 MR LAM MAN YAN: I would look at them, let the two workmen

5 finish the work and if they encounter any problems

6 they would tell me. If there were things they couldn't

7 handle they would tell me.

8 MR VICTOR DAWES: But as the supervisor of these two

9 persons, do you know what they do on a daily basis?

10 MR LAM MAN YAN: As I said, if they encountered any details

11 they would come and tell me.

12 MR VICTOR DAWES: If there are no difficulties you wouldn't

13 know, right? So nobody told you about the job orders

14 given to them?

15 MR LAM MAN YAN: Right. Only the difficult ones, they would

16 tell me. For the ones that don't have any difficulties,

17 they won't tell me.

18 MR VICTOR DAWES: So what are you doing? Isn't it part of

19 your work to have the job orders working through you?

20 MR LAM MAN YAN: The job orders are issued based on

21 complaints.

22 THE HON MR JUSTICE DAVID LOK: But the management office

23 would work through you. This is part of the work.

24 MR LAM MAN YAN: This is the workflow. For the challenging

25 ones, they would give them to me.

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1 THE HON MR JUSTICE DAVID LOK: So you would deal with the

2 challenging ones?

3 MR LAM MAN YAN: Right.

4 MR VICTOR DAWES: I'd like to find out about the workflow.

5 MR LAM MAN YAN: Yes, I know. Don't think that I am like

6 a rubbish. The tendering and so on is my job.

7 MR VICTOR DAWES: That's why I said, the tendering for Chun

8 Shing, I think it was you who did it, and nobody handled

9 that after you left?

10 MR LAM MAN YAN: Right.

11 THE HON MR JUSTICE DAVID LOK: I understand you have work to

12 do but I find it a bit surprising that the workflow

13 doesn't go through you. I find it a bit surprising.

14 MR VICTOR DAWES: In an entire organisation, I know there

15 are two artisans, one for woodwork, carpenter, the other

16 an electrician. Other than these two, it is just you?

17 MR LAM MAN YAN: I will be leading them.

18 MR VICTOR DAWES: So there's three of you?

19 MR LAM MAN YAN: Yes.

20 MR VICTOR DAWES: Let us see if you can assist here. Let us

21 know if you can't. There is a Tong Hing Lun, a plumber

22 from Prestige. In paragraph 5 of his statement, on

23 16 October 2025, he realised Wang Tan, Wang Tao, Wang

24 sun, the water tanks were empty and he enquired with

25 you. Do you remember that?

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1 MR LAM MAN YAN: He mentioned that in brief. The management

2 office told me that there was an SDN.

3 MR VICTOR DAWES: He said that he talked to you on the

4 phone. 6902, is that your phone?

5 MR LAM MAN YAN: Yes, that's my phone number.

6 MR VICTOR DAWES: Do you remember that Mr Tong called you

7 and told of this problem?

8 MR LAM MAN YAN: I don't remember.

9 MR VICTOR DAWES: Let's take a look at your witness

10 statement paragraph 17. You said on the day of the

11 fire, around 2 pm --

12 MR LAM MAN YAN: That was after lunch.

13 MR VICTOR DAWES: Yes. You had a call with Mr Chung from

14 Victory Fire to ask if he completed the annual

15 inspection and to issue the FS251?

16 MR LAM MAN YAN: Yes.

17 MR VICTOR DAWES: And he told you he couldn't issue it

18 because there was no water in the FS water tanks?

19 MR LAM MAN YAN: Yes.

20 MR VICTOR DAWES: Did anyone mention anything about the fire

21 alarm system?

22 MR LAM MAN YAN: No.

23 MR VICTOR DAWES: Did you know there really was no water in

24 the water tank?

25 MR LAM MAN YAN: Yes, because when I came back, there was

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1 actually a completion of work form on my desk. But then
 2 he said -- and I thought that the works were completed
 3 but he told me he wasn't able to issue the FS251 because
 4 the water tanks were empty.
 5 MR VICTOR DAWES: Well, you said it was only then that you
 6 knew of the water situation. So you learned this from
 7 this phone call? Do you see this on your statement, the
 8 last line where I'm pointing at? It was then that you
 9 knew about the empty water tank, yes?
 10 MR LAM MAN YAN: Yes.
 11 MR VICTOR DAWES: But you've been back for over a month.
 12 You should know that there are works being carried out
 13 at the fire service water tanks.
 14 MR LAM MAN YAN: Yes, but I didn't know that all eight
 15 buildings would be empty.
 16 MR VICTOR DAWES: Nobody told you; right?
 17 MR LAM MAN YAN: Yes.
 18 MR VICTOR DAWES: This was during renovation. You knew of
 19 the water tanks being repaired. When you left, you were
 20 already handling this matter.
 21 MR LAM MAN YAN: No, works had not yet begun when I left.
 22 MR VICTOR DAWES: No. I mean -- I'm talking about Chun
 23 Shing. You were already inviting tender. So we're
 24 talking about the gate valve.
 25 MR LAM MAN YAN: Yes, yes.

