



3 July 2025

INDEX

<u>No.</u>	<u>Topics</u>
<u>25-438</u>	<u>LANDS DEPARTMENT Legal Advisory and Conveyancing Office Express of Interest (EOI) to Provide Legal Services to Lands Department</u>
<u>25-439</u>	<u>PROFESSIONAL INDEMNITY SCHEME ("PIS") Application for Indemnity Form ("AI") and Gross Fee Income Report ("GFIR") to be submitted online on or before Friday, 15 August 2025 5:30 p.m.</u>
<u>25-440</u>	<u>APPOINTMENT OF ALTERNATE EXTERNAL EXAMINER FOR THE POSTGRADUATE CERTIFICATE IN LAWS ("PCLL") PROGRAMME, THE UNIVERSITY OF HONG KONG ("HKU")</u>
<u>25-441</u>	<u>INTELLECTUAL PROPERTY DEPARTMENT INVITATION TO IP TRAINING PROGRAMME: IP301 TAX IMPLICATIONS AND PLANNING ON IP AND R&D</u>
<u>25-442</u>	<u>PROPERTY JOINT PRACTICE NOTE NO.1 Green and Innovative Buildings</u>
<u>25-443</u>	<u>INLAND REVENUE DEPARTMENT New Tax Portals</u>
<u>25-444</u>	<u>PUBLIC CONSULTATION</u>
<u>25-445</u>	<u>CIRCULATION FORMAT OF WEEKLY eCIRCULARS AND YELLOW PAGES</u>
	<u>PROBATE</u> <u>Enquiries From Solicitors On Wills, Codicils And Other Testamentary Dispositions</u>



Index Reference :

Property

CIRCULAR 25-438 (PA)

3 July 2025

**25-438 (PA) LANDS DEPARTMENT
Legal Advisory and Conveyancing Office**

Express of Interest (EOI) to Provide Legal Services to Lands Department

1. Hong Kong solicitors' firms are invited to express interest to provide legal services to the Director of Lands through the Legal Advisory and Conveyancing Office ("LACO") of the Lands Department.
2. Please click [here](#) for a letter from the Lands Department dated 27 June 2025 for the invitation, requirements and application forms.
3. All EOIs must be received by the Lands Department not later than **10:00 a.m. on 24 July 2025 ("The closing date")**.
4. For enquiries in relation to this invitation, please contact Mr Colley Cheung of the Lands Department on telephone No. 2231 3582.



Index Reference :

Professional Indemnity Scheme

CIRCULAR 25-439 (PA)

3 July 2025

25-439 (PA) PROFESSIONAL INDEMNITY SCHEME ("PIS")

Application for Indemnity Form ("AI") and Gross Fee Income Report ("GFIR") to be submitted online on or before Friday, 15 August 2025 5:30 p.m.

The professional indemnity cover for all Hong Kong law firms for the 2024/2025 indemnity year will expire on Tuesday, 30 September 2025.

1. Renewal Forms

To renew indemnity, principals of law firms are required to submit an AI and a GFIR (except for new law firms, see paragraph 2(f) below) online via the PIS Digital Platform ("Platform") to the Scheme Manager, ESSAR Insurance Services Ltd. ("ESSAR") under rule 8 of the Solicitors (Professional Indemnity) Rules (Cap. 159M) ("Rules").

A notification email has been sent to the designated principal of each law firm from "do-not-reply@riskonnect.com" regarding the renewal of the 2025/2026 indemnity year via the Platform in late June 2025.

All Hong Kong law firms are required to complete and submit the AI and GFIR (as a scanned (black and white) copy attachment to the AI) executed in accordance with paragraph 2(a)(ii) below to ESSAR via the Platform online **on or before 15 August 2025 at 5:30 p.m.**, for the renewal of their indemnity for the 2025/2026 indemnity year, which commences on 1 October 2025. No physical/ hard copy or other forms will be accepted by ESSAR.

