



24 July 2025

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## ***Index Reference:***

### **Law Society: General**

**CIRCULAR 25-480 (COM)**

**24 July 2025**

## **25-480 (COM) PANEL OF INTERVENTION AGENTS**

### **Intervention into Practice Pursuant to Section 26A LPO**

1. The Council invites solicitors' firms to apply to the Panel of Intervention Agents ("Panel") established to undertake instructions from the Law Society to intervene into practices in accordance with section 26A of the Legal Practitioners Ordinance. The Council will select a firm from the Panel whenever an intervention occurs.
  - (a) The intervention agent will agree with the Law Society Monitoring Committee the terms for remuneration of the work done by the intervention agent based either on a fixed sum or the fixed rates applicable for remuneration of intervention agents and their staff members as set out in paragraph 3 below subject to the capped fee set out in paragraph 1 (c) below.
  - (b) During the first 8 calendar days following the Council's resolution to intervene ("the 8 days") the intervention agent will take all necessary steps expeditiously including, in so far as is possible, handling clients' or third parties' enquiries, returning files to clients who have requested their return, forwarding on clients' instructions of their files to other firms of solicitors, reviewing and indexing of files for the purpose of the intervention and disposal of files, notifying and requesting banks for bank account balances and bank statements and commencing court applications on behalf of the Law Society to enforce the Council's resolution, if necessary.
  - (c) Subject to exceptional circumstances, the Law Society will pay a fee capped at \$150,000 in respect of the work undertaken during the 8 days.
2. The intervention agent will submit to the Law Society Monitoring Committee reports on the intervention and interim bills at regular intervals. The Council reserves the right to tax the bills of the intervention agent.



3. The hourly rates of remuneration for intervention agents and their staff are as follows:

Solicitors who are more than 10 years qualified	\$3,300
Solicitors 9—10 years qualified	\$3,100
Solicitors 7—8 years qualified	\$2,700
Solicitors 5—6 years qualified	\$2,500
Solicitors 3—4 years qualified	\$2,250
Solicitors 0—2 years qualified	\$1,800
Trainee solicitors	\$1,100
Paralegals	\$800

4. The Panel will consist of solicitors' firms, but upon instructions to act as intervention agents, the firm will be required to nominate a partner in the firm who will be responsible for the intervention and act as co-signatory of the intervened firm's bank accounts.
5. The Council has delegated to the Standing Committee on Compliance to consider the applications. The appointments to the Panel will be made by the Council. For this purpose, the conduct and/or disciplinary records of the solicitors and staff members of the applicant-firms will be disclosed to the Standing Committee on Compliance and the Council for them to assess the suitability of the applicant-firms to be on the Panel.
6. Firms wishing to apply should write to the Director of Conduct providing particulars of the composition of the firm and its ability to handle a large volume of work, often at short notice, as well as giving details of any areas of specialization in which the firm practises. Applications will close on **13 August 2025**.

**Note:** The personal data provided in the information submitted under paragraph 6 will be used for approval, appointment and purposes relating to the application. By submitting the information, you understand and agree that the Law Society may provide the personal data provided in the information to the relevant committee members for the aforesaid purposes.



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

### ***Index Reference :***

**Law Society: Cessation of  
Practice**

**CIRCULAR 25-481 (COM)**

**24 July 2025**

## **25-481 (COM) CESSATION OF PRACTICE (HONG KONG FIRM OF SOLICITORS)**

### **Notice of Intention to Cease Practice Pursuant to Law Society Practice Direction D7**

The following firm has filed a Notice of Intention to Cease Practice pursuant to the provisions of Law Society Practice Direction D7:

**Firm Name**

JXW LAWYERS  
(王俠律師事務所)

**Date of Intended Cessation of Practice**

12 September 2025



## *Index Reference :*

### **Property**

**CIRCULAR 25-482 (PA)**

**24 July 2025**

## **25-482 (PA) HONG KONG HOUSING SOCIETY'S FLAT-FOR-SALE-SCHEME ("FFSS")**

### **FFSS Secondary Market Scheme Revision of Documentation**

1. The Hong Kong Housing Society has amended its documentation in relation to the FFSS Secondary Market Scheme, to align with (i) the Government's latest policy related to restriction on domestic property ownership starting from the Sale of Green Form Subsidised Home Ownership Scheme Flats 2024, and (ii) the introduction of "Youth Scheme" under White Form Secondary Market Scheme 2024.
2. The above updated documentation **must** be used from **17 July 2025** onwards.
3. The updated documentation can be obtained by clicking the relevant links below:-

	Document	Appendix	Version
(1)	Statutory Declaration by the purchaser (For all purchasers)	<a href="#">Appendix 4a</a>	Jul 2025
(2)	Acknowledgement Letter by Purchasers (For purchasers of White Form / Flat for Flat Pilot Scheme for Elderly Owners only)	<a href="#">Appendix 4c</a>	Jul 2025
(3)	Sample of Reply Slip	<a href="#">Appendix 10</a>	Jul 2025

4. Member should note that Circular 24-778(PA) shall still be valid and effective, save that Appendix 4a, Appendix 4c and Appendix 10 shall be replaced by the revised versions as mentioned above.



