

Security for Condominiums



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*3D Security Services are industry experts
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*Security is always seen as too much until
the day it is not enough.*

≈ William Webster, Former FBI Director

Discussion Points

- Different Components of Condominium Security
- Determining Security Requirements
- In-house vs. Outsourcing Security Services
- Next Steps
- Questions and Answers

Different Components of Condo Security

Duty of Care, Inherent Security issues , Condo Security Systems & Challenges.

Condominium Act - Section 97 (2)

- Corporation may make changes to common element, without notice to owners, if
 - (a) Compliance: Necessary to comply with another act, regulation, bylaw, etc
 - (b) Security: **In the opinion of the Board it is necessary to make the addition, alteration, improvement or change to ensure the safety or security of the persons using property or the assets of the corporation or to prevent imminent damage to the properties or assets**
 - (c) Cost: Subject to regulations - cost is no more greater of \$1000.00 and 1% of the annual budget common expenses for fiscal year

Reference: *Little vs. MTCC 590 (2006)*

Duty of Care – Condo Security

- Security Obligations for Condominiums, as it relates to the common element, may fall under Occupiers Liability Act 2016
- Section 1.b of the Occupiers Liability Act:
Occupier includes “ a person who has responsibility for and control of the condition of the premises and the activities there carried on, or control over persons allowed to enter the premises...”
- Occupier’s Duty – Section 3.1 of the Act:
“An Occupier of premises owes a duty to take such care as in all the circumstances of the case is reasonable to see that the person entering on the premises and that the property brought on premises by those person are reasonable safe while on the premises.”

Lawsuit filed against Condominium, Security Company and Property Management firm.

This is a case from the summer of 2017, where two doctors were murdered in their condominium.

The person arrested for the crime was a former employee of the security company, commissioned by the condominium.

One of the points raised by the plaintiff is that the condominium and property manager were aware of security vulnerabilities, but did not act.

This article discusses the ease of tailgating and the lack of attention for the Video Surveillance System (VSS) as a basis for the suit.

Wrongful death suit alleges 'veneer' of security at South Boston condo where doctors were slain

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NOV 2019 - Opening Statements started November 2019 – Jurors will be reviewing security footage from the condominium system and will be visiting the condominium during the trial.

Lawsuit filed against Condominium, Lock Company and Security Firm

Condominium, Security Company and Lock Installer being sued for death in a condominium

Electronic locks were installed in the condominium.

Google records show that the alleged attacker spent 7 minutes on Google to learn how to bypass this lock.

Important to ensure that default administrative settings are changed

By Emilee Speck [<https://www.clickorlando.com/author/emilee.speck/>] - Digital Journalist, Vanessa Araiza [<https://www.clickorlando.com/author/vanessa.araiza/>] - Reporter

Posted: 4:46 PM, May 02, 2017

Updated: 1:03 PM, May 04, 2017



Shares

335

ORLANDO, Fla. - The parents of a 27-year-old Orlando woman, who police said was killed in her condo in 2015 by the complex security guard, is suing Uptown Place Condominiums, the company that made the lock on the victim's door and the security company that hired the suspect, according to court records obtained by News 6.

The lawsuit was filed Monday in Ninth Judicial Circuit Court by lawyers for Sasha Samsudean's parents, Tara and Ken Samsudean.

Samsudean was found at on Oct. 17 the day after she came home from a night out with friends.

The Samsudeans allege that Stephen Duxbury, who is accused of raping and killing their daughter [<https://www.clickorlando.com/news/security-guard-arrested-in-sasha-samsudeans-death-at-downtown-orlando-complex/>], was able to access her apartment by hacking the Kwikset digital deadbolt after "running internet searches on his smartphone" minutes before Sasha was killed, according to court records.

The security risks of the locks were reported by Wired magazine in 2013. [<https://www.wired.com/2013/08/kwikset-smarkey-lock-vulns/>]

Kwikset redesigned the SmartKey deadbolt in January 2016 after denying that there were any vulnerabilities in the locks.

Condominium Security Challenges

- Security Systems may be adequate at time of installation, but may not allow for upgrades or expansion
- Currently, there is a lack of education in security best practices
- May be Lack of Security Integration (following pages)
- Past Security Solutions may have been reactive or vendor-based
- May not be budgeted for in the RFS or operating budget

(Question is what is upgrade (operating) and what is capital repair/ replacement (RF))

Determine Condominium Security Requirements

Risk Management, Rating of Risk, Responding to Risk, High Risk examples, Security Resources, Security Audit.

