

Corruption in SP98926

Authored by Robert Farynski

For the benefit of the Owners
Corporation SP 98926,
BMC members,
the media
and other relevant parties



Christopher Wen
Jinn Ho
Chairman of the
strata committee
SP 98926

Faye Tang
Strata Managing
Agent of SP98926
Strata Plus



Liza Perera
Chief Executive Officer
Strata Plus



Foreword

This document is a culmination of months of investigation regarding widespread corruption involving the chairman of the Strata Committee of SP98926, 82 Hay Street, Christopher Wen Jinn Ho, and what at best, can only be described as gross incompetence by Strata Plus, primarily Faye Tang. This is not a full and final document and will be updated as more information comes to light.

Upon moving into 82 Hay Street (SP98926) in February 2025, it became immediately evident that the building was operating in practice more like a commercial short-stay premises than a residential strata scheme designed for long-term residents and owners.

This was most prevalent to me as a neighboring apartment was engaged in short term letting on AirBnB. This was further compounded as it seemed that every time I would enter or leave the building, I would encounter groups of people with suitcases loitering about outside of the property or in the foyer. This initial experience was quite surprising as the by-laws of the stratum, primarily the following, are quite clear about such behavior:

By-Law 3.1 – Residential Use

By-Law 3.2 – Restrictions on leasing and occupancy generally

It was quite evident that there were serious failings in governance within the stratum, either with building management and/or strata management.

What I have uncovered since my initial experience in February was quite shocking to say the least.

Since the inception of the stratum, the chairman, Christopher Wen Jinn Ho has personally engaged in short term letting to such a degree that the first complaints about his apartments surfaced in July 2019. This behaviour has continued up until the previous weekend in November 2025.

I have compiled three independent “threads” that lead to Christopher Wen Jinn Ho. These “threads” consist of:

1. Documentary video evidence of AirBnB guests going to his apartments.
I have gathered three videos of people going to three different apartments.
2. A business and website called Airsorter that he has operated since at least May 2020. This website even contains a “Case Studies” section that contains copy regarding how “successful” short term letting in Darling Square was for his “client”.
3. AirBnB listings themselves. Christopher as well as Jenette Ho are Co-Hosts to many properties currently listed in the building and have gone to some lengths to try and hide their involvement.

Furthermore, whilst trying to dot every i and cross every t, Strata Plus have engaged in what can only be described as an attempted cover up, breaking the Strata Schemes Management Act of 2015 multiple times. This has thrown the Owners Corporation of SP98926 in a position of serious legal risk. Not to mention the reputational damage to the building that has occurred due to the Chairman's lots being involved in a drug lab and being inhabitable for a period of time, short term leasing activity, illegal brothels and using other lots parking spaces.

After much discussion of the law and a final demand to access requested documents before applying to NCAT, Strata Plus finally decided to comply with the law. Much of the information regarding further behaviour of Christopher Wen Jinn Ho and information regarding his lots has only been accessed on Monday 17th of November. Almost a month since requesting access.

Having finally received access it is clear why there was such an effort to prevent me from accessing records that I am entitled to access under Section 182 of the Strata Schemes Management Act 2015.

This corrupt behaviour by the chairman has continued up to this past weekend in November 2025.

I implore all members of the Owners Corporation or relevant parties to read through this report in full.

Robert Farynski

Documentary video evidence

Considering how endemic the issue of short-term letting was in the building and the fact that it was against by-laws of SP98926 it was incredibly obvious that there were serious governance issues and that this issue was allowed to fester for a lengthy period of time. I decided to gather evidence myself as it was clear nothing was being done about the situation.

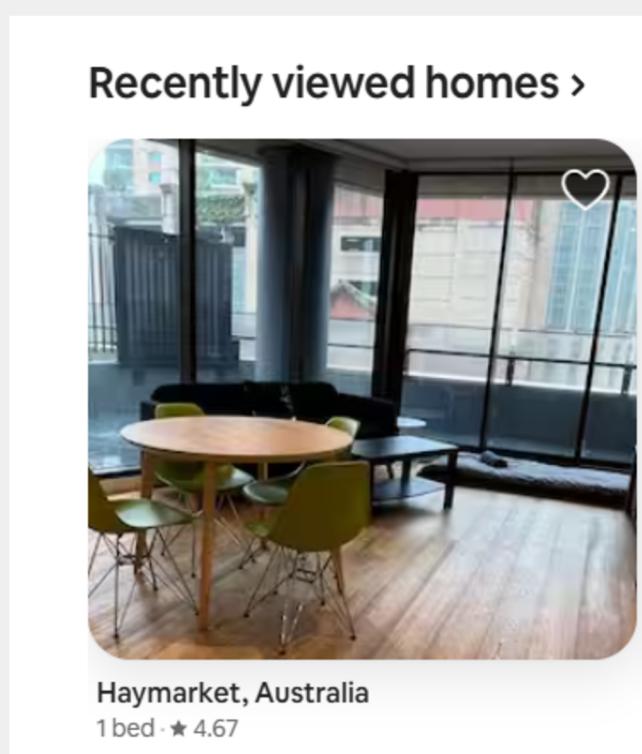
Unit 602

On the 5th of June while leaving the building I came across an obvious group of AirBnB guests. I filmed the encounter which led the guests to go into Unit 602, Lot 37, a unit owned by Atene Pty Ltd Atene No.1 Trust. Unit 602 has a unique layout as it is on the podium level and has a large courtyard, making identification on AirBnB itself quite easy.