## *Index Reference :*

### Law Society: General

CIRCULAR 25-483 (PA)

24 July 2025

## 25-483 (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)	<a href="#">Consultation on draft FRR amendments, Guidelines for Internal Models Approach for FRR Market Risk Charges Calculation and General Principles for Model Risk Management</a>	Investment Products and Financial Services Committee	15 August 2025	<a href="mailto:adpa1@hklawsoc.org.hk">adpa1@hklawsoc.org.hk</a>

\* 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 :*

### **Courts: Practice & Procedure & Judiciary**

**CIRCULAR 25-484 (PA)**

**24 July 2025**

## **25-484 (PA) DISTRICT COURT**

### **Duty Judges 24 July 2025 to 31 August 2025**

1. The roster of Duty Judges in the District Court for the period of **24 July 2025 to 31 August 2025** is as follows:-

<b>Weeks in 2025</b>	<b>Duty Judge</b>
24 July to 27 July 2025	HH Judge Stanley Chan
28 July to 3 August 2025	HH Judge J. Lam
4 August to 10 August 2025	HH Judge Harold Leong
11 August to 17 August 2025	HH Judge K. C. Chan
18 August to 24 August 2025	HH Judge W. K. Kwok
25 August to 31 August 2025	HH Judge E. Lin

2. The Duty Judge can be contacted at this mobile phone number 9137 9004 for the specified period to deal with urgent applications and countersigning Form 4 / Form 7 under the Mental Health Ordinance, Cap. 136, after court hours.
3. Any messages left on the Duty Judge's mobile phone may be unattended until some time later. **Members should only use the designated mobile phone in case of urgency after court hours.**
4. 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.
5. Circular 25-402 (PA) is superseded.





## *Index Reference :*

### Professional Indemnity Scheme

CIRCULAR 25-485 (PA)

24 July 2025

## **25-485 (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 25-486 (PA)**

**24 July 2025**

**25-486 (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**.



***Index Reference :***

**Property**

**CIRCULAR 25-487 (PA)**

**24 July 2025**

**25-487 (PA) HOME OWNERSHIP SCHEME  
SECONDARY MARKET SCHEME**

**Updated documentation  
(Repeat Circular)**

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.



24 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
CHENG CHIH CHIANG (鄭志強)	29 May 2023	E287058(8)	WAN AND LEUNG, SOLICITORS
LEE YUK YEE (李玉儀)	Certified dead on 10 April 2025	A635233(5) 及 港澳居民來往內地 通行證號碼 H07517550	YIP TSE TANG
TSANG TING PO PETER (曾登保) Alias TSANG PETER TING- PO Alias PETER TING PO TSANG	14 March 2023	B015270(1)	CHRISTINE M. KOO & IP SOLICITORS & NOTARIES LLP
LAM WOON (林煥)	Certified dead on 2 January 2024	B765424(9)	STANLEY K.Y. NG & CO., SOLICITORS



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HON SHU HUNG (韓樹雄)	11 November 2024	C419118(6)	TERRY YEUNG & LAI SOLICITORS
CHENG YUET LAN (鄭月蘭)	09 July 2024	C314374(9)	TAM, PUN & YIPP, SOLICITORS
CHAN SHUN KING (陳順景)	25 January 1994	B405139(A)	LO & LO
SIU KONG CHOW ALEX (蕭抗秋)	28 April 2025	E269180(2)	ADRIAN LAU & YIM LAWYERS
CHAN WAI YIN HERNY (陳惠燕)	23 April 2025	D398968(3)	C.L. CHOW & MACKSION CHAN, SOLICITORS
CHENG YEE SUNG (鄭宜聳)	21 February 2024	H138517(A)	FRED KAN & CO.
WONG TIM (王添)	11 May 1990	C097743(6)	YIP, TSE & TANG
HO PUI ON (何佩安)	14 January 2025	E163207(1)	YIP, TSE & TANG
KWOK YUI (郭銳)	21 April 2016	A963529(A)	YIP, TSE & TANG
CHAU SHUN (周順)	16 April 2025	E101965(5)	TAM & PARTNERS, SOLICITORS
KO SZE KAU (高仕球)	25 August 1999	A754872(1)	TAM & PARTNERS, SOLICITORS
CHAN SAU CHING (陳秀清)	02 June 2019	K626270(8)	CHEN & LEE LAW OFFICE
KWOK SUM (郭深)	07 November 2014	E040300(1)	RICARDO LEE & ASSOCIATES LAW OFFICE