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1 MR VICTOR DAWES: The gate valve is connected to the tank
 2 because if you're not able to fix the valve, then the
 3 tanks wouldn't function. I think we've already agreed
 4 on that point.
 5 MR LAM MAN YAN: Yes.
 6 MR VICTOR DAWES: So all these months the tanks have not yet
 7 been repaired, the tanks are empty. You should know,
 8 right? Do you agree?
 9 MR LAM MAN YAN: Yes.
 10 MR VICTOR DAWES: Question on the fire alarm system. We've
 11 been going through this the last few days. To your
 12 understanding, to turn off the pump, you don't have to
 13 turn off the FS lever switch. You can switch the pump
 14 isolator instead?
 15 MR LAM MAN YAN: Yes.
 16 MR VICTOR DAWES: So do you agree that to turn off the pump
 17 and have it not affect the fire alarm system, it is
 18 possible, you don't have to do it by switching off the
 19 FS lever switch? This you know; am I correct?
 20 MR LAM MAN YAN: Yes.
 21 MR VICTOR DAWES: But Mr Law didn't know that.
 22 MR LAM MAN YAN: So that's a problem.
 23 THE HON MR JUSTICE DAVID LOK: Therefore, the work procedure
 24 should go through you?
 25 MR LAM MAN YAN: I know. I want to say that when they were

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1 doing that, I wasn't in the company. If I knew,
 2 I wouldn't let them do it.
 3 MR VICTOR DAWES: I have to be fair to you because you were
 4 not at the company during those months because, if you
 5 were there, you might have been aware of it. But when
 6 you returned, nobody told you the switch was off?
 7 MR LAM MAN YAN: No.
 8 THE HON MR JUSTICE DAVID LOK: But even if you were present,
 9 the work procedures didn't go through you. The
 10 management office would issue a job order to Mr Law. It
 11 wouldn't go through you. This is something that I think
 12 is strange. Even if you were present, you wouldn't be
 13 aware either.
 14 MR LAM MAN YAN: I've already said it, chairman. If Mr Law
 15 or Mr Lee encounter problems, they would notify me.
 16 Then I would know.
 17 MR VICTOR DAWES: If they had doubts about the FS alarm,
 18 then they would have asked you; right?
 19 MR LAM MAN YAN: Yes. But unfortunately, I wasn't there
 20 during that time.
 21 MR VICTOR DAWES: Chairman asked you about the work
 22 procedure. There are only three people who work on
 23 these procedures so it's the two technicians and you.
 24 How come you have absolutely no idea on what works would
 25 be carried out?

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1 MR LAM MAN YAN: Well, the usual practice is that when there
 2 are job orders to be issued, then they would just clip
 3 it to the login card machine and then whoever gets to
 4 work will then take the order and carry out the works.
 5 MR VICTOR DAWES: So simply speaking, the technicians would
 6 just carry out their works without you knowing it when
 7 they do not encounter any problems?
 8 MR LAM MAN YAN: Right.
 9 MR VICTOR DAWES: So do you think that there is a problem or
 10 an issue with this work procedure?
 11 MR LAM MAN YAN: When accidents happen, of course you would
 12 think that there's something wrong with the work
 13 procedure.
 14 MR VICTOR DAWES: I'd like to ask you about the day of the
 15 fire. At around 2.30 in the afternoon on 26 November
 16 you were at Wang Sun House; right?
 17 MR LAM MAN YAN: Let me tell you again. After calling
 18 Mr Chung to ask for the FS251, I went out to work,
 19 I went to block 3 to inspect the gate valve locations in
 20 the pump rooms.
 21 MR VICTOR DAWES: Let's pause here. You returned on
 22 8 October. Why did you only ask Mr Chung for the FS251
 23 in November?
 24 MR LAM MAN YAN: Because that was the day when he completed
 25 the works and put the work completion order on my desk.

