

# **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 13  
Thursday, 16 April 2026**

**Mr Victor Dawes SC, Mr Jason Yu and Mr SW Lee appeared on behalf of  
the Independent Committee**

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

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

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

**Representatives of Department of Justice**

**Representatives of Competition Commission**

**Solicitor for Hop On Management Company Limited**

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

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<p>1 Thursday, 16 April 2026</p> <p>2 (10.00 am)</p> <p>3 THE HON MR JUSTICE DAVID LOK: Good morning. Mr Victor</p> <p>4 Dawes, we will take into account the schedule of the</p> <p>5 witnesses.</p> <p>6 MR VICTOR DAWES: Chairman, we are going to hear from a few</p> <p>7 residents of Wang Fuk Court. The first witness is</p> <p>8 Mr Lee Chun Ho.</p> <p>9 Mr Lee, good morning. Like other witnesses, you</p> <p>10 have a declaration in front of you. Please stand up and</p> <p>11 read it out.</p> <p>12 (10.01 am)</p> <p>13 MR LEE CHUN HO (affirmed)</p> <p>14 Examination by MR VICTOR DAWES</p> <p>15 MR VICTOR DAWES: Mr Lee, information shows that you live in</p> <p>16 Wang Tai House, 1907; is that correct?</p> <p>17 MR LEE CHUN HO: Yes.</p> <p>18 MR VICTOR DAWES: When did you move into Wang Fuk Court?</p> <p>19 MR LEE CHUN HO: I've live in Wang Fuk Court since I was</p> <p>20 young. I've lived in Wang Fuk Court for 40 years.</p> <p>21 MR VICTOR DAWES: With whom did you live?</p> <p>22 MR LEE CHUN HO: Six of us, including our helper.</p> <p>23 MR VICTOR DAWES: In this fire, unfortunately your mother,</p> <p>24 elder brother and your 15-month-old niece, as well as</p> <p>25 the helper passed away. We are saddened by this. Your</p>	<p>1 firefighters could control it. I made a call to the</p> <p>2 community centre in Kwong Fuk to see what could be done,</p> <p>3 for example, making a police report or asking police</p> <p>4 officers at the scene to help.</p> <p>5 MR VICTOR DAWES: I'd like to ask, in your communication</p> <p>6 with your mother, your father and your sister-in-law</p> <p>7 were still at home; right?</p> <p>8 MR LEE CHUN HO: No. They were rushing back home from their</p> <p>9 office.</p> <p>10 MR VICTOR DAWES: Where were they, your father and</p> <p>11 sister-in-law?</p> <p>12 MR LEE CHUN HO: My sister-in-law was on Hong Kong Island,</p> <p>13 rushing back, and my father was on his way back.</p> <p>14 MR VICTOR DAWES: Your brother, mother, niece and helper,</p> <p>15 were they together?</p> <p>16 MR LEE CHUN HO: Yes.</p> <p>17 MR VICTOR DAWES: Every 15 minutes you communicated with</p> <p>18 your mother; correct?</p> <p>19 MR LEE CHUN HO: Yes.</p> <p>20 MR VICTOR DAWES: How many times did you make a call to your</p> <p>21 mother?</p> <p>22 MR LEE CHUN HO: Every 15 minutes. I don't recall the exact</p> <p>23 number of times of phone calls.</p> <p>24 MR VICTOR DAWES: Every time you communicated with your</p> <p>25 mother, I believe she told you whenever she could the</p>
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<p>1 father and your sister-in-law -- well, I might remind</p> <p>2 you of unpleasant experience. I thank you for coming</p> <p>3 here.</p> <p>4 On the day of the fire, where were you and when did</p> <p>5 you know that there was a fire?</p> <p>6 MR LEE CHUN HO: At around 3 o'clock or so. My colleague</p> <p>7 told me, "There is a fire in your home". So at around</p> <p>8 4 pm, I went back to the Tai Po Market MTR station and</p> <p>9 I saw Wang Tai House, there was thick smoke. About five</p> <p>10 minutes later I ran over to the park in Kwong Fuk and</p> <p>11 I wanted to rush upwards to save my mother but then</p> <p>12 Wang Fuk Court was surrounded by police officers.</p> <p>13 I could only make a call to my mother to ask about her</p> <p>14 situation.</p> <p>15 MR VICTOR DAWES: I'd like to ask about when did you make</p> <p>16 your first contact with your mother?</p> <p>17 MR LEE CHUN HO: At around 4 o'clock or so, sometime past</p> <p>18 4 o'clock.</p> <p>19 MR VICTOR DAWES: When you called your mother, can you tell</p> <p>20 us your communication and what did she tell you?</p> <p>21 MR LEE CHUN HO: At that time, she told me, "Hey, son, what</p> <p>22 is happening? I know nothing at all." She said she had</p> <p>23 already called 999 and she asked why there wasn't any</p> <p>24 fire alarm, no fire engines, no siren from fire engines.</p> <p>25 She comforted me and said, yes, it was still so early,</p>	<p>1 situation of your unit; is that correct?</p> <p>2 MR LEE CHUN HO: They said no water, no power, they hadn't</p> <p>3 eaten anything. Niece was very hungry. She asked us to</p> <p>4 prepare milk formula and wait outside. I could sense</p> <p>5 that my mother was quite angry no one was coming to help</p> <p>6 them. I kept making phone calls and I went to the</p> <p>7 community centre to ask for help from the police. The</p> <p>8 police jotted down my information and asked me to wait</p> <p>9 quietly.</p> <p>10 MR VICTOR DAWES: At around 9 o'clock you made a video call</p> <p>11 to your mother and your brother.</p> <p>12 MR LEE CHUN HO: Yes.</p> <p>13 MR VICTOR DAWES: And your sister-in-law was right next to</p> <p>14 you; is that correct?</p> <p>15 MR LEE CHUN HO: Yes.</p> <p>16 MR VICTOR DAWES: What was the situation inside the unit?</p> <p>17 MR LEE CHUN HO: Pitch dark. They retreated into the large</p> <p>18 bedroom, the master bedroom. My brother needed to take</p> <p>19 care of my mother, Yan Yan and helper, so he started</p> <p>20 FaceTime. Through FaceTime I could see my elder</p> <p>21 brother, he kept patting helper/mother. He was holding</p> <p>22 Yan Yan in his arms.</p> <p>23 MR VICTOR DAWES: What do you mean by patting them?</p> <p>24 MR LEE CHUN HO: He didn't want them to go to sleep. At</p> <p>25 around 8 o'clock or so a firefighter called me. The</p>

Page 5	<p>1 firefighter asked me to ask my brother to pay attention                  2 to any calls. They could go up any time. So about half                  3 an hour after the FaceTime call I paused and I wanted to                  4 see if the firefighter could call them. In the end,                  5 firefighters couldn't locate them.                  6 MR VICTOR DAWES: The last time you communicated with them,                  7 what time was it?                  8 MR LEE CHUN HO: As far as I can recall, between 9 pm and                  9 9.30 I had a call with them for half an hour. It was                  10 pitch dark and they were nervous. They were very angry.                  11 I went to the cordon line at Kwong Fuk. I saw police                  12 officers and I showed them the phone. The police                  13 officers stationed there knew that the situation was                  14 serious and I was led inside to speak to the commander                  15 at that time. I don't recall their name.                  16 But outside the community centre I saw a command                  17 unit, that is a vehicle, and they asked me who was at                  18 home. I gave them information of the four people inside                  19 the unit and they asked me to wait outside. They said                  20 they would ask the firefighters to help. I already told                  21 them that my mother is a chronic patient, she has a poor                  22 physical condition, and the baby would find it difficult                  23 to survive. So I asked him to help.                  24 The last call was made at 9.30. At that time --                  25 well, no matter how many times I made a police call, it</p>	Page 7
Page 6	<p>1 was of no use. So, together with my sister-in-law, we                  2 were wandering nearby to ask for help. In the end we                  3 went to the fire command unit in Kwong Fuk. I saw staff                  4 members going in and out and that area had been cordoned                  5 off. I couldn't help it and I rushed past the cordon                  6 line and I talked to the firefighters in the command                  7 unit.                  8 I saw two ladies on board. I showed them my                  9 mobile phone. As far as I can recollect, we already                  10 made eight times of call for assistance. When they sent                  11 firefighters to the building, they knew that there were                  12 four people on the 19th floor that needed assistance.                  13 But then in Wang Tai House, on the 14th floor the fire                  14 was indeed very great; they couldn't go further up.                  15 I had nothing to say. So I could only gaze at my mobile                  16 phone, and then I saw my father collapsing.                  17 My sister-in-law and I kept calling my brother and                  18 we kept screaming, yelling at our brother until the                  19 phone was out of battery. The phone was out of battery                  20 so we couldn't call them.                  21 MR VICTOR DAWES: I'd like to talk to you about what                  22 happened before the fire. In the form you submitted,                  23 you detailed what you wanted to say, including a lack of                  24 regulation as well as the malpractice of engineering                  25 companies. There were also unprofessional engineering</p>	Page 8
Page 5	<p>1 company views as well as the complicated relationships                  2 of the Owners' Corporation. I want to let you say                  3 whatever you want to say. There was limited space on                  4 the form.                  5 MR LEE CHUN HO: When the works started, Mr Tang Kwok Kuen,                  6 the chairman of the OC, signed the contract of there                  7 large-scale renovation works. There were views among                  8 residents, that's why they wanted to call an annual                  9 general meeting, but somehow an AGM could not be held.                  10 There were quite a lot of voices and views of residents                  11 and there was even a report on The Scoop on TV.                  12 Some people who my mother did not know were inside                  13 the venue for the meeting. I wasn't there at that time                  14 and I just heard from my mother. My mother tried to                  15 seek assistance from Government departments such as ICC                  16 or HAD, but they usually said whenever residents had any                  17 views, you should discuss with the chairman in                  18 accordance with Cap 334. A meeting could not be held.                  19 MR VICTOR DAWES: Mainly it was your mother who made                  20 a complaint; is that correct?                  21 MR LEE CHUN HO: Yes. If not my mother, my elder brother.                  22 MR VICTOR DAWES: Were you involved in the complaints?                  23 MR LEE CHUN HO: Apologies, I didn't have any time to take                  24 part in these complaints.                  25 MR VICTOR DAWES: Based on your understanding regarding the</p>	Page 8
Page 6	<p>1 context of the complaint, they were related to workers                  2 smoking; is that correct?                  3 MR LEE CHUN HO: We told PC&amp;E, "Your construction workers                  4 are smoking." When I went to work, when I returned home                  5 or on holidays, I saw workers smoking in the basketball                  6 court. I saw construction workers while I was taking                  7 the lift and I could smell cigarettes from them.                  8 MR VICTOR DAWES: In the form you mentioned the quick spread                  9 of the fire was due to a few factors. You suspected                  10 some people involved cut corners and reduced the costs                  11 of the construction works. They concealed the fact that                  12 the fire alarm system had been switched off without                  13 consent. You also cast doubts on the materials of the                  14 nets. Do you want to explain this to the Committee?                  15 MR LEE CHUN HO: In 2025 there were two typhoon signal                  16 number 10. For the one in September, other residents                  17 mentioned to PC&amp;E as well, "Your nets and scaffolding                  18 have collapsed, why don't you work on them?" My mother                  19 discussed with PC&amp;E, telling them the situation of the                  20 nets. It couldn't be like this, my mother said. My                  21 mother went to have a meal or went to the Chinese tea                  22 restaurants with her friends.                  23 The nets were damaged, and afterwards a new batch of                  24 nets came to replace the older ones. PC&amp;E said that                  25 these nets were compliant, they had compliance</p>	Page 8

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<p>1 certificates.</p> <p>2 MR VICTOR DAWES: And then your mother related to you?</p> <p>3 MR LEE CHUN HO: Yes. She told me that was the reply she</p> <p>4 got from them.</p> <p>5 MR VICTOR DAWES: Do you have any other things to add or do</p> <p>6 you have anything else to say to the Committee, that is</p> <p>7 the chairman and the two members?</p> <p>8 MR LEE CHUN HO: Chairman, can I express my views, my</p> <p>9 emotions. I lived in Wang Fuk Court for 40 years. The</p> <p>10 trees, flowers, parks, bicycle track, basketball court</p> <p>11 or even the breeze downstairs, all of them are part of</p> <p>12 my childhood and my growth. Wang Fuk Court is etched in</p> <p>13 my memory. It witnessed my childhood and growth.</p> <p>14 If there wasn't the large-scale renovation works,</p> <p>15 there wouldn't be the construction works that came with</p> <p>16 an astronomical price tag. If it weren't for the works,</p> <p>17 if the Government departments had listened to us very</p> <p>18 carefully and responded to the calls of residents, this</p> <p>19 blaze could have been avoided. If there hadn't been</p> <p>20 this fire, I would have continued to live in Wang Fuk</p> <p>21 Court. My four family members wouldn't have passed away</p> <p>22 either.</p> <p>23 I want the truth to be uncovered so that we can do</p> <p>24 justice to my four family members.</p> <p>25 I hope before I pass away I could speak on behalf of</p>	<p>1 MR VICTOR DAWES: Thank you. Next witness, Mr Fung Yiu,</p> <p>2 Danny.</p> <p>3 Mr Fung, thank you for coming to the evidential</p> <p>4 hearing today. In front of you there's a declaration.</p> <p>5 Like other witnesses, please stand up and read the</p> <p>6 declaration.</p> <p>7 (10.19 am)</p> <p>8 MR FUNG YIU, DANNY (affirmed)</p> <p>9 Examination by MR VICTOR DAWES</p> <p>10 MR VICTOR DAWES: Thank you, Mr Fung. Mr Fung, other than</p> <p>11 the information that you provided to us in the form, we</p> <p>12 understand that you have also given a witness statement</p> <p>13 to the police. I'd like to apologise to you because</p> <p>14 previously we tried to make appointments with you on</p> <p>15 several occasions but then we couldn't make it, and in</p> <p>16 the end we had to arrange for you to appear today.</p> <p>17 I understand that you are from Wang Tai House, 3102.</p> <p>18 For how long have you lived there?</p> <p>19 MR FUNG YIU: 45 years.</p> <p>20 MR VICTOR DAWES: Other than you, who lived with you there?</p> <p>21 MR FUNG YIU: Basically with my younger sister. Because my</p> <p>22 mum already bought a flat with us and then -- well, in</p> <p>23 the evening, one of us would be there with my mum and</p> <p>24 during daytime, I would be with my mum.</p> <p>25 MR VICTOR DAWES: I understand that your mum passed away</p>
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<p>1 my family members. I don't have any particular hopes on</p> <p>2 my life going forward. Anger, pain, the fact of</p> <p>3 injustice, they aren't just from me. I'm also speaking</p> <p>4 on behalf of my mother, helper, elder brother and</p> <p>5 Yan Yan. I'm just speaking on behalf of them regarding</p> <p>6 what they could never say in the flesh.</p> <p>7 MR VICTOR DAWES: Anything else? Thank you very much,</p> <p>8 Mr Lee. I have no further questions.</p> <p>9 THE HON MR JUSTICE DAVID LOK: Any questions from any of the</p> <p>10 involved parties? No.</p> <p>11 We have heard your voice loud and clear. Your</p> <p>12 helplessness, pain. The Independent Committee has heard</p> <p>13 you loud and clear. We can only tell that we will do</p> <p>14 our level best. We will try to uncover the truth doing</p> <p>15 our best. We understand the pain you have been going</p> <p>16 through. We hope the work we are doing will give you</p> <p>17 confidence that we will do our level best to uncover the</p> <p>18 truth. We hope you will continue to overcome your pain.</p> <p>19 I believe many members of the public in Hong Kong also</p> <p>20 support you. Thank you for coming to the hearing today</p> <p>21 to testify. Your evidence is very important to our</p> <p>22 investigation. Thank you.</p> <p>23 (The witness was released)</p> <p>24 (10.19 am)</p> <p>25 THE HON MR JUSTICE DAVID LOK: Next witness.</p>	<p>1 during the fire.</p> <p>2 MR FUNG YIU: Yes.</p> <p>3 MR VICTOR DAWES: That's very unfortunate. I'd like to know</p> <p>4 at what time did you know about the fire?</p> <p>5 MR FUNG YIU: It's about 2 -- 15 to 20 minutes. And then</p> <p>6 about 2.50, I already rushed to the scene.</p> <p>7 MR VICTOR DAWES: During that time your mum was inside the</p> <p>8 unit?</p> <p>9 MR FUNG YIU: Well, I was not been able to reach her.</p> <p>10 MR VICTOR DAWES: Your understanding was because --</p> <p>11 MR FUNG YIU: Because I have been in the Civil Aid Service,</p> <p>12 therefore I knew roughly what happened.</p> <p>13 MR VICTOR DAWES: What I'd like to ask you is, when you</p> <p>14 rushed back home, at that time you knew that your mum</p> <p>15 was home alone?</p> <p>16 MR FUNG YIU: Yes.</p> <p>17 MR VICTOR DAWES: By the time you were back, would you like</p> <p>18 to tell the Committee as to what you saw and also what</p> <p>19 you encountered at the time?</p> <p>20 MR FUNG YIU: Because I could see that the situation was --</p> <p>21 well, Wang Tai House, that is block E, I can't remember</p> <p>22 the name of the next block, we call it block D, and then</p> <p>23 block C, the fire was already very serious and then the</p> <p>24 scaffolding was falling apart. The fire was already</p> <p>25 rather serious and therefore firefighters wouldn't be</p>

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1 able to get in and nothing could be done and therefore  
 2 they could only spray water on the side. So that's  
 3 exactly what happened. I think the firefighters already  
 4 tried their best.  
 5 MR VICTOR DAWES: So what would you like to tell us?  
 6 Because before the fire there were some observations on  
 7 your part. You also said that you also talked to  
 8 a Mr Ho from the contractor and also Ms Lok from the  
 9 management office. You mentioned something about fire  
 10 resistance or fire services.  
 11 MR FUNG YIU: Yes. Because every day, in the afternoon, or  
 12 at least three to four times a week, I would go to  
 13 Wang Fuk Court to accompany my mum, to stay with my mum  
 14 and then I would look at whether or not there was  
 15 anything wrong with the repair works and so on. I could  
 16 find that there was something wrong because I would try  
 17 to walk from the 28th floor to 31st floor. So I would  
 18 try to walk on both stairs. I noticed that in terms of  
 19 the fire door, something was always there. I would talk  
 20 to ISS EastPoint, Mr Lai Wing Lee, he's the manager, and  
 21 I told him, "You have to be careful about these things.  
 22 You will also have to ask the security guards to patrol  
 23 the place and then if you find anything, then you will  
 24 have to talk to the Owners' Corporation. You should  
 25 also talk to your company to tell them what's wrong."

