

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 08
Thursday, 02 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, Mr Michael Lok and Mr Charlie Liu appeared on behalf of the Government

Mr Solomon Lam appeared on behalf of Victory Fire Engineering Limited

Representatives of Department of Justice

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

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

Representatives of Competition Commission

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

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<p>1 Thursday, 2 April 2026</p> <p>2 (10.00 am)</p> <p>3 MR LAM MAN YAN (on former affirmation)</p> <p>4 THE HON MR JUSTICE DAVID LOK: Mr Lam will continue to give</p> <p>5 evidence. Who is to start with the questions?</p> <p>6 The documents have been handled. You notice that</p> <p>7 documents will be produced by different parties.</p> <p>8 Perhaps before you produce the documents, don't just</p> <p>9 take it out; liaise with the legal team of the Committee</p> <p>10 first. The documents may contain personal particulars</p> <p>11 and information that would need redacting first.</p> <p>12 Any views, Mr Dawes, if they would like to produce</p> <p>13 documents?</p> <p>14 MR VICTOR DAWES: We've already informed the involved</p> <p>15 parties' legal representatives that documents to be</p> <p>16 shown on the screen will be handled by the legal team of</p> <p>17 the Committee. If there is any new document, we will</p> <p>18 need to first discuss with the parties how to handle it.</p> <p>19 Applications will be made in due course if necessary.</p> <p>20 THE HON MR JUSTICE DAVID LOK: If you want to produce</p> <p>21 documents, please give us advance notice so that</p> <p>22 arrangements can be made in advance. This will be fair</p> <p>23 to all parties. Perhaps we will adopt this approach.</p> <p>24 Any new documents to be produced?</p> <p>25 MR COLMAN LI: No. I refer to the minutes. They are not</p>	<p>1 Let's now go to page 1478. It was an extraordinary</p> <p>2 meeting. Mr Lam, you can see your name, so you attended</p> <p>3 the meeting; right?</p> <p>4 MR LAM MAN YAN: Right.</p> <p>5 MR COLMAN LI: Now go back to page 2053, the minutes of</p> <p>6 meeting of the IC. Let's look at item 7.1. Mr Tang, as</p> <p>7 it says, reported to a convener that a confirmation</p> <p>8 letter has been issued. It seems to be the one on the</p> <p>9 left. The date says 26 July 2021. It's a joint</p> <p>10 petition. Can you confirm that, please?</p> <p>11 MR LAM MAN YAN: This is about 5 per cent of the shares.</p> <p>12 When the threshold is reached then a letter can be</p> <p>13 issued.</p> <p>14 MR COLMAN LI: This is a confirmation to the convener. It's</p> <p>15 sent to Ms Yip. That is the letter on the left.</p> <p>16 I think that Ms Yip refers to the convener.</p> <p>17 MR LAM MAN YAN: Yes.</p> <p>18 MR COLMAN LI: Let's look at 7.3. In addition to sending</p> <p>19 a letter to Ms Yip for confirmation that the signatures</p> <p>20 received was received after explanations have been</p> <p>21 given, a letter of confirmation must, it says, be sent</p> <p>22 on 3 August to those owners who have signed the joint</p> <p>23 petition. Can you see that?</p> <p>24 MR LAM MAN YAN: Yes, I can see it.</p> <p>25 MR COLMAN LI: You heard Ms Lok's evidence yesterday as to</p>
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<p>1 new documents, they are already in the bundle.</p> <p>2 THE HON MR JUSTICE DAVID LOK: So please ask your questions.</p> <p>3 (10.02 am)</p> <p>4 Examination by MR COLMAN LI</p> <p>5 MR COLMAN LI: Mr Lam, my questions are not about your list</p> <p>6 of duties. You have been working at Wang Fuk Court for</p> <p>7 quite some time. You deal with clerical work, working</p> <p>8 in the office. I see that you attend various meetings.</p> <p>9 So in terms of the management of the IC, the</p> <p>10 incorporated owners, we would like to ask for your help</p> <p>11 by soliciting your observations.</p> <p>12 Please show Mr Lam the document.</p> <p>13 Let's first look at the document on the right-hand</p> <p>14 side. This was shown to you yesterday. It's G1-2,</p> <p>15 page 2050. This is the 11th IC, sixth meeting. You are</p> <p>16 listed as an attendee.</p> <p>17 MR LAM MAN YAN: Yes.</p> <p>18 MR COLMAN LI: Let's go down. Page 2053. Let's go down to</p> <p>19 item 7. It seems to be a discussion about a submission</p> <p>20 of five shares of the ownership from an owner on</p> <p>21 26 July 2021 asking for an AGM.</p> <p>22 Let's look at the extraordinary meeting agenda,</p> <p>23 page 1477 in the same bundle. The 5 per cent share used</p> <p>24 to call for the meeting is for the purpose of removing</p> <p>25 the members of that term of the IC.</p>	<p>1 how they handle proxies from owners. It seems that from</p> <p>2 here, on the issue of receipt of the joint petition for</p> <p>3 a meeting, Mr Tang's response was different because,</p> <p>4 according to Ms Lok it was done quite leniently.</p> <p>5 However, here, it seems that upon receipt of joint</p> <p>6 petition from owners calling for an extraordinary</p> <p>7 meeting for the removal of himself, it seem that's</p> <p>8 Mr Tang is quite stringent in his handling of the</p> <p>9 matter.</p> <p>10 You have been to various meetings of Wang Fuk Court.</p> <p>11 Do you have any observation as to the management style</p> <p>12 of the IC?</p> <p>13 MR LAM MAN YAN: To be honest, I was not too familiar with</p> <p>14 the conduct of meetings. It's not appropriate for me to</p> <p>15 pass any comments. However, if it is stated here, it</p> <p>16 seems that the chairperson had his own purpose as to why</p> <p>17 he handled it in a stricter manner.</p> <p>18 MR COLMAN LI: The letter on the left was found in your</p> <p>19 computer. Perhaps you were not the person to handle it,</p> <p>20 but according to your understanding, the issuance of</p> <p>21 such letters would be done by the IC. Will the</p> <p>22 management office provide assistance, if so, by whom?</p> <p>23 MR LAM MAN YAN: It's handled by the management office.</p> <p>24 MR COLMAN LI: Handled by whom, Mr Lai or Ms Cheng?</p> <p>25 MR LAM MAN YAN: I really don't know. I am from the works</p>

Page 5	<p>1 department and that's clerical. If you want to know 2 more, perhaps the officers would be better people to 3 ask. 4 MR COLMAN LI: I don't have any further questions. 5 MR VICTOR DAWES: Before we continue, perhaps I would like 6 to make an observation. It will make our procedures 7 more orderly. It's not a criticism of the questions 8 asked, because we fully understand why parties would 9 like to ask questions. However, when it comes to the 10 procedure, questions can only be asked after 11 applications have been made and approved because, well, 12 it comes to pleadings and for every witness, you can ask 13 many questions. If parties are given a free rein to ask 14 questions then the hearing will take many months. 15 Let me say it once again. It's not a criticism 16 towards anyone. However, from the evidence we can see, 17 the scope and involvement of the parties, perhaps this 18 is not the platform to ask the question. 19 The next person to be called is of a higher position 20 and was present at these meetings. Perhaps 21 consideration could have been made as to what questions 22 to ask what witnesses, and if questions were to be asked 23 perhaps applications should be made in the first place. 24 Let me say this once again. I don't mean to offend 25 anyone, but this is important.</p>	Page 7
Page 6	<p>1 THE HON MR JUSTICE DAVID LOK: This is a fair observation. 2 Parties, please take note. When the questions were 3 posed, I thought that the questions would be better 4 directed at another witness. We do need discipline in 5 the conduct of the hearing. Perhaps you will think 6 first before you ask the questions. Exercise restraint 7 and discipline before you ask the questions. 8 I don't want you to have to write in for just a few 9 questions. Perhaps we will adopt this approach for now. 10 Unless you have questions that will take a very long 11 time, otherwise, I will be on the lenient side. Just to 12 exercise wisdom before you ask questions. Thank you. 13 It is not an easy task. This is a novel approach. 14 Progress is good. This is a large-scale inquiry. It is 15 not an easy task for us to reach this stage. 16 Any questions? 17 MR SOLOMON LAM: We represent Victory Fire. We have some 18 questions for Mr Lam. 19 Examination by MR SOLOMON LAM 20 MR SOLOMON LAM: Good morning. I represent Victory Fire. 21 I have questions on five areas. First, the contract 22 relating to the annual inspection by Victory Fire. 23 Please refer to H1, page 31. You see at the top, apart 24 from the letterhead of ISS, you see that it says "Fire 25 services system maintenance agreement". Can you see</p>	Page 8

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<p>1 MR LAM MAN YAN: So that's to do with water.</p> <p>2 MR SOLOMON LAM: Right.</p> <p>3 MR LAM MAN YAN: Something to do with water.</p> <p>4 MR SOLOMON LAM: Yes. Mr Suen, representing the Government,</p> <p>5 asked who did you ask? You said you asked Ms Cheng, the</p> <p>6 officer. You remember?</p> <p>7 MR LAM MAN YAN: Ms Cheng, the officer. About lack of</p> <p>8 water, no water?</p> <p>9 MR SOLOMON LAM: Right. Why did you ask Ms Cheng, the</p> <p>10 officer? Because she was in charge of the major</p> <p>11 maintenance?</p> <p>12 MR LAM MAN YAN: Before I rejoined she was the one who</p> <p>13 followed on the number of issues liaising with</p> <p>14 contractors so she should know more.</p> <p>15 MR SOLOMON LAM: Liaising with contractors including FSI</p> <p>16 contractors?</p> <p>17 MR LAM MAN YAN: Yes. For some she was the one to make</p> <p>18 arrangements with them. Before I rejoined in October,</p> <p>19 in relation to the maintenance and repair, the FSI</p> <p>20 contractor would make arrangements with her. On the</p> <p>21 dates you do the work, she was in charge of the</p> <p>22 maintenance and repair.</p> <p>23 MR SOLOMON LAM: Submissions having been made, your</p> <p>24 understanding, is that the case that the FSI contractors</p> <p>25 would be the one to submit the SDNs?</p>	<p>1 said he had a conversation with you. And you can read</p> <p>2 this paragraph.</p> <p>3 MR LAM MAN YAN: Right.</p> <p>4 MR SOLOMON LAM: Finished reading it?</p> <p>5 MR LAM MAN YAN: Yes.</p> <p>6 MR SOLOMON LAM: I'd like to talk to you about the last</p> <p>7 three lines:</p> <p>8 "During the conversation, Mr Lam knew that the fire</p> <p>9 service pump had been turned off by the technicians of</p> <p>10 the large-scale renovation works."</p> <p>11 Do you agree that you knew that the fire service</p> <p>12 pumps had been switched off by the technicians of</p> <p>13 large-scale renovation works?</p> <p>14 MR LAM MAN YAN: Well, according to my impression, it's</p> <p>15 a little bit different. After lunch, I returned and</p> <p>16 I saw a document, and then I made a call to Mr Chung:</p> <p>17 "FD251, that is the certificate, you couldn't conduct</p> <p>18 a test, so I couldn't issue it to you." Then he said,</p> <p>19 "On the rooftop there wasn't any water, so I couldn't</p> <p>20 test it."</p> <p>21 Based on my impression I didn't mention anything</p> <p>22 about power.</p> <p>23 MR SOLOMON LAM: And then Mr Chung said he had requested you</p> <p>24 to provide shutdown notice. Do you agree?</p> <p>25 MR LAM MAN YAN: I answered him that at that moment</p>
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<p>1 MR LAM MAN YAN: Yes.</p> <p>2 MR SOLOMON LAM: So for you yourself, do you usually handle</p> <p>3 SDN documents?</p> <p>4 MR LAM MAN YAN: No.</p> <p>5 MR SOLOMON LAM: Handled by whom?</p> <p>6 MR LAM MAN YAN: Via service companies.</p> <p>7 MR SOLOMON LAM: Did you receive SDNs?</p> <p>8 MR LAM MAN YAN: I haven't seen any SDNs.</p> <p>9 MR SOLOMON LAM: So Ms Cheng would be more familiar; is that</p> <p>10 correct?</p> <p>11 MR LAM MAN YAN: When it comes to SDNs, it's the one about</p> <p>12 Prestige.</p> <p>13 MR SOLOMON LAM: That is about the annual inspections?</p> <p>14 MR LAM MAN YAN: No. Regarding the notice about the</p> <p>15 suspension of the system, I hadn't used it since</p> <p>16 I rejoined.</p> <p>17 MR SOLOMON LAM: On 26 November 2025, just before the fire,</p> <p>18 about your conversation with Mr Chung. WS2/1217,</p> <p>19 paragraph 17, that is your own witness statement. You</p> <p>20 mentioned that you had a phone call with Mr Chung.</p> <p>21 MR LAM MAN YAN: Yes.</p> <p>22 MR SOLOMON LAM: I'd like to show you what Mr Chung had</p> <p>23 said. It's a little bit different from what you said.</p> <p>24 WS2/1531. That is the witness statement of Mr Chung.</p> <p>25 Paragraph 11. On 26 November 2025 at 1.28 pm, Mr Chung</p>	<p>1 I couldn't provide it to him.</p> <p>2 MR SOLOMON LAM: So he mentioned that; right?</p> <p>3 MR LAM MAN YAN: Yes.</p> <p>4 MR SOLOMON LAM: I'd like to seek your clarification about</p> <p>5 this paragraph. Please refer to transcript of Day 7,</p> <p>6 page 82 of the Chinese version, line 11. The transcript</p> <p>7 of the seventh day of the hearing. Mr Victor Dawes SC</p> <p>8 asked about paragraph 17:</p> <p>9 "So you only knew that you needed to ask that day.</p> <p>10 What about the SDN?"</p> <p>11 And then you said:</p> <p>12 "Right."</p> <p>13 So I'd like you to clarify. According to</p> <p>14 paragraph 17, that is on 26 November before the fire,</p> <p>15 you asked Mr Chung about FS251, not the SDN; is that</p> <p>16 correct?</p> <p>17 MR LAM MAN YAN: Correct.</p> <p>18 MR SOLOMON LAM: And then on to area 4. We have a call</p> <p>19 record, our new document, R2, page 853. This is the</p> <p>20 records provided by Mr Chung and he got it from</p> <p>21 SmarTone. Mr Chung was so sure on 26 November 2025 at</p> <p>22 1.28 pm, the call time was four minutes 16 seconds.</p> <p>23 MR LAM MAN YAN: About certificate.</p> <p>24 MR SOLOMON LAM: Yes. And about the moment the fire</p> <p>25 happened. You can see another highlighted time,</p>

Page 13	<p>1 10 minutes past 3 o'clock. Mr Chung said that at that</p> <p>2 moment you gave him a call. The call lasted one minute</p> <p>3 and eight seconds. Do you still recall that, the time</p> <p>4 when you made the call and the duration of the call?</p> <p>5 MR LAM MAN YAN: Well, if you show it like this, yes, you</p> <p>6 can say so. At that time I was busy working, so</p> <p>7 I couldn't recall, and if you showed this record in</p> <p>8 front of me, yes.</p> <p>9 MR SOLOMON LAM: Incoming call, there's no your own phone</p> <p>10 number.</p> <p>11 MR LAM MAN YAN: Right.</p> <p>12 MR SOLOMON LAM: This is what was said by Mr Chung so I need</p> <p>13 to confirm with you.</p> <p>14 MR LAM MAN YAN: All right.</p> <p>15 MR SOLOMON LAM: On to my last area of questions. H3,</p> <p>16 page 6797. This is provided by you, your chat with</p> <p>17 Mr Chung.</p> <p>18 MR LAM MAN YAN: Yes.</p> <p>19 MR SOLOMON LAM: When we scroll downwards you can see on the</p> <p>20 screen at 1.29, in the small hours, there was a chat</p> <p>21 with Mr Chung for 57 minutes.</p> <p>22 MR LAM MAN YAN: Mmm.</p> <p>23 MR SOLOMON LAM: While Mr Chung was testifying -- I'd like</p> <p>24 to put something to you to see if you agree or not.</p> <p>25 Please show page 32 of the transcript of Day 6.</p>	Page 15
Page 14	<p>1 From line 12 you can see Mr Chung Kit Man's answer:</p> <p>2 "Pay attention to the next time. At 1.29 called me,</p> <p>3 chatted for 57 minutes. From 1.45 to 1.55, I sent him</p> <p>4 two things.</p> <p>5 What was discussed during that time?"</p> <p>6 MR VICTOR DAWES: Chairman, members, I remember Mr Lee asked</p> <p>7 the same questions, but for fairness sake we don't want</p> <p>8 the witness to tell us what was talked about during the</p> <p>9 57 minutes so I suggest that a witness statement be</p> <p>10 provided about this matter. Before that is completed,</p> <p>11 in order to be fair to you and the witness, I suggest</p> <p>12 that you provide a supplementary witness statement and</p> <p>13 ask questions only when necessary. We need to be fair</p> <p>14 to both and adopt the same practice for both parties.</p> <p>15 MR SOLOMON LAM: If that's the case, I have no further</p> <p>16 questions.</p> <p>17 THE HON MR JUSTICE DAVID LOK: Thank you. ISS?</p> <p>18 Examination by MR RICHARD KHAW</p> <p>19 MR RICHARD KHAW: Mr Lam, I only have one question for you.</p> <p>20 Just now Mr Lam asked you about the chat between you and</p> <p>21 Mr Chung. That was after the fire. I mean, the chat</p> <p>22 before the fire he had asked you about the SDN. Let us</p> <p>23 refer to the witness statement of Mr Chung, WS2/1531.</p> <p>24 Just now Mr Lam asked you about paragraph 11. This</p> <p>25 is the witness statement of Mr Chung. You asked him for</p>	Page 16
	<p>1 FS251 and the last two sentences you requested Mr Chung</p> <p>2 to provide SDN but then he could not provide it. Do you</p> <p>3 recall that?</p> <p>4 Was that the first time you asked him for the</p> <p>5 shutdown notice?</p> <p>6 MR LAM MAN YAN: Yes.</p> <p>7 MR RICHARD KHAW: Is that correct?</p> <p>8 MR LAM MAN YAN: Yes.</p> <p>9 MR RICHARD KHAW: That is before this conversation, didn't</p> <p>10 you ask --</p> <p>11 MR SOLOMON LAM: Could you ask it the other way around?</p> <p>12 Mr Chung --</p> <p>13 MR RICHARD KHAW: Was it the first time Mr Chung asked you</p> <p>14 about the SDN?</p> <p>15 MR LAM MAN YAN: Yes, correct.</p> <p>16 THE HON MR JUSTICE DAVID LOK: No other questions?</p> <p>17 Mr Lam, you have finished giving your evidence. You</p> <p>18 can leave now.</p> <p>19 (The witness was released)</p> <p>20 (10.32 am)</p> <p>21 MR VICTOR DAWES: Chairman, I have discussed with Mr Khaw</p> <p>22 about the next witness, Ms Cheng Tsz Ying. Two issues.</p> <p>23 Mr Khaw needs 10 minutes to seek instructions based on</p> <p>24 the situation this morning. There was disclosure about</p> <p>25 WhatsApp chats yesterday. In order to be fair, Mr Khaw</p>	
	<p>1 wants to make an account for this first of all, so the</p> <p>2 order might be different. Mr Khaw will take the witness</p> <p>3 through the documents for 10 minutes or so and then he</p> <p>4 will start.</p> <p>5 THE HON MR JUSTICE DAVID LOK: Mr Khaw, do you agree?</p> <p>6 MR RICHARD KHAW: Yes, I agree. Thank you, Mr Dawes. Thank</p> <p>7 you, chairman.</p> <p>8 As you remember, on the last occasion, while</p> <p>9 Mr Chung was giving evidence, he referred to some chats</p> <p>10 between Mr Chung and Ms Cheng. He hadn't yet provided</p> <p>11 them but afterwards he provided them to us.</p> <p>12 Ms Cheng has verified the records as well so I want</p> <p>13 to take the time to verify the record with Ms Cheng.</p> <p>14 Some records were only provided this morning.</p> <p>15 THE HON MR JUSTICE DAVID LOK: We understand that. For your</p> <p>16 witnesses, the counsel for the Committee will ask</p> <p>17 questions first. We want to give you flexibility. As</p> <p>18 long as you can provide a reason, I will allow you to</p> <p>19 ask questions first. Just like the previous witness, we</p> <p>20 found that there were sufficient reasons. A lot of</p> <p>21 documents are different from civil hearings. In order</p> <p>22 to be fair to all parties, and we need to be fair to all</p> <p>23 parties, if you need time, we will definitely consider</p> <p>24 it.</p> <p>25 If that's the case, hearing stood down for</p>	

