



Government
of South Australia

Housing Safety Authority

Fact Sheet



External Window Latches

Regulation 15(f) of the *Housing Improvement Regulations 2017*

Each external window in the residential premises that is able to be opened must be fitted with a latch.

What are external windows

External windows open directly to outdoor spaces, including car ports, verandahs and balconies. Windows included in regulation 15(f) include those that are designed or intended to be opened.

Window latches

Latches on each external window must ensure that the window:

1. can be opened and closed from the inside; *and*
2. cannot be opened from the outside.

Window latches may include key locks. If a fitted window latch is broken or the window is unable to be opened or closed, the general standards may apply.

Additional window latches

Provided each external window must have at least one latch that complies with regulation 15(f), the external window may include other window latches and locks.

Window screens

There is no requirement in the minimum housing standards for window screens, e.g., fly screens, to be installed on external windows.

General Standards

For information about general standards that relate to fixtures, fittings and other facilities within the prescribed minimum housing standards, refer to the *Fact sheet – General Standards* or scan the QR code.



Scenario examples

- A. *A sliding window opens directly to a garden outside a house. A key lock latches the window closed so it cannot be opened from the outside. The key lock can be unlocked so the window can be opened and closed from the inside. This is considered as compliant.*
- B. *An awning style window opens onto a balcony. The latch is broken meaning the window cannot be closed from the inside. This is considered as non-compliant. The general standards may also apply in these circumstances.*
- C. *A window opens into a verandah. No latch is installed so the window cannot be secured closed. This is considered as non-compliant as the external window is able to be opened, therefore, a latch must be fitted.*

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