

## Got Apartment Building Emergency Plan?

I find that most Property Managers of medium to larger apartment complexes in town rarely have emergency plans for tenants in case of fire, police or other life threatening situations on the property. Emergency plans are important so as to ensure residents and property safety if an agency takes over the building during an emergency situation. Residents need to know what to do, who to call, where to go if an emergency situation takes over the property. Which agency do they call for what situation, how do they reach the maintenance team and or manager in case of an emergency. Where are fire pull stations, fire extinguishers and gathering areas? Does your Property team know what to do? An effective Emergency Plan could also protect the asset from serious physical and financial damage as well as lawsuits from residents.

In this day and age it's difficult to get residents to be building and or floor leaders in case of an emergency. So why not write an emergency plan as a lease addendum for these buildings? As an experienced Professional Property Manager I've written Emergency plans. They are not difficult or hard to write. If you want to differentiate yourself as a Property / Asset Manager – develop and deploy Emergency plans for medium to larger sized apartment complexes.