

25 March 2026

For Immediate Release

**Competition Commission takes building maintenance cartel case to Competition Tribunal  
11 housing estates and buildings involved, contracts totalling around HK\$700 million**

The Competition Commission (“Commission”) has today commenced proceedings in the Competition Tribunal (“Tribunal”) against 6 undertakings and 12 individuals, namely:

Involved undertakings	Involved individuals <sup>1</sup>
1. Smart Goal Construction Engineering Limited <sup>2</sup> (“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”)	1. Mr. CHEUNG Kwing Kuen 2. Mr. CHAN Kin Keung 3. Ms. CHOW Shuk Ha 4. Mr. LEE Wai Hung 5. Mr. SIU Wing Hong 6. Mr. WONG Ming Keung 7. Mr. LAU Wing Sum 8. Mr. NGAI Sang Wong 9. Mr. LAI Kam Chuen 10. Ms. CHAN Ka Yuk 11. Mr. CHAN Heung Fat 12. Mr. LI Wai Hung

The proceedings relate to a bid-rigging syndicate in the building maintenance sector. Between April 2022 and September 2023, the syndicate participated in the tendering of building maintenance projects of at least 11 housing estates and buildings<sup>3</sup> and allegedly engaged in conduct contravening the Competition Ordinance (“Ordinance”). The relevant projects span eight districts across Hong Kong Island, Kowloon and the New Territories, with the total value<sup>4</sup> of the relevant contracts estimated to be close to HK\$700 million.

It is the Commission’s case that the bid-rigging syndicate, which comprised several contractors and middlemen, was operated by the mastermind first scouting for target building maintenance projects and then selecting the syndicate’s contractors<sup>5</sup> to bid for those project tenders. In any given tender, these contractors would be assigned either to be the “*main character*” (the

<sup>1</sup> For details on the roles of the relevant individuals, please see the Fact Sheet.

<sup>2</sup> Smart Goal is currently in liquidation. During the course of the investigation, it was revealed that Smart Goal was ordered to be wound up by the Court of First Instance on 27 August 2025. On 18 March 2026, the Commission was granted leave to commence and proceed with the present proceedings against Smart Goal.

<sup>3</sup> For details on the involved housing estates and buildings, please see the Fact Sheet.

<sup>4</sup> This amount includes additional renovation works. Since one of the housing estates has yet to award any contracts, the amount is calculated based on the estimated value of the works.

<sup>5</sup> At least one contractor out of Cheung Lee, Ngai Lam, Wang Yat, Wai Yip and Chun Hung, as the case may be.

syndicate’s designated winner) or “helpers” (those responsible for providing the cover bids), and instructions for bidding prices (which the syndicate referred to as “homework”) would then be prepared and/or distributed to them through the mastermind himself or through the middlemen. The “helper” contractors would follow or make reference to all or part of the pricing instructions when submitting their bids, so as to help the “main character” win the tender.

The Commission has reasonable cause to believe that such conduct amounts to serious anti-competitive conduct in the form of bid-rigging, price-fixing, market-sharing, and/ or exchanging competitively sensitive information, in contravention of the First Conduct Rule of the Ordinance.

The Commission is seeking relief before the Tribunal, which includes:

- A declaration that the 6 undertakings and 11 individuals<sup>6</sup> have contravened the First Conduct Rule, and pecuniary penalties to be imposed on them; and
- Director disqualification orders against 6 individuals<sup>7</sup>.

Since certain individuals had failed to comply with the Commission’s request to provide relevant information when it exercised its compulsory powers during its investigation, these individuals may have committed criminal offence under Sections 52 and 54 of the Ordinance and these cases have been referred to the Police for criminal investigation. Additionally, the Commission also found that when some of the involved contractors submitted their bids, they had signed the “Non-collusive tendering certificates” (“NCTCs”)<sup>8</sup> which was published earlier by the Commission for procurers to use. By making a false representation in the NCTC, the relevant individuals may be liable for the offence of conspiracy to defraud<sup>9</sup>. The Commission will be referring this matter to relevant law enforcement agencies for criminal investigation.

Mr. Rasul Butt, Chief Executive Officer of the Commission, said, “The Commission has been highly concerned about the issue of bid-rigging in the building maintenance market and has in recent years conducted 5 related large-scale search operations. These operations have been vital in advancing the Commission’s investigation work and enabled us to swiftly crack down on those who have been participating in bid-rigging.”

“Today, we have initiated proceedings against a then newly-rising bid-rigging syndicate that has been very active in the past few years. Internal communications of the syndicate obtained during our search operations reveal their ambition to corner a quarter of Hong Kong’s building maintenance market through illicit means – clearly reflecting their high degree of scheming and greed. This case also serves as an important breakthrough that led us to uncovering new cases

<sup>6</sup> They are, Cheung Kwing Kuen, Chan Kin Keung, Chow Shuk Ha, Lee Wai Hung, Siu Wing Hong, Wong Ming Keung, Lau Wing Sum, Ngai Sang Wong, Lai Kam Chuen, Chan Ka Yuk and Li Wai Hung.

<sup>7</sup> They are, Cheung Kwing Kuen, Ngai Sang Wong, Lai Kam Chuen, Chan Ka Yuk, Chan Heung Fat and Li Wai Hung.