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<p>1 10 minutes? Is that enough?</p> <p>2 MR RICHARD KHAW: In order to play it safe, 15 minutes.</p> <p>3 THE HON MR JUSTICE DAVID LOK: Let's take a break for</p> <p>4 a longer time. 15 minutes enough?</p> <p>5 MR RICHARD KHAW: Yes.</p> <p>6 (10.34 am)</p> <p>7 (A short adjournment)</p> <p>8 (10.49 am)</p> <p>9 THE HON MR JUSTICE DAVID LOK: We aren't normally so</p> <p>10 punctual, but we are.</p> <p>11 MR RICHARD KHAW: Chairman, we are very punctual. ISS will</p> <p>12 call upon Ms Cheng Tsz Ying.</p> <p>13 Ms Cheng, I understand that for this hearing you</p> <p>14 submitted a witness statement. Let's turn to your</p> <p>15 statement.</p> <p>16 THE HON MR JUSTICE DAVID LOK: Please read out the</p> <p>17 declaration first.</p> <p>18 (10.50 am)</p> <p>19 MS CHENG TSZ YING (affirmed)</p> <p>20 Examination by MR RICHARD KHAW</p> <p>21 MR RICHARD KHAW: Thank you. This is WS2, your witness</p> <p>22 statement, from page 1259, containing 14 pages through</p> <p>23 to 1273. There's a signature.</p> <p>24 MS CHENG TSZ YING: Yes.</p> <p>25 MR RICHARD KHAW: Will you confirm to the Committee that the</p>	<p>1 conversation with you, but in his testimony Mr Chung</p> <p>2 mentioned that.</p> <p>3 If I refer you to the transcript, 31 March, page 19,</p> <p>4 line 26. Further back. Starting from line 24:</p> <p>5 "Mr Chung: I did ask but I didn't ask them."</p> <p>6 Counsel Lee: Who did you ask?</p> <p>7 Mr Chung: I asked Ms Cheng from the management</p> <p>8 office.</p> <p>9 Counsel Lee: When did you ask?</p> <p>10 Mr Chung: 17 October.</p> <p>11 Counsel Lee: When did you ask?</p> <p>12 Mr Chung: 12.06.</p> <p>13 Counsel Lee: How did you ask her?</p> <p>14 Mr Chung: Via the phone.</p> <p>15 Counsel Lee: You called Ms Cheng from ISS?</p> <p>16 Mr Chung: Right.</p> <p>17 Counsel Lee: What did you ask?</p> <p>18 Mr Chung: I said, 'There is an SDN.' She said,</p> <p>19 'Yes, there is the water tank work, the same kind of</p> <p>20 work.' 'After completion, you have to send the part 3</p> <p>21 of the SDN. When the system is resumed, the FS251', and</p> <p>22 it is at that time that I thought about that and before</p> <p>23 I didn't think about that until I rang up to check the</p> <p>24 record. So I'm sure it was 12.06.</p> <p>25 Let us pause here a little bit. You did check your</p>
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<p>1 content is accurate?</p> <p>2 MS CHENG TSZ YING: Yes.</p> <p>3 MR RICHARD KHAW: Couple of questions for clarification.</p> <p>4 You heard a couple of days ago Victory Fire's</p> <p>5 Mr Chung Kit Man said in October and November there were</p> <p>6 conversations, some dialogues with you.</p> <p>7 MS CHENG TSZ YING: Yes.</p> <p>8 MR RICHARD KHAW: I know that Victory Fire has made</p> <p>9 available the WhatsApp chats and the telephone records</p> <p>10 and you've also made available the telephone records to</p> <p>11 the Committee.</p> <p>12 MS CHENG TSZ YING: Yes.</p> <p>13 MR RICHARD KHAW: A couple of questions for you. Please</p> <p>14 refer to Mr Chung Kit Man's witness statement, WS2/1528,</p> <p>15 starting from that page.</p> <p>16 Thank you. Here at page 1529, in his statement</p> <p>17 Mr Chung said that on 16 October 2025 and 17 October, on</p> <p>18 two occasions the technical staff went to Wang Fuk Court</p> <p>19 for the repair and there's a description of what they</p> <p>20 saw.</p> <p>21 MS CHENG TSZ YING: Yes.</p> <p>22 MR RICHARD KHAW: In his testimony Mr Chung was</p> <p>23 cross-examined by Counsel Lee. He mentioned a phone</p> <p>24 conversation on 17 October. In his witness statement,</p> <p>25 regarding this 17 October he did not mention any phone</p>	<p>1 phone record, and indeed there is this entry. If you</p> <p>2 refer to R2/850.</p> <p>3 Thank you. Here it shows 17 October 2025. There is</p> <p>4 an entry there. The incoming call is actually from</p> <p>5 Mr Chung.</p> <p>6 MS CHENG TSZ YING: Right.</p> <p>7 MR RICHARD KHAW: And the conversation lasted for one minute</p> <p>8 and eight seconds. A moment ago you saw Mr Chung's</p> <p>9 testimony and he mentioned the conversation with you on</p> <p>10 that day.</p> <p>11 MS CHENG TSZ YING: Yes.</p> <p>12 MR RICHARD KHAW: Do you remember what did you talk about?</p> <p>13 MS CHENG TSZ YING: That conversation I don't have any</p> <p>14 recollection what we talked about. I was on standby</p> <p>15 before I came in here and I checked my phone record and</p> <p>16 then realised there was such a conversation, but I don't</p> <p>17 remember what the conversation was all about.</p> <p>18 MR RICHARD KHAW: Understood. From the transcript, Mr Chung</p> <p>19 mentioned in the phone conversation there was mention of</p> <p>20 the paper to leave to the SDN. Do you remember whether</p> <p>21 this came up in the conversation?</p> <p>22 MS CHENG TSZ YING: Not that I can recall.</p> <p>23 MR RICHARD KHAW: Let me jog your memory here. If you look</p> <p>24 at the WhatsApp record with Mr Chung at that time, the</p> <p>25 WhatsApp record is actually provided by Victory Fire,</p>

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<p>1 R2/944, starting from there. This is 2 October onwards. 2 If you scroll further down, slightly back, this is 3 3 October. Moving along, 8 and 9 October, and there is 4 another one, page 947, 14 October; page 948, slightly 5 back, 22 October. So there is a date there, 22 October. 6 This is what you provided to Mr Chung. That's 7 a letter from the FSD. This is not too clear. Let's go 8 to page 6803 from another bundle, H4. This is clearer. 9 You provided this to Mr Chung. Let's go to 10 paragraph 1: 11 "Our office received from the registered FSI 12 contractor engaged by your building a copy of the 13 certificate of fire services installation and equipment. 14 We come to know that the FSI and equipment are not in 15 a functional state. The registered contractor has 16 repaired the defective FSI equipment and has issued 17 a certificate. If that is the case, please ignore this 18 letter." 19 In relation to this letter sent by the FSD, what 20 kind of work was it referring to? 21 MS CHENG TSZ YING: The repair work after the annual 22 inspection. 23 MR RICHARD KHAW: The annual inspection conducted by 24 Victory Fire? 25 MS CHENG TSZ YING: That's right.</p>	<p>1 statements they mention on 19 November 2025, what they 2 saw on that day. This is Mr Wong's witness statement, 3 this is what he said in paragraph 6. Let's scroll down 4 a bit, last five lines. He says on 19 November they 5 were going to do some maintenance work and they realised 6 that the main switch of the FS tank was turned off. 7 And in the statement he said: 8 "I immediately asked Ms Cheng of Wang Fuk Court 9 management office personally. I learned that, at that 10 time, for the eight blocks in Wang Fuk Court, there was 11 major maintenance work including suspension of the 12 FS system of the FS tank. As a result, there was the 13 submission of the SDN, that is to deposit the SDNs with 14 the FSD. At that time, after I followed up on the 15 works, I left Wang Fuk Court at 5 pm." 16 According to his witness statement, in the 17 conversation with you, he did not mention on 19 November 18 he did not ask you anything about SDN. When he 19 testified for the first time, he said that on 20 19 November he did mention to you SDNs. When we asked 21 questions of Mr Li Chun Yin, when he testified in the 22 hearing, he confirmed that on 19 November he did not ask 23 questions about SDNs. 24 Now you are given an opportunity to say to the 25 Committee, in relation to what happened on 19 November,</p>
Page 22	Page 24
<p>1 MR RICHARD KHAW: If I understand it correctly, let's see 2 if there is FS251 to confirm whether the repair work has 3 been completed. 4 MS CHENG TSZ YING: Right. 5 MR RICHARD KHAW: Let's scroll down. Sorry, back to R2, the 6 WhatsApp record. 7 We just finished page 948. We just looked at 8 a letter dated 22 October. 9 Now, let's turn to 28 October. You asked Mr Chung 10 when there would be arrangements made for the 11 maintenance and Mr Chung said -- and then you said, 12 "Well, I was chasing about the light progress. Was that 13 slow." And then there was a mention about the repair 14 work. The date is 22 October. I know you have read the 15 WhatsApp record. 16 MS CHENG TSZ YING: Yes. 17 MR RICHARD KHAW: Can you confirm -- well, if it's from 18 17 October to before the fire, from the conversation 19 you had with Mr Chung, did he ask you about SDNs or 20 about the submissions? 21 MS CHENG TSZ YING: No. 22 MR RICHARD KHAW: Now let's turn to a different topic. 23 Witness statements from Victory Fire. Mr Wong Kin Wa on 24 page 1545. There are two technicians making statements, 25 Mr Li Chun Yin and Mr Wong Kin Wa. In their witness</p>	<p>1 the issues raised by Mr Wong and Mr Li, do you remember 2 having a telephone conversation with them in November? 3 MS CHENG TSZ YING: Not on the phone. 4 MR RICHARD KHAW: Do you remember if you mentioned to them 5 about SDN issues? 6 MS CHENG TSZ YING: I did not mention that. 7 MR RICHARD KHAW: According to the statement of Mr Wong, he 8 said in the last few wins he learned that the eight 9 blocks of Wang Fuk Court were undergoing major 10 renovation work, including repair of the water tank. As 11 a result, there was a suspension of FS system. He did 12 not say in particular what FS system, but it was 13 mentioned that at that time he found that the FS tank 14 pump was switched off. 15 When he testified in the hearing he mentioned 16 a conversation with you. He said he mentioned about the 17 main switch of the FS pump room being turned off. Can 18 you recall if you had -- if in your conversation with 19 Mr Wong or Mr Li whether the main switch of the FS pump 20 room being turned off was brought up? 21 MS CHENG TSZ YING: I did not say anything about that. 22 MR RICHARD KHAW: This is Mr Chung's witness statement. 23 When he testified on 31 March he mentioned for the first 24 time to the Committee that there was a telephone 25 conversation dated 21 November. Now let's turn to the</p>

Page 25	Page 27
<p>1 transcript. It's page 28 of the transcript of 31 March 2 2026. From line 24 onwards. From line 24 we see that 3 in reply to a question by Mr Lee the counsel, he said: 4 "I would like to say that at that time I was not in 5 a very good mood. I can't recall everything. That is, 6 when I see the bundle, when I see the witness statement, 7 then I thought, was trying to recall when contacts were 8 made, I remember there were contacts because according 9 to my general procedure we would ask them for the SDN. 10 When I found out, I referred to the WhatsApp record. 11 On 21 November Ms Cheng sent a picture of the water tank 12 to me. The photos were transfer tanks, FS tank, and 13 there was a sign saying when the repair would be 14 completed. It was a long time. And then I called her 15 because I really can't remember it's until when I found 16 the phone record that I called her. Well, actually, 17 I said when it is done, give me the SDN, give me the 18 part about completion, and then we will do the test." 19 Now let's refer to the telephone record in relation 20 to the records on 21 November. Now, let's turn to R2, 21 page 851. 22 21 November, the telephone call referred to by 23 Mr Chung. We see on that day there is a record matching 24 the telephone number of Mr Chung. Can you see it? 25 MS CHENG TSZ YING: Yes.</p>	<p>1 It's a WhatsApp record provided by you about 2 a message to Mr Chung. 3 MS CHENG TSZ YING: Yes. 4 MR RICHARD KHAW: It's on 21 November, some photos of water 5 tanks. You said to Mr Chung that, "These are pictures 6 of FS tank with water. I'd like to ask whether the form 7 could be signed to the FS after the repair and 8 maintenance". So this is about the maintenance work of 9 the FS tank. 10 MS CHENG TSZ YING: Yes. 11 MR RICHARD KHAW: You also said: 12 "I would also like to ask if the replacement pump of 13 Wang Sun House has been done because the FS called and 14 they said that they would do an inspection the following 15 week." 16 Now let's go down. Also some forwarded photos. 17 Mr Chung, we believe, forwarded these photos to you 18 and you asked: 19 "Repair done?" 20 Now let's go further down. 21 He said, "Yes." 22 And then it's 28 November. Can you see that? 23 MS CHENG TSZ YING: Yes. 24 MR RICHARD KHAW: The WhatsApp record does not show the 25 conversation Mr Chung mentioned with you.</p>
Page 26	Page 28
<p>1 MR RICHARD KHAW: There is a time. The duration is nine 2 seconds. Now let's look at a record on the phone, H5, 3 page 6815. 15:20. It's the same time that we saw. It 4 says it's a call from Mr Chung of Victory Fire. This is 5 your phone record. 6 MS CHENG TSZ YING: Right. 7 MR RICHARD KHAW: We see a symbol in red. My understanding 8 is that is a missed call, a call that was not picked up. 9 Do you agree that is the case? 10 MS CHENG TSZ YING: I agree. 11 MR RICHARD KHAW: Can you confirm, according to Mr Chung, on 12 21 November, he had a telephone conversation with you 13 about the matters mentioned in the transcript. Can you 14 confirm whether there was indeed this conversation? 15 MS CHENG TSZ YING: There was no such conversation. 16 MR RICHARD KHAW: Let's go into further details. Now let's 17 look at the WhatsApp record. It is to be fair to 18 Mr Chung, because in the transcript he mentioned about 19 photos of water tanks. 20 MS CHENG TSZ YING: Yes. 21 MR RICHARD KHAW: Now let's turn to R2, page 951. We see 22 that on 21 November there's a record. 23 Mr Dawes reminds me that there are two versions, one 24 from Mr Chung and one from ours. Our record may be 25 clearer so I now change to H4, page 6807.</p>	<p>1 MS CHENG TSZ YING: I agree. 2 MR RICHARD KHAW: Thank you. I don't have any other 3 questions. 4 THE HON MR JUSTICE DAVID LOK: Thank you. 5 Mr Dawes. 6 Examination by MR VICTOR DAWES 7 MR VICTOR DAWES: Ms Cheng, good morning. 8 MS CHENG TSZ YING: Good morning. 9 MR VICTOR DAWES: I represent the Committee. I have some 10 questions for you. Mr Khaw confirmed with you your 11 first witness statement. 12 MS CHENG TSZ YING: Yes. 13 MR VICTOR DAWES: There is a supplementary witness statement 14 which is shorter. 15 MS CHENG TSZ YING: I remember. 16 MR VICTOR DAWES: You submitted it on 30 March. 17 MS CHENG TSZ YING: Yes. 18 MR VICTOR DAWES: There is also another one, a witness 19 statement to the police. 20 MS CHENG TSZ YING: Yes. 21 MR VICTOR DAWES: You also confirmed the contents of these 22 two witness statements are true and correct. 23 MS CHENG TSZ YING: Right. 24 MR VICTOR DAWES: Now let's cover your experience first. In 25 August 2014 you joined ISS. You were posted to Wang Fuk</p>

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<p>1 Court as property officer.</p> <p>2 MS CHENG TSZ YING: Right.</p> <p>3 MR VICTOR DAWES: Your general duties include handling the</p> <p>4 routine work of the complex, issuing notices, dealing</p> <p>5 with affairs relating to the IC, management of the</p> <p>6 management office and the handling of complaints.</p> <p>7 MS CHENG TSZ YING: Right.</p> <p>8 MR VICTOR DAWES: Your supervisor is Mr Lai Wing Lee, senior</p> <p>9 property officer.</p> <p>10 MS CHENG TSZ YING: Right.</p> <p>11 MR VICTOR DAWES: He is also stationed at Wang Fuk Court?</p> <p>12 MS CHENG TSZ YING: That's right.</p> <p>13 MR VICTOR DAWES: In terms of the hierarchy, your colleagues</p> <p>14 are Ms Lok Sin Ying, who has testified before. You are</p> <p>15 her supervisor; right?</p> <p>16 MS CHENG TSZ YING: Right.</p> <p>17 MR VICTOR DAWES: You are the most senior among the</p> <p>18 witnesses from your company.</p> <p>19 MS CHENG TSZ YING: Right.</p> <p>20 MR VICTOR DAWES: You may not be able to answer some</p> <p>21 questions, but for our own consideration we have to pose</p> <p>22 these questions. But if it's outside your scope of</p> <p>23 knowledge, please let us know.</p> <p>24 MS CHENG TSZ YING: Okay.</p> <p>25 MR VICTOR DAWES: Mr Lai will not come to assist us?</p>	<p>1 who took up the duties?</p> <p>2 MS CHENG TSZ YING: It's Mr Lai, the manager, and Ms Lok and</p> <p>3 myself. The work related to calling for quotation in</p> <p>4 relation to water leakage as well.</p> <p>5 MR VICTOR DAWES: This person, Mr Lam, is a licensed</p> <p>6 electrician?</p> <p>7 MS CHENG TSZ YING: Right.</p> <p>8 MR VICTOR DAWES: But you don't have the same licence?</p> <p>9 MS CHENG TSZ YING: Right.</p> <p>10 MR VICTOR DAWES: So if it required technical assistance,</p> <p>11 the three of you would not be able to help?</p> <p>12 MS CHENG TSZ YING: That's right. If it's about plumbing,</p> <p>13 about the pump work, then we will have to ask the</p> <p>14 contractors relating to plumbing.</p> <p>15 MR VICTOR DAWES: That means for that few months there was</p> <p>16 no qualified person to provide assistance?</p> <p>17 MS CHENG TSZ YING: Right.</p> <p>18 MR VICTOR DAWES: I'd like you to help us with some contract</p> <p>19 documents. I'm not sure if you have read them.</p> <p>20 Bundle H1-1, page 1. Between the IC of Wang Fuk Court</p> <p>21 and your company, it's an estate management contract</p> <p>22 between these two parties. It sets out your duties.</p> <p>23 MS CHENG TSZ YING: Yes.</p> <p>24 MR VICTOR DAWES: On page 7 of the contract you will see</p> <p>25 paragraph 6.3. The IC empowers you to conduct some</p>
Page 30	Page 32
<p>1 MS CHENG TSZ YING: I don't think he would.</p> <p>2 MR VICTOR DAWES: Do you know why?</p> <p>3 MS CHENG TSZ YING: No idea.</p> <p>4 MR VICTOR DAWES: There is also one Mr Lam Man Yan. You</p> <p>5 know that he has testified?</p> <p>6 MS CHENG TSZ YING: Right.</p> <p>7 MR VICTOR DAWES: Between 1 April and 7 October he left your</p> <p>8 company?</p> <p>9 MS CHENG TSZ YING: Right.</p> <p>10 MR VICTOR DAWES: He mentioned a Mr Ma who worked there for</p> <p>11 two months?</p> <p>12 MS CHENG TSZ YING: Right.</p> <p>13 MR VICTOR DAWES: From when to when did Mr Ma work there?</p> <p>14 MS CHENG TSZ YING: Around the end of April to mid-June.</p> <p>15 MR VICTOR DAWES: Do you know why he left after only</p> <p>16 two months?</p> <p>17 MS CHENG TSZ YING: He said he had to handle too many cases</p> <p>18 upstairs.</p> <p>19 MR VICTOR DAWES: What cases?</p> <p>20 MS CHENG TSZ YING: The follow-up cases up in the building.</p> <p>21 Say, for example, there is a toilet in the building</p> <p>22 somewhere and there was water leakage.</p> <p>23 MR VICTOR DAWES: So Mr Ma replaced Mr Lam.</p> <p>24 MS CHENG TSZ YING: Yes.</p> <p>25 MR VICTOR DAWES: Over the few months after Mr Ma has left,</p>	<p>1 duties, including the following duties.</p> <p>2 Please take a look at (e), owing for repair and</p> <p>3 maintenance and replacement of the ventilation, fire</p> <p>4 service equipment and lighting in communal areas. Would</p> <p>5 you know the contents of the contract?</p> <p>6 MS CHENG TSZ YING: No.</p> <p>7 MR VICTOR DAWES: But I believe you will agree at your work</p> <p>8 your duties cover this part; is that correct?</p> <p>9 MS CHENG TSZ YING: Correct.</p> <p>10 MR VICTOR DAWES: Let us take a look at (k), maintaining and</p> <p>11 repairing water pumps, tanks, pipes, sewage pipes, power</p> <p>12 cables as well as other communal facilities.</p> <p>13 I believe your work or your duties cover this part</p> <p>14 as well; correct?</p> <p>15 MS CHENG TSZ YING: Yes.</p> <p>16 MR VICTOR DAWES: And let us read (r) as well: responsible</p> <p>17 for liaising with the relevant government departments</p> <p>18 relating the views of the IC as well as unit owners in</p> <p>19 order to safeguard their interests and benefits. And</p> <p>20 I believe this is your duties as well; is that correct?</p> <p>21 MS CHENG TSZ YING: Yes.</p> <p>22 MR VICTOR DAWES: According to 2.2 of this contract, there</p> <p>23 is annex 2. It's a form to evaluate your service.</p> <p>24 Please refer to annex 2, page 15. It's a service</p> <p>25 evaluation form. 5.4. Under "Administrative</p>

Page 33	<p>1 management", it covers written complaint cases and</p> <p>2 handling. In other words, when someone makes</p> <p>3 a complaint you need to follow up on them; is that</p> <p>4 correct?</p> <p>5 MS CHENG TSZ YING: Yes.</p> <p>6 MR VICTOR DAWES: And it's your work as well?</p> <p>7 MS CHENG TSZ YING: Yes.</p> <p>8 MR VICTOR DAWES: Let us go up under "Security". Please</p> <p>9 refer to 2.3: supervisor's inspection as well as the</p> <p>10 report of complaints and handling of complaints. Also</p> <p>11 your work?</p> <p>12 MS CHENG TSZ YING: Yes.</p> <p>13 MR VICTOR DAWES: In your document submitted to us there is</p> <p>14 a document "Security work guideline". Page 6639 in</p> <p>15 bundle H1-3. This is the security manual of your</p> <p>16 company. And I believe you have seen this document?</p> <p>17 MS CHENG TSZ YING: Yes.</p> <p>18 MR VICTOR DAWES: When you joined the company, were you</p> <p>19 arranged to be briefed on this document? Did anyone go</p> <p>20 through this document with you?</p> <p>21 MS CHENG TSZ YING: Do you mean when I joined the company?</p> <p>22 No. When I joined the company, no.</p> <p>23 MR VICTOR DAWES: So when did you see this document for the</p> <p>24 first time?</p> <p>25 MS CHENG TSZ YING: My company sent it to me and asked</p>	Page 35
Page 34	<p>1 employees to take a look at it. The management office</p> <p>2 and security post have this document as well.</p> <p>3 MR VICTOR DAWES: So you have read it; correct?</p> <p>4 MS CHENG TSZ YING: Yes.</p> <p>5 MR VICTOR DAWES: Let us go back to page 6639. Chapter 2,</p> <p>6 A2. One of the purposes of patrol is to prevent and</p> <p>7 identify potential fire risks, and I believe your</p> <p>8 colleague would be aware of this as well?</p> <p>9 MS CHENG TSZ YING: Yes.</p> <p>10 MR VICTOR DAWES: We have gone through some documents and</p> <p>11 there is no dispute similarly that in relation to fire</p> <p>12 risk complaints it seems ISS has a contractual</p> <p>13 obligation to record, investigate and liaise and follow</p> <p>14 up on the matter with the relevant government</p> <p>15 department. I believe you agree; is that correct?</p> <p>16 MS CHENG TSZ YING: Yes.</p> <p>17 MR VICTOR DAWES: And there is a mechanism in the handling</p> <p>18 of such cases. There is a mechanism to evaluate your</p> <p>19 performance; is that correct?</p> <p>20 MS CHENG TSZ YING: Yes.</p> <p>21 MR VICTOR DAWES: You do have the responsibility for</p> <p>22 repairing and maintaining the water pumps, tanks of</p> <p>23 Wang Fuk Court as well as arranging for the maintenance</p> <p>24 of the fire prevention facilities. Do you agree?</p> <p>25 MS CHENG TSZ YING: Yes.</p>	Page 36
	<p>1 MR VICTOR DAWES: As for your patrol, you need guard against</p> <p>2 some burglary, safety of residents and fire as well. Do</p> <p>3 you understand that as well?</p> <p>4 MS CHENG TSZ YING: Yes.</p> <p>5 MR VICTOR DAWES: I'd like to draw you to another document,</p> <p>6 H1-1, all the way to page 31, "Fire services system</p> <p>7 maintenance agreement", between ISS and the contractor,</p> <p>8 Victory Fire. It is a contract between these two</p> <p>9 parties. Have you read this document?</p> <p>10 MS CHENG TSZ YING: Yes.</p> <p>11 MR VICTOR DAWES: Please refer to clause 6. Now that you</p> <p>12 have already read it, I believe you will agree that</p> <p>13 Victory Fire needs to submit FS251, as we mentioned in</p> <p>14 this hearing, that is a certificate, and provide a copy</p> <p>15 to the owner or to you as an agent. Victory Fire also</p> <p>16 needs to, within 14 days, submit a yearly report, an</p> <p>17 incidence service report, to the owner after each</p> <p>18 service checking of the fire services system. You know</p> <p>19 this as well; is that correct?</p> <p>20 MS CHENG TSZ YING: Yes.</p> <p>21 MR VICTOR DAWES: FS251 is a statutory certificate of the</p> <p>22 government. Do you know that?</p> <p>23 MS CHENG TSZ YING: Yes.</p> <p>24 MR VICTOR DAWES: Is it your understanding that in relation</p> <p>25 to fire safety, this is a certificate to ensure that the</p>	
	<p>1 fire service installations and equipment have been</p> <p>2 checked and all of them operate normally; is that</p> <p>3 correct?</p> <p>4 MS CHENG TSZ YING: Yes.</p> <p>5 MR VICTOR DAWES: Regarding Wang Fuk Court, I know you have</p> <p>6 received FS251 certificates and you have seen them</p> <p>7 yourself; is that correct?</p> <p>8 MS CHENG TSZ YING: Yes.</p> <p>9 MR VICTOR DAWES: Let me refer you to your witness statement</p> <p>10 paragraph 58.</p> <p>11 Paragraph 57, the subheading is "The scope of work</p> <p>12 of Victory Fire". In paragraph 58 you said:</p> <p>13 "As I understand, Victory Fire already completed the</p> <p>14 annual inspections of FSI of all blocks of Wang Fuk</p> <p>15 Court on 24 March 2025. FS251 was submitted to the FSD</p> <p>16 on 31 March 2025."</p> <p>17 But you only received the relevant FS251 in the</p> <p>18 middle of May 2025; is that correct?</p> <p>19 MS CHENG TSZ YING: Yes.</p> <p>20 MR VICTOR DAWES: I'd like to ask about the workflow. After</p> <p>21 receiving the FS251, you would read them after receiving</p> <p>22 them; is that correct?</p> <p>23 MS CHENG TSZ YING: Well, after I received them, I would</p> <p>24 hand it to Mr Lai first. I would hand them over to them</p> <p>25 to read them.</p>	