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1 He left it on my desk.
 2 MR VICTOR DAWES: Who did the order?
 3 MR LAM MAN YAN: Victory Fire. So that was the two part,
 4 the water pipes and the electricity and it was on that
 5 day that this form was put on my desk.
 6 MR VICTOR DAWES: And so you realised you have to ask about
 7 the SDN. All right. Please continue with what you were
 8 saying earlier.
 9 MR LAM MAN YAN: I was working in the pump rooms and around
 10 2 -- I'm not too sure about the time -- I received a
 11 call from the manager saying that there seemed to be a
 12 fire, but the fire alarms didn't go off and asked me to
 13 investigate. And then I also at the same time received
 14 a call from Ms Cheng and I went out and I saw there's a
 15 fire at Wang Cheong House. I wanted to go help but
 16 there were too many people, there were a lot of workers
 17 there. I didn't think -- I immediately ran back to
 18 block A. I saw the break-glass and then I broke the
 19 break-glass but the alarm didn't go off and then I went
 20 immediately to the booster pump room and then I switched
 21 it on and the alarm came off and then I immediately went
 22 to a second building and I tried to break the glass
 23 there but then it didn't succeed, the alarm didn't go
 24 off, and then I went to block 3 to Wang Sun House and
 25 the alarm went off there.

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1 MR VICTOR DAWES: No, no. Let's pause here. Sorry, sorry.
 2 It was okay for A. B, the alarm didn't go off. But C,
 3 the alarm went off.
 4 After you went to block C, what happened?
 5 MR LAM MAN YAN: I wanted to go to block D but the fire was
 6 raging and the police wouldn't let me go in.
 7 MR VICTOR DAWES: Did you take your keys with you to the
 8 pump room or were the pump rooms unlocked?
 9 MR LAM MAN YAN: I have my own set of keys.
 10 MR VICTOR DAWES: No. My question is whether you need to
 11 use your keys to open the door. So all the pump rooms
 12 were locked when you arrived?
 13 MR LAM MAN YAN: Yes. After trying to get to the fourth
 14 building to no avail, I retreated. I was going to
 15 leave, but then the police asked me for my help and then
 16 I went to the management office to print out the floor
 17 plans for them.
 18 MR VICTOR DAWES: And then?
 19 MR LAM MAN YAN: And after printing them out, I asked the
 20 police whether I could be of further assistance. After
 21 that, I left around 4.30.
 22 MR VICTOR DAWES: Mr Chung Kit Man from Victory Fire said
 23 that day you called him at 3.10.
 24 MR LAM MAN YAN: I don't remember the time. I really can't
 25 remember.

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1 MR VICTOR DAWES: FSD records show that a few houses' pump
 2 rooms were unlocked, Wang Yan, Wang Tao, Wang Sun, those
 3 rooms were unlocked. Did you know why?
 4 MR LAM MAN YAN: No.
 5 MR VICTOR DAWES: For the buildings you went to where you
 6 turned on the switch, I'm sure you didn't have time to
 7 relock the door.
 8 MR LAM MAN YAN: Yeah, I don't think I locked the door
 9 because I wanted to go to another building quickly, so
 10 I didn't lock the door.
 11 MR VICTOR DAWES: That night you had a phone call with
 12 Mr Chung. Do you remember? He asked you at that time
 13 for the SDNs.
 14 MR LAM MAN YAN: You mean the notice for stopping the water?
 15 MR VICTOR DAWES: But you know what an SDN is?
 16 MR LAM MAN YAN: Yes, I know, but I don't have it with me.
 17 MR VICTOR DAWES: You talked for around an hour. Do you
 18 remember what you talked about?
 19 MR LAM MAN YAN: I remember I asked him how to get those
 20 forms because I've never downloaded them before.
 21 MR VICTOR DAWES: But the SDNs should have been submitted to
 22 the FSD.
 23 MR LAM MAN YAN: No. I asked him whether there are any
 24 certificates in relation to our buildings.
 25 MR VICTOR DAWES: Why would you ask him? Do you know that

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1 the SDN was not submitted by him?
 2 MR LAM MAN YAN: I'm not too sure.
 3 MR VICTOR DAWES: Did you know how many FSI contractors
 4 there were?
 5 MR LAM MAN YAN: I thought there was only one.
 6 MR VICTOR DAWES: Did you know of China Status?
 7 MR LAM MAN YAN: No.
 8 MR VICTOR DAWES: To be fair to you, you and the two
 9 technicians were in charge of maintenance and repair
 10 works.
 11 MR LAM MAN YAN: Right.
 12 MR VICTOR DAWES: For large-scale works you would invite
 13 tender? It seems that you wouldn't take note of the
 14 details of the major renovation?
 15 MR LAM MAN YAN: Yes, because I wasn't responsible for that.
 16 MR VICTOR DAWES: I'd like to ask you about something else.
 17 In the records given to us by the police, we took from
 18 your computer in Wang Fuk Court some information. This
 19 should be a draft relating to owners' signatures.
 20 THE HON MR JUSTICE DAVID LOK: Do you have a reference?
 21 MR VICTOR DAWES: We don't have a reference yet. We just
 22 found these in the bundle.
 23 Mr Lam, this was acquired from your computer.
 24 MR LAM MAN YAN: Was this desktop?
 25 MR VICTOR DAWES: Laptop. We don't know if it was desktop