The listing was <https://www.airbnb.com.au/rooms/40949264> and it was removed from the AirBnB platform soon after I had messaged the hosts. At the time I didn't know who "Jeanette" was, however now it is incredibly apparent that Jenette is Jenette Ho, who has represented Unit 604, Lot 35.

<https://www.youtube.com/shorts/fTBYQywj8fg>

This apartment was listed on AirBnB since January 2024, continuously receiving reviews.



Documentary video evidence

Unit 601

On the 11th of August coming back to the building around lunchtime I saw a group of two people loitering about with suitcases unsure of how to enter the building. This group then proceeded to enter Unit 601, Lot 36. This is once again a unit owned by Atene Pty Ltd Atene No.1 Trust. As you can see in this video they verbally confirmed they are AirBnB and showed a conversation with the hosts indicating Unit 601 and in the second video they are seen entering the unit.

Part 1: <https://www.youtube.com/shorts/Xqs-ebzj3Mls>

Part 2: <https://www.youtube.com/shorts/ltCRU8gYbQY>

Documentary video evidence

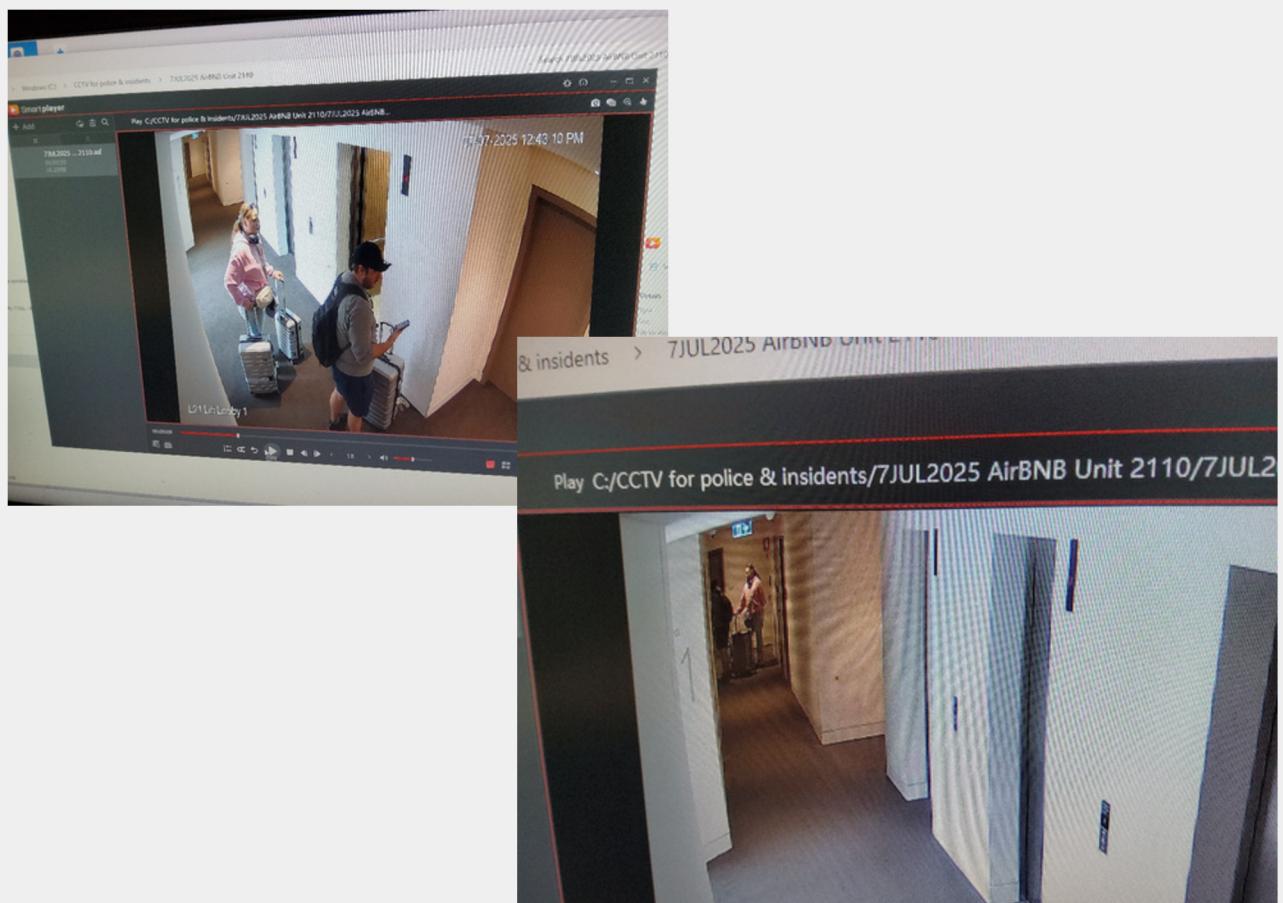
Unit 2110

Farcically while confronting a different group of AirBnB guests, I encountered this second group coming in. This couple confirmed that they are AirBnB and weren't sure how to operate the fob.