<sup>8</sup> The Commission published a set of model “Non-collusion Clauses” and “Non-collusive tendering certificate” (NCTC) in 2017 for procurers to incorporate into their invitation to bid documents and contracts, with a view to reducing their exposure to anti-competitive conduct during procurement exercises. Bidders who have signed the NCTC and engaged in collusive conduct such as bid-rigging may, depending on the facts of the case, be liable for the criminal offence of conspiracy to defraud. Once convicted, the maximum penalty is 14 years’ imprisonment.

<sup>9</sup> Depending on the facts of each case.



香港黃竹坑黃竹坑道 8 號 South Island Place 19 樓  
19/F, South Island Place, 8 Wong Chuk Hang Road,  
Wong Chuk Hang, HONG KONG  
T: +852 3462 2118 F: +852 2522 4997  
Website: [www.compcomm.hk](http://www.compcomm.hk)

embedded in ongoing ones, and further exposed the existence of more bid-rigging syndicates and their modus operandi. The filing of the case today signifies that the Commission's enforcement work in the building maintenance sector has entered the litigation stage – and I must emphasise that this is just the beginning. The Commission will continue to pursue different bid-rigging syndicates with more proceedings to follow.”

The Commission calls on businesses in all sectors to steer clear of anti-competitive practices, while those already involved in cartel conduct should approach the Commission for leniency or cooperation.

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## 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.

	<b>Involved housing estate/building</b>	<b>District</b>	<b>Project status (as of 20 March 2026)</b>
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*

	<b>Name</b>	<b>Role</b>	<b>Details</b>
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



香港黃竹坑黃竹坑道 8 號 South Island Place 19 樓  
19/F, South Island Place, 8 Wong Chuk Hang Road,  
Wong Chuk Hang, HONG KONG  
T: +852 3462 2118 F: +852 2522 4997  
Website: [www.compcomm.hk](http://www.compcomm.hk)

### 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.

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# Case Summary

## Bid-rigging syndicate



Mastermind

+



5 middlemen

+



5 contractors

The bid-rigging syndicate involved in the case was controlled by Dream Building<sup>1</sup> and Cheung Kwing Kuen and also comprised 5 contractors<sup>2</sup> and 5 middlemen

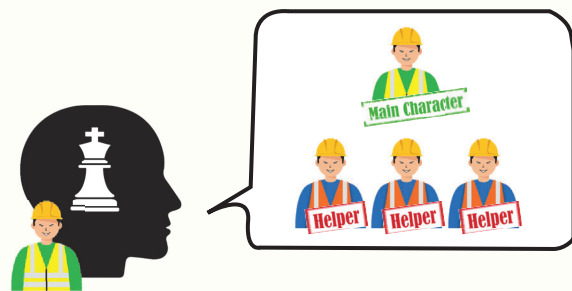
## The Commission's case

### 1. Scouting for target projects



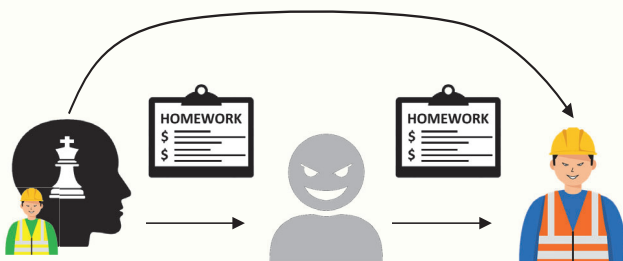
The mastermind scouted for target building maintenance projects in multiple districts across Hong Kong

### 2. Select bidders



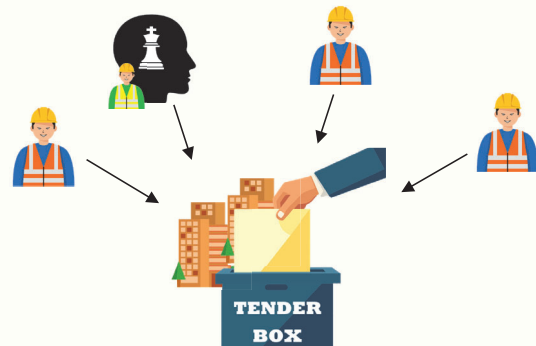
The mastermind selected the syndicate's contractors to bid for the projects, and assigned them to be the "main character" (syndicate's designated winner) or "helpers" (providing cover bids)

### 3. Hand out homework



The mastermind handed out "homework" (pricing instructions) to contractors either by himself or through the middlemen

### 4. Submit bids



Contractors referenced the "homework" when submitting bids to help the "main character" win. From Apr 2022 to Sep 2023, the syndicate participated in at least 11 project tenders.

1. Dream Building comprises Smart Goal Construction Engineering, Lermond Development Group and Dream Building Construction Engineering. Cheung Kwing Kuen is the actual controller behind Dream Building.
2. Cheung Lee Construction, Ngai Lam Building Construction, Wang Yat Construction, Wai Yip Development Construction and Chun Hung Construction & Engineering.

## Case Details (Extracts)

The syndicate intends to corner 25% of Hong Kong's building maintenance market through illicit means – a clear reflection of their high degree of greed



Syndicate members used secret codes to communicate, for example:

- > Main character = Syndicate's designated winner
- > Helper = Responsible for providing cover bids
- > Homework = Pricing instructions



The bidding prices contained in the "homework" were specified to the exact number

The main character's bidding price



Helper B's homework/bidding price



Helper A's homework/bidding price

