

**WING LUNG BANK LTD SUES WONG AND POON FOR NEGLIGENCE**

Wing Lung Bank Ltd (永隆銀行有限公司) (Code: 96, Main Board, The Stock Exchange of Hongkong Ltd) has sued Wong and Poon, a solicitors' firm, practising in the Hongkong Special Administrative Region (HKSAR) of the People's Republic of China (PRC).

Wing Lung Bank is seeking \$HK1,337,731.22 from Wong and Poon, plus interest and costs of the Action, which has been filed in the HKSAR High Court.

In a nutshell, Wing Lung Bank is alleging that Wong and Poon has been negligent to it and, as a result of the firm's negligence, the bank has been forced to pay to the HKSAR Government the sum of \$HK1,873,100.

The Statement of Claim, attached to High Court Action Number 2181, tells the story of how a former customer of Wing Lung Bank Ltd, Mr Paul Cheng Sui Ting, was granted by the Government of June 1993, when the territory was known as the British Crown Colony of Hongkong, a piece of land in Tuen Mun, the New Territories.

The land was granted to Mr Paul Cheng Sui Ting under certain conditions, which included that the property *'may, with the prior written consent of the District Lands Officer and on such conditions as may be imposed by him (including the payment of such fee as may be required by him), assign (but not partition) the lot (as a whole only and not a part thereof) or, such to sub-clause (e) hereof, any interest or undivided share therein or part with possession of the lot and the building thereon or part with possession of part of the building on the lot, or enter into any agreement so to do but only to:*

- (i) *a male person at least 18 years of age who has satisfied the District Lands Officer that at the date of the application for such consent he is descended through the male line from a person who was in 1898 a resident of an established village in Hong Kong; or*
- (ii) *a person other than a person referred to in sub-clause(d)(i) hereof provided the Grantee (Mr Paul Cheng Sui Ting) shall have first paid to the Government an additional premium equivalent to the difference between the amount of premium (if any) paid by the Grantee to the Government at the date of this grant and the full market value of the lot as at the date of the application to the District Lands Officer for such consent, such value to be determined by the District Lands Officer ...'*

Mr Paul Cheng Sui Ting built a house on the Tuen Mun lot, which was known as:

Number 16, Ka Choi Lane,  
Tuen Mun, New Territories.

On September 28, 2000, it is alleged that Mr Paul Cheng Sui Ting applied and was granted a mortgage on the house by Wing Lung Bank in the sum of \$HK1.70 million.

Wong and Poon was the solicitors' firm, acting for and on behalf of Mr Paul Cheng Sui Ting, it is alleged at Paragraph 3(b) of the Statement of Claim.

Wing Lung Bank claims that it gave the following *'express instructions'* to Mr Paul Cheng Sui Ting:

1. That Wong and Poon prepare on behalf of the bank, a first legal charge on the property upon satisfactory title investigation; and,
2. That Wong and Poon 'was to advise the Plaintiff (Wing Lung Bank) if the term of the lease of the Property expired before 2047 and whether there was unpaid crown premium.'

The mortgage loan ... [CLICK TO ORDER FULL ARTICLE](#)

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