

SAFE LIVING RYS[®]

DRUGSOUT

**crime prevention and
security problem solving
in multi-apartment buildings**

1999 - 2010



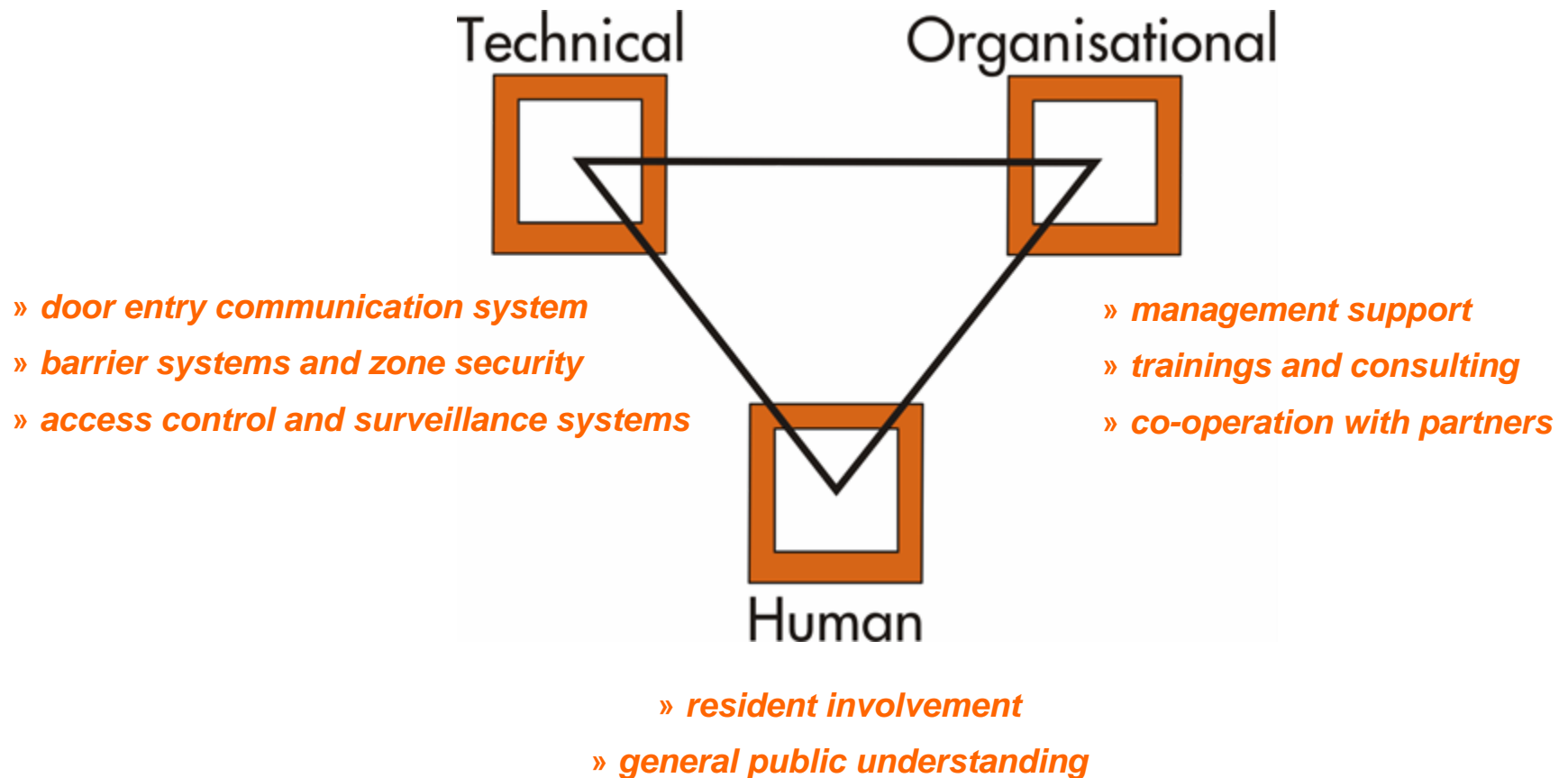
What is Save Living?

The main idea of the project is to keep the potential offender as far from residents as possible, to stop such an individual at the main entrance and not at the apartment door.



crime prevention and
security problem solving
in multi-apartment buildings

Three supporting pillars



Why it all began?

The ownership in many apartment buildings has changed into a condominium type, apartments are owned by the individual residents.



The owners associations had to learn how to manage the apartment buildings and how to improve and sustain the safety and security of its residents.

Anonymity and poor security

The housing estates suffered from excessive anonymity, widely spread property and drug-related crimes and weak protection of the apartment buildings against unauthorised entries.



Poor security, anonymity and open doors attracted homeless, burglars and troublemakers.

