

Director's Desk : Condo Security

Written by Administrator

Friday, 11 September 2009 10:03 -

Condominium and apartment security has been one of the major problems which consumers in Malaysia grieve about. Many complain that their units were broken into and straight away blame it on lack of security. Compensation claims has been rejected by the Tribunal for Consumer Claims on this issue.

Unit owners would then resort to not paying maintenance fees as an act of protest, which would further lead to many other problems. We as consumers would always make a common mistake, that is not reading agreements before signing.

When we move into a high rise residential building, there would normally be a contract commonly called a "mutual deed of covenants" which clearly spells out the do's and don't's of both parties. It should be noted that there is never a clause which guarantees security or any liability for any loss to property thereof .

Security guards are normally employed by the management corporation in order to guard common areas and also to protect common property.

Just imagine 3 security personal guarding 300 units. Security guarantee doesn't make any sense in such situation. Distinction between the concept of "condo security" and "gated community" should be understood. When you are in a gated community, the security of your property is guaranteed and not for the earlier. It is therefore advisable that unit owners insure or take measures to protect their own property from being broken into. That is the best way to avoid loss.

Darshan Singh

Director

NCCC