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1 But then that Mr Lai, the manager, apparently there was  
 2 some pressure on him and nothing was done about this.  
 3 MR VICTOR DAWES: I'd like to clarify several things with  
 4 you. You said that at the door there were always some  
 5 things.  
 6 MR FUNG YIU: There would be buckets and also some powders,  
 7 bags of powders. I've already taken pictures. I should  
 8 have shown you. Apparently they would dilute that --  
 9 they would mix with water and they would be using it as  
 10 paint on the wall. And there would always be things  
 11 obstructing the back stairs.  
 12 MR VICTOR DAWES: Okay. You told us about the pictures.  
 13 I think that's in the bundle, IE1/402.  
 14 MR FUNG YIU: Yes.  
 15 MR VICTOR DAWES: Other than piling up of such construction  
 16 materials at that location, I'd like to ask you about  
 17 the smoke doors because you said it's right next to the  
 18 smoke doors. So when you patrolled the floors, what  
 19 happened?  
 20 MR FUNG YIU: The doors were not properly closed because the  
 21 smoke doors apparently would be open very easily and  
 22 casually. So it's not like they would be closing and  
 23 opening properly.  
 24 MR VICTOR DAWES: But then you can see that the smoke door  
 25 from the 31st floor would lead all the way up to the

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1 rooftop, so you could -- well, were they closed all the  
 2 time?  
 3 MR FUNG YIU: Well, there were hatches, making it not fully  
 4 closed. On the day of the fire, prior to that, it was  
 5 the Saturday before the fire, because I went there, and  
 6 that was close to 5 pm, when I saw that, I immediately  
 7 went down to the management office and I went into the  
 8 office, nobody was there. There was a guy surnamed  
 9 Cheung, but he's not the security officer or the safety  
 10 officer, because for every block there should have been  
 11 a safety officer. There were four occasions on which  
 12 I couldn't find them.  
 13 The problem was that the office staff, basically  
 14 they would only be there after 10. But then, at the  
 15 time of the start of work, the works start at 9, and who  
 16 would be working there? Nobody knew. We could see that  
 17 people would be getting some badges, like staff badges  
 18 and so on.  
 19 Well, I already saw that there would be problems  
 20 because I already told the chairman of the existing OC  
 21 that, well, when they came to work, everybody should  
 22 gather together in front of the Wang Fuk Court garden  
 23 and there should be a debriefing for everyone so that  
 24 you would be able to count the numbers of people  
 25 reporting for duty, or else, even if somebody passed

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1 away, you wouldn't have been able to tell.  
 2 Despite the fact that I told them many times, nobody  
 3 was bothered. So we are used to that, okay. So there  
 4 was no risk management whatsoever, so everybody just  
 5 started work.  
 6 But then, when I started to work at age 18/19,  
 7 I already knew that we should have risk management.  
 8 I think that's the biggest problem of the construction  
 9 sector in Hong Kong. So there was no risk management  
 10 whatsoever. If somebody dozed off, nobody cares. Then  
 11 something happens, nobody cares. Even for the shift  
 12 tower we went in, there would always be this easy chair.  
 13 It's a very small place, almost like a public toilet  
 14 cubicle. But then I told this Mr Lai and nothing was  
 15 done about it.  
 16 So when we complained with Mr Tang, the former  
 17 chairman of the OC, he was leading this team,  
 18 you couldn't even locate them. You couldn't even  
 19 contact them.  
 20 We knew that people would be making decisions behind  
 21 the scene. So it's a Mr Chan Kau Keung, he's also one  
 22 of the residents in Wang Fuk Court. But then, after  
 23 becoming chairman of the OC, within Wang Fuk Court  
 24 we had the refuse collection point within Wang Fuk  
 25 Court. So I was wondering, how can emergency vehicles

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<p>1 come in? Because ours is a building that was built some</p> <p>2 40 years ago.</p> <p>3 If you look at the history, it must have been done</p> <p>4 some 50 years ago. So that guy has been working there.</p> <p>5 And there was this Mr Tang Kwok Kuen, Chan Tak Shing,</p> <p>6 Wong Ping Ping, who were all working for him, and then</p> <p>7 there was another guy who passed away and therefore I</p> <p>8 don't want to say anything bad about him.</p> <p>9 Earlier on, you had this -- you called her Madam</p> <p>10 Sin, Elderly Sin. Well, she should have known who this</p> <p>11 Chan Kau Keung was and what kind of person he was.</p> <p>12 I had no idea about this guy either because I might have</p> <p>13 been very apathetic before and I couldn't be bothered as</p> <p>14 to what happened. But then, after the repair of the</p> <p>15 water pipe, I found it strange how come in Wang Fuk</p> <p>16 Court, in the cordoned area in block 4, there was all of</p> <p>17 a sudden this decoration company? That company should</p> <p>18 not have existed at all, but then it was there.</p> <p>19 Definitely somebody must have authorised it, so that it</p> <p>20 was able to operate there. There were also some payment</p> <p>21 receipts and invoices and so on, so I got some copies</p> <p>22 and there must have been several hundred, because I was</p> <p>23 also a member of the OC, I took them in and they were</p> <p>24 all burnt. Fortunately, I still had two copies with me.</p> <p>25 Then I was wondering, how come there was this</p>	<p>1 putting up garbage bins and also the refuse collection</p> <p>2 points and so on. All those should have been approved</p> <p>3 by the Housing Authority or Housing Department.</p> <p>4 The Housing Department should have been the biggest</p> <p>5 stakeholder of Wang Fuk Court, but then over the past</p> <p>6 45 years, they have never introduced any risk management</p> <p>7 for Wang Fuk Court because -- well, HOS schemes and also</p> <p>8 public housing estates were being constructed, and yet</p> <p>9 in terms of fire prevention, major improvements have</p> <p>10 taken place. But then for older HOS courts and also</p> <p>11 housing estates, nothing was done on it.</p> <p>12 MR VICTOR DAWES: On fire prevention you said for the smoke</p> <p>13 door leading to the rooftop, it's kept open all the</p> <p>14 time; that should not have happened. But then, you're</p> <p>15 just going to the rooftop, you also inspected other</p> <p>16 floors. So what about the smoke doors on the other</p> <p>17 floors?</p> <p>18 MR FUNG YIU: I was a member of the CAS for many years so</p> <p>19 I'm sharing my view with you. I think some 70 per cent,</p> <p>20 80 per cent of the -- well, it was only closed by 70,</p> <p>21 80 per cent.</p> <p>22 MR VICTOR DAWES: So the smoke doors should have kept closed</p> <p>23 all the time, but during the repair works period --</p> <p>24 MR FUNG YIU: I went up from the 28th floor to the 31st</p> <p>25 floor, I could see that at least two or three doors were</p>
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<p>1 company there? But then I did not complain at all.</p> <p>2 Some complained to the Housing Department and then</p> <p>3 somebody came here but then no follow-up action was</p> <p>4 taken.</p> <p>5 In fact, what happened in Wang Fuk Court had a lot</p> <p>6 to do with the Housing Department, because it's very</p> <p>7 simple. It's like in Wang Fuk Court we had this deed of</p> <p>8 mutual covenant, so it sets out the terms. So you</p> <p>9 shouldn't have this -- more or less, you would have to</p> <p>10 carry out repair works; that's for the protection of the</p> <p>11 house. But that Mr Chan Kau Keung -- that's the</p> <p>12 provision under Cap 344.</p> <p>13 A green light was given so that SmarTone was able to</p> <p>14 set up this transmission network. I actually called the</p> <p>15 Communications Authority because the power pressure</p> <p>16 might have affected our building. So that was the only</p> <p>17 occasion when I was able to win over the members of this</p> <p>18 OC because there would be people attending to support</p> <p>19 OC. But then, on that occasion, I managed to win in the</p> <p>20 vote and Wong Pik Kiu was also there to count the votes.</p> <p>21 So one incident after another happened, for example,</p> <p>22 the guard rail on the pavement, initially it was very</p> <p>23 low but then all of a sudden it was heightened. So</p> <p>24 since Chan Kau Keung became the chairman of the OC,</p> <p>25 project after project was implemented, for example,</p>	<p>1 not properly closed. They were only half closed.</p> <p>2 MR VICTOR DAWES: Another thing that I'd like to check with</p> <p>3 you is you said that there was this monitoring group on</p> <p>4 the repair works for Wang Fuk Court. It's a WhatsApp</p> <p>5 group and there were some messages in the chat group.</p> <p>6 MR FUNG YIU: Yes.</p> <p>7 MR VICTOR DAWES: So can you help me by going to IE3,</p> <p>8 page 1249. We took out some of the messages from the</p> <p>9 chat group.</p> <p>10 I can see that for privacy reasons we have redacted</p> <p>11 some of the information. I can see that within this</p> <p>12 group from time to time you would post some messages</p> <p>13 relating to the works so that you could communicate with</p> <p>14 other residents in Wang Fuk Court.</p> <p>15 MR FUNG YIU: Yes.</p> <p>16 MR VICTOR DAWES: Who can join this group?</p> <p>17 MR FUNG YIU: The new chairman to his team, well, whoever is</p> <p>18 interested would be able to join.</p> <p>19 MR VICTOR DAWES: Can you tell us more?</p> <p>20 MR FUNG YIU: Our chairman and also the members in the OC</p> <p>21 would be able to invite whoever was interested to join.</p> <p>22 MR VICTOR DAWES: Okay. Looking at the two pages of</p> <p>23 WhatsApp chat records, you also talk about the risk</p> <p>24 issue here, so some smoking, cigarettes ends and so on.</p> <p>25 Those also appear in the messages in the chat group.</p>

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1 MR FUNG YIU: Yes.

2 MR VICTOR DAWES: So you were involved in those discussions.

3 What about the Owners' Corporation and other residents;

4 did they take any follow-up action?

5 MR FUNG YIU: Most of our residents would not be aware of

6 that. Only the chairman and also his team and also

7 those members of the chat group would be aware.

8 MR VICTOR DAWES: Okay. What follow-up action did you take

9 then?

10 MR FUNG YIU: I had two meetings with the chairman together

11 with the contractors but I only heard something that I

12 did not want to hear. I felt that our chairman was like

13 the former chairman, Mr Tang, he was endorsing whatever

14 they had done because -- because of the contractual

15 issues, but then I told the chairman then that we should

16 have a fresh look at the contract and we should ask

17 somebody who had experience to take a look. There is no

18 hurry.

19 MR VICTOR DAWES: If I understand it correctly, according to

20 the evidence that you gave us, you talk about this

21 chairman, that's Tsui Moon Come, and then after Mr Tang

22 Kwok Kuen, he became the chairman and you reflected to

23 him there was something wrong with the contract and then

24 the message that you got was that nothing can be done

25 about it because the contract was already signed and

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1 then you asked him to take a fresh look at the contract

2 but apparently your request at the time was not

3 accepted.

4 MR FUNG YIU: Yes.

5 MR VICTOR DAWES: They might have a reason and they will be

6 giving evidence later, so they will be dealing with that

7 later, but that's what you recall at the time.

8 MR FUNG YIU: Yes.

9 MR VICTOR DAWES: You were also a member of the management

10 committee; that was 2010. So for how long?

11 MR FUNG YIU: For just one term.

12 MR VICTOR DAWES: Okay. Before you became a member -- well,

13 I noticed that you continued to pay attention to the

14 work of the OC and you were also not happy with some of

15 the things that they did; you said that in the form.

16 MR FUNG YIU: Yes.

17 MR VICTOR DAWES: So can you tell us more about that now?

18 MR FUNG YIU: Yes. That's about the proxy forms or the

19 proxy votes because the nice thing about that in

20 Wang Fuk Court is in every form you can fill in

21 18 names. Let's say Mr Tang, if he likes somebody, then

22 he would be able to fill in all the 18 members. After

23 he has filled that in, then whoever is smarter than me

24 or smarter than other people, they would not have been

25 able to join.

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1 I remember there was a district councillor --

2 I don't want to call them whether or not they are

3 democrats or not -- I can tell you, concerning the proxy

4 votes, can you do a bit better, so that every member can

5 only nominate 18 minus one? So can you divide 18 by

6 half and at most you'd be able to fill in eight names,

7 and for the rest, so if you're against them, then you

8 can elect one of them and they could at best nominate

9 two to three members to join the Committee.

10 But then, for the others, they never reported that

11 to the authorities. Even the Home Affairs Department

12 did not report that. I've talked to the Home Affairs

13 Department about that.

14 MR VICTOR DAWES: Can I understand more about your

15 complaint? What you meant is, well, for the proxy votes

16 you can authorise somebody to vote on your behalf as

17 proxies at the meeting? So are you suggesting that in

18 the form you can fill up all the 18 members who have

19 been nominated and they'd be able to fill up all the

20 places; that's your grievance, right?

21 MR FUNG YIU: Yes.

22 MR VICTOR DAWES: I'd like to go back to what you set out in

23 the form. You also made some allegations in the form.

24 I'd like to get some evidence from you to see if that

25 could help us, because this is the opportunity for us to

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1 find out more from you, to see if we can take follow-up

2 action.

3 MR FUNG YIU: Okay.

4 MR VICTOR DAWES: You said in the form that Madam Wong Pik

5 Kiu, the district councillor, during the term of the

6 chairman she was coming with a team of people and she

7 was trying to influence people at the general meeting.

8 Many residents knew her, and these people were not

9 residents of Wang Fuk Court. So Madam Wong was never

10 the chairman of the OC?

11 MR FUNG YIU: Right.

12 MR VICTOR DAWES: It was put down wrong here.

13 MR FUNG YIU: It was put down wrong here.

14 MR VICTOR DAWES: So she was just the advisor.

15 MR FUNG YIU: Yes, she was the advisor.

16 MR VICTOR DAWES: So what you're trying to say here, she was

17 trying to influence people. So what exactly are you

18 trying to tell us?

19 MR FUNG YIU: Wong Pik Kiu would be attending important

20 meetings and for ordinary meetings she might be too busy

21 to attend and she always came with a group of people.

22 There were males and females. For the females, they

23 would be targeting me, because I'm handsome, and then

24 the others, they would try to bully the female residents

25 or they would be bringing in glass bottles and then they

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<p>1 would be creating noises to bully them. I think the                  2 Tai Po District Office people knew them. So the staff                  3 could see that she was doing this.                  4 MR VICTOR DAWES: In fact, for those meetings, when we                  5 checked the minutes of meeting, there were many people                  6 there and there were also different representatives. So                  7 what you're suggesting is that this happened at those                  8 meetings.                  9 MR FUNG YIU: Yes.                  10 MR VICTOR DAWES: In other words, many other people would                  11 have minutes of what had happened?                  12 MR FUNG YIU: Yes.                  13 MR VICTOR DAWES: This is what you remembered.                  14 MR FUNG YIU: This is not my remember. Perhaps the last                  15 time we voted for the contractor.                  16 MR VICTOR DAWES: You were referring to that particular                  17 meeting or are you talking about every meeting?                  18 MR FUNG YIU: I was talking about the last meeting, that is                  19 the meeting to confirm Prestige as our contractor. The                  20 best thing about that meeting or the most interesting                  21 thing about the meeting is that the team of Ms Wong Pik                  22 Kiu was lining up to receive proxy vote at the venue.                  23 Because they had that piece of paper, they will have the                  24 proxy form, they can also receive the voting form.                  25 MR VICTOR DAWES: On that day you were present at the</p>	<p>1 representative on behalf of different parties, including                  2 members from the Home Affairs Department.                  3 MR FUNG YIU: Correct.                  4 THE HON MR JUSTICE DAVID LOK: Can you tell me anything that                  5 went wrong? Because if there are things that went                  6 wrong, we might be able to find evidence and go to the                  7 court to revoke certain decision.                  8 MR FUNG YIU: That was a little kid said even people were                  9 not fully present but there were people who were tall                  10 and well built, they were shouting and yelling. They                  11 were yelling things like, "Not everybody is here, why                  12 are you starting to vote? Why are you convening the                  13 meeting?" Because at that time the team from Ms Wong                  14 Pik Kiu were all present but there were still a lot of                  15 people lining up, waiting to get in. The camera's                  16 already there. Unless the camera was broken already and                  17 we have lost all the record.                  18 I have to tell you my stance, why didn't I enter                  19 into the venue. First, because Ms Wong Pik Kiu has been                  20 in touch with me, or people who are having a                  21 relationship with Wong Pik Kiu, they were in touch with                  22 me, they want me to help Prestige to become the                  23 contractor.                  24 Allow me to finish. That is what they think. But I                  25 felt that I be contact already, I think I should not</p>
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<p>1 meeting?                  2 MR FUNG YIU: No. I was just observing on the side.                  3 MR VICTOR DAWES: You were observing outside the meeting                  4 venue?                  5 MR FUNG YIU: Yes. I observed it very clearly. There are                  6 cameras, there are video-recordings. If the records are                  7 still there, you should be able to find it in block A at                  8 Wang Fuk Court. I think they are still under the                  9 control of ISSE. A lot of them, some people of certain                  10 status from Tai Po -- it is meaningless for me to say it                  11 like that. I might even offend certain teams.                  12 If you can truly receive the record there, if you                  13 can retrieve it through AI, you will know who they are.                  14 They did vote. When they received the voting form, they                  15 came with their own ID card. Even people coming from                  16 the outside, they have to come in with their ID card.                  17 There has to be a record. There is no room for you to                  18 escape. That is the ID record on the proxy form and you                  19 have to be verified with your ID card so that you can                  20 enter into the venue.                  21 THE HON MR JUSTICE DAVID LOK: Can I put it like this.                  22 There are many people at that meeting. There should be                  23 counsel, lawyers at that meeting.                  24 MR FUNG YIU: Yes.                  25 THE HON MR JUSTICE DAVID LOK: There should be lawyers as</p>	<p>1 enter the venue and I should not vote.                  2 MR VICTOR DAWES: Mr Fung, if we want to understand your                  3 evidence and to follow up, I think we need more                  4 information. You said there are people who are in                  5 relationship with Ms Wong Pik Kiu. You have to tell me                  6 who that is. Why do you think that person is related to                  7 Wong Pik Kiu?                  8 MR FUNG YIU: I can tell you Wong Pik Kiu knows a lot of                  9 people. Mainly she knows a lot of people in the                  10 construction sector.                  11 MR VICTOR DAWES: Who was in touch with you?                  12 MR FUNG YIU: I could not remember his last name, but I have                  13 his phone number. He said, "Give me a hand."                  14 MR VICTOR DAWES: Do you know that person personally?                  15 MR FUNG YIU: No, I don't.                  16 MR VICTOR DAWES: So, without a background, he just called                  17 you and asked you to give them a hand to vote for                  18 Prestige?                  19 MR FUNG YIU: Correct.                  20 MR VICTOR DAWES: How did you know the person is in                  21 relationship with Wong Pik Kiu?                  22 MR FUNG YIU: To be honest, I am 67 years old. I grew up in                  23 Tai Po Market. I know who is who. If you want to have                  24 a relationship with me, I will see what you want to do                  25 and what you can do. This is my biggest issue.</p>