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LEE LAI WA (李麗華)	Certified dead on 10 April 2013	R017670(1)	LO & CO.
LEUNG CHUNG CHUEN (梁忠全)	15 May 2025	H092317(8) 及 港澳居民來往內地 通行證號碼 H05327795	LO, WONG & TSUI SOLICITORS
SUEN SAU CHI (孫秀芝)	24 March 2017	H474410(3)	LO, WONG & TSUI SOLICITORS
TSANG MUI CHING (曾梅清)	06 September 2024	P968329(5)	YU SUN YAU MAK & LAWYERS
FONG KIN HONG (方健康)	22 May 2025	H012055(5)	FRANCIS KONG & CO
FONG IO TOU (馮耀桃)	10 September 2019	D813613(1)	KONG & TANG SOLICITORS
YIP KAM BIU (葉錦標)	07 March 2022	H003446(2)	CHIU, SZETO & CHENG, SOLICITORS
CHUN YUK FOR (秦玉科)	23 September 2023	H400015(5)	GALLANT
YUEN KUM NUI (原金女)	02 December 2016	B444866(4)	LCP
HO YIN LAM (何彥琳)	Discovery on 4 September 2019	P461441(4)	K.B. CHAU & CO.
CHAN YUK PUI (陳旭培)	09 March 2022	H087212(3)	S.T. CHENG & CO., SOLICITORS





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CHAN SUI KIN (陳瑞堅)	23 April 2025	P741411(4)	S.T. CHENG & CO., SOLICITORS
CHUNG TSING (鍾禎)	20 June 2023	B127020(1)	PETER W.K. LO & CO
KWOK KANG BING (郭鏡炳)	20 January 2024	B986262(0)	YUEN & PARTNERS
LEE WING KWONG (李榮光)	26 March 2021	B775350(6)	T.C. LAU & CO.
PUN YUEN SIU (潘遠笑) Alias (潘远笑)	19 May 2015	P835589(8)	OLDHAM, LI & NIE
HSIUNG SYE CHIN (熊雪金)	12 March 2024	D173155(7)	ZHOU & CO, SOLICITORS
LIU CHIUN CHUNG (劉瓊松)	06 March 2025	D173154(9)	ZHOU & CO, SOLICITORS
CHAN YUK CHING (陳煜澄) Alias (陳煜澄)	30 August 2024	G228307(6) 及 港澳居民來往內地 通行證號碼 H05179539	HARMONY NG & ASSOCIATES
CHAN NUEN NGAN (陳媛顏)	14 February 2010	B634456(4)	ELLALAN
CHU LOK (朱樂)	19 January 1999	B634455(6)	ELLALAN



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

YUEN SAI KAI (袁世佳)	13 January 2025	H451826(A) 及 港澳居民來往內地 通行證號碼 H07092232 及 中華人民共和國 港澳居民居住證 810000195205140028	ONC LAWYERS
CHEUNG SHUET YING (張雪瑩) Alias (张雪莹)	04 April 2025	H388610(9)	RAYMOND LAM & ASSOCIATES
FOK PAT MUI (霍八妹)	02 March 2003	B270398(5)	SHUM WONG & CO., SOLICITORS
TAI WAI MAN (戴偉民) Alias (戴伟民)	09 April 2007	D326012(8)	STEPHEN LO AND P.Y. TSE
LIU YING MUI EMILY (廖英梅)	27 February 2025	K071958(7)	ALVAN LIU & PARTNERS
WONG CHEE (黃治)	Certified dead on 2 June 2013	B550662(5)	YIP, TSE & TANG
SHUM MAN (沈敏)	18 December 2018	B355568(8)	SUN LAWYERS LLP
YEUNG SI LAI (楊思禮) Alias (杨思礼)	28 July 2024	H470467(5) 及 港澳居民來往內地 通行證號碼 H07013918	CHEN & LEE LAW OFFICE



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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 Testator/Testatrix	the Date of Court Order	HKID No.	Enquiring Firm
PO KA SZE (布嘉詩)	14 October 2020	K680460(8)	MARIE TSANG, DUSTIN CHAN & CO.