



11 December 2025

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Index Reference :

Courts: Practice & Procedure & Judiciary

CIRCULAR 25-806 (PA)

11 December 2025

25-806 (PA) FAMILY COURT

Duty Judges 11 December 2025 to 4 January 2026

1. The Judiciary has issued a revised roster of Duty Judges in the Family Court. The roster for the period of **11 December 2025 to 4 January 2026** is as follows:-

Weeks in 2025 and 2026	Duty Judge
11 December to 14 December 2025	H.H. Judge T. Kwan
15 December to 19 December 2025	D.D. Judge W. Y. Ho
20 December to 28 December 2025	H.H. Judge G. Own
29 December to 4 January 2026	H.H. Judge G. Chan

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 25-737 (PA) is deleted.



Index Reference :

Property

CIRCULAR 25-807 (PA)

11 December 2025

25-807 (PA) PROPERTY COMMITTEE

Enquiries to the Property Committee Updated: 11 December 2025

1. The Law Society from time to time receives from members enquiries on matters relating to conveyancing practices. Some matters are relevant to and/or within the Property Committee's Terms of Reference and could be directed to the Property Committee for deliberations.
2. The Property Committee meets once a month. If members wish to write to the Property Committee to seek views on matters that are covered by the Property Committee's Terms of Reference, please take note of the following meeting schedule of the Property Committee for 2026, in order that such matters can be laid before the Property Committee for deliberations at the appropriate scheduled meetings.

Deadline of Submission of Materials	Date of Meeting
2025	2026
December 19	January 13
2026	
January 21	February 10
February 27	March 20
March 19	April 13
April 23	May 15
May 26	June 15
June 22	July 13
July 28	August 17
August 28	September 18
September 30	October 23
October 30	November 20
November 27	December 18

(The above meeting schedule is subject to change).



Members may wish to notice that where necessary, other specialist committees of the Law Society might also be invited to comment on an issue before (where relevant and appropriate) any responses to members' enquiries can be given. In those cases, further time would be required in the deliberation process.

3. If the Property Committee considers that it is appropriate to render views and/or comment on an issue, the issue will be considered and deliberated only upon receipt of all relevant documents and (where applicable) full payment of the requisite application fee before the abovementioned deadline for any scheduled meeting.
4. For reference, the Terms of Reference of the Property Committee are as follows:-
 - (1) To promote and advise the profession on good conveyancing practice.
 - (2) To advise the Standing Committee on Standards and Development on means of improving the competence of and supervision of unqualified persons in conveyancing transactions.
 - (3) To determine applications for waiver or modification of the standard forms of Sale and Purchase Agreement.
 - (4) To revise the Guidelines for Deeds of Mutual Covenant and to determine applications for waiver under the Guidelines.
 - (5) To procure settlement and revision of appropriate forms for recommendation to the Council and to procure approval of such forms by the Chief Justice pursuant to Rule 5C of the Solicitors' Practice Rules.
 - (6) To respond to enquiries in relation to the Terms of Reference of the Property Committee PROVIDED THAT the Property Committee will not provide advice on points of law raised by individual members of the profession.
 - (7) To review, consider and comment on bills and legislation affecting or relevant to conveyancing practice, including the Land Titles Ordinance (Cap. 585), its rules and regulations and proposed amendments thereto.
5. **The Property Committee will *NOT* provide advice on points of law raised by members. It will also *NOT* intervene or provide rulings on disputes between firms in any property-related transaction.** Even if views of the Property Committee have been given on a particular matter, such would not be binding upon the parties to the transaction; those views would also not prejudice any investigations for compliance purposes, or any disciplinary proceedings arising therefrom.



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6. The Property Committee from time to time receives search enquiries from members on whether any waiver or consent letters have been issued to other firms in relation to Law Society Practice Direction A5 or Rule 5C of the Solicitors' Practice Rules ("Rule 5C"). Members seeking the above information could submit a search request in writing in respect of **applications that the Law Society received from January 1997 onwards**, with payment of a non-refundable administrative fee of HK\$3,500. Please note that the Law Society reserves its full right to disclose to other members/firms correspondence concerning applications for waiver or consent under Law Society Practice Direction A5 or Rule 5C.
7. Circular **24-850(PA)** is superseded.