How it all began?

It all began in one of the largest housing estates in Europe - in Bratislava Pertzalka, in an apartment building trying to tackle with arson, drug dealing, breaking and enterings and poor human relations.

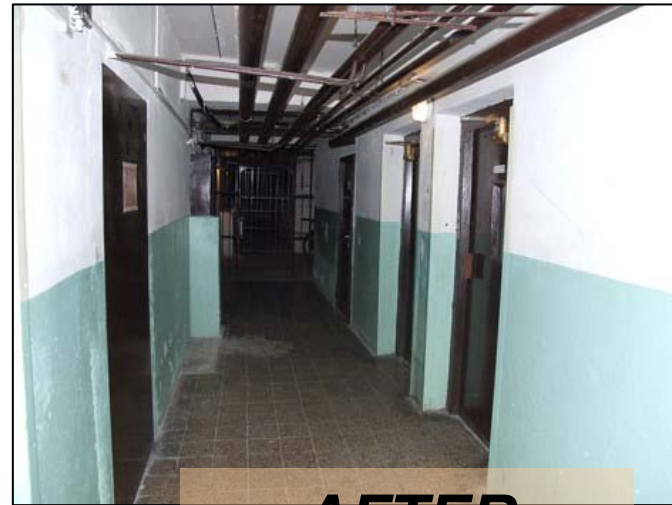


The preparation of the pilot technical and organisational implementation of security measures took place from 2000 till 2002, when the main installation and repair works were finished.

