

## **BCA-HDB JOINT MEDIA RELEASE**

### **CHECKING WINDOWS REGULARLY KEY TO WINDOW SAFETY**

*Homeowners urged to play bigger role in ensuring proper maintenance of windows*

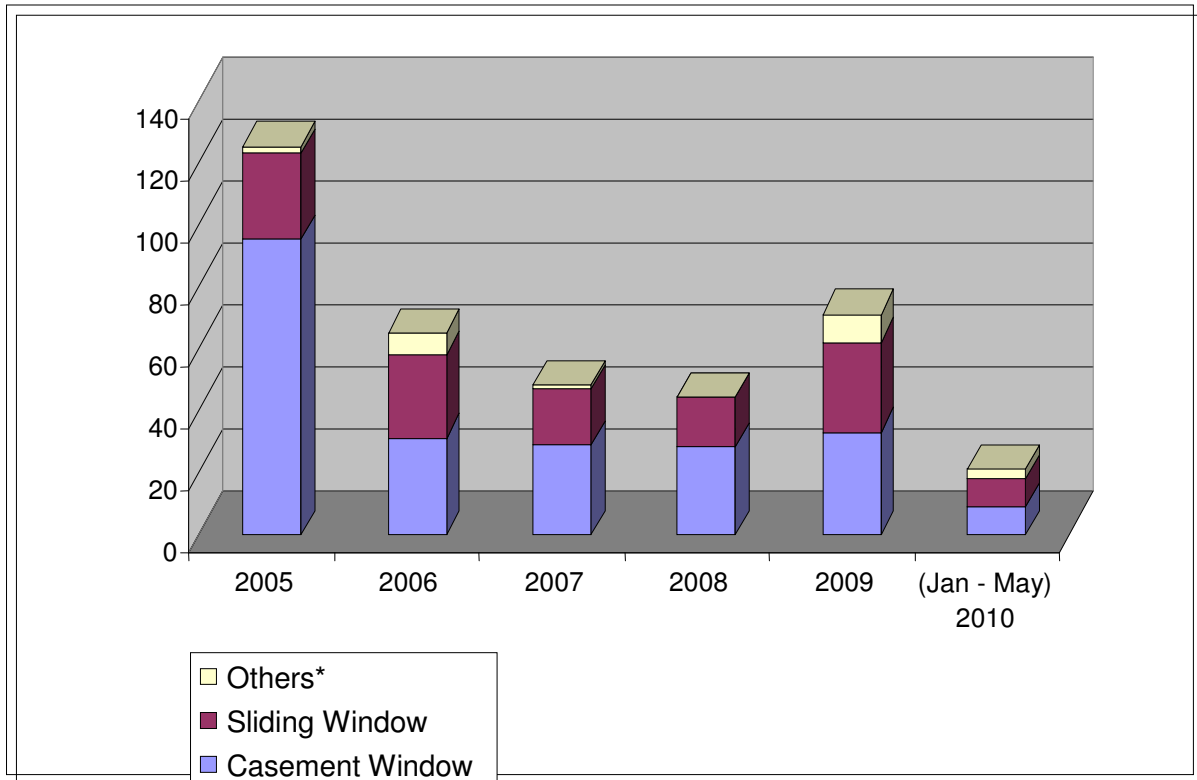
According to BCA, a total of 71 windows fell from high-rise flats and apartments last year, up from 44 cases in 2008. Since 2004, there have been 5 known injuries due to fallen windows. Falling windows, like killer litter, pose a serious danger to the lives of passer-bys. Therefore, it is necessary to ensure that all windows, be it casement, sliding, louvred or fixed glass windows, are well-maintained and secured at all times.

#### **Casement Window**

2 After the end of the mandatory window retrofitting exercise in September 2005, the number of fallen casement windows has dropped by two thirds, from about 8 cases per month in 2005 to about 2 to 3 cases per month currently.

#### **Sliding Window**

3 There is a notable increase in the number of fallen sliding windows last year. In 2009, there were 29 cases of fallen sliding windows, an increase from 16 cases in 2008. This year, of the total number of fallen windows recorded from January to May, 40% were sliding windows.



\* Others - Refers to windows other than casement and sliding windows (e.g. louvre window, fixed glass panels etc.).

4 Windows dislodge and fall due to two main reasons – the lack of maintenance and the failure to replace aluminum rivets in casement windows with stainless steel ones, resulting in corroded aluminum rivets giving way. Besides ensuring that existing windows are checked and maintained regularly, homeowners who are installing new sliding windows should also ensure that safety features, such as angle strips and safety stoppers, are included. Homeowners with existing sliding windows that do not have such safety features should consider installing them.

5 With more than 80% of the Singapore population residing in high-rise buildings, it is crucial that everyone does his/her part in ensuring that the built environment we live in is safe from falling objects.

6 In line with “Window Safety Day” on 6 June and 12 December, homeowners and tenants are urged to play a bigger role in ensuring the proper maintenance of their windows by performing checks and replacing any defective or loosened parts immediately.

7 Under the Building Maintenance and Strata Management Act, it is the owner's and/or tenant's responsibility to maintain their windows regularly and properly. Should a window fall due to lack of maintenance, they can face a maximum fine of S\$10,000 and/or jail term of up to one year. If any fallen casement window is found with aluminum rivets, they can also face a penalty of up to S\$5,000 and/or jail term of up to six months, for failing to retrofit the window with stainless steel rivets.


8 A list of useful window maintenance tips can be found at [http://www.bca.gov.sg/windows\\_safety](http://www.bca.gov.sg/windows_safety) and [http://www.hdb.gov.sg/windows\\_safety](http://www.hdb.gov.sg/windows_safety) or on the new Facebook page at [www.facebook.com/windowsafety](http://www.facebook.com/windowsafety).

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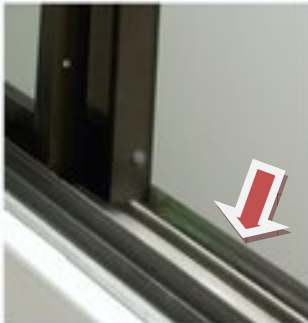

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## Windows Maintenance Tips

### For casement windows:

		
<p><b>Replace aluminum rivets/screws with stainless steel ones.</b></p>	<p><b>Tighten loose screws.</b></p>	<p><b>Check, clean and lubricate joints/moveable parts regularly.</b></p>

### For sliding windows:

		
<p><b>Check for safety stopper.</b></p>	<p><b>Check for angle strip.</b></p>	<p><b>Clean the tracks and ensure window panels can slide smoothly.</b></p>

If any part of the window is loose, cracked, missing or corroded, please engage a BCA-approved window contractor to carry out the necessary repair works.

More details on windows safety can be found on:

- 1) <http://www.facebook.com/windowsafety>
- 2) [http://www.bca.gov.sg/windows\\_safety](http://www.bca.gov.sg/windows_safety), 6325 8677 (BCA)
- 3) [http://www.hdb.gov.sg/windows\\_safety](http://www.hdb.gov.sg/windows_safety), 1800 225 5432 (HDB)