For enquiries on the Platform, please contact:

ESSAR Insurance Services Ltd

Ms. Pamela Poon, Scheme Administrator (direct line: +852 2862-4251); or

Ms. Ada Chan, Assistant Scheme Administrator (direct line: +852 2861-6300)

34/F, One Island East, Taikoo Place

18 Westlands Road, Quarry Bay, Hong Kong

Telephone no.: +852 2861-6666 (general)



2. The procedure for submitting the AI and GFIR (together the “Documents”) online

a) Execution of the Documents

- (i) The AI must be signed by a principal of the law firm.
- (ii) The GFIR must:
 - (1) be signed by a **Certified Public Accountant (Practising) (“CPA”) reporting the gross fee income of the law firm’s Practice for the immediately preceding accounting year of not less than twelve (12) months;**
 - (2) be issued under the **letterhead of a CPA firm;**
 - (3) specify the **CPA’s full name and Practising Certificate number (at the signature block of the GFIR);**

If this is the law firm’s first time submitting a GFIR, the GFIR should cover the gross fee income of the law firm’s Practice from its commencement date and for not less than twelve (12) months.

If the law firm has changed its accounting year end, the GFIR should cover the period from the law firm’s last reported accounting year end to the immediately preceding new accounting year end.

The Hong Kong Institute of Certified Public Accountants informed its members through its Circular in May 2022 to utilize the updated GFIR for the purpose of rule 8 of the Rules. The sample wording of the GFIR will be available for downloading when a law firm accesses its AI online.

b) Date of Submission: After 31 July 2025 and on or before 15 August 2025

- (i) The AI requires a law firm to state the name(s) of the solicitor(s) and foreign lawyer(s) practising under the law firm’s name as at 31 July 2025. This is because under paragraph 2(1)(a) of Schedule 1 to the Rules, with the exception of new law firms, ESSAR will calculate the amount of annual contribution based on the number of solicitors and foreign lawyers on that date. To ensure that accurate information will be provided to ESSAR, law firms should submit the AI online after 31 July 2025.
- (ii) If law firms choose to submit the AI online before 31 July 2025, **it is important that ESSAR be notified of any change in the composition of solicitors and foreign lawyers in the law firm between the date of online submission of the AI and 31 July 2025.**
- (iii) **Under rule 8(1) of the Rules, the last day to submit the Documents is Friday, 15 August 2025.**



c) Failure to submit the Documents by the statutory deadline of 15 August 2025

Failure to comply with rule 8 is a breach of the Rules. Any failure shall be considered by the Working Party on PIS Gross Fee Income Reports and Contributions (“Working Party”) with recommendations to the Council to take appropriate action.

d) Documents are to be submitted ONLINE ONLY via the Platform

Do NOT send physical or hard copies of the Documents to ESSAR or the Law Society.

e) Application for an Extension of Time: To be sent to The Law Society

If for any reason a law firm is not able to meet the statutory deadline of 15 August 2025, the law firm should make a **PRIOR** application to the Council for an extension of time to submit the Documents, **setting out (i) the period of time extension required and (ii) the reasons for requiring it.** All applications should be addressed to the **Assistant Director, Professional Indemnity Scheme, at the Law Society, 3/F, Wing On House, 71 Des Voeux Road Central, Hong Kong.** Applications should be made **on or before 8 August 2025** as there is **no guarantee** that applications received after this date can be considered by the Working Party before the statutory deadline of 15 August 2025.

f) New Law Firms or Law Firms without the first set of Audited Accounts

A new law firm, i.e. a law firm which commenced practice after 15 August 2024 or a law firm which has not had its first set of accounts audited, will not need to submit a GFIR by 15 August 2025. It must, however, submit an AI online via the Platform by 15 August 2025 to comply with rule 8(1) of the Rules. The new law firm will not need to state the amount of gross fee income in the AI. Pursuant to paragraph 2(2) of Schedule 1 to the Rules, the new law firm will pay a basic average contribution for the PIS renewal for the 2025/2026 indemnity year.

g) Law Firms intending to Cease Practice

Any law firm which intends to cease Practice prior to the commencement of the 2025/2026 indemnity year must comply with Practice Direction D7 of the Law Society Practice Directions. In particular, for the purpose of professional indemnity cover, the law firm **must give notice of cessation to ESSAR at least 8 weeks prior to 30 September 2025.** If the notice period ends on a date after 30 September 2025, the law firm may be required to pay contribution for the whole of the 2025/2026 indemnity year subject to any adjustment to be made upon cessation of Practice.

