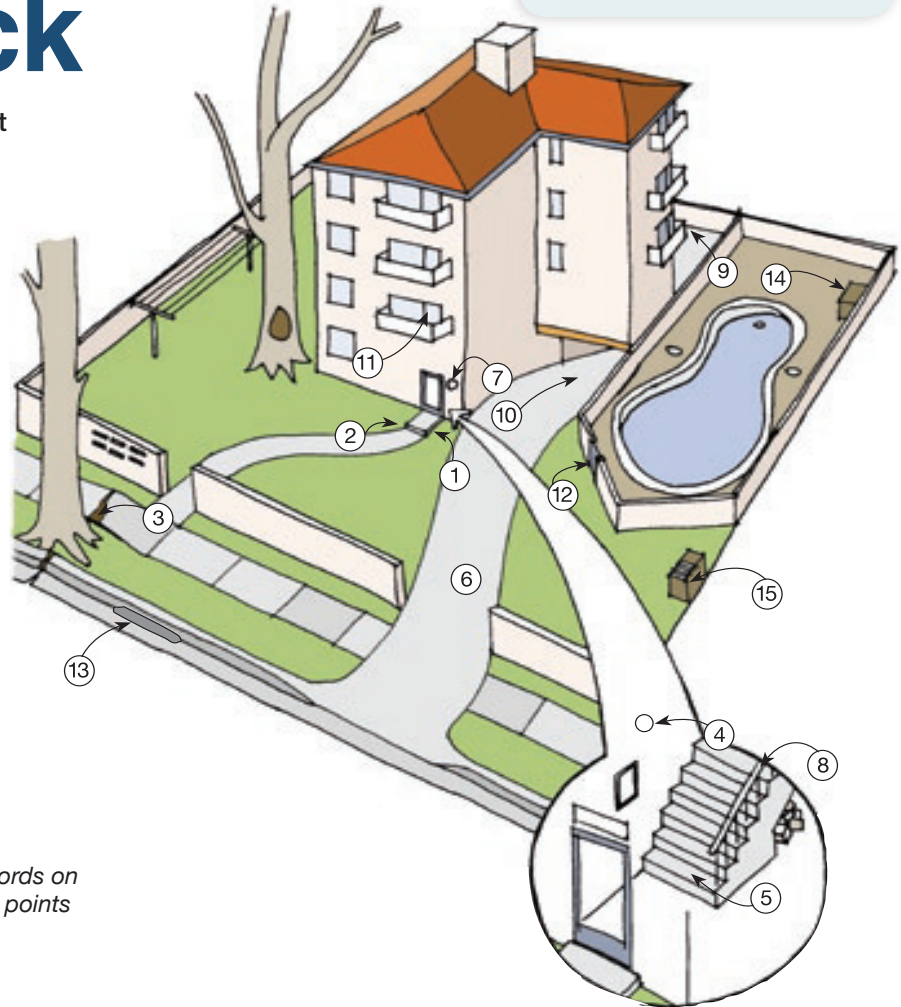




Strata Safety Check

Preventing and minimising accidents is very important to occupants and visitors to your property. You can do this by being vigilant and identifying the obvious hazards that will periodically occur. The Diagram shows many of the typical things to look for. Every time you see something unsafe, do something about it immediately. And if you are unsure about what to do, get advice from an expert.



What to look for

Test

- RCD (safety switch)

Flooring

- fix down loose carpet/vinyl edges or joints
- fit non slip backing to mats
- no slippery surfaces especially glazed or polished marble
- 1 apply a non slip coating to known slippery surfaces

Avoid storing knives within reach of children Tie up cords on blinds if infants present Fit childproof plugs to power points

Paving

- 2 avoid single steps
- remove any moss growth immediately
- 3 remove tree roots that are lifting paving or are trip hazards
- upgrade drainage to eliminate seepage onto paving
- remove any trip hazards, eg raised pavers, half steps

Toilet doors

- make sure toilet doors can be opened from outside toilet

Stairs

- 4 install lighting so all steps are clearly visible at night
- 5 fit non slip nosing or grooves to edge of all steps
- close any gaps in stairs that allow infants to fall through

Visibility

- 6 avoid planting and fences which obscures the footpath when leaving the property or safe entry to the front door

Security

- provide secure locks to entry doors and ground floor windows
- use remote control night time entry to garages
- 7 provide good night lighting to entry

Railings

- check adequacy of fixings
- 8 fit railings to ALL stairs including any difficult to see step, side of ramps or driveway or any drop more than 600mm
- 9 redesign railings and avoid placing furniture, pots etc that could allow child access over or through balcony railings or windows

Vehicle barriers

- 10 install wheel stops to carspaces where vehicle can damage structures or drive through railings
- install crash barriers or bollard where vehicles can drive into trouble
- fit speed humps in longer flat driveways



