

# READINGS IN MALAYSIAN URBAN AND REGIONAL PLANNING

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## **CHAPTER 4**

# **AN ANALYSIS ON THE FACTORS INFLUENCING THE DEVELOPMENT OF GATED AND GUARDED COMMUNITIES IN KUALA LUMPUR**

Mariana Mohamed Osman, Syariah Bachok & Noor Suzilawati Rabe

### **INTRODUCTION TO THE STUDY**

Worldwide, the development of gated and guarded communities has grown tremendously. Within the context of residential property industry, gated communities are in the increase spreading, contributing to spatial transformation in a very significant way. This in turn, has a great influence on urban development and social integration at the local level. The scenario can be influenced by diverse factors, but has continued to be associated with the issue of security. In Australia, for instance, residents of gated communities around Sydney revealed that this neighbourhood concept helped them to reduce uncertainty and provide self and family protection against unwanted intrusion (Quintal and Thompson S., 2007). In the United States, gated communities and developments are growing fast. It is revealed that the gated communities are able to increase residents' perceptions of affluence security, protection behind the fences and walls (Doenges, 2000). In the recent years, the development of gated and guarded communities in Malaysia has also shown tremendous expansion in the residential property industry.

In the Malaysian context, gated and guarded communities are commonly identified with a cluster of houses surrounded by fence with controlled access. A number of measures of restrictions such as security guards, 24-hour patrol services, central monitoring systems and closed circuit televisions (CCTV) cameras are provided. The establishment of the neighbourhood concept is increasing. There exist some cases involving residential areas which are not categorized under the scheme, but has continued their efforts to improve security and reduce crime. Nevertheless, some of these gated communities in Malaysia offer more than just security, such as Kajang Country Height, Tropicana and The Mines residential areas in Klang Valley where contemporary housing scheme are designed with up-market facilities such as golf courses, club houses and recreation areas. The prominence concept of developments shows a mixture of security, privacy and affluent lifestyle of their residents.

Malaysian cities are changing dramatically. The economic transformations have resulted in cities facing huge socio-economic and spatial challenges. This in turn, necessitated large-scale social and spatial transformations. These changes will either improve or worsen the current urban conditions. These transformations have a great influence on urban governance at the local level. The questions of the factors influencing the rapid growth of such neighbourhoods concept continue to arise.