3. **An email regarding the PIS renewal 2025/2026 will be sent to the designated email address of the designated principal of each law firm in early July 2025 by the Law Society. Members are reminded to take note that the email will be sent from “adpis_group@hklawsoc.org.hk”.**



Index Reference :

Law Society: General

CIRCULAR 25-440 (SD)

3 July 2025

25-440 (SD) APPOINTMENT OF ALTERNATE EXTERNAL EXAMINER FOR THE POSTGRADUATE CERTIFICATE IN LAWS ("PCLL") PROGRAMME, THE UNIVERSITY OF HONG KONG ("HKU")

1. The University of Hong Kong is seeking nomination from the Law Society ("Society") for an **alternate** External Examiner for the elective "Financial Regulations and Practice" ("Course") in its PCLL Programme commencing of the 2025/26 academic year.
2. The Course descriptions are as follows:

This is a highly practical course, focusing on areas that are most commonly seen these days in the regulatory law practice. The following is a list of topics that this course intends to cover:

- An Overview of the Financial Regulatory Regime in Hong Kong
 - Corporate Governance
 - Market Misconduct
 - The SFC's Codes of Conduct
 - Contentious Financial Regulatory Practice
3. The duties of an External Examiner include the following:
 - To approve the draft examination questions
 - To assess the overall performance of the students, the consistency, and the appropriateness of the marking by the Internal Examiners
 - To make recommendations and comments on any scripts of individual students
 - To attend the meetings of the Board of Examiners for the determination of the results of the examinations
 - To liaise with the Society's Legal Education Committee and the Standing Committee on Standards and Development and to assist in monitoring the PCLL courses
 4. External Examiners play a critical role in assisting the Universities and the Society to ensure the standards of PCLL and the standards of the entrants to the legal profession are maintained.



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5. External Examiners are generally appointed for a term of up to 3 years and an honorarium is payable for each academic year. As the alternate would only be involved in the event of conflicts of the External Examiners, the alternates would not be paid the honoraria by the PCLL provider unless they take up the role of External Examiners.
6. Applicants who are interested should return the [Reply Slip](#) together with the necessary supporting documents in accordance with the instructions set out in the Reply Slip by 14 July 2025.



Index Reference :

**Intellectual Property /
Intellectual Property
Department**

CIRCULAR 25-441 (PA)

3 July 2025

25-441 (PA) INTELLECTUAL PROPERTY DEPARTMENT

INVITATION TO IP TRAINING PROGRAMME: IP301 TAX IMPLICATIONS AND PLANNING ON IP AND R&D

1. The Intellectual Property Department (“IPD”) is organizing an Intellectual Property (“IP”) training course designed specifically for legal advisors and IP practitioners. The IP training course, titled “IP301 Tax Implications and Planning on IP and R&D”, will be held on 23 July 2025.
2. The Government has implemented the “patent box” tax incentive in July 2024 to encourage the industrial and research and development (“R&D”) sectors, creative industries and IP users to engage in more IP trading activities. According to the IPD, this IP training course aims to equip participants with a comprehensive understanding on the tax implications and planning strategies in relation to IP and R&D in Hong Kong. It focuses on Hong Kong’s profits tax regime related to IP, tax deduction related to IP and R&D, “Patent Box” incentive and “Original Grant Patent” system.
3. Details of the IP training course are as follows:

Date:	23 July 2025 (Wednesday)
Time:	2:30pm – 5:00pm
Format:	Physical and Live-streamed (Attend on-site lectures or Webinar via Zoom)
Venue:	Lecture Hall, 7/F, VTC Tower, 27 Wood Road, Wan Chai, Hong Kong
Language:	Cantonese, supplemented with English terms
Fee:	Free for members of the " IP Manager Scheme PLUS "; HK\$100 for non-members of the “IP Manager Scheme PLUS”
Registration:	Please register here . Successful registrants will receive a confirmation email.
CPD:	This training course is registered as a CPD course of The Law Society of Hong Kong. 2.5 CPD points are being applied for and are to be confirmed.



