

Problems

Property Intruders

Improper or Illegal entry onto property and/or building interior

Vandalism and Theft

Property damage

Concerns and Results

- Unit break-ins and thefts
- Vehicle break-in and thefts
- Vagrancy
- Illegal activities
- Resident safety in parking areas and in general

Concerns and Results

- By residents or visitors
- Elevator cabs
- Hallways, paint and wallpaper
- Garbage and debris

Solutions

- CCTV, monitored locally or offsite
- Access control
- Monitored suite alarm systems
- Duress systems
- Good outdoor and ramp lighting
- Clean and bright parking garage
- Improve sitelines
- Awareness program
- Hi Rise watch

Problems

Control of access

Who has access to the property and spaces within the property

Concerns and Results

- Closing pool or fitness areas off after hours, for example
- Use of duplicate keys to gain entry
- Propping doors open
- Multi-car or walk-in entries through overhead doors
- How are visitor entries controlled?

Solutions

- Overhead door gates
- Access control systems
- Cards, fobs, clickers
- Audible and/or monitored door alarms
- Good locking hardware, key control

Limiting Liability and Exposure to Risk

Concerns

- Slip and falls
- Inappropriate staff behaviour
- Lack of security
- Increased insurance premiums
- Resident safety, medical/attacks

Management issues

- Keep on top of liability and exposure to risk
- Set up a budget for security
- A chain is only as strong as its weakest link

Solutions

- CCTV as a record
- Maintenance program on all security equipment
- All visible security measures act as a deterrent.
- Security should be in layers, and there should be many of them.
- Improve “community” activity
- On-site security / concierge
- Proactive maintenance
- Security budget created, maintained, providing for ongoing maintenance and growth