

ING Industrial Fund: Rosehill Industrial Estate

In Australia, ING Real Estate undertakes small to large scale, single sector development projects, as well as complex large-scale mixed-use developments for the ASX listed ING Industrial Fund. In 2003 ING Real Estate chose to implement an integrated RemGuard CCTV security solution at their landmark \$137 million Rosehill Industrial Estate in NSW.



MULTI-TENANT SITE PROTECTION

Located near Rosehill Racecourse, this prestigious new estate boasts high profile multinational tenants. The original intent was to employ after hours security guards on site however due to the substantial cost and burden to IIF's tenants, they chose to investigate alternative integrated technology solutions.

"ING Industrial Fund's main security concerns centred around how to maintain controlled after-hours access for authorized tenants with hundreds of employees and contractors", says ING Real Estate's Asset Manager Robert Ewing, "and how to provide adequate 'general site surveillance' recognizing that each tenant would also have their own internal security systems and procedures".

EVENT ACTIVATED VIDEO MONITORING

Although the estate is totally fenced, it remained susceptible to after-hours crime and vandalism as it is located in an industrial area largely deserted at night. ING Industrial Fund ultimately chose to implement a RemGuard security solution throughout the estate, providing tenants with:

- Strategically located cameras viewing building perimeters and key access roads, linked via an ADSL virtual private network (VPN) with RemGuard's Remote Video Response Centre (RVRC)
- 'Event activated' video monitoring after-hours by specially trained RVRC security officers, who are quickly alerted whenever movement is detected in a protected area
- PA loudspeakers in key areas, enabling RVRC

security officers to verbally 'warn off' identified trespassers before any actual break & entry is attempted

- Book-marked evidentiary logging of video events 24x7, in addition to after-hours RVRC 'event activated' video monitoring & response
- Card controlled main gate access after hours, plus emergency gate control available through RemGuard's RVRC

OFF-BALANCE-SHEET RENTAL

ING Industrial Fund chose to rent the complete CCTV equipment installations at Rosehill Industrial Estate, enabling security costs to be accurately budgeted and spread over matching tenant lease periods.

"Since RemGuard's implementation began a couple of years ago, we haven't experienced any major thefts or criminal events at Rosehill Industrial Estate", said Mr. Ewing, "and we think it's reasonable to assume that the video system has had a fair bit to do with that."

At the time of writing (February 2007) ING Industrial Fund has not found it necessary to employ permanent security guards at the Rosehill Industrial Estate. With criminal threat as high as ever, it's likely that more and more building owners and developers will follow ING Industrial Fund's lead in adopting a pro-active event-driven approach to out-of-hours security.