

Contents

Foreword xi

Preface xiii

About the Author xvii

Contributors xix

1. Security after September 11, 2001 1

SPOTLIGHT ON LEGAL ISSUES

WHAT EVERY REAL ESTATE MANAGER SHOULD KNOW

2. Negligence, Liability, and the Law 9

3. The Property Manager as Juggler 14

4. Civil Law: A Foundation in Torts 21

5. Giving a Deposition 25

6. Crime and Criminal Law 29

7. The Issue of Foreseeability 37

SPOTLIGHT ON SECURITY NEEDS

ASSESSMENT TOOLS

8. Identifying Security Needs 47

9. The Security Audit and Premises Liability 52

10. The Security Survey 59

11. A General Security Checklist 70

SPOTLIGHT ON CRIME PREVENTION**STRATEGIES TO IMPLEMENT**

- 12. Proactive Prevention 79
- 13. Crime Prevention Concepts 87
- 14. Crime Prevention Through Environmental Design (CPTED) 101
- 15. Neighborhood and Community Watch Programs 111
- 16. Community-Oriented Policing 124

SPOTLIGHT ON PROTECTION OF ASSETS**SECURITY AT DIFFERENT TYPES OF PROPERTIES**

- 17. Protection of Assets 131
- 18. From Design to Construction to Ownership/ManagementCThe Security Path 135
- 19. Security Issues in "The Residents' Guidebook" 144
- 20. Physical Security Guidelines 151
- 21. Security in Parking Lots and Garages 158
- 22. Security at Other Commercial Properties 167
- 23. Mailroom Security 173
- 24. Managing Computer Security Risks 180
- 25. Handling Confidential Waste 196

SPOTLIGHT ON SECURITY MEASURES**MAKING USE OF TECHNOLOGY AND PERSONNEL**

- 26. Approaches to Providing Security 205
- 27. Access Control 210
- 28. Intrusion Alarms 217

- 29. Fire Alarms 228
- 30. Fire Protection Issues 236
- 31. Closed-Circuit Television 241
- 32. Security Officers 244
- 33. Security Training 248

APPENDICES

- Frequently Asked Questions about Security 267
- Recommended Reading 271
- Internet Resources 273
- Index 277