



LANGEBAAAN
COUNTRY ESTATE

Langebaan Country Estate

PRIVATE RESIDENCE ALARM SYSTEMS REGULATIONS & RECOMMENDATIONS

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Langebaan Country Estate Owners' Association
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INTRODUCTION

The Langebaan Country Estate Owners' Association requires that all new homes on the Estate are to have security alarms installed. This will increase safety and security on the Estate and will ensure that the Estate appointed security provider can efficiently respond to any emergency.

Security systems (alarms) are required to be designed to provide protection for residents when they are at home, as well as protection of property when away.

As every home is unique and it is not possible to set an absolute minimum standard, residents are mandated to get a custom solution design for their unique home and lifestyle using the following guidelines.

REGULATIONS

A. Solutions (systems) should accommodate at least the following scenarios:

1. Residents away / no one at home
2. Residents at home sleeping (restricted areas in use)
3. Residents at home and awake but indoors (using indoor areas)

B. In line with the Estate guidelines the alarm must activate the following warning signals when the alarm is triggered:

1. A red strobe light must be visible from the roadside of the premises to identify the property in the event of the alarm being activated.
2. An internal alarm (sound bomb) may be installed inside the property. The sound bomb is a siren that emits a noise that is audible from inside the premises, but not from the outside.
3. No sirens may be installed externally or in the roof.

C. Monitoring:

1. Thorburn is currently the Langebaan Country Estate's (LCE) contracted security provider and they have the capability to monitor alarm systems from their dedicated control room in Cape Town. All alarm signals are dispatched back from the control room in accordance with Thorburn procedures (radio transmitters) to the dedicated patrolling armed response vehicles permanently stationed at LCE for immediate response.
2. Thorburn have provided the capability to monitor Estate alarms via radio signals.



3. In the event of residents electing to install an alarm system from any company other than LCE's contracted security provider, they must ensure that the alarm system can be monitored by LCE's contracted security provider (currently Thorburn) as required by the Trustees of the Langebaan Country Estate Owners' Association. Extremely favourable alarm monitoring fees have been negotiated with the LCE contracted security provider.
4. LCE have negotiated a special discounted price from the LCE contracted security provider for the installation of alarms on LCE.
5. For further information regarding alarm systems from Thorburn, please contact:
 - Theresa Meyer tmeyer@thorburn 021 933 5699
 - Lizette Krige lkrige@thorburn.co.za 021 933 5699

D. It is recommended that the security system include the following overlapping layers / elements:

1. A warning and alarm layer protecting the area immediately outside the boundary of the home structure and in particular covering all windows and doors to detect and warn of intruders before they can reach, remove or open windows and doors. This will generally also be a combination of point to point and PIR type sensors. These will operate when residents are inside the home but not using outdoor facilities (scenario A3 above).
Note that the use of CCTV together with video analytics are an effective additional option, providing the ability to remotely and safely inspect or verify the causes of any alarm. This provides much higher levels of security, but comes at a cost premium.
2. Sensors to protect the perimeter of the home and detect the opening and or breaching of doors and windows, raising an alarm and warning residents that intruders have managed to enter the home. These will generally be used when residents are indoors (scenarios A2 & A3 above).
3. Intrusion detection sensors within the home space covering shared or "public" interior spaces, but excluding the residents sleeping quarters allowing for use during night time when residents are asleep (scenario A2).
4. Sensors within the sleeping/private quarters for use when nobody is home to offer total protection (scenario A1).

E. The overall security system should also consider the following additional elements:

1. Lighting is a cost effective deterrent if designed and installed correctly and used in conjunction with the security system. External lighting must be pre-approved by the LCE Aesthetics and Environmental Committee (AEC) to ensure compliance with other Estate policies and approval conditions:
 - a) Illumination should be designed to illuminate the area close to the home where intruders may hide, as well as key areas of the garden.



- b) Lighting, triggered by alarm and not motion sensors, with timers reduces the environmental impact, especially when combined with the use of high efficiency light sources (LEDs).
- c) Minimise light pollution in general and particularly for neighboring properties by correct positioning and shielding of light sources to reduce light spillage and glare.
- d) Lighting should facilitate people inside the home being able to see the surrounding area without being blinded.
- e) Lighting triggered by the activation of the alarm system, using timers, allows localisation of the source/location of the trigger for easier follow-up.
- f) Manual activation of lighting elements should be provided.

2. Barriers covering all openings for windows and doors:

- a) Burglar bars, both traditional and more modern see-through types on all opening windows. Note that burglar bars only delay intruders and do not prevent entry.
- b) Gates for all opening doors. Note that such gates only delay intruders and do not prevent entry.
- c) Deadlocks for sliding doors.

Note that burglar bars and security gates must be approved by the LCE AEC. A number of standard burglar bars and security gates are approved as standard.

F. It is recommended that the system be configured with pre-programmed (“stay”) functions to allow easy activation and use of the alarm under the following scenarios:

- 1. Residents away / no one at home
- 2. Residents at home sleeping (restricted areas in use)
- 3. Residents at home and awake but indoors (using indoor areas)

Remotes that show the alarm activation status are preferred to the external LEDs that allow criminal elements to discern when the alarm is off/activated.



Langebaan Country Estate - Alarm Options			
All Control Panels should have sufficient ports to accommodate upgrade options.			
OPTION A	OPTION B	OPTION C	OPTION D
Stay options	Stay options	Stay options	Stay options
PIR, Micro Wave, etc. Sensors immediately outside the boundary of the home structure where required	PIR, Micro Wave, etc. Sensors immediately outside the boundary of the home structure where required	PIR, Micro Wave, etc. Sensors immediately outside the boundary of the home structure where required	PIR, Micro Wave, etc. Sensors immediately outside the boundary of the home structure where required
Panic button and door & window magnets			
Internal alarm (sound bomb)			
Red strobe outside the home allowing easy detection by AR	Red strobe outside the home allowing easy detection by AR	Red strobe outside the home allowing easy detection by AR	Red strobe outside the home allowing easy detection by AR
Remotes that show the alarm activation status			
Sensors inside house for total protection when nobody is home	Sensors inside house for total protection when nobody is home	Sensors inside house for total protection when nobody is home	Sensors inside house for total protection when nobody is home
Alarm to be monitored by LCE Security Provider	Alarm to be monitored by LCE Security Provider	Alarm to be monitored by LCE Security Provider	Alarm to be monitored by LCE Security Provider
	CCTV Cameras with Footage Viewable on Cell phone	Lighting Triggered by Alarm with Timers	CCTV Cameras with Footage Viewable on Cell phone
			Lighting Triggered by Alarm with Timers
Optional Extra's: Clear Bars Security Doors Dead Locks For Sliding Doors			