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<p>1 MR VICTOR DAWES: My question is would you yourself read 2 them?</p> <p>3 MS CHENG TSZ YING: Well, I didn't read them in detail. For 4 some contents, some matters need to be followed up on or 5 considered.</p> <p>6 MR VICTOR DAWES: So you said either Mr Lai or Mr Lam would 7 read them, that is your workflow, and it's not within 8 your scope of duties; is that correct?</p> <p>9 MS CHENG TSZ YING: Yes.</p> <p>10 MR VICTOR DAWES: I believe you'll agree that without 11 knowing what directions the FSD has or the contents of 12 the document, it would be difficult for you to follow up 13 on your work, as you need to follow up on these matters; 14 is that correct?</p> <p>15 MS CHENG TSZ YING: Yes.</p> <p>16 MR VICTOR DAWES: I'd like to ask you about another 17 document. If the system or facility is switched off for 18 over 24 hours, a document needs to be submitted to the 19 FSD, that is an SDN, shutdown notice. Did you know?</p> <p>20 MS CHENG TSZ YING: Yes.</p> <p>21 MR VICTOR DAWES: While you were working, you already knew 22 this; is that correct? Not because of the fire.</p> <p>23 MS CHENG TSZ YING: Correct.</p> <p>24 MR VICTOR DAWES: As for FSI contractors such as 25 Victory Fire, if it needs to switch off the relevant</p>	<p>1 MS CHENG TSZ YING: Right.</p> <p>2 MR VICTOR DAWES: What about PC&E, have you received it?</p> <p>3 MS CHENG TSZ YING: No.</p> <p>4 MR VICTOR DAWES: Ms Lok said because the office was small, 5 when you received the document, she would say that out, 6 say "I received the notice from Wang Yan House", and she 7 wouldn't go out of her way to tell the estate manager. 8 Do you have any recollection of her saying so?</p> <p>9 MS CHENG TSZ YING: Yes.</p> <p>10 MR VICTOR DAWES: So you knew SDNs had been submitted and 11 had been submitted to the management office?</p> <p>12 MS CHENG TSZ YING: Yes.</p> <p>13 MR VICTOR DAWES: And if there was such a shutdown, notices 14 would be made available to inform residents?</p> <p>15 MS CHENG TSZ YING: As I understand, notices would be posted 16 by PC&E.</p> <p>17 MR VICTOR DAWES: Would they do so without informing you?</p> <p>18 MS CHENG TSZ YING: I'm not clear about this. I wasn't in 19 the group on large-scale renovation works.</p> <p>20 MR VICTOR DAWES: Please refer to R1, page 78. Do you have 21 any impression of this document, any recollection?</p> <p>22 MS CHENG TSZ YING: Yes, a little bit.</p> <p>23 MR VICTOR DAWES: At work you should have seen this 24 document?</p> <p>25 MS CHENG TSZ YING: Yes.</p>
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<p>1 fire systems, the management office would definitely 2 know; is that correct?</p> <p>3 MS CHENG TSZ YING: Yes.</p> <p>4 MR VICTOR DAWES: When they submit the SDN you would know 5 and after the submission of the SDN you would receive 6 a copy; is that correct?</p> <p>7 MS CHENG TSZ YING: Well, based on my impression we didn't 8 receive any SDN from Victory Fire.</p> <p>9 MR VICTOR DAWES: Ms Lok Sin Ying told us that the staff 10 members of Victory Fire would, through WhatsApp submit 11 the shutdown notice to her with a chop with a day. She 12 said so on Wednesday. When she said so, were you right 13 here?</p> <p>14 MS CHENG TSZ YING: Yes.</p> <p>15 MR VICTOR DAWES: So you probably would recall her saying 16 so. Regarding them submitting them to her on WhatsApp, 17 were you in any group with Victory Fire?</p> <p>18 MS CHENG TSZ YING: No, no groups.</p> <p>19 MR VICTOR DAWES: Did you know whether that was submitted to 20 Ms Lok?</p> <p>21 MS CHENG TSZ YING: Probably not. It should be the 22 contractor in relation to the large-scale renovation 23 works instead of Victory Fire.</p> <p>24 MR VICTOR DAWES: I'd like to correct a point here. What 25 she said was PC&E, not Victory Fire.</p>	<p>1 MR VICTOR DAWES: Let's go to the bottom of this document. 2 "In case of fire, call 999 or inform the staff members 3 of the management office." 4 I'd like to refer you to another document, F2/355. 5 The management office should know that, owing to 6 works being conducted, some systems would be switched 7 off. Because of this, additional fire extinguishers 8 would have to be provided. So you definitely were aware 9 of these documents; is that correct?</p> <p>10 MS CHENG TSZ YING: Yes.</p> <p>11 MR VICTOR DAWES: The management office was very clear and 12 they would follow up on when the shutdown happened and 13 when the systems would be resumed. You should know this 14 very clearly with document records; correct?</p> <p>15 MS CHENG TSZ YING: Yes, with document record, but this is 16 about PC&E, so for general filing it was done by Ms Lok 17 and I knew that she had done so on computers.</p> <p>18 MR VICTOR DAWES: But for these notices to be sent to 19 residents, not just Ms Lok, right, there were just a few 20 people in your office so you would know as well?</p> <p>21 MS CHENG TSZ YING: Yes, indeed.</p> <p>22 MR VICTOR DAWES: So if the fire systems were switched off, 23 the whole office would know; is that correct?</p> <p>24 MS CHENG TSZ YING: Yes.</p> <p>25 MR VICTOR DAWES: And you had responsibility for knowing</p>

Page 41	<p>1 when the fire systems were suspended and would be</p> <p>2 resumed as it was actually a serious matter; is that</p> <p>3 correct?</p> <p>4 MS CHENG TSZ YING: Yes, I agree.</p> <p>5 MR VICTOR DAWES: Based on your participation I'd like to</p> <p>6 draw your attention to another document, B2/1637.</p> <p>7 It was sent by the FSD to the management office.</p> <p>8 It's an advisory letter. And you see this record,</p> <p>9 paragraph 4. Or you can read from paragraph 2.</p> <p>10 I believe you understand the English here; is that</p> <p>11 correct?</p> <p>12 MS CHENG TSZ YING: Yes.</p> <p>13 MR VICTOR DAWES: "A telephone conversation was conducted by</p> <p>14 u/s with the RFSIC of the subject building, Mr Chung ...</p> <p>15 he revealed that only the minor parts of FSI system were</p> <p>16 found defective and would affect water supply of the</p> <p>17 subject building."</p> <p>18 Mr Chung above refers to the registered fire service</p> <p>19 installation contractor?</p> <p>20 MS CHENG TSZ YING: Yes.</p> <p>21 MR VICTOR DAWES: And then, in paragraph 3:</p> <p>22 "An inspection was carried out by the u/s with TP/MP</p> <p>23 crew ... on [23 August]."</p> <p>24 And:</p> <p>25 "The situation was found to be the same as</p>	Page 43	<p>1 I understand there were some complaints stemming from</p> <p>2 large-scale renovation works. Some complaints were</p> <p>3 handled by Ms Lok. Did she relay some complaints to</p> <p>4 you?</p> <p>5 MS CHENG TSZ YING: For some more special ones, she would</p> <p>6 hand them to me.</p> <p>7 MR VICTOR DAWES: Did residents make complaints directly to</p> <p>8 you, as you had been working for quite a while so some</p> <p>9 residents knew you?</p> <p>10 MS CHENG TSZ YING: Yes.</p> <p>11 MR VICTOR DAWES: Ms Lok picked up calls and then would you</p> <p>12 discuss with residents?</p> <p>13 MS CHENG TSZ YING: Well, if a resident said that they</p> <p>14 wanted to talk to me, then I would pick up the calls.</p> <p>15 MR VICTOR DAWES: Some residents knew you?</p> <p>16 MS CHENG TSZ YING: Yes.</p> <p>17 MR VICTOR DAWES: C1-1, page 749. That's about the</p> <p>18 renovation complaints. This record was handled by</p> <p>19 Ms Lok. I've sure you've read it?</p> <p>20 MS CHENG TSZ YING: Yes.</p> <p>21 MR VICTOR DAWES: There are a number of entries that I took</p> <p>22 up with Ms Lok. You were there. Item 5.</p> <p>23 MS CHENG TSZ YING: Yes.</p> <p>24 MR VICTOR DAWES: Let's turn to page 758. Further down.</p> <p>25 Further down. Down to the bottom. Page 766, item 391.</p>
Page 42	<p>1 previously mentioned.</p> <p>2 The situation didn't fall into any scenario of</p> <p>3 appendix V ..."</p> <p>4 And then there was a document number.</p> <p>5 "... which suggest standby means are not</p> <p>6 recommended. The advisory letter without standby means</p> <p>7 draft and enclosure was served to the property</p> <p>8 [manager], Ms Cheng ..."</p> <p>9 This Ms Cheng was you; is that correct?</p> <p>10 MS CHENG TSZ YING: Yes.</p> <p>11 MR VICTOR DAWES: And this is your office telephone number;</p> <p>12 correct?</p> <p>13 MS CHENG TSZ YING: Yes.</p> <p>14 MR VICTOR DAWES: So regarding the advisory letters sent by</p> <p>15 the FSD, they were sent to you and you handled them on</p> <p>16 behalf of the management office?</p> <p>17 MS CHENG TSZ YING: When they came to inspect, they did give</p> <p>18 me this letter.</p> <p>19 MR VICTOR DAWES: And I believe you would agree ISS or your</p> <p>20 duties cover the fire safety of the blocks and you do</p> <p>21 have responsibility, and I believe you agree ... you</p> <p>22 won't take it as it has nothing to do with you after you</p> <p>23 have handed them to ISS; is that correct?</p> <p>24 MS CHENG TSZ YING: Yes.</p> <p>25 MR VICTOR DAWES: I'd like to ask about some complaints.</p>	Page 44	<p>1 There are a number of complaints relating to</p> <p>2 smoking. We can see that the way you deal with it is to</p> <p>3 inform the IO or Prestige?</p> <p>4 MS CHENG TSZ YING: Yes.</p> <p>5 MR VICTOR DAWES: Other than these complaints about the</p> <p>6 renovation, are there any other complaint records?</p> <p>7 MS CHENG TSZ YING: Sorry, I'm not with you. Can you</p> <p>8 repeat?</p> <p>9 MR VICTOR DAWES: Other than this document, the residents</p> <p>10 rang in with complaints. Are there any other records?</p> <p>11 MS CHENG TSZ YING: Yes, we separate them. This is about</p> <p>12 the major renovation. This is standalone record to deal</p> <p>13 with complaints about the major renovation. For the</p> <p>14 housing estate, there is another record.</p> <p>15 MR VICTOR DAWES: In other words, different complaints would</p> <p>16 go into different records? But this is about the major</p> <p>17 renovation so these go into here?</p> <p>18 MS CHENG TSZ YING: Right.</p> <p>19 MR VICTOR DAWES: Smoking, we understand that not just the</p> <p>20 residents complain, it was brought up in meetings?</p> <p>21 MS CHENG TSZ YING: Yes, at the works meetings.</p> <p>22 MR VICTOR DAWES: C1-1, page 651. To be fair to you, in</p> <p>23 these meetings, Manager Lai and Ms Lok handled them.</p> <p>24 You were not directly involved.</p> <p>25 But the content of the meeting and the summary, are</p>

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<p>1 you aware of this?</p> <p>2 MS CHENG TSZ YING: I would read them sometimes.</p> <p>3 MR VICTOR DAWES: After Ms Lok has done that, would she run</p> <p>4 this past you?</p> <p>5 MS CHENG TSZ YING: She would run this by Mr Lai.</p> <p>6 MR VICTOR DAWES: Item 8. Here it's about the workers'</p> <p>7 smoking problem. After discussion, the IO would give</p> <p>8 one month's time for Prestige to improve. There is</p> <p>9 designated smoking zone. If the situation persists,</p> <p>10 there would be the following procedures: photo-taking,</p> <p>11 record the worker's identity, fine, reprimand,</p> <p>12 dismissal.</p> <p>13 Do you know about these suggestions?</p> <p>14 MS CHENG TSZ YING: Yes, after the meeting I heard from them</p> <p>15 about this.</p> <p>16 MR VICTOR DAWES: One month later, that's March 2025, any</p> <p>17 improvement after one month?</p> <p>18 MS CHENG TSZ YING: Not much improvement.</p> <p>19 MR VICTOR DAWES: Page 635. Manager Lai is not there.</p> <p>20 MS CHENG TSZ YING: Yes.</p> <p>21 MR VICTOR DAWES: Item 19, some fire services issues. Have</p> <p>22 you noticed this?</p> <p>23 MS CHENG TSZ YING: May I have a look at this?</p> <p>24 MR VICTOR DAWES: Have a look at item 1, please.</p> <p>25 MS CHENG TSZ YING: I am aware of that.</p>	<p>1 MS CHENG TSZ YING: Yes.</p> <p>2 MR VICTOR DAWES: But it seems that there is nothing much in</p> <p>3 the way of improvement, the complaints haven't stopped?</p> <p>4 MS CHENG TSZ YING: Agreed.</p> <p>5 MR VICTOR DAWES: One of your colleagues testified, and</p> <p>6 I raised this, we are concerned about the issue of</p> <p>7 smoking. It seems you reflected this to Prestige and</p> <p>8 there were some measures mentioned.</p> <p>9 MS CHENG TSZ YING: Yes.</p> <p>10 MR VICTOR DAWES: But, as you said a moment ago, things</p> <p>11 hadn't improved.</p> <p>12 MS CHENG TSZ YING: Yes.</p> <p>13 MR VICTOR DAWES: It seems that ISS didn't take any further</p> <p>14 action to follow up and to assist residents in dealing</p> <p>15 with this issue and I said that you seem to be the</p> <p>16 messenger in your role. Do you think this is a fair</p> <p>17 characterisation of the situation?</p> <p>18 MS CHENG TSZ YING: We simply cannot control the Prestige</p> <p>19 workers. We cannot really dismiss them.</p> <p>20 MR VICTOR DAWES: Right. You are the frontline worker.</p> <p>21 There is a limit to what you can do. You can persuade</p> <p>22 but you cannot enforce anything.</p> <p>23 MS CHENG TSZ YING: Right. We heard they would dismiss the</p> <p>24 workers upon discovering this.</p> <p>25 MR VICTOR DAWES: But did they actually do that?</p>
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<p>1 MR VICTOR DAWES: This is the management office report, so</p> <p>2 you must be aware of that?</p> <p>3 MS CHENG TSZ YING: Yes.</p> <p>4 MR VICTOR DAWES: My question for you, as far as you can</p> <p>5 recall, you've attended the evidential hearing. You've</p> <p>6 also heard complaints about the fire safety, the</p> <p>7 netting, the access openings on the staircase, the</p> <p>8 construction ways, they're concerned about being prone</p> <p>9 to fire.</p> <p>10 MS CHENG TSZ YING: Yes.</p> <p>11 MR VICTOR DAWES: To a certain extent it must have heard of</p> <p>12 such complaints?</p> <p>13 MS CHENG TSZ YING: Yes.</p> <p>14 MR VICTOR DAWES: We understand that in this hearing the</p> <p>15 residents have raised some of the previous complaints.</p> <p>16 Is the management office aware of the following: they</p> <p>17 mentioned at the light well, there is accumulation of</p> <p>18 waste and construction materials and so on. Are you</p> <p>19 aware of that?</p> <p>20 MS CHENG TSZ YING: Light well, I don't have any</p> <p>21 recollection about any complaints about that. For the</p> <p>22 rubbish, I've received complaints.</p> <p>23 MR VICTOR DAWES: Can I put it this way. The management</p> <p>24 office did communicate with Prestige about all these</p> <p>25 issues?</p>	<p>1 MS CHENG TSZ YING: I'm not sure about that.</p> <p>2 MR VICTOR DAWES: Obviously this is no criticism of you, but</p> <p>3 it seems that your company hasn't taken any further</p> <p>4 action to deal with this. Right?</p> <p>5 MS CHENG TSZ YING: Right.</p> <p>6 MR VICTOR DAWES: Let me talk about the access openings. In</p> <p>7 your statement, paragraph 46, you mention this. Every</p> <p>8 five floors there will be access openings.</p> <p>9 MS CHENG TSZ YING: Yes.</p> <p>10 MR VICTOR DAWES: And your instruction is that by the time</p> <p>11 they finish work, they have to keep them locked.</p> <p>12 MS CHENG TSZ YING: Yes.</p> <p>13 MR VICTOR DAWES: Is it fair to say this: as far as you</p> <p>14 recall, your company or your colleagues, there is a lack</p> <p>15 of vigilance about the risks? Is it fair to say that?</p> <p>16 MS CHENG TSZ YING: The risk? Can you repeat your question?</p> <p>17 MR VICTOR DAWES: Let me make it clearer. With hindsight we</p> <p>18 understand there are problems with the access openings</p> <p>19 because that would compromise the means of escape and</p> <p>20 the smoke was actually billowing into the staircases</p> <p>21 from that opening.</p> <p>22 MS CHENG TSZ YING: Right.</p> <p>23 MR VICTOR DAWES: So this is a risk. You didn't notice this</p> <p>24 particular issue; right?</p> <p>25 MS CHENG TSZ YING: Yes.</p>

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<p>1 MR VICTOR DAWES: These access openings and the risks 2 thereof, you haven't considered this practice by 3 Prestige so you didn't have the vigilance and you didn't 4 take any particular action; is that right? 5 MS CHENG TSZ YING: We commissioned Will Power to become the 6 consultants. We have faith in that company to be the 7 expert there. 8 MR VICTOR DAWES: Let me ask you another question. You 9 mentioned the smoking issue. You also addressed the 10 rubbish problem. We all understand that the fire 11 started at the light well in 104, 105, so we are very 12 concerned about the light well. In the course of the 13 renovation, nobody should be entering into the light 14 well; it is under lock? 15 MS CHENG TSZ YING: Correct. 16 MR VICTOR DAWES: In the light well I believe that before 17 the renovation, to a certain extent there would be 18 accumulation of rubbish. 19 MS CHENG TSZ YING: Yes. 20 MR VICTOR DAWES: Because people would be chucking rubbish 21 out of the window. 22 MS CHENG TSZ YING: Right. 23 MR VICTOR DAWES: That shouldn't happen, but it did happen, 24 so there should be some cleaners to clean the light 25 well.</p>	<p>1 MS CHENG TSZ YING: I remember, yes. During the renovation 2 the cleaners cannot go in there for cleaning. So it's 3 the responsibility of the Prestige people, responsible 4 for the cleaning then. 5 MR VICTOR DAWES: Yes. Because of renovation, the cleaners' 6 scope of duty has changed, so you're aware of that. 7 MS CHENG TSZ YING: Yes. 8 MR VICTOR DAWES: So you noticed that the light well leaves 9 something to be desired? 10 MS CHENG TSZ YING: Well, it's not particularly full of 11 rubbish. There is some. Prestige workers do not clean 12 up as often as they should. 13 MR VICTOR DAWES: Smoking, accumulation of rubbish, access 14 openings. I appreciate that this may not be your 15 personal responsibility, but as far as the fire risks 16 are concerned, we saw the papers, the documents a moment 17 ago. It seems the company has the obligation to follow 18 up these with the administration. I'm sure you agree? 19 MS CHENG TSZ YING: Yes. 20 MR VICTOR DAWES: So if there is a fire hazard, can I put it 21 this way, if we simply rely on Prestige or the FSI 22 contractors to handle, then it seems that this is still 23 consistent with the contractual obligation you have in 24 the IO? 25 MS CHENG TSZ YING: For fire issues we defer to the FSI</p>
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<p>1 MS CHENG TSZ YING: Yes. 2 MR VICTOR DAWES: That's your understanding, isn't it? 3 MS CHENG TSZ YING: Yes. 4 MR VICTOR DAWES: It is locked, so one needs a key to get 5 in. 6 MS CHENG TSZ YING: Yes. 7 MR VICTOR DAWES: Nobody should be there unless the cleaners 8 are cleaning up there? 9 MS CHENG TSZ YING: Correct. 10 MR VICTOR DAWES: So there is evidence to show that it is 11 different story after the renovation because the workers 12 can gain access there. Can you confirm that? 13 MS CHENG TSZ YING: Workers gaining access there? Yes. 14 MR VICTOR DAWES: The Committee post-fire went for 15 inspection. We saw the ladders created by scaffolding 16 for people to gain access to the light well. You 17 remember? 18 MS CHENG TSZ YING: I remember that, yes. 19 MR VICTOR DAWES: In each block, there aren't new issues 20 arising from the workers. These places are not supposed 21 to be so dirty. Because of renovation, there is an 22 accumulation of rubbish. 23 MS CHENG TSZ YING: Yes. 24 MR VICTOR DAWES: Have you ever discussed this among your 25 colleagues?</p>	<p>1 contractors. 2 MR VICTOR DAWES: Is it fair to say this. We are looking at 3 this with the benefit of hindsight. I showed you all 4 the documents. ISS has the responsibility to make sure 5 everything is in order. I don't think you would dispute 6 that, would you? 7 MS CHENG TSZ YING: Yes. 8 MR VICTOR DAWES: I know that you might think that you may 9 not be the right person to take these questions, but I 10 hope you'll appreciate that among the ISS's witnesses, 11 you are the most suitable one. 12 MS CHENG TSZ YING: I understand. 13 MR VICTOR DAWES: If you find it difficult to answer the 14 questions, please let us know. 15 MS CHENG TSZ YING: Okay. 16 MR VICTOR DAWES: Let's turn to training. Paragraph 12 of 17 your witness statement refer to the three treasures of 18 ISS. I'm sure that the ISS colleagues would be familiar 19 with this? 20 MS CHENG TSZ YING: Yes. 21 MR VICTOR DAWES: One of the documents is the security work 22 manual, H1-3/6633. There you are. 23 MS CHENG TSZ YING: Yes. 24 MR VICTOR DAWES: Security manual. Page 6640, what are the 25 work you're supposed to do, item 4. Let me remind you</p>