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4. For more details regarding the above IP Training Programme, members may click on the links below to view the posters:

[English Version](#)

[Chinese Version](#)

5. For enquiries, please contact the Implementation Partner of the IPD at 2836 1906 or via email: ipmtp@vtc.edu.hk, or Ms Kalista Li of the IPD at 2961 6873 or via email: kalistali@ipd.gov.hk.



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Index Reference :

Property

CIRCULAR 25-442 (PA)

3 July 2025

25-442 (PA) PROPERTY JOINT PRACTICE NOTE NO.1

Green and Innovative Buildings

1. The Buildings Department, the Lands Department and the Planning Department have on 30 June 2025 jointly issued a Joint Practice Note No.1 on "Green and Innovative Buildings".
2. Please click [here](#) for a copy of the Joint Practice Note No.1.



Index Reference :

Law Society : General

CIRCULAR 25-443 (PA)

3 July 2025

25-443 (PA) INLAND REVENUE DEPARTMENT

New Tax Portals

1. The Inland Revenue Department informed the Law Society that the existing eTAX system will be enhanced through the launch of three interconnected sub-portals, namely Individual Tax Portal (ITP), Business Tax Portal (BTP) and Tax Representative Portal (TRP) (collectively referred as “New Tax Portals”). The New Tax Portals are scheduled to be launched on 21 July 2025.
2. Please click [here](#) for a copy of the letter from the Inland Revenue Department dated 2 July 2025 for more details.



Index Reference :

Law Society: General

CIRCULAR 25-444(PA)

3 July 2025

25-444 (PA) PUBLIC CONSULTATION

1. The Law Society, with the assistance of its specialist committees, reviews and comments on public consultations throughout the year. Members wishing to comment may send views on current public consultations to the Secretariat by the specified deadlines for consideration by the relevant specialist committees.
2. The following is a list of the current public consultations:

Consultation Paper		Specialist Committees	Deadlines for comment to the Law Society*	Contact at the Secretariat
New Consultation(s)				
(a)	Consultation paper on Legislative Proposal to Regulate Virtual Asset Custodian Services	Investment Products and Financial Services Committee	31 July 2025	adpa1@hklawsoc.org.hk
(b)	Consultation paper on Legislative Proposal to Regulate Dealing in Virtual Assets	Investment Products and Financial Services Committee	31 July 2025	adpa1@hklawsoc.org.hk

* The above deadline is the Law Society internal deadline to allow sufficient time for the relevant draft submissions to be approved by the Council prior to the public consultation deadline.



Index Reference:

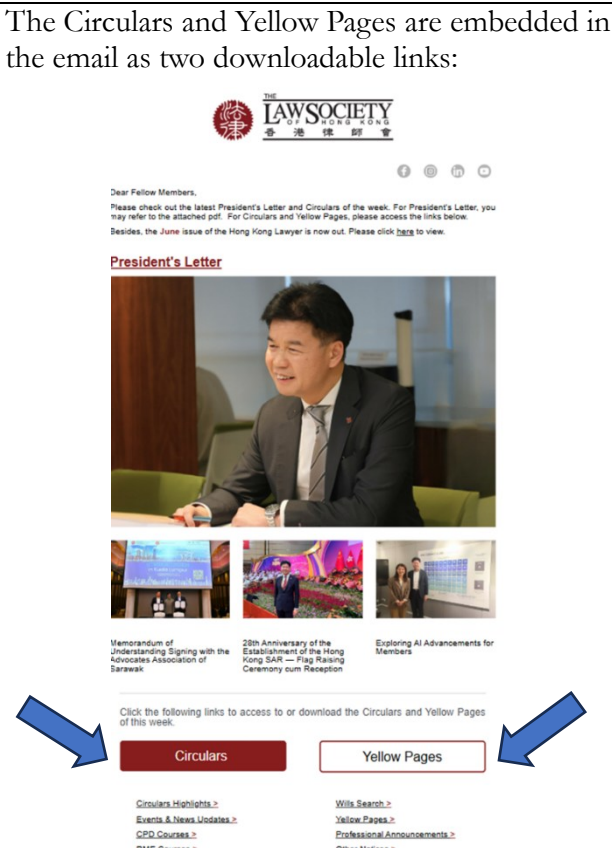
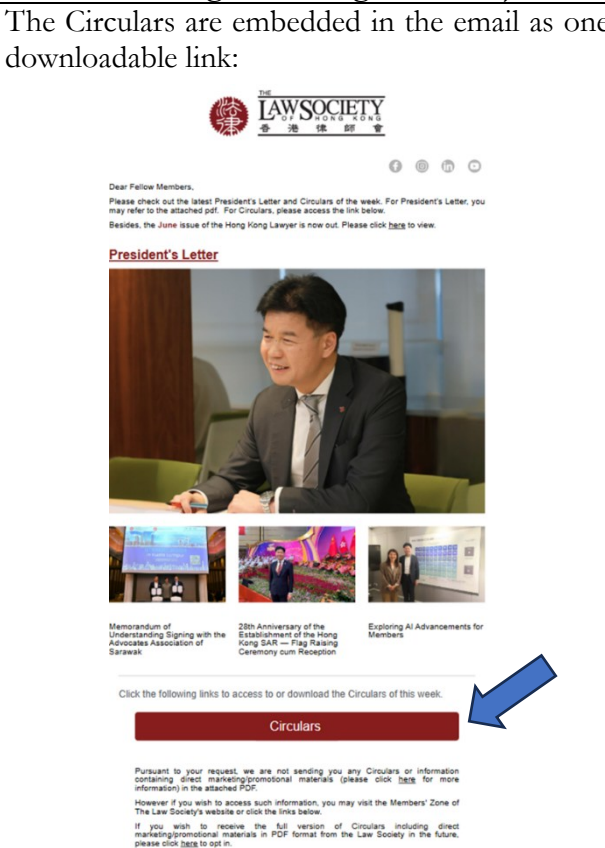
Law Society: General

CIRCULAR 25-445 (MS)

3 July 2025

25-445 (MS) CIRCULATION FORMAT OF WEEKLY eCIRCULARS AND YELLOW PAGES

1. To optimize users' experience, the circulation format of Weekly eCirculars and Yellow Pages distributed by email has been adjusted as shown below:

Long version	Short version (for those members who opt-out of receiving marketing materials)
<p>The Circulars and Yellow Pages are embedded in the email as two downloadable links:</p> 	<p>The Circulars are embedded in the email as one downloadable link:</p> 

2. For any queries, please contact the Communications & External Affairs and Member Services Department at MemberServices@hklawsoc.org.hk.



3 July 2025

PROBATE

Enquiries From Solicitors On Wills, Codicils And Other Testamentary Dispositions

An enquiry has been received from solicitors as to the existence of a will, codicil or other testamentary disposition made by the following deceased persons. If you are holding the original or a copy of any of these documents, you are requested to contact the enquiring firm directly within 14 working days.

Members are reminded to exercise due care when responding to enquiries in order to avoid any breach of the duty of confidentiality which they owe to the testator or the testator's personal representatives.

Name of Deceased Person	Date of Death	Hong Kong Identity Card No (save as otherwise specified)	Enquiring Firm
KO MAI FOON (高美歡) Alias KO MEI FOON (高美寬) Alias KO MAY FOON	Certified dead on 2 May 2017	A121923(8)	CHAN, WONG & YIP, SOLICITORS
FONG YEE (房儀)	20 March 2025	E290866(6)	TERRY YEUNG & LAI SOLICITORS
LEE TAI HUI (李太許) (文肖群)	20 December 2019 20 July 2017	C015809(5) 中華人民共和國 居民身份證 440321193201192322	T.K. TSUI & CO. T.K. TSUI & CO.
HO AH KIU (何亞嬌)	08 April 2025	D608562(9)	T.K. TSUI & CO.