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<p>1 or laptop? I'm not too sure, but it seemed to be your 2 computer. 3 MR LAM MAN YAN: So that has nothing to do with me. 4 MR VICTOR DAWES: So you don't know of these papers? 5 MR LAM MAN YAN: No, I don't. These were not issued by me. 6 MR VICTOR DAWES: I would like you to understand, Mr Lam, 7 some of the questions, maybe it's because of how I raise 8 the questions or how you respond, it may lead to some 9 sort of embarrassment, but in terms of the renovation, 10 there is room for improvement and it is because of such 11 procedures that have led to the issue of the fire alarm 12 system not functioning. We are not trying to offend you 13 and you're not doing anything out of the ordinary, but 14 it seems that your procedures have affected the turning 15 off of the fire alarm system this time. 16 As you said, Mr Law shouldn't have turned off the FS 17 lever switch; right? 18 MR LAM MAN YAN: Right. 19 MR VICTOR DAWES: If the instruction were given to you, you 20 wouldn't have turned it off; right? 21 MR LAM MAN YAN: Of course I wouldn't have turned it off. 22 MR VICTOR DAWES: But as chairman said, even if you were 23 present, and based on your usual procedure, you wouldn't 24 know even if the switch has been turned off? 25 MR LAM MAN YAN: Right. When there are problems, then</p>	<p>1 Now to paragraph 14. It says here, according to the 2 management office, the week after the meeting there 3 would be tender exercise or asking for invitation for 4 a quotation in relation to the parts relating to the 5 gate valves of the pipes of the water tank. You see 6 that? 7 MR LAM MAN YAN: Mmm. 8 MR JENKIN SUEN: Just now we learned that that part is your 9 responsibility; right? 10 MR LAM MAN YAN: Mmm. 11 MR JENKIN SUEN: You were in charge. At the time of the 12 tender exercise, in relation to the parts of the gate 13 valve of the tank, that include parts of the gate valves 14 of the FS tank; is that right? 15 MR LAM MAN YAN: Right. 16 MR JENKIN SUEN: According to your understanding at that 17 time, when it comes to such tender exercises, you would 18 have to approach licensed parties, that is FSI 19 contractors, to handle the works? 20 MR LAM MAN YAN: In relation to the water pipes, as long as 21 you're a plumber, that would do. Let me explain. My 22 understanding was that that's related to water pipes, so 23 it's a plumber's job. 24 MR JENKIN SUEN: That's your understanding? 25 MR LAM MAN YAN: Yeah.</p>
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<p>1 they would approach me. 2 MR VICTOR DAWES: So you are the gatekeeper? 3 MR LAM MAN YAN: Yes. 4 MR VICTOR DAWES: Chairman, at present I do not have any 5 other questions but as we only received some documents 6 from Victory Fire today, I may have to ask questions 7 again. But perhaps at this stage I'll allow other 8 counsel to question Mr Lam first. 9 THE HON MR JUSTICE DAVID LOK: Any questions from involved 10 parties? 11 MR JENKIN SUEN: Chairman, I have some questions. 12 Examination by MR JENKIN SUEN 13 MR JENKIN SUEN: Mr Lam, Mr Dawes asked about March 2025 14 when you were still working at Wang Fuk Court. You left 15 in April and then came back again in October. 16 In March, there was a meeting minutes. Could you go 17 to H1, page 6076. This was dated 15 March 2025, meeting 18 minutes on the major renovation. I know that you didn't 19 attend that meeting. From ISS, Mr Lai and Ms Lok 20 attended. Right? 21 MR LAM MAN YAN: Mmm. 22 MR JENKIN SUEN: Going down to page 6077, we see in 23 paragraph 12, which was about Prestige expressing a need 24 to repair the FS water tanks which would take a month 25 and a half.</p>	<p>1 MR JENKIN SUEN: At that time it did not occur to you 2 whether that would involve a licensed contractor, that 3 was not your understanding. It wasn't your 4 understanding that licensed contractors would be 5 involved. 6 MR LAM MAN YAN: Mmm. 7 MR JENKIN SUEN: You came to know that Chun Shing won the 8 tender, since your understanding was that there was no 9 need to involve a licensed contractor. Your 10 understanding was that Chun Shing was not a licensed 11 contractor; was that right? 12 MR LAM MAN YAN: Right. 13 MR JENKIN SUEN: Before your departure from the management 14 office of Wang Fuk, that is at the end of March, you 15 were aware that there would be FS tank works at Wang Fuk 16 Court; right? 17 MR LAM MAN YAN: Right. 18 MR JENKIN SUEN: When you rejoined at the beginning of 19 October, you knew that the work was being undertaken? 20 MR LAM MAN YAN: The works? 21 MR JENKIN SUEN: The FS tank work, it was still in progress? 22 MR LAM MAN YAN: Right. 23 MR JENKIN SUEN: In WS2, we saw that there were two 24 sub-contractors, one called -- on page 3 of the index we 25 will be able to see it. There are two companies.</p>