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<p>1 this. You have the obligation to check the gates, fire 2 door, meter room, pump room, plant room, see whether 3 they are locked? 4 MS CHENG TSZ YING: Yes. 5 MR VICTOR DAWES: If irregularities you have to check and 6 lock them up. 7 MS CHENG TSZ YING: Right. 8 MR VICTOR DAWES: So there is instruction for the frontline 9 staff to do this? 10 MS CHENG TSZ YING: Yes. 11 MR VICTOR DAWES: And page 6641, B(2): the duties of 12 different posts in the building. 13 MS CHENG TSZ YING: Yes. 14 MR VICTOR DAWES: One, residential building posts, that's 15 the building attendant, they must have the professional 16 expertise and must understand the buildings they manage. 17 Number of floors, how many units and day-to-day habits. 18 Two, they have to understand the FSI, the FS pumps, 19 the FS control room and also the fire escape and the 20 location thereof. 21 MS CHENG TSZ YING: Yes. 22 MR VICTOR DAWES: I'm sure your colleagues would be familiar 23 with this? 24 MS CHENG TSZ YING: Yes. 25 MR VICTOR DAWES: There are some remarks that post-fire the</p>	<p>1 aware of all these risks? 2 MS CHENG TSZ YING: That's right. 3 MR VICTOR DAWES: Regarding training for your staff, 4 paragraph 53 of the relevant document from your company, 5 let's look at it. It's mentioned a number of times in 6 the hearing. Basically registered FSI contractors 7 should be the only one who can inspect, maintain or 8 repair any FSIs. You've been told by your company; is 9 that right? 10 MS CHENG TSZ YING: Right. 11 MR VICTOR DAWES: I believe that you only learned about it 12 in the training given to you by your company when you 13 joined; right? 14 MS CHENG TSZ YING: Right. 15 MR VICTOR DAWES: Does every frontline worker know about 16 this, as far as you know, among your colleagues? 17 MS CHENG TSZ YING: As far as I know, among my colleagues 18 they all know about it. 19 MR VICTOR DAWES: Can you help me with this. It's a topic 20 we covered yesterday. There is a key-borrowing log. 21 MS CHENG TSZ YING: Yes. 22 MR VICTOR DAWES: When a key was borrowed, it will be 23 logged. 24 MS CHENG TSZ YING: Yes. 25 MR VICTOR DAWES: Access to the main pump room or the</p>
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<p>1 FSI has been shut down and some of the pump rooms remain 2 unlocked. According to this guidelines, and this is not 3 something that should happen? 4 MS CHENG TSZ YING: Correct. 5 MR VICTOR DAWES: So A(2), further back, page 6639, the 6 purpose of patrol. We mentioned that one of the 7 purposes of conducting patrol is to identify fire 8 hazards. 9 MS CHENG TSZ YING: Yes. 10 MR VICTOR DAWES: On the same page, further down, C(2), 11 there is reference to -- next page perhaps, please. 12 Where there is scaffolding. This is particularly 13 important in terms of renovation because all the eight 14 blocks are scaffolded up so we have to pay particular 15 attention to this? 16 MS CHENG TSZ YING: Yes. 17 MR VICTOR DAWES: That's just a reminder. Item 1. For the 18 patrol, unless otherwise instructed, one should be 19 sensitive. The purpose is to safeguard the residents to 20 guard against loss and damage of property and guard 21 against crime, fire, flooding and so on. You do have 22 all these obligations there. 23 We have addressed some of the issues like the access 24 openings, the FSIs and all the rest of it. If you look 25 at the internal guidelines, all the colleagues must be</p>	<p>1 booster pump room will have to be done by a key and the 2 key would have to be borrowed from the guard post at the 3 building? 4 MS CHENG TSZ YING: Right. 5 MR VICTOR DAWES: Every time when the key was borrowed, 6 there needed to be a written record? 7 MS CHENG TSZ YING: Right. Every time the key was borrowed 8 there would be a record made. 9 MR VICTOR DAWES: And this has been adhered to all along; 10 right? 11 MS CHENG TSZ YING: Right. 12 MR VICTOR DAWES: There is a logbook for every block; right? 13 MS CHENG TSZ YING: Right. 14 MR VICTOR DAWES: Seems that there are certain 15 circumstances, as we have seen. The company in charge 16 of the maintenance -- well, there are two technicians, 17 Mr Law and Mr Lee from ISS. 18 MS CHENG TSZ YING: Yes. 19 MR VICTOR DAWES: They both had keys; right? 20 MS CHENG TSZ YING: I only found out that they each had 21 a key after what happened. 22 MR VICTOR DAWES: It seems that when they took contractors 23 to work, then there would not be a record of the key 24 being borrowed in the logbook? 25 MS CHENG TSZ YING: That's possible.</p>

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<p>1 MR VICTOR DAWES: There is an internal arrangement that when 2 contractors come to work, there should be a written 3 record? 4 MS CHENG TSZ YING: Yes. When contractors come to work, say 5 maintenance or repair, they will have to register at the 6 management office. 7 MR VICTOR DAWES: There is another logbook, it's the record 8 of attendance of contractors? 9 MS CHENG TSZ YING: Right. 10 MR VICTOR DAWES: Let's look at C2, page 1687. Have you 11 seen this book before? 12 MS CHENG TSZ YING: Yes. 13 MR VICTOR DAWES: You see the next page, there are records. 14 According to the rules, in addition to making a record 15 in the logbook, a temporary work permit will have to be 16 issued to them; right? Do you remember? 17 MS CHENG TSZ YING: Yes, I do. 18 MR VICTOR DAWES: Let's look at page 1701. Top right, 19 "Temporary Working Permit Acknowledgement Record". 20 MS CHENG TSZ YING: Right. 21 MR VICTOR DAWES: Was that in fact done? Is it the case 22 that more often than not, it wasn't? 23 MS CHENG TSZ YING: Contractors, when they come to 24 conduct -- to do maintenance work, yes, that's -- that 25 was done, but maybe not always.</p>	<p>1 comes to your staff, if they knew who these people were, 2 then they would take them there and open the door of the 3 pump rooms for them. 4 If that happened, what happened was that perhaps 5 they were familiar faces and they knew who they work 6 for. There may not be a written record saying that 7 a key was borrowed and there may not be a record stating 8 that a temporary working permit was issued. Is that 9 right? 10 Let's look at the top right of the form. This is 11 a confirmation acknowledgement of a working permit being 12 issued. I do agree there might be a record in the 13 attendance book stating that a contractor has arrived, 14 but without filling in the form for issuing of a working 15 permit, it's possible that there was no record whether 16 the work would affect the fire alarm system. Do you 17 agree? 18 MS CHENG TSZ YING: When registration was made, I remember 19 that the form would be filled in. 20 MR VICTOR DAWES: So the form would be filled in and the 21 permit might not have been issued? 22 MS CHENG TSZ YING: They would arrive, the form would be 23 filled and then they would also make a record in the 24 attendance book of contractors. 25 MR VICTOR DAWES: All the way down there is a chop by the</p>
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<p>1 MR VICTOR DAWES: Would there be -- well, we see some 2 records. Page 1701, there is a company, company name, 3 Thompson. 4 MS CHENG TSZ YING: Yes. 5 MR VICTOR DAWES: It's a company called Thompson Engineering 6 in charge of pump room regular inspection, that's a 7 contractor? 8 MS CHENG TSZ YING: Mmm. 9 MR VICTOR DAWES: The records talked about whether the work 10 will affect the fire alarm system. 9(b). 11 MS CHENG TSZ YING: That is right. 12 MR VICTOR DAWES: We've seen the key-borrowing logbook. We 13 cannot find a record of Thompson's technicians borrowing 14 the key. All pump rooms are supposed to be locked. 15 MS CHENG TSZ YING: Right. 16 MR VICTOR DAWES: So it might be the case that someone took 17 the contractor there without having to borrow a key from 18 the guard post. 19 MS CHENG TSZ YING: That may happen. When they come to do 20 the maintenance work, they would inform our technical 21 officer. 22 MR VICTOR DAWES: According to a witness statement to the 23 police by Mr Lee Shing Foo, your colleague, he said 24 Prestige workers didn't have keys, so very often 25 he would open the doors for them. It seems that when it</p>	<p>1 management office. Did you affix that chop? 2 MS CHENG TSZ YING: No. 3 MR VICTOR DAWES: Who did? 4 MS CHENG TSZ YING: Someone from the control room. 5 MR VICTOR DAWES: On the previous two days we have looked at 6 evidence saying that Prestige workers asked for the 7 water tank to be drained. Mr Law and Mr Lee, the two 8 technicians, took them to the pump room. Unfortunately, 9 without knowing any better, the switch was turned off. 10 MS CHENG TSZ YING: Right. 11 MR VICTOR DAWES: If the procedure was followed, then there 12 should have been a form stating that there was 13 a drainage, working permits were issued and the entry of 14 whether the fire alarm system would be affected would be 15 filled in; is that right? 16 MS CHENG TSZ YING: Prestige workers did not really do the 17 registration because they were stationed in the complex. 18 They were all in uniform. I recall that they did not in 19 particular do any registration. 20 MR VICTOR DAWES: Let me ask you about the existing 21 procedure. It's not an accusation directed at you. 22 MS CHENG TSZ YING: Right. 23 MR VICTOR DAWES: I just want to know whether there is 24 a procedure to ensure that there are records showing the 25 relevant work will affect the fire alarm system or the</p>

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<p>1 FSIs.</p> <p>2 According to you, these people were Prestige workers</p> <p>3 in their uniform, so there was no need for them to do</p> <p>4 the paperwork.</p> <p>5 MS CHENG TSZ YING: Right.</p> <p>6 MR VICTOR DAWES: They gained entry, they did the work. If</p> <p>7 the work would affect the systems, there would not be a</p> <p>8 record under the procedure; right?</p> <p>9 MS CHENG TSZ YING: Right.</p> <p>10 MR VICTOR DAWES: When did you first know that the fire</p> <p>11 alarm system was turned off?</p> <p>12 MS CHENG TSZ YING: After what happened.</p> <p>13 MR VICTOR DAWES: On the day of the fire, when building</p> <p>14 attendant tried to sound the alarm by breaking the</p> <p>15 break-glass unit, there was no sound; right?</p> <p>16 MS CHENG TSZ YING: Right. I remember on that day I went to</p> <p>17 Wang Cheong House. I asked Ms Chung to break the glass</p> <p>18 to sound the alarm.</p> <p>19 MR VICTOR DAWES: Let me first make it clear to you. At</p> <p>20 that time we are aware that you did your best to alert</p> <p>21 residents. I don't want my question to be</p> <p>22 misunderstood. This is something that no one wanted to</p> <p>23 see happen. You've been working there for a very long</p> <p>24 time.</p> <p>25 On that day you were aware that the break-glass unit</p>	<p>1 after the repair of the FS, then maintenance will have</p> <p>2 to be arranged, papers will have to be signed. He said</p> <p>3 materials would have to be ordered. And then four to</p> <p>4 six weeks later there was a conversation on 3 October.</p> <p>5 MS CHENG TSZ YING: Yes.</p> <p>6 MR VICTOR DAWES: You tried to chase him whether the work</p> <p>7 would start.</p> <p>8 MS CHENG TSZ YING: Yes.</p> <p>9 MR VICTOR DAWES: He said yes and work would start in</p> <p>10 mid-October.</p> <p>11 MS CHENG TSZ YING: Yes.</p> <p>12 MR VICTOR DAWES: Order for lights will have to be made.</p> <p>13 And then you said something else about making</p> <p>14 arrangements of doing some parts first.</p> <p>15 This was a discussion between you two about</p> <p>16 maintenance?</p> <p>17 MS CHENG TSZ YING: Yes, that is the maintenance and repair.</p> <p>18 MR VICTOR DAWES: It seems that there was some urgency so</p> <p>19 you chased him to get things done.</p> <p>20 MS CHENG TSZ YING: Correct.</p> <p>21 MR VICTOR DAWES: Just now Mr Khaw has taken you through</p> <p>22 this. You talked about exchange of documents on the</p> <p>23 14th and then the 22nd. Question asked by Mr Khaw this</p> <p>24 morning, a letter from the FSD, you told him that you</p> <p>25 received it that day. On the 28th you think chased him</p>
Page 62	Page 64
<p>1 was activated but there was no sound and you called to</p> <p>2 ask Mr Lam why the alarm did not sound?</p> <p>3 MS CHENG TSZ YING: Right.</p> <p>4 MR VICTOR DAWES: Your witness statement said that because</p> <p>5 there was no record stating when the system had been</p> <p>6 turned off and there were no complaints, you did not</p> <p>7 know what the problem was?</p> <p>8 MS CHENG TSZ YING: Right.</p> <p>9 MR VICTOR DAWES: Could you please help me. Let's look at</p> <p>10 the WhatsApp records shown to you by Mr Khaw. The</p> <p>11 WhatsApp records are the dialogue you had with Mr Chung.</p> <p>12 Let's look at H4, starting from page 6800. The record</p> <p>13 produced by you, WhatsApp messages between you and</p> <p>14 Mr Chung of Victory Fire starting from early October.</p> <p>15 You had his contact number because he was one of the</p> <p>16 persons to follow up on FS arrangements?</p> <p>17 MS CHENG TSZ YING: Right.</p> <p>18 MR VICTOR DAWES: Other than Mr Chung, who else would you</p> <p>19 contact?</p> <p>20 MS CHENG TSZ YING: Mr Lam.</p> <p>21 MR VICTOR DAWES: Mr Lai?</p> <p>22 MS CHENG TSZ YING: Mr Lam, and possibly Mr Lai.</p> <p>23 MR VICTOR DAWES: So you would contact any one of the three?</p> <p>24 MS CHENG TSZ YING: Right.</p> <p>25 MR VICTOR DAWES: At the beginning of October, you said</p>	<p>1 about when they would come back to do the maintenance</p> <p>2 and repair.</p> <p>3 MS CHENG TSZ YING: Right.</p> <p>4 MR VICTOR DAWES: You talked about what happened on the</p> <p>5 17th. There was an exchange.</p> <p>6 MS CHENG TSZ YING: Yes.</p> <p>7 MR VICTOR DAWES: I remember your first answer to a question</p> <p>8 of Mr Khaw was about SDNs.</p> <p>9 MS CHENG TSZ YING: Right.</p> <p>10 MR VICTOR DAWES: Your reply to the question from Mr Khaw</p> <p>11 was whether you were asked for the document. You said</p> <p>12 you could not recall. Very often, when a witness does</p> <p>13 not or could not recall something is for some reason.</p> <p>14 First, you are sure that the question has never been</p> <p>15 asked of you or you cannot remember; can you tell the</p> <p>16 difference?</p> <p>17 MS CHENG TSZ YING: Yes.</p> <p>18 MR VICTOR DAWES: It's not an accusation against you, but</p> <p>19 you do need to explain about what happened.</p> <p>20 MS CHENG TSZ YING: Just now Mr Khaw asked me about the</p> <p>21 exchange on 17 October. I really have no recollection</p> <p>22 about what it was about. I, in my recollection, after</p> <p>23 what happened, Mr Chung asked me for the SDN.</p> <p>24 MR VICTOR DAWES: Our recollections may not be accurate</p> <p>25 because of various reasons. You now can't tell whether</p>

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<p>1 he did ask you the question; is that right?</p> <p>2 MS CHENG TSZ YING: Right.</p> <p>3 MR VICTOR DAWES: Please understand this is not a criticism.</p> <p>4 On 21 October you told us about a missed call and that</p> <p>5 was not mentioned?</p> <p>6 MS CHENG TSZ YING: Right.</p> <p>7 MR VICTOR DAWES: What I'd like you to help me with is that</p> <p>8 about a week before the fire, on 19 November or</p> <p>9 thereabout, Mr Li of Victory Fire came to fix the</p> <p>10 break-glass unit. At that time you chased him for</p> <p>11 a while and they came to do the repair; right?</p> <p>12 MS CHENG TSZ YING: Right.</p> <p>13 MR VICTOR DAWES: The work affected the fire alarm system or</p> <p>14 the works was related to the fire alarm system because</p> <p>15 of power connection. Their work was also related to the</p> <p>16 water tank, so whether there was water in the water tank</p> <p>17 or not had been discussed; right?</p> <p>18 MS CHENG TSZ YING: With whom?</p> <p>19 MR VICTOR DAWES: With Mr Chung?</p> <p>20 MS CHENG TSZ YING: Mr Chung? I remember he asked whether</p> <p>21 the tank was filled up again.</p> <p>22 MR VICTOR DAWES: Let's look at page 6804. Well, there was</p> <p>23 a question about, "When will you arrange for the</p> <p>24 maintenance work?" "Yesterday I chased about the light.</p> <p>25 It's dead slow." "Water filled or not? Without water,</p>	<p>1 MS CHENG TSZ YING: I remember I asked Ms Lok for the</p> <p>2 photos. The photos were given to me by Ms Lok.</p> <p>3 MR VICTOR DAWES: You mean the photos on page 6807?</p> <p>4 MS CHENG TSZ YING: Yes. The photos I sent by WhatsApp to</p> <p>5 Mr Chung.</p> <p>6 MR VICTOR DAWES: We've seen this before, page 6807. The</p> <p>7 photos were given to you by Ms Lok.</p> <p>8 MS CHENG TSZ YING: Yes, according to what I remember.</p> <p>9 MR VICTOR DAWES: Well, we can only see this from the</p> <p>10 WhatsApp you provided to us. There are photos taken in</p> <p>11 August and September. Can you see?</p> <p>12 MS CHENG TSZ YING: I see.</p> <p>13 MR VICTOR DAWES: 9.30 on 30 August, ground floor, Wang Sun</p> <p>14 House; bottom right, 29 September, FS tank. This is</p> <p>15 Wang Tao. You see the word "Tao"?</p> <p>16 MS CHENG TSZ YING: Yes.</p> <p>17 MR VICTOR DAWES: Evidence shows and we now know the FS</p> <p>18 tanks have been drained. Your understanding by -- what</p> <p>19 you meant is someone told you that works have been</p> <p>20 completed and the tanks had been filled?</p> <p>21 MS CHENG TSZ YING: Yes. As I remember, the tanks have been</p> <p>22 filled and water needed to be stored in the tank.</p> <p>23 MR VICTOR DAWES: What I want you to help us with is the</p> <p>24 situation wasn't the one in November. It seems the</p> <p>25 pictures given to you were the situations before that.</p>
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<p>1 the work cannot be completed."</p> <p>2 Can you recall you said that?</p> <p>3 MS CHENG TSZ YING: Yes, I remember the question was asked.</p> <p>4 MR VICTOR DAWES: So you asked whether the lights was the</p> <p>5 only outstanding item, they said yes, and also some</p> <p>6 minor stuff.</p> <p>7 On 18 October you said water has been filled up</p> <p>8 again.</p> <p>9 MS CHENG TSZ YING: Mmm.</p> <p>10 MR VICTOR DAWES: You remember that on 28 October water was</p> <p>11 filled in the FS tank?</p> <p>12 MS CHENG TSZ YING: I know that there was water in the tank.</p> <p>13 MR VICTOR DAWES: How did you know?</p> <p>14 MS CHENG TSZ YING: I asked my colleagues for photos and saw</p> <p>15 them.</p> <p>16 MR VICTOR DAWES: Our understanding is that the water tank</p> <p>17 was drained, but so far there was no evidence saying</p> <p>18 that the tank was filled again. That's why I asked you</p> <p>19 why.</p> <p>20 MS CHENG TSZ YING: Mr Chung asked me whether the tank was</p> <p>21 filled. I asked my colleagues whether there were any</p> <p>22 photos showing that the tank was filled and if the</p> <p>23 photos could be shown to me.</p> <p>24 MR VICTOR DAWES: Who did you ask for the photos showing the</p> <p>25 tank being filled?</p>	<p>1 When the works were completed, then the form can be</p> <p>2 signed and given to the FSD. That is if water was</p> <p>3 filled into the tank, then a form could be signed and</p> <p>4 given to the FSD?</p> <p>5 MS CHENG TSZ YING: When I sent pictures to ask him whether</p> <p>6 that situation was already all right, was it okay? If</p> <p>7 further information was needed, then he would have asked</p> <p>8 me to provide him with such.</p> <p>9 MR VICTOR DAWES: So you cannot help us to explain why at</p> <p>10 that time some tanks were drained, but then some water</p> <p>11 was still inside the tank?</p> <p>12 MS CHENG TSZ YING: It seems I couldn't help with this.</p> <p>13 MR VICTOR DAWES: We received this record, these pictures</p> <p>14 just now. Do you still have this phone?</p> <p>15 MS CHENG TSZ YING: Yes.</p> <p>16 MR VICTOR DAWES: There are a total of 12 pictures and</p> <p>17 I believe you can send them to Mr Khaw who could then</p> <p>18 give me, then we will have an understanding of the</p> <p>19 pictures back then.</p> <p>20 MS CHENG TSZ YING: Yes.</p> <p>21 MR VICTOR DAWES: I apologise, we only received these</p> <p>22 pictures yesterday. I'm not saying that you</p> <p>23 deliberately didn't provide these pictures to us.</p> <p>24 Then there is a conversation between and you</p> <p>25 Mr Chung. He added an arrow pointing to one of the</p>

