

## Legal Limbo in Wang Suspense

OCN MEDIA RELEASE: 21 February 2025

Shari Driver, CEO of the Owners Corporation Network of Australia (OCN), said that "OCN is disappointed that the NSW Civil and Administrative Tribunal (NCAT) has upheld an earlier order that temporarily stayed the cancellation of Mr Whitney Hong Wang's strata managing agent licence." OCN has previously heard complaints from distressed strata owners alleging that Mr Wang has engaged in inappropriate and unethical conduct.

On 22 July 2024, the NSW Commissioner for Fair Trading cancelled the strata managing agent licences held by Mr Wang and by PSMG Pty Ltd (PSMG), a company of which Mr Wang is the sole director and licensee in charge. The Commissioner also reprimanded them and disqualified each of them from holding equivalent licences for ten years. The Commissioner did so because they were satisfied that Mr Wang and PSMG had engaged in serious misconduct in breach of their obligations as licensees under the *Property and Stock Agents Act*.

The ABC at that time quoted Mr Wang as saying, "we don't think the disciplinary action is reasonable and we are appealing".

Then on 5 August 2024, NCAT granted a stay of the licence cancellations pending the hearing of Mr Wang's application for review of the cancellation decisions.

On 18 February 2025, NCAT decided to continue the temporary stay pending the hearing of Mr Wang's appeal. Whilst the order temporarily staying the licence cancellations has been continued, NCAT is yet to hear the substance of Mr Wang's application for review and the timeframe for that hearing is uncertain.

For now, this means that many owners corporations that have strata management agreements with PSMG and Mr Wang are left in limbo. Hence, it remains to be seen if NCAT will uphold the Commissioner's decision to cancel PSMG and Mr Wang's strata managing agent licences.

This matter is a legal litmus test for strata in NSW. Strata owners have a reasonable expectation for the legal system to look after their interests. If that fails, perhaps the Government will need further strata reform about strata managers and their licence obligations.

Related article :<https://www.abc.net.au/news/2024-07-25/strata-manager-banned-sydney-ncat-psmg-whitney-wang/104137784>

NCAT Decision: <https://www.caselaw.nsw.gov.au/decision/195117fb19babf4adc22d165>

---