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<p>1 Let me just give the names. The first one is called 2 Tin Hung Engineering Ltd. The other one is Red Sun 3 Construct (Asia) Engineering Ltd. 4 Prestige engaged these two companies to conduct FS 5 tank work on the rooftop of four buildings, four and 6 four. Were you aware of that? 7 MR LAM MAN YAN: No. 8 MR JENKIN SUEN: If I asked you that neither of these 9 companies were licensed FSI contractors, would you be 10 able to answer the question? 11 MR LAM MAN YAN: Well, I won't be able to verify or check. 12 MR JENKIN SUEN: So if I just asked you now, you would not 13 be able to answer? 14 MR LAM MAN YAN: Right. 15 MR JENKIN SUEN: Between 1 April and 8 October, you were not 16 working at Wang Fuk Court. There was a person surnamed 17 Ma who replaced you. It was a Mr Ma; right? 18 MR LAM MAN YAN: Right. 19 MR JENKIN SUEN: By whatever means, be it in person, 20 telephone, you did not ask this person what happened? 21 MR LAM MAN YAN: No. I've never met him. 22 MR JENKIN SUEN: When it comes to the works order, that is 23 asking Mr Law or Mr Lee to assist Prestige to drain the 24 FS tank and asking Mr Law to go to the pump room to turn 25 off the FS lever, if we asked Mr Ma whether he was there</p>	<p>1 will be submitted to the FSD; the other, deposited at 2 the management office. That is in relation to works 3 conducted by Victory Fire such as annual inspection. 4 That is the FS251, the certificate in duplicates. 5 Can you tell us how will the set be given to the 6 management office? 7 MR LAM MAN YAN: It was the original posted to us. 8 MR JENKIN SUEN: That means that they knew that it would be 9 you who would handle it so it would be addressed to you, 10 to Mr Lam; right? 11 MR LAM MAN YAN: Right. 12 MR JENKIN SUEN: When you receive certificates such as 13 FS251, what would you do? Would you take a look? 14 MR LAM MAN YAN: Yes. I would see if everything's 15 completed, if everything was in order. If that is the 16 case, then it would be filed. 17 MR JENKIN SUEN: Filed. So you have to do the filing? 18 MR LAM MAN YAN: Right. 19 MR JENKIN SUEN: Would you send it to other colleagues for 20 record? 21 MR LAM MAN YAN: I would inform the manager, the property 22 manager, Mr Lai. 23 MR JENKIN SUEN: So you would send the copy by email or 24 what? 25 MR LAM MAN YAN: I would tell them where the set was put.</p>
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<p>1 or whether he was aware of it, you would not be able to 2 answer? 3 MR LAM MAN YAN: Right. 4 MR JENKIN SUEN: You said that in March, from documents or 5 from your colleagues, you learned that Prestige was 6 planning to do some FS tank work. In answer to 7 Mr Dawes' question, you said that the plan to use the FS 8 tank, after some work, as the freshwater tank is 9 something that you knew of? 10 MR LAM MAN YAN: Right. 11 MR JENKIN SUEN: At that time you knew that the only 12 licensed contractor was Victory Fire. You did not know 13 of any others? 14 MR LAM MAN YAN: Right. 15 MR JENKIN SUEN: So in relation to FS work, did you ask 16 Victory Fire if they were involved or if they had any 17 comments to make? 18 MR LAM MAN YAN: No, I did not. 19 MR JENKIN SUEN: Let me take to you paragraph 17 of your 20 witness statement, page 1217. That is the next page. 21 Let's blow it up. The last four lines. It's after 22 "FS251". 23 In general, if Wang Tai was to submit certificates, 24 that is FS251, it would be in duplicates. That is, when 25 it comes to Victory Fire making the submission, one set</p>	<p>1 MR JENKIN SUEN: So if they wanted, they would be able to 2 get it to read it? 3 MR LAM MAN YAN: Right. 4 MR JENKIN SUEN: At the place where the documents were 5 filed, other than Victory Fire, did you see 6 documentation from other companies such as China Status, 7 the documents, meaning shutdown notices or FS 8 certificates? 9 MR LAM MAN YAN: I did not see any. 10 MR JENKIN SUEN: So where you did the filing, you could only 11 see documentation from Victory Fire. 12 MR LAM MAN YAN: Right. 13 MR JENKIN SUEN: Before the fire, did you at any time see 14 a shutdown notice from Victory Fire or works relating to 15 the FS tank? 16 MR LAM MAN YAN: I did not see any. 17 MR JENKIN SUEN: Just now you said that you knew about the 18 submission. 19 MR LAM MAN YAN: Well, when I was at the management office, 20 I knew that submissions have been made. 21 MR JENKIN SUEN: When did you learn about that? 22 MR LAM MAN YAN: I was aware that there was some maintenance 23 work and I -- when the management office told me. 24 MR JENKIN SUEN: The maintenance work -- you were aware that 25 there was maintenance and repair work relating to the</p>

