



Strata Building Security Checklist

While each strata building, community, and environment are different, buildings can benefit from a regular review of physical and electronic security. With the increase in identity, planned and opportunistic theft, these reviews are more important than ever, covering both prevention, deterrence, and assisting police with capture.

Here is a quick checklist for any building, spanning simple and easy to implement solutions through to larger capital works projects. Security measures are best implemented incrementally, until risk and incidences reduce to an acceptable level, and the resident/visitor awareness improves.

Physical Security

- Clear overfull letterboxes, secure open letterboxes to deter mail theft
- Change 'mastered' low security letterbox keylocks for non-master high security to prevent thieves using the master key to systematically unlock boxes
- Check doors for signs of forced entry such as marks/scratches. Fit stainless steel block plates to prevent forced entry on vulnerable external doors and fire doors
- Check doors for marks on knob sets, and drooping lever handles indicating forced entry. Fit anti-wrench ring knob sets on vulnerable doors and fire doors to prevent forced entry
- Check door closers are working correctly, and the door closes from a short distance, not just from fully open. Consider closer adjustments or replacement if it doesn't
- Review fire door use, and whether they need to be used as a resident thoroughfare. If not, re-key the cylinder and/or remove the external handle to prevent use. Don't forget the blocker plate
- Review fire door access from the fire stairs. Buildings under 25m in height have the ability to prevent re-entry to the level foyers. Buildings over 25m have some restrictions.



Electronic Security

- Where fire doors are being propped open, consider fitting simple beepers or alarms to deter this. These can be set to beep/alarm one time, or reset. These can be wired back centrally, or be simple stand-alone battery operated units
- Check if electronic key fobs have been audited to eliminate lost/stolen key fobs
- Check if key fobs are of the non-copyable type. High security key fobs cannot be copied, and thus prevent unauthorised use of the building and services
- Check if key fob/intercom systems allow floor-level lift security, so residents and visitors are allowed only to their authorised lift level. This can include basements, but ground floor must always be free access. It can be combined with fire door re-entry restrictions to limit unauthorised use
- Lastly, and obviously, CCTV camera systems are helpful to buildings and police to identify and capture offenders. CCTV works partially as a deterrent, but should be used in conjunction with other physical and electronic security measures.

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Bells Access is a supporter of the Owners Corporation Network, a not-for-profit member organisation helping strata owners navigate the complexities of strata living.

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