

Subject: NEAR-MISS INCIDENT: Lot 158 - Vent grille in one bathroom - 14Apr2020
From: SP52948 Lot 158 owner
Date: 15/4/20, 10:09 am
To: Marianna Paltikian

Good morning,

This is sent in compliance with SSMA 2015 Section 43.

a) On 9 February 2020, vent grille in one bathroom fell from the ceiling and crashed into the ground. It was lucky that nobody was at home at the time.

Since then multiple efforts to get it replaced or properly repaired failed.

b) Last repair was on 8 April 2020, when Warwick found the fourth clip and the vent grille was put back into the ceiling. Sadly, it was short-lived.

c) On 14 April 2020, whilst our daughter was in the bathroom, the grille fell down missing her head by few centimeters. That would have been a major incident with possibility of injury or even more serious harm.

SMS was sent to Warwick (attachment "Screenshot_2020-04-14-10-13-48-13.png").

SP52948 is already confirmed for discriminating Lot 158 because of their attempts to enforce proper management of the complex.

These four repairs are outstanding for Lot 158:

a) Replacement of obsolete and partially inoperative smoke detectors.

b) Serious water-leak damage in laundry due to burst pipe problem coming from Lot 159 (currently waiting for walls to dry before further actions).

c) Vent grille in one bathroom.

d) Poor ventilation in one bathroom (significant difference in air flow between the two bathrooms was well documented for Waratah Strata Management and Uniqueco Property Management since June 2018). Lot 158 learned that Uniqueco Property Services silently organized vent grille checks and cleanups for several owners in Block A and B.

We hope you understand the serious consequences of not repairing the common property and directly causing health and safety risks.

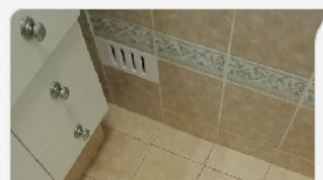
Regards,

—Screenshot_2020-04-14-10-13-48-13.png—

[← Messages](#)**Warwick**
0413804275

Today 09:49

Hi,
Vent cover crashed from ceiling just now. It missed our daughter who was in bathroom by just couple of centimetres.
This could have been a serious injury. Please find proper solution to the problem







Attachments:

Re_REQUEST FOR REPAIR OR REPLACEMENT_Unit 158 -
Accident with vent grille in one bathroom - 19 days no action
- 27Feb2020.pdf

39.2 KB

REQUEST FOR REPAIR OR REPLACEMENT_ Unit 158 - Accident with vent grille in one bathroom - 9Feb2020.pdf	1.2 MB
Screenshot_2020-04-14-10-13-48-13.png	365 KB
FW_ SP52948 Health Hazard - Exhaust fan in Block A failing to provide proper ventilation for three weeks-20Jun2019.pdf	68.7 KB
SP52948-Lot-158-second-incident-fallen-vent-cover-photo-3-14Apr2020.jpg	47.6 KB
SP52948-Lot-158-second-incident-fallen-vent-cover-photo-8-14Apr2020.jpg	34.1 KB