<p>Page 157</p> <p>1 water tank. You knew that when you left, that is 2 1 April, the work had not started yet, but when you 3 rejoined you learned from the management office that in 4 relation to the rooftop water tank there was still 5 repair work ongoing. 6 MR LAM MAN YAN: Right. 7 MR JENKIN SUEN: And then your colleague told you that 8 submissions have been made to the FSD. 9 MR LAM MAN YAN: Right. 10 MR JENKIN SUEN: Can you remember which colleague? 11 MR LAM MAN YAN: I asked Ms Cheng. 12 MR JENKIN SUEN: You are in charge of the works department. 13 Did you ask Ms Cheng for the papers to have a look? 14 MR LAM MAN YAN: I wanted to, but I did not have time. But 15 I learned from them that submissions have been made. 16 MR JENKIN SUEN: You wanted to ask but did not have time. 17 MR LAM MAN YAN: I did not see it yet, but I was told that 18 it had been done. 19 MR JENKIN SUEN: Did it occur to you to go to the filing 20 place to see if the documentations had been filed or you 21 knew that there was none? 22 MR LAM MAN YAN: What do you mean? 23 MR JENKIN SUEN: There was a place where you put the 24 documentations. You said there would be certificates 25 from Victory Fire or relevant documentation from the</p>	<p>Page 159</p> <p>1 MR LAM MAN YAN: That's right. 2 MR JENKIN SUEN: Let me now take you to a document. It's a 3 code of conduct issued by the PMSA. It's B2, page 2625. 4 Page 2625 is the English version. Now we show you the 5 Chinese version. I would like to show you this. We 6 start with page 2, "Background". It says "licensed 7 property management company". Let's go to the previous 8 page, paragraph 2, "licensed property management company 9 providing property management services to properties of 10 their clients", that will involve FSIs and equipment 11 such as fire hydrant, hose reel system, fire alarm 12 system. 13 Can you see that? 14 MR LAM MAN YAN: Yes. 15 MR JENKIN SUEN: Let me ask you, that is a code of conduct 16 in relation to operation of FSIs, have you seen this 17 document before? 18 MR LAM MAN YAN: No. 19 MR JENKIN SUEN: I understand that you have never seen this 20 document before, but I'd like to show you a few areas to 21 see if you know about these issues. Now, let me take 22 you to the relevant part in the code of conduct. 23 Page 6, the area shaded in grey: 24 "A(1) According to Section 6(1) of the Fire Service 25 (Installations and Equipment) Regulations (Cap 95B), no</p>
<p>Page 158</p> <p>1 same company. You would put them there. 2 MR LAM MAN YAN: Yes. 3 MR JENKIN SUEN: But you left the company for a few months. 4 When you returned, did you go to the filing place to see 5 if there were additional documents during your absence? 6 MR LAM MAN YAN: Not yet. But before I left, I had 7 completed all the filing work. 8 MR JENKIN SUEN: From Ms Cheng you learned that submissions 9 had been made to the FSD. You planned to ask her for 10 the SDNs but did not have a chance to. You did not have 11 a chance to go to the filing location to see whether 12 there were such documentations. That means all the way 13 up to the point of the fire you had no chance to see if 14 there were any SDNs? 15 MR LAM MAN YAN: Right. 16 MR JENKIN SUEN: You said that you knew that submissions had 17 been made. Did you ask Mr Law or Mr Lee that during 18 your absence, in relation to the works or the 19 submissions, if anything happened; did you take the 20 initiative to ask questions? You did not; right? 21 MR LAM MAN YAN: Right. 22 MR JENKIN SUEN: You talked about filing but you did not 23 have a chance to take a look, so you did not know during 24 the few months when you had left the company whether 25 anyone else did the filing work?</p>	<p>Page 160</p> <p>1 other person except registered contractors can deal with 2 installation of FSIs and equipment. As a result, 3 licensed management companies such as ISS will have to 4 engage registered contractors to install the FSIs and 5 equipment." 6 So at that time you knew of this requirement? 7 MR LAM MAN YAN: Right. 8 MR JENKIN SUEN: Let's turn to the next page, the top. 9 Let's go up again. A(2), it says that if contracts 10 are to be signed with registered contractors -- the last 11 two lines, it says that due monitoring will have to be 12 conducted on the work of the registered contractors. 13 So if FSI contractors are engaged to conduct work, 14 the property management companies will have to carry out 15 due monitoring. Are you aware of the responsibility or 16 do you not know? 17 MR LAM MAN YAN: No, I am not aware. I don't know much 18 about that. 19 MR JENKIN SUEN: So in relation to major renovation work, 20 whether it's done through Prestige or its 21 sub-contractors, did ISS conduct any monitoring work 22 that you were not aware -- you did not know much about 23 that? 24 MR LAM MAN YAN: Right. 25 MR JENKIN SUEN: Now let's turn to A(3):</p>

