

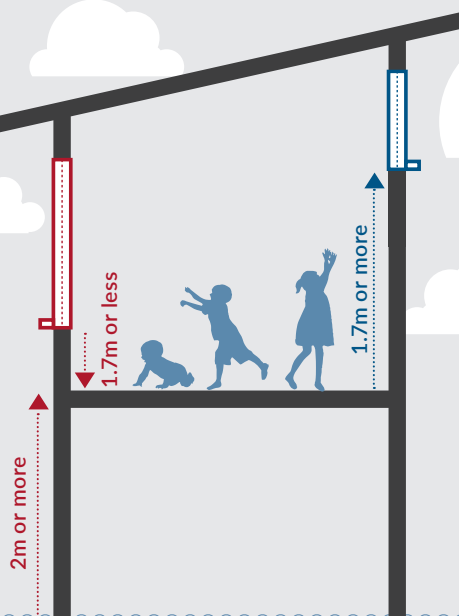
PROPERTY MANAGER WINDOW SAFETY CHEAT SHEET

WHEN DOES A WINDOW REQUIRE A FALL PREVENTION DEVICE?

If the window sill is less than 1.7m above the internal floor, and that floor is 2m or more above the external surface outside, a safety device must be installed.

THIS WINDOW NEEDS A SAFETY DEVICE

If an openable window is less than 1.7m above the internal floor, and that floor is 2m or more above the external surface outside, a safety device must be installed



THIS WINDOW DOES NOT NEED A SAFETY DEVICE

An openable window 1.7m or higher above the internal floor does not require a safety device

AS A PROPERTY MANAGER, WHAT SHOULD I BE LOOKING OUT FOR PRIOR TO SIGNING OFF WINDOW SAFETY DEVICES?

A fall prevention device that meets legal requirements must answer YES to the following questions:

Window Safety Lock

1. Are the keys present?
2. Can the window be locked in the closed position?
3. Can the window be locked in a vent position less than 12.5cm?
4. When the lock is engaged, can it resist a force greater than 25kg?

Window Security Screen (including bars & safety grills)

1. Are all gaps less than 12.5cm?
2. Can the screen resist an outward pressure of 25kg?

General Window Condition: The condition of both the frame and sash should also be considered when assessing the fall prevention device. If the window does not operate as intended, it should undergo a service to ensure occupants' safety.

INSPECTION RECOMMENDATIONS

As a Property Manager, it is your role to make sure that your client's asset is always functioning and that those living in the property are protected. Furthermore, your client has a duty of care as well as the liability to maintain a safe environment for all those living in the property.

As window compliance experts, ASQB provides reassurance and peace of mind to landlords and tenants in regard to high-risk windows and the obligations around them. Our management around our Window Safety Compliance service removes the burden from you and your client.

For your client's high-risk windows, ASQB recommends annual checks or end of lease checks, whichever is sooner.

CORRECTING INDUSTRY MISCONCEPTIONS

- Flyscreen wire mesh will not prevent a child falling through the window ✓
- Locks that only secure a window closed do not meet legal requirements ✓
- Windows painted closed do not meet fall prevention requirements ✓
- Windows need to be permanently restricted from opening more than 12.5cm ✓
- All windows within the home (kitchens, bathrooms, laundries) must be made safe, not just bedroom windows ✓

REASONS WHY DEVICES BECOME NON-COMPLIANT

It is critical that you and your client have regular inspections to meet your obligations as windows can become non-compliant for many reasons including faulty locks, device misuse, removal of the device, a damaged device, general lack of care by tenants as well as lost keys.

The number of accidents from high risk windows has reduced significantly since legislation came into place, and we want to make sure this number keeps dropping.

To speak with one of our team regarding our services, please contact us on 02 9785 7893 or info@asqb.com.au.