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<p>1 THE HON MR JUSTICE DAVID LOK: You can know just by looking                  2 at that person, you can know just by wild guess, but we                  3 are doing an investigation here. We can't just guess.                  4 MR FUNG YIU: But I did jot down his phone number. I have                  5 also called ICAC and ICAC told me that you have to check                  6 out -- allow me to double-check cashflow. The ICAC                  7 said, "If there is cashflow, then there is nothing that                  8 we can do."                  9 After this fire, I did say something like this.                  10 Well, maybe my understanding towards the National                  11 Security Ordinance may be challenged. Many people would                  12 think that national security is about going against the                  13 external forces, but my understanding is if there are                  14 people who have the intent or who want to confuse the                  15 order of Hong Kong society, if they are scheming towards                  16 this and if they have already concerted certain group of                  17 people, just like the former president Mao Zedong, he                  18 said we always find our enemy from within. This is what                  19 happened this time, enemy from within. Even today,                  20 there are people who think that they need to seek                  21 compensation from the Hong Kong SAR Government. I find                  22 it weird.                  23 MR VICTOR DAWES: My apologies. I need to interrupt you                  24 because I want to follow up on your accusation and ask                  25 for more information from you.</p>	<p>1 Even the statutory investigation committee do not have                  2 that power.                  3 MR FUNG YIU: Yes. But if they receive information or                  4 evidence from you, at least they should start working                  5 because you can offer them the best help.                  6 THE HON MR JUSTICE DAVID LOK: I understand.                  7 MR VICTOR DAWES: There is another accusation. You said                  8 that Mr Tang Kwok Kuen, the former chairman, he has                  9 close ties with Wong Pik Kiu and very often the proxy                  10 vote from him will be in the ballot box in the morning.                  11 According to your understanding, the secretary did not                  12 verify the vote. First, regarding verification of the                  13 vote --                  14 MR FUNG YIU: Let me tell you, this is the procedures.                  15 MR VICTOR DAWES: Please listen to my question first. Did                  16 you participate in the verification process?                  17 MR FUNG YIU: No.                  18 MR VICTOR DAWES: Then why did you think that the secretary                  19 did not verify the vote?                  20 MR FUNG YIU: First of all, it is something clear. When I                  21 first became a member of the OC, all the proxy vote had                  22 to go through the manager, through ISSE, they had to                  23 verify it. They would send a letter to certain flat                  24 owner. If they gave authorisation to certain resident                  25 or even the chairman, they had to fill in the reply slip</p>
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<p>1 In other words, you think that the people who                  2 lobbied you to support Prestige are suspicious. You do                  3 not know that person but that person called you. Have                  4 you seen that person?                  5 MR FUNG YIU: Yes. I had a meal with him at the Chinese                  6 restaurant.                  7 MR VICTOR DAWES: Yes. But you don't remember his name?                  8 MR FUNG YIU: Yes, I don't remember his name because he is                  9 unimportant.                  10 MR VICTOR DAWES: You felt that that person is related to                  11 Wong Pik Kiu, they're in the same group. You are saying                  12 out of your experience?                  13 MR FUNG YIU: Correct.                  14 THE HON MR JUSTICE DAVID LOK: Is that what you meant just                  15 now, that you want to investigate them by National                  16 Security Law?                  17 MR FUNG YIU: Yes.                  18 THE HON MR JUSTICE DAVID LOK: In that case, it is not                  19 within our jurisdiction. We don't have that power. Who                  20 should be following this up? Sometimes law enforcement                  21 department will have the power.                  22 MR FUNG YIU: Yes, they should be doing it automatically.                  23 You can investigate everything more clearly. You are                  24 doing them service.                  25 THE HON MR JUSTICE DAVID LOK: But I don't have that power.</p>	<p>1 and return to the management office. This process was                  2 not implemented. Maybe the vote was mailed out.                  3 Sometimes, it was not even made out. I have asked                  4 Mr Lai Wing Lee. I asked, "How do you implement the                  5 procedure?" They would say, "I would just call them."                  6 "Have you properly verified it?" They said no.                  7 "Did you operate it like a bank? Did you authorise                  8 parties to sign the documents before a staff?" It was                  9 not done either.                  10 When we received the proxy vote, we don't have to                  11 verify the ID number, but those who were unauthorised,                  12 they need to have their ID card checked. Do you                  13 understand what I mean? Those who come to vote in                  14 person are subject to a stricter rule, because they need                  15 to be verified, but those who come in through proxy                  16 votes, there's no verification. The next time, when                  17 they are voting for a consultancy, because of COVID-19,                  18 many didn't come. So I told Mr Lai, "Who will be doing                  19 that?" I said, "I won't do that ourselves. We will                  20 delegate it to the secretary of the OC."                  21 But still, you have to allow time for the OC                  22 secretary. There should be a time of starting and                  23 ending. But that is not how they do it. They will                  24 receive the vote once or twice a week. However, after                  25 the issuance of the notifications, within two weeks'</p>

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<p>1 time there should be a meeting convening. So that is                  2 still one last meeting. Do you have enough time? Are                  3 you that good? I discovered that the community hall at                  4 Kwong Fuk Estate will always gather a group of ladies,                  5 including the wives of the members of the OC. They are                  6 filling out the form right there.                  7 MR VICTOR DAWES: Regarding the last part of your evidence,                  8 you believe that a lot of proxy votes were being handled                  9 by people related to OC members, including their wives.                  10 It seems that you had doubt regarding how they received                  11 the proxy vote. You also doubt how they verify the                  12 identity of those who joined the meeting. It is                  13 normally done by the same group of people.                  14 MR FUNG YIU: Yes. And that is the wives of the OC members                  15 or the OC members themselves. But the identities were                  16 never verified.                  17 MR VICTOR DAWES: You're not sure how serious do they verify                  18 the proxy vote?                  19 MR FUNG YIU: Since I was no longer a member of the OC,                  20 every time I would look into all these matters. I also                  21 reported this to the Home Affairs Department.                  22 There was another issue. At the end of COVID-19,                  23 the Home Affairs Department started to operate normally                  24 and I requested the Home Affairs Department to give me                  25 some help. I want to have appointment with Wong Pik Kiu</p>	<p>1 became the chairman, he and his team. The only thing                  2 I can tell you is that he was put in the position.                  3 Mr Tang Kwok Kuen let go of the position so that he can                  4 become the chairman. It is not done through election.                  5 It is so easy for him to get more proxy vote.                  6 Like the drainage, well, we can do it as an open                  7 drainage, not an underground one. The underground one                  8 is more costly because we need to take the position of                  9 whether government used to put in drainage and to                  10 replace it. It is impractical. I just want to explain                  11 why Mr Tsui Moon Come has become the chairman this time.                  12 Because previously, since we have completed the work                  13 of the drainage, they want to step back from the power                  14 and allow other people to join the OC. When the                  15 incident has quietened down, they do it all over again.                  16 Since then, they have been organising and planning                  17 for this large-scale maintenance work because Wong Ping                  18 Ping has received maybe -- they have received a quota of                  19 a local tour organised by DAB and on the coach she                  20 already mentioned about the large-scale maintenance work                  21 of Wang Fuk Court. It is a story that has been in plan                  22 for over a decade. Isn't it strange?                  23 I did call ICAC about this. I expected that every                  24 apartment needs to pay at least HK\$100,000. So I called                  25 ICAC. Because ICAC is no longer investigating, so I can</p>
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<p>1 and talk to her at the Home Affairs Department. I hope                  2 that she will no longer be involved at the maintenance                  3 work at Wang Fuk Court. The Home Affairs Department                  4 said that they could not do it.                  5 MR VICTOR DAWES: Did you do it personally?                  6 MR FUNG YIU: I did it through the Home Affairs Department.                  7 MR VICTOR DAWES: Why didn't you make an appointment with                  8 Ms Wong?                  9 MR FUNG YIU: How could I do it? Every time she would                  10 escape from me. Even when Mr Wu Kin Man was the member                  11 from Kwong Fuk Estate, Ms Wong Pik Kiu was also there,                  12 but she refused to meet with me or pick up my call. As                  13 a district councillor, I think it is very interesting                  14 for her to avoid me like that. I am quite handsome;                  15 I never hit anybody.                  16 MR VICTOR DAWES: Later on, Mr Tsui Moon Come will also give                  17 his evidence, we will also ask him related questions                  18 about the voting.                  19 You have accused Ms Wong Pik Kiu's relationship with                  20 the contractors.                  21 MR FUNG YIU: Yes.                  22 MR VICTOR DAWES: Can you provide us any evidence?                  23 MR FUNG YIU: If I can provide you with evidence, I would be                  24 a rich man today.                  25 I also want to talk about Mr Tsui Moon Come. He</p>	<p>1 tell you about this. "Well, 100,000 per apartment, the                  2 total would be 300 million. I am just Mr Fung. Maybe                  3 I am giving you certain comments or giving you some tips                  4 so you can take action. Can you treat my word like                  5 that?" He said there is no case because there is no                  6 formal cashflow.                  7 Perhaps it's because of the regulations of the                  8 government; I have to accept it. There is nothing else                  9 I can do.                  10 Like the beginning, people complained about the                  11 firefighters, but I want to supplement. I want to                  12 extend my thanks. I want to extend my gratitude to all                  13 those involved from the Police Force as well as the Fire                  14 Services Department. Thank you very much.                  15 Thank you for moving the corpse of my mum from                  16 31st floor to the ground floor.                  17 We have to abide by the law. We are not here to                  18 challenge the law. Just because the law cannot rule                  19 over everybody does not mean that we cannot expect                  20 everyone to be law-abiding. You cannot just accuse                  21 people for not doing their job well. You know, the                  22 civil servants of the Hong Kong Government has a big                  23 issue. We have a lot of high-ranking government                  24 officials but we don't have enough manpower to carry out                  25 actual work. We have too many high-ranking government</p>

Page 37	<p>1 officials and too little people to carry out the actual</p> <p>2 work, like soldiers. But in the Chinese mainland, they</p> <p>3 have a lot of soldiers doing the groundwork and they do</p> <p>4 not have that many high-ranking government officials.</p> <p>5 This is our biggest failures.</p> <p>6 MR VICTOR DAWES: Thank you, Mr Fung. Thank you for your</p> <p>7 comments. It is very helpful to our work.</p> <p>8 Chairman, I don't have any further questions.</p> <p>9 THE HON MR JUSTICE DAVID LOK: Any other parties who want to</p> <p>10 ask questions?</p> <p>11 If not, Mr Fung, thank you very much. I am aware</p> <p>12 that your mum is deceased. My condolences to you.</p> <p>13 Thank you for your evidence. Thank you for your</p> <p>14 attendance today.</p> <p>15 MR FUNG YIU: Thank you very much.</p> <p>16 (The witness was released)</p> <p>17 (10.57 am)</p> <p>18 MR VICTOR DAWES: The next witness is Mr Tai Chi Man.</p> <p>19 Hello, Mr Tai. Like other witnesses, please stand</p> <p>20 and read out the declaration before you.</p> <p>21 (10.57 am)</p> <p>22 MR TAI CHI MAN (affirmed)</p> <p>23 Examination by MR VICTOR DAWES</p> <p>24 MR VICTOR DAWES: Mr Tai, thank you. According to our</p> <p>25 information, you lived at Wang Chi House, room 506.</p>	Page 39	<p>1 You have certain comments towards the maintenance work.</p> <p>2 Can you share with us?</p> <p>3 MR TAI CHI MAN: During the time of Mr Tang Kwok Kuen, they</p> <p>4 have arranged for certain explaining section. I am</p> <p>5 involved in the construction sector as well. Therefore,</p> <p>6 I found a lot of unreasonable areas because you have to</p> <p>7 uninstall our air conditioning and to seal the building</p> <p>8 for one year. I spoke to director Mr Hau from Prestige.</p> <p>9 I asked if he could change his methodologies, "How about</p> <p>10 you just uninstall the air-conditioning every five</p> <p>11 floors? How about you don't seal it for one year?" And</p> <p>12 then I said, "We aren't coming to volunteer". Based on</p> <p>13 working on these projects, I know the lump sum cost.</p> <p>14 How much does it cost to dismantle an air-conditioner;</p> <p>15 three air-conditioners, you're charging me \$4,000 or so,</p> <p>16 so the profit margin is actually very large.</p> <p>17 Mr Tsui Moon Come came across as very passionate.</p> <p>18 We found that the large-scale renovation works very</p> <p>19 unreasonable so there was a works monitoring group. On</p> <p>20 that day, it was probably the Mid-Autumn Festival, so</p> <p>21 just come down to the park for registration so we can</p> <p>22 all together monitor the works. He said, "I'm not</p> <p>23 familiar with works so you need to help". I was scolded</p> <p>24 by my wife. It was family day. I went to my</p> <p>25 mother-in-law's and they live in Sau Mau Ping. I still</p>
Page 38	<p>1 MR TAI CHI MAN: Correct.</p> <p>2 MR VICTOR DAWES: As stated in your form, fortunately, Wang</p> <p>3 Chi House was not caught in the fire, therefore you are</p> <p>4 not as impacted as other residents.</p> <p>5 Before the fire, you had a lot of questions</p> <p>6 regarding the large-scale maintenance work. You were</p> <p>7 also part of it. Can you tell the chairman what are</p> <p>8 your concerns? To whom did you complain?</p> <p>9 MR TAI CHI MAN: At the beginning, a lot of people voiced</p> <p>10 out against the maintenance work because it was very</p> <p>11 expensive for each flat to pay up to 160,000 to 180,000</p> <p>12 and a lot of people suspected that it is because of</p> <p>13 Prestige. Until Tsui Moon Come came to lobby for votes,</p> <p>14 I asked my mum to give him her proxy vote as well.</p> <p>15 Originally, my mum gave the proxy votes to Wong Pik Kiu</p> <p>16 because on the street level station, Wong Pik Kiu said,</p> <p>17 "I can apply for government subsidy to you. How about</p> <p>18 you also give me the proxy vote?"</p> <p>19 Because I asked my mum to join the general meeting.</p> <p>20 I asked my mum about that and my mum told me, "I have</p> <p>21 given the proxy vote to Wong Pik Kiu", so I rushed to</p> <p>22 retrieve the proxy vote and there were a lot of hurdles</p> <p>23 before I could finally retrieve the vote.</p> <p>24 MR VICTOR DAWES: After that -- Mr Tsui Moon Come became the</p> <p>25 chairman -- you also participated in certain discussion.</p>	Page 40	<p>1 remember I drove back and I was scolded by my wife.</p> <p>2 MR VICTOR DAWES: You think that there was something not</p> <p>3 right about the projects. Can you tell the Committee?</p> <p>4 MR TAI CHI MAN: In the group they asked about the solar</p> <p>5 panel stuff. And I also answered these questions about</p> <p>6 the solar panels. But before this group was set up, I</p> <p>7 talked to Tsui Moon Come about what is not right with</p> <p>8 the works. "Now that you are elected, can you pause the</p> <p>9 works?"</p> <p>10 This is the request of many people. You can pay</p> <p>11 compensation and then ask another contractor to quote</p> <p>12 the price. Is it possible to look for a cheaper</p> <p>13 sub-contractor? From the perspective of residents, they</p> <p>14 don't like PC&amp;E. You shouldn't let PC&amp;E continue with</p> <p>15 the works.</p> <p>16 MR VICTOR DAWES: So your request was to terminate the</p> <p>17 contract?</p> <p>18 MR TAI CHI MAN: Yes.</p> <p>19 MR VICTOR DAWES: And then just compensate PC&amp;E and then we</p> <p>20 can ask another contractor?</p> <p>21 MR TAI CHI MAN: Yes. Well, we have no evidence and it was</p> <p>22 simply a verbal exchange.</p> <p>23 MR VICTOR DAWES: So I want to know what actions you took.</p> <p>24 Can you tell us what you did at that time? Just now you</p> <p>25 referred to construction workers smoking and polystyrene</p>

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<p>1 boards. Can you tell the Committee?</p> <p>2 MR TAI CHI MAN: In the monitoring group, someone called Lo</p> <p>3 Wong was very passionate. He came to the scene and he</p> <p>4 did some fire tests with the polystyrene board to see if</p> <p>5 it could catch fire. The result was that it could catch</p> <p>6 fire so it shouldn't be used in Wang Fuk Court.</p> <p>7 Actually, not just the residents in the monitoring</p> <p>8 group, but then other people inside the group were also</p> <p>9 worried about stuff catching fire. There were</p> <p>10 construction workers smoking, but no one was following</p> <p>11 up on these matters.</p> <p>12 MR VICTOR DAWES: Scaffolding nets you mentioned. When</p> <p>13 typhoons struck, there were issues with the scaffolding</p> <p>14 nets and you did talk about that; is that correct? Can</p> <p>15 you tell us?</p> <p>16 MR TAI CHI MAN: In the monitoring group, residents also</p> <p>17 spoke on this. I live in Wang Chi House. The</p> <p>18 orientation of my unit faces the garden. For other</p> <p>19 blocks, the scaffolding nets were all damaged. Is it</p> <p>20 possible that because of this, because of wind direction</p> <p>21 and scaffolding nets, Wang Chi House didn't catch fire?</p> <p>22 MR VICTOR DAWES: Thank you. Do you have any other</p> <p>23 information you would like to provide to the Committee?</p> <p>24 MR TAI CHI MAN: No. You asked us to do a lot of things but</p> <p>25 then, when you were elected one to two weeks later, you</p>	<p>1 Mr Ng, in front of you we have a declaration.</p> <p>2 Please stand up and read out the declaration.</p> <p>3 (11.21 am)</p> <p>4 MR NG PUI KWAN (affirmed)</p> <p>5 Examination by MR SW LEE</p> <p>6 MR SW LEE: Thank you. Please be seated.</p> <p>7 Before I begin to ask you questions, I understand</p> <p>8 that you have also prepared some notes and in a moment,</p> <p>9 when you give evidence, the notes might help you. Is</p> <p>10 that right?</p> <p>11 MR NG PUI KWAN: Yes.</p> <p>12 MR SW LEE: So unless the chairman has any objection, then</p> <p>13 I would not oppose to you using those notes.</p> <p>14 MR NG PUI KWAN: Okay.</p> <p>15 MR SW LEE: First I'd like to find out a bit more about your</p> <p>16 background.</p> <p>17 MR NG PUI KWAN: Okay.</p> <p>18 MR SW LEE: So you're responsible for doing external wall</p> <p>19 repair and maintenance works; right?</p> <p>20 MR NG PUI KWAN: Yes.</p> <p>21 MR SW LEE: I understand that you have this Kong Pang</p> <p>22 Engineering Company, and you use this company to take</p> <p>23 jobs; right?</p> <p>24 MR NG PUI KWAN: Yes.</p> <p>25 MR SW LEE: So that started about 10 years ago when you</p>
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<p>1 no longer pay any heed to the views of others. I found</p> <p>2 this change very strange. Because of this strange</p> <p>3 change, many residents were let down.</p> <p>4 MR VICTOR DAWES: Do you mean Tsui Moon Come?</p> <p>5 MR TAI CHI MAN: Yes.</p> <p>6 MR VICTOR DAWES: Mr Tsui will testify in the evidential</p> <p>7 hearing and we can go into details with him.</p> <p>8 I have no further questions. Thank you, chairman.</p> <p>9 THE HON MR JUSTICE DAVID LOK: Any other questions from</p> <p>10 involved parties? No.</p> <p>11 Mr Tai, thank you for coming to give evidence.</p> <p>12 Thank you.</p> <p>13 (The witness was released)</p> <p>14 (11.05 am)</p> <p>15 MR VICTOR DAWES: Chairman, this is an appropriate time to</p> <p>16 take a break. After the break, two workers will come to</p> <p>17 testify.</p> <p>18 THE HON MR JUSTICE DAVID LOK: Thank you. Let's take</p> <p>19 a break for 15 minutes today.</p> <p>20 (11.05 am)</p> <p>21 (A short adjournment)</p> <p>22 (11.21 am)</p> <p>23 THE HON MR JUSTICE DAVID LOK: Yes, Mr Lee.</p> <p>24 MR SW LEE: Chairman, the next witness is Mr Ng Pui Kwan,</p> <p>25 a sub-contractor.</p>	<p>1 joined the industry, yes?</p> <p>2 MR NG PUI KWAN: Yes.</p> <p>3 MR SW LEE: Kong Pang Engineering Company was set up by your</p> <p>4 stepfather; right?</p> <p>5 MR NG PUI KWAN: Correct.</p> <p>6 MR SW LEE: You used this company to take jobs. So are you</p> <p>7 a shareholder? Do you hold shares or are you a paid</p> <p>8 staff there?</p> <p>9 MR NG PUI KWAN: What does that mean?</p> <p>10 MR SW LEE: So are you receiving wages from your stepfather</p> <p>11 or what? Are you in fact the boss of the company?</p> <p>12 MR NG PUI KWAN: No. Neither.</p> <p>13 MR SW LEE: So you just use the name of the company to take</p> <p>14 jobs and you can use it to receive payments; right?</p> <p>15 MR NG PUI KWAN: Correct.</p> <p>16 MR SW LEE: I understand that after the fire at Wang Fuk</p> <p>17 Court you already gave two witness statements to the</p> <p>18 police. Do you remember?</p> <p>19 MR NG PUI KWAN: Yes.</p> <p>20 MR SW LEE: The witness statements that you gave and the</p> <p>21 information that you provided therein would be true to</p> <p>22 the best of your knowledge; is that right?</p> <p>23 MR NG PUI KWAN: Correct.</p> <p>24 MR SW LEE: You recall that the Committee's counsel earlier</p> <p>25 on also issued a letter to you, asking you about certain</p>