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1 "According to Section 7(1) of the Fire Service
 2 (Installations and Equipment) Regulations, no person
 3 other than a registered contractor shall maintain,
 4 inspect or repair the equipment and its installations
 5 installed at the premises. As a result, ICs and owners
 6 or property management companies will have to engage
 7 registered contractors to inspect, manage or repair
 8 these installations and equipment."
 9 So you knew this?
 10 MR LAM MAN YAN: Yes.
 11 MR JENKIN SUEN: So if someone said to you that they would
 12 need the help of your staff members to assist Prestige
 13 to carry out some work relating to, say, the FS tank or
 14 to gain entry into the booster pump room to turn
 15 something off, you would stop them?
 16 MR LAM MAN YAN: Right.
 17 MR JENKIN SUEN: When you rejoined the company in October,
 18 according to your understanding at that time, you knew
 19 before the fire that there were some switches being
 20 turned off or you did not know?
 21 MR LAM MAN YAN: I did not know.
 22 MR JENKIN SUEN: So when work was being conducted at the FS
 23 tank -- let's leave the main switch alone -- so in a
 24 general pump room, whether the upfeed pump was turned
 25 off, you did not know?

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1 MR LAM MAN YAN: Right.
 2 MR JENKIN SUEN: So in the booster pump room, whether there
 3 were any switches being turned off, for example, the
 4 isolator, you did not know?
 5 MR LAM MAN YAN: No. I heard about the isolator, about the
 6 panels.
 7 MR JENKIN SUEN: But when it comes to the booster pump room,
 8 you did not know?
 9 MR LAM MAN YAN: Right.
 10 MR JENKIN SUEN: For the other provisions, you haven't read
 11 this paper, let me highlight some of the main points for
 12 my question. There are still some questions to clarify
 13 with you.
 14 Please turn to your witness statement page 1215,
 15 paragraph 12. Here, Counsel Dawes asked you about that.
 16 In paragraph 11 you said in November 2025 you knew
 17 Chun Shing won the bid and you went up to the rooftop to
 18 inspect the water tank.
 19 My question is, when you went up to the rooftop for
 20 inspection of the water tank, did you see whether the
 21 water tank was empty?
 22 MR LAM MAN YAN: No. I just looked at the valves.
 23 MR JENKIN SUEN: So you didn't look inside the tank?
 24 MR LAM MAN YAN: No.
 25 MR JENKIN SUEN: Like Counsel Dawes said, on the day of the

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1 fire, you asked Victory Fire for the good cert and they
 2 said there was no water, and it was then that you became
 3 aware of an empty tank?
 4 MR LAM MAN YAN: Yes.
 5 MR JENKIN SUEN: In paragraph 12, in inspection you noticed
 6 that the pipes linking with the water tank were
 7 loosened. When you saw the connecting pipes loosened,
 8 did you take it up with anybody, not least Victory Fire?
 9 MR LAM MAN YAN: No.
 10 MR JENKIN SUEN: Did you follow up on this with the
 11 management office? Your manager? Your officer? Did
 12 you do anything like that?
 13 MR LAM MAN YAN: No.
 14 MR JENKIN SUEN: Let's turn to paragraph 17, page 1216.
 15 Here you said on the day of the fire there is the
 16 completion paper. That's the good cert.
 17 Let's turn to 1217. You said you rang Mr Chung and
 18 asked him when Victory Fire can provide the FS251.
 19 Mr Chung said that he could not issue the certificate
 20 because the water tank was empty.
 21 My question for you is: it was at that time that you
 22 became aware of the empty tank for the first time, in
 23 your experience in the works department that the water
 24 tank was empty. If they were repairing the tank, is it
 25 a usual practice or is it something out of the ordinary?