What is most interesting is that after gaining access to records under the custody of the Owners Corporation it has come to my attention that the building managers at the time JLL, initiated an audit of this Unit and gathered the following CCTV evidence. They supplied this evidence to Strata Plus but not much was done regarding yet another by-law breach.

In fact the email chain below shows Strata Plus not giving Chris by-law breaches despite the extensive evidence.

<https://www.youtube.com/shorts/LWYynvZoA00>



From: Andrew B.
Sent: Friday, 11 July 2025 8:39 PM
To: PAMNSW, Dsquare
Subject: Confirmed Airbnb activity for Unit 2110 - RE: Airbnb activity

Caution: Message from external sender

Hi Tommy,

I investigated airbnb activity as per your request at Darling Rise lift hall on 7JUL 2025 between 12pm - 12:30pm and i can confirm that a couple male and female with 3 silver suitcases entered Darling Rise building, made 2 attempts to get to level 21 and finally managed to enter Unit 2110 at 12:43:46 according to L21 LIFT LOBBY 1 security camera. The relevant footage saved as a videoclip at folder c:/CCTV for/7JUL2025 Airbnb Unit 2110. Please find security PC screenshot image attached with details on location of videoclip.

The behavior of the couple is obvious for the first time visitors to the building. They made two attempts to get to the level 21. The first attempt was unsuccessful as the volunteer (tall man of about 35-40yo, he frequently took video record of guests with suitcases who look like first time visitors) followed the couple to the lift 101, proceeded with them but probably gave the wrong instructions to the couple and all of them reverted back to ground level. The couple waited for about 3 minutes till the tall man (volunteer) left ground level foye of Darling Rise and made their second attempt to get to level 21.

The second attempt was successful and they have got at level 21 and further to Unit 2110. As said their behaviour is typical for first time visitors to the building.

Tommy, I have also located big family of 4 who exited lift and who looks like tourists, but as they have no any luggage with them I will investigate their activity in one of my next report.

Regards,

S/o Andrew Babi

Initial email by security confirming that unit 2110 was an AirBnB. This is further supplemented with my own video above.

From: Dsquare.PAMNSW@ap.jll.com
To: Faye (Fei) Tang; Jessica Smith
Cc:
Subject: Confirmed Airbnb activity for Unit 2110 Darling rise

-1247605866_20250719_191201_5659142_resized.jpg (jpg File)
-244662060_20250719_191342_5103010_resized.jpg (jpg File)
556954168_20250719_191412_5459902_resized.jpg (jpg File)
1421369824_20250719_191508_5503450_resized.jpg (jpg File)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content of the message.

Please find attached photographic evidence of unauthorised Airbnb activity for U2110 Darling Rise. Kindly issue a breach notice to the owner.

Regards,
Tommy
Darling Square
Building Management Team
Dsquare.PAMNSW@ap.jll.com
Darling Square SE Plot 02 8014 9893

Building Manager Tommy notifying that one of Chris's properties is engaged in AirBnB

From: /o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=a0b29a0f39c448d88e3c9384186a8870-Faye Tang
To: Jessica Smith
Cc:
Subject: FW: Confirmed Airbnb activity for Unit 2110 Darling rise

-1247605866_20250719_191201_5659142_resized.jpg (jpg File)
-244662060_20250719_191342_5103010_resized.jpg (jpg File)
556954168_20250719_191412_5459902_resized.jpg (jpg File)
1421369824_20250719_191508_5503450_resized.jpg (jpg File)

Hi Jess,

This is Chris Ho's unit. Don't issue breach bylaw letter yet but ask him whether he is aware that his tenant is running air BNB for this unit. Ask him to speak to the tenant to stop doing it.

Faye Tang notifying assistant Jessica Smith not to issue a bylaw breach. After inspecting the records this has not occurred for any other lot owners according to my investigation.

From: /o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=545c9d9fd4a4b369eac544d0912cd4f-13b5c4cc-98
To: Christopher Ho <christho1@gmail.com>
Cc: Faye (Fei) Tang
Subject: SP 89826 | Darling Rise | Lot 205 / Unit 2110 | Airbnb Activity

-1247605866_20250719_191201_5659142_resized.jpg (jpg File)
-244662060_20250719_191342_5103010_resized.jpg (jpg File)
556954168_20250719_191412_5459902_resized.jpg (jpg File)
1421369824_20250719_191508_5503450_resized.jpg (jpg File)

Hi Chris,

Please see attached photos received by security and building management.

Are you aware whether your tenant is running an Airbnb within your unit or not?

Can you please speak with them to stop if they are.

Thank you.

Jessica Smith
Strata Assistant

Jessica Smith notifying Chris and asking him to stop. However this is only the latest of MANY times he has been notified.

I cannot find any further reply. It appears Chris has just ignored this issue from what I can see.

AirSorter

One of the companies that Christopher represents is Centralcorp No.2 Pty Ltd, where Christopher represented as recently as the AGM on the 26th of August 2025.

