

COMMON SECURITY QUESTIONS FROM PROPERTY MANAGERS



INTRODUCTION

With issues such as theft, vandalism, illegal dumping, and encampments an ever-present and growing threat to properties across the US, property security is a hot topic right now.

As pressures build for property owners and managers to prevent such security challenges in addition to their everyday tasks, many are looking for support from security suppliers.

Having over 20-years of expertise in security, we answer the most commonly asked security-related questions by property managers regarding surveillance units and their uses

20
YEARS

As security challenges continue to evolve, having the right tools and expertise is essential to keeping properties safe. Whether you're looking to enhance existing security measures or implement a new surveillance strategy, our team is here to help.

We offer tailored security solutions designed to meet the unique needs of property managers, providing advanced surveillance technology, expert guidance, and proactive monitoring.

PROPERTY SECURITY

Question and Answer with LotGuard

"IS INSTALLING A SURVEILLANCE UNIT INSIDE OF RENTAL PROPERTIES LEGAL?"

Yes, it is legal to install security cameras to monitor your rental property, however, it is illegal to place them where tenants have a reasonable expectation of privacy.

Any cameras should be pointed towards common areas to ensure this rule is followed and tenants privacy is respected.

You also need to inform tenants or any parties involved in the rental agreement that video surveillance is present at the property, no matter the security solution you use to do this.

If you wish to utilize mobile surveillance units on the external parts of the property grounds, you can do so, but you need to ensure the cameras are made visible to the public and have clear signage to inform individuals that surveillance monitoring is present there.



**SURVEILLANCE MONITORING
PRESENT IN THIS AREA**



PROPERTY SECURITY

Question and Answer with LotGuard

“WHAT ARE THE BIGGEST SECURITY CHALLENGES FOR PROPERTY MANAGERS?”

As property managers you are required to manage multiple properties at once, all with unique security challenges and requirements.

However, generally there tends to be **6** main security challenges property managers are faced with:



UNAUTHORIZED ACCESS



EMERGENCY PREPAREDNESS



PANHANDLING



HOMELESSNESS & ENCAMPMENTS



VEHICLE DAMAGE & THEFT



PROPERTY CONDITION MONITORING

PROPERTY SECURITY

Question and Answer with LotGuard

"HOW CAN I DETER CRIME FROM A PROPERTY?"

All properties face risks of vandalism, theft, and intrusion, especially shown with increases in metal theft, making properties prime targets for criminals.

For any property, there are various measures that can be implemented to deter crime and intrusion. Some simple steps to boost security include:

- Place clear signage around the property's perimeter
- Secure the external perimeter
- Implement strong access controls on doors
- Install security lighting, preferably motion-sensored lighting

As much as the above steps will aim to improve the security, the overall recommendation would be to implement a surveillance system on the external ground of the property such as the parking lot.

The simple presence of surveillance cameras can help deter crime, however, we offer one step further at LotGuard through our **Surveillance Trailers**.

Standing at 20 feet tall, it creates a strong security presence that competitors may struggle to match, all while maintaining a non-intimidating presence for the public and residents.



PROPERTY SECURITY

Question and Answer with LotGuard

“WHAT IS A COST-EFFECTIVE SOLUTION FOR PROPERTY SECURITY?”

Normally, it is recommended that you take a blended approach with property security, utilizing both **smaller & larger** measures to ensure you receive high-level protection on your property.

However, depending on budgets, we understand that every property will have different requirements and limits set.

Therefore, the best solution generally for most property types to provide all-round security whilst remaining cost-effective is through mobile surveillance systems.

This adaptable security solution often provides high-quality monitoring day-to-night, covering the full perimeter of the property grounds.

Guards are another popular security solution, however, this is an expensive option for property managers and there is a risk of human error due to lack of concentration and tiredness which is more common over longer shifts.

That's why the **LotGuard PRO Surveillance Trailers** are fitted with:



**ANALYTICS
DATA**



**INFRARED PTZ
CAMERAS**



**FULL 360°
VIEW**

PROPERTY SECURITY

Question and Answer with LotGuard

"HOW DO I MANAGE A LONG-DISTANCE PROPERTY?"

Many property managers will understand the pain of managing properties based hours away from them. Not being able to physically inspect them on a regular basis yourself, leaves a sense of fear.

Therefore, the best form of management in these cases, especially large commercial properties, is to implement a surveillance system which can be accessed on your own electronic device.



LOTGUARD VIEW APP

With all of our mobile surveillance units, we offer a cutting-edge mobile app which places the power of complete situational awareness into your hands.

LotGuard View frees you from unnecessary hardware or being tied to your desk by providing you access to live footage from wherever you are.

This allows you to be as hands-on as you like with your security and provides reassurance to both you and your clients that the property is being secured as needed.



DOWNLOAD



DOWNLOAD

PROPERTY SECURITY

Question and Answer with LotGuard

"WHAT IS THE BEST SECURITY FOR MY PROPERTY?"

Every property is unique, meaning that no property's best solution will necessarily be the same security plan.

However, a solution like LotGuard offers a proactive, guaranteed security solution.

Our ultra-reliable mobile surveillance units are backed by 24/7/365 professional video monitoring service meaning they are always awake, always on guard, and ready to protect your residents.

LOTGUARD: THE BEST SECURITY SOLUTION FOR PROPERTY MANAGERS



LotGuard offers comprehensive mobile video surveillance solutions beyond physical security, providing additional protection for retail centers, parking lots, and common areas.

With our cutting-edge technology, you can monitor these areas round-the-clock, ensuring the safety of your valued customers, staff, and property. Don't hesitate to **get in touch** with us today to take the first steps towards a more secure future for your enterprise.