

Fact Sheet

Background

In January 2024, the Commission received a referral from the Independent Commission Against Corruption (“ICAC”) about a newly-rising syndicate that had allegedly engaged in corruption and anti-competitive conduct in various building maintenance projects. The Commission initiated a formal investigation and conducted two joint operations with the ICAC in April 2024 and August 2024 respectively, which successfully uncovered key evidence that enabled the Commission to bring forth the case. With the commencement of proceedings today, the Commission believes that the syndicate has been neutralised.

Involved housing estates/buildings

It is the Commission’s case that between April 2022 and September 2023, the bid-rigging syndicate participated in the tendering of building maintenance projects of at least 11 housing estates/ buildings (see table below) and allegedly engaged in anti-competitive conduct. The total value of the relevant contracts is estimated to be close to HK\$700 million.

	Involved housing estate/building	District	Project status (as of 20 March 2026)
1.	Tsui Lam Estate (Tsueng Kwan O)	Sai Kung	Tender cancelled and project re-tendered, contract yet to be awarded
2.	Tak Shun Industrial Building (Kwun Tong)	Kwun Tong	Completed
3.	Neptune Terrace (Chai Wan)	Eastern	Awarded contract overturned and project re-tendered, contract yet to be awarded
4.	Yen Che Building (To Kwa Wan)	Kowloon City	Completed
5.	Kwai Fung House* (Kwai Chung)	Kwai Tsing	Completed
6.	Victory Garden* (Kwai Chung)	Kwai Tsing	Suspended
7.	Chung Sing Building (Tai Kok Tsui)	Yau Tsim Mong	Completed
8.	31 Yiu Wa Street (Causeway Bay)	Wan Chai	Ongoing
9.	Tai Ping Industrial Centre, Block 1* (Tai Po)	Tai Po	Completed
10.	Wang Fuk Court (Tai Po)	Tai Po	N/A
11.	Alhambra Building (Yau Ma Tei)	Yau Tsim Mong	Ongoing

* Tender awarded to syndicate member Smart Goal Construction Engineering Limited

The undertakings and individuals involved in the case

The Commission commenced proceedings in the Competition Tribunal (“Tribunal”) against the following 6 undertakings and 12 individuals:

Involved undertakings

1. Smart Goal Construction Engineering Limited (“Smart Goal”); Lermond Development Group Limited (“Lermond Development”); and Dream Building Construction Engineering Limited (“Dream Building Construction”) (collectively referred to as “Dream Building”)
2. Cheung Lee Construction Co (“Cheung Lee”, a sole proprietorship owned by Mr. Lau Sek Cheung)
3. Ngai Lam Building Construction Co. Limited (“Ngai Lam”)
4. Wang Yat Construction Limited (“Wang Yat”)
5. Wai Yip Development Construction Limited (“Wai Yip”)
6. Chun Hung Construction & Engineering Limited (“Chun Hung”)

Involved individuals

	Name	Role	Details
1.	Mr. Cheung Kwing Kuen (Mr. Cheung)	Mastermind	Actual controller behind Smart Goal; director and sole shareholder of Lermond Development and Dream Building Construction
2.	Mr. Chan Kin Keung	Middleman	Senior project manager of Dream Building Architects & Surveyors Limited
3.	Ms. Chow Shuk Ha	Middleman	Mr. Cheung’s former employee
4.	Mr. Lee Wai Hung	Middleman	Mr. Cheung’s former employee
5.	Mr. Siu Wing Hong	Middleman	Mr. Cheung’s former employee
6.	Mr. Wong Ming Keung	Middleman	Mr. Cheung’s former employee
7.	Mr. Lau Wing Sum	Contractor	Project manager of Cheung Lee
8.	Mr. Ngai Sang Wong	Contractor	Director and former shareholder of Ngai Lam
9.	Mr. Lai Kam Chuen	Contractor	General manager of Wang Yat
10.	Ms. Chan Ka Yuk	Contractor	Former administration manager of Wai Yip
11.	Mr. Chan Heung Fat	Contractor	Director of Wai Yip
12.	Mr. Li Wai Hung	Contractor	Sole director and sole shareholder of Chun Hung

Maximum penalties of contravention of Competition Ordinance

Maximum penalties of a contravention of the Competition Ordinance for an undertaking include a pecuniary penalty of up to 10% of the undertaking's annual Hong Kong turnover per contravention for a maximum period of 3 years.

The Tribunal may also issue orders requiring individuals to pay a pecuniary penalty or disqualifying them from serving as director of a company for a period of up to 5 years.