Risk Management

Terms of Risk Management:

1. Threat
2. Vulnerability
3. Risk
4. Probability
5. Consequence/Impact

Security recommendations are established by identifying threats, determining vulnerabilities, and establishing risk by combining the probability of a security incident with its anticipated impact



Risk Rating of Findings

Consequence of Risk

- A: Fatal
- B: Very Serious
- C: Moderately Serious
- D: Serious
- E: Relatively unimportant

	6	5	4	3	2	1
A						
B						
C						
D						
E						

Probability of Risk

Almost Impossible	Highly unlikely	Unlikely but possible	Possible but unusual	Quite possible and likely	Almost Certain to occur
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Extreme Risk



High Risk



Moderate Risk



Low Risk

Unmitigated Risk

Emergency

Urgent

Mitigation must be justified

Mitigation should not be done

Mitigated Risk

Unacceptable Risk – take additional mitigating action

Unacceptable Risk – take additional mitigating action

Execute mitigation

Mitigation may not be justified

Responding to Risk:

Risk may be addressed in one (or a combination) of 3 ways:

1. Accept the Risk (do nothing)
2. Off-Load the Risk (third party)
3. Mitigate the Risk (take action to reduce risk)

Resources for Mitigating Risk

Risk may be mitigated in one (or combination) of 3 ways:

1. Security Personnel (most expensive)
2. Technology (monitoring, cameras, IDS)
3. Security Education and Policies (take action to reduce risk)

Security Integration

Security Lighting



Taken on August 15th @11:18 (across the street)



Same Angle (closer) taken on August 15th 2017@01:48

Security Lighting



One Method of Determining Risk and Security Requirements is the Security Audit:

- A Security Audit is a report that assesses and reports on the security effectiveness of the current system.
- The report identifies areas of compliances and deficiencies within the Physical Protection System (PPS).
- It provides recommendations on Security best practices and compares to condominium of similar nature.
- It will usually provides recommendations to mitigate the risks described in the findings.

Condominium Security Systems (to be audited)

- Access Control (fobs, keys)
- Intrusion Detection Systems (IDS)
- Security Lighting
- Video Surveillance System (formally CCTV)
- Physical Protection Systems (computers, networks)
- Perimeter Protection (layered, protection in depth)
- CPTED – Crime Prevention Through Environmental Design
- Security Redundancies and Contingencies
- Security Personnel

When To Schedule a Security Audit ?

We are seeing condominiums schedule Security Audits at different times:

1. First Year of Operations (Warranties)
2. In advance of a Reserve Fund Study update (proactive)
3. After a breach or security incident (reactive)

In-house Security vs. Outsourcing Security Services

Pros & Cons of In-House Security

Pros & Cons of In-House Security

- Pro's
 - Lower costs – HST and overhead and profit
 - Greater stability in the workforce
 - Greater familiarity with Condominium rules and protocols
- Con's
 - Greater risk – exposure to labour laws
 - Management workload – scheduling etc.
 - Coverage - short term, illness, vacation, etc.
 - Legislative changes etc.

Next Steps

For those condominiums looking to systematically increase the security of their corporation:

- Budget for, and commission, a Security Audit
- Take Findings and Recommendations and;
 - Prioritize based on Risk and Budget
 - Provide approved recommendations to the Engineer updating Reserve Fund Study
- Report to Owners at the Annual General Meeting
- Use the AGM as an opportunity to educate the owners in Proper Security Processes

QUESTIONS?



The Complete Audit vs. The Free audit

	Complete Audit	Free Audit
# of visits to site	With the complete audit, the site is visited during day, night, weekdays and weekends (min. 5 visits)	Usually the site visit is conducting once – during a weekday, business hours -(when most people are out of building)
Risk Rating	The complete audit rates the vulnerabilities by risk in order to allow management to prioritize the recommendations	Usually no risk rating
Recommendations	Finding and Recommendations are precise: “only 6 fc of lighting present – area should be increased to 10fc for proper integration”	Recommendations can be inexact: “ need more lighting in the front area”
Training	Eight security modules must be passed with a mark of 80% or higher - Continuing education points required to keep certification	2 weeks of CPTED training – Usually they act in the position for a 4 year term and are then move to another job.
Depth of Audit	Complete review of security integration and systems – including archiving, back-ups, database management, etc	Usually only review the exterior area and provide comments on lighting and environment
Knowledge of Condominium Processes	Recommendations should be presented in accordance with proper Condominium Governance.	Usually not aware of the restriction on Condominiums such as reserve fund expenses vs. operating expenses, substation changes to common element, etc.