

29 January 2026

For Immediate Release

**Competition Commission carries out new round of enforcement actions against
anti-competitive practices in building maintenance sector**
17 housing estates and buildings across multiple districts in Hong Kong involved

The Competition Commission (Commission) conducted an operation codenamed “Hunter” for two consecutive days on 28 and 29 January. Search warrants were executed at 27 premises, which included the offices of 14 companies including project contractors and consultancy firm, as well as the residences of the individuals involved. The companies were suspected of engaging in anti-competitive practices including bid-rigging in the tendering process of building maintenance projects for 17 housing estates and buildings across Hong Kong. The total value of the relevant contracts is estimated to be around HK\$700 million.

Bid-rigging in the building maintenance market has long been a prime concern of the Commission. Over the past two years, the Commission had conducted four search operations¹, including two joint operations with the Independent Commission Against Corruption (ICAC), neutralising the bid-rigging syndicates involved.

After an in-depth and detailed analysis of the evidence gathered from the above operations, the Commission has uncovered another bid-rigging syndicate which is deeply hidden within ongoing cases. The Commission has therefore decided to treat this as a new investigation targeting this syndicate. The Commission’s investigation revealed that the mastermind of this syndicate is a project contractor and its members comprise a number of other project contractors, consultancy firm and other relevant parties. It has been active in multiple districts across Hong Kong for some time.

The syndicate attempted to manipulate the tender results through various means. During the tendering of some of the targeted renovation projects, the mastermind of the syndicate managed to obtain the estimation of the project cost, which was supposed to be confidential, from the consultancy firm. It then coordinated the bidding arrangements with other contractors, whereby some of them submitted bids with higher prices (*commonly referred to as “pig quotes”*) to create a false impression of competition, while in reality these bids served as a cover for the mastermind to win the tender. In other tenders, the contractors took turns to act as “cover bidders” to support the designated winner of the tender. Such conduct amounts to bid-rigging, price-fixing and exchange of sensitive information, contravening the First Conduct Rule of the Competition Ordinance.

The operation over the past two days involved building maintenance projects at 13 residential estates / buildings, and 4 industrial and commercial buildings, spanning 9 districts across Hong Kong, Kowloon and the New Territories.

During the operation, in addition to executing the search warrants, the Commission also exercised its compulsory powers to request relevant parties to produce documents and information, and to attend before the Commission to provide relevant information.

¹ See the Commission’s press releases on [18 April 2024](#); [26 August 2024](#); [5 August 2025](#); and [10 September 2025](#).

A spokesperson for the Commission said, “Through detailed analysis of the evidence collected from previous operations, the Commission has successfully exposed another bid-rigging syndicate. Most of the building maintenance contracts involved in the case have yet to be awarded. In line with its past practice, the Commission has been reaching out to the relevant stakeholders of all buildings involved in the case. The Commission reiterates that anti-competitive conduct that impacts people’s livelihood will not be tolerated and it will spare no effort in pursuing such cases.”

To ensure that the investigations could be carried out effectively, it is not appropriate for the Commission to publicise the targets or details of the case at this stage. Upon completion of the investigations, should the Commission decide to take further actions, announcements will be made accordingly.

The Commission calls on anyone who suspects a contravention of the Ordinance (including bid-rigging) to contact the Commission as soon as possible by telephone at 3462 2118, e-mail (complaints@compcomm.hk), post, or in person at the Commission’s office (by appointment only). Those who may have engaged or been involved in cartel conduct should approach the Commission as soon as possible for leniency or cooperation (Leniency Hotline: 3996 8010; e-mail: leniency@compcomm.hk).

Photos:







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