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(麦庭佳)	03 August 2014	中華人民共和國 居民身份證 44032119300626233X	T.K. TSUI & CO.
CHEUNG HAR (張霞) Alias (张霞)	Certified dead on 25 September 2024	D157433(8)	PETER K.H. WONG & CO.
WU SAU ON (胡寿安)	22 July 2019	B121471(9)	CAN LAWYERS
HO TAI FAT (何帶發)	24 February 2020	C026941(5)	LAM, LEE & LAI
DENG YUANMING (鄧遠明)	Certified dead on 9 February 2025	M171635(8)	SHUM WONG & CO., SOLICITORS
(文锐林)	31 January 2004	中華人民共和國 居民身份證 440306251102161 及 440306192511021619	ERNEST TANG, SOLICITORS
MAN SHING FU (文成富)	About a few days prior to discovery on 22 November 2008	H061283(0)	ERNEST TANG, SOLICITORS
(蔡月好)	17 November 2021	中華人民共和國 居民身份證 440306192512151626	ERNEST TANG, SOLICITORS
HUI WAI NUNG (許懷農)	16 January 2024	P255653(0)	CHOW & HO, SOLICITORS



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SIU SHU TAK (蕭樹德) Alias (萧树德)	07 June 2020	B332981(5)	K.M. TANG & CO.
CHOW WAI PING (周惠萍)	11 June 2025	C408241(7)	TAI, TANG & CHONG, SOLICITORS
WONG CHUNG TAI (黃仲弟)	16 December 2024	H393561(4) 及 港澳居民來往內地 通行證號碼 H05137160	HARMONY NG & ASSOCIATES
YIP CHAU TIN (葉就田)	26 September 2021	E798590(1)	SOLOMON C. CHONG & CO., SOLICITORS
LAM WAI (林偉)	15 June 2024	B917327(2)	TAM & PARTNERS, SOLICITORS
Leung Kam (梁金) Alias (梁月金)	01 July 1993	B917328(0)	TAM & PARTNERS, SOLICITORS
HON KWAN SIU (韓群笑)	09 November 2015	P423544(8)	TAM & PARTNERS, SOLICITORS
WAH NELSON CHAU (華胄) Alias (华胄)	06 May 2024	A777312(1) 及 港澳居民來往內地 通行證號碼 H0369506002	YU SUN YAU MAK & LAWYERS
CHU SHU TUNG (朱樹棟) Alias (朱仕棟)	01 July 2014	H423756(2)	KING & WOOD MALLESONS



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WONG FEI (王飛)	15 May 2020	V033122(8) 及 港澳居民來往內地 通行證號碼 H0103695900	YIP TSE & TANG
YEUNG WAI KUEN (楊威權)	About several days before discovery on 22 March 2009	A06014	BENNY KONG & TSAI LLP
CHAN YUK LAN (陳玉蘭)	03 March 2025	H407992(4)	DEANNIE YEW & ASSOCIATES
LEE HOW KEE (李孝祺)	Certified dead on 31 August 2023	E284516(8)	K.B.CHAU & CO
HUNG SHING YUEN (洪承源)	15 January 2021	H301960(A)	K.B.CHAU & CO
HUNG KA CHUEN (洪家全)	16 May 2021	H301958(8)	K.B.CHAU & CO
CHOI POR (蔡波)	07 February 2016	A111376(6)	GEORGE Y.C. MOK & CO.
YANG XIAODONG (楊曉冬) Alias (杨晓冬)	21 October 2024	中華人民共和國 居民身份證 510202197712175518	H.Y.LEUNG & CO. LLP
CHAN LOCK KUN (陳洛君)	21 November 2009	A453996(9)	CHAU & ASSOCIATES
TAM TAI SHING (譚大成) Alias TAM KOON CHUEN (譚灌泉) Alias (譚冠泉)	Certified dead on 14 January 2016	A453995(0)	CHAU & ASSOCIATES