Index Reference :

Law Society: General

CIRCULAR 25-808 (COM)

11 December 2025

25-808 (COM) STUDENT MEMBERSHIP RENEWAL 2026

1. As part of the Law Society's ("LSHK") ongoing efforts to enhance its services to members, LSHK has launched the online platform for student membership renewal at the end of 2024.
2. Paper forms are no longer available. Student members who are eligible and wish to renew their membership for 2026 are required to complete the online application by 31 December 2025.
3. The Council of LSHK has resolved that no subscription fee will be charged for student membership for 2026.
4. To facilitate completion of the application, certain fields in the online form have been pre-filled with the student member's information on record with LSHK. Student members are advised to review and verify the pre-filled information carefully.
5. Any student member who has enrolled in a new course since their last application must upload one of the following documents to the online platform:
 - (a) a confirmation letter issued by the institution; or
 - (b) a current student card from the institution showing (i) his/her status as a current law student and (ii) the course being attended.
6. If the online application is not completed by 31 December 2025 and the current 2025 student membership lapses without renewal, the LSHK email account assigned to the student member (name@member.hklawsoc.org.hk) will be terminated with effect from 1 January 2026. The account will be reactivated upon successful completion of the membership renewal.
7. For any queries, please contact the Registration Section by email at student@hklawsoc.org.hk.



Index Reference:

Law Society: General

CIRCULAR 25-809 (PA)

11 December 2025

**25-809 (PA) MEMBERS' SURVEY ON
COURT WAITING TIME IN FAMILY COURT
PROCEEDINGS**

1. The Family Law Committee is conducting a survey on court waiting time in Family Court proceedings.
2. The information collected in this survey will be used by the relevant committees of the Law Society for the purposes of facilitating discussion on court waiting time in Family Court proceedings and may be disclosed to external organisations.
3. Members are invited to take part in this survey. Please click [HERE](#) to complete the survey on or before 8 January 2026.
4. For enquiry, please contact us by email at adpa2@hklawsoc.org.hk.



Index Reference :

Law Society : General

CIRCULAR 25-810 (PA)

11 December 2025

**25-810 (PA) MANDATORY PROVIDENT FUND
REVISED GUIDELINES
(GUIDELINES I.7)**

1. The Mandatory Provident Fund Schemes Authority (“Authority”) has issued the revised Guidelines on Central Securities Depositories (Guidelines I.7), which came into effect on 9 December 2025.
2. According to the Authority, the purpose of the revisions is to reflect the approval of a depository, namely, Viet Nam Securities Depository and Clearing Corporation, by the Authority as a central securities depository for the purposes of the Mandatory Provident Fund Schemes (General) Regulation (Cap. 485A). In addition, some housekeeping changes have been made by the Authority to Guidelines I.7.
3. The revised Guidelines I.7 can be downloaded from the Authority’s [website](#). Members may also contact Ms Teresa Lee of the Authority on 2292 1286 to obtain hard copies of the revised guidelines.



11 December 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
CHAN HUO YAO (詹火耀)	12 June 2023	Taiwan National ID card: A101460181	TANNER DE WITT
LAI YUEN LING (黎婉玲)	Discovery on 3 May 2025	B259380(2)	CHANG & CO.
LI HUANQIONG (黎煥琮) Alias (黎雪妹)	22 July 2025	R593671(2) 及 中華人民共和國居民 身份證號碼 440103193610104529	CHONG & CO., SOLOMON C.
HUANG FENGMEI (黃鳳媚)	17 May 2024	M086428(0)	SUN LAWYERS LLP
LAM YING HUNG (林影紅) Alias (林影红)	22 March 2025	H455637(4) 及 港澳居民來往內地 通行證號碼 H07131536	NG HARMONY & ASSOCIATES