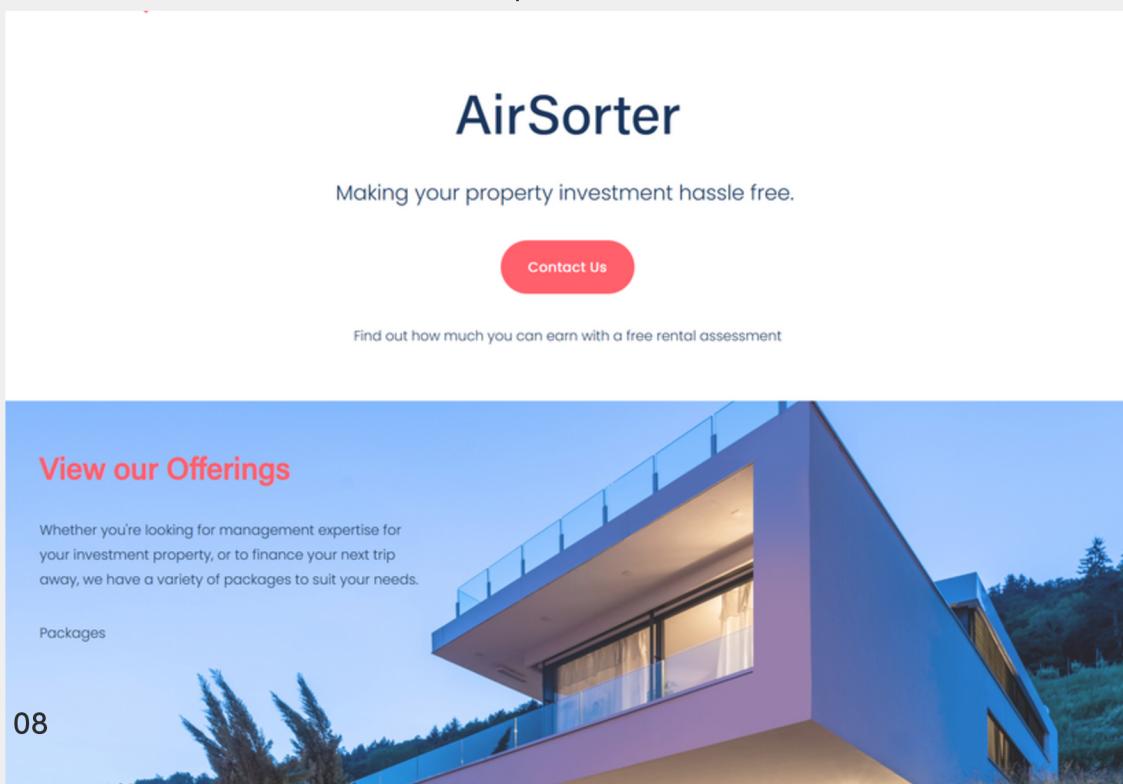
You can see using ABN lookup that Centralcorp No 2. Pty Ltd has traded under the business name AIR SORTER.

ABN Lookup: <https://abr.business.gov.au/AbnHistory/View?id=57614078410>

Historical details for ABN 57 614 078 410

ABN details		From	To
Entity name	CENTRALCORP NO.2 PTY LTD	03 Jul 2017	(current)
ABN Status	Active	From	To
Entity type	Australian Private Company	03 Jul 2017	(current)
Goods & Services Tax (GST)	Registered	01 Jul 2018	(current)
Main business location	NSW 2000	From	To
		03 Jul 2017	(current)
Business name(s)		From	To
A business name is the registered name a business operates under. Businesses need to register their business name on the national Business Names Register if the business operates with a different name to their own. To learn more visit the ASIC Website .		23 Aug 2017	17 Feb 2022
Business name	AIR-SORTER		

The website for AIR SORTER is <https://www.airsorter.com.au/>.



AirSorter

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Whether you're looking for management expertise for your investment property, or to finance your next trip away, we have a variety of packages to suit your needs.

Packages

AirSorter

The company lists short term rentals as one of its offerings.

The website for AIR SORTER contains a case studies section, one of the case studies entitled “Three CBD Apartments”.

<https://www.airsorter.com.au/case-studies/three-cbd-apartments>

The copy contains references to a Darling Harbour precinct (sic) and includes imagery inside apartments Darling Rise, 82 Hay Street.

- Copy includes “This also allowed the owner to rent the property on a short-term basis in the peak Summer months of December-January.”
- Darling Square case studies: <https://www.airsorter.com.au/case-studies/three-cbd-apartments>

The WHOIS domain information on who owns the website here:

<https://www.whois.com/whois/airsorter.com.au>. A person named Chris Ho is the registrant and current Tech Contact.

Registrant Contact	
Name:	Chris Ho
Organization:	CENTRALCORP NO.2 PTY LTD
Technical Contact	
Name:	Chris Ho

Christopher Ho also lists Air Sorter in his LinkedIn:

<https://www.linkedin.com/in/chris-h-bb241a177/>

 Business Development Manager Airsorger Property Solutions · Full-time Jan 2020 - Jun 2022 · 2 yrs 6 mos Sydney, New South Wales, Australia
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AirSorter

In fact you can see the imagery found on the Case studies page also uses the same imagery on this AirBnB listing hosted by Jin, which as explained further down is Chris himself. Currently this listing isn't actively hosting however we can corroborate that this Airsorter website uses the exact same imagery as the AirBnB listing.

