

## **Safety gap in strata buildings (many tenants live in strata units)**

Currently tenants' safety in NSW is compromised due to a lack of safety enforcement of strata common property by government authorities.

- Mandatory safety inspections of strata units should be documented at least every 5 years
- Safety risks resulting from these inspections must be addressed within two years (or shorter depending on the severity).
- Real estate agents should be mandatory reporters to the strata manager in relation to any hazards they see on the common property.
- Strata management companies should at a small fee produce a common area inspection report at least every five years.
- Every strata in NSW should be charged a small fee each year for safety enforcement. That fee could go towards government agencies to enforce safety.
- As more tenants work from home in strata complexes, common property in strata becomes part of the workplace. Therefore, the work health and safety ACT should apply to common property in strata.
- The building compliance and enforcement act NSW should also apply to older strata properties.
- According to Kidsafe many children fall off balconies each year. Currently strata complexes built before a certain date do not have to raise their balcony height to a metre. However, much time has past and owners of strata complexes build before that date have had sufficient time to raise the balustrades. It is now time to enforce the balustrade height (with three years lead time) to a metre for all strata complexes in NSW.
- Waterproofing may affect the safety of tenants on balconies. Laws around mandatory waterproofing of balconies should be strengthened.
- Tenants should be encouraged to report safety issues in strata complexes to their real estate agents. The real estate agents should promptly raise these issues to their strata manager and follow up if not addressed.
- Strata managing agents should be mandatory reporters of safety issues not addressed in a strata complex to a relevant government authority. There should be a question on the strata hub regarding any safety issues in the common property.
- Currently the only way to enforce safety in strata is through legal action. This can be costly time consuming and stressful. It is also risky for low-income earners who may not be able to pay legal cost. Hence there should be a government agency that can enforce safety in strata.