



An Investigation of Factors Influencing Communities Decision to Reside in Gated Development in Kuala Lumpur and Selangor

MARIANA MOHAMMED OSMAN¹, NOOR SUZILAWATI BT RABE², SYAHRIAH BT BACHOK³

1.0 INTRODUCTION

Worldwide, the development of gated and guarded communities has grown tremendously. Within the context of residential property industry, gated communities are growing rapidly, contributing to spatial transformation in a very significant way. Thus 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 neighborhood concept helped them to reduce uncertainty and provide self and family protection against unwanted intrusion (Quintal D. and Thompson S., 2007). In the United States, gated communities and developments are spreading fast. It is revealed that the gated communities are able to increase residents' perception of affluent, more security, being protected behind the fences and walls (Wilson-Doenges, 2000). In the recent years, the development of gated and guarded communities in Malaysia has also shown tremendous growth 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 neighborhood concept is increasing, with 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 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, result in cities are faced with 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 neighborhoods concept continue to arise. Why do gated communities occur? Are they linked to high crime rates? Are gated communities more than just a reaction to the fear of

¹ Assistant Prof. Dr., Department of Urban and Regional Planning, International Islamic University of Malaysia, Malaysia.

² PhD Candidate, Department of Urban and Regional Planning, International Islamic University of Malaysia, Malaysia

³ Assistant Prof. Dr., Department of Urban and Regional Planning, International Islamic University of Malaysia, Malaysia.

crime? Is it perhaps an expression of more general fears –the fear of rapid change, globalization and of ‘other’ people (Ellin, 1997, 2011; Caldeira, 2000), or is it the impression that local governments are weak? This research is suspected that gated communities may be a response to equity issues and the fear of redistribution of wealth, especially in Malaysia.

According to Malaysian Quality of Life Index (MQLI) (2008), the Crime Index worsened to 45% rise over the past four years from 156,315 cases in 2003 to 224,298 cases in 2007. The trend is also showing an increase of 13.4% in 2007 alone. Among the other states, Selangor is rated as the state with the highest crime rates for both petty and violent crimes. Meanwhile, Petaling Jaya district is rated as high-density population area with high number of crime occurrence (http://cpps.org.my/resource_centre, retrieved on April 6, 2009). In Malaysia, the existence of various crimes have led to the housing and planning sectors and professionals becoming more directly involved in supporting a variety of crime prevention measures. One of the measures in preventing crimes in housing is the implementation of gated community concept (Keller, 1986).

In the United States, gated communities and neighbourhood have grown out of a series of socio-historical legal and spatial arrangements. The gated community in the United States is an example of a new form of social ordering called “spatial govern-mentality.” Perin (2000) argued that gated communities, focuses on concealing or displacing offensive people or activities rather than eliminating them. Social order is produced by creating zones where the protected group is shielded from others’ behavior. The author also believed that the new system of socio-spatial regulation promotes safety for the privileged few by excluding those who are considered dangerous. The system also diminishes the scope of collective responsibility for producing social order characteristics of the modern state. Middle class and upper middle class neighborhoods also exhibit a pattern of class segregation by building fences, cutting off relationships with neighbours, and in response to internal problems and conflicts.

According to Sirat, (The Star, 23/08/2004), there are three main types of gated developments: the recreation-oriented “lifestyle community,” the upper-income “elite community” and the barricaded “security zone community.” Despite their differences, gated communities share common roots in fear of the “others.” Theoretically, gated development provides an image of security, safety and privacy. Developers and estate agents are keen to emphasis these benefits as part of their marketing strategies. There is a perception within the profession that buyers and tenants are prepared to pay premium prices for such facilities. Furthermore, there is conclusive evidence that gating does reduce crime. If real estate developers are allowed to continue to develop gated communities, the result would be marked spatial segregation and social exclusion in Malaysia cities. Negatively, even without gated communities, cities have already been characterized by socio-spatial segregation and division. These developments will make social and physical planning in cities even the more difficult. One could argue that gated developments in the Malaysia are contrary to the government's commitment to socially balanced and sustainable communities.