AirBnB: <https://www.airbnb.com.au/rooms/1441202336816392538>

AirSorter: <https://www.airsorter.com.au/case-studies/three-cbd-apartments>

— Larry, Sydney



Our Client

Larry is a property investor who owns 3 one-bedroom apartments in the Darling Harbour precinct. Given his property exposure in the area, he wanted a dynamic strategy which maximised return.

The Listing

These bright and modern new apartment in the heart of Darling Harbour is perfectly located for guest wanting the convenience of staying in the city centre. The making it an appealing choice for both business travellers working in the city and holiday travellers.

Our Strategy

AirSorter identified that there was a market for fully-furnished, all bills paid medium to long-term rental. The properties were initially furnished with modern furniture and leased on a medium to long-term basis to business travellers. Also, identified by this strategy, a previously unknown international student market was uncovered. Students would rent on a semester basis which allowed them not

**Left image is AirSorter website.
Bottom right imagery is taken from the AirBnB listing**



AirBnB Platform

However the most damning of all three threads is the following. After investigating the AirBnB listings for unit 601 and 602 back in June I discovered that all of Chris's properties were listed by the same two co-hosts.

Their names at the time were Jenette and another called Goria. After poking my nose and messaging the hosts to let them know that what they were doing was against the building DA and by-laws they changed their names on the AirBnB platform and added a third co-host called Jinn".

At the time I had no idea who Jeanette was. Now it is incredibly clear. She is Jenette Ho. Nor did I know who Jin was.

Christopher's full legal name is Christopher Wen Jinn Ho, and the third co-host added to the group that looks after the properties that Christopher Wen Jinn Ho and companies he represents own.

Most embarrassingly for this group though is the fact that although they have changed their initial names in a weak attempt to obfuscate their identities, the reviews for the co-hosts in question mention their original usernames.

Their current names are:

Fang - Previous username was Jeanette. You can scroll through the reviews for this host and see back in May 2025 and before, that all reviews mention Jenette and not "Fang". Furthermore during my record keeping of extensive contemporaneous evidence I have a screenshot of talking to the user when their name was still Jeanette.

AirBnB profile: <https://www.airbnb.com.au/users/show/125819698>

Jinn - This account is Christopher Wen Jinn Ho himself. You can read the reviews of this profile and they all mention a Chris.

AirBnB profile: <https://www.airbnb.com.au/users/show/10692811>

Millie - This username was Goria before. I do not know for certain who this person is but it is my belief that this person is the "grunt" leading people to their short term stay apartments and I have seen this person in the building many times.

AirBnB profile: <https://www.airbnb.com.au/users/show/148610501>

I have also recorded the two following videos which might be more digestable for those that prefer video content:

Video showing reviews explicitly mentioning Chris and further video evidence: <https://www.youtube.com/watch?v=L5OpJxfl9ZA>

Timeline of current AirBnB places hosted by Chris:

<https://www.youtube.com/watch?v=ahYqWALIDPg>

This is a screenshot taken from a conversation with Jeanette taken on the 22nd of May 2025, before they changed their usernames.
Amusingly they still have the same imagery.

 **Jeanette, Goria**
Translation on

Today

Your enquiry for 1 guest on 1-6 June has been sent. [Show listing](#)

3:29 PM

Hi, no Airbnb is to be at 82 hay street as per strata bylaw and city of Sydney laws. Please remove this listing

Unfortunately, this stay isn't available for your trip. [Explore other places to stay](#)

Jeanette · Host 5:06 PM

We have the exemption as the primary residence.

5:08 PM

There is no such thing. Reported to the body corp. thanks

Jeanette · Host 5:08 PM

Under New South Wales (NSW) legislation, if a property is your principal place of residence, you are generally permitted to use it for short-term rental accommodation (STRA) without being subject to certain restrictions that apply to non-hosted STRA

5:08 PM

Strata by law:) let alone city of Sydney legislation

So once again, you are not allowed to Airbnb in darling square at 82 hay street. Have a look at elevator signage

Jeanette · Host 5:09 PM

Key Legislative Provisions:
1. Strata Schemes Management Act 2015 (NSW), Section 137A:
This section allows owners corporations to adopt by-laws that prohibit a lot from being used for STRA if it is not the principal place

Governance Issues StrataPlus

I have found the fact that Chris was able to get away with such brazen breaches of by-laws for six years to be preposterous. It really was beyond any common sense as to how this was allowed to happen.

The Strata Schemes Management Act of 2015, Section 182, allows for the inspection of all documents in the custody of the Owners Corporation. I suspected that this would give me a much fuller idea of what exactly has been going on the building.

One of these records are emails that belong to the Owners Corporation.

Unfortunately Strata Plus had continued to breach the requirements regarding the provision of such documents which are incredibly clear in Section 183 of the Act.

