



The real estate industry is turning to central station CCTV systems to provide tenant services

January 04, 2008 - Owners Developers & Managers

A growing trend in the real estate industry is the use of CCTV and other security systems to perform services that either buildings couldn't afford, or traditionally require manpower. In the residential market, Video Doorman is a perfect example.

Video Doorman

Video Doorman from American Security Systems, Inc., performs the functions of a doorman at a fraction of the cost. Introduced 2 years ago, the system has captured the minds of residential condo developers. Buyers of condos in buildings with 50 or less units want the security and convenience provided by a doorman. But 3 shifts of a doorman can cost a building upwards of \$150,000 per year, which builds maintenance costs. Video Doorman not only provides most of the functions, but increases the value of the building when it comes to selling.

The Need

Tenants in buildings without doormen are currently unable to receive packages, UPS, Fed Ex, dry cleaning, gifts or other deliveries from local merchants. In effect, they are cut off from the many time-savings benefits that tenants in doormen buildings enjoy. Fully 40% of all Americans now order on the Internet, but they can't (unless it's delivered to their office).

How It Works

The Video Doorman solves this dilemma. A video intercom panel is installed on the outside of a building for deliveries when tenants are not home. When pressing the button, our trained Central Station operator answers, and the visitor comes up on American's screen. After dialoging with the delivery person, and asking for identification, they remotely let them in. All activity is recorded voice and picture.

Though a series of cameras in the hallway and elevator with speaker/mikes, The Central "escorts" the delivery person to a secured package room; opens it up, watches as they deliver and leave. The tenant is e-mailed to notify them of the delivery. All activity in the package room is recorded.

HID Access Control Readers are installed on the front and package room doors, insuring only authorized tenants enter.

Other Remote Systems

The concept of CCTV/access control system interaction with Central Station is a rapidly growing field. A system American was recently installed for a customer's building plagued by graffiti "artists." American installed a camera system, with speakers and motions sensor, connected to its UL Certified, FDNY approved Central Station. When a perpetrator now climbs onto the roof, video is immediately transmitted to Central, and the operator warns them they are being watched and recorded. If they don't leave, authorities will be dispatched. Another system does the same, but it's an "on-site" guard for a car dealership.

Larry Dolin is the president of American Security Systems, Long Island City, N.Y.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540