

Why should you consider a *Security Vulnerability Assessment*?

Every property operator faces a certain amount of risk. However, the challenge is to determine which risk is acceptable and which is not. Choices must be made on how best to manage said risk and the trade-off between ensuring that the resources necessary to operate the property in a cost effective and efficient manner vs. the controls and expense required to protect the property in accordance with the board's *duty of care obligation*.

In the context of a condominium corporation, a *duty of care* is a legal obligation requiring the board to ensure that a reasonable standard of care is exercised in the management of the property and protection of its occupants. Failure to meet this obligation would be the first element that must be established in order to proceed with a negligence claim (litigation) against the property.

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