

Window Lock Rules Set to Tighten Across NSW

With legislative updates continuing to shape the future of strata living in NSW, pending reforms to strata management legislation — including the Strata Schemes Legislation Amendment (Miscellaneous) Bill 2025 — are expected to commence later this year. The reforms introduce amendments to window safety locks. In particular:

What are the new window safety lock regulations?

Section 118 (1A) clarifies that the owners corporation is responsible for maintenance of window safety locks. Fair Trading is expected to prescribe a mandatory inspection frequency, meaning schemes will soon need to check window safety devices at set intervals rather than on an ad-hoc basis.

These changes will require strata managing agents to adjust internal processes, including:

- Update maintenance schedules to reflect the new prescribed inspection frequency.
- Review and amend agency agreements to ensure window safety device checks are clearly allocated and costed.
- Coordinate with contractors to ensure timely inspections and reporting.
- Advise committees on their strengthened obligations and the risks of non-compliance, including potential penalties or liability exposure.

We have considerable experience with these reforms and could assist you with any practical issues you may be experiencing or expect.

If you are a Compliance Pack member, please click here to download the [Strata Reforms Guide](#).

Key takeaways

- The owners corporation will be responsible for the maintenance of window safety locks.
- Mandatory inspection frequencies for window safety devices will be established by Fair Trading.
- Strata managing agents must update their processes to comply with the new regulations.
- Non-compliance with the new window safety lock regulations may result in penalties or liability exposure.

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