



New South Wales Consolidated Acts

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STRATA SCHEMES MANAGEMENT ACT 2015 - SECT 118

Window safety devices-child safety

118 Window safety devices-child safety

(1) An [owners corporation](#) for a [strata scheme](#) to which this section applies must ensure that there are complying window safety devices for all windows of each [building](#) in the [strata scheme](#) that are windows to which this section applies.

Maximum penalty: 5 penalty units.

(2) An [owners corporation](#) is to carry out work related to its [functions](#) under this section at its own expense and may, for the purposes of this section, carry out work on any part of the [parcel](#).

(3) An [owner](#) of a lot in a [strata scheme](#) to which this section applies may install a complying window safety device on a window to which this section applies (other than a window on another [owner](#)'s lot).

(4) An [owner](#) of a lot who installs a window safety device under this section must:

(a) repair any damage caused to any part of the [common property](#) by the installation of the device, and

(b) ensure that the device is installed in a competent and proper manner and has an appearance, after it has been installed, in keeping with the appearance of the [building](#).

(5) An [owners corporation](#) or an [owner](#) of a lot may carry out work authorised by this section despite any other provision of this Act, the regulations or any by-law of the scheme.

(6) The regulations may make provision for or with respect to the following:

(a) the [strata schemes](#) and windows to which this section applies,

(b) the devices or other things that are complying window safety devices for the purposes of this section,

(c) notification to the [owners corporation](#) by [owners](#) who install window safety devices.

(7) A regulation may apply this section to a window located on any part of a [parcel](#).

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