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<p>1 items. You see that?</p> <p>2 MS CHENG TSZ YING: Yes.</p> <p>3 MR VICTOR DAWES: Repairing the upfeed pump of the fire</p> <p>4 services with oil adjustments. Do you know what he</p> <p>5 meant by sending this to you?</p> <p>6 MS CHENG TSZ YING: I asked him about the fire service pump</p> <p>7 in Wang Sun House. Then he replied and sent that</p> <p>8 picture over to me. He said that it was already done.</p> <p>9 MR VICTOR DAWES: Maybe a simple question. Victory Fire</p> <p>10 witnesses once said they had a phone call with Ms Cheng</p> <p>11 from the management office. They asked about the</p> <p>12 suspension and the SDN of the fire alarm systems. Do</p> <p>13 you have any idea?</p> <p>14 MS CHENG TSZ YING: Which gentleman was that?</p> <p>15 MR VICTOR DAWES: Mr Li Chun Yin, WS2, page 1538. Let's go</p> <p>16 to the previous page. We can see Mr Li Chun Yin. Then</p> <p>17 the next page, 1538, paragraph 5. Please read this</p> <p>18 paragraph. This paragraph mentioned his call with</p> <p>19 Ms Cheng from the management office, the phone number</p> <p>20 started with 9810. Is that yours?</p> <p>21 MS CHENG TSZ YING: Yes.</p> <p>22 MR VICTOR DAWES: Do you have any recollection of this</p> <p>23 conversation?</p> <p>24 MS CHENG TSZ YING: No.</p> <p>25 MR VICTOR DAWES: The other witness, Mr Wong Kin Wa, let's</p>	<p>1 service installation contractor?</p> <p>2 MS CHENG TSZ YING: Yes.</p> <p>3 MR VICTOR DAWES: If an SDN has been submitted, why didn't</p> <p>4 you give it to them? Shouldn't you take the initiative</p> <p>5 to show them, to tell them, "Shouldn't there be any</p> <p>6 coordination; yes, the system was suspended because of</p> <p>7 the large-scale renovation works?" It was related to</p> <p>8 your work. No one did so; is that correct?</p> <p>9 MS CHENG TSZ YING: Well, it didn't cross anyone's mind that</p> <p>10 that needed to be done.</p> <p>11 MR VICTOR DAWES: But that person was exactly the one that</p> <p>12 needed the most. Do you agree?</p> <p>13 MS CHENG TSZ YING: Yes.</p> <p>14 MR VICTOR DAWES: That person was responsible for the work</p> <p>15 throughout the whole year. He needed to come on</p> <p>16 a regular basis.</p> <p>17 MS CHENG TSZ YING: Mmm.</p> <p>18 MR VICTOR DAWES: Can I put it this way: of course, with the</p> <p>19 benefit of hindsight, I understand that you have your</p> <p>20 own higher-ups and subordinates, but it seems in the</p> <p>21 handling of the fire system you didn't discuss more than</p> <p>22 one contractor would handle the fire service system</p> <p>23 regarding coordination between them which ones switched</p> <p>24 it off and then that contractor needed to inform another</p> <p>25 contractor. No one had considered that; is that</p>
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<p>1 refer to another page, 1547, paragraph 6. He mentioned</p> <p>2 on 19 November he had a conversation with you as well.</p> <p>3 Do you have any recollection?</p> <p>4 MS CHENG TSZ YING: Yes, I have recollection of this one</p> <p>5 with Mr Wong.</p> <p>6 MR VICTOR DAWES: Mr Khaw asked him about the chat with you.</p> <p>7 On 19 November he said Mr Wong didn't say to you</p> <p>8 requesting documents of SDN. Mr Wong did not agree.</p> <p>9 In any event, I'd like to ask you, Mr Khaw asked him</p> <p>10 that question because you didn't agree that he had asked</p> <p>11 you.</p> <p>12 MS CHENG TSZ YING: I don't agree that Mr Wong had asked me,</p> <p>13 correct.</p> <p>14 MR VICTOR DAWES: But can I put it this way: you knew that</p> <p>15 the fire systems had been shut down, there was an SDN?</p> <p>16 MS CHENG TSZ YING: Yes.</p> <p>17 MR VICTOR DAWES: Victory Fire is your registered fire</p> <p>18 service installation contractor?</p> <p>19 MS CHENG TSZ YING: Yes.</p> <p>20 MR VICTOR DAWES: It wasn't involved in the large-scale</p> <p>21 renovation works, it wasn't a contractor involved in the</p> <p>22 large-scale renovation works, but you knew that another</p> <p>23 company had filed an SDN?</p> <p>24 MS CHENG TSZ YING: Yes.</p> <p>25 MR VICTOR DAWES: Victory Fire was the usual registered fire</p>	<p>1 correct?</p> <p>2 MS CHENG TSZ YING: Correct.</p> <p>3 MR VICTOR DAWES: I'd like to ask about the day of the fire.</p> <p>4 At around 2.50 you knew that there was a fire. The</p> <p>5 guard post Ms Chung told you; correct?</p> <p>6 MS CHENG TSZ YING: Through the walkie-talkie she shouted.</p> <p>7 MR VICTOR DAWES: And you asked her to try to activate the</p> <p>8 fire alarm system, there wasn't any sound, and then you</p> <p>9 told Lam Man Yan -- you asked her to ask Mr Lam why and</p> <p>10 handle the matter; right?</p> <p>11 MS CHENG TSZ YING: Yes.</p> <p>12 MR VICTOR DAWES: I knew that you went to Wang Tao, Wang Yan</p> <p>13 and Wang Sun Houses in order to activate the system.</p> <p>14 Did you know at that time?</p> <p>15 MS CHENG TSZ YING: Afterwards I was told about this.</p> <p>16 MR VICTOR DAWES: Management office colleagues in communal</p> <p>17 areas tried to use loudspeakers to ask people to</p> <p>18 evacuate, you said in your witness statement. But that</p> <p>19 didn't seem to be effective as Wang Fuk Court has</p> <p>20 buildings of 30-odd floors so the loudspeaker wouldn't</p> <p>21 reach higher floors.</p> <p>22 MS CHENG TSZ YING: Right.</p> <p>23 MR VICTOR DAWES: But that was the only resort; is that</p> <p>24 correct?</p> <p>25 MS CHENG TSZ YING: Yes.</p>

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<p>1 MR VICTOR DAWES: When the fire happened, until the police 2 asked you to ask people to evacuate or asked you to 3 evacuate, you had been reminding residents that they 4 needed to evacuate? 5 MS CHENG TSZ YING: Yes. 6 MR VICTOR DAWES: And you only evacuated at 4.10; is that 7 correct? 8 MS CHENG TSZ YING: Yes, around that time. 9 MR VICTOR DAWES: After that day you had a phone call with 10 Mr Chung of Victory Fire; is that correct? 11 MS CHENG TSZ YING: Yes. 12 MR VICTOR DAWES: Do you remember at around 6 o'clock the 13 contents of the phone call with Mr Chung? Do you still 14 remember? 15 MS CHENG TSZ YING: He seemed to -- well, it seems that he 16 told me a colleague was on their way and I was asked to 17 provide the SDN documents. 18 MR VICTOR DAWES: Mr Chung's witness statement or evidence 19 said that he had asked whether the contractor had filed 20 the SDN and he requested the production of the SDN from 21 you, and then on the 28th you sent it to him. Was it 22 like that? 23 MS CHENG TSZ YING: Yes, as far as I can recollect. 24 MR VICTOR DAWES: That was the first time you sent him the 25 SDN; correct?</p>	<p>1 complaints within the first week. There were people 2 smoking and he also saw people smoking in building 3 corridors or in scaffolding. 4 Based on that, would you say that this is not 5 accurate, or was it similar to what you understand? 6 MS CHENG TSZ YING: Well, on the floors or in scaffolding 7 nets or in scaffolding I didn't see people smoking. But 8 in other places I did see construction workers smoking. 9 MR VICTOR DAWES: And you saw in person some workers 10 smoking; is that correct? 11 MS CHENG TSZ YING: Yes. But the locations might not be the 12 same. 13 MR VICTOR DAWES: A large quantity of complaints, I believe 14 you won't dispute this; is that correct? 15 MS CHENG TSZ YING: Correct. I knew that there were 16 construction workers smoking and there were complaints. 17 MR VICTOR DAWES: All right. Let's read paragraph 5. 18 I want you to help us. About 60 centimetres away from 19 his desk there was a silver-coloured fire alarm 20 installation. It is his habit that he would check the 21 operation of the alarm system whenever he went to a new 22 construction site. He found that there weren't any 23 lights and there was a long piece of paper hanging over 24 it. 25 MS CHENG TSZ YING: Well, yes, inside the control room.</p>
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<p>1 MS CHENG TSZ YING: Yes. 2 MR VICTOR DAWES: And I'd like you to help us with another 3 area. Someone called Wong Chi Tak, Mr Wong, he was the 4 building person in charge in your company, ISS, and he 5 left the company not quite happily. Did you learn that 6 through the media reports? 7 MS CHENG TSZ YING: Well, he wasn't satisfied. 8 MR VICTOR DAWES: Did you read his witness statement 9 provided to police after the fire? 10 MS CHENG TSZ YING: Yes. 11 MR VICTOR DAWES: We can take a look at it. IE1, page 468. 12 To be fair to you, in handling the matters of Wang Fuk 13 Court, he was very unhappy. And I'd like to show you 14 what he said, but it doesn't necessarily mean the 15 situations back then, owing to different factors. 16 MS CHENG TSZ YING: Right. 17 MR VICTOR DAWES: And you seem to have stated your views 18 based on what he had said. 19 MS CHENG TSZ YING: Yes. 20 MR VICTOR DAWES: I'd like to draw your attention to 21 paragraph 8. 22 He said one week after starting work, during patrols 23 he found that the situation was very bad. Construction 24 materials were propped everywhere, there were cigarette 25 butts and foam boards or styrofoam. He received two</p>	<p>1 MR VICTOR DAWES: That is, there's a panel inside, there is 2 an installation; is that correct? 3 MS CHENG TSZ YING: Well, no such fire service installation. 4 MR VICTOR DAWES: So you mean his description was not 5 correct because, as you understand, there wasn't such 6 device? 7 MS CHENG TSZ YING: Correct. 8 MR VICTOR DAWES: Paragraph 10. He called a spade a spade. 9 He said there were many issues, the management didn't 10 address the issues and he did relay the issues to his 11 higher-ups. Do you agree? 12 MS CHENG TSZ YING: Did he mean he had reported the 13 matters -- the life-threatening matters? 14 MR VICTOR DAWES: Well, the poor circumstances at Wang Fuk 15 Court, such as people smoking, work environment being 16 undesirable; did he make any complaint to his 17 higher-ups? Can you help us with this? 18 MS CHENG TSZ YING: I myself didn't receive such views from 19 him. 20 MR VICTOR DAWES: Who were his higher-ups? 21 MS CHENG TSZ YING: I was one of them. So was 22 Manager Mr Lai. In 2025 there was an assistant property 23 officer surnamed Chow. Based on this, there are media 24 reports, and we did ask Ms Chow whether Mr Wong had 25 related these matters to her and she said no.</p>

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<p>1 MR VICTOR DAWES: In the following I'm going to ask you some 2 questions on IC meetings as well as your participation 3 in these meetings. Before then I'd like you to clarify 4 two matters. 5 MS CHENG TSZ YING: Right. 6 MR VICTOR DAWES: Ms Lok sent you 12 pictures. Did she send 7 you directly or were you in groups together with other 8 colleagues where these pictures were sent? 9 MS CHENG TSZ YING: I don't recall where she sent those 10 pictures. 11 MR VICTOR DAWES: The management office colleagues had 12 WhatsApp groups. Probably there were discussions on 13 fire service works? 14 MS CHENG TSZ YING: Well, I have to read them before I can 15 confirm. 16 MR VICTOR DAWES: Which colleagues were inside the group? 17 MS CHENG TSZ YING: Mr Lai, Ms Lok, me and PA Mr Wong. 18 MR VICTOR DAWES: Mr Wong? 19 MS CHENG TSZ YING: The assistant Mr Wong Wai Kong. 20 MR VICTOR DAWES: That is the colleagues of the management 21 office? 22 MS CHENG TSZ YING: Yes. 23 MR VICTOR DAWES: During maintenance, if there were pictures 24 that needed to be circulated, probably they were in that 25 group?</p>	<p>1 Ms Cheng, in our evidential hearing we have dealt 2 with job orders, the engineering staff members to handle 3 some works. Did you handle them? 4 MS CHENG TSZ YING: Not by me, but I knew that there were 5 such job orders. 6 MR VICTOR DAWES: We know Ms Lok has sent job orders. Who 7 else, based on what you know? 8 MS CHENG TSZ YING: Colleagues in the control room, 9 probably. When they received complaints from residents, 10 say, on some florescent tubes went out of order or the 11 door of the garbage room went out of order, job orders 12 would also be sent. 13 MR VICTOR DAWES: Then the job orders would be for Mr Law 14 and Mr Lee, these two technicians? 15 MS CHENG TSZ YING: Correct. 16 MR VICTOR DAWES: Yesterday Mr Lam Man Yan told us he didn't 17 know that job orders had been issued and he would only 18 be informed when there were problems? 19 MS CHENG TSZ YING: He said that, yes. 20 MR VICTOR DAWES: In relation to the job orders for the 21 water tanks to be drained of water, what was the line of 22 communication? 23 MS CHENG TSZ YING: I read the job order afterwards. 24 MR VICTOR DAWES: Who would be the one who entertained this 25 if there was such a request by Prestige?</p>
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<p>1 MS CHENG TSZ YING: Yes, possible. 2 MR VICTOR DAWES: For complaints and more complicated issues 3 or difficulties, those messages would be in that group? 4 MS CHENG TSZ YING: Yes. 5 MR VICTOR DAWES: During lunch I want you to help us with 6 this. I want to know how Ms Lok sent those pictures to 7 you: directly to you or through the group? 8 MS CHENG TSZ YING: Okay. 9 MR VICTOR DAWES: All the chats of the group, please submit 10 them to me so that we know whether we have questions for 11 you. 12 At present, we have an issue. That is, the fire 13 alarm system had been switched off for a long time. It 14 seems the circumstances were actually at odds with our 15 understanding so we're going to handle this during 16 lunch. 17 MS CHENG TSZ YING: Okay. 18 MR VICTOR DAWES: I don't want to waste time, so I'd like to 19 ask about TOR2. 20 THE HON MR JUSTICE DAVID LOK: What about TOR1, would you 21 ask her about job orders, issuing job orders? 22 MR VICTOR DAWES: Regarding job orders, I didn't intend to 23 ask this witness. If, chairman, your good self has any 24 questions, I can consolidate our information first, or I 25 can ask her to see if she knows this.</p>	<p>1 MS CHENG TSZ YING: Who? 2 MR VICTOR DAWES: You don't seem to know. 3 MS CHENG TSZ YING: I don't know who. 4 MR VICTOR DAWES: In your understanding, when dealing with 5 Prestige, who would they ask? 6 MS CHENG TSZ YING: Manager Lai or Ms Lok. 7 MR VICTOR DAWES: Ms Lok? 8 MS CHENG TSZ YING: Yes. 9 MR VICTOR DAWES: So typically whoever receives the request 10 will issue the job order? 11 MS CHENG TSZ YING: Typically, yes. 12 MR VICTOR DAWES: You've been working for Wang Fuk Court for 13 quite some time and I'd like to seek your assistance 14 regarding the appointment of Prestige and the whole 15 process. 16 MS CHENG TSZ YING: Yes. 17 MR VICTOR DAWES: As a property management company, I'm not 18 sure whether you are familiar with the requirements, 19 there is the PMSA and there is some requirement there. 20 Do you know? 21 MS CHENG TSZ YING: Yes. 22 MR VICTOR DAWES: I can show you the requirements, but there 23 is the guide. Have you seen it? 24 MS CHENG TSZ YING: I'd like to have a look. 25 MR VICTOR DAWES: G1-1/446, for all the provisions there.</p>

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<p>1 This is one of the documents that we identified. It has</p> <p>2 to do with tendering and prevention of bid-rigging, and</p> <p>3 this is the code of conduct.</p> <p>4 MS CHENG TSZ YING: Yes.</p> <p>5 MR VICTOR DAWES: Would you brief the frontline staff of</p> <p>6 these details?</p> <p>7 MS CHENG TSZ YING: I don't have any recollection of that.</p> <p>8 MR VICTOR DAWES: If you haven't seen them, let me assist</p> <p>9 you here. There are certain areas which you might or</p> <p>10 might not be able to answer. As a property management</p> <p>11 company, you have the duty to use competitive and fair</p> <p>12 process to call for a tender and to appoint the</p> <p>13 contractor. I'm sure that this overriding principle you</p> <p>14 understand?</p> <p>15 MS CHENG TSZ YING: Yes.</p> <p>16 MR VICTOR DAWES: Some projects you tender for contractors</p> <p>17 yourself to prevent bid-rigging.</p> <p>18 MS CHENG TSZ YING: Right.</p> <p>19 MR VICTOR DAWES: The tendering has to be fair and just.</p> <p>20 You understand all these overriding principles?</p> <p>21 MS CHENG TSZ YING: Yes.</p> <p>22 MR VICTOR DAWES: Although you haven't seen the details?</p> <p>23 MS CHENG TSZ YING: Yes.</p> <p>24 MR VICTOR DAWES: During your tenure, the IO received the</p> <p>25 mandatory building inspection notice and first RI will</p>	<p>1 MS CHENG TSZ YING: No.</p> <p>2 MR VICTOR DAWES: So my point is Wang Fuk Court essentially</p> <p>3 is the first.</p> <p>4 MS CHENG TSZ YING: Right.</p> <p>5 MR VICTOR DAWES: So before doing this, any guidelines from</p> <p>6 the company or any training, any briefing, any</p> <p>7 additional information to assist you?</p> <p>8 MS CHENG TSZ YING: I'm not sure about that. Usually it's</p> <p>9 Manager Lai who will communicate with the headquarters.</p> <p>10 MR VICTOR DAWES: I know you are involved. In your</p> <p>11 statement you've done quite a lot of work. To be fair</p> <p>12 to you, have you got any training or any assistance?</p> <p>13 Because this is a first for you. Any of these?</p> <p>14 MS CHENG TSZ YING: No.</p> <p>15 MR VICTOR DAWES: Understood. Paragraph 28, you and your</p> <p>16 supervisees would prepare the meeting documents,</p> <p>17 register the attendants and compile minutes?</p> <p>18 MS CHENG TSZ YING: Right.</p> <p>19 MR VICTOR DAWES: And for the EGM there is voting, you have</p> <p>20 to register the attendants.</p> <p>21 MS CHENG TSZ YING: Right.</p> <p>22 MR VICTOR DAWES: Your duty includes meeting the residents</p> <p>23 and also collecting the proxies.</p> <p>24 MS CHENG TSZ YING: Right.</p> <p>25 MR VICTOR DAWES: You probably haven't seen this. If you</p>
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<p>1 have to be engaged.</p> <p>2 MS CHENG TSZ YING: Yes.</p> <p>3 MR VICTOR DAWES: This will have to be tendered.</p> <p>4 MS CHENG TSZ YING: Yes.</p> <p>5 MR VICTOR DAWES: And ISS, one of the duties is to handle</p> <p>6 the tendering exercise for the IO, attending the</p> <p>7 relevant meetings?</p> <p>8 MS CHENG TSZ YING: Yes.</p> <p>9 MR VICTOR DAWES: Now, you have provided to some</p> <p>10 information. If we can turn to your witness statement,</p> <p>11 paragraph 28. Here you can see that this is about the</p> <p>12 engagement of these contractors. You've been working</p> <p>13 there for some considerable time. For major work, you</p> <p>14 have to tender. Before you joined Wang Fuk Court, you</p> <p>15 didn't have experience?</p> <p>16 MS CHENG TSZ YING: Right.</p> <p>17 MR VICTOR DAWES: This is the first time you handled this?</p> <p>18 MS CHENG TSZ YING: In ISS, this is the first property</p> <p>19 management company.</p> <p>20 MR VICTOR DAWES: Right. This is your first property</p> <p>21 management company and Wang Fuk Court was the first one?</p> <p>22 MS CHENG TSZ YING: No. For the first year I worked in</p> <p>23 another housing estate.</p> <p>24 MR VICTOR DAWES: Did you have any experience in major</p> <p>25 renovation?</p>	<p>1 turn to bundle G1, page 588. The PMSA has some</p> <p>2 requirements.</p> <p>3 E(1), simply put, if a licensed PMC assists the OC</p> <p>4 to collect the proxies and to show the list, they have</p> <p>5 to work in accordance with BMO. Do you understand that?</p> <p>6 MS CHENG TSZ YING: Yes.</p> <p>7 MR VICTOR DAWES: Do you understand -- we can always read</p> <p>8 the law under the BMO. Before the meeting, the list</p> <p>9 will have to be displayed at a prominent location; you</p> <p>10 understand this?</p> <p>11 MS CHENG TSZ YING: Yes.</p> <p>12 MR VICTOR DAWES: If ISS assisted in the collection of</p> <p>13 proxies, the list will have to be displayed before the</p> <p>14 meeting; right?</p> <p>15 MS CHENG TSZ YING: Yes.</p> <p>16 MR VICTOR DAWES: Has this been done? There are some</p> <p>17 complaints that this has not been done.</p> <p>18 MS CHENG TSZ YING: Yes, we have done that.</p> <p>19 MR VICTOR DAWES: Are you sure that at every single meeting</p> <p>20 there is such on display?</p> <p>21 MS CHENG TSZ YING: Yes, I'm sure. We will have the proxies</p> <p>22 list. Normally we would have the meeting at the</p> <p>23 Kwong Fuk Community Hall, and the display board,</p> <p>24 I pinned the details there. This is what I did.</p> <p>25 MR VICTOR DAWES: So you can say personally to the Committee</p>

