Window Lock Rules Set to Tighten Across NSW

Not Yet Commenced

With legislative updates continuing to shape the future of strata living in NSW, the Strata Schemes Legislation Amendment (Miscellaneous) Act 2026 has now passed Parliament, introducing further reforms to strata management legislation. However, the provisions relating to window safety devices have not yet commenced and remain subject to proclamation. Once in effect, the reforms will introduce amendments to window safety requirements. 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.

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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.

****The information contained in this article is general information only and not legal advice. The currency, accuracy and completeness of this article (and its contents) should be checked by obtaining independent legal advice before you take any action or otherwise rely upon its contents in any way.*

Prepared by Bannermans Lawyers

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