



Residential properties (apartment, condominium, and townhouse) and communities raise special security concerns for Property Management and Board Committees. Many factors contribute to that concern: a diverse and growing population, increased youth and gang violence, drugs and organized crime.

Productive Security Inc. is committed to helping building and property managers prepare and respond to the many security challenges faced within low and hi-rise buildings by fully understanding the requirements of each property, and developing a thorough and effective Security Action Plan. We have developed long-term security programs for over 60 properties throughout the Greater Toronto and surrounding areas.

We believe a well designed and dedicated security program does not have to come at the expense of an open and welcoming environment. And it doesn't have to come at the expense of a balanced budget. But it requires a commitment from the management and residents to make security a part of a community's culture.

### GENERAL RECOMMENDATIONS

- Think Security. Bear in mind that it is everyone's responsibility to keep a watchful eye on their community and we must all take responsibility for security.
- Management should assess the risks and realities facing the property and develop a security plan—seeking professional guidance, if needed. Of course, not all properties run the same risk, but all run some risk.
- Residents and building management must care about security and let others know that they do. Active cooperation with security procedures and your powers of observation are two of the most important assets you have.

Most importantly, we must all keep security in our thoughts. We must think security.

### INDICATORS OF POTENTIAL EXPOSURE

Initially, it is of critical importance to determine if increased security measures are necessary. If your property has experienced any of the following challenges, then it may wish to explore hiring a security contractor:

- Loitering, Intrusion and Violence
- Drug and Alcohol abuse
- Theft and Vandalism
- Abuse of parking policies
- Local crime patterns

If recent crimes in your area suggest an increased risk or if there is a sense of insecurity among your residents and building management, a security contractor may create an increased sense of security.

## MAKING THE DECISION TO IMPLEMENT A SECURITY PROGRAM

Once a decision is made that your property has immediate or long-term security needs, Productive Security can help your property management team develop an effective and detailed security program, not only through the implementation of uniformed Officers, but also making sure that all residents, building managers, superintendents, and Board members are familiar with it and implement it.

Productive Security strongly recommends that each property undertake security as a long-term, ongoing process.

As part of developing a security program, Productive Security offers your Property:

- We will conduct a detailed and extensive inspection and survey of your property to create a tailored and specific set of strict patrol compliance standards for your building. These standards, also known as Standing Orders, act as the property's security blueprint and guide the site's Officers in most everything they do there. Most importantly, these Standing Orders are created as part of the written contract between your company and ours, guaranteeing a higher potential of success in identifying and eradicating your property's security challenges.
- We will implement a detailed and systematic Reporting Structure based on Management's priority to enforce and eradicate security challenges on the property. Productive Security's daily reporting structure is strictly based on client instructions, and thoroughly details occurrences and incidents - recording name, description, unit and residency #, times, specifics of incidents, events, etc. We also provide management with bi-weekly review and assessment of our Officers and the building's performance, combined with a managed Tenant File of Incidents and Occurrences.
- We will provide support and supervision to your property and our on-site Officers by way of Mobile Emergency Response Units and regular visits by Mobile Supervisors available 24 hours a day.
- We will provide Courteous, Authoritative, Consistent and Reliable Security Service. Our mandate is to provide an overall sense of Security and Comfort for your property and residents through Well Trained, Professional, Diligent and Culturally Diverse, Uniformed Officers.
- We will provide a fair and Competitive Hourly Rate to fit your budget. Please contact us for more information at [info@prodsec.ca](mailto:info@prodsec.ca), or 416-535-9341.