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<p>1 that, as far as you recall, this has been done?</p> <p>2 MS CHENG TSZ YING: Yes.</p> <p>3 MR VICTOR DAWES: And you did it personally?</p> <p>4 MS CHENG TSZ YING: Yes.</p> <p>5 MR VICTOR DAWES: You have a really large extent of</p> <p>6 involvement. According to the URA, Mr Chan,</p> <p>7 RS Surveyors -- you know that there is such a company --</p> <p>8 MS CHENG TSZ YING: Fubong.</p> <p>9 MR VICTOR DAWES: -- they conducted some on-site inspection</p> <p>10 to identify the work that has to be undertaken.</p> <p>11 MS CHENG TSZ YING: Yes.</p> <p>12 MR VICTOR DAWES: You were also involved, weren't you, or</p> <p>13 you knew they were there?</p> <p>14 MS CHENG TSZ YING: Yes, I know. I know they were there.</p> <p>15 MR VICTOR DAWES: And RS has also published a report?</p> <p>16 MS CHENG TSZ YING: Yes.</p> <p>17 MR VICTOR DAWES: Have you seen that?</p> <p>18 MS CHENG TSZ YING: No.</p> <p>19 MR VICTOR DAWES: When they conducted the inspection, who</p> <p>20 accompanied them?</p> <p>21 MS CHENG TSZ YING: I'm not sure who accompanied them.</p> <p>22 MR VICTOR DAWES: Let's take it a step further. In</p> <p>23 25 January 2019 at the AGM, it was decided to appoint</p> <p>24 Will Power, and a Mr Cheng Yat Kai from the engineering</p> <p>25 department of your company assisted in the tendering</p>	<p>1 MS CHENG TSZ YING: I've seen this document, although I</p> <p>2 haven't read it.</p> <p>3 MR VICTOR DAWES: Page 141. The contact person is Mr Lai.</p> <p>4 There's your supervisor and your good self.</p> <p>5 MS CHENG TSZ YING: Yes.</p> <p>6 MR VICTOR DAWES: So upon receipt of this document, if there</p> <p>7 are any questions, then they would be addressed by</p> <p>8 Mr Lai and you?</p> <p>9 MS CHENG TSZ YING: Right.</p> <p>10 MR VICTOR DAWES: Those who would like to tender, they might</p> <p>11 have contacted you?</p> <p>12 MS CHENG TSZ YING: Possibly. If they rang through.</p> <p>13 MR VICTOR DAWES: To your recollection, were there any such</p> <p>14 enquiries?</p> <p>15 MS CHENG TSZ YING: No, I don't have any recollection of</p> <p>16 that.</p> <p>17 MR VICTOR DAWES: Page 143, item 13. This is a general</p> <p>18 clause. The deadline for the tender and all the</p> <p>19 documents will have to go into the box in the management</p> <p>20 office?</p> <p>21 MS CHENG TSZ YING: Yes.</p> <p>22 MR VICTOR DAWES: This collection box is handled by you?</p> <p>23 MS CHENG TSZ YING: Well, collection of tender documents,</p> <p>24 normally the members will be coming down to receive them</p> <p>25 or at meetings, we will be having meetings together.</p>
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<p>1 document.</p> <p>2 MS CHENG TSZ YING: Yes.</p> <p>3 MR VICTOR DAWES: Mr Cheng is not working in Wang Fuk Court?</p> <p>4 MS CHENG TSZ YING: Right.</p> <p>5 MR VICTOR DAWES: He was appointed to deal with the</p> <p>6 renovation.</p> <p>7 MS CHENG TSZ YING: No, he's from the engineering</p> <p>8 department, from the headquarters. Prior to the</p> <p>9 renovation, he would come down from time to time for the</p> <p>10 regular meetings, for the regular meeting every</p> <p>11 two months. He would be there from time to time.</p> <p>12 MR VICTOR DAWES: So for the tendering documents for the</p> <p>13 major renovation, he actually gave assistance to the</p> <p>14 residents of Wang Fuk Court?</p> <p>15 MS CHENG TSZ YING: You mean the RI, RI tendering?</p> <p>16 MR VICTOR DAWES: The tendering document to engage the RI.</p> <p>17 MS CHENG TSZ YING: I read the previous minutes. He</p> <p>18 assisted in drafting the tender document.</p> <p>19 THE HON MR JUSTICE DAVID LOK: Mr Lai or Mr Cheng?</p> <p>20 MR VICTOR DAWES: Mr Lai.</p> <p>21 MS CHENG TSZ YING: Mr Cheng.</p> <p>22 MR VICTOR DAWES: Sorry. I stand to be corrected. Mr Cheng</p> <p>23 Yat Kai.</p> <p>24 Also let me show you F1/138. This is the relevant</p> <p>25 document, isn't it? Have you seen that?</p>	<p>1 MR VICTOR DAWES: But in the day-to-day work in handling</p> <p>2 this collection box, people might deposit the documents,</p> <p>3 this is the work of the management office?</p> <p>4 MS CHENG TSZ YING: Yes, administrative work, yes.</p> <p>5 MR VICTOR DAWES: AGM, 25 January. ISS staff, yourself,</p> <p>6 Mr Lai and Mr Chow Wing Tong attended the meeting; is</p> <p>7 that correct?</p> <p>8 Look at E1/1512. A lot of people attending. ISS,</p> <p>9 represented by Mr Lai, yourself, Mr Chow?</p> <p>10 MS CHENG TSZ YING: Yes.</p> <p>11 MR VICTOR DAWES: Let's go further down. This is a record</p> <p>12 compiled by you, I suppose. Can you assist us there?</p> <p>13 We have information about what happened at that time.</p> <p>14 I would like your assistance there.</p> <p>15 MS CHENG TSZ YING: Yes.</p> <p>16 MR VICTOR DAWES: There are a lot of residents taking part.</p> <p>17 Are there many residents?</p> <p>18 MS CHENG TSZ YING: From what I can recall, not that many.</p> <p>19 MR VICTOR DAWES: Is it really full, filled to capacity?</p> <p>20 Where was it?</p> <p>21 MS CHENG TSZ YING: Was it Community Hall?</p> <p>22 MR VICTOR DAWES: Yes, Community Hall. 368 attendees.</p> <p>23 Quite a high number, isn't it?</p> <p>24 MS CHENG TSZ YING: Some turned up by proxy. My</p> <p>25 recollection is there were not that many.</p>

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<p>1 MR VICTOR DAWES: For the proxy votes and the actual 2 attendees, can you see them? 3 MS CHENG TSZ YING: Yes. I can't quite remember the ratio. 4 MR VICTOR DAWES: You probably know that most of the owners 5 voted for Will Power. 6 MS CHENG TSZ YING: Yes, I have some recollection. 7 MR VICTOR DAWES: Yes. This might jog your memory further 8 down. 9 There it is. Overwhelming majority in favour of 10 Will Power. 11 Far East Architects, second, 7.7 per cent. 12 Will Power's bidding price is higher than the second 13 one, Far East, do you remember? 14 MS CHENG TSZ YING: No, I don't remember. 15 MR VICTOR DAWES: Do you remember at the meeting whether 16 there was any discussion over these kind of choices, why 17 majority voting in favour of Will Power? 18 MS CHENG TSZ YING: No. 19 MR VICTOR DAWES: There are some proxy votes. Were you the 20 one who collected the proxies? 21 MS CHENG TSZ YING: Possibly. Not every time. 22 MR VICTOR DAWES: How many days beforehand were proxies 23 collected, in your habit? 24 MS CHENG TSZ YING: It all depends on the IO. If they are 25 of the view that if there are many proxies, then maybe</p>	<p>1 Mr Khaw? 2 MR RICHARD KHAW: Perhaps I make a request in relation to 3 the time. Mr Dawes asked questions of Ms Cheng about 4 the provision of water tank photos. Perhaps Ms Cheng 5 will use the lunch time to retrieve them. But I don't 6 know how long it will take. If the photos are produced, 7 perhaps there will be follow-up questions by Mr Dawes. 8 I want to make sure that Ms Cheng will have sufficient 9 time to find the photos. Perhaps we will start at 2.45? 10 THE HON MR JUSTICE DAVID LOK: We will set the time 11 tentatively at 2.30. If you need further time, then we 12 will postpone. 13 Now we will adjourn till 2.30. 14 (1.01 pm) 15 (The luncheon adjournment) 16 (2.30 pm) 17 MR VICTOR DAWES: Chairman, during lunch Mr Khaw has 18 provided further evidence, but it doesn't affect our 19 approach. After we have finished with this witness, we 20 will deal with the ensuing matters. 21 THE HON MR JUSTICE DAVID LOK: Please continue. 22 MR VICTOR DAWES: Ms Cheng, I would like to ask you to 23 explain to us about the appointment of Will Power as the 24 consultant. 25 MS CHENG TSZ YING: Right.</p>
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<p>1 seven days in advance they will be collecting proxies. 2 MR VICTOR DAWES: At that time what is the practice? 3 MS CHENG TSZ YING: We did ask similar questions. 4 MR VICTOR DAWES: After collecting the proxies, how do you 5 verify the veracity of the proxies? 6 MS CHENG TSZ YING: There are quite a lot of proxies. 100 7 or over 100. This is roughly the number we received. 8 MR VICTOR DAWES: How do you do the verification of the 9 veracity? 10 MS CHENG TSZ YING: Yes, we do the checking. We would check 11 the unit against the name of the owner. Signature, 12 it would be hard for us to check. 13 MR VICTOR DAWES: Any spot-check? Would you ring them up to 14 see whether they have actually authorised the proxies? 15 MS CHENG TSZ YING: No. Unless the information is 16 incomplete, then we would be asking them. 17 MR VICTOR DAWES: Any recollection where the majority of the 18 proxy instruments go? 19 MS CHENG TSZ YING: Just on a few parties or not. Usually 20 the chairperson, the secretary or the deputy chair. 21 MR VICTOR DAWES: Will Power was later, according to the 22 project consultant. I would like to ask you a question 23 like that. 24 This would be a good time. 25 THE HON MR JUSTICE DAVID LOK: We will adjourn to 2.15.</p>	<p>1 MR VICTOR DAWES: We are aware that in January 2020 the 2 tendering for a consultant started. 3 MS CHENG TSZ YING: Right. 4 MR VICTOR DAWES: You received 35 bids. The bid from 5 Will Power is 308,000. From January 2020 to 11 December 6 2021 there was no development. It was on 7 11 December 2021 in an EGM that resolution was passed to 8 appoint Will Power. 9 MS CHENG TSZ YING: Right. 10 MR VICTOR DAWES: We understand that there were some 11 controversies relating to the major renovation. 12 MS CHENG TSZ YING: Yes. 13 MR VICTOR DAWES: Can you tell us why there was a wait of 14 almost two years before the appointment? 15 MS CHENG TSZ YING: You said 2020 and 2021? 16 MR VICTOR DAWES: Yes. 17 MS CHENG TSZ YING: From my recollection, because of the 18 epidemic, we were not able to call owners' meetings 19 because, well, gathering was prohibited. 20 MR VICTOR DAWES: That was one of the reasons, as you 21 understand? 22 MS CHENG TSZ YING: Yes, that's one of the reasons. 23 MR VICTOR DAWES: On 11 December 2021, in the owners' 24 meeting, Will Power was appointed as the consultant. 25 Let's look at G1-2/1478.</p>

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1 That is the record. You prepared it?
 2 MS CHENG TSZ YING: Yes.
 3 MR VICTOR DAWES: Well, just like previous meetings, you
 4 were present, Mr Lam Man Yan was present, Mr Lai was
 5 present. There was also a Chan Chi Tong. I believe he
 6 was your boss; right?
 7 MS CHENG TSZ YING: Right.
 8 MR VICTOR DAWES: One of your duties in that meeting was to
 9 handle proxies?
 10 MS CHENG TSZ YING: Right.
 11 MR VICTOR DAWES: Just like previous meeting, you would in
 12 advance collect proxies and show the list at the
 13 meeting; right?
 14 MS CHENG TSZ YING: Right.
 15 MR VICTOR DAWES: The minutes were not provided to us, so we
 16 need to ask you. You handled it?
 17 MS CHENG TSZ YING: I put it up.
 18 MR VICTOR DAWES: What would the record show?
 19 MS CHENG TSZ YING: The record showed that there was
 20 a collection of proxies from units.
 21 MR VICTOR DAWES: The list would set out the unit numbers?
 22 MS CHENG TSZ YING: Yes.
 23 MR VICTOR DAWES: Would the name of the person giving the
 24 proxy and the person receiving the proxy be set out?
 25 MS CHENG TSZ YING: No. Only the unit number would show.

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1 MR VICTOR DAWES: The unit number giving the proxy would
 2 show?
 3 MS CHENG TSZ YING: Right, the units that have given proxy
 4 instruments.
 5 MR VICTOR DAWES: That's all the information?
 6 MS CHENG TSZ YING: Right.
 7 MR VICTOR DAWES: About the meeting, let's look at the
 8 beginning of the minutes. Scroll up, please.
 9 Number of participants, 672.
 10 MS CHENG TSZ YING: Right.
 11 MR VICTOR DAWES: Including those with proxies. That took
 12 place in the basketball court. Can you tell us how many
 13 people were present?
 14 MS CHENG TSZ YING: Let me think.
 15 MR VICTOR DAWES: In other words, the number of people
 16 present here includes those holding proxies. Is that
 17 the number of people who attended in person?
 18 MS CHENG TSZ YING: No. That includes proxies as well.
 19 MR VICTOR DAWES: We can see from the attendance rate it's
 20 about 8,000 or so, about one-third of the shares. There
 21 were eight instruments or proxies that were invalid?
 22 MS CHENG TSZ YING: Right.
 23 MR VICTOR DAWES: In relation to this owners' meeting, do
 24 you have any recollection in relation to proxy
 25 instruments? Was there anything that drew your

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1 attention? Did the proxy instruments go to the hands of
 2 just a handful of people?
 3 MS CHENG TSZ YING: I don't remember anything special.
 4 I think among the members, perhaps the chairman and the
 5 vice chairman would hold more proxies than others,
 6 similar to previous owners' meetings.
 7 MR VICTOR DAWES: There is another allegation. Residents
 8 allege that there were people going about lobbying to
 9 owners to get proxies. Can you help us in this regard?
 10 MS CHENG TSZ YING: I personally did not see anything like
 11 that.
 12 MR VICTOR DAWES: Understand. There is an allegation saying
 13 that there were many people who were not residents
 14 attending the meeting. Would you verify their identity
 15 before they are allowed to join the meeting?
 16 MS CHENG TSZ YING: When there weren't many people, there
 17 was no special arrangement. But later, there were more
 18 people attending. There was one time when there was
 19 a requirement that registration had to be made for
 20 authorised persons or owners to attend and they would be
 21 given some kind of identification.
 22 MR VICTOR DAWES: On this occasion, that is 11 December, was
 23 there any arrangement in relation to verification of
 24 identities?
 25 MS CHENG TSZ YING: I don't really have any recollection.

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1 MR VICTOR DAWES: The next meeting, relevant meeting takes
 2 place on 28 January 2024, that is in relation to the
 3 approval of certain works in relation to Prestige.
 4 MS CHENG TSZ YING: Right.
 5 MR VICTOR DAWES: The project price is \$330 million. Well,
 6 similar to previous arrangements, you collected proxies;
 7 right?
 8 MS CHENG TSZ YING: Right.
 9 MR VICTOR DAWES: Were there any difference between this
 10 meeting from the previous two meetings?
 11 MS CHENG TSZ YING: The workflow was the same.
 12 MR VICTOR DAWES: The way the proxies were handled was the
 13 same?
 14 MS CHENG TSZ YING: Right.
 15 MR VICTOR DAWES: Can I put it this way. Similar to the
 16 previous two meetings, you received the proxies and then
 17 you checked the information supplied in relation to
 18 residents of the unit but there was no arrangement to
 19 verify whether the residents of that unit indeed gave
 20 the proxy?
 21 MS CHENG TSZ YING: Right. None.
 22 MR VICTOR DAWES: In relation to this meeting, as to the
 23 people receiving proxies and as to whether there were
 24 a handful of people with a large number of proxies, can
 25 you give us information?

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1 MS CHENG TSZ YING: I can't really remember.
 2 MR VICTOR DAWES: Anything irregular? Say, for example, one
 3 or a few people holding a large number of proxies, be
 4 them residents or members of the IC?
 5 MS CHENG TSZ YING: I remember from the numerous owners'
 6 meetings, it was usually the chairman or the vice
 7 chairman who would hold more proxies.
 8 MR VICTOR DAWES: Can I put it this way. In relation to the
 9 calling of this meeting, there were controversies among
 10 residents as to whether such an expensive project should
 11 go ahead?
 12 MS CHENG TSZ YING: I have heard about it.
 13 MR VICTOR DAWES: In relation to these controversies, have
 14 you adopted any special arrangements to ensure fairness
 15 in the collection of proxies or was the same approach
 16 adopted?
 17 MS CHENG TSZ YING: It was the same approach.
 18 MR VICTOR DAWES: In this meeting, given the fact that there
 19 were controversies, did residents have a chance to ask
 20 questions?
 21 MS CHENG TSZ YING: I am not sure whether there was
 22 a question and answer session in this meeting. The
 23 agenda was given to owners 14 days in advance. If there
 24 were questions, they might make enquiries.
 25 MR VICTOR DAWES: Were there any other meetings to explain

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1 to residents during that 14 days to give them a chance
 2 to ask questions or to give them information about the
 3 matter?
 4 MS CHENG TSZ YING: No, there was none.
 5 MR VICTOR DAWES: Regarding this meeting, we are aware that
 6 there were complaints. Let me take you to the relevant
 7 information. First, G1-1/716. This is dated
 8 5 April 2024, a letter from a resident. The letter was
 9 addressed to the district officer, as well as to the
 10 URA. The letter claims to represent 200 residents that
 11 are concerned, can you see that in the first paragraph?
 12 MS CHENG TSZ YING: Yes.
 13 MR VICTOR DAWES: It says that:
 14 "I represent about 200 owners begging the Home
 15 Affairs Department, the URA, the ICU and the competition
 16 tribunal as well as other relevant parties."
 17 It says that:
 18 "In the owners' meeting on 28 January 2024 there was
 19 a difference in relation to the number of votes. The
 20 management office and the IC refused to publish the list
 21 of proxies. Within just 20 minutes there were about 280
 22 people who voted and at that time no more than 20 people
 23 had joined the meeting."
 24 Can you tell us whether the allegation -- whether
 25 anything -- can you remember anything about the

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1 allegations?
 2 MS CHENG TSZ YING: I remember that in that meeting
 3 a computer was used to count the votes. Well, the --
 4 there is a ballot paper. On top of the ballot paper
 5 there was a sheet stating that the person was present
 6 and we would remove that, but we would not just tear it
 7 off and give that to the person counting the vote one by
 8 one. We would just collect a few and then gave them to
 9 the person counting the votes. Perhaps the owners would
 10 remember things differently.
 11 MR VICTOR DAWES: Well, there was a request to publish the
 12 list of proxies. Do you remember whether there was
 13 a request?
 14 MS CHENG TSZ YING: Not really. But I remember that the
 15 list of proxies was put up during the owners' meeting.
 16 MR VICTOR DAWES: Let me refer you to another document,
 17 page 658 in the same bundle. This is also a complaint
 18 email to the HAD and different departments, claiming
 19 that there was something irregular, inappropriate.
 20 Let's look at paragraph 3. It says that there was
 21 a request to the IC and the management office to publish
 22 the units giving proxies. According to you, at that
 23 time, the list was put up?
 24 MS CHENG TSZ YING: Right.
 25 MR VICTOR DAWES: So the list was indeed made public?

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1 MS CHENG TSZ YING: Right.
 2 MR VICTOR DAWES: After the meeting, we come to understand
 3 that the HAD has recorded nine complaints, that is
 4 questions about the validity of the proxies, some people
 5 alleging that they've been threatened and there were
 6 worries that the meeting was manipulated and there were
 7 also complaints similar to the one we saw before, that
 8 is a letter sent on behalf of close to 200 owners.
 9 In relation to complaints about meetings, I believe
 10 that the management office has received similar
 11 complaints, complaints relating to meetings, claiming
 12 that the meeting was not fair after the meeting had been
 13 conducted.
 14 MS CHENG TSZ YING: We have not received any letters but
 15 we've heard so from residents.
 16 MR VICTOR DAWES: That's why there were no such records in
 17 the logbook of complaints relating to the major
 18 renovation?
 19 MS CHENG TSZ YING: Mmm.
 20 MR VICTOR DAWES: Some residents were not happy about the
 21 way proxies were collected. Did ISS think that there
 22 were problems and there was a need to follow up or
 23 review?
 24 MS CHENG TSZ YING: I have not heard from residents about
 25 them being unhappy with the way proxies were collected.