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ZEE YEA SING (徐逸新)	13 October 2025	B131543(4)	KAO, LEE & YIP
CHENG MEE YUNG (鄭美容) Alias (郑美容)	24 December 1998	B678170	CHONG & CO., SOLOMON C.
CHEUNG PUN TONG (張彬棠) Alias CHEUNG PING TONG (張炳棠)	09 October 2025	C087741(5)	SHUM WONG & CO., SOLICITORS
IP WAI YUNG (叶惠容)	29 March 2023	P057843(A)	LO & CO., PETER W.K.
(姚正如)	29 July 2007	中華人民共和國居民 身份證號碼 442527192609026332	YIP, TSE & TANG
YEUNG LIM (楊廉)	27 July 2001	A415258(4)	LO & CO., PETER W.K.
TSANG YIN SANG (曾賢生)	07 June 2025	A312193(6)	CHEUNG & CO., SIMON
YIP TANG (葉登)	17 June 2023	B050622(8)	CHENG & CO., S.T.
CHAN YIU KEUNG (陳耀強)	12 January 2025	G457240(7)	YYC LEGAL LLP
WONG YUN WAI (黃潤懷)	01 November 2025	A773248(4)	YYC LEGAL LLP



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LUNG HOI CHING (龍海澄) Alias (龙海澄)	28 August 2008	A560472(1)	KOO CHRISTINE M. & IP, SOLICITORS & NOTARIES LLP
LI PAK WA (李伯華)	05 March 2023	G370752(A)	LAM RAYMOND & ASSOCIATES
WAN YUK CHAN (尹玉珍)	19 September 2025	A365976(6)	CHUNG & KWAN SOLICITORS
CHAN CHO FAN (陳初帆) Alias (陈初帆)	08 February 2012	R020308(3) 及 港澳居民來往內地 通行證號碼 H0384006801	KAN & CO., TONY
LO CHI HUNG (盧志雄)	25 January 2025	B249262(3)	CHUNG & KWAN SOLICITORS
KWOK WING KWAI (郭榮貴)	14 January 2022	E276146(0)	AU YEUNG, LO & CHUNG, SOLICITORS
CHAN CHING KEUNG (陳清強)	13 October 2025	E708423(8)	CHAU & CO., K.B.
LIN CHO HUNG (连楚红) Alias (連楚紅)	24 October 2025	R338557(3) 及 港澳居民來往內地 通行證號碼 H04531196	PANG, KUNG & CO.
LO YAM CHEUNG (盧蔭章)	30 March 2025	A078153(6)	CHU & LAU
LEE SAI HUNG STINGO (李世雄)	About 1 week prior to discovery on 27 January 2024	E511841(0)	CHIANG ANTHONY & PARTNERS



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CHAN TAT PAN BENNY (陳達彬)	16 February 2024	H363643(9)	TSANG, CHAN & WONG
CHUNG TIN YAU (鍾天佑)	21 January 2022	D343580(7)	YEW DEANNIE AND ASSOCIATES
MAN CHEUNG FUNG (文長鳳)	18 December 2021	A846971(A)	CHOW C.L. & MACKSION CHAN, SOLICITORS
(叶娇)	04 February 1998	中華人民共和國居民 身份證號碼 442521320707122	TAM & PARTNERS
(宋韶秋)	30 October 2022	中華人民共和國居民 身份證號碼 440104195909180038	LEUNG & CO., ANNIE
CHEUNG WAI FONG (張惠芳)	10 November 2025	A404522(2)	WONG PHILIP K.H., KENNEDY Y.H. WONG & CO.
TSUI KWOK HUNG (徐國雄)	About a few days before discovery on 27 August 2025	G334526(1)	ROBERTSONS
LI KA MAN (李家文) Alias KA-MAN BRYAN LI Alias BRYAN LI	25 October 2024	E797681(3)	NG & CO., STANLEY K.Y.