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<p>1 issues relating to the Wang Fuk Court project?</p> <p>2 MR NG PUI KWAN: Yes.</p> <p>3 MR SW LEE: I understand that you subsequently got a</p> <p>4 lawyers' firm to represent you and in February there</p> <p>5 were also some replies given by the lawyers' firm on</p> <p>6 your behalf; is that right?</p> <p>7 MR NG PUI KWAN: Yes.</p> <p>8 MR SW LEE: I don't have to know what exactly transpired</p> <p>9 between you and the law firm, you do not need to tell us</p> <p>10 what you talked to the law firm about. But with regard</p> <p>11 to the letter written by the law firm, so you would</p> <p>12 understand how the lawyers would speak on your behalf;</p> <p>13 right?</p> <p>14 MR NG PUI KWAN: Yes.</p> <p>15 MR SW LEE: What the lawyer told us would also be the</p> <p>16 information that you told them and that's true to the</p> <p>17 best of your knowledge, information and belief; is that</p> <p>18 right?</p> <p>19 MR NG PUI KWAN: Correct.</p> <p>20 MR SW LEE: Okay. First of all, I'd like to ask you, it's</p> <p>21 about the background between you and this guy called</p> <p>22 Mr Yim Chor Kee. In fact, before the start of the works</p> <p>23 at Wang Fuk Court, you already knew this Yim Chor Kee:</p> <p>24 right?</p> <p>25 MR NG PUI KWAN: Yes.</p>	<p>1 MR NG PUI KWAN: No, never.</p> <p>2 MR SW LEE: How did you know this Hang Fung was related to</p> <p>3 Mr Yim?</p> <p>4 MR NG PUI KWAN: Because when I went to the police, the</p> <p>5 police told me and asked me whether I knew about this</p> <p>6 Hang Fung Building Engineering. I just knew this was a</p> <p>7 company owned by Mr Yim, but I had no idea as to what it</p> <p>8 was all about.</p> <p>9 MR SW LEE: Okay. You talk about taking jobs and you would</p> <p>10 not be bothered by the name of the company so long as</p> <p>11 it's from Brother Kee and if it's from Mr Yim you would</p> <p>12 take the job, because you also said basically every</p> <p>13 time, it would be agreed orally so you just trusted him</p> <p>14 and therefore you just took the jobs.</p> <p>15 MR NG PUI KWAN: Right.</p> <p>16 MR SW LEE: On the several previous occasions, when you did</p> <p>17 the works, other than doing that for Brother Kee, have</p> <p>18 you ever encountered another company called Will Power?</p> <p>19 MR NG PUI KWAN: No.</p> <p>20 MR SW LEE: With regard to this contractor called PC&amp;E, have</p> <p>21 you ever encountered it before?</p> <p>22 MR NG PUI KWAN: No.</p> <p>23 MR SW LEE: That might not be called PC&amp;E. But what about</p> <p>24 this Mr Hau Wa Kin? Did you know him?</p> <p>25 MR NG PUI KWAN: No.</p>
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<p>1 MR SW LEE: That's because you call him brother Kee; right?</p> <p>2 MR NG PUI KWAN: Yes.</p> <p>3 MR SW LEE: For Brother Kee, previously he had already asked</p> <p>4 you to take jobs on some external repair works; right?</p> <p>5 MR NG PUI KWAN: Correct.</p> <p>6 MR SW LEE: Roughly, starting from year 2000, you did</p> <p>7 a project in Chi Fu Fa Yuen and there was also</p> <p>8 a building in Central?</p> <p>9 MR NG PUI KWAN: Right.</p> <p>10 MR SW LEE: Is it true that on all three occasions these</p> <p>11 were works relating to external wall repair?</p> <p>12 MR NG PUI KWAN: Yes.</p> <p>13 MR SW LEE: So it's not about Wang Fuk Court this time.</p> <p>14 You also said that at the time Mr Yim was using a</p> <p>15 company called Hang Fung Building Engineering Company.</p> <p>16 So it was that company that would be transacting with</p> <p>17 you; is that right?</p> <p>18 MR NG PUI KWAN: I don't understand.</p> <p>19 MR SW LEE: So you have heard this Hang Fung Building</p> <p>20 Engineering Company; right? That's the company owned by</p> <p>21 Mr Yim Chor Kee, he's the boss?</p> <p>22 MR NG PUI KWAN: Yes.</p> <p>23 MR SW LEE: How did you know about this Hang Fung Building</p> <p>24 Engineering? Is it because Hang Fung made payments to</p> <p>25 you?</p>	<p>1 MR SW LEE: So this is the first time you ever encountered</p> <p>2 PC&amp;E and also Will Power; right?</p> <p>3 MR NG PUI KWAN: Yes.</p> <p>4 MR SW LEE: Okay. The next thing that I'd like to move on</p> <p>5 to is about this project by PC&amp;E. Earlier on you told</p> <p>6 us that in around May/June 2024, that's the first time</p> <p>7 when Brother Kee approached you to ask you if you were</p> <p>8 interested in that.</p> <p>9 MR NG PUI KWAN: Yes.</p> <p>10 MR SW LEE: At the time, originally he only wanted you to do</p> <p>11 Wang Cheong House, right, just one block?</p> <p>12 MR NG PUI KWAN: He asked me to give quotation for three</p> <p>13 blocks.</p> <p>14 MR SW LEE: Okay. Three blocks. So from the beginning you</p> <p>15 already knew that you had to do three blocks, that's</p> <p>16 external wall repairs?</p> <p>17 MR NG PUI: No. Well, he told me to give quotation for</p> <p>18 three blocks. Whether or not I would be given the job,</p> <p>19 I didn't know.</p> <p>20 MR SW LEE: Then subsequently, what did you do? At what</p> <p>21 time did you give the quotation?</p> <p>22 MR NG PUI: About mid 2024, around May/June.</p> <p>23 MR SW LEE: Okay. After giving the quotation, when did he</p> <p>24 respond or get back to you?</p> <p>25 MR NG PUI KWAN: In around August.</p>

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<p>1 MR SW LEE: What did he say to you in August?</p> <p>2 MR NG PUI KWAN: He told me that I would be entering the</p> <p>3 site.</p> <p>4 MR SW LEE: So when you entered the site he asked you to</p> <p>5 give you quotation for three blocks?</p> <p>6 MR NG PUI KWAN: He asked me to finish with the first one,</p> <p>7 that is Wang Cheong House.</p> <p>8 MR SW LEE: So completing one block, does it mean -- what</p> <p>9 about the other two blocks? They have not decided</p> <p>10 whether or not they would be given to you or did he say</p> <p>11 that you would start with the first block first?</p> <p>12 MR NG PUI KWAN: No, I had no idea. I just was asked to do</p> <p>13 one block, and then subsequently I was told that I would</p> <p>14 do three blocks.</p> <p>15 MR SW LEE: Okay. We knew that eventually -- so I go back</p> <p>16 to a bit of the details of the works project.</p> <p>17 We understand that in the end you worked on all</p> <p>18 three blocks, Wang Cheong, Wang Tai and Wang Kin; is</p> <p>19 that right?</p> <p>20 MR NG PUI KWAN: Yes.</p> <p>21 MR SW LEE: And I know that in the end the total cost was</p> <p>22 \$8.5 million; is that right?</p> <p>23 MR NG PUI KWAN: No.</p> <p>24 MR SW LEE: Was it that they already gave you 8 million and</p> <p>25 then they owed you 500,000?</p>	<p>1 Construction Engineering Co Ltd in the Wang Fuk Court</p> <p>2 project?</p> <p>3 MR NG PUI KWAN: Ye.</p> <p>4 MR SW LEE: Well, if I tell you that Hoi Tak was one of the</p> <p>5 companies ordering the polystyrene boards to seal the</p> <p>6 windows and so on, you did not know anything about it?</p> <p>7 MR NG PUI KWAN: No, I'm not clear about that.</p> <p>8 MR SW LEE: Okay. At this juncture I'd like to refer you to</p> <p>9 a document. That's a layout plan. I'd like you to</p> <p>10 explain to us, because I understand that you were</p> <p>11 responsible for sealing the windows, that's number one,</p> <p>12 and number two, you were supposed to do the chiselling</p> <p>13 of the external walls; right?</p> <p>14 MR NG PUI KWAN: Yes.</p> <p>15 MR SW LEE: Let's take a look at F1/212. Okay. Let's see</p> <p>16 if you can tell us this. Number one, have you ever seen</p> <p>17 this document? Apparently it's a notice issued by PC&amp;E.</p> <p>18 You can see here this special notice is about Wang</p> <p>19 Cheong House, that's the first block that you worked on.</p> <p>20 It says that from 30 August 2024 to 31 October 2024, and</p> <p>21 you can see from the reasons: to do the sealing and</p> <p>22 protection of windows and also the chiselling work of</p> <p>23 the window frame and so on.</p> <p>24 So you were aware of what the works were. Those are</p> <p>25 the works that you were responsible for; right?</p>
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<p>1 MR NG PUI KWAN: Initially it was \$9.36 million.</p> <p>2 MR SW LEE: So how much did they pay you?</p> <p>3 MR NG PUI KWAN: About \$8 million to \$9 million. After</p> <p>4 completing the works, they would do the reconciliation</p> <p>5 with me.</p> <p>6 MR SW LEE: So did you contact Brother Kee again after</p> <p>7 completing the works, you did not go after him for the</p> <p>8 outstanding amounts; is that right?</p> <p>9 MR NG PUI KWAN: Right.</p> <p>10 MR SW LEE: So you might be prepared that you might not be</p> <p>11 able to get the outstanding payment; is that right?</p> <p>12 MR NG PUI KWAN: Yes.</p> <p>13 MR SW LEE: Coming back to the issue about money, so you</p> <p>14 provided the information to the police and, according to</p> <p>15 what you said, well, it's a company called Hoi Tak</p> <p>16 Construction Engineering Co Ltd that would be issuing</p> <p>17 the cheques to you.</p> <p>18 MR NG PUI KWAN: Yes.</p> <p>19 MR SW LEE: Did you ever ask Brother Kee as to why he would</p> <p>20 be using this company to issue the cheques to you?</p> <p>21 MR NG PUI KWAN: No, I didn't.</p> <p>22 MR SW LEE: So you don't mind, so long as you can get the</p> <p>23 payments, it's okay; right?</p> <p>24 MR NG PUI KWAN: Yes.</p> <p>25 MR SW LEE: You did not know what role was played by Hoi Tak</p>	<p>1 MR NG PUI KWAN: Correct.</p> <p>2 MR SW LEE: I can see that it's from 30 August 2024, so the</p> <p>3 works started on that day. So is it about the time when</p> <p>4 you entered the site to start the works?</p> <p>5 MR NG PUI KWAN: Yes.</p> <p>6 MR SW LEE: On 30 August, did you enter the site on that</p> <p>7 very day or you already entered the site to make some</p> <p>8 preparation for that before then?</p> <p>9 MR NG PUI KWAN: We had to check the tools before 30 August.</p> <p>10 We had to transport the tools and the devices to the</p> <p>11 site before then.</p> <p>12 MR SW LEE: Okay. Before you did that, so before you</p> <p>13 formally start the works, and also before your workers</p> <p>14 went in, was there any safety officer there so that they</p> <p>15 could also give you some safety training there?</p> <p>16 MR NG PUI KWAN: Yes.</p> <p>17 MR SW LEE: Do you remember for how long did you take the</p> <p>18 safety classes?</p> <p>19 MR NG PUI KWAN: Several minutes.</p> <p>20 MR SW LEE: Several minutes.</p> <p>21 For this particular safety briefing, what did it</p> <p>22 tell you? Do you remember?</p> <p>23 MR NG PUI KWAN: No.</p> <p>24 MR SW LEE: Did they ever mention anything about the</p> <p>25 scaffolding safety, that you will have to have the</p>

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<p>1 safety harness and also you would have to fasten the</p> <p>2 safety belt before you mount the scaffolding; were you</p> <p>3 told that?</p> <p>4 MR NG PUI KWAN: Probably, yes.</p> <p>5 MR SW LEE: Did they remind you that you should refrain from</p> <p>6 smoking because smoking would be dangerous and so on?</p> <p>7 MR NG PUI KWAN: I couldn't remember.</p> <p>8 MR SW LEE: Okay. You couldn't remember.</p> <p>9 And whether they ever told you that at the back</p> <p>10 stairs there would be some access openings to go on to</p> <p>11 the scaffolding and so on? Okay. You just remember</p> <p>12 that it lasted for several minutes and that was it.</p> <p>13 MR NG PUI KWAN: Yes.</p> <p>14 MR SW LEE: Did they show you any images, short videos? Did</p> <p>15 they give you any notes whatsoever?</p> <p>16 You're shaking your head. So none of those were</p> <p>17 given to you?</p> <p>18 MR NG PUI KWAN: No.</p> <p>19 MR SW LEE: Okay. I can see that PC&amp;E was the chief</p> <p>20 contractor of the project at Wang Fuk Court and we</p> <p>21 understand that for every project there would be</p> <p>22 sub-contractors like you, Mr Ng, they would be</p> <p>23 responsible for different work procedures.</p> <p>24 I'd like to find out more about the supervision</p> <p>25 chain or the system. You and your workers would be</p>	<p>1 sealing and protection works for the windows, you</p> <p>2 understand that PC&amp;E had this Brother Gordon or Brother</p> <p>3 Sam and also Brother Chung, they did call you and asked</p> <p>4 you that for at the interval of every five floors you</p> <p>5 would have to have this access opening.</p> <p>6 So I'd like to ask you, since you told the police</p> <p>7 that there was this Brother Gordon and Brother Sam or</p> <p>8 Brother Chung, these names are the guys that you had</p> <p>9 come into contact with; is that right?</p> <p>10 MR NG PUI KWAN: Yes.</p> <p>11 MR SW LEE: So do you recall under what circumstances did</p> <p>12 you contact Brother Gordon, Brother Sam or Brother</p> <p>13 Chung?</p> <p>14 MR NG PUI KWAN: Well, it was subsequently.</p> <p>15 MR SW LEE: So what does that mean?</p> <p>16 MR NG PUI KWAN: After entering the site.</p> <p>17 MR SW LEE: In other words, after 30 August, after you</p> <p>18 entered the site?</p> <p>19 MR NG PUI KWAN: We entered the site in around September.</p> <p>20 MR SW LEE: Okay. So the following day of 30 August would</p> <p>21 be 1 September.</p> <p>22 MR NG PUI KWAN: After we entered the site.</p> <p>23 MR SW LEE: Did you recall, when you first contacted them,</p> <p>24 they told you about having the access opening?</p> <p>25 MR NG PUI KWAN: Yes.</p>
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<p>1 going back to work, so you'd be reporting for duty and</p> <p>2 you would mount the scaffolding and then you would start</p> <p>3 on your own, or is there a system for you to register</p> <p>4 your arrival and so on?</p> <p>5 MR NG PUI KWAN: Yes, there was this login book, a log.</p> <p>6 MR SW LEE: So who would ask you to sign in?</p> <p>7 MR NG PUI KWAN: PC&amp;E would ask me to sign in.</p> <p>8 MR SW LEE: Was there a contact person from PC&amp;E so that</p> <p>9 whenever there were problems you can contact this guy?</p> <p>10 So you had no idea as to who you should approach, if</p> <p>11 there were anything happening, for example should be</p> <p>12 contacting the engineer or if there were problems with</p> <p>13 the materials, who would you contact?</p> <p>14 MR NG PUI KWAN: So if there was anything, then I would just</p> <p>15 talk to the office.</p> <p>16 MR SW LEE: So who is the one in the office, so PC&amp;E's</p> <p>17 office. Was there anybody that you should contact when</p> <p>18 there were issues?</p> <p>19 MR NG PUI KWAN: No. They did not specify.</p> <p>20 MR SW LEE: Okay. Throughout the works there was no</p> <p>21 counterparty so if anything happened, you just get back</p> <p>22 to Brother Kee?</p> <p>23 MR NG PUI KWAN: Yes. Because my boss was Brother Kee.</p> <p>24 MR SW LEE: In your witness statement to the police you also</p> <p>25 mentioned this, you said that in the course of doing the</p>	<p>1 MR SW LEE: So you told the police that you were called, you</p> <p>2 received a call. So when the instructions were given to</p> <p>3 you, it was not done face to face? In Wang Fuk Court</p> <p>4 nobody was talking to you face to face, like what I'm</p> <p>5 doing here face to face with you, so they just gave you</p> <p>6 a call to give you the instructions; is that right?</p> <p>7 MR NG PUI KWAN: I don't understand the question.</p> <p>8 MR SW LEE: It's very simple. According to your statement,</p> <p>9 you said that one of them gave you a call, asking you to</p> <p>10 do the access opening. So I'd just like to confirm with</p> <p>11 you, you just heard this guy, you did not see the face</p> <p>12 of this guy; is that right?</p> <p>13 MR NG PUI KWAN: Yes.</p> <p>14 MR SW LEE: So there was somebody who gave you a call,</p> <p>15 you had no idea as to how he got your number. Okay.</p> <p>16 I understand that for Brother Kee -- how did he call</p> <p>17 you? He would call you Spectacle Kwan. So somebody</p> <p>18 gave you a call. How did you know he was from PC&amp;E?</p> <p>19 MR NG PUI KWAN: After entering the site, initially, because</p> <p>20 my boss was Brother Kee, he told me that if there's</p> <p>21 anything then PC&amp;E would contact me and that's the</p> <p>22 reason why they had my number.</p> <p>23 MR SW LEE: So somebody called you. Did he say that he was</p> <p>24 from PC&amp;E? Did he say that?</p> <p>25 MR NG PUI KWAN: Well, I had their numbers.</p>