Strata Safety Check

Hotwater

- fit temperature limiting devices to showers, baths and basins

Glass

- 11 fit safety glass to entry and balcony doors or sidelights, windows in stairs or above baths, shower screens

Hazardous materials

- identify any asbestos products
- anticipate lead in paint films over 20 years old
- anticipate toxic termite chemicals in the basement and subfloor — wear respirator

Pool

- 12 service gate latch and self closing device
- check that neighbours' fences do not allow child entry
- fence all water features or place stainless steel mesh just below surface of water to eliminate hazard

Street drains

- 13 request your local Council to fit childproofing to any open drains, pits or culvert

Storage of dangerous products

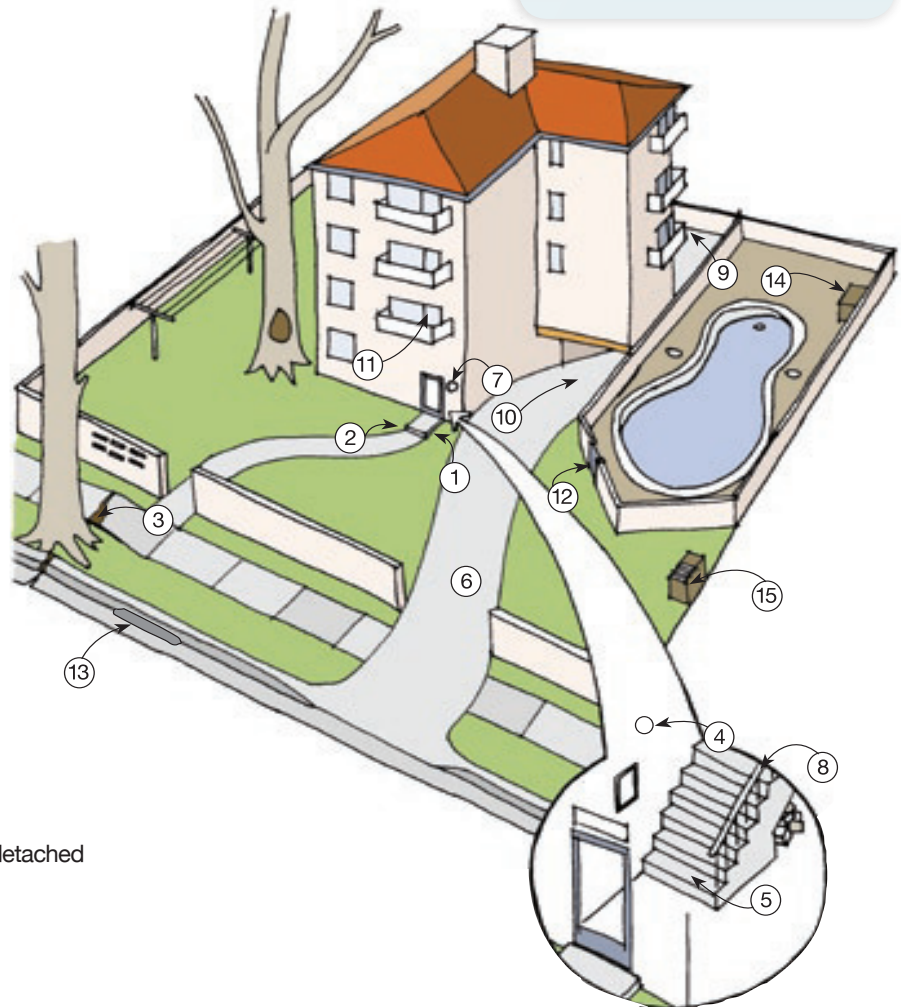
- fit safety catches to sink cupboard
- store cordless tools without drills or blades and battery detached
- ladders should be lying down
- 14 pool chemicals, pesticides, garden herbicides, petroleum products should be stored in childproof location

Gardens

- identify and remove poisonous trees, eg oleanders, privet, asthma weed
- remove accessible spiky plants
- install softfall to areas around children's playground equipment
- fit tight fitting weatherseals to base of external
- doors and insect screens in known funnelweb spider areas
- do not store shoes and clothes outside
- remove hanging ropes from trees and buildings
- assess stability of trellises, arbors, pergola supporting plants

BBQs

- 15 storage cylinder should have up to date compliance
- turn off or remove cylinder after use if BBQ is auto start



Fire safety

- test smoke alarms
- check emergency exit signs and lights
- check closers fitted to entry doors
- check fire resistance of walls to adjoining buildings
- remove obstructions/stored goods from fire stairs escapes
- fit fireproofing to flammable walls around gas cooktops
- keep fire blanket in kitchen
- do not dead-lock front door

Numbers relate to items on drawings