In Malaysia, it is imperative that gated communities should not be perceived as purely a social or housing concern, but as a “disturbing” feature in the urban landscape from the viewpoint of social and physical planning. This has raise interesting questions, which are, i) What are the factors influencing the development of Gated and Guarded Communities in Malaysia? ii) Are these factors linked to high crime rates? iii) Do such neighborhoods encourage economic and social segregation among the population, especially in a country like Malaysia, which is made up of multi-ethnic population? iv) Would not such communities result in social and economic segregation? v) How about the issues of right of way of the public to these neighborhoods?, and vi) Are gated communities a practice of separating or segregating groups and would their existence erode community ties?. From the research questions derived, the objectives of the study are made; i) To identify the current trend characteristics of gated and guarded neighborhood in Malaysia; ii) To investigate the factor influencing the development of gated and guarded

neighborhood in Malaysia, through the perception of the residents, local authority and developers; iii) To examine neighbor-relationship within the gated neighbourhood; iv) To recommend improvements on gated and guarded community concept in order to create better living environment for the whole community. Overall, the goal of the research is investigate and analyze the factors influencing the development of gated and guarded communities in Malaysia.

2.0 LITERATURE REVIEW

2.1 Gated Development in Malaysia

Gated community is a development that is known by different names in accordance to different areas and countries. In Brazil, the most widespread form of gated community is called "condomínio fechado" which means closed housing estate and it is also designed with its own infrastructure such as backup power supply, sanitation system, and security guards. In Argentina, the gated community developments are called "barrios privados" that literally translated as "private neighbourhoods" and are often seen as a symbol of wealth. In contrast, gated communities in most South Africa's areas are widespread, emerging as a response to high levels of violent crime and classified as "security villages" (www.answer.com retrieved on 15/10, 2009). Atkinson and Flint (2004) defined gated communities as walled and gated residential developments that restrict public access. The authors also identified that residents in gated community belong to a management body or similar regulatory body through which decisions are made regarding the regulation of the community and the maintenance of shared spaces, such as the roads and shared interest such as fee for guard services.

The Department of Town and Country Planning in Malaysia has formulated 'Gated Community and Guarded Neighborhood Planning Guidelines' in 2010. Guarded Community (GC) defined as a group of residents living in a fenced, guarded area. These areas can be either high-rise property such as apartment, condominium and town house or on landed properties such bungalow, terrace or detached houses. It is aligned with the provision of section 6 (1A) of the Malaysian Strata Title Act 1985 (Act 318).

In Malaysia, gated and guarded community is commonly known as a group of residents or community who reside in landed properties with Strata Titles. The guideline also explains that guarded neighborhood refers to a residential area controlled in whole or in part in the scheme of the existing housing or new land holdings with individual land titles. The schemes also provide security services. By right, any physical barriers of access to the public streets are illegal and the restriction of entry and exit to the residents and public also prohibited. These mean that gated schemes must not have physical barriers on public streets and not enforce any entry and exit restrictions to the residents and the public. According to Selangor Real Estate & Housing Board Guideline (2010), guarded community should not hinder the access of vehicles, as local authorities have the right to enter such housing areas at any time of the day. The guidelines also defines gated community as an enclave disclosing development with security services with or without a guard house or has physical barriers. The neighborhood community is not in any regulation but it is an agreement among the community to form a guarded community for safety and security purposes. According to the Strata Title Act 1985 (Act 318), the land owners in a subdivided land and building, own the scheduled parcel alone. All other items and facilities are termed as common properties if they are not surrendered to local authority.

2.2 Types of Gated Community in Malaysia

According to Town and Country Planning Department (2007, p.3), there are four types of gated community in Malaysia consisting of different aspects which are:

I. Elite community

This type of gated community is primarily occupied by the upper-class or high class group of people. It focuses on exclusion and status in which security is one of the major concern due to the resident's status within the community. The developers of the Elite communities build walls and gates to separate between public and private spaces of the area. This gated community developments are usually developed in strategic locations that offers high value of privacy.

II. Lifestyle community

Different with Elite community, Lifestyle community consist of retirement communities, leisure communities, and suburban "new towns". Activities inside these communities can include golf courses, horseback riding and residents-oriented leisure activities. This housing development usually offers residents the chance to engage in a wide variety of activities close to their own homes. Like Elite communities, the Lifestyle community also build with walls and gates to separate between the area and private spaces.

III. Security zone community

Security zone community is the most popular type of gated community in which it offers a housing development that is surrounded by fences or gates. This development is normally provided with guard services. Many of these Security zone communities are located in inner city and at the lower income neighborhood areas.

