

OBJECTIVE

- The main objectives of this research are:
- a) To understand the true meaning of the term 'Gated Community'
 - b) To explore the theory, characteristics and elements involve in relation to the concept of 'Gated Community' housing area.
 - c) To highlights several international and local case studies to compare with what Malaysia have.

SIGNIFICANCE OF RESEARCH

The expected findings from this research will be beneficial not only for the development of knowledge during teaching and learning in all related field of the Built Environment but also for the Malaysian community and nation's experience in applying the true meaning of 'Gated Community' in future housing neighbourhood designs. Therefore, it is the researcher's biggest hope that this research will contribute to the body of knowledge and to ensure that the public or the private sector will take design concepts as well as theme for their development projects seriously as it might trigger a different meaning.

WHAT IS GATED COMMUNITIES?

A definition of Gated Community by the Director of Strata Title Management Section is listed below:
"A cluster of houses or building that are surrounded by a wall or fence with the entry or exit to these houses or buildings in the area controlled by certain measures or restrictions like 'Guardhouses' or 'Boom Gates' or 'Chains' which normally includes 24-hour security, guard petrols, central monitoring systems and CCTVs".
Dr. Azimuddin Bahari (2007)

Blakely and Snyder (1997) – GC is a residential area that has restricted access and normally is a privatized area. These areas are also usually within designated security development equipped with walls or fences and entrances that are controlled to prevent penetration by non-residents.

Burke (2001) argued that gated communities can be define into several characteristics which are residential estates, rarely featuring much in the way of either commercial or retail functions. It is also separated from the surrounding community by a barrier in the form of a wall or fence, and at the entry and exit of residents and visitors is only made possible through security-controlled access-points usually a gatehouse that are equipped with numerous electronic and surveillance devices used to ensure those without invitation are not allowed to enter.

