



17 July 2025

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*Index Reference :*

Property

CIRCULAR 25-463 (PA)

17 July 2025

**25-463 (PA) PROPERTY**

**LANDS DEPARTMENT PRACTICE NOTE NO.1/2025A**

1. The Lands Department on 9 July 2025 issued the Practice Note No.1/2025A on “*Self-Certification of Compliance New Territories Exempted Houses*”.
2. Please click the following link for:

[Practice Note No.1/2025A](#)



***Index Reference :***

**Property**

**CIRCULAR 25-464 (PA)**

**17 July 2025**

**25-464 (PA) HOME OWNERSHIP SCHEME  
SECONDARY MARKET SCHEME**

**Updated documentation**

1. Reference is made to Circular 24-748(PA) of 24 October 2024.
2. The Hong Kong Housing Authority (“HKHA”) has updated its “Declaration in Support of the Application for a Letter of Nomination for Sale of Flats under Home Ownership Scheme Secondary Market Scheme (HD891)”.

Please click [here](#) for a letter of HKHA dated 9 July 2025 on the above updating. The **updated HD891 (Rev. 7/2025)** is enclosed with the above letter from HKHA.

3. HKHA in the above letter also states that  
“... all [Law Society] members are required to adopt the updated version of HD891 (Rev. 7/2025) from **28 July 2025** onwards.”
4. Circular 24-748(PA) will be superseded on 28 July 2025.



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***Index Reference:***

**Law Society: Commencement of  
Practice**

**CIRCULAR 25-465 (COM)**

**17 July 2025**

**25-465 (COM) COMMENCEMENT OF PRACTICE  
(REGISTERED FOREIGN FIRM)**

The following registered foreign firm has commenced practice from the date indicated below:

<b>Firm Name</b>	<b>Date of Commencement of Practice</b>
YINGHE (HONG KONG) LAW FIRM (瀛和(香港)律師事務所)	28 June 2025



***Index Reference :***

**Courts: Practice & Procedure &  
Judiciary**

CIRCULAR 25-466 (PA)

17 July 2025

**25-466 (PA) FAMILY COURT**

**Duty Judges  
17 July 2025 to 14 September 2025**

1. The roster of Duty Judges in the Family Court for the period of **17 July 2025 to 20 July 2025** is as follows:-

<b>Weeks in 2025</b>	<b>Duty Judge</b>
17 July to 20 July 2025	H.H. Judge I. Wong
21 July to 27 July 2025	H.H. Judge G. Own
28 July to 3 August 2025	H.H. Judge T. Kwan
4 August to 10 August 2025	H.H. Judge I. Wong
11 August to 17 August 2025	D.D. Judge J. Lee
18 August to 24 August 2025	D.D. Judge R. So
25 August to 31 August 2025	H.H. Judge G. Chan
1 September to 7 September 2025	D.D. Judge W. Y. Ho
8 September to 14 September 2025	H.H. Judge S. Lo

2. **The Duty Judge can be contacted at mobile phone number 9137 9007 for urgent applications *after court hours*.**
3. Members are advised that there could be last-minute changes to the above roster. On the other hand, the roster may not be made available by the Judiciary to the Law Society for publication in time. Members may wish to make inquiries with the Registrar direct to ascertain the duty judge on a particular day.
4. Circular 25-378 (PA) is deleted.



***Index Reference :***

**Companies/Bankruptcies/  
Official Receiver's Office**

CIRCULAR 25-467 (PA)

17 July 2025

**25-467 (PA) OFFICIAL RECEIVER'S OFFICE**

**Launch of Phase 2 of the Official Receiver's Office  
Electronic Submission System**

1. The Official Receiver's Office ("ORO") informed the Law Society that Phase 2 of its Electronic Submission System was launched on 14 July 2025. For registration or assistance, members should contact the ORO at [ess-helpdesk@oro.gov.hk](mailto:ess-helpdesk@oro.gov.hk).
2. For details, please click [here](#) for a copy of the letter from the Official Receiver's Office dated 14 July 2025.



***Reference :***

**Companies/Bankruptcies/  
Official Receiver's Office**

CIRCULAR 25-468 (PA)

17 July 2025

**25-468 (PA) OFFICIAL RECEIVER'S OFFICE**

**Tender for Taking Up of Appointment as  
Provisional Trustees under  
Section 12(1A) of the Bankruptcy Ordinance  
(Chapter 6 of the Laws of Hong Kong)  
(Tender Reference: OR/C/2025)**

1. The Official Receiver's Office ("ORO") has issued a tender notice to invite interested parties to submit a tender for taking up of Appointment as Provisional Trustees under section 12(1A) of the Bankruptcy Ordinance (Chapter 6 of the Laws of Hong Kong).
2. For details, please click [here](#) for a copy of the letter from the Official Receiver's Office dated 15 July 2025.



