

Managing property properly

TRUSTEES ARTICLE 7

The safety and security aspects of sectional title living

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Where you are living in a sectional title complex, you may wish to review current safety measures available in the complex as well as measures which could enhance or be implemented to improve the safety of the complex. In this regard the following are a few useful tips to reviewing the current safety elements available in the complex:

- Electric fencing: Review the safety and certification of current equipment and ensure periodic maintenance and testing of the fence and fence energiser.
- Security gates: Consider upgrading security gates and access control with unique codes/tags for each unit to better monitor access and egress.
- Pedestrian gate: Ensure that the gate mechanism locks after use by installing a self-closing mechanism.
- Gate motors: Ensure that the motor and the battery pack are maintained and in proper working condition and gate closing times are not set too slow.
- Armed response: Ensure that all owners are informed of the necessary emergency response numbers and that armed response notice boards are prominently displayed.
- Security lights: Ensure that sufficient security lighting is strategically placed around the complex and that lights are regularly maintained and in working condition.
- Day/night lighting: Ensure that open parking areas and dark spots are appropriately lighted with timers or day/night switches.
- Safety guard: Ensure that security guards are appropriately trained and certified and that guard shifts, patrol routes and visitor access identification procedures are implemented and routinely monitored.
- CCTV monitoring: Consider strategic placement of CCTV to monitor complex entrances and perimeter.

Where security features are not up to standard or available or security must be urgently addressed due to a spate of crime in a complex, this cannot unilaterally be implemented by a unit owner. Unit owners may propose/suggest at a general meeting (or at a special general meeting if circumstances permit) that additional security features be installed. It is important to note that any resolution taken to implement additional security measures may result in an increase of the levies payable by the owners in order to fund the additional measures, and these additional levy costs should also be carefully considered.

In addition to implemented complex security measures, it remains the responsibility of each resident to ensure the safety of their unit and possessions by being careful and installing such necessary additional security systems as they believe is required if such systems do not form part of the common property or are not installed by the body corporate. For example, an owner may install a locking device, safety gate, burglar bars or other safety device for the protection of his section, provided that the body corporate has first approved in writing the nature and design of the device and the manner of its installation.

Where security measures and facilities are incorporated into the sectional title complex, it forms part of the common property and remains the responsibility of the body corporate to ensure that it is maintained and kept in a good and proper working order.