 **Faye (Fei) Tang**
to Daniel, dsqmanager, me ▾

Thu, Oct 16, 10:03 AM    

Hi Robert,

Please find attached the full copy of the strata roll. Typically, not all inspectors require the complete roll—only the details for specific lots of interest—so Emma did not initially provide the full version.

At this stage, we are unable to provide access to all emails due to the volume—there are currently over 13,000 emails on file for this scheme. That said, we are exploring options to determine whether such access can be made available in the future.

In the meantime, if there are particular matters for which you would like to receive email correspondence, please let us know and we will do our best to provide the relevant information.

We understand there are ongoing concerns regarding short-term leasing. The building manager is actively investigating and addressing these issues. For your reference, I've attached the previous emails Oliver sent to you. We are also aware that he has recently issued several warnings to various lots in relation to Airbnb activity. I've copied Oliver into this email so you can follow up directly with him if you'd like to discuss the matter further, as he oversees the day-to-day operations and maintenance of the building.

Please also note that our standard response time is 48 working hours. I've removed other recipients from this email thread, as they are not directly involved in strata management. However, I've kept our licensee-in-charge, Danniell, included to ensure he remains informed.

Strata Plus denying access to email records in breach of Section 182 of the Strata Schemes Management Act 2015 after initial request on 8 October 2025.

Governance Issues StrataPlus

SP 98926 - Email record inspection - As per section 183 of the Strata Schemes Management Act 2015

Inbox x

Robert Farynski <robfarynski@gmail.com>

Oct 23, 2025, 8:12 AM



Hi Strata Plus,

I am requesting an inspection of all emails I am legally entitled to see pertaining to SP 98926 in accordance with Section 182 of the Strata Schemes Management Act 2015.

The only email correspondence that I am not entitled to see are silent votes and legally privileged information against myself or my lot. Strata Plus should already have systems in place for the provision of emails.

Noting that they were denied to me in an email on the 21st of October by Faye. I am explicitly asking for them as I do not want to waste the Tribunals time and for there to be a technicality brought up that I did not explicitly ask for them.

Please also note section 183 of the act stipulates the times that Strata Plus must provide me access by, and even before that, a time for the inspection must be organised within three days. Please let me know where to pay the \$31.

Both the legislation, as well as the copy found on this [page](#) by the NSW Government, make it abundantly clear that they MUST be provided. I would recommend reading the whole page but the section most relevant is under "[Communication records](#)". The webpage is written in plain English at a grade 7 level. There really should not be any misunderstandings of the law here.

Furthermore, could you please hasten the release of the full strata roll as requested. Ideally it would be in an email communication, but for whatever reason Strata Plus wants to send it in the mail.

If Strata Plus fails to provide the emails, they would be falling far short of their legislated record keeping and provision requirements. Given the context of why I'm asking for these documents, and if they would be denied to me again, it would be very easy for a reasonable Australian to come to the conclusion that Strata Plus are covering up the corrupt activities by Christopher Wen Jinn Ho.

Request to access emails as per the record inspection provisions in Section 182 and 183 of the Act.



Robert Farynski <robfarynski@gmail.com>

to Faye, Daniel, Emma, Andrew.Kelty ▾

Hi Strata Plus,

It's noted that you have decided to breach the legislation regarding record inspections. As such I will have to apply to [NCAT](#) on Monday.

Of note is particularly this webpage on your own site. <https://www.strataplus.com.au/resource/before-buying-a-strata-scheme/>

Also assuming that Christopher Wen Jinn Ho has not replied regarding his corrupt conduct?

Thanks,

Robert Farynski

8 days after the request to inspect emails, and Strata Plus ignoring the request altogether, I emailed once again letting them know I will proceed with applying to NCAT the following business day.

The legislation very clearly stipulates that a time to access documents under section 182 must be provided within 3 days - and that the time provided must be within 10 days of the request.

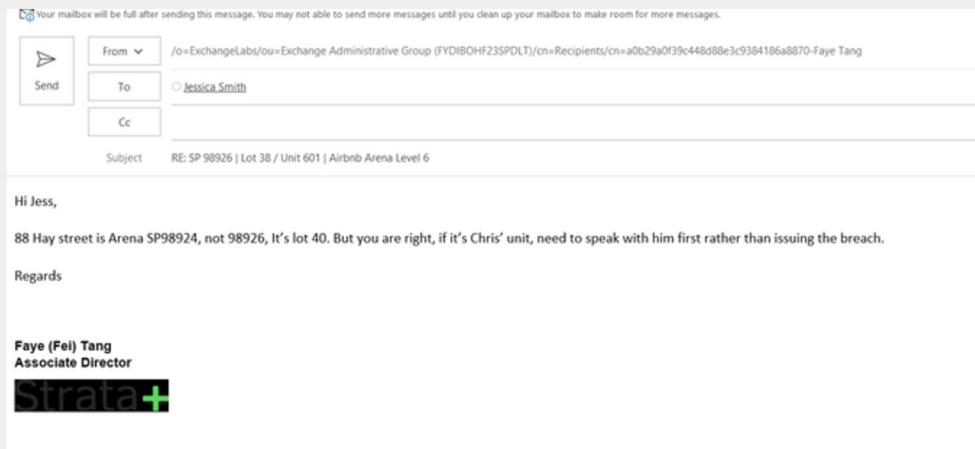
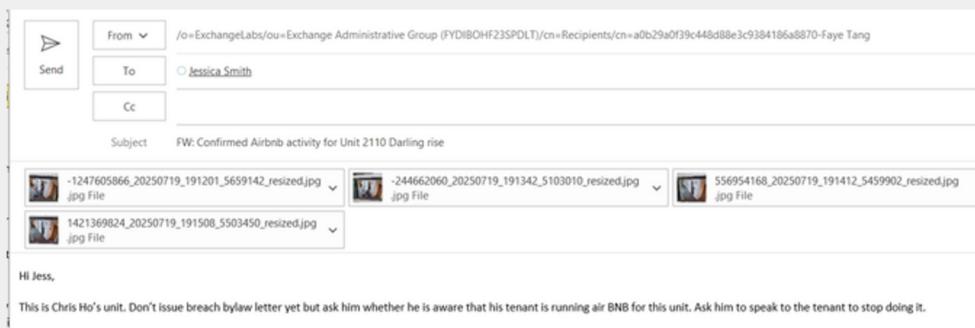
Governance Issues StrataPlus

