

Report Corruption without Hesitation

If anyone bribes you, solicits advantages from you or if you suspect any corruption, please report it to the ICAC immediately. Any delay in reporting may cause huge losses on the OCs or even attract accusations. All the information provided to the ICAC will be treated in strict confidence.

Report if you have reasonable doubt

Full evidence is not required when lodging a complaint. Complainants only need to state the known facts of the suspected corruption case. Duty officers in the ICAC Report Centre or ICAC Regional Offices will follow up cases according to the information provided.

Report Corruption - Simple and Convenient



In Person

ICAC Report Centre (24-hour)

Address: G/F, 303 Java Road, North Point, Hong Kong

ICAC Regional Offices

Opening Hours: Monday - Friday: 9:00am - 7:00pm;
Saturday, Sunday and Public Holidays: closed



By Phone

ICAC Report Corruption Hotline (24-hour)

25 266 366

Integrity Building Management Enquiry Hotline

2929 4555



By Mail

The ICAC
G.P.O. Box 1000, Hong Kong

Tips from
iMadam



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Active Participation in Integrity and Quality Building Management

Effective building management not only enhances the quality of the building, but also provides safe and comfortable living conditions and adds value to the property. Building management covers a wide range of scope, including building maintenance, financial management and daily operations. To manage these complicated and tedious issues, an effective collaboration among the Owners' Corporations (OCs), Management Committees (MCs) and flat owners is required.



Complying with the Law

It is of utmost importance for OCs, members of MCs and flat owners to comply with the law. Section 9 of the Prevention of Bribery Ordinance (POBO) governs corruption in the private sector. OCs, members of MCs and flat owners should enhance their understanding of the POBO and awareness of corruption temptations, and work together to manage their buildings effectively.

Section 9 of the POBO

It stipulates that no agent shall solicit or accept any advantage without the permission of his principal for doing or forbearing to do any act in relation to his principal's affairs. Both the receiver and offerer of the advantage shall be guilty of an offence.

Example: An employee of a property management company has accepted bribe money from a director of an interior design company for allowing the latter to conduct unauthorized building works in the building.

- **Principal:** The OC, as the legal entity representing all owners in managing the common areas of the building, is the principal. Property management company, consultant or contractor are also the principal in respect of their staff.
- **Agent:** The members of MCs, employees of OCs, property managers, etc. are agents of the OCs. Employees of a property management company, consultant or contractor are also agents of the property management company, consultant or contractor respectively.
- **Advantage:** It includes money, gift, loan, fee, reward or commission, office, contract, service, favour, etc., but excludes entertainment. Entertainment means the provision of food or drink, for consumption on the occasion when it is provided, and of any other entertainment provided at the same time.

Section 9(3) of the POBO

- An agent uses any false, erroneous, or defective receipt, account or other document to deceive his principal shall be guilty of an offence.

Example: An MC member has submitted false claims, purportedly to be fees charged by the contractors for demolition, refuse disposal and repair works of water pipes at roof areas of the building with an intention to deceive the funds of the OC.

Penalty

A maximum penalty of seven years' imprisonment and a fine of HK\$500,000.

Conflict of Interest

- A conflict of interest situation arises when the private interest of an agent (such as members of MC, employees of OC, consultants or contractors) of the OC, who acts on behalf of the OC in carrying out any business relating to the building competes with or is in conflict with the interest of the OC. The agent should avoid the conflict of interest and make a declaration to the OC when such a situation arises.
- Conflict of interest, if not handled properly, may be perceived as corruption or abuse of power, even though the concerned parties have not received any actual advantages.

Example: An MC member takes part in the selection of a service provider, and one of the tenderers is his family member. However, the MC member has not declared to the MC his relationship with that tenderer.



Integrity and Quality Building Management Website

<https://bm.icac.hk/>

The website provides comprehensive information on anti-corruption laws, corruption risks and preventive measures related to building management, covering essential areas such as building maintenance, financial management and daily operations. It also introduces the ICAC services, including the corruption preventive education and publicity materials. The case studies also help the flat owners, OCs and building management bodies to learn more about the relevant laws and regulations and put integrity building management into practice.



Government Subsidy Schemes for Building Maintenance - Corruption Preventive Education Thematic website

<https://bm.icac.hk/obb-2-0>

This website provides the latest corruption preventive education information for flat owners, OCs and building management organisations participating in different government subsidy schemes for building maintenance.

This leaflet provides general guidance only. In case of doubt, readers should study in detail the relevant legislation or seek legal advice.