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<p>1 MR SW LEE: So you had their numbers too?</p> <p>2 MR NG PUI KWAN: Yes. After entering the site, I was given</p> <p>3 their numbers.</p> <p>4 MR SW LEE: So you were not just talking to Brother Kee. At</p> <p>5 least you know that these people are also from PC&amp;E?</p> <p>6 MR NG PUI KWAN: Yes. I have got their numbers.</p> <p>7 MR SW LEE: Have you ever met with them? Under the guidance</p> <p>8 of your boss, Brother Kee, you have met with them. So</p> <p>9 now it's clarified you have met with them?</p> <p>10 MR NG PUI KWAN: Yes, correct.</p> <p>11 MR SW LEE: You didn't remember who but one of them called</p> <p>12 you and asked you to produce the access opening?</p> <p>13 MR NG PUI KWAN: Correct.</p> <p>14 MR SW LEE: After you entered into the site, what is the</p> <p>15 first thing that you do? Were you there to seal the</p> <p>16 window, to chisel or to produce the access opening?</p> <p>17 MR NG PUI KWAN: I first sealed the windows.</p> <p>18 MR SW LEE: When your workers seal the windows -- I knew</p> <p>19 that they had to reach the scaffolding; right?</p> <p>20 MR NG PUI KWAN: Yes.</p> <p>21 MR SW LEE: When you entered into the site, I believe that</p> <p>22 all the eight blocks at Wang Fuk Court have put up</p> <p>23 scaffolding and scaffold netting?</p> <p>24 MR NG PUI KWAN: When I entered into the site there were</p> <p>25 only three blocks.</p>	<p>1 matters much because basically the design of all eight</p> <p>2 blocks is similar. When you seal the windows, let's</p> <p>3 talk about the procedures of sealing the windows. Did</p> <p>4 you do it floor by floor? Starting from 31st floor, you</p> <p>5 sealed all the windows on the 31st floor and then moved</p> <p>6 on to the 30th floor; is that true?</p> <p>7 MR NG PUI KWAN: Correct.</p> <p>8 MR SW LEE: When you first started sealing the windows, for</p> <p>9 example, Wang Cheong House, that is your first block,</p> <p>10 let's say you had to seal all the windows on the 31st</p> <p>11 floor, how long would it take?</p> <p>12 MR NG PUI KWAN: I only had to seal windows of half of the</p> <p>13 floor.</p> <p>14 MR SW LEE: How long would it take?</p> <p>15 MR NG PUI KWAN: I could not remember. I think one to two</p> <p>16 days.</p> <p>17 MR SW LEE: One to two days. By sealing the windows, you</p> <p>18 meant to put on some adhesive tape and then you have to</p> <p>19 adhere the foam board onto the glass. For the excessive</p> <p>20 part, you will cut it off; right?</p> <p>21 MR NG PUI KWAN: Right.</p> <p>22 MR SW LEE: So for the 31st floor, you will cover half of</p> <p>23 the floor? How about the 30th floor?</p> <p>24 MR NG PUI KWAN: Also half of the floor.</p> <p>25 MR SW LEE: So you do it only half of the floor?</p>
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<p>1 MR SW LEE: The remaining five blocks did not put up</p> <p>2 scaffolding.</p> <p>3 MR NG PUI KWAN: No scaffolding.</p> <p>4 MR SW LEE: So for the three blocks you were working on,</p> <p>5 there are scaffolding. I know that every block at</p> <p>6 Wang Fuk Court has 31 storeys.</p> <p>7 MR NG PUI KWAN: Right.</p> <p>8 MR SW LEE: How did you reach the scaffolding? Did you</p> <p>9 climb up the scaffolding from the ground or from the</p> <p>10 rooftop?</p> <p>11 MR NG PUI KWAN: I climbed from the rooftop.</p> <p>12 MR SW LEE: When you first entered into the site, before you</p> <p>13 were asked to produce access opening, did you know that</p> <p>14 there was an access opening on the 15th floor?</p> <p>15 MR NG PUI KWAN: Yes.</p> <p>16 MR SW LEE: Did you make use of that access opening?</p> <p>17 MR NG PUI KWAN: At the beginning I did not need that.</p> <p>18 MR SW LEE: Why?</p> <p>19 MR NG PUI KWAN: I started from the 31st floor.</p> <p>20 MR SW LEE: Because you have to start from the top, so there</p> <p>21 is no meaning for you to reach out the access opening at</p> <p>22 the 15th floor?</p> <p>23 MR NG PUI KWAN: Correct.</p> <p>24 MR SW LEE: Please take a look at this. F1, page 291. This</p> <p>25 is an example. This is block D. I don't think it</p>	<p>1 MR NG PUI KWAN: Yes.</p> <p>2 MR SW LEE: But you have already access in from the</p> <p>3 scaffolding; why didn't you cover the whole floor?</p> <p>4 MR NG PUI KWAN: I just do it according to the notice. They</p> <p>5 have divided into area A and area B.</p> <p>6 MR SW LEE: If you look at the layout, there is a red line</p> <p>7 in the middle.</p> <p>8 MR NG PUI KWAN: Yes.</p> <p>9 MR SW LEE: The blue area is area A, the green area is</p> <p>10 area B. You have to follow the schedule. They asked</p> <p>11 you to cover half of the floor first?</p> <p>12 MR NG PUI KWAN: Correct.</p> <p>13 MR SW LEE: After sealing the windows in area A, did you</p> <p>14 start chiselling in area A, or did you seal the windows</p> <p>15 in area B?</p> <p>16 MR NG PUI KWAN: It went on simultaneously.</p> <p>17 MR SW LEE: So you seal the windows in area A and some other</p> <p>18 start chiselling. At the same time, other workers also</p> <p>19 start sealing the windows in area B; is that correct?</p> <p>20 MR NG PUI KWAN: Yes.</p> <p>21 MR SW LEE: I think we have read page 212. The estimated</p> <p>22 time was from 30 August 2024 to 31 December 2024. It is</p> <p>23 the period for window sealing and chiselling of Wang</p> <p>24 Cheong House. According to your memory, I think</p> <p>25 strictly speaking it is between September and October,</p>

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<p>1 did you finish the chiselling work as scheduled?</p> <p>2 MR NG PUI KWAN: So I did chiselling in September and</p> <p>3 October?</p> <p>4 MR SW LEE: Yes. Did you complete?</p> <p>5 MR NG PUI KWAN: Are you talking about chiselling? It</p> <p>6 cannot be finished.</p> <p>7 MR SW LEE: According to your memory, how long did it take</p> <p>8 for you to finish your work at Wang Cheong House?</p> <p>9 MR NG PUI KWAN: I think end of November.</p> <p>10 MR SW LEE: If you started in September, according to your</p> <p>11 memory, you have spent maximum three months to complete</p> <p>12 all chiselling works at Wang Cheong House?</p> <p>13 MR NG PUI KWAN: Correct. Three months.</p> <p>14 MR SW LEE: We know that Wang Cheong House was covered by</p> <p>15 tiles. I'm talking about the external walls.</p> <p>16 MR NG PUI KWAN: Correct.</p> <p>17 MR SW LEE: So your part of work is, first of all, remove</p> <p>18 the existing, the old tiles.</p> <p>19 MR NG PUI KWAN: Correct.</p> <p>20 MR SW LEE: If there are certain steel or if there are some</p> <p>21 destroyed part of the cement, will you be in charge to</p> <p>22 remove it?</p> <p>23 MR NG PUI KWAN: No.</p> <p>24 MR SW LEE: So for your part, as long as you have removed</p> <p>25 the tiles, your work is completed?</p>	<p>1 MR NG PUI KWAN: Yes.</p> <p>2 MR SW LEE: You knew it has to be done at the rear</p> <p>3 staircase.</p> <p>4 MR NG PUI KWAN: Correct.</p> <p>5 MR SW LEE: It was not your first day to be involved in</p> <p>6 construction works.</p> <p>7 MR NG PUI KWAN: Correct.</p> <p>8 MR SW LEE: You have already reached out to rear staircase</p> <p>9 before.</p> <p>10 MR NG PUI KWAN: Correct.</p> <p>11 MR SW LEE: According to your knowledge, you should know</p> <p>12 that the rear staircase is a fire escape.</p> <p>13 MR NG PUI KWAN: Yes.</p> <p>14 MR SW LEE: When you produced this access opening, since you</p> <p>15 know that this is a fire escape access and you had to</p> <p>16 remove the glass there, do you think that there would be</p> <p>17 a problem? Do you think that you are doing anything to</p> <p>18 the fire escape access?</p> <p>19 MR NG PUI KWAN: I don't know.</p> <p>20 MR SW LEE: I think you didn't ask PC&amp;E whether or not you</p> <p>21 can remove the glass; right?</p> <p>22 MR NG PUI KWAN: They have already produced one access</p> <p>23 opening on the 15th floor.</p> <p>24 MR SW LEE: Yes. You didn't do it.</p> <p>25 MR NG PUI KWAN: I didn't do it.</p>
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<p>1 MR NG PUI KWAN: Correct.</p> <p>2 MR SW LEE: If there needs to be any further repairment, if</p> <p>3 there needs to be some replastering, it would be the</p> <p>4 work of another person?</p> <p>5 MR NG PUI KWAN: Correct.</p> <p>6 MR SW LEE: Finally, when did you know that Brother Kee</p> <p>7 asked you to cover the remaining two blocks?</p> <p>8 MR NG PUI KWAN: In around October. He asked me to cover</p> <p>9 the remaining two blocks, that is the two blocks next to</p> <p>10 it.</p> <p>11 MR SW LEE: So it's Wang Tai House and Wang Kin House?</p> <p>12 MR NG PUI KWAN: Correct.</p> <p>13 MR SW LEE: In October you hadn't completed the work at</p> <p>14 Wang Cheong House.</p> <p>15 MR NG PUI KWAN: Correct.</p> <p>16 MR SW LEE: So you had to reach out for more workers.</p> <p>17 MR NG PUI KWAN: Yes.</p> <p>18 MR SW LEE: At the peak, you said that you had recruited</p> <p>19 50-odd workers.</p> <p>20 MR NG PUI KWAN: Yes, almost 50.</p> <p>21 MR SW LEE: I will come back to ask you about the chiselling</p> <p>22 work later.</p> <p>23 You said in the course of your work, from PC&amp;E there</p> <p>24 was somebody who asked you to produce an access opening</p> <p>25 at the interval of every five floors.</p>	<p>1 MR SW LEE: If somebody did something wrong, it doesn't mean</p> <p>2 you have to do something wrong as well. Right?</p> <p>3 You nod. You agree with me.</p> <p>4 You didn't ask PC&amp;E if it is all right to remove the</p> <p>5 glass there.</p> <p>6 MR NG PUI KWAN: I did ask. He asked me to do it.</p> <p>7 MR SW LEE: He asked you to remove.</p> <p>8 MR NG PUI KWAN: Right.</p> <p>9 MR SW LEE: That is what you refer to, Brother Gordon,</p> <p>10 Brother Sam, Brother Chung, one of them?</p> <p>11 MR NG PUI KWAN: Correct.</p> <p>12 MR SW LEE: When you produced that access opening, as you</p> <p>13 said, sometimes you started from ground floor, sometimes</p> <p>14 you started from the rooftop. Can I put it this way:</p> <p>15 basically, the access opening is to bring convenience</p> <p>16 for the workers so that they can get in and out?</p> <p>17 MR NG PUI KWAN: Normally, yes.</p> <p>18 MR SW LEE: Simply put, if I have to work on the 17th floor</p> <p>19 that morning, I can choose to start from the 31st floor,</p> <p>20 that will be over 10 floors, or I can take the lift to</p> <p>21 the 15th floor and just climb two floors from the 15th</p> <p>22 floor and then I would reach 17th floor; right?</p> <p>23 You nodded. Did you agree?</p> <p>24 MR NG PUI KWAN: Yes.</p> <p>25 MR SW LEE: Can I put it this way. The production of access</p>

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<p>1 opening, it's simply a measure to bring convenience;</p> <p>2 correct?</p> <p>3 MR NG PUI KWAN: I could not understand. It is not useful</p> <p>4 to me.</p> <p>5 MR SW LEE: That's why I said according to you, the</p> <p>6 production of access opening, talking about the</p> <p>7 technicality of this work, it is not necessary to you</p> <p>8 because, according to you, you don't need that access</p> <p>9 opening.</p> <p>10 MR NG PUI KWAN: Normally, there would be an access opening.</p> <p>11 Yes.</p> <p>12 MR SW LEE: Well, it is a usual practice. Whether or not it</p> <p>13 is correct, it is subject to further discussion. I just</p> <p>14 want to understand from you, since you are</p> <p>15 a professional, for your chiselling work, according to</p> <p>16 you, the access opening is not necessary, it is not</p> <p>17 helpful to you.</p> <p>18 MR NG PUI KWAN: Well, I don't really care if there is an</p> <p>19 opening.</p> <p>20 MR SW LEE: So it is just to bring convenience; is that</p> <p>21 correct?</p> <p>22 MR NG PUI KWAN: The company asked me to produce that</p> <p>23 opening.</p> <p>24 MR SW LEE: You were asked by the company. You don't need</p> <p>25 it, technically; correct?</p>	<p>1 MR NG PUI KWAN: There are protective measures.</p> <p>2 MR SW LEE: There are protective measures, but did you</p> <p>3 remove every tile and pick them up after removal or you</p> <p>4 just allow it to fall on the scaffolding?</p> <p>5 MR NG PUI KWAN: We just allow it to fall on the</p> <p>6 scaffolding.</p> <p>7 MR SW LEE: Taking you as an example, for the tiles that are</p> <p>8 removed, will you clean them up every day after work or</p> <p>9 you will wait for a certain stage, like two weeks or</p> <p>10 a month, and then clean it up?</p> <p>11 MR NG PUI KWAN: We clean it up every day.</p> <p>12 MR SW LEE: According to what you say, the scaffolding is</p> <p>13 clean, there is no garbage.</p> <p>14 MR NG PUI KWAN: No garbage.</p> <p>15 MR SW LEE: You also mentioned about protective measures.</p> <p>16 In this incident we are aware that you are sealing the</p> <p>17 windows with foam board.</p> <p>18 MR NG PUI KWAN: Yes.</p> <p>19 MR SW LEE: According to your experience, is the use of foam</p> <p>20 board normal? Is it usual?</p> <p>21 MR NG PUI KWAN: It happens.</p> <p>22 MR SW LEE: It happens. Is it comparatively extensive?</p> <p>23 MR NG PUI KWAN: It happens but not often.</p> <p>24 MR SW LEE: So if it is not often, then in general what kind</p> <p>25 of materials will you use to seal the windows?</p>
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<p>1 MR NG PUI KWAN: What do you mean by "technically"?</p> <p>2 MR SW LEE: According to you, you can still complete your</p> <p>3 chiselling work even without the access opening. Do you</p> <p>4 agree?</p> <p>5 MR NG PUI KWAN: Yes.</p> <p>6 MR SW LEE: This IC wants to understand, since you have been</p> <p>7 conducting maintenance and repairing work for over</p> <p>8 a decade, is the production of an access opening</p> <p>9 a normal practice?</p> <p>10 MR NG PUI KWAN: Yes.</p> <p>11 MR SW LEE: Similarly, as you know, this is a measure to</p> <p>12 bring convenience to the workers so that they can get in</p> <p>13 and out of the scaffolding; right?</p> <p>14 MR NG PUI KWAN: Yes.</p> <p>15 MR SW LEE: Let's talk about the chiselling work. You need</p> <p>16 to make use of some equipments in order to remove the</p> <p>17 existing tiles.</p> <p>18 MR NG PUI KWAN: Yes.</p> <p>19 MR SW LEE: I can understand that in the course of this</p> <p>20 work, certainly there would not be an additional worker</p> <p>21 who is there to pick up the tiles one piece by another.</p> <p>22 MR NG PUI KWAN: Correct.</p> <p>23 MR SW LEE: There will be tools for you to remove the tiles.</p> <p>24 Temporarily it will be falling on the scaffold, that is</p> <p>25 what we refer to as --</p>	<p>1 MR NG PUI KWAN: Corrugated plastic board.</p> <p>2 MR SW LEE: Do you know what kind of materials they are</p> <p>3 composed of?</p> <p>4 MR NG PUI KWAN: When I feel it, it's plastic.</p> <p>5 MR SW LEE: Can it retard any flames, do you know?</p> <p>6 MR NG PUI KWAN: No. We just carry out the works. The</p> <p>7 materials are provided to us.</p> <p>8 MR SW LEE: You will pay the workers.</p> <p>9 MR NG PUI KWAN: And provide manpower.</p> <p>10 MR SW LEE: While Brother Kee would provide you with all the</p> <p>11 materials. So the only materials that you need is the</p> <p>12 material used for window sealing. You use tools for the</p> <p>13 chiselling work.</p> <p>14 MR NG PUI KWAN: Right.</p> <p>15 mr ssw: There is no materials that you need to put on to</p> <p>16 the scaffolding.</p> <p>17 MR NG PUI KWAN: No, not needed. I just need to carry the</p> <p>18 tools.</p> <p>19 MR SW LEE: As well as the workers. You just need the</p> <p>20 chiselling tool to carry out the work.</p> <p>21 MR NG PUI KWAN: Yes.</p> <p>22 MR SW LEE: So the only materials that is required is this</p> <p>23 so-called foam board. As you have already mentioned,</p> <p>24 the foam boards are provided by Brother Kee.</p> <p>25 MR NG PUI KWAN: Yes.</p>

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<p>1 MR SW LEE: Were the foam boards there when you first                  2 entered to the site?                  3 MR NG PUI KWAN: They were already delivered to the                  4 construction site.                  5 MR SW LEE: According to the information, actually Hoi Tak                  6 has ordered two batches of materials. One came in                  7 September, the other came in November. Do you remember                  8 are they of the same models?                  9 MR NG PUI KWAN: I did not pay notice.                  10 MR SW LEE: I would like to draw your attention to another                  11 document. In the course of the construction work -- I                  12 have some further questions for you -- apart from your                  13 management over your own workers, were there any                  14 personnel from PC&amp;E patrolling your work? Did they                  15 check if you were safe enough when you worked on the                  16 scaffolding?                  17 MR NG PUI KWAN: Yes.                  18 MR SW LEE: According to your memory, how many times did                  19 they come?                  20 MR NG PUI KWAN: On the day when we did chiselling work                  21 they did come. For the others, I am not aware. I saw                  22 them here once.                  23 MR SW LEE: Were there any architects or personnel from                  24 Will Power who came to ask you questions and instructed                  25 you to be careful when you conduct your work? Did they</p>	<p>1 MR SW LEE: It says:                  2 "Upon completion, immediately it will be removed."                  3 According to the documents of PC&amp;E, you have sealed                  4 the windows, first of all, you should use some light                  5 wooden panel or corrugated plastic board to seal your                  6 windows. According to the documents; I'm not saying you                  7 are aware of that.                  8 My question is, when you seal the windows, were you                  9 in touch with any wooden panels or corrugated plastic                  10 boards? Did you use any of them to seal the windows or                  11 there was just foam board?                  12 MR NG PUI KWAN: Yes. During chiselling work, it is the                  13 second layer that we applied to it.                  14 MR SW LEE: So the first layer were foam boards, the second                  15 layer were wooden panels or corrugated plastic boards.                  16 MR NG PUI KWAN: Yes.                  17 MR SW LEE: For the three blocks you worked in, did all                  18 three blocks use wooden boards or corrugated plastic                  19 sheets?                  20 MR NG PUI KWAN: For these blocks, corrugated plastic                  21 sheets.                  22 MR SW LEE: Were they plastered by you, attached by you?                  23 MR NG PUI KWAN: Yes.                  24 MR SW LEE: So you did two procedures: one, attach foam                  25 boards and then corrugated plastic sheets just before</p>
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<p>1 mention that?                  2 MR NG PUI KWAN: I saw them on the rooftop.                  3 MR SW LEE: How many times?                  4 MR NG PUI KWAN: I've seen the consultant for one to two                  5 times.                  6 MR SW LEE: By "consultant" you know that they are from the                  7 Will Power Architects company, not from PC&amp;E?                  8 MR NG PUI KWAN: Correct.                  9 MR SW LEE: Do you remember if that person from                  10 Will Power -- had he introduced himself to you?                  11 MR NG PUI KWAN: No. He just came upstairs to check on us.                  12 MR SW LEE: I want to know if you have seen this document in                  13 bundle F1 on page 231. As you can see, it talks about                  14 the protective measures and chiselling work. This is                  15 the work procedures of the external works at Prestige.                  16 Can you see that? There is an arrow pointing right next                  17 to it. You don't have to go through the documents one                  18 by one. I will guide you through.                  19 From the first bullet point all the way to the last                  20 sentences, it said that, "During chiselling we will use                  21 some light wooden panel or some corrugated plastic board                  22 to cover the windows."                  23 This is referring to the chiselling work, that is                  24 your work.                  25 MR NG PUI KWAN: Yes.</p>	<p>1 the chiselling happened?                  2 MR NG PUI KWAN: Yes.                  3 MR SW LEE: You did so for the entire floor or unit by unit                  4 because you were concerned that the windows would be                  5 broken, so you only attached it before chiselling?                  6 MR NG PUI KWAN: Yes.                  7 MR SW LEE: For example, on the 31st floor, after                  8 chiselling, you have done what you needed to do based on                  9 what is set out right here: that needed to be removed                  10 right away. So you removed the corrugated plastic                  11 sheets all together with the foam board?                  12 MR NG PUI KWAN: The corrugated plastic sheets.                  13 MR SW LEE: Why not together with the foam boards? The foam                  14 boards were used to protect the windows.                  15 MR NG PUI KWAN: The instructions we were given is to                  16 protect the windows. We attached to the glass and then,                  17 just before chiselling, we would attach corrugated                  18 plastic sheets. Afterwards, we would remove the                  19 corrugated plastic sheets.                  20 MR SW LEE: Whose instructions?                  21 MR NG PUI KWAN: My boss.                  22 MR SW LEE: That is Brother Kee?                  23 MR NG PUI KWAN: Yes.                  24 MR SW LEE: Did you ask, "What about the foam boards? Would                  25 you remove them?"</p>