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LU WEIXIONG (盧偉雄) Alias (卢伟雄)	28 April 2025	中華人民共和國 居民身份證 44062219740309473X	ANNIE LEUNG & COMPANY
LIN SO LAN (連素蘭)	15 November 2020	P610921(0) 及 港澳居民來往內地 通行證號碼 H01146934	YIP, TSE & TANG
YAN SHEK YAM (殷錫欽)	17 August 2018	H111673(A) 及 港澳居民來往內地 通行證號碼 H0845223701	YIP, TSE & TANG
SHING CHEONG CHAU 盛創就	Certified dead on 8 January 2025	H009821(5) 及 港澳居民來往內地 通行證號碼 H07991443	YIP, TSE & TANG
CHENG YAT KWONG (鄭日光)	25 March 2025	A792999(7)	JOHNNY K. K. LEUNG & CO., SOLICITORS
CHAN KAM CHEUNG (陳錦章)	19 January 2014	B886408(5)	CHEUNG & YIP
IP MAN HO (葉文浩)	30 December 1992	B487767(0)	K.Y. WOO & CO.
LEUNG KAM CHUNG (梁金松)	08 September 2020	B563163(2)	KITTY SO AND TONG, SOLICITORS
ZHANG BAOQIONG (張宝琼)	Certified dead on 15 August 2024	R449819(3)	K.Y. WOO & CO.



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LI XINMEI (李新梅)	01 July 2019	R737856(3) 及 港澳居民來往內地 通行證號碼 H10085119	YIP, TSE & TANG
TSE GAN WOR (謝鏡和)	Certified dead on 5 June 2017	G054470(0)	H.Y. LEUNG & CO. LLP
SIT CHUN YONG (薛珍容)	10 March 2024	E677249(1)	PANG, KUNG & CO.
CHEN DAI YING (陈带英)	25 August 2012	中華人民共和國 居民身份證 440306192502263528	FRANCIS KONG & CO
TSANG KOON CHUN (曾官進)	Certified dead on 18 December 2007	B211710(5)	FRANCIS KONG & CO
TANG SIK LING (鄧錫玲) Alias (鄧錫華) Alias (鄧華)	29 April 2023	B864376(3)	HALDANES
(刘颖)	05 July 2024	中華人民共和國 居民身份證 130402198707061246	FRED KAN & CO.
MAK SZE (麥斯)	22 April 2025	H371997(0)	ROWLAND CHOW, CHAN & CO., SOLICITORS
TAI HAO YIN (戴巧賢)	Certified dead on 21 April 2024	D520887(5)	ADRIAN LAU & YIM LAWYERS



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WU MINGYANG (鄔明揚)	06 June 2025	R254327(2) & Kiribati Passport No. I001520	YUEN & PARTNERS
NG KAM YIN (吳金燕)	23 March 2025	A323722(5)	C.L. CHOW & MACKSION CHAN, SOLICITORS
MAN FOR KAU (文伙球)	20 October 2024	H023190(A) 及 港澳居民來往內地 通行證號碼 H07830768	T.K. TSUI & CO.
HEUVELMANS LAMBERT LEO GERARD (符山民)	09 January 2025	XD466483(9)	HASTINGS & CO.
(黃梓通)	08 December 2019	中華人民共和國 居民身份證 440822197512021418	FRED KAN & CO.
HO CHICK WING (何植榮)	About 1 week prior to discovery on 15 February 2024	A868166(2)	FRED KAN & CO.
TSOI YUET NGOR (蔡月娥)	12 February 2025	H041624(1) 及 港澳居民來往內地 通行證號碼 H06940226	NG & SHUM
LAM WONG HO (林黃好)	10 January 2025	A006452(4)	K.M. LAI & LI



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PUN SO (潘蘇) Alias (潘苏)	29 January 2025	P850232(7) 及 港澳居民來往內地 通行證號碼 H03006420	ERNEST TANG, SOLICITORS
YUEN SHI HUEN (袁仕煊)	Certified dead on 6 January 2016	D059237(5) 及 港澳居民來往內地 通行證號碼 H0605550400	HARMONY NG & ASSOCIATES
TAM SIK HUNG (譚軾鴻) Alias TAM KAM KEI (譚錦基)	Certified dead on 22 October 2014	E302741(8)	K.T. CHAN & CO.