

C.F. STRATA MANAGEMENT

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BRIEF INFORMATION SHEET - IN RELATION TO NEW REGULATIONS – WINDOW SAFETY

The new regulations from the New South Wales Fair Trading, that all windows above the ground floor in existing residential strata schemes must be retrospectively fitted with a lock or safety device which prevents the window opening more than 12.5cm.

Further the minister of Fair Trading has stated that owner's corporations will be given 5 years (to March 2018) to retrospectively fit windows with safety devices.

At present the installation is the responsibility of the Owners Corporation, as this has now been noted in the Strata Schemes Management Act & Regulations, we are of the view that this responsibility will not change. We refer to Sect 64a of the Act and Regulation 31 of the regulations

We have suggested to our Owners Corporation's that if individual owners wish to install the locks sooner, that the Owners Corporation approve same. While most Owners Corporation has agreed with this suggestion, this should be confirmed with your strata manager via written request.

Some further general information follows in relation to Window Safety Regulations.

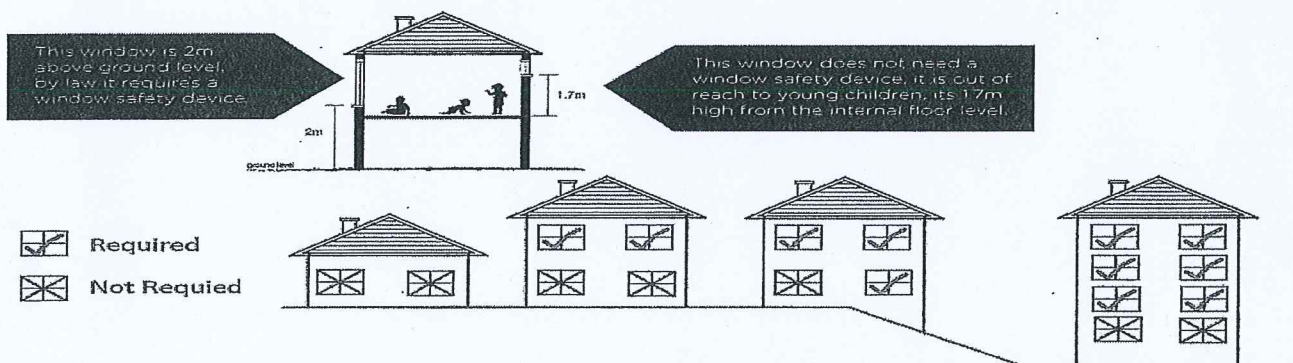
What are the new laws?

Under the Strata Schemes Management Amendment (Child Window Safety) Act-2013, all windows within a strata building, presenting risk of serious injury as a result of falls, must be fitted with devices that enable windows to be locked at 12.5cm when engaged.

This law has been introduced to reduce the high rate of reported injury as a result of falls from windows.

Residents will still be able to open their windows however they will have the security of knowing that when the window lock is engaged, children will be protected.

Which windows does this apply to?



What's a suitable Window Safety Device?

Devices must meet the following regulation standards:

- The device must be capable of restricting the opening at 125mm, and
- is capable of resisting 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.

Please note that this is a general information sheet and is a guide only. Please note that the above is a guide only and should not be taken as legal advice or the like. Owners should rely on their own investigations. Each strata plan may address this issue in a different manner. C. F. Strata Management disclaims liability for negligence or the like in any way connected to this information sheet