THEORIES OF GATED COMMUNITIES

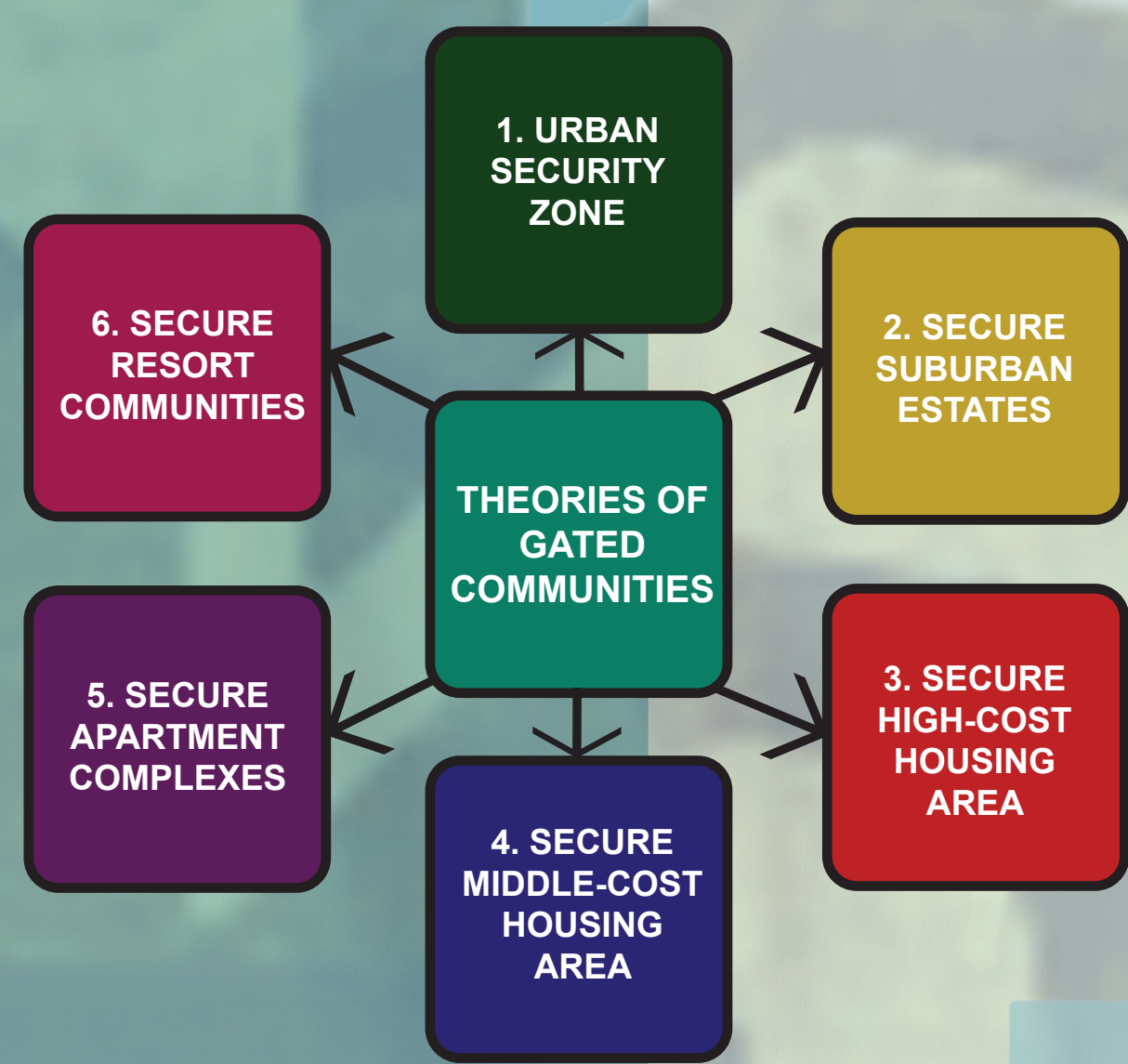
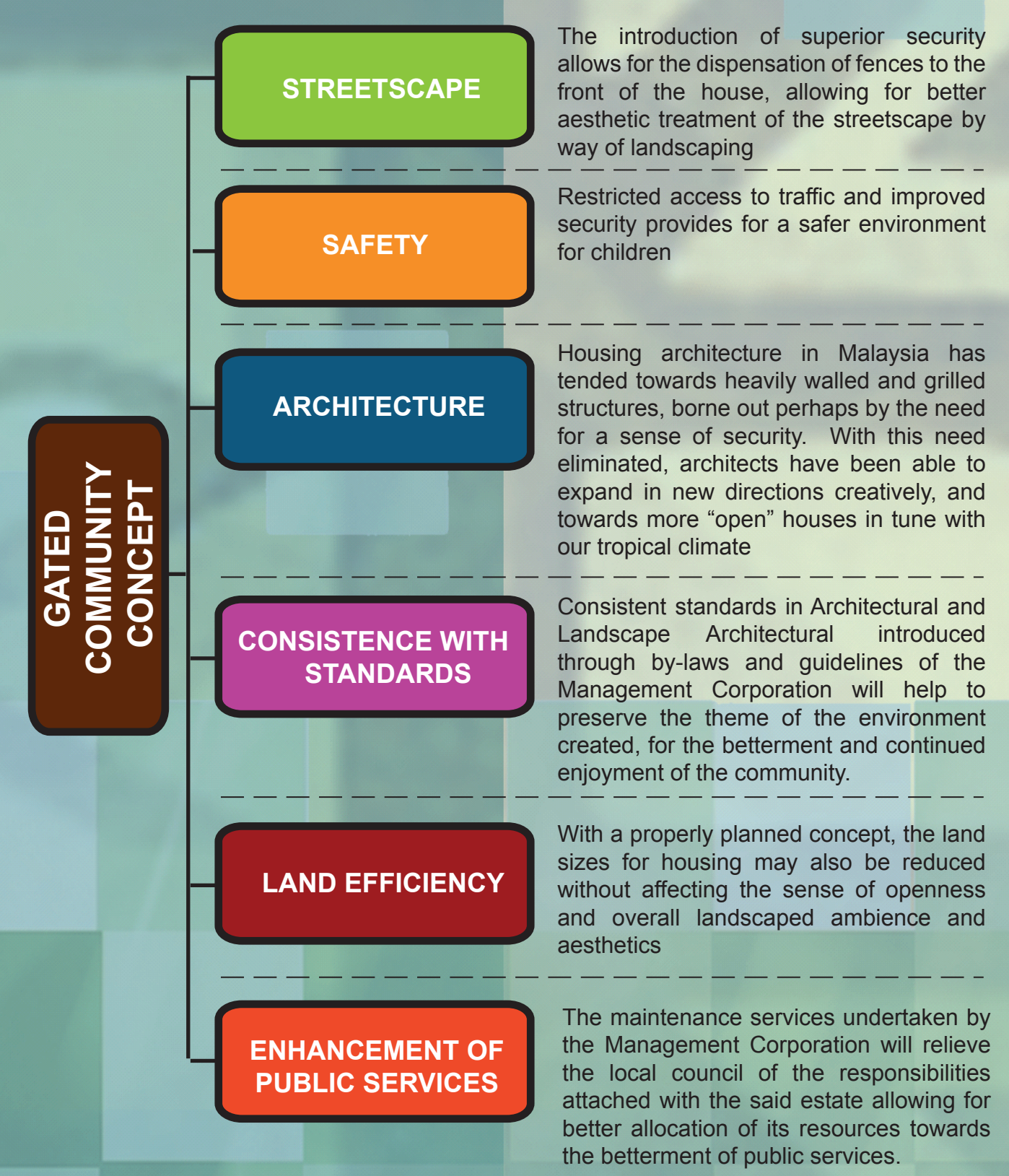


