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Key Management for Residential Operators

Traka provides central key management for residential safety and process control >

For residential operators everywhere, safety and security of their properties and residents will always be one of the most important aspects of management. Key management and control is an absolute necessity for these communities in the process of ensuring successful operations and providing safe, high quality residential communities that stay in demand.

Post Properties is a leading developer and operator of upscale multi-family apartment communities, with a market capitalization of over 3 billion dollars. The primary business of the real estate investment trust is to develop and manage the 60 Post brand apartment communities, with multiple sites in some of the United States' largest cities, including Dallas, Atlanta, Orlando and more. Key control systems are a mainstay in all Post Properties, allowing them to ensure safety and process control for the families and residents living in their communities.

While Post Properties previously took advantage of another key control system for operations, they were lacking essential features preventing them from providing valuable aspects of top-quality management.

Overcoming a lack of consistency in control >

"We needed a system that could be centrally managed and backed up from our corporate office."

Post Properties' former key management system was limiting them from their operational and safety goals, which was a major issue for the company. While their previous solution helped safeguard keys and assets, it lacked central management capability across all complexes. This meant that in potential emergencies and other critical situations such as fires or power outages, there would be access limitations to residential apartments, creating a significant safety issue.

A lack of access to the residential apartments affected all sites and a new system was needed to allow for central management and backup from the corporate office. Backups were previously inconsistent across the different properties and unavailable at the corporate office.

A new solution would not only need to provide off site control, but it needed to maintain or improve on the safeguarding of keys and assets. Also, a solution with consistent and available backups, would reassure safety, even in a switch to a new system.

With a number of other options in the key management market, Post Properties decided to implement Traka solutions due to the networking features and central control capability of the key cabinets, software and other features offered. It also presented a great opportunity for the residential operator to test out an initial phase of products and software, with the ability to add more solutions over time.

Benefitting from the control of Traka solutions >

To meet the challenges presented by the previous lack of central control, Post Properties had four Traka L Series key cabinets installed at individual sites, along with installation of the Traka32 software on an SQL server. The L series cabinets have the ability to maintain up to 180 keys, while providing control, restricting access and ensuring around the clock availability for approved administrators. The Traka32 software provides a central connection for the products Post Properties installed, allowing any future system they add from Traka to be integrated seamlessly.

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"Overall, users like the Traka system, and we plan on expanding implementation along with other solutions they offer."

Working together, the cabinets and software both play a major part in the increased operational efficiency, safety and process control for the residential developer and operator. With the step up in key management from Traka, Post Properties has maintained central control, with:

> Remote management

> Corporate backups

> Less onsite staff & overhead costs

> Greater access in critical moments

With the ability for more remote management at the Post Properties headquarters, the need for onsite staff has been lessened considerably at the individual complexes during certain times. This not only helps reduce costs spent on wages, but also ensures process control will be handled by the expertly-trained central staff in the case of any emergencies other critical events.

The implementation began as Post Properties worked with Traka on the proper products and solutions needed to improve control for the different residential sites. Once an order of software and key cabinets was decided on and the systems were in production, Traka set up an installation date in which a representative from both companies collaborated for a streamlined process.

After the Traka cabinets and software systems were shipped to their respective sites, a Traka installation specialist worked alongside a member of Post Properties' IT team onsite to integrate the new software and key management system. Following this initial process of installation, the Traka specialist trained the rest of the necessary staff to ensure they were familiar with the ins and outs of central control and the new systems moving forward.

Expanding on central control for operations >

"Overall, users like the Traka system, and we plan on expanding implementation along with other solutions they offer."

Now that the system is installed and helping out Post Properties, it is centrally managed by three employees in the company's corporate office in Atlanta, GA. Employees have been receptive to the new system, citing the quick and simple learning curve involved with Traka, as well as the ability to easily read different key positions on the displays.

Because of the upgrade in safety reassurance and ease of use with the recently installed systems, Post Properties is looking into expanding with the Traka Web and Traka Touch. These systems would give the residential developer and manager innovative touch-screen solutions for onsite and advanced web administration for central management of all of the other systems and solutions. The company is also planning on integrating existing keys into new systems during future installations, allowing for Traka to cover the entire scope of their key management processes.

Scan the QR code and learn more about Traka's advanced key cabinets.

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