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<p>1 MR NG PUI KWAN: I did ask.                  2 MR SW LEE: So what was the answer?                  3 MR NG PUI KWAN: Usually not.                  4 MR SW LEE: I don't want to hear from you "usually", because                  5 you asked Brother Kee, so we need to be fair to him.                  6 Just now what did Brother Kee say to you?                  7 MR NG PUI KWAN: No, not to remove them.                  8 MR SW LEE: Let's take a look at page 232. From my                  9 understanding of the document, there is phase 2, as we                  10 can see: protection measures need to be put in place                  11 once again, that is after the removal of the                  12 air-conditioner. So once again you needed to start                  13 afresh to protect the windows. Was that done by you?                  14 MR NG PUI KWAN: I don't know.                  15 MR SW LEE: What do you mean by you do not know? Is it                  16 because it wasn't done by you?                  17 MR NG PUI KWAN: Correct.                  18 MR SW LEE: My last two questions. One, I'd like you to                  19 clarify. In one of your witness statements -- to be                  20 fair to you, let me draw your attention to it, on                  21 page 1598. If you take a look at page 1597, this is one                  22 of your statements.                  23 MR NG PUI KWAN: Yes.                  24 MR SW LEE: Paragraph 5, towards the end of this paragraph,                  25 can you explain to us, from the last four lines, when</p>	<p>1 MR SW LEE: That was why you needed to protect the windows.                  2 Polystyrene boards were said to be more protective than                  3 corrugated plastic sheets. Based on your experience, do                  4 you think it is better to use foam boards than                  5 corrugated plastic sheets?                  6 MR NG PUI KWAN: I'm not sure about this.                  7 MR SW LEE: Technically speaking, you put corrugated plastic                  8 sheets before you put foam boards, and after chiselling                  9 you removed the foam boards. Does it make any                  10 difference? Does it make any impact on you?                  11 MR NG PUI KWAN: No difference.                  12 MR SW LEE: So after chiselling, you just remove the first                  13 layer, and for the bottom layer, you were instructed not                  14 to remove it?                  15 MR NG PUI KWAN: Correct.                  16 MR SW LEE: And last question. Do you yourself smoke?                  17 MR NG PUI KWAN: Yes.                  18 MR SW LEE: What about other workers?                  19 MR NG PUI KWAN: Yes, some of them smoke.                  20 MR SW LEE: Did you see your workers or you yourself smoke                  21 on the scaffolding?                  22 MR NG PUI KWAN: No. On the ground for me.                  23 MR SW LEE: What about the workers?                  24 MR NG PUI KWAN: I told them as well.                  25 MR SW LEE: What did you tell them?</p>
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<p>1 you entered the site you already saw these foam boards.                  2 You were responsible for the works. So the source, the                  3 actual materials, who approved it, you weren't                  4 responsible for this. It was actually the first time                  5 you came into contact with these foam boards. External                  6 wall repairs, Brother Kee's projects, you didn't use                  7 these foam boards, you used corrugated plastic sheets;                  8 is that correct?                  9 At that time you provided this information to the                  10 police. In other words, it was the first time you saw                  11 these foam boards being used in Wang Fuk Court?                  12 MR NG PUI KWAN: Well, I saw it being used on other                  13 occasions.                  14 MR SW LEE: But it was the first time for you to use them;                  15 is that correct?                  16 MR NG PUI KWAN: Yes.                  17 MR SW LEE: So likewise, fire-retardant, whether it could                  18 catch fire, you didn't know?                  19 MR NG PUI KWAN: It was the first time. It was my first                  20 time.                  21 MR SW LEE: Some say we need to use polystyrene because of                  22 greater protection. At the time of chiselling, there's                  23 a lot of gravel or debris that could shatter the                  24 windows; right?                  25 MR NG PUI KWAN: Right.</p>	<p>1 MR NG PUI KWAN: Not to smoke.                  2 MR SW LEE: So where did they usually smoke when they needed                  3 to smoke?                  4 MR NG PUI KWAN: There was a smoking area on the ground                  5 floor.                  6 MR SW LEE: So you and your construction workers were                  7 obedient, you didn't smoke on the scaffolding?                  8 MR NG PUI KWAN: Well, I don't know about them, but for                  9 myself, I didn't.                  10 MR SW LEE: It's about supervision as well. At the peak,                  11 three blocks required chiselling.                  12 MR NG PUI KWAN: Yes.                  13 MR SW LEE: That is over 50 workers; they worked in three                  14 blocks.                  15 MR NG PUI KWAN: Yes.                  16 MR SW LEE: So you are the boss of Kong Pang and you                  17 employed your clansmen to work.                  18 MR NG PUI KWAN: Yes.                  19 MR SW LEE: So you needed to work in one of the blocks?                  20 MR NG PUI KWAN: Yes.                  21 MR SW LEE: What about the other two blocks?                  22 MR NG PUI KWAN: I followed up on the other two blocks as                  23 well.                  24 MR SW LEE: But it was impossible for you to walk around in                  25 the whole period of eight hours or 10 hours.</p>

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<p>1 MR NG PUI KWAN: Well, that was what I did.</p> <p>2 MR SW LEE: And you didn't see construction workers smoking</p> <p>3 on the scaffolding?</p> <p>4 MR NG PUI KWAN: There were men and women.</p> <p>5 MR SW LEE: Well, I know. Even when there were men and</p> <p>6 women, there were probably people smoking. I want to</p> <p>7 know how you make sure construction workers are</p> <p>8 obedient, they obey the rules. Seriously speaking, the</p> <p>9 blaze this time was probably due to someone smoking.</p> <p>10 MR NG PUI KWAN: Right.</p> <p>11 MR SW LEE: Even if we're not talking about Wang Fuk Court,</p> <p>12 how do you supervise them?</p> <p>13 MR NG PUI KWAN: I ask them to quit smoking, not to bring</p> <p>14 cigarettes.</p> <p>15 MR SW LEE: I agree this is actually the best practice.</p> <p>16 MR NG PUI KWAN: I myself am quitting smoking right now.</p> <p>17 MR SW LEE: Chairman, I have no other questions.</p> <p>18 THE HON MR JUSTICE DAVID LOK: Involved parties, any</p> <p>19 questions?</p> <p>20 Mr Jenkin Suen.</p> <p>21 Examination by MR JENKIN SUEN</p> <p>22 MR JENKIN SUEN: Thank you, chairman. I have one question</p> <p>23 for Mr Ng.</p> <p>24 Just now counsel Mr Lee asked you about the process</p> <p>25 of chiselling.</p>	<p>1 I understand there are many people here and you might</p> <p>2 get nervous.</p> <p>3 Let's start with your background. You are here</p> <p>4 because in the large-scale renovation works of Wang Fuk</p> <p>5 Court you were one of the sub-contractors responsible</p> <p>6 for external wall chiselling; right?</p> <p>7 MR ZHANG MINGHAI: Yes.</p> <p>8 MR SW LEE: And we know at that time you were responsible</p> <p>9 for Wang Tao House.</p> <p>10 MR ZHANG MINGHAI: Yes.</p> <p>11 MR SW LEE: After the blaze in Wang Fuk Court, you provided</p> <p>12 a witness statement to the police; right?</p> <p>13 MR ZHANG MINGHAI: Yes.</p> <p>14 MR SW LEE: And I believe, regarding the contents of the</p> <p>15 witness statement, the information contained therein is</p> <p>16 true to the best of your knowledge, and that was exactly</p> <p>17 what you told the police; is that correct?</p> <p>18 MR ZHANG MINGHAI: Correct.</p> <p>19 MR SW LEE: First of all, I'd like to ask you about access</p> <p>20 openings. Just now you heard Mr Ng's evidence.</p> <p>21 MR ZHANG MINGHAI: Yes.</p> <p>22 MR SW LEE: Let's put it simply. From the 31st floor, you</p> <p>23 started from the 31st floor and then you continued until</p> <p>24 the ground; right?</p> <p>25 MR ZHANG MINGHAI: Right.</p>
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<p>1 MR NG PUI KWAN: Yes.</p> <p>2 MR JENKIN SUEN: At that time, Brother Kee or Prestige,</p> <p>3 Brother Sam, Gordon, did anyone tell you for the foam</p> <p>4 boards, for the polystyrene, you did them floor by floor</p> <p>5 and then you could remove the polystyrene boards after</p> <p>6 you finished the floors on which you worked? Did anyone</p> <p>7 tell you so?</p> <p>8 MR NG PUI KWAN: No.</p> <p>9 THE HON MR JUSTICE DAVID LOK: Any more questions? No.</p> <p>10 You have finished giving evidence. You can leave</p> <p>11 now.</p> <p>12 (The witness was released)</p> <p>13 (12.09 pm)</p> <p>14 MR SW LEE: Chairman, the next witness is Mr Zhang Minghai,</p> <p>15 a sub-contractor as well.</p> <p>16 Mr Zhang, in front of you there is a declaration.</p> <p>17 Please stand up and read the declaration.</p> <p>18 (12.09 pm)</p> <p>19 MR ZHANG MINGHAI (affirmed)</p> <p>20 Examination by MR SW LEE</p> <p>21 MR SW LEE: Please take your seat, Mr Zhang. First of all,</p> <p>22 I'm going to speak in the Punti dialect. Do you</p> <p>23 understand me?</p> <p>24 MR ZHANG MINGHAI: Yes.</p> <p>25 MR SW LEE: You can take it slowly. You can speak slowly.</p>	<p>1 MR SW LEE: And you also divided the floor into areas A</p> <p>2 and B.</p> <p>3 MR ZHANG MINGHAI: No. For the entire block.</p> <p>4 MR SW LEE: So you finished the 31st floor and then you went</p> <p>5 to the 30th floor?</p> <p>6 MR ZHANG MINGHAI: Yes, correct. I chiselled all the units</p> <p>7 on the 31st floor first.</p> <p>8 MR SW LEE: Well, I mean, did you seal all the windows on</p> <p>9 the 31st floor first and then afterwards you went to the</p> <p>10 30th floor?</p> <p>11 MR ZHANG MINGHAI: Yes.</p> <p>12 MR SW LEE: So regarding the questions about access</p> <p>13 openings, do you agree with my observation that you</p> <p>14 didn't actually need these access openings in your</p> <p>15 works?</p> <p>16 MR ZHANG MINGHAI: Right. You can say so.</p> <p>17 MR SW LEE: Without access openings you could still conduct</p> <p>18 your work; is that correct?</p> <p>19 MR ZHANG MINGHAI: Correct.</p> <p>20 MR SW LEE: It was just to facilitate access; is that</p> <p>21 correct?</p> <p>22 MR NG PUI KWAN: You can say so.</p> <p>23 MR SW LEE: Is it necessary?</p> <p>24 MR ZHANG MINGHAI: No, not necessary, so.</p> <p>25 MR SW LEE: In your witness statement provided to the</p>

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<p>1 police -- it's been some time since you gave the</p> <p>2 statement. Let us take a look at page 837, paragraph 5.</p> <p>3 You talked about the issue of access openings. On</p> <p>4 9 December 2024 in Wang Fuk Court, you started your</p> <p>5 work; right?</p> <p>6 MR ZHANG MINGHAI: Yes.</p> <p>7 MR SW LEE: At first it was you yourself that went to the</p> <p>8 site. You moved the equipment and you made</p> <p>9 arrangements.</p> <p>10 MR ZHANG MINGHAI: Yes.</p> <p>11 MR SW LEE: Afterwards, there were other workers assisting</p> <p>12 you, not you yourself alone; is that correct?</p> <p>13 MR ZHANG MINGHAI: Correct.</p> <p>14 MR SW LEE: So you remember in line 3 you reported for</p> <p>15 duties to Prestige staff members, this gentleman around</p> <p>16 40 years old standing about 1.7 metres tall, of a thin</p> <p>17 build, he instructed you for every five floors you</p> <p>18 needed to break and shatter the windows to form an</p> <p>19 access opening for the access by workers to go in and</p> <p>20 out of the scaffolding.</p> <p>21 Can you tell us, for this staff member aged 40 of</p> <p>22 Prestige, do you know his name?</p> <p>23 MR ZHANG MINGHAI: No, I do not.</p> <p>24 MR SW LEE: So how did you know he was a worker of Prestige?</p> <p>25 MR ZHANG MINGHAI: Well, I went to the office. I entered</p>	<p>1 MR ZHANG MINGHAI: Correct.</p> <p>2 MR SW LEE: So initially you used the plastic boards</p> <p>3 provided to you. So what is the material of the boards?</p> <p>4 MR ZHANG MINGHAI: Seemed to be plastic boards, quite thin.</p> <p>5 MR SW LEE: On page 838, question 2, you said so. You were</p> <p>6 asked how you made the access openings. In answer 2 you</p> <p>7 said you would remove the glass from the window and then</p> <p>8 you would retain the window frame and then you install</p> <p>9 the aluminium composite panel onto it. So given by</p> <p>10 whom?</p> <p>11 MR ZHANG MINGHAI: The company, given by the company.</p> <p>12 I don't know who.</p> <p>13 MR SW LEE: You undertook the project through Mr Yiu Kam</p> <p>14 Fai; right?</p> <p>15 MR ZHANG MINGHAI: Right.</p> <p>16 MR SW LEE: And Mr Yiu Kam Fai was the boss of Shing</p> <p>17 Construction Co Ltd.</p> <p>18 MR ZHANG MINGHAI: Yes.</p> <p>19 MR SW LEE: It was further sub-contracted to you.</p> <p>20 MR ZHANG MINGHAI: Yes.</p> <p>21 MR SW LEE: So for question 3, answer 3, you said you used</p> <p>22 wooden boards because the ACP, aluminium composite</p> <p>23 panels, were easy to be broken.</p> <p>24 MR ZHANG MINGHAI: Yes.</p> <p>25 MR SW LEE: Was it your own decision or the decision of</p>
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<p>1 the office and I could see.</p> <p>2 MR SW LEE: What did you see?</p> <p>3 MR ZHANG MINGHAI: I could see that person.</p> <p>4 MR SW LEE: That person went into the office together with</p> <p>5 you or was that person working inside the office?</p> <p>6 MR ZHANG MINGHAI: Working inside the office. When we</p> <p>7 reported for duties, I could see that person in the</p> <p>8 office.</p> <p>9 MR SW LEE: So you knew that that person was a staff member</p> <p>10 of Prestige?</p> <p>11 MR ZHANG MINGHAI: Yes.</p> <p>12 MR SW LEE: And you were instructed to form an access</p> <p>13 opening. In your witness statement you said on the</p> <p>14 15th floor an access opening was formed and you were</p> <p>15 told to take a look at the access opening, so it wasn't</p> <p>16 formed by you; is that correct?</p> <p>17 MR ZHANG MINGHAI: Correct. For the one on the 15th floor,</p> <p>18 it wasn't formed by me.</p> <p>19 MR SW LEE: So you were asked to do it just like that, to</p> <p>20 form an access opening every five floors?</p> <p>21 MR ZHANG MINGHAI: Yes.</p> <p>22 MR SW LEE: We know for these access openings there's a</p> <p>23 door. There's a combination lock. When you start work</p> <p>24 you can open the lock and you can close the door with</p> <p>25 the combination lock when you finish your work.</p>	<p>1 Mr Yim?</p> <p>2 MR ZHANG MINGHAI: At first, wooden boards were used. We</p> <p>3 saw the wooden boards were used. That was why we then</p> <p>4 used wooden boards.</p> <p>5 MR SW LEE: Hang on. In answer 2 you said aluminium</p> <p>6 composite panels, ACP.</p> <p>7 MR ZHANG MINGHAI: Yes.</p> <p>8 MR SW LEE: Did you really try to use ACPs?</p> <p>9 MR ZHANG MINGHAI: Yes.</p> <p>10 MR SW LEE: You then said you installed a few times ACPs but</p> <p>11 then they were broken or they were damaged. That was</p> <p>12 why you didn't use ACPs anymore; you used wooden boards.</p> <p>13 My question is, when you switched to using wooden boards</p> <p>14 instead of ACPs, was it your idea or were you instructed</p> <p>15 to do so?</p> <p>16 MR ZHANG MINGHAI: At that time, Mr Yiu Kam Fai asked</p> <p>17 a ganger to tell me to use wooden boards.</p> <p>18 MR SW LEE: So not you yourself who made the decision to use</p> <p>19 wooden boards?</p> <p>20 MR ZHANG MINGHAI: No.</p> <p>21 MR SW LEE: So it was the foreman of Mr Yiu Kam Fai who</p> <p>22 asked you to do so and provided by him?</p> <p>23 MR ZHANG MINGHAI: Yes.</p> <p>24 MR SW LEE: One of the procedures was to seal the window and</p> <p>25 you said you used polystyrene to protect the windows.</p>