Having finally received access to the emails on the 17th of November I now have a very clear understanding of where many issues in the building lie.

Whilst anybody else who has broken by-laws receives a by-law breach notice as would be expected, this doesn't seem to be the case regarding Chris's properties as is evidenced in the following emails.

Faye Tang and Jessica Smith of Strata Plus have seemingly issued by-law breaches to those committing them in a timely manner after being brought to attention by Building Managers over time. However this doesn't appear to be the case.

I have already seen a few such cases, as below.



Governance Issues StrataPlus

As mentioned the first issues regarding Chris's apartments sprung up around July 2019. He has been given tremendous leeway regarding his conduct and now having archived all 14,000 emails for the stratum I can see he has continuously concocted the same tired old stories and excuses. The situation is completely farcical. Back in 2020, he was pulled up for this behaviour many times, JLL even said that they have given him more flexibility.

On Tue, Sep 22, 2020 at 12:25 PM Vaughan, Matt <Matt.Vaughan@ap.jll.com> wrote:

Hi Chris,

We have identified short term lease tenants staying in apartment 611 Darling Rise.

The By Laws have been attached, please pay specific attention to By Laws 3.1 and 3.2.

As per By Law 27.1(B) we have to deactivate all swipes for that unit.

If you would like to purchase new swipe passes please see attached document.

Faye please send a breach notice to this unit for Blatant breach of By-laws.

Please see images attached. The images show the tenant moving in and out.

Why is it that every time we catch a short term lease tenant Jeanette is listed as the owner? Do you think that the By-laws do not apply to you like they do every other owner/resident in this building?

Everybody else respects the by-laws.

We understand it is a difficult renters market but you need to look at another building if you want to continue this behaviour. I'm sure there are plenty of other buildings in Haymarket and inner city that will allow you to run short term lease accommodation.

Kind regards,

Matt Vaughan

Senior Operations Manager
JLL

<input type="button" value="Send"/>	From <input type="button" value="▼"/> Anna.Yeeles@ap.jll.com
<input type="button" value="To"/> <input type="checkbox"/> Christopher Ho < chrisho1@gmail.com >	
<input type="button" value="Cc"/> <input type="checkbox"/> Faye Tang: <input type="checkbox"/> Vaughan, Matt < Matt.Vaughan@ap.jll.com >	
Subject	Short term leasing platforms

Hi Chris,

I hope this email finds you well. As you know, I have been working hard on short term leasing over the past couple of months trying to avoid this becoming an issue for when the restrictions ease.

I have come across the below link on what looks like a short-term accommodation website which lists all 14 of your units.

I have been going hard on other residents, issuing them By-Law breach notices, deactivating all access devices associated with the unit (after 48 hour's notice) and reporting them to council. It is not fair that committee members receive different treatment.

As Building Management and a BMC rep, we really need to be setting an example to the rest of Darling Square SEP. I ask that you please remove your units from this site and any other short term rental platforms. If you are or are not using this short-term rental platform for short term leasing, it makes it very hard for us to do our jobs when we come across issues like this.

Please can you send through all your tenant information so I can upload their details onto BuildingLink with the length of their tenancy agreement.

It would be great if we can work together to try and eliminate short term leasing from Darling Square to make it a nicer place for all to live.

https://australian.com/accommodation/?keyword=MODERN+APARTMENT+IN+DARLING+HARBOUR&price_order=&min_price=0&max_price=9999&rating=&in_state=&city=&accommodation_type=

2021 email

Building reputation and abuse of powers

As mentioned in the foreword, there have been many serious breaches of strata by-laws regarding Christopher Ho and lots that he owns, let alone other serious issues. By far the most perverse is that in October 2019, Unit 2909, owned by Christopher Ho was raided by Police after the discovery of a clandestine lab set up and used to create prohibited substances. This made the apartment uninhabitable for a great period of time and endangered other residents health and safety.

There have been multiple instances of his apartments being used as makeshift brothels.