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<p>1 MR VICTOR DAWES: Are you aware of these complaint letters? 2 Did anyone tell you about these complaints? 3 MS CHENG TSZ YING: No. 4 MR VICTOR DAWES: G1-3/6229. The complaints are not just 5 about the proxies. This is a resident's letter to the 6 Buildings Department. 7 MS CHENG TSZ YING: Yes. 8 MR VICTOR DAWES: Please read on. Further down. This 9 person is an owner of Wang Fuk Court. "Enquiries were 10 made with the chairman, but to no avail. In a fair 11 situation the letter should not be opened but it was 12 opened." 13 It is only RGBC. There are such complaints. Is the 14 management office aware of these complaints? 15 MS CHENG TSZ YING: I don't have any recollection of that. 16 MR VICTOR DAWES: There are a lot of complaints addressed to 17 different government departments. So my question for 18 you is some of the complaints are relating not just to 19 Wang Fuk Court, but also other estates. For your 20 management company, is it the case that you were not 21 aware of the owners lodging complaints, they are not 22 addressed to your management company? 23 MS CHENG TSZ YING: Yes. 24 MR VICTOR DAWES: Can you assist us here. We find this 25 a little bit surprising. The complaints refer to the</p>	<p>1 MS CHENG TSZ YING: Any statutory requirement for voting in 2 person? Voting in person? 3 MR VICTOR DAWES: Not so much by proxies. Voting in person, 4 do you know whether there is a requirement? 5 MS CHENG TSZ YING: The owners themselves have to do it. 6 MR VICTOR DAWES: And the number? How many owners, what 7 percentage, do you know the requirements? 8 MS CHENG TSZ YING: The number would include the proxies. 9 MR VICTOR DAWES: G1-1/454. Please have a look at this 10 paper further up. This is what I showed you this 11 morning, PMSA's code of conduct, "Prevention of 12 Bid-Rigging". 13 Page 454. Have you seen this code? Have you read 14 this code before? 15 MS CHENG TSZ YING: Not this one. 16 MR VICTOR DAWES: "Regarding Large-scale Maintenance 17 Procurement, a licensed PMC acting as manager has to 18 comply with specific procedures at a general meeting of 19 the owners' corporation/an owners' meeting, including: 20 ... 21 (b) At least 5 per cent of the owners or 100 owners 22 (whichever is the lesser) must vote in person in order 23 to pass the resolution concerned ..." 24 You understand this? So 100 owners or 5 per cent. 25 MS CHENG TSZ YING: Mmm.</p>
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<p>1 way in which you handle things and there are no 2 complaints mailed to you. You mean you haven't received 3 any written complaints? 4 MS CHENG TSZ YING: No, not that I can remember. 5 MR VICTOR DAWES: Let me ask further questions about proxies 6 and physical attendance. Do you have any measures that 7 make sure that those attending physically -- to make 8 sure that the number is in line with the statutory 9 requirements, like you have to have the quorum, like how 10 many owners to be present, to be valid? 11 MS CHENG TSZ YING: Yes, we would. 12 MR VICTOR DAWES: Can you elaborate on the requirements and 13 the measures that you adopted? 14 MS CHENG TSZ YING: I'm not with you. Can you repeat your 15 question? 16 MR VICTOR DAWES: Our understanding is that there is 17 a requirement that you need to have a certain number of 18 owners physically attending. Do you know the statutory 19 requirement, what measures do you have to make sure you 20 measure up to the legislative requirements? 21 MS CHENG TSZ YING: The statutory requirement is you have to 22 have 10 per cent of the owners, including proxies and in 23 physical attendance. 24 MR VICTOR DAWES: For those voting in person, any statutory 25 requirement?</p>	<p>1 MR VICTOR DAWES: Let's turn to page 467, "Voting-in-person 2 threshold". That's repeating the requirement. Can you 3 see it? 4 MS CHENG TSZ YING: Yes. 5 MR VICTOR DAWES: My question for you is, now, for this 6 requirement -- you probably don't remember. When I 7 asked you, you didn't seem to know there is such a 8 requirement. Having seen the requirement, can you tell 9 us whether you have any measures to make sure there are 10 100 owners or 5 per cent of the owners present, voting 11 in person? 12 MS CHENG TSZ YING: We measure up to this. 13 MR VICTOR DAWES: Are you sure? Please think carefully. 14 You didn't seem to remember. If you have measures to 15 comply with this requirement, you should have been able 16 to tell us what measures you have adopted. So think 17 carefully before you answer me, please. 18 MS CHENG TSZ YING: Okay. 19 MR VICTOR DAWES: Obviously, if you don't know, please do 20 not speculate. You just tell us whether you recall or 21 not. 22 MS CHENG TSZ YING: Measures-wise, nothing in particular. 23 MR VICTOR DAWES: In the code of conduct, if you refer to 24 page 588, E(2), the title is "Handling instrument 25 appointing proxy, authorisation notice and related</p>

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<p>1 information". You see that?</p> <p>2 E(2):</p> <p>3 "If a licensed PMC assists in the voting at a</p> <p>4 meeting of the OC/an owners' meeting in respect of the</p> <p>5 handling of large-scale renovation procurement, the</p> <p>6 minutes of meeting must contain a clear record of the</p> <p>7 total number of votes cast personally and the total</p> <p>8 number of votes cast by proxy."</p> <p>9 You understand this?</p> <p>10 Do you understand this requirement?</p> <p>11 MS CHENG TSZ YING: I'd like to read it again.</p> <p>12 MR VICTOR DAWES: Sorry?</p> <p>13 MS CHENG TSZ YING: I'd like to read it again.</p> <p>14 MR VICTOR DAWES: I can explain it to you.</p> <p>15 MS CHENG TSZ YING: Yes.</p> <p>16 MR VICTOR DAWES: The requirement is very simple, very</p> <p>17 straightforward. You understand that?</p> <p>18 MS CHENG TSZ YING: Yes.</p> <p>19 MR VICTOR DAWES: The meeting held on 28 January 2024, you</p> <p>20 prepared the minutes. Please refer to G1-2/1495. The</p> <p>21 reason I ask you and give you the chance to explain is</p> <p>22 that in the minutes I don't see anyone attending in</p> <p>23 person or the number of proxies.</p> <p>24 MS CHENG TSZ YING: Right.</p> <p>25 MR VICTOR DAWES: Perhaps you might wish to assist us and</p>	<p>1 attending in person and those sending in proxies, the</p> <p>2 signing arrangement would be different. But the record</p> <p>3 didn't show.</p> <p>4 MR VICTOR DAWES: So you're saying that you do have the</p> <p>5 record, but from the document we see in the minutes,</p> <p>6 this doesn't show?</p> <p>7 MS CHENG TSZ YING: Right. It doesn't spell it out.</p> <p>8 MR VICTOR DAWES: Voting in person, I can't expect you to be</p> <p>9 familiar with the law but I can tell you there are</p> <p>10 statutory requirements. Are you aware of that?</p> <p>11 MS CHENG TSZ YING: Yes, I am.</p> <p>12 MR VICTOR DAWES: You are.</p> <p>13 Chairman, bear with me.</p> <p>14 Chairman, I've got an amendment.</p> <p>15 To be fair to Ms Cheng, I showed you the date.</p> <p>16 There is a gap of three months. So the -- it's about</p> <p>17 the requirement. So on the day the meeting was held,</p> <p>18 the provision hasn't taken into effect.</p> <p>19 MR JENKIN SUEN: Chairman, to be fair, my understanding is</p> <p>20 that the provision was effected in July 2025. Counsel</p> <p>21 Dawes referred to the PMSA code of conduct. If you look</p> <p>22 at the first page of the code of conduct, page 580,</p> <p>23 we're looking at 580, on the left-hand side there is the</p> <p>24 effective date. That was July 2025.</p> <p>25 MR VICTOR DAWES: There are two different requirements. The</p>
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<p>1 offer an explanation.</p> <p>2 MS CHENG TSZ YING: I don't have the figures as to how many</p> <p>3 are there.</p> <p>4 MR VICTOR DAWES: That's page 1495. Let's turn to</p> <p>5 page 1498. In favour and against, we can't see those</p> <p>6 voting in person and also voting by proxy. There may be</p> <p>7 different voting rate for different items.</p> <p>8 Let's look at the voting result, page 1023, G1-1,</p> <p>9 that's the voting result of EGM. This is the record</p> <p>10 that we find. This is what you helped prepare; is that</p> <p>11 right?</p> <p>12 MS CHENG TSZ YING: I think it was one of my colleagues.</p> <p>13 MR VICTOR DAWES: But you've seen this document. You're</p> <p>14 familiar with the template. This is to let people know</p> <p>15 and the owners know about the voting results.</p> <p>16 MS CHENG TSZ YING: Right.</p> <p>17 MR VICTOR DAWES: We don't know how many attending in</p> <p>18 person, how many sent in the proxies.</p> <p>19 This is by no means a personal criticism of you,</p> <p>20 we're trying to look at the system and the measures.</p> <p>21 A moment ago, in answer to my question, you gave me the</p> <p>22 impression that you didn't record how many attending in</p> <p>23 person, how many sent in the proxies.</p> <p>24 MS CHENG TSZ YING: It's not that we didn't have the record,</p> <p>25 although we didn't write them down specifically. Those</p>	<p>1 effective date of the code and also the BMO schedule 6C</p> <p>2 requirement. BMO requirement was in 2024. That came</p> <p>3 into existence after that meeting. So to be fair, there</p> <p>4 are two different dates.</p> <p>5 MR RICHARD KHAW: Chairman, about the 6C requirement, the</p> <p>6 legislative amendment took place in 2024, but it didn't</p> <p>7 come into effect until July 2025.</p> <p>8 MR VICTOR DAWES: The final point, I'd like to show what's</p> <p>9 inside Mr Lam Man Yan's computer. We found a draft.</p> <p>10 That's documents for owner's signature. And that's</p> <p>11 about verification of appointing proxies. Have you seen</p> <p>12 this letter or this kind of letter?</p> <p>13 MS CHENG TSZ YING: I remember I did.</p> <p>14 MR VICTOR DAWES: It seems someone was trying to verify the</p> <p>15 proxies.</p> <p>16 MS CHENG TSZ YING: Yes.</p> <p>17 MR VICTOR DAWES: But your recollection in your statement,</p> <p>18 you seem to be saying no.</p> <p>19 MS CHENG TSZ YING: My statement?</p> <p>20 MR VICTOR DAWES: From your recollection, before the</p> <p>21 meeting, was anything done to verify the proxies?</p> <p>22 MS CHENG TSZ YING: I remember some owners asked for</p> <p>23 5 per cent afterwards. Normally in the owners' meetings</p> <p>24 we don't have this.</p> <p>25 MR VICTOR DAWES: Is that what you did? Who handled this?</p>

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<p>1 MS CHENG TSZ YING: Mr Lam said he didn't do it. I'm not 2 sure. I think it would be Mr Lai. Mr Lai. 3 MR VICTOR DAWES: I've got no further questions, chairman. 4 MR SOLOMON LAM: Chairperson, I've got some questions. 5 THE HON MR JUSTICE DAVID LOK: Counsel Li, you've got some 6 questions? Would you like to ask questions of this 7 witness? 8 Just think about it. 9 Victory Fire. 10 Examination by MR SOLOMON LAM 11 MR SOLOMON LAM: Ms Cheng, I act for Victory Fire. We've 12 got some new documents. I'd like to ask you something. 13 If you don't know, just let us know. H6/6829. There 14 are some photos WhatsApped to Mr Chung. These have been 15 enlarged. 16 You've looked at these pictures before; am I right? 17 MS CHENG TSZ YING: Yes. 18 MR SOLOMON LAM: It says "Block A rooftop before drainage, 19 fire services water tank, 3 November 2025". According 20 to your understanding, why was it written there "before 21 drainage"? 22 MS CHENG TSZ YING: I don't know. 23 MR SOLOMON LAM: Page 6831, please. "Wang Tao House, 24 rooftop fire service water tanks, completion of ceramic 25 tiles, culture of water". Do you know what it means?</p>	<p>1 contact Ms Cheng of this office." 2 Mr Lai put or affixed his stamp there, but you asked 3 Victory Fire and other tenderers to contact you? 4 MS CHENG TSZ YING: Correct. 5 MR SOLOMON LAM: Let's go to 693, the page before. This is 6 another letter addressed to Victory Fire on 7 2 October 2025. This is a letter of acceptance. That 8 is after Victory Fire have submitted their tender you 9 accepted it and there will be a contract. Please look 10 at paragraph 2, line 2. I'm sure you understand 11 English. It says: 12 "Should you have any inquiries, please feel free to 13 contact the undersigned or [you] ..." 14 MS CHENG TSZ YING: Correct. 15 MR SOLOMON LAM: So with regards to the Wang Fuk Court fire 16 service annual inspection works, it's natural for them 17 to contact you; am I right? 18 MS CHENG TSZ YING: Yes, you may say that. 19 MR SOLOMON LAM: You were the contact person; correct? 20 MS CHENG TSZ YING: Yes. 21 MR SOLOMON LAM: Let's go to the tender document of 22 Victory Fire, page 751. You can see the letter was sent 23 to Mr Lai, manager, and you from ISS. The date is 24 23 May 2025. Let's scroll down all the way to page 760. 25 There are a few pages to this document. I'm sure you've</p>
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<p>1 MS CHENG TSZ YING: I'm not sure. According to my 2 understanding perhaps we have to keep some water there 3 for testing, to see if there is any leakage. 4 MR SOLOMON LAM: So it means water test; am I right? 5 MS CHENG TSZ YING: Yes, more or less. 6 MR SOLOMON LAM: According to your understanding, the -- 7 well, after completion of the water tanks, the fire 8 services water tank will be treated as the freshwater 9 tank; am I right? 10 MS CHENG TSZ YING: Yes. 11 MR SOLOMON LAM: So the FS water tank, on 29 September, were 12 going to tile it, but the change of water tank has not 13 been completed, right, because this FS water tank will 14 be turned into a freshwater tank? 15 MS CHENG TSZ YING: Correct. 16 MR SOLOMON LAM: H7/6835. Were you in the group? 17 MS CHENG TSZ YING: No. 18 MR SOLOMON LAM: Let's move on to the next topic. Please go 19 to R1/694. Here you see this is a letter addressed to 20 Victory Fire from ISS. The title is regarding the 21 tender for fire service annual inspection renovations 22 work. There was a deadline for submission of tender, 23 that is 15 September 2025. You see: 24 "If there's any questions regarding the 25 abovementioned matters please call this number and</p>	<p>1 read it? 2 MS CHENG TSZ YING: Yes. 3 MR SOLOMON LAM: At page 760, item 10, after completion of 4 the works, signing off of a certificate of fire services 5 FS251. 6 Now let's go back a few pages, page 759. There are 7 a number of items but we don't see any SDN apart from 8 FS251. Do you agree with that? 9 MS CHENG TSZ YING: Yes. 10 MR SOLOMON LAM: Let's compare that with R1, page 1. China 11 Status, in its tender document to the ISS, item 3, again 12 the FS251, is about the fire services water tank, and 13 that's a quotation for that? 14 MS CHENG TSZ YING: Yes. 15 MR SOLOMON LAM: Item 2 says the shutdown notice, because of 16 the renovations work, and there is a quotation for that 17 as well; right? 18 MS CHENG TSZ YING: Yes. 19 MR SOLOMON LAM: Compared to the tender document from 20 Victory Fire on the fire service annual inspection 21 works, you yourself or your company did not expect 22 Victory Fire to submit or request for any SDN? 23 MS CHENG TSZ YING: No. 24 MR SOLOMON LAM: What does it mean? 25 MS CHENG TSZ YING: I believe that they will need to request</p>

<p>Page 113</p> <p>1 for an SDN for the renovations work. 2 MR SOLOMON LAM: Where does your belief come from? 3 MS CHENG TSZ YING: According to my understanding and based 4 on their previous practice, they did so. 5 MR SOLOMON LAM: But there was not such an item in the 6 tender document. There was no quotation on it. 7 MS CHENG TSZ YING: Agreed. 8 MR SOLOMON LAM: There are some discrepancies between what 9 you said and what Mr Wong said. Let's move on to the 10 statement you gave to the police, C1-2/1220, 11 paragraph 7. In the statement you made to the police 12 you said that in November 2025 you talked to Mr Wong 13 from Victory Fire; correct? 14 MS CHENG TSZ YING: Yes. 15 MR SOLOMON LAM: The date was not stated. You said that you 16 do not remember the exact date. 17 Do you agree that it is 19 November 2025 you talked 18 to Mr Wong? 19 MS CHENG TSZ YING: I don't remember the exact date, but if 20 you said that Mr Wong claimed that was the day when 21 I talked to him, then probably yes. 22 MR SOLOMON LAM: Did you talk to him in person? 23 MS CHENG TSZ YING: Yes. 24 MR SOLOMON LAM: How long did you talk to him for? 25 MS CHENG TSZ YING: Just a while.</p>	<p>Page 115</p> <p>1 management office that the FS main switch would be 2 turned off." 3 Did you not remember someone having informed the 4 management office or you're not sure? 5 MS CHENG TSZ YING: No. 6 MR SOLOMON LAM: There is another Mr Li from Victory Fire. 7 He said on 19 November 2025 he talked to you about the 8 SDN. Mr Li made the claim verbally and we also have 9 a document to support that. That's R2. It's a new 10 document from yesterday, page 993. This is a WhatsApp 11 record between Mr Li and Mr Leung. 12:51 and 13:02. 12 Page 994 there is a transcript. Mr Leung said: 13 "Hey, just now the security guard said that the 14 building maintenance works group had to do something, so 15 the pump was switched off. SDN was effective." 16 And Mr Li replied saying that: 17 "I knew that. Just now Ms Cheng replied to me with 18 that." 19 This is a WhatsApp conversation between Mr Leung and 20 Mr Li and this is what Mr Li said to Mr Leung. 21 Did you actually tell Mr Li about the SDN but you 22 forgot about it? 23 MS CHENG TSZ YING: According to my recollections, I never 24 met Mr Li. 25 MR RICHARD KHAW: Chairman, sorry to interrupt. I have</p>
<p>Page 114</p> <p>1 MR SOLOMON LAM: Mr Wong said that it was about five to 2 10 minutes. 3 MS CHENG TSZ YING: Not that long. 4 MR SOLOMON LAM: According to you, Mr Wong went to you in 5 person, asked if there was any fire service works in 6 progress? 7 MS CHENG TSZ YING: Right. 8 MR SOLOMON LAM: Did you find it weird that an FSI 9 contractor would ask you if there was any fire services 10 work in progress? Did you find it peculiar? 11 MS CHENG TSZ YING: Not at that moment. 12 MR SOLOMON LAM: Not at that moment? 13 Line 3, you said that you answered Victory Fire's 14 staff that there was works in progress. Were you 15 referring to works relating to fire services? 16 MS CHENG TSZ YING: Yes. Because I know that they were 17 working on the FS water tank. He came to me and asked 18 about it so I said that there was work going on. 19 MR SOLOMON LAM: You did know that the SDN was effective? 20 MS CHENG TSZ YING: Yes, I did. 21 MR SOLOMON LAM: In your conversation with Mr Wong, you did 22 talk about SDN? 23 MS CHENG TSZ YING: No. 24 MR SOLOMON LAM: And then you said: 25 "According to my recollections, no one informed the</p>	<p>Page 116</p> <p>1 something to add. When I cross-examined Mr Li, I asked 2 specifically about 19 November 2025, his conversation 3 with Ms Cheng and whether he talked to Ms Cheng about 4 the SDN and Mr Li said he did not. So there are 5 discrepancies between Mr Li's and Ms Cheng's statements. 6 MR SOLOMON LAM: So according to your recollections, on 7 19 November 2025 you did not talk to Mr Li about 8 anything? 9 MS CHENG TSZ YING: Correct. 10 MR SOLOMON LAM: I'd like to now ask you about your 11 conversation with Mr Chung. Please go to H4/6805. That 12 is your conversation with Mr Chung via WhatsApp. Let's 13 look at the text in white. You asked Mr Chung: 14 "When will the renovations work be done the next 15 time?" 16 And Mr Chung said something. I'd like to focus on 17 two points: 18 "Has the water been refilled? If there's no water, 19 we cannot complete the work." 20 Right. 21 MS CHENG TSZ YING: Correct. 22 MR SOLOMON LAM: In other words, on 28 October Mr Chung knew 23 that there was no water in the water tank; right? 24 MS CHENG TSZ YING: Probably, yes. 25 MR SOLOMON LAM: He asked you this. So in the conversation</p>

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1 on 28 October, both parties should have understood what
 2 each other was saying. He asked you about this and you
 3 gave an answer. So both of you knew that there was no
 4 water in the water tank on 28 October. Right?
 5 MS CHENG TSZ YING: You can say that.
 6 MR SOLOMON LAM: Mr Lam from ISS said that he rejoined the
 7 company on 8 October 2025; right?
 8 MS CHENG TSZ YING: Yes.
 9 MR SOLOMON LAM: According to his evidence, he said that on
 10 16 October he asked you about the SDN; correct?
 11 MS CHENG TSZ YING: He did say that to me.
 12 MR SOLOMON LAM: Do you agree with that?
 13 MS CHENG TSZ YING: I don't recall.
 14 MR SOLOMON LAM: So you did not talk to Mr Lam about that?
 15 MS CHENG TSZ YING: I'm not sure.
 16 MR SOLOMON LAM: We just looked at contracts, letters. You
 17 are the contact point with Victory Fire on the
 18 renovations work?
 19 MS CHENG TSZ YING: Yes.
 20 MR SOLOMON LAM: So, in other words, on 17 October 2025,
 21 you would agree that you did have a conversation with
 22 Mr Chung; right?
 23 MS CHENG TSZ YING: Yes.
 24 MR SOLOMON LAM: But there are different versions to the
 25 content of the conversation?

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1 MS CHENG TSZ YING: Correct.
 2 MR SOLOMON LAM: The fact is that on 28 October 2025, both
 3 you and Mr Chung knew that there was no water in the FS
 4 water tank.
 5 On 8 October, Mr Lam rejoined the company?
 6 MS CHENG TSZ YING: Yes.
 7 MR SOLOMON LAM: So would you agree that Mr Chung learned
 8 that there's no water in the FS water tank from you?
 9 MS CHENG TSZ YING: I'm not sure. I'm not sure if he had
 10 any contact with Mr Lam.
 11 MR SOLOMON LAM: Thank you. I have no further questions.
 12 THE HON MR JUSTICE DAVID LOK: Counsel Li?
 13 MR COLMAN LI: Ms Cheng, I have some questions.
 14 MR JENKIN SUEN: Chairman, I also have some questions, but
 15 I will ask them after Counsel Li is done.
 16 Examination by MR COLMAN LI
 17 MR COLMAN LI: I have some questions for you. Please refer
 18 to G1-2/2050. This is an Incorporated Owners' meeting
 19 in 2021. You attended it; correct?
 20 MS CHENG TSZ YING: Right.
 21 MR COLMAN LI: Please go to paragraph 7, page 2053. In the
 22 meeting there was a discussion that there was 5 per cent
 23 of the residents asking for an AGM and a letter was sent
 24 to the convener, and that's the letter shown to you by
 25 Mr Dawes.

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1 MS CHENG TSZ YING: Yes.
 2 MR COLMAN LI: Am I correct in saying that it seems that
 3 after Chairman Tang received a request to convene an
 4 owners' meeting he had some extra requirements on the
 5 verification of identity of attendees and the
 6 arrangement is very much different from other owners'
 7 meeting on the point about verification of proxies?
 8 MS CHENG TSZ YING: I don't fully agree with that.
 9 MR COLMAN LI: Let's look at another example, G1-1,
 10 page 671. Let's go to the last page. This is
 11 a complaint to the Home Affairs Department from
 12 residents. Let's look at paragraph 5.
 13 In 2024, again 5 per cent of the residents request
 14 to convene an owners' meeting. There is the same
 15 complaint, saying that the chairman of the Incorporated
 16 Owners asked conveners to take extra steps to verify the
 17 identity of the owners. It seems that the practice is
 18 the same as the one in 2025. Chairman took extra steps
 19 to verify the identity of the attendees. Do you agree
 20 that it happened?
 21 MS CHENG TSZ YING: Yes.
 22 MR COLMAN LI: Thank you, chairman. No further questions.
 23 THE HON MR JUSTICE DAVID LOK: Counsel Suen?
 24 Examination by MR JENKIN SUEN
 25 MR JENKIN SUEN: Ms Cheng, good afternoon. I have something

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1 that I'd like to clarify with you. I will not repeat
 2 what other counsel have asked.
 3 Please refer to paragraph 37 of your witness
 4 statement.
 5 Here you said that during the renovations work you
 6 understood that Prestige have hired another FSI
 7 contractor. My question to you is if you knew that the
 8 other FSI contractor was China Status?
 9 MS CHENG TSZ YING: I did not know at that time.
 10 MR JENKIN SUEN: You did not know at that time? How did you
 11 realise that Prestige hired another FSI contractor?
 12 MS CHENG TSZ YING: Ms Lok and Manager Lai from the
 13 management office would have works meeting and when they
 14 came back from the meeting they talked about SDN on the
 15 FS water tank.
 16 MR JENKIN SUEN: So what you mean is that when it comes to
 17 ISS, that is the management office handling the major
 18 maintenance in relation to FSIs or submissions of SDNs,
 19 it would be Mr Lai the manager or Ms Lok to handle these
 20 matters, you just heard about it from them?
 21 MS CHENG TSZ YING: Right.
 22 MR JENKIN SUEN: In relation to documentations of the
 23 submission of SDNs, it would be Ms Lok or Mr Lai who
 24 would know about it. Did you yourself see the relevant
 25 documentations?

