

Window Safety Devices

The New South Wales government has introduced a legislative requirement in the *Strata Schemes Management Regulation 2010* for all schemes contain residential units to install child window safety devices.

Why this change has been brought in?

Children are particularly at risk to falls from unsecured windows. In one year between 2011 and 2012, 39 children aged nine or younger were hospitalised in NSW due to window falls, and at the Children's Hospital at Westmead between 1998 and 2008, 65% of admissions from falls from high rise windows were children under 4. In New York City, the introduction of mandatory window safety guards led to a 96% reduction in child hospital admissions from falls.

Which Windows?

Section 31 of the *Strata Schemes Management Regulation 2010* only applies to certain windows. These are:

- Windows with a sill height less than 1.7 metres from the internal floor, and,
- An internal floor height above 2 metres from the ground level outside the window.
- Exemptions: doors and windows that open over balconies

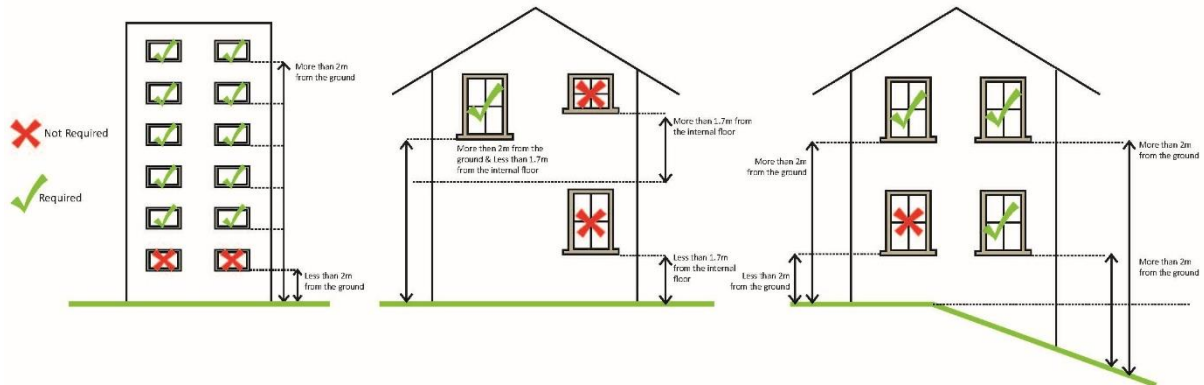
It is important to note that windows on the ground floor may still have to comply due to built up floor levels on cut and fill sites. Please see the diagram over the next page.

About Strata Community Australia (NSW)

Strata Community Australia (NSW) was formerly known as the Institute of Strata Title Management (NSW). There are about two million strata and community title lots in 270,000 schemes across Australia. According to the 2011 Census figures the popularity of living in strata-type properties continues to shift with just under a quarter of a million more households calling apartments and townhouses home since 2006. SCA affiliates have approx 2500 member companies and individuals.

Date created: 4 February 2016

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What Devices?

A device complies with the legislation if it:

- Is capable of restricting the opening of a window so that a sphere with a diameter of 125mm or more cannot pass through the opening,
- Is capable of withstanding an outward horizontal action of 250 newtons, and,
- Has a child resistant release mechanism, in the case of a device that can be removed, overridden or unlocked.

Why Comply?

Aside from the obvious safety risks, a failure to comply by the deadline of 13 March 2018 could have financial implications. Non-compliance could also lead to statutory fines of \$550.

For more information, contact your Strata Manager or Strata Community Australia (NSW) on (02) 9492 8200

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