

## **Integrity and Quality Building Daily Operation**

### **Cases in Perspective**

#### **Corruption Doesn't Pay**

The OC chairman of a commercial building was sentenced to eight months' imprisonment for soliciting printing orders totalling \$9,000 from a property manager as a reward for awarding the latter a management contract. When the OC invited tenders openly for the management contract of the building, the chairman indicated to the property manager that he could influence the OC's decision in awarding the contract if the property manager could place printing orders with his company. However, despite the chairman's strong recommendation, the management contract was awarded to another company.

#### **Bribery over Awarding Cleaning Contract**

The chairman of the OC of a residential building solicited and accepted bribes totalling \$75,000 as commission for awarding a three-year cleaning contract of the building to a company operated by a couple resided in the building although the normal tenure of the said contract was for one year. The OC chairman accepted \$70,000 on 35 occasions and later a red packet of \$5,000 from the

couple. The chairman was charged and sentenced to seven months' imprisonment with an order to pay \$75,000 in restitution to the government.

### **Pocketing Rental Difference**

An OC chairman leased an external wall space to a beauty company at \$3,500 per month for advertisement purpose.

However, he claimed falsely to the OC that the space was leased to another beauty company at a monthly rental of \$2,000 only by showing a copy of an OC receipt of \$2,000 issued by him and a bank receipt showing the deposit of \$2,000 into the OC's bank account. He pocketed the difference with the total amount of \$12,000. The chairman was charged and sentenced to four months' imprisonment with an order to pay \$12,000 in restitution to the OC.

### **Bribery over Unauthorised Building Works**

A senior operation assistant of a property management company was sentenced to six months' imprisonment for accepting \$100,000 in bribes from a director of an interior design company for conniving at unauthorised building works at a private housing estate. The senior operation assistant was responsible for inspecting units

under renovation by the said interior design company to ensure that no unauthorised building works were carried out at the estate. By accepting \$50,000 on two occasions from the director, the senior operation assistant agreed to make a fake measurement for the director's company and to ignore any complaints against unauthorised building works conducted by the director's company. The senior operation assistant was charged and apart from the jail sentence, he was ordered to pay a restitution of \$50,000 each to the property management company and the OC of the private housing estate.

### **Accepting Bribes for Securing Employment**

A supervisor of a security company solicited and accepted bribes totalling \$11,000 in relation to the employment of security guards for estates. The supervisor was responsible for recruiting and supervising security guards for his company. The supervisor requested and accepted \$1,500 in return for employing a job seeker as a security guard during an interview. The latter subsequently introduced some friends who were also looking for work to the supervisor. The supervisor then solicited and accepted a total amount of \$9,500 "tea money", ranging from \$1,500 to \$2,000 on each occasion, from six other persons for their

employment. The supervisor was charged and sentenced to six months' imprisonment with an order to pay \$9,500 in restitution to the security company.

### **Deception on Staff Payment**

The OC chairman of a commercial cum residential building deceived the OC \$30,000 while arranging long service payment for a caretaker of the building. The chairman was entrusted by the OC to decide on the amount of long service payment payable to the caretaker who had served for 18 years. A signed blank cheque was given to the chairman by the OC upon his request. The chairman claimed to the OC that the caretaker was entitled to receive \$43,000 as long service payment. However, the caretaker was only paid \$13,000 while the \$30,000 difference was pocketed by the chairman. The chairman then asked the caretaker to sign on a photocopy of a cheque issued by the former's company bank account to the effect that the caretaker had received \$30,000 in cash, but lost a post-dated cheque for \$30,000. The chairman was charged and sentenced to three months' imprisonment.