Page 85	<p>1 MR ZHANG MINGHAI: Yes.</p> <p>2 MR SW LEE: It wasn't the first time you did chiselling in</p> <p>3 Wang Fuk Court.</p> <p>4 MR ZHANG MINGHAI: Yes.</p> <p>5 MR SW LEE: Previously, you did such works in other estates;</p> <p>6 is that correct?</p> <p>7 MR ZHANG MINGHAI: Yes.</p> <p>8 MR SW LEE: As for your previous experience, did you have a</p> <p>9 lot of opportunities to use these polystyrene boards?</p> <p>10 MR ZHANG MINGHAI: Yes. Quite many.</p> <p>11 MR SW LEE: How long have you been working in this industry?</p> <p>12 MR ZHANG MINGHAI: A dozen -- about 20 years.</p> <p>13 MR SW LEE: As you heard from Mr Ng, it was his first time</p> <p>14 to use polystyrene boards. What was more common was</p> <p>15 corrugated plastic sheets. Did you use these sheets</p> <p>16 before?</p> <p>17 MR ZHANG MINGHAI: Yes.</p> <p>18 MR SW LEE: Using corrugated plastic sheets or using</p> <p>19 polystyrene boards to seal windows, which is more</p> <p>20 common?</p> <p>21 MR ZHANG MINGHAI: Well, in my case, I would more often use</p> <p>22 polystyrene boards.</p> <p>23 MR SW LEE: So have you done any projects for Mr Yim before?</p> <p>24 MR ZHANG MINGHAI: Yes.</p> <p>25 MR SW LEE: How many times?</p>	Page 87	<p>1 MR ZHANG MINGHAI: So when workers sign off, then I would go</p> <p>2 up the scaffolding.</p> <p>3 MR SW LEE: So when you went up the scaffolding, you would</p> <p>4 find out whether or not they had cleared everything?</p> <p>5 MR ZHANG MINGHAI: All the devices and equipment would have</p> <p>6 been taken away.</p> <p>7 MR SW LEE: The debris and the garbage.</p> <p>8 MR ZHANG MINGHAI: They would be clear on a daily basis.</p> <p>9 MR SW LEE: So at the start of works, you would be at other</p> <p>10 construction sites to follow up other works; right?</p> <p>11 MR ZHANG MINGHAI: No. I would be in Tai Po at the site.</p> <p>12 MR SW LEE: So you would be in Tai Po, the site.</p> <p>13 MR ZHANG MINGHAI: Yes.</p> <p>14 MR SW LEE: So you would only be mounting the scaffolding at</p> <p>15 the close of day, but then would you do any inspection</p> <p>16 to find out whether or not they were cutting corners or</p> <p>17 whether or not they were smoking or whatever?</p> <p>18 MR ZHANG MINGHAI: No. Practically none. Very rarely would</p> <p>19 I climb the scaffolding.</p> <p>20 MR SW LEE: So when you tried to catch them, whether or not</p> <p>21 they would be compliant and refrain from smoking?</p> <p>22 MR ZHANG MINGHAI: No.</p> <p>23 MR SW LEE: So if they were not compliant and if they were</p> <p>24 cutting corners and if they were smoking on the</p> <p>25 scaffolding, you would not have any idea about that at</p>
Page 86	<p>1 MR ZHANG MINGHAI: Many.</p> <p>2 MR SW LEE: So you said that you had known him for more than</p> <p>3 10 years?</p> <p>4 MR ZHANG MINGHAI: Yes.</p> <p>5 MR SW LEE: So you know that his company was called Shing</p> <p>6 Construction Co Ltd. So previously, did you ever have</p> <p>7 any contact with the main contractor of Wang Fuk Court,</p> <p>8 that's PC&amp;E?</p> <p>9 MR ZHANG MINGHAI: No.</p> <p>10 MR SW LEE: Have you ever heard about this company called</p> <p>11 Will Power Architects Ltd?</p> <p>12 MR ZHANG MINGHAI: No.</p> <p>13 MR SW LEE: You said that it's not possible for you to do it</p> <p>14 alone, so my question is about the management. So you</p> <p>15 were working on one block.</p> <p>16 MR ZHANG MINGHAI: Yes.</p> <p>17 MR SW LEE: Did you do it yourself?</p> <p>18 MR ZHANG MINGHAI: Very rarely. I would just supervise the</p> <p>19 works and I personally did not carry out the works</p> <p>20 myself.</p> <p>21 MR SW LEE: So would you go up to see whether or not they</p> <p>22 were smoking or whatever?</p> <p>23 MR ZHANG MINGHAI: Well, when they sign off, then I would be</p> <p>24 there.</p> <p>25 MR SW LEE: Sorry, I didn't get it clearly.</p>	Page 88	<p>1 all; right?</p> <p>2 MR ZHANG MINGHAI: Right, I wouldn't know.</p> <p>3 MR SW LEE: My last question. Just now we talk about the</p> <p>4 ACP, the aluminium composite panels, and also the foam</p> <p>5 boards. Is it that there would be two layers of foam</p> <p>6 boards and one layer of aluminium composite or</p> <p>7 corrugated sheets?</p> <p>8 MR ZHANG MINGHAI: Yes.</p> <p>9 MR SW LEE: Is it that you would have the corrugated plastic</p> <p>10 sheets and then you would have the foam boards?</p> <p>11 MR ZHANG MINGHAI: No. If you just have the corrugated</p> <p>12 plastic sheets, it's not okay. So basically, that would</p> <p>13 be mounted on the walls. So corrugated plastic sheets</p> <p>14 simply would not work.</p> <p>15 MR SW LEE: So what do you mean? When you do the</p> <p>16 chiselling, you cannot have the corrugated plastic</p> <p>17 sheets hung on it because it does not adhere; right?</p> <p>18 MR ZHANG MINGHAI: Yes.</p> <p>19 MR SW LEE: Why?</p> <p>20 MR ZHANG MINGHAI: Because for corrugated plastic sheets,</p> <p>21 that can only be mounted on the walls. It's not</p> <p>22 supposed to be used on the windows.</p> <p>23 MR SW LEE: So it has to be stuck to the walls instead of</p> <p>24 the windows?</p> <p>25 MR ZHANG MINGHAI: Correct.</p>

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<p>1 MR SW LEE: You can still stick it on top of the corrugated 2 plastic sheets; is that right? 3 MR ZHANG MINGHAI: Yes. 4 MR SW LEE: So it doesn't mean you have to have the foam 5 boards and then you have the corrugated plastic sheets 6 on top. 7 MR ZHANG MINGHAI: Yes. 8 MR SW LEE: Because the nature of the corrugated plastic 9 sheets is that you can have the -- you can have the 10 tape, the adhesive tape, and then you can stick it on 11 the windows. 12 MR ZHANG MINGHAI: Right. 13 MR SW LEE: Because even if I were not in engineering, I 14 still -- I would know it. 15 Okay. After the chiselling, after finishing your 16 part of works. So the foam boards and also the 17 corrugated plastic sheets, would you be removing them? 18 MR ZHANG MINGHAI: No, I would not be removing them. 19 MR SW LEE: So neither of them would be removed? 20 MR ZHANG MINGHAI: Well, the corrugated plastic sheets would 21 be removed, but the foam boards would not be removed. 22 MR SW LEE: So foam boards would not be removed but the 23 corrugated plastic sheets would be removed. So is it 24 your decision to keep it? 25 MR ZHANG MINGHAI: Yiu Kam Fai.</p>	<p>1 finish before lunch hour, so what's your view? 2 MR VICTOR DAWES: I think we might as well continue without 3 further ado. So can we call Mr Lee. 4 Mr Lee, like other witnesses, can you take out the 5 declaration in front of you and read it out. 6 (12.27 pm) 7 MR LEE KWOK HUNG (affirmed) 8 Examination by MR VICTOR DAWES 9 MR VICTOR DAWES: Thank you. You may now take your seat. 10 Mr Lee, good morning. I understand that even though 11 you're not a resident of Wang Fuk Court, but your mother 12 and also the two Indonesian helpers passed away during 13 the fire. So they lived in Wang Cheong House room 2603 14 and you also have legal representative, and they helped 15 you prepare a very detailed witness statement and that's 16 WS/1376. I believe that you have read that witness 17 statement and you can also confirm that the content is 18 true to the best of your knowledge; right? 19 MR LEE KWOK HUNG: Yes, I can. 20 MR VICTOR DAWES: You gave several witness statements to the 21 police in December 2025 and also January 2026. I read 22 the contents of those statements. I think you can 23 confirm that the statements are true to the best of your 24 knowledge? 25 MR LEE KWOK HUNG: Yes.</p>
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<p>1 MR SW LEE: He asked you to keep it, so the foam boards 2 would remain. 3 In around mid-March 2025 you already finished the 4 works and then you left the site? 5 MR ZHANG MINGHAI: It's early April when I left. 6 MR SW LEE: Okay. After early April -- because we knew that 7 on the day of the fire, there were some blocks still 8 with the foam boards, nobody ever asked you to go back 9 to remove the foam boards; right? 10 MR ZHANG MINGHAI: No. No mention was made about that. 11 MR SW LEE: Chairman, I have no further questions. 12 THE HON MR JUSTICE DAVID LOK: What about other involved 13 parties, any questions from you? 14 If none, then Mr Zhang, you are finished with your 15 evidence-giving. Thank you. 16 (The witness was released) 17 (12.25 pm) 18 THE HON MR JUSTICE DAVID LOK: So we have the final witness 19 for today. 20 MR VICTOR DAWES: So the next witness is a resident, Mr Lee 21 Kwok Hung, but his evidence would be rather long and 22 he's also represented by counsel, and therefore I'd like 23 to make it more complete, chairman. Depending on your 24 instructions, we can continue now. 25 THE HON MR JUSTICE DAVID LOK: But we won't be able to</p>	<p>1 MR VICTOR DAWES: In paragraphs 4 to 5 of your witness 2 statement, actually your younger brother was the owner 3 of room 2603 of Wang Cheong House, and after he moved 4 out, your mother and the two Indonesian helpers moved in 5 and lived there since then. 6 MR LEE KWOK HUNG: Yes. 7 MR VICTOR DAWES: You yourself would regularly visit them? 8 You would visit your mother? 9 MR LEE KWOK HUNG: Yes. 10 MR VICTOR DAWES: Your experience, there is something that 11 you could help us from your experience. You said that 12 before your retirement you yourself were also involved 13 in decoration works and therefore you would pay 14 attention to such renovation works. 15 MR LEE KWOK HUNG: Correct. 16 MR VICTOR DAWES: Because of this reason, at the time when 17 your mum was living in Wang Fuk Court and during the 18 works, you were also concerned about what was happening 19 in Wang Fuk Court. 20 MR LEE KWOK HUNG: Yes, I would often ask her about that. 21 MR VICTOR DAWES: In your first witness statement in 22 paragraph 6, you told us that on the day of the fire, 23 your younger brother and your younger sister both went 24 to Wang Fuk Court to visit your mother? 25 MR LEE KWOK HUNG: Yes.</p>

<p>Page 93</p> <p>1 MR VICTOR DAWES: And actually your younger sister only left 2 at 2.45 in the afternoon. On her way out she already 3 received a call that there was a fire. 4 MR LEE KWOK HUNG: Yes, correct. 5 MR VICTOR DAWES: How early was that in the stage of the 6 fire? Because we knew that the fire started at 2.45, so 7 your younger sister was about to leave during that time. 8 MR LEE KWOK HUNG: I believe that the fire already started, 9 but it only started then. 10 MR VICTOR DAWES: After receiving the call by your younger 11 sister, she tried to go back? 12 MR LEE KWOK HUNG: Yes. 13 MR VICTOR DAWES: When she arrived at Wang Cheong House, 14 according to what she told you, was it that the fire was 15 already rather serious? 16 MR LEE KWOK HUNG: Police already prevented her from 17 entering. 18 MR VICTOR DAWES: Did she immediately tell you or did she 19 tell you afterwards? 20 MR LEE KWOK HUNG: She told me afterwards. 21 MR VICTOR DAWES: We know that in paragraph 7 you also 22 mention that in Wang Fuk Court there was this exchange 23 group in Wang Fuk Court and when you heard about the 24 fire, you immediately tried to find out from the CCTV 25 footage of the unit that your mum was living in; right?</p>	<p>Page 95</p> <p>1 MR LEE KWOK HUNG: No, I couldn't hear anything else. 2 MR VICTOR DAWES: In fact, there is this piece of critical 3 evidence because, at the time, you had video-recorder 4 videotaping the whole incident as to when the smoke got 5 in and also when it reached the 26th floor. So in the 6 course of our investigation, that played a very critical 7 role. But then, because this video clip also had 8 footage of your mother and your domestic helpers, 9 previously we did check with you to see if you were 10 willing to allow it to be shown, because to you that 11 might be very painful. 12 MR LEE KWOK HUNG: Yes, it's okay. 13 MR VICTOR DAWES: So our understanding is that you will 14 permit us to show it. But for your mother and the two 15 Indonesian helpers, we would redact the images because 16 all we want to see is what was happening, because we 17 understand that that might be a bit hard for you. So 18 please wait while we are preparing for it to be shown. 19 Chairman, there are some technical issues that have 20 to be sorted out. 21 THE HON MR JUSTICE DAVID LOK: We can show the second one 22 first. 23 MR VICTOR DAWES: I think all of them are in the system. 24 (Video played) 25 MR VICTOR DAWES: That's what happened earlier on. The time</p>
<p>Page 94</p> <p>1 MR LEE KWOK HUNG: Correct. 2 MR VICTOR DAWES: And you said that you repeatedly called 3 your Indonesian maid, I dina; right? 4 MR LEE KWOK HUNG: Yes. 5 MR VICTOR DAWES: Checking the records, at 3.15 you talked 6 to her and the phone records was that it lasted for 48 7 seconds. 8 MR LEE KWOK HUNG: Right. 9 MR VICTOR DAWES: From the phone records, at 3.02 to 3.07, 10 there were several calls that you made and you talked to 11 her several times. 12 MR LEE KWOK HUNG: Yes. 13 MR VICTOR DAWES: For the call lasting for 48 seconds, did 14 she explain to you what was happening? 15 MR LEE KWOK HUNG: She was very scared. As you can see, she 16 was screaming and shouting. She was not really 17 answering my questions. She was just screaming and 18 yelling. 19 MR VICTOR DAWES: In the course of the conversation of 20 course, you can feel her fear; right? 21 MR LEE KWOK HUNG: Yes. 22 MR VICTOR DAWES: Did you hear anything else? Were there 23 any other voices telling you what was happening? 24 MR LEE KWOK HUNG: No. She was just screaming and yelling. 25 MR VICTOR DAWES: And you didn't hear anything else?</p>	<p>Page 96</p> <p>1 that we would like to see -- in fact there is a clock in 2 the middle of the living room, and then on the lower 3 right-hand corner we also have the timer. We can see 4 that that was the early stage of the fire, so it's 2.57. 5 We will start with the footage. What we can see now 6 is your Indonesian helper was opening the door when she 7 looked at the corridor. So it was not very smoky. 8 (Video played) 9 MR VICTOR DAWES: Let's pause here. So 2.57 to 2.59, if we 10 pay attention to the situation when she opened the door, 11 we can see that there is a difference. So by 2.59 they 12 were preparing to leave already because by 2.59, if we 13 watch it very carefully, well, what happens outside the 14 door is that we could see the smoke, but then by the 15 time when it was 2.59. 16 Okay. Let's take a look at the situation after they 17 opened the door. 18 (Video played) 19 MR VICTOR DAWES: Pause here. If you can take a look at the 20 last few seconds, by 3 o'clock, even when the door was 21 closed, within the unit smoke already got in. 22 Okay. If we jump to 3.10, 10 minutes after 3, the 23 next shot, please. 24 (Video played) 25 MR VICTOR DAWES: Basically, by 3.10, 10 minutes past 3, we</p>

Page 97	<p>1 can see that it's already engulfed in smoke. So the</p> <p>2 record that you provided lasted until 4 pm. So it was</p> <p>3 like this throughout the period.</p> <p>4 In your first witness statement you also mention</p> <p>5 that looking at the situation within the unit, by 3.15</p> <p>6 you once again called your maid, you called Idina.</p> <p>7 MR LEE KWOK HUNG: Yes.</p> <p>8 MR VICTOR DAWES: When did you start to look at the CCTV?</p> <p>9 Was it 3.15?</p> <p>10 MR LEE KWOK HUNG: In the WhatsApp group I saw that somebody</p> <p>11 called out "fire", so that was the Wang Fuk Court group</p> <p>12 and then immediately I opened the CCTV camera.</p> <p>13 MR VICTOR DAWES: When did you first look at the camera?</p> <p>14 What was the first time?</p> <p>15 MR LEE KWOK HUNG: I couldn't remember.</p> <p>16 MR VICTOR DAWES: So the first time when you looked at it,</p> <p>17 it was already like this?</p> <p>18 MR LEE KWOK HUNG: Yes.</p> <p>19 MR VICTOR DAWES: Okay, I understand. There's no need for</p> <p>20 us to take any further look at the footage.</p> <p>21 MR LEE KWOK HUNG: Okay.</p> <p>22 MR VICTOR DAWES: Bundle O1, page 258. We have some</p> <p>23 excerpts. Let's take a look at page 259. In fact, from</p> <p>24 what we can see here, subsequently, if you look at it</p> <p>25 all the way from 259, what happened in the unit later</p>	Page 99	<p>1 MR LEE KWOK HUNG: Yes, because they were scared and they</p> <p>2 tried to get help from the neighbours.</p> <p>3 MR VICTOR DAWES: It seems that the neighbour has allowed</p> <p>4 them in.</p> <p>5 MR LEE KWOK HUNG: Yes.</p> <p>6 MR VICTOR DAWES: However, unfortunately, even the neighbour</p> <p>7 passed away.</p> <p>8 That's all I would like to ask you regarding what</p> <p>9 happened on that day. We are very thankful for you</p> <p>10 showing us these recordings. Because you were not at</p> <p>11 the scene, you were also watching these video records.</p> <p>12 You were also aware that there was mentioning of fire in</p> <p>13 the WhatsApp groups.</p> <p>14 Next I would like to ask you about the safety issues</p> <p>15 discussed at the construction meeting. As you have</p> <p>16 mentioned, you have been following up regarding the</p> <p>17 repair work. Starting October 2024, you participated in</p> <p>18 the construction works of Wang Fuk Court. As you told</p> <p>19 the police, basically you will attend every meeting;</p> <p>20 right?</p> <p>21 MR LEE KWOK HUNG: Correct.</p> <p>22 MR VICTOR DAWES: Is it correct for me to say that it is</p> <p>23 after the new property management is in position both</p> <p>24 PC&amp;E, Will Power and the OC will join these meetings?</p> <p>25 MR LEE KWOK HUNG: Correct.</p>
Page 98	<p>1 on, the smoke dispersed or dissipated, by 27 November,</p> <p>2 1.20, the smoke already disappeared and then we could</p> <p>3 see that the firefighters enter this unit.</p> <p>4 MR LEE KWOK HUNG: Yes.</p> <p>5 MR VICTOR DAWES: And of course you also watched the clip</p> <p>6 yourself.</p> <p>7 MR LEE KWOK HUNG: Yes.</p> <p>8 MR VICTOR DAWES: You did look at the recording?</p> <p>9 MR LEE KWOK HUNG: Yes. They went in to search the cabinets</p> <p>10 to see if any one of them was hiding in the cabinets.</p> <p>11 MR VICTOR DAWES: So the unit itself was not on fire.</p> <p>12 MR LEE KWOK HUNG: Right.</p> <p>13 MR VICTOR DAWES: But there was an extended period of time</p> <p>14 that it was engulfed in smoke?</p> <p>15 MR LEE KWOK HUNG: Yes.</p> <p>16 MR VICTOR DAWES: In your witness statement paragraph 12 you</p> <p>17 mentioned that after the fire, one or two days</p> <p>18 afterwards, police informed you that in the neighbouring</p> <p>19 unit 2608, five bodies were found.</p> <p>20 MR LEE KWOK HUNG: Right.</p> <p>21 MR VICTOR DAWES: Including an elderly woman in wheelchair</p> <p>22 and then two domestic helpers. In other words,</p> <p>23 apparently, according to the records, if we try to</p> <p>24 reconstruct what happened, then after they left the</p> <p>25 unit, they went into the unit next door.</p>	Page 100	<p>1 MR VICTOR DAWES: Do you remember how many times did you</p> <p>2 attend these meetings?</p> <p>3 MR LEE KWOK HUNG: It never stopped.</p> <p>4 MR VICTOR DAWES: Do they have meetings every week?</p> <p>5 MR LEE KWOK HUNG: No. They have meetings for about half</p> <p>6 a year. They have meeting every Saturday. They last</p> <p>7 for a long period of time.</p> <p>8 MR VICTOR DAWES: I want you to focus on one particular</p> <p>9 issue. In paragraph 26 of your witness statement, in</p> <p>10 2023, around November -- let us go back to WS2,</p> <p>11 page 1381.</p> <p>12 You mentioned that on 10 November 2023 there is</p> <p>13 a question being asked after the tender has been</p> <p>14 received. There was a discussion concerning whether or</p> <p>15 not the repairing work should be done by stages. Do you</p> <p>16 remember?</p> <p>17 MR LEE KWOK HUNG: Yes.</p> <p>18 MR VICTOR DAWES: "Should we cover four blocks and then we</p> <p>19 complete another four blocks or do we have to start work</p> <p>20 for all eight blocks?"</p> <p>21 MR LEE KWOK HUNG: Yes.</p> <p>22 MR VICTOR DAWES: When the new management committee convened</p> <p>23 the meeting, some residents also pointed out these</p> <p>24 issues. Do you remember at which point it was</p> <p>25 discussed?</p>