***Index Reference :***

**Companies/Bankruptcies/  
Official Receiver's Office**

CIRCULAR 25-469 (PA)

17 July 2025

**25-469 (PA) OFFICIAL RECEIVER'S OFFICE**

**Bankruptcy and Companies Legislation  
(Miscellaneous Amendments) Ordinance 2023  
(Commencement) Notice 2025  
Specified Forms and Specified Requirements  
(Effective 14 July 2025)**

1. The Law Society received from the Official Receiver's Office a letter of 14 July 2025 informing that the remaining provisions in Part 2 of the Bankruptcy and Companies Legislation (Miscellaneous Amendments) Ordinance 2023 relating to specified forms and specified requirements for submission of documents came into operation on 14 July 2025.
2. For details, please click [here](#) for a copy of the letter from the Official Receiver's Office dated 14 July 2025.





## *Index Reference :*

### Professional Indemnity Scheme

CIRCULAR 25-470 (PA)

17 July 2025

## **25-470 (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. (Repeat Circular)**

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@riskconnect.com](mailto:do-not-reply@riskconnect.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 and on or before 15 August 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 :***

**Property**

CIRCULAR 25-471 (PA)

17 July 2025

**25-471 (PA) HONG KONG HOUSING AUTHORITY**

**Tender Notification  
for Appointment of Solicitors for Conveyancing for sale  
Green Form Subsidised Home Ownership Scheme Flats 2024  
(Repeat Circular)**

1. The Hong Kong Housing Authority ("Housing Authority") invites all solicitors' firms for tender for appointment of solicitors for conveyancing for sale of Green Form Subsidised Home Ownership Flats 2024.
2. Detailed information and forms of tender can be obtained through e-mail to [abby.ma@housingauthority.gov.hk](mailto:abby.ma@housingauthority.gov.hk) and marked "Tender for Appointment of Conveyancing Solicitors – GSH 2024".
3. Please click [here](#) for a copy of the Tender Notification Notice with tender details. The Notice will also be published in the Government Gazette and be posted on [Housing Authority](#) / [Housing Department's](#) website on 11 July 2025.
4. The tender documents have to be submitted **before 10:00 a.m. on Friday, 8 August 2025.**



17 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
KU NGOK (顧萼) Alias (顾萼)	29 March 2021	H304330(6)	W.F. KWOK & CO.
CHENG CHO CHEONG (鄭祖昌)	20 October 2024	P205845(A)	THOMAS LI & YU
KWAN YUEH KANG (關日綱)	18 February 1988	A245434(6)	YAN LAWYERS
HO KWONG WA (賀廣華)	01 November 2021	H023986(2) 及 港澳居民來往內地 通行證號碼 H06789141	KENT TAM & CO



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LEUNG YIU NUI (梁瑤女)	09 November 2019	A310587(6)	SIDNEY LEE & CO.
HO CHI FAT (何志法)	08 June 2025	P745834(0)	SIDNEY LEE & CO.
KEUNG SIU YING (姜少英)	Certified dead on 27 March 2020	A389879(5)	SIDNEY LEE & CO.
YIP SIU MUI (葉少梅)	30 January 2024	P427049(9)	H.Y. LEUNG & CO.LLP
YIP KUI CHAU (葉舉就)	13 November 2010	C157159(A)	W.F. KWOK & CO.
CHENG PING LUNG (鄭炳龍) Alias (鄭炳龍) Alias (郑炳龙)	05 January 2014	B885411(A)	GEORGE Y.C. MOK & CO.
(何林井)	10 October 2023	中華人民共和國 居民身份證	GEORGE Y.C. MOK & CO. 440106193912201825



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CHEUNG CHAN HING (張鎮慶)	29 January 2024	C426061(7)	YUNG, YU, YUEN & CO. SOLICITORS
LEUNG SAU CHI (梁秀芝)	13 April 2021	A817971(1)	BENNY KONG & TSAI LLP
YUM HIN CHEUNG (任顯祥)	19 February 2020	A496691(3)	PAUL K.C. CHAN & PARTNERS
LI WUN KAM (李煥金)	18 December 2017	P818461(9)	PAUL K.C. CHAN & PARTNERS
WONG WAI SANG (黃維生)	27 December 2002	H303056(5)	NG, AU YEUNG & PARTNERS
CHAN YAU MUI (陳有妹)	04 February 2010	C501028(2)	NG, AU YEUNG & PARTNERS
TAM OI TSZ (譚愛慈)	28 November 2024	H425029(1)	CHEUNG & CO.
WONG KWUN LAI (黃群禮)	05 October 1993	A520331(A)	YIP, TSE & TANG
MAN TZE KIN (萬子健)	Certified dead on 1 August 2022	G485725(8)	OLDHAM, LI & NIE