Pilot implementation – interior of the building



BEFORE



AFTER

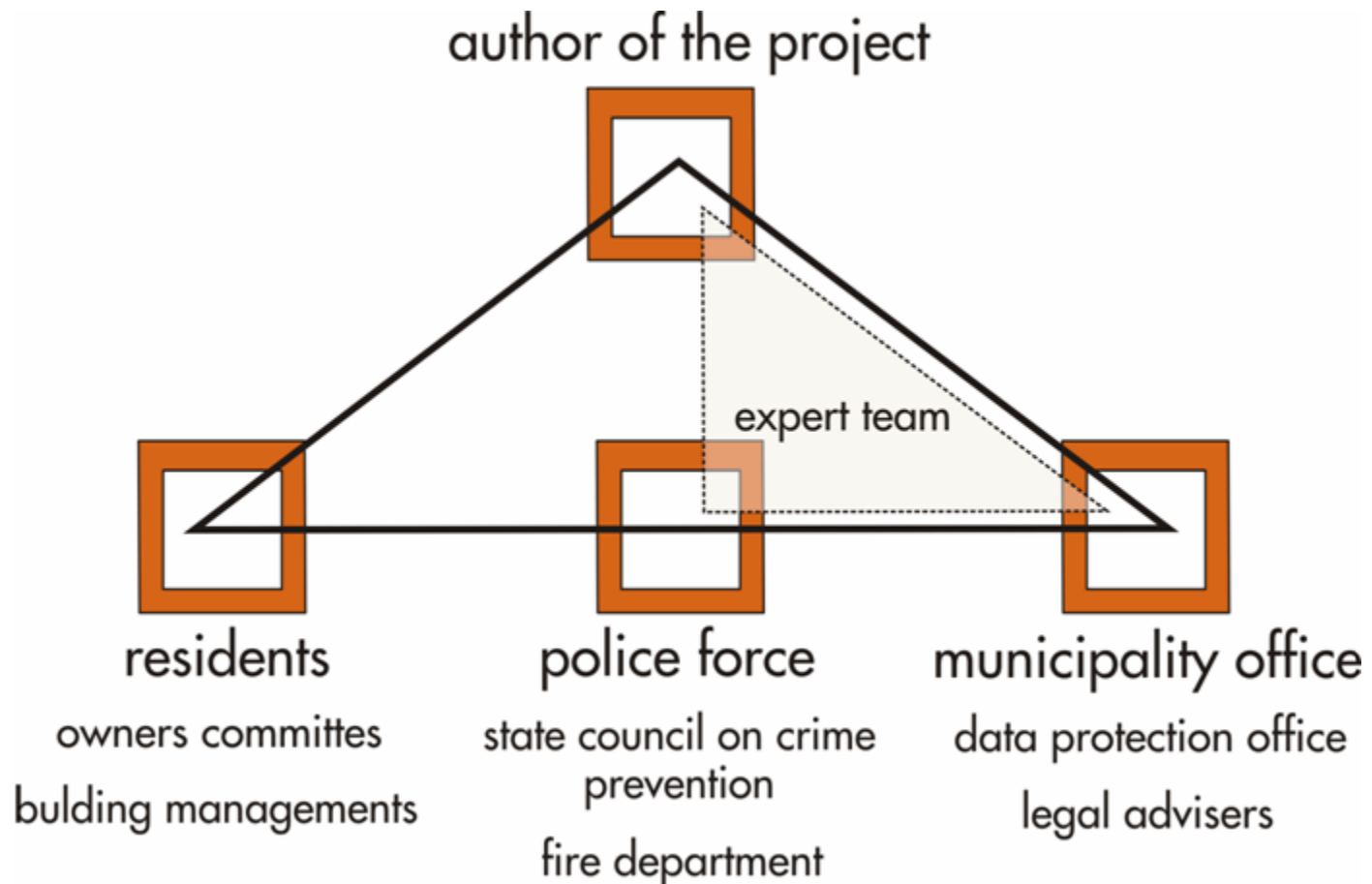


Where is the project implemented?



 all parts of project implemented including co-operation with Police

Who are our project partners?



Co-operation with Police and Fire departments



owner committees are involved into decision making at the „Police“ meetings



fire-fighters practise on the entrance door secured according to project recommendations



„This building is under closer Police watch“

530 apartment buildings agreed to co-operate with Police

What was the most complicated case?

The apartment building, so called „Pentagon“ in the city district of Bratislava – Vrakuna with catastrophic conditions of safety and security has become an object of DrugsOut scheme.



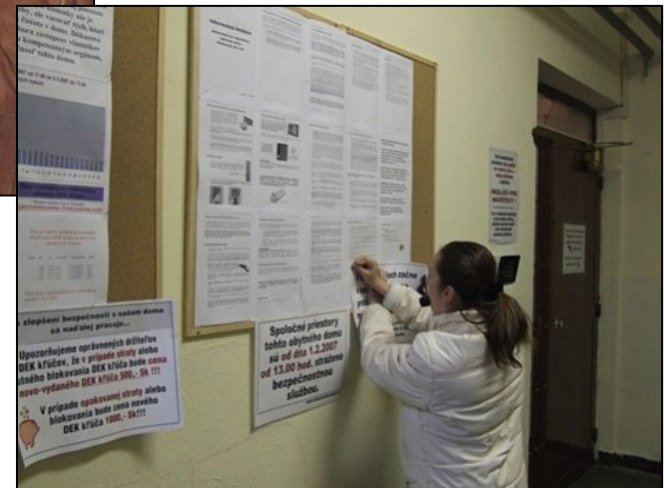
In 2006, the apartment building had 68 % of rent dodgers, 65000 Eur in debt for electricity, water and gas bills.

In 8 months of 2006, over 180 crimes were committed inside the building or its neighbourhood. 427 persons were taken in for questioning by Police and there was drug dealing reported in 16 flats.

„Pentagon“ before DrugsOut scheme



Changing „Pentagon“ ...



Why are changes in legislation necessary?

After securing hundreds of apartment buildings, we have run into two fundamental problems of insufficient legislation.

1. disharmony of the **fire prevention** and **crime prevention** legal norms,
2. missing legal definition of **unauthorised entry** into the multi-apartment building.

What is the conflict between Fire and Crime prevention in practise?

It is not possible to sustain sufficient security on main entrances used also as emergency exits.

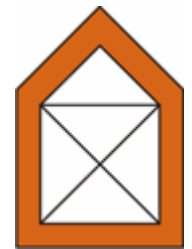


If an individual with bad intentions gets inside the apartment building and commits a crime, there is nothing stopping him from leaving the premises freely...

There is nothing that would make him behave any different from a regular visitor leaving their friends' apartment.

Questions for you ... fire vs. crime

- 1. Do you meet with similar problem of fire and crime prevention regulations in your country?**
- 2. How do you overcome the problem related to misuse of emergency exit systems?**



What is an unauthorised entry?

The peripheral boundaries of an apartment building are not defined by the law unlike the other forms of private ownership, e.g. a family house, an office building or industrial premises.

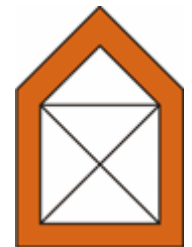


The common areas in the apartment building such as the halls, stairways, lifts are frequently referred to areas accessible to the public.

The rights of the residents / apartment owners and police are not clear if it comes to unauthorised or force entries into common areas.

Questions for you ... unauthorised entry

- 1. How is a unauthorised entry into the common areas of the apartment building understood in your legislation?**
- 2. What are the sanctions (if any) for such action?**
- 3. What is the police authority in case of unauthorised entries into the apartment building in your country?**



What is the solution?

It is necessary to prepare new laws that will take the development in the apartment building security into consideration.



Based on our initiative, the Expert team for crime prevention and save living has proposed amendment to property law concerning the shared ownership of apartment buildings and amendment to criminal law.



unique combination of situational and
social crime prevention

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