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1 MR LAM MAN YAN: The repair is a usual practice.
 2 MR JENKIN SUEN: It's a usual practice to empty the tank?
 3 MR LAM MAN YAN: Well, they have to stop the water for the
 4 repair. It's a matter of the duration.
 5 MR JENKIN SUEN: And you were not sure how long it took
 6 because you were absent for a couple of months and you
 7 did not check back on that; right?
 8 MR LAM MAN YAN: Right.
 9 MR JENKIN SUEN: My question then is, to be fair to you,
 10 that this happened on the 26th and you probably didn't
 11 have the chance to follow up on things on that day.
 12 Even until the fire occurred, you wouldn't know when the
 13 water tank work would be completed or when water supply
 14 would be resumed so that a good cert could be issued by
 15 Victory Fire. You would have no idea?
 16 MR LAM MAN YAN: Right.
 17 MR JENKIN SUEN: One last thing, about the FSI in the
 18 buildings. As far as you know, works department or the
 19 management office, is there any particular practice or
 20 any measure regarding the FSI that on a regular basis
 21 you will be checking the FSI for defects, or will you be
 22 relying solely on Victory Fire?
 23 MR LAM MAN YAN: It is the contractor to follow up on this.
 24 MR JENKIN SUEN: Victory Fire, as far as you know, other
 25 than the annual inspection, in the interim period, maybe

<p>Page 165</p> <p>1 every three months or every so often, would they come 2 and check the FSIs? 3 MR LAM MAN YAN: Yes, a quarterly inspection. 4 MR JENKIN SUEN: Quarterly inspection? 5 MR LAM MAN YAN: Yes. 6 MR JENKIN SUEN: From Victory Fire's testimonies, it seems 7 that other than the March 2025 annual inspection, they 8 never did any quarterly inspection. So did you know? 9 MR LAM MAN YAN: I don't know. 10 MR JENKIN SUEN: You don't know? 11 MR LAM MAN YAN: I don't know. 12 MR JENKIN SUEN: You assumed that they would conduct the 13 quarterly inspection, but whether they did it, you're 14 not sure; right? 15 MR LAM MAN YAN: Right. 16 MR JENKIN SUEN: Chairman, bear with me and let me have 17 a look. I don't think I have any more questions. 18 I've got no further questions. 19 MR SOLOMON LAM: Chairman, Victory Fire has some questions 20 for the witness. 21 THE HON MR JUSTICE DAVID LOK: How long? 22 MR SOLOMON LAM: 20 to 30 minutes. 23 THE HON MR JUSTICE DAVID LOK: Yes? 24 MR COLMAN LI: I've got some questions for Mr Lam, about 25 five minutes. I hope I can get my questions in.</p>	<p>Page 167</p> <p>1 some questioning? It's now 4.30. To be fair, we'd like 2 to have a look at the document first before the 3 questioning. I'm wondering whether this would represent 4 a better course of action? 5 THE HON MR JUSTICE DAVID LOK: Any objection? 6 MR COLMAN LI: No objection, chairman. Maybe I leave it 7 till tomorrow. 8 MR VICTOR DAWES: This is in the bundle, in fact. In any 9 case, since it's going to take us 30 minutes, we have to 10 leave it to tomorrow. 11 There is only one more witness, it will take a 12 little bit longer, but I think we can get the testimony 13 out of the way. We're going to be spending the whole 14 day, or most of the day, on ISS tomorrow. 15 THE HON MR JUSTICE DAVID LOK: Such being the case, Mr Lam, 16 we will resume at 10 tomorrow. You have been invited 17 back. 18 My plea remains. I don't propose to repeat it. 19 Let's resume at 10.00 tomorrow. 20 (4.31 pm) 21 (The hearing adjourned until 10.00 am 22 on Thursday, 2 April 2026) 23 24 25</p>
<p>Page 166</p> <p>1 THE HON MR JUSTICE DAVID LOK: Yes, go ahead, please. 2 Examination by MR COLMAN LI 3 MR COLMAN LI: Mr Lam, I act for a number of residents. 4 Counsel Dawes asked you questions, notices were 5 shown to you about the verification of the owners' 6 signatures; do you remember that? Counsel Dawes showed 7 you a document. Do you remember that? Perhaps let's 8 put it on the screen. 9 MR LAM MAN YAN: Well, that's not what I handled. 10 MR COLMAN LI: I'd like to show you some minutes of 11 meetings. Perhaps that would jog your memory. I will 12 show you the minutes. 13 Chairman, it's not in the bundle because this is 14 arising from the questions. I'd like to put this here 15 first. 16 THE HON MR JUSTICE DAVID LOK: I don't know which document 17 you're referring to. Perhaps we better mark it as one 18 of the exhibits. There must be a number, you can put it 19 in the bundle. 20 MR COLMAN LI: Chairman, the one on the right-hand side, the 21 minutes, 9 August 2021. 22 MR JENKIN SUEN: Sorry to butt in here. If there is a new 23 document, I'm trying to think, wouldn't it be a better 24 practice to make this available to the involved parties 25 for them to have a look and perhaps tomorrow we can have</p>	