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LAM KAM YING (林金英)	Discovery on 28 November 2024	K121770(4)	OLDHAM, LI & NIE
MAN TZE SHAN (萬子山) Alias (万子山)	13 April 2025	K077069(8)	OLDHAM, LI & NIE
LEUNG CHI HUNG (梁志雄)	15 May 2025	G293924(9)	OLDHAM, LI & NIE
YU KWAI YUK (於桂玉)	Certified dead on 10 January 2023	B191735(3)	ROBINSONS, LAWYERS
LI FU LOI (李富來)	19 October 2008	E051614(0)	ROBINSONS, LAWYERS
CHAN CHIU SIM (陳肖嬋)	20 June 2021	E153547(5)	RICARDO LEE & ASSOCIATES LAW OFFICE
AU KOON YAN (歐觀仁)	Certified dead on 17 June 2010	E222459(7)	RAYMOND LAM & ASSOCIATES
CHONG MING CHUT (莊銘築)	14 February 2024	D155732(8)	SOLOMON C. CHONG & CO., SOLICITORS





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WONG HOI YIN (王海燕)	08 June 2025	R091514(8)	YIP TSE & TANG
MAK SHU FAI (麥樹輝) Alias (麦树辉)	16 March 2020	H079170(0)	P.C. WOO & CO.
(吴梅好) Alias (吴妹好) Alias (吴妹)	21 November 1995	中華人民共和國居民身份 證 442821341016606	TWSL PARTNERS
TAM YAI CHEUNG (譚銳祥) Alias (谭锐祥)	19 August 2007	A515202(2)	TWSL PARTNERS
HA KING (夏琮)	21 August 2008	P751392(9)	YUNG, YU, YUEN & CO. SOLICITORS
(赖元英)	10 February 2024	中華人民共和國 居民身份證 44010419400918002X	YIP TSE & TANG



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HOMEPAGE (網頁) : <http://www.hklawsoc.org.hk>

LEUNG KAM CHUEN (梁淦全)	19 June 2025	H113489(4) 及 港澳居民來往內地 通行證號碼 H08448810 及 中華人民共和國 港澳居民居住證 810000194710280158	MA TANG & CO
KWOK CHAN HO (郭贊豪)	13 September 2017	A367456(0)	SUN LAWYERS LLP
SIT CHAI YING (薛齊英)	Discovery on 22 June 2020	E243692(6)	LAM, LEE & LAI
YEUNG KAM TONG (楊錦棠) Alias (杨锦棠)	10 April 2010	B811349(7)	THOMAS LI & YU
NG SIU SUEN (吳兆宣)	15 April 2018	A333355(0)	KENNY LAM SOLICITORS



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LAM CHI SHING (林志誠) Alias LAM MUK (林牧)	10 June 2013	B278778(A)	FORD KWAN & CO.
DENG YANQIONG (鄧艷琼)	26 April 2025	F465718(3)	S.T. CHENG & CO., SOLICITORS
ZHENG WENZHANG (郑文璋)	04 March 2019	中華人民共和國 居民身份證 350403193504270018	KING & WOOD MALLESONS
ZHANG QIONGHUA (张琼花)	30 October 2022	中華人民共和國 居民身份證 350403193708070069	KING & WOOD MALLESONS
ZHENG HONG (郑宏)	14 August 2024	中華人民共和國 居民身份證 350403196706250019	KING & WOOD MALLESONS
CHAN KIT LAM (陳傑林)	Certified dead on 13 March 2025	E769703(5)	C.L. CHOW & MACKSION CHAN, SOLICITORS



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NG YIU MAN  
(吳耀敏)

08 July 2015

B566979(6)

YIP TSE & TANG

及

港澳居民來往內地

通行證號碼

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LAU KWAI CHUN  
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25 January 2007

K429746(6)

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An enquiry has also been received as to the existence of a will, codicil or other testamentary disposition made by the following person pursuant to a Court Order. 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.

Name of the Testator/Testatrix	Date of Court Order	HKID No.	Enquiring Firm
CHAU HAU SING (周賀昇)	4 June 2025	NIL	DENTONS HONG KONG LLP
CHAU YIU (周耀)	4 June 2025	NIL	DENTONS HONG KONG LLP
CHAU YIT LEUNG (周越良)	4 June 2025	B271217(8)	DENTONS HONG KONG LLP



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