

MR SUO LANG DUO JI IS IN THE NEWS, ONCE AGAIN

Mr [Suo Lang Duo Ji \(\)](#), also known as Mr Li Yan (), and, also, known as Mr Shannon Dominique (), has been sued, once again, this time for only about \$HK1.05 million.

According to Writ of Summons, Number 892 of 2014, Statement of Claim attached, filed in the High Court of the Hongkong Special Administrative Region (HKSAR) of the People's Republic of China (PRC), Mr Suo Lang Duo Ji is the Second Defendant, Bank of China (Hongkong) Ltd ([]), being the Plaintiff.

The First Defendant is China Tengzhong Asset Management Ltd (), a company, domiciled in the British Virgin Islands.

China Tengzhong, the Statement of Claim alleges at Paragraph three, leased the 64th Floor of Bank of China Tower, Number One, Garden Road, Hongkong Island, from Bank of China on November 12, 2013, for a term of two years *'at the rent of HK\$323,435.00 per month exclusive of rates, service charges and all other outgoings payable in advance ...'*.

On the same day that China Tengzhou agreed to lease the 64th Floor of Bank of China Tower, Mr Suo Lang Duo Ji entered into a Deed of Guarantee, *'executed by the 2nd Defendant as guarantor in favour of the Plaintiff ... and in consideration of the Plaintiff agreeing to enter into the said Lease with the 1st Defendant to the let the Property (sic) to the 1st Defendant for a term of two years from the 1st day of December 2013 to the 30th day of November 2015 ...'*.

Paragraph Seven of the Statement of Claim, then, makes the following allegations:

- '7. (a) In breach of the said Lease, the 1st Defendant has defaulted on its payment of rent, service charges and Rates in respect of the Property to the Plaintiff in the aggregate sum of HK\$641,115.28 full particulars of which have been rendered to the 1st Defendant.*

Particulars

<u>Description</u>	<u>Amount (HK\$)</u>
Rent from 01/04/2014 to 21/05/2014 at the rate of HK\$323,435.00 per month	542,536.12
Service charges from 01/04/2014 to 21/05/2014 at the rate of HK\$33,286.00 per month	55,834.58
Rates from 01/04/2014 to 30/06/2014 at the rate of HK\$42,744.58 per quarter	<u>42,744.58</u>
Total:	<u>641,115.28</u>

- (b) Interest on arrears of rent, service charges and Rates shall continue to accrue at the rate of 1.5% per month from the 22nd May 2014 to the date of actual payments.*

- (c) Rates from the 1st day of July 2014 onwards is assessed at HK\$43,646.35 per*

quarter.'

The Plaintiff appears to have obtained no real joy from the First Defendant despite a solicitor's letter, allegedly having been sent to China Tengzhong.

Paragraph Nine of the Statement of Claim alleges that, on April 29, 2014, '*Solicitors for the Plaintiff ... demanded payment by the 2nd Defendant of the said sum of HK\$399,465.58 pursuant to the terms of the Guarantee with interest thereon*'.

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