Figure 1.0: Diagram indicating the six theories in Gated Communities that can be identified in the Malaysian context. Source: Burke, 2001.

PLANNING ASPECT OF GATED COMMUNITY CONCEPT



BARRIERS TO GATED COMMUNITY CONCEPT

Barriers to development of Gated Communities and that of the existing legislation relating to land, subdivision, registration of titles, and dealings therewith, are largely regulated by the National Land Code 1965.

The Strata Titles Act 1985 was enacted for the purposes of subdividing buildings using structural elements of a building to define the boundaries for titling of a parcel.

Amendments to the Strata Titles Act in 1996, has been interpreted as allowing for the creation of a "landed strata" development, fulfilling the legislative needs of a Gated Community. Many developers have in fact, adopted this route towards developing gated communities

Gated Communities developed under either of these legislations are fraught with legal risks and pitfalls that may undo the benefits that can be derived from such a scheme.



Figure 3.0: Total landscape approached towards a more natural surroundings could be the next gated community Idealism in Malaysia (Source: Desa Park City, Author, 2007).



Figure 3.1: Landscape features and all streetscape were carefully designed to create a connection between good architecture and its surroundings (Source: BURCHILL VDM PTY LIMITED, July 2006).

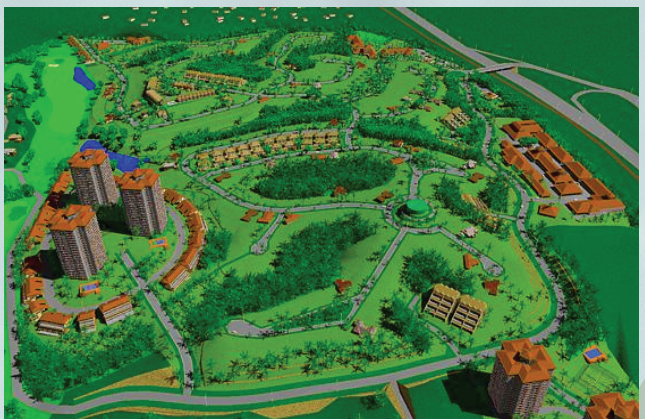


Figure 3.2: Sierramas, one of Malaysia's finest residential estates in Sungai Buloh, Kuala Lumpur. It was one of Malaysia's first gated communities and features extensive landscaping, cycle ways, a community centre which includes numerous sporting facilities, and a range of residential styles. (Source: BURCHILL VDM PTY LIMITED, July 2006).

LANDSCAPE ARCHITECT APPROACH TOWARDS GATED COMMUNITY CONCEPT

The rational for such projects from the perspective of a developer was that the gated and guarded development was in high demand despite of the missing governing law about the whole concept.

Housing development in Malaysia has tended towards heavily walled and gridded structures, perhaps for a sense of security. With this need eliminated, Landscape Architects should be able to expand in new directions creatively, and towards more green open surrounding in tune with our tropical climate. Surrounding gates could be changed to a more natural landscape features which acts as natural boundaries.

Gated Community in Petaling Jaya

Gated communities terms are not new to the Malaysian development, often mixed development with low-cost apartments, middle-cost housing and bungalows are located side by side like the one in Kota Damansara. Together, they have turned vacant plots into fruit orchards and organised kenduri events where most of the residents contributed in both cash and manpower.