There have also been cases of his “tenants” leaving their car in other peoples lots, and supposedly leaving the country. Essentially disabling the use of somebodies private lot for months on end.

However when there was a similar case that happened to him and somebody using his own personal car space the attitude was completely different.

All of this is incredibly ironic coming from someone who seems to be so concerned about “potentially impacting the appeal of the building for current and future residents.” As was written in an email by Chris in December 2024. All whilst himself being so engaged in the short term letting activities...

There is not one person that has come close to damaging the reputation of Darling Rise as much as Christopher Wen Jinn Ho as the results of his behaviour.

Hi Oliver,

Thank you for your detailed email. I understand that this matter is a concern. Nevertheless, I believe it's essential for us to fully understand the legal framework so we can decide on actions that are legal and cannot be challenged in NCAT and/or another setting.

Historically, certain actions by individuals within building management have acted improperly in regards to the issue which has resulted in potential liability issues for the Owners Corporation. I am keen to avoid similar occurrences.

I agree with Oliver's proposal to continue breaching the lots where short-term leasing is occurring and refer the matter to the council for further action. In some instances, the tenant could be the perpetrator, with the agent and owner being unaware. How do we address this in this instance?

In the first instance, I would like clarification on whether we have the relevant bylaws in place to enforce a cessation of short-term leasing. My understanding is that other buildings have had to pass additional bylaws to achieve this. Do we have a legal opinion confirming our ability to take such action?

My second concern relates to actions such as deactivating fobs. If such actions are taken in error, they could cause significant reputational harm to the building and potentially expose us to damage claims by residents.

Additionally, granting authority Committee members to approach residents directly could have unintended negative consequences, especially when the wrong person is approached. In the worst case, this may be considered as harassment, and this spreads to social media, potentially impacting the appeal of the building for current and future residents. This approach could be more detrimental than beneficial in the long term. I am very uncomfortable about this proposal especially as it is flagging that the Committee of the Owner's Corporate has endorsed this approach.

Overall, I believe it is critical that we come together to gain a clear understanding of the legal and practical implications of any proposed actions. This includes determining if changes to the bylaws are required before proceeding. I would like to hear everyone's view on this.

My ultimate aim is to protect the building's reputation, maintain its appeal to both owners and tenants and ensure we comply fully with all relevant laws as we address these concerns.

Kind regards,
Chris

Chairman and strata committee

Unfortunately this behaviour is not just limited to Christopher Wen Jinn Ho and there are others in the Strata Committee, a position of power, who are involved with Airsorter.

There have also been historical instances of other members in the Strata Committee whose lots have also engaged in such behaviour and are not related to Christopher Ho either. This very well might be some errant tenants, understandably so, however it has been noted.

Of particular interest is that there have never been any pecuniary interests disclosed in the history of this stratum. The disclosure book is non-existent as there have never been any disclosures. I find this to be abhorrent as in particular you have the chairman of the strata committee engaged in behaviour that is not allowed, partaking in strata meetings where by-law breaches of others are discussed. Essentially creating a monopoly of short term stays in the building.

This conduct raises serious questions about the legitimacy of the Strata Committee and the lack of equitable justice. It is very firmly of my belief that any strata by-law breach and administration fee that has been charged to lot owners can very well be challenged in the interests of transparency, fairness and equitable justice.

If anyone has received a recent or historical by-law breach, I fundamentally believe it is very open to be challenged, let alone this new \$60 administration fee. If those that are in positions of power continue to be in their positions after such lengthy periods of intentionally breaking by-laws, I am more than happy to work with people given breaches, in providing further evidence.

Egalitarianism is a fundamental Australian value and it is something I hold dear.

Next steps

Ultiamtely the purpose of this report is to express my serious concerns regarding ongoing governance, conduct, and procedural issues within our Strata Plan. These concerns are based on extensive documentation, correspondence, contemporaneous notes, and statements from current and former owners and occupiers.

From February, I have observed patterns of behaviour and decision-making that, in my view, raise significant questions about the proper management of the building and the fair treatment of owners and residents. I believe that these matters require urgent review by the Owners Corporation.

My position is guided by the principle that “*the standard we walk past is the standard we accept.*” I cannot in good conscience ignore issues that appear to undermine transparency, fairness, or the wellbeing of owners and occupiers.

I therefore respectfully request that the Owners Corporation take timely and appropriate steps to:

1. Investigate the concerns raised,
2. Review all relevant records and evidence,
3. Ensure that governance and decision-making processes fully comply with strata legislation, ethical standards, and the obligations owed to owners, and
4. Remove those who have abused their positions of power.

I wish to make it clear that my intention is not to cause conflict, but to ensure accountability and to protect the integrity of our Strata Plan. I remain fully prepared to provide documentation and evidence to any appropriate regulatory or oversight body should that become necessary.

As such it is very firmly of my belief that Christopher Wen Jinn Ho’s position as chairman is completely untenable, as well as all other strata committee members involved in this conduct.

I encourage all committee members and owners to examine the available information independently. My sincere hope is that these issues can be addressed constructively and transparently, in the best interests of the entire community.

Yours faithfully,
Robert Farynski