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<p>1 MR LEE KWOK HUNG: What do you mean?</p> <p>2 MR VICTOR DAWES: For block 4 and block 8.</p> <p>3 MR LEE KWOK HUNG: When we asked them, PC&amp;E said that it was</p> <p>4 decided by Mr Tang Kwok Kuen, the chairman of the last</p> <p>5 OC. He wanted to complete it sooner, therefore right</p> <p>6 after the scaffolding was started on several blocks, it</p> <p>7 has to immediately start on other blocks.</p> <p>8 MR VICTOR DAWES: You did ask questions?</p> <p>9 MR LEE KWOK HUNG: Actually, we did not agree. He just said</p> <p>10 that he had promised already. We also asked him.</p> <p>11 Everything was done verbally. There was no</p> <p>12 correspondence. I found it strange.</p> <p>13 MR VICTOR DAWES: By verbal exchange you mean with</p> <p>14 Will Power representatives?</p> <p>15 MR LEE KWOK HUNG: I asked them at the construction meeting.</p> <p>16 MR VICTOR DAWES: From your memory, you remember that you</p> <p>17 have asked, but they insisted that all eight blocks have</p> <p>18 to be started at the same time?</p> <p>19 MR LEE KWOK HUNG: They said that because Mr Tang want to</p> <p>20 complete the works sooner. A Mr Kwok even asked them,</p> <p>21 "Mr Tang, the former OC chairman, what did he promise</p> <p>22 you? Can you write them all out?" But then</p> <p>23 representatives from PC&amp;E did not reply at all.</p> <p>24 MR VICTOR DAWES: The document is in O1/698. This is the</p> <p>25 document you were referring to? You have read it?</p>	<p>1 MR LEE KWOK HUNG: I could not remember.</p> <p>2 MR VICTOR DAWES: It was in the process of the construction</p> <p>3 work?</p> <p>4 MR LEE KWOK HUNG: Yes.</p> <p>5 MR VICTOR DAWES: Not after the accident?</p> <p>6 MR LEE KWOK HUNG: Yes.</p> <p>7 MR VICTOR DAWES: On page 699, let's move to paragraph 8.</p> <p>8 It asked whether or not we should do it all at once or</p> <p>9 in phases.</p> <p>10 MR LEE KWOK HUNG: Yes.</p> <p>11 MR VICTOR DAWES: Paragraph 21, it was also asked that how</p> <p>12 would the work be arranged, would it be done in</p> <p>13 different phases or do we do all eight blocks all at</p> <p>14 once. It said that we have to do scaffolding work for</p> <p>15 the first four blocks. As we complete it, immediately</p> <p>16 we should start the scaffolding work at the remaining</p> <p>17 four. Can you see that?</p> <p>18 MR LEE KWOK HUNG: Yes. That's why we asked them.</p> <p>19 MR VICTOR DAWES: Can we put it this way, the initial</p> <p>20 consensus was to cover four blocks first; right?</p> <p>21 MR LEE KWOK HUNG: Yes.</p> <p>22 MR VICTOR DAWES: But then it changed?</p> <p>23 MR LEE KWOK HUNG: Yes. He said that the former chairman</p> <p>24 requested them to speed up.</p> <p>25 MR VICTOR DAWES: According to your memory, that is why they</p>
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<p>1 MR LEE KWOK HUNG: Correct. I have read it.</p> <p>2 MR VICTOR DAWES: Let's see if you can help us. Let's look</p> <p>3 at (i) and (ii). In this paragraph, the work of</p> <p>4 Wang Fuk Court, the construction cost, if you compare it</p> <p>5 with the works at other complexes, actually the</p> <p>6 construction works is much higher, it's pricily.</p> <p>7 MR LEE KWOK HUNG: Yes.</p> <p>8 MR VICTOR DAWES: (ii) existing works, number of projects</p> <p>9 and the total amount. There are five projects and the</p> <p>10 total amount was 130 million. In other words, when PC&amp;E</p> <p>11 covered the works of Wang Fuk Court, the total -- it is</p> <p>12 three times of the total turnover of PC&amp;E. These are</p> <p>13 the responses you received from your questionings;</p> <p>14 correct?</p> <p>15 MR LEE KWOK HUNG: This is when they replied to Will Power's</p> <p>16 questions. It was not a question from me.</p> <p>17 MR VICTOR DAWES: Let's look at page 699, the next page.</p> <p>18 You also asked what are the pros and cons of doing all</p> <p>19 eight blocks at once or to do it on a phase basis.</p> <p>20 MR LEE KWOK HUNG: This is a document from PC&amp;E in response</p> <p>21 to Will Power.</p> <p>22 MR VICTOR DAWES: But this document was provided by the</p> <p>23 residents. Did you read this document?</p> <p>24 MR LEE KWOK HUNG: I read it.</p> <p>25 MR VICTOR DAWES: When was the first time that you read it?</p>	<p>1 are starting works on all eight blocks?</p> <p>2 MR LEE KWOK HUNG: Yes.</p> <p>3 MR VICTOR DAWES: Let's go back to the witness statement</p> <p>4 from you, paragraph 30. Page 1382, number 4, can you</p> <p>5 see that? The contract has stipulated that they have to</p> <p>6 create a temporary covered pedestrian corridor with</p> <p>7 steel. It was mentioned. Do you remember?</p> <p>8 MR LEE KWOK HUNG: Yes.</p> <p>9 MR VICTOR DAWES: We can show you some images in O1,</p> <p>10 page 684. From the information you provided, later on</p> <p>11 they have used bamboo scaffolding to establish this</p> <p>12 corridor. You were aware of that?</p> <p>13 MR LEE KWOK HUNG: I even asked him about it.</p> <p>14 MR VICTOR DAWES: Because of that, you questioned</p> <p>15 Will Power. The reply was if there was cement</p> <p>16 construction, they would put up a pedestrian corridor by</p> <p>17 steel.</p> <p>18 MR LEE KWOK HUNG: Right.</p> <p>19 MR VICTOR DAWES: Did you ask these questions at the</p> <p>20 construction meetings?</p> <p>21 MR LEE KWOK HUNG: I asked them at the meetings. Because we</p> <p>22 are residents, we were sitting on the side for the</p> <p>23 construction meetings. There were only several minutes</p> <p>24 or 10-odd minutes for us to ask questions.</p> <p>25 MR VICTOR DAWES: Why were you concerned about this?</p>

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<p>1 MR LEE KWOK HUNG: Because when you read the contract -- and</p> <p>2 I've read the contract. I believe that everything has</p> <p>3 to follow the contract, but they did not follow it.</p> <p>4 They were just doing communications verbally. Then</p> <p>5 what's the point of drafting the contracts?</p> <p>6 MR VICTOR DAWES: In other words, when you read the</p> <p>7 contracts, you see that it has to be done.</p> <p>8 Let's look at O1, page 430. Have you read these</p> <p>9 contractual documents?</p> <p>10 MR LEE KWOK HUNG: Yes.</p> <p>11 MR VICTOR DAWES: Item (3) in the middle, towards the right,</p> <p>12 item (3), temporary covered pedestrians corridor by</p> <p>13 steel. You were referring to this item; correct?</p> <p>14 MR LEE KWOK HUNG: Right.</p> <p>15 MR VICTOR DAWES: In the subsequent meetings there were</p> <p>16 questions. It seems that there were some -- if you look</p> <p>17 at H1-3/6024. Please scroll down all the way to 6025.</p> <p>18 Temporary covered pedestrians corridor by steel.</p> <p>19 PC&amp;E said that they will follow up. According to your</p> <p>20 understanding it has not been dealt with?</p> <p>21 MR LEE KWOK HUNG: It has not been dealt with.</p> <p>22 MR VICTOR DAWES: In paragraph 30, what you were trying to</p> <p>23 tell us is that you believe that whether or not there</p> <p>24 was a covered pedestrian corridor by steel is affecting</p> <p>25 the fire escape during the incident; right?</p>	<p>1 complaints about people smoking in the scaffolding. Can</p> <p>2 you tell us what you remember?</p> <p>3 MR LEE KWOK HUNG: During the works meeting, Prestige and</p> <p>4 Will Power were asked -- there are people who smoked in</p> <p>5 the scaffolding, and then the OC asked, "How are you</p> <p>6 going to deal with this issue?" And they said, "fine,</p> <p>7 financial fine".</p> <p>8 MR VICTOR DAWES: Regarding harnesses, you said that you had</p> <p>9 made a call to the Labour Department to make a</p> <p>10 complaint.</p> <p>11 MR LEE KWOK HUNG: Yes. They didn't put on a safety helmet</p> <p>12 or a safety harness.</p> <p>13 MR VICTOR DAWES: In your witness statement you set out</p> <p>14 quite clearly in paragraph 44, you made a call in</p> <p>15 September 2024. I'd like to ask, are you sure about</p> <p>16 this date or around that period?</p> <p>17 MR LEE KWOK HUNG: Around September. The works meeting was</p> <p>18 conducted at the end of September or at the start of</p> <p>19 October. It should be at the end of September.</p> <p>20 MR VICTOR DAWES: I ask this question because, according to</p> <p>21 the record of the Labour Department, there seemed to be</p> <p>22 no complaint and you already answered it was about that</p> <p>23 period.</p> <p>24 MR LEE KWOK HUNG: Well, I made a call to the hotline of</p> <p>25 occupational safety and health.</p>
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<p>1 MR LEE KWOK HUNG: I think it is impactful, because if the</p> <p>2 debris was dropping onto the exit, people cannot escape.</p> <p>3 MR VICTOR DAWES: Thank you. Chairman, perhaps it is an</p> <p>4 appropriate time.</p> <p>5 THE HON MR JUSTICE DAVID LOK: Hearing adjourned till</p> <p>6 2.15 pm</p> <p>7 (12.52 pm)</p> <p>8 (The luncheon adjournment)</p> <p>9 (2.15 pm)</p> <p>10 THE HON MR JUSTICE DAVID LOK: Mr Dawes, please continue.</p> <p>11 MR VICTOR DAWES: Mr Lee, good afternoon. In your witness</p> <p>12 statement we can see that you mentioned you were</p> <p>13 concerned about the issue of workers smoking in the</p> <p>14 scaffolding as well as polystyrene. You refer to</p> <p>15 residents saying this in the Facebook group. I'd like</p> <p>16 to ask you about what you saw in person regarding</p> <p>17 construction workers smoking. Can you tell us what you</p> <p>18 saw?</p> <p>19 MR LEE KWOK HUNG: In the Facebook group I posted the</p> <p>20 scaffolding nets. Some residents sent pictures of</p> <p>21 people smoking to me. I then posted the pictures and</p> <p>22 asked, "Are these smokers those of Prestige?" And they</p> <p>23 said yes, or it is said yes.</p> <p>24 MR VICTOR DAWES: In the form submitted by you to the</p> <p>25 Committee, during the works meeting there were</p>	<p>1 MR VICTOR DAWES: Regarding polystyrene, you were concerned</p> <p>2 about two issues: one, using polystyrene to seal the</p> <p>3 window, whether it was flammable material, in the form</p> <p>4 provided by you to us, Prestige provided a video of</p> <p>5 polystyrene catching fire and there were certificates.</p> <p>6 Was that mentioned during the works meeting?</p> <p>7 MR LEE KWOK HUNG: Yes. We were shown that video.</p> <p>8 MR VICTOR DAWES: Were you shown the certificate?</p> <p>9 MR LEE KWOK HUNG: No.</p> <p>10 MR VICTOR DAWES: You said that you had made a call to the</p> <p>11 FSD to make a complaint; right?</p> <p>12 MR LEE KWOK HUNG: When I returned home, I saw the windows</p> <p>13 were covered. I felt that it was dangerous. That was</p> <p>14 why I made a call to the FSD to make an enquiry.</p> <p>15 I asked whether it was against the law to cover the</p> <p>16 others with polystyrene. The FSD staff member said they</p> <p>17 needed to undertake an investigation. Around two weeks</p> <p>18 later he responded to my phone number of [REDACTED].</p> <p>19 MR VICTOR DAWES: I believe you made a call to the FSD more</p> <p>20 than once and you also complained about the issue of</p> <p>21 polystyrene; is that correct?</p> <p>22 MR LEE KWOK HUNG: And about the fire-rated door.</p> <p>23 MR VICTOR DAWES: You made more than one call?</p> <p>24 MR LEE KWOK HUNG: Yes. Twice.</p> <p>25 MR VICTOR DAWES: Regarding the time of the calls, you don't</p>

<p>Page 109</p> <p>1 recall?</p> <p>2 MR LEE KWOK HUNG: I don't recall.</p> <p>3 MR VICTOR DAWES: You also said in the witness statement</p> <p>4 submitted to the police the issue of access openings.</p> <p>5 Did you go to the rear staircase?</p> <p>6 MR LEE KWOK HUNG: Yes.</p> <p>7 MR VICTOR DAWES: Did you mention that anybody else?</p> <p>8 MR LEE KWOK HUNG: No.</p> <p>9 MR VICTOR DAWES: The second thing that I'd like to check</p> <p>10 with you is about the proxy votes.</p> <p>11 MR LEE KWOK HUNG: Yes.</p> <p>12 MR VICTOR DAWES: Because in your witness statement you</p> <p>13 mention you felt there were large numbers of proxy votes</p> <p>14 and as a result PC&amp;E was chosen as the contractor.</p> <p>15 MR LEE KWOK HUNG: Right.</p> <p>16 MR VICTOR DAWES: You also said that this practice would</p> <p>17 also result in the fact there were several options and</p> <p>18 in the end option 3, which was more expensive, was</p> <p>19 chosen. So the cheaper options were not chosen. So you</p> <p>20 felt that that had to do with the proxy votes.</p> <p>21 MR LEE KWOK HUNG: Yes.</p> <p>22 MR VICTOR DAWES: So given the fact that you were not the</p> <p>23 owner and therefore you never personally participated in</p> <p>24 any of those meetings, so to be fair you just heard it</p> <p>25 from the residents; right?</p>	<p>Page 111</p> <p>1 you can provide us with other pieces of evidence because</p> <p>2 I understand that you also heard from the residents</p> <p>3 about these issues but then apparently, with regard to</p> <p>4 this issue, you personally did not have any direct</p> <p>5 evidence, you just heard it from the residents, so there</p> <p>6 were rumours about these proxy votes and you got it from</p> <p>7 the residents.</p> <p>8 MR LEE KWOK HUNG: Yes.</p> <p>9 MR VICTOR DAWES: Then, after the new management committee</p> <p>10 took office, you felt that the situation improved. At</p> <p>11 least other residents could see and also could inspect</p> <p>12 the contract with PC&amp;E. Is that your impression back</p> <p>13 then?</p> <p>14 MR LEE KWOK HUNG: Correct.</p> <p>15 MR VICTOR DAWES: So I'd like to seek your view on this.</p> <p>16 Compare the old and the new management committee. After</p> <p>17 the change in the office bearers, you felt that in every</p> <p>18 respect there were already some improvements?</p> <p>19 MR LEE KWOK HUNG: Correct. At least I could have access to</p> <p>20 the entire contract.</p> <p>21 MR VICTOR DAWES: Also, in your witness statement you also</p> <p>22 explain many of the areas that you were not happy with</p> <p>23 the renovation works, and of course the Committee would</p> <p>24 also be looking at the relevant paragraphs, and in our</p> <p>25 submission we would also consider those in detail.</p>
<p>Page 110</p> <p>1 MR LEE KWOK HUNG: Well, if you have seen the TVB show,</p> <p>2 people were barred from entering the venue. So the</p> <p>3 residents told me that there were many proxy votes;</p> <p>4 those residents attended the meeting.</p> <p>5 MR VICTOR DAWES: Let me put it this way. I understand that</p> <p>6 there were many complaints lodged with TVB's show.</p> <p>7 That's the infotainment show.</p> <p>8 MR LEE KWOK HUNG: So at the works meetings they were</p> <p>9 discussing the renovation works.</p> <p>10 MR VICTOR DAWES: So just refer to your recollection. You</p> <p>11 said it was reported by Scoop, the TVB show, and that</p> <p>12 was not on 28 January.</p> <p>13 MR LEE KWOK HUNG: No.</p> <p>14 MR VICTOR DAWES: So as to what happened on 28 January, in</p> <p>15 fact, you heard it from the residents.</p> <p>16 MR LEE KWOK HUNG: Right.</p> <p>17 MR VICTOR DAWES: So you heard it from Mr Kong, Mr Yip?</p> <p>18 MR LEE KWOK HUNG: Right.</p> <p>19 MR VICTOR DAWES: Am I right to say, if I understand your</p> <p>20 complaint correctly, you are not complaining about the</p> <p>21 issue of the proxy votes themselves, you're actually</p> <p>22 complaining that there were people who got the proxy</p> <p>23 votes illicitly. That's your concern; am I right?</p> <p>24 MR LEE KWOK HUNG: Yes.</p> <p>25 MR VICTOR DAWES: In this regard, I'd also like to see if</p>	<p>Page 112</p> <p>1 Because of the length of those, we will not be looking</p> <p>2 at every paragraph and also every allegation and ask you</p> <p>3 to verify or confirm.</p> <p>4 So, other than the questions that I have asked you,</p> <p>5 are there any things that you'd like to report to the</p> <p>6 chairman and two members here and now?</p> <p>7 MR LEE KWOK HUNG: So, you mean --</p> <p>8 MR VICTOR DAWES: Well, anything that you'd like to speak to</p> <p>9 the chairman and the two members.</p> <p>10 MR LEE KWOK HUNG: After the Urban Renewal Authority set up</p> <p>11 the system, the tendering system, then I was told that</p> <p>12 I should seek advice from the consultants of Wang Fuk</p> <p>13 Court. But then I was thinking that the consultant was</p> <p>14 problematic and then you asked me to turn to them. So</p> <p>15 what's the purpose of this system in the first place?</p> <p>16 Also, for the workers, we found them to be</p> <p>17 problematic and the workers said that they were okay.</p> <p>18 And then there was a regulation and supervision by the</p> <p>19 Government, so what kind of supervision is that? What's</p> <p>20 the purpose of the Smart Tender building rehabilitation</p> <p>21 facility system in the first place?</p> <p>22 THE HON MR JUSTICE DAVID LOK: Any other questions from the</p> <p>23 involved parties?</p> <p>24 Mr Suen.</p> <p>25 Examination by MR JENKIN SUEN</p>

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<p>1 MR JENKIN SUEN: Chairman, I'd like to seek a very simple                  2 clarification from Mr Lee.                  3 I'd like to clarify with you, because I can see that                  4 we had your second witness statement. In the second                  5 witness statement you said that you recall that in                  6 October/November 2024 you did call the FSD to lodge                  7 complaints with regard to the polystyrene boards.                  8 MR LEE KWOK HUNG: One was on the polystyrene board and one                  9 was on the smoke doors.                  10 MR JENKIN SUEN: On the smoke doors, the FSD did find the                  11 record. But then on the polystyrene board, you also                  12 referred to the situation and I think we also tried to                  13 check the records but we couldn't locate any records                  14 with regard to the polystyrene board complaint. So                  15 whether it's the FSD or the complaint hotline.                  16 Apparently you used your cell phone to receive the                  17 response.                  18 MR LEE KWOK HUNG: Yes.                  19 MR JENKIN SUEN: So to further clarify, we can check                  20 further.                  21 Other than your cell phones, have you used other                  22 devices or phones to receive the messages?                  23 MR LEE KWOK HUNG: No. That should be the only number or                  24 cell phone.                  25 MR JENKIN SUEN: So on the records, we haven't been able to</p>	<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p> <p>(The hearing adjourned until 10.00 am on Friday, 17 April 2026)</p>
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<p>1 locate that.                  2 MR LEE KWOK HUNG: The gentleman who made the call to me, he                  3 said that for the time being we couldn't find as to                  4 whether or not there might have been any breaches of the                  5 law by sticking those things onto the window.                  6 MR JENKIN SUEN: Okay. We will try to locate that.                  7 Thank you. Nothing further for the time being.                  8 THE HON MR JUSTICE DAVID LOK: Thank you, Mr Lee. As to the                  9 questions that you asked just now, it would be something                  10 that the commission would also like to look into. With                  11 regard to your mum's passing away, we'd like to send you                  12 our deepest condolences. We are very grateful to you                  13 for giving evidence to us and thank you very much for                  14 coming to give evidence today.                  15 (The witness was released)                  16 (2.27 pm)                  17 MR VICTOR DAWES: Chairman, I think we have not arranged for                  18 other witness to come, so I can report to the chair that                  19 tomorrow's hearing will be a bit longer because there                  20 were will be two witnesses and for the second one, we                  21 may not be able to finish with him by the close of play                  22 tomorrow.                  23 THE HON MR JUSTICE DAVID LOK: Okay. So the hearing will                  24 resume at 10 tomorrow.                  25 (2.28 pm)</p>	