Other areas also include Damansara Jaya (SS21), Section 4A and Bandar Sri Damansara where residents have formed their own RA and RT, respectively, to serve the community and be the voice of the residents when dealing with the local council.

FINDINGS AND CONCLUSIONS

No.	Categories/Theme of Development	Guidelines for Gated Community Development (comments from the public)
1.	Recreational Oriented Group (Lifestyle Community) And Upper-Income Group (Elite Community)	<ul style="list-style-type: none">Outsiders should not be allowed access to amenities in the development, while they have amenities closer to their own residences.Streetscapes in gated community remain visually attractive as there is no need for front boundary walls (Gated villages developed by Garden Cities are good examples).Gated and exclusive development should not be discouraged, as they are a proven means to make areas safer. Although various criteria should be considered in new developments of this nature, they should not be prohibited.Gated communities are safer places, as police are unable to keep us safe, prevent theft, property damage or bodily harm. Community should be able to decide what they want.20 min walking to anywhere inside gated development should be amended to increase pedestrian movement.It is unclear why large setback distances for buildings abutting public roads and spaces are an issue. If appropriately landscaped and coupled with visually permeable fencing, it could have a positive impact.
2.	Barricaded (Security Zone Community)	<ul style="list-style-type: none">Concerned that proposed legislation would force existing gated communities to open gates and allow access to all and gated communities should not limit right to freedom of access and movement.The Idea of gated communities is strongly supported as people want to protect themselves and their property from criminals. Although many will oppose it due to traffic problems, freedom of movement etc, human life and health should not be last on officials' agendas, but come first.20 min walking to anywhere inside gated development should be amended to increase pedestrian movement.It is unclear why large setback distances for buildings abutting public roads and spaces are an issue. If appropriately landscaped and coupled with visually permeable fencing, it could have a positive impact.

Guidelines for Guarded/Gated Community for residential areas	
GUARDED	GATED
Application by residence association only	Application by landowner or developer
Approval from at least 55% of residents	100% approval from property owners
An agreement is signed between residents association and local authority	A set of house rules prepared by landowner/developer to prevent untoward incidents.
Free access to local authority and utility companies in carrying out maintenance work in the area.	A special agreement made between landowner and local authority for maintenance of roads, street lights, drains etc.
Cannot prohibit public vehicles from entering the area.	The roads within the area must not be linked with neighbouring residential areas.
Guardhouse without barrier allowed and must be located on road shoulders.	Parameter fencing allowed for street or passage closed at one end.

Figure 2.0: Table indicating the differences between guarded and gates communities housing developments in Malaysia. Source: Starmetro, 2007.

Some Examples of the Local Gated Community Concept in Klang Valley Area.			
Landed Property & High-rise Developments			
Categories	Recreational Oriented Group	Upper-income Group	Barricaded
Theme of Development	"Lifestyle Community"	"Elite community"	"Security zone community"
Name of Development (Landed Property)	Desa Park City Criteria: Only residential areas are completely gated. Equipped with public park, Commercial centre and other recreational facilities.	Sierramas Resort Homes Criteria: Strictly restricted to visitor unless invited. Surrounded by gated all around.	Kota Damansara Criteria: A housing area which only a part of the whole Kota D'sara township. This area is barricaded and the security measures were provided by the developer & the residents.
	Velencia Criteria: 'Lifestyle and Community' in a unique concept of Valencia Club and the Village Square which is the 'heart and soul' of Valencia, as it is the main focal point and the centre of activity for residents.	Kemuning Permai Criteria: Strictly restricted to visitor unless invited. Surrounded by gated all around. Owner must notify the security house in front if they are expecting visitors.	Bandar Sri Damansara Criteria: Also a mixed development area with several housing area equipped with barricaded security measures. They also have their own Residence Association set up among residents themselves.
Name of Development (High-rise Development)	Changkat View Condominium Criteria: A very unique condominium concept – 'Semi-D in the Air'. The condominiums have a comprehensive range of special amenities and facilities to suit a luxurious and affluent lifestyle	Armanee Terrace Criteria: A very expensive high-rise property you can get. It is a Duplex Condo with various facilities. Entering the area would only be allowed when the owner acknowledge the visitor to the Guard House.	Ixora Apartment, Bandar Sri Damansara Criteria: All residents have their own access card to enter the barricaded area. At the moment, this is an example of a middle-cost Apartment widely available in Malaysia

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