

Ex-employee of property developer gets 16 months for bribery

1 September 2016

A former employee of a property development company, charged by the ICAC, was today (Thursday) sentenced to 16 months' imprisonment at the Kowloon City Magistracy after being convicted of having accepted and solicited bribes totalling \$50,000 from a tenant in relation to the leasing and subletting of a residential premises.

Rodney Leung Kwai-ki, 57, former property officer of Lai Sun Development Company Limited (LSD), was today found guilty of two charges – one of agent accepting an advantage and one of agent soliciting an advantage, both contrary to Section 9(1)(a) of the Prevention of Bribery Ordinance.

In sentencing, Magistrate So Wai-tak said the defendant deserved a deterrent jail sentence in view of the seriousness of the bribery offences he committed.

The court heard that at the material time, the defendant was a property officer of LSD, who was responsible for dealing with leasing matters of shops and residential premises owned by associate companies of LSD, a property development and management company.

In March 2014, the defendant took a potential tenant and her associate to a residential premises in Sham Shui Po. After the defendant and the potential tenant agreed to rent the premises at \$4,000 per month, the potential tenant paid the defendant \$12,000 in cash as deposit and the rental for the first month.

However, the defendant later informed the potential tenant that the monthly rental was \$5,000, to which the potential tenant agreed.

A few days later, the defendant solicited \$10,000 "tea money" from the potential tenant. After agreeing to the solicitation, the potential tenant paid the defendant \$10,000 as "tea money".

The court heard that in July 2014, the defendant found out that the tenant had partitioned the premises, and suspected her of subletting it. The defendant then solicited \$40,000 from the tenant, saying that she could earn a few tens of thousands of dollars each year by subletting the premises.

Although the tenant denied having sublet the premises to others and rejected the demand, the defendant repeatedly asked her for the money. However, the tenant did not pay the money to the defendant, the court was told.

LSD had rendered full assistance to the ICAC during its investigation.

The prosecution was today represented by prosecuting counsel Stephen Fong, assisted by ICAC officer Jennie Sum.

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發展商前僱員貪污罪成判囚十六個月

2016年9月1日

一名物業發展公司前僱員，就出租及分租一個住宅物業收受及索取賄款共五萬元，早前被廉政公署起訴。被告今日(星期四)在九龍城裁判法院被裁定罪名成立，判囚十六個月。

梁桂祺，五十七歲，麗新發展有限公司(麗新發展)前物業主任，今日被裁定兩項罪名成立，即一項代理人接受利益及一項代理人索取利益，違反《防止賄賂條例》第9(1)(a)條。

裁判官蘇惠德判刑時稱，被告所干犯的貪污罪行性質嚴重，故必須判處他具阻嚇性的監禁刑罰。

案情透露，被告於案發時為物業發展及管理公司麗新發展的物業主任，負責處理麗新發展聯營公司擁有的店舖和住宅物業的租賃業務。

被告於二〇一四年三月帶一名準租客及其相關人士到深水埗一個住宅物業參觀。在被告和準租客同意以每月四千元租用該物業後，該準租客向被告支付現金一萬二千元作為按金及首月租金。

被告後來通知準租客每月租金為五千元，該準租客同意支付有關月租。

被告數天後向該準租客索取一萬元「茶錢」。該準租客同意並支付一萬元「茶錢」。

案情透露，被告於二〇一四年七月發現該租客將物業改建成劏房，並懷疑對方將物業分租。被告遂向有關租客索取四萬元，並指對方每年因分租可賺取數萬元。

雖然該租客否認將物業分租並拒絕被告的要求，被告仍再三向其索取款項。不過，該租客並無支付金錢予被告。

麗新發展在廉署調查案件期間提供全面協助。

控方今日由大律師方漢權代表出庭，並由廉署人員岑愛慈協助。

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