



# CHILD WINDOW SAFETY

On 13 March 2018, an amendment to the Strata Schemes Management Act 2015 made it mandatory for residential strata schemes to fit suitable safety devices on applicable windows in apartments and applicable windows in the common area of strata buildings.

As a result, the Building Code of Australia was amended, affecting newly constructed buildings. A later amendment to the Strata Schemes Management Act was also made, meaning existing buildings must meet these same requirements.

#### Details of affected windows:

- Windows that can be accessed from a residence.
- Windows that open and have a 2 metre or greater fall on the outside and are 1.7 metres or less in height on the inside.
- Windows that cannot withstand a force equivalent to a 25.5 kg weight.

#### For all affected windows, one of the following must be installed:

- A locking device to ensure the window opening is not greater than 12.5 centimetres. With some locking devices, it may be possible to be disabled, allowing the window to open fully, or
- Window bars or sturdy mesh screens, however, regular plastic or wire fly screens may not be strong enough and may fail the pressure test.

#### Ongoing replacement & maintenance of child window safety devices

Installing child window safety devices for the entire building can be costly. As such, Strata Choice recommends that the Owners

Corporation passes a By-law at a general meeting to grant them power to install, manage and maintain the window safety devices, as well as transfer the costs associated with deliberate damage and/or removal of the newly installed window devices.

The Owners Corporation will need to provide Strata Choice instructions to arrange a Child Window Safety Report.

#### FAQ

##### *Who's responsibility is it to ensure that the windows in my apartment meet compliance?*

As the windows of an apartment building form part of the common property, it is the owners of the building as a collective that are responsible for ensuring that the windows meet the current requirements.

##### *What would happen if an owner or tenant removes a lock after it has been installed?*

Where the recommended Child Window Safety By-law has been approved and registered, the costs of replacing may be passed on.

##### *Do we need to have the window locks inspected annually?*

Currently, there is no requirement to do so; however, they form part of common property and the responsibility of the Owners Corporation to repair and maintain.

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## *Will the windows be permanently restricted to open to 12.5 centimetres?*

This depends on the location and type of the window. Applicable windows will be able to have a device capable of being disabled with a key so that the window can open fully.

## *Do windows and doors that open onto a balcony need to have a device fitted?*

No, as the drop directly to the outside is usually less than 2 metres.

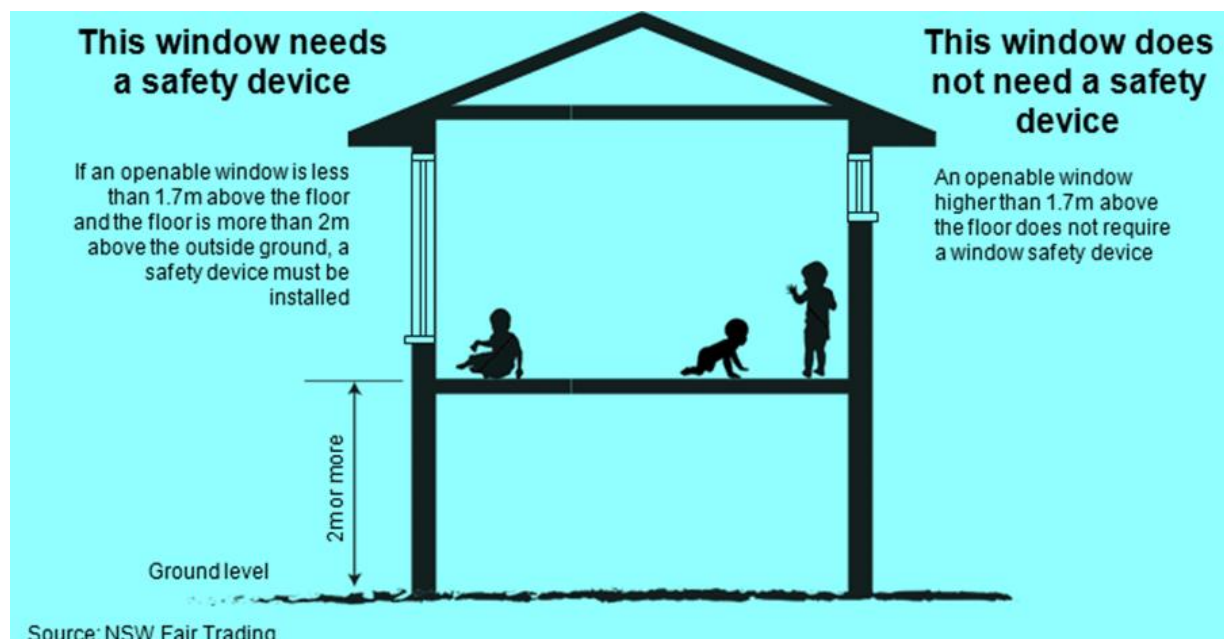
## Further information

Strata Choice - Window Safety

<https://www.stratachoice.com.au/compliance/child-window-safety-compliance/>

NSW Government

<https://www.nsw.gov.au/news/window-safety-locks-required-apartments#:~:text=To%20prevent%20a%20tragic%20incident,fall%20two%20metres%20or%20more>



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