

Real Estate Management Survey Top Five

The Institute of Real Estate Management (IREM) last year commissioned a survey of CPMs to assess the challenges property owners and managers face when providing new security measures. The following are some of the results of that survey.

Top 5 security problems

1. Car crime (theft, vandalism and break-ins)
2. Vandalism (including graffiti)
3. Controlling access to buildings
4. Theft and robbery
5. Burglary/break-ins/trespassing

Top 5 security-related liability concerns

1. Injury
2. Resident and employee safety
3. Unauthorized entry/controlling access
4. Lawsuits/premises liability/negligence in general
5. Vandalism/damage

Top 5 initiatives undertaken for security reasons

1. Documenting all security and/or criminal incidents
2. Identifying and reporting criminal activity in the area and neighborhood
3. Conducting background checks on employees and/or companies
4. Regularly reviewing and updating all policies and procedures
5. Regularly testing and inspecting security systems

The IREM survey was completed by 486 members. The median size of the properties reported is 234 units for residential and 227,948 sq. feet for commercial, according to IREM.

(Survey information provided by IREM)