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<p>1 MS CHENG TSZ YING: No, but I knew that Ms Lok filed them in 2 the computer. 3 MR JENKIN SUEN: If they were filed in the computer, who 4 would have access of these files? Would it include 5 yourself? 6 MS CHENG TSZ YING: Yes, it includes. 7 MR JENKIN SUEN: And the entire management office? 8 MS CHENG TSZ YING: Not the entire management office. 9 MR JENKIN SUEN: Just you? 10 MS CHENG TSZ YING: The staff of the control room would not 11 have had access. 12 MR JENKIN SUEN: You would, Mr Lai would, Ms Lok would. 13 What about Mr Lam, would he have access? That is the 14 technical officer. 15 MS CHENG TSZ YING: I don't think Mr Lam had access. 16 MR JENKIN SUEN: Okay. Yesterday we heard from Mr Lam's 17 evidence that in relation to Victory Fire he said that 18 there was a printed copy that he has filed, not 19 electronic copies. In relation to Victory Fire, that 20 means the filing is in hard copies, not in electronic 21 form. 22 Regarding the major renovation, if there were other 23 SDN documents, then they would have been filed in 24 e-form, electronic form? 25 MS CHENG TSZ YING: Right.</p>	<p>1 contractor which is China Status Development and 2 Engineering Co Ltd. On the right-hand side there's 3 a chop from the FSD communication centre. They confirm 4 that the document was received on 7 April. 5 MS CHENG TSZ YING: I see it. 6 MR JENKIN SUEN: That was the same day. 7 Just now you said that in the management office you 8 yourself and Ms Lok, from her evidence, that in relation 9 to the work of the FS tank, the plan was to tile the FS 10 tank and then it would be used temporarily as 11 a freshwater tank or a seawater tank and the freshwater 12 tank and the seawater tank would undergo renovation 13 work. That was the plan? 14 MS CHENG TSZ YING: Right. 15 MR JENKIN SUEN: If that is the case, the reason for the 16 works was mainly to repair the freshwater tank and 17 perhaps the seawater tank, but you need to use the FS 18 tank as an alternative. As a result, first of all, 19 you had to tile the FS tank, so there was work to be 20 done at the FS tank. There was work done at the FS tank 21 because there would be work done to the freshwater tank 22 and the seawater tank; is that right? 23 MS CHENG TSZ YING: I am not sure whether there were leaks 24 or other problems leading to the repair, but the FS tank 25 would be turned into a freshwater tank. That's</p>
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<p>1 MR JENKIN SUEN: According to you, Mr Lam did not have 2 access to FSI contractor documentation. Well, the other 3 way around, would you have access to the documentations 4 of Victory Fire? 5 MS CHENG TSZ YING: Yes. 6 MR JENKIN SUEN: So you knew where they were filed? 7 MS CHENG TSZ YING: Right. 8 MR JENKIN SUEN: So you had the electronic copies. Let me 9 now show you some other documents. 10 Some earlier ones, it's about Wang Tai House and 11 Wang Chi House. B2/1627. This is to do with Wang Tai 12 House. This is the FSI SDN, shutdown notice. Two 13 blocks of eight, that is Wang Tai House and Wang Chi 14 House, were the earlier ones, that is, 7 April 2025. It 15 is shortly after the annual inspection of Wang Tai, that 16 is in April. It was done, it was submitted by China 17 Status. 18 Let me ask you, documents like this, upon receipt by 19 Ms Lok, she would file them in electronic form, 20 according to you; right? 21 MS CHENG TSZ YING: Right. 22 MR JENKIN SUEN: Let's scroll down. Further down. We see 23 here there are parts 1, 2 and 3. Part 1 is about the 24 commencement of the shutdown, 7 April, expected 25 completion date, 20 April. There is a chop from the</p>	<p>1 something I knew. 2 MR JENKIN SUEN: But you were not clear about leakage? 3 MS CHENG TSZ YING: That's right. 4 MR JENKIN SUEN: Now turn to the next page. Also in 5 relation to Wang Tai House, there is a fire service 6 installation and equipment -- certificate of fire 7 service installation and equipment, that is FS251. 8 Let's scroll down. Stop here. It says that these works 9 have been done, that is checking of the FS water tank, 10 that is to check the FS tank. And it says here that 11 there was water leakage. 12 Part 3, it says, in relation to defects, as a result 13 of the water tank leakage, a repair was needed. 14 I won't take you to each and every document. 15 In relation to the eight blocks, there were similar 16 FS251 stating that there was water leakage. From your 17 understanding, well, did you see any document saying 18 that there was water leakage? 19 MS CHENG TSZ YING: Not at that time. 20 MR JENKIN SUEN: Not at that time? 21 MS CHENG TSZ YING: No. 22 MR JENKIN SUEN: Before the fire, even though the forms were 23 in electronic form you did not access the file? 24 MS CHENG TSZ YING: Not this one. 25 MR JENKIN SUEN: At that time, if you knew the reason for</p>

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<p>1 the repair, according to this document, it was water 2 leakage, do you think that is not very accurate or you 3 do not really know? 4 MS CHENG TSZ YING: I can't comment on this. 5 MR JENKIN SUEN: Let's scroll up. We see a time. It's 6 3 October. That's the date. And the bottom of the 7 form, it says 7 April 2025. Do you see that? 8 MS CHENG TSZ YING: Yes. 9 MR JENKIN SUEN: Perhaps I'll show you another document 10 which is clearer. Wang Chi House, B2/1759. B2/1759 is 11 the SDN in relation to Wang Chi House also dated 12 7 April. 13 Let's go to the next page, 1760. Top left, there is 14 a date, 3 October 2025. 15 Let's move down. Similarly, we see a date, 16 7 April 2025. 17 MS CHENG TSZ YING: Right. 18 MR JENKIN SUEN: My understanding is that the date at the 19 top is the time when the form was sent to the FSD, which 20 is 3 October 2025. Do you have any recollection in 21 relation to relevant FS251? The SDN was issued in 22 April. As far as the FSD was concerned, it was only in 23 October that they received the FS251. So as far as the 24 management office was concerned, when did they receive 25 the FS251? The date here says 7 April. Did you receive</p>	<p>1 or even a year? 2 MS CHENG TSZ YING: I seem to remember that there was a 3 record in the works meeting. 4 MR JENKIN SUEN: You remember that, but we will look it up. 5 Were you present at that works meeting? 6 MS CHENG TSZ YING: No. 7 MR JENKIN SUEN: Just now you said, apart from that issue 8 that -- we've learned you were not clear. As to whether 9 there was any water leakage, there was water leakage in 10 relation to the FS tank or were there complaints, say, 11 from the 31st floor about water seepage? What was it? 12 MS CHENG TSZ YING: In relation to water tank. 13 MR JENKIN SUEN: Water leakage of the water tank. Did you 14 receive any complaints or reports saying that it was 15 found the FS tank was leaking? 16 MS CHENG TSZ YING: In relation to complaints of FS tank 17 leaking, I did not receive any. However, water seepage 18 on the ceiling of the 31st floor, yes, I did receive 19 a complaint. 20 MR JENKIN SUEN: My last question. In your witness 21 statement, let me show you paragraph 62. WS2/1271. 22 Let's first look at paragraph 60, the previous page. 23 You were talking about an annual inspection in 2025 was 24 found -- well, Victory Fire found that there were 25 defects in some of the FSI.</p>
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<p>1 it on 7 April or did you receive it in October, just 2 like the FSD? 3 MS CHENG TSZ YING: Not clear about that. 4 MR JENKIN SUEN: So if we were to ask, who should we ask? 5 MS CHENG TSZ YING: Mr Lai or Ms Lok. 6 MR JENKIN SUEN: I just have a few questions for you. 7 You're a manager of the management office -- well, 8 an officer. You knew there was a plan that involved 9 a step which is when the work of the FS tank was 10 completed, it would be turned into a temporary 11 freshwater tank. If that was the case, that is the work 12 of the FS tank and the switching off of the FSI would 13 last for quite some time? 14 MS CHENG TSZ YING: Right. 15 MR JENKIN SUEN: At that time, you or other colleagues, did 16 you think that it would be problematic or did you have 17 any concern? 18 MS CHENG TSZ YING: We didn't really think about this. 19 MR JENKIN SUEN: You did not ask Victory Fire? Did you 20 consult Victory Fire to see if they had any comment? 21 MS CHENG TSZ YING: No, we did not. 22 MR JENKIN SUEN: Any particular recollection, say, for 23 example, from residents meetings or works meetings that 24 there was an explanation to them that the result would 25 be that the FSI would be switched off for several months</p>	<p>1 Next page. You understand that between July and 2 August 2025, the FSD conducted an inspection at Wang Fuk 3 Court. There was a mention that the defects should be 4 followed up on as soon as possible. 5 Paragraph 62. Originally, Victory Fire planned to 6 start the renovation work in November 2025. However, 7 between July and August 2025, the FSD mentioned about 8 following up on the defects identified in the annual 9 inspection as soon as possible, hence there was 10 a request to start the work earlier. 11 I would like to ask you these. You confirm that in 12 July or August the FSD asked Wang Fuk Court to fix the 13 defects found in the annual inspection? 14 MS CHENG TSZ YING: Right. 15 MR JENKIN SUEN: Your understanding was that because FSIs 16 were involved, problems should be rectified as soon as 17 possible? 18 MS CHENG TSZ YING: Right. 19 MR JENKIN SUEN: In July or August, when the FSD had already 20 mentioned something, how come that it was only in 21 October that Victory Fire was asked to provide quotation 22 to do the work? Why not start in August or July? 23 MS CHENG TSZ YING: I can't recall when the tender exercise 24 started. I remember there was a tender exercise and the 25 bids would return and then they were analysed and then</p>

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1 there was the endorsement by the meeting. It took some
 2 time.
 3 MR JENKIN SUEN: From your recollection, the FSD asked for
 4 follow-up but it took some time to follow the procedure,
 5 and then it was October you asked if Victory could start
 6 the work earlier?
 7 MS CHENG TSZ YING: Yes. After it was endorsed by the
 8 meeting, I immediately informed them.
 9 MR JENKIN SUEN: Please wait.
 10 Chairman, members, I don't have other questions, but
 11 I do notice that there are some documents received
 12 during the break, the lunch break. We did not have time
 13 to go through them. If need be, we will see how we will
 14 handle it.
 15 THE HON MR JUSTICE DAVID LOK: Well, the upcoming holiday
 16 will be working days for us. Perhaps, if need be, you
 17 just contact us.
 18 MR JENKIN SUEN: Thank you.
 19 THE HON MR JUSTICE DAVID LOK: Mr Khaw, do you have
 20 a lengthy re-examination?
 21 MR RICHARD KHAW: A very short one.
 22 Examination by MR RICHARD KHAW
 23 MR RICHARD KHAW: Ms Cheng, don't worry. You've spent
 24 a long time here. I will finish your evidence as soon
 25 as possible.

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1 Counsel for the Government asked you some questions.
 2 On the same page, that is paragraph 60 of your witness
 3 statement, you said that as far as you understand, in
 4 July or August 2025, the FSD conducted inspections at
 5 Wang Fuk Court. There were mentions about defects
 6 needing follow-up as soon as possible.
 7 Are you clear about the scope and locations or areas
 8 where the inspection covered?
 9 MS CHENG TSZ YING: I remember one time there was an
 10 inspection at Wang Tai House.
 11 MR RICHARD KHAW: What locations, do you know?
 12 MS CHENG TSZ YING: No. We wanted to go with them, but they
 13 said they could do it alone.
 14 MR RICHARD KHAW: Did they mention to you where they would
 15 check?
 16 MS CHENG TSZ YING: They said they would look at the defects
 17 identified in FS251.
 18 MR RICHARD KHAW: Let me take you to some questions covered
 19 this morning. Well, I asked you questions about
 20 something and Mr Dawes also asked you questions in
 21 detail.
 22 MS CHENG TSZ YING: Yes.
 23 MR RICHARD KHAW: On 17 October 2025 you had a telephone
 24 conversation with Mr Chung. According to phone records,
 25 the conversation lasted one minute and eight seconds.

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1 Can you remember?
 2 MS CHENG TSZ YING: Yes.
 3 MR RICHARD KHAW: When Mr Dawes asked you questions, he made
 4 it clear -- he asked you if you remember clearly the
 5 content of the conversation. You said you did not
 6 remember exactly what it was about.
 7 MS CHENG TSZ YING: Right.
 8 MR RICHARD KHAW: This morning in your testimony you said
 9 that, as to whether Mr Chung asked you for the SDN, you
 10 said that before the fire, he didn't ask you for that.
 11 Remember?
 12 MS CHENG TSZ YING: Yes.
 13 MR RICHARD KHAW: So for this telephone conversation on
 14 17 October 2025, you can't remember exactly what went on
 15 in the conversation, but for the telephone conversation
 16 on 17 October, if Mr Chung asked you for the SDN, how
 17 would you respond to that?
 18 MS CHENG TSZ YING: To be fair, I don't quite remember the
 19 content of the phone conversation, but if he asked me
 20 for that, then I would be able to retrieve it from the
 21 computer. I've got the file. So I presume that I would
 22 have been able to send it to him very quickly.
 23 MR RICHARD KHAW: Another question Counsel Dawes also asked
 24 you, there was a former staff, Mr Wong Chi Tak from ISS.
 25 MS CHENG TSZ YING: Right.

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1 MR RICHARD KHAW: You know that through different channels
 2 he expressed opinions on the management company.
 3 MS CHENG TSZ YING: Right.
 4 MR RICHARD KHAW: You submitted a second witness statement
 5 in response to his comments.
 6 MS CHENG TSZ YING: Right.
 7 MR RICHARD KHAW: In this regard, I'd like you to have
 8 a look at the statement. WS5, page 1815.
 9 Here in this statement, paragraph 4, it says when
 10 Mr Wong joined ISS, his capacity, he was there for a
 11 short time, about two weeks. And paragraph 5, he also
 12 said that on 15 May 2025, he tendered his resignation.
 13 He gave the reason for the resignation. Last three
 14 lines, he said Mr Wong verbally mentioned to you that he
 15 was interviewing for another more suitable job because
 16 the location was closer to where he lives.
 17 MS CHENG TSZ YING: Right.
 18 MR RICHARD KHAW: Paragraph 10, regarding Mr Wong's
 19 allegation, you are making a response here. This
 20 morning Counsel Dawes asked you about this. Mr Wong, in
 21 his testimony or in his statement, said that in front of
 22 his seat there is a 60 cm by 90 cm silver fire alarm
 23 system and there was no light and there is a sign saying
 24 SDN. "The control room and the management office are
 25 side by side. I was working in the management office.

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<p>1 I can confirm that I didn't touch that." So just</p> <p>2 confirming what you said.</p> <p>3 MS CHENG TSZ YING: Right.</p> <p>4 MR RICHARD KHAW: Let's turn to paragraph 14. Counsel Dawes</p> <p>5 asked you about whether Mr Wong mentioned to you that</p> <p>6 his job would jeopardise his life and he said he raised</p> <p>7 this twice with his superiors.</p> <p>8 Here you're telling us what you knew.</p> <p>9 MS CHENG TSZ YING: Right.</p> <p>10 MR RICHARD KHAW: Earlier, by the time he left the job, he</p> <p>11 didn't mention anything about his own safety.</p> <p>12 MS CHENG TSZ YING: Right.</p> <p>13 MR RICHARD KHAW: So you are saying -- you're stating the</p> <p>14 reason why he resigned.</p> <p>15 MS CHENG TSZ YING: Correct.</p> <p>16 MR RICHARD KHAW: So you are standing by what he said in the</p> <p>17 second witness statement.</p> <p>18 MS CHENG TSZ YING: Yes.</p> <p>19 MR RICHARD KHAW: Finally, regarding complaints against</p> <p>20 smoking, Counsel Dawes asked you some questions.</p> <p>21 MS CHENG TSZ YING: Right.</p> <p>22 MR RICHARD KHAW: He asked you, when you received complaints</p> <p>23 about smoking, would ISS be just a messenger and relate</p> <p>24 the complaints to Prestige and that's it? Do you</p> <p>25 remember this question being asked?</p>	<p>1 decisions are taken and proxies would have a deciding</p> <p>2 influence. In Wang Fuk Court, when you decide whether</p> <p>3 a proxy is valid, you would look at the information,</p> <p>4 whether you have the necessary information, the unit,</p> <p>5 the name of the owner, who did they authorise. If they</p> <p>6 have information, that is regarded as valid?</p> <p>7 MS CHENG TSZ YING: Yes, we check the name.</p> <p>8 THE HON MR CHAN KIN-POR: You can't check the signature?</p> <p>9 MS CHENG TSZ YING: No, we can't.</p> <p>10 THE HON MR CHAN KIN-POR: So you wouldn't check the</p> <p>11 signature, and they can vote by proxy.</p> <p>12 MS CHENG TSZ YING: Right.</p> <p>13 THE HON MR CHAN KIN-POR: Now, you have the proxy list.</p> <p>14 MS CHENG TSZ YING: Yes.</p> <p>15 THE HON MR CHAN KIN-POR: About the names, Ms Lok said</p> <p>16 yesterday there were complaints about certain people not</p> <p>17 authorising the proxy and some called the police for</p> <p>18 investigation.</p> <p>19 My question for you is that there are many residents</p> <p>20 complaining about the system. Did the management office</p> <p>21 discuss how to improve the proxy system? This is of</p> <p>22 crucial importance. If there are proxies and if the</p> <p>23 system is not watertight, it is prone to problems. Did</p> <p>24 the management discuss this issue of how proxies should</p> <p>25 be handled?</p>
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<p>1 MS CHENG TSZ YING: I remember that.</p> <p>2 MR RICHARD KHAW: Let's turn to your witness statement, and</p> <p>3 there is a description of this in your first witness</p> <p>4 statement. Paragraph 50. Here you say that the</p> <p>5 management office would from time to time receive</p> <p>6 complaints from the residents about workers smoking at</p> <p>7 work.</p> <p>8 Let's go to the last four lines. You said you</p> <p>9 reflected this to Prestige and you and Mr Lai would give</p> <p>10 instructions to the security guards, and if they spotted</p> <p>11 anyone smoking, they have to insist that the workers</p> <p>12 stop.</p> <p>13 MS CHENG TSZ YING: Right.</p> <p>14 MR RICHARD KHAW: At the public places you also put up</p> <p>15 notices about the smoking problem, and at the</p> <p>16 scaffolding and outer wall there are notices put up</p> <p>17 about no smoking.</p> <p>18 So for these four lines, they are instructions</p> <p>19 issued by the government, you were involved with this?</p> <p>20 MS CHENG TSZ YING: Yes.</p> <p>21 MR RICHARD KHAW: I have no further questions.</p> <p>22 Questions by THE MEMBERS</p> <p>23 THE HON MR CHAN KIN-POR: Ms Cheng, I've got a question</p> <p>24 about proxies.</p> <p>25 We understand that in many housing estates major</p>	<p>1 MS CHENG TSZ YING: Yes, we did touch on this briefly.</p> <p>2 THE HON MR CHAN KIN-POR: Is it up to the management office</p> <p>3 to decide how to handle the proxies or is it up to the</p> <p>4 IO? If there are any changes that need to be made, do</p> <p>5 you need their advice?</p> <p>6 MS CHENG TSZ YING: I don't think there was any change to</p> <p>7 the proxies because it is set up by the HAD, but we will</p> <p>8 spot-check to verify.</p> <p>9 THE HON MR CHAN KIN-POR: But did you do that? I don't</p> <p>10 think you have.</p> <p>11 MS CHENG TSZ YING: Spot-check? No. If there are problems,</p> <p>12 we would ring them up.</p> <p>13 THE HON MR CHAN KIN-POR: That's when the information is</p> <p>14 incomplete.</p> <p>15 MS CHENG TSZ YING: Right.</p> <p>16 THE HON MR CHAN KIN-POR: You're not suspecting any issue,</p> <p>17 so nothing can be done. I appreciate that the</p> <p>18 government is tightening up on proxies arrangement.</p> <p>19 I think until we have the legislation, you can</p> <p>20 spot-check, like spot-check 30 per cent. If there are</p> <p>21 so many irregularities, then you would be spot-checking</p> <p>22 40 per cent, 50 per cent.</p> <p>23 MS CHENG TSZ YING: Right.</p> <p>24 THE HON MR CHAN KIN-POR: That may be one of the solutions.</p> <p>25 But you are saying that you thought about it and you</p>

<p style="text-align: right;">Page 137</p> <p>1 haven't quite decided what to do, have you? 2 MS CHENG TSZ YING: No, we haven't done the spot-check. 3 THE HON MR CHAN KIN-POR: You haven't discussed with the IO? 4 MS CHENG TSZ YING: No. 5 DR REX AUYEUNG PAK-KUEN: I've got a question similar to 6 Mr Chan's. For these proxies, you said you would check 7 the name and the unit; you're checking two things? 8 MS CHENG TSZ YING: Yes. 9 DR REX AUYEUNG PAK-KUEN: So anybody can write down the 10 unit, whatever floor and a name? 11 MS CHENG TSZ YING: No. We would check the name and the 12 unit for that entity. 13 DR REX AUYEUNG PAK-KUEN: How do you verify it is correct? 14 MS CHENG TSZ YING: We would check the land search. 15 DR REX AUYEUNG PAK-KUEN: Thank you. 16 THE HON MR JUSTICE DAVID LOK: Any further questions? 17 MR VICTOR DAWES: Chairman, we've got no further questions. 18 THE HON MR JUSTICE DAVID LOK: Is there anything you'd like 19 to raise? 20 MR VICTOR DAWES: Yes. The issue is arising from the new 21 documents and have nothing to do with Ms Cheng. 22 THE HON MR JUSTICE DAVID LOK: So, Ms Cheng, you can be 23 relieved. 24 (The witness was released) 25 (4.01 pm)</p>	
<p style="text-align: right;">Page 138</p> <p>1 MR VICTOR DAWES: Chairman, over the past day we have 2 received documents and there are photos about whether 3 the water tanks have water or not. This has a bearing 4 on the operation of the FSI. So we need to summons 5 Mr Chung Kit Man again and we may have questions for 6 him. 7 We discussed with Counsel Lam. We have given notice 8 to him that we do have these problems. 9 Earlier, you remember that for the 57-minute 10 conversation there is a supplementary statement, which 11 will be forthcoming soon. My understanding is that in 12 the testimony there may be some supplements regarding 13 the phone conversation, the phone record. So when we 14 come back next week, we will handle the remaining issues 15 arising from Victory Fire before we proceed with 16 anything else. 17 THE HON MR JUSTICE DAVID LOK: Anything else? 18 So you can get in touch with one another over the 19 holiday. We will resume on Wednesday. Happy working 20 days over the holiday. 21 (4.03 pm) 22 (The hearing adjourned until 10.00 am 23 on Wednesday, 8 April 2026) 24 25</p>	