IV. Security zone community and lifestyle

This type of gated community housing development is usually developed within a city centre. It focuses on both security aspects and provision of lifestyle facilities for its residents.

Gated community is a concept that emerged in response to the safety and security issues. Gated community offers more advantages in terms of calm environments and enhanced safety that is ideal for family development.

2.3 Legal Perspectives on Gated and Guarded Communities

- Pre- 2007

There was no significant or specific regulations and guidelines developed. It was once a pre-determined agreement between the developer and the purchaser (Fernandez, 2007). The legality of Gated and Guarded Community Schemes (GACOS) was at stake because of the following; 1) The blocking of public roads; 2) The blocking the movement of public to open spaces and public facilities such as schools within the gated development; 3) The erection of guard houses on road reserve and road shoulders. These required public to surrender their identification card to the guards when entering the gated neighbourhood, are all illegal based on the existing laws in Malaysia. Any act to close, barricade or restrict the access of a public road, drain or space, was apparently in contravention of Section 46(1) (a) of Street Drainage and Building Act 1974, Section 80 of the Road Transport Act 1987 and Section(s) 62 and 136 of the National Land Code 1965.

Public place according to Section 2 of the Local Government Act, 1976 means “any open space, parking place, garden, recreation and pleasure ground or square, whether enclosed or not, set apart or appropriated for the use of the public or to which the public shall at any time have access”. Under section 48 of the Street, Drainage and Building Act, 1974 "public place" means any street, park, garden, promenade, fountain, traffic island or circus, playground, river bank, whether above or below high water mark, place of a public resort or any place to which the public have access. Another issue that always led to confusion among community is with the usage of road or the right of way to the area and outside the boundary of the gated area. Generally, according to Street and Drainage Act 1974, streets are divided into private and public streets. Public street under section three (3) of the Street, Drainage and Building Act,

1974 refers to “any street over which the public have a right of way which was usually repaired or maintained by the local authority

Similarly, the provisions of the Town and Country Planning Act 1976 are illegally overruled when guard houses are being built on public land or on road shoulders. Section 46 (1)(a) of the Street, Drainage and Building Act 1974 provides that that any person who “(a.) builds, erects, set up to maintain or permit to be built, erected or set up or maintained any wall, fence, rail, or any accumulation of any substance, or other obstruction, in any public place ... shall be guilty of causing an obstruction ...” Subsection 46 (1)(a) if read together with section 46(1)(b) is quite clear which leaves no room for permissibility of blocking a public place; subsection (1)(a) has no exception while subsection (1)(b) empowers local authority to make some exception. Thus, there is no doubt under section 46(1) (a) concerning the illegality of any barrier constructed on public road.

- After 2007

The proposed amendments to the Strata Titles Act 1985 had finally been approved by Cabinet. The proposed amendments are due to be tabled in Parliament (Rehda Bulletin, 2006). This amendments are result in response to legal problem regarding issues on titles and management and maintenance of the gated communities development.

The new gated communities will have to comply with a new set of guidelines. The new guidelines include maintaining specific height for fences and having a permanent guardhouse manned by security personnel. Meanwhile, new guarded neighborhoods are to ensure that all boom gates and guard posts are temporary structures which can be easily removed if found unsuitable by the local authorities. Existing gated communities and guarded neighborhoods have been exempted from having to follow the new guidelines (Deputy Prime Minister Tan Sri Muhyiddin Yassin, 2010).

The concept of Gated and Guarded Community Scheme (GACOS) is based on the private residential ownership. The residents share the common properties and the cost of management and the maintenance of the safety and security within their area. It is possible when the open spaces, facilities and services are under the jurisdiction of the local authority, and then converted into private schemes. Private streets would become public after a declaration under Sections 12 or Section 13 of Street Building and Drainage Act, 1974. Section 12 of the Act allows private streets to be declared public, on request of the community, while Section 13 of the Act provides for private streets to become public street.

Old GACOS has been an issue for the obstruction of the public street. Section 46 (1)(a) of Street Building and Drainage Act, 1974 clearly indicates that the prohibition of obstruction of the public place is absolute. Compared to subsection (1)(b) which prohibits obstruction if it is without the permission of the local authority. Therefore, it still makes the old GACOS extra-legal. This is because in the old GACOS, roads and other open places are surrendered to the local authority. Once the private street is declared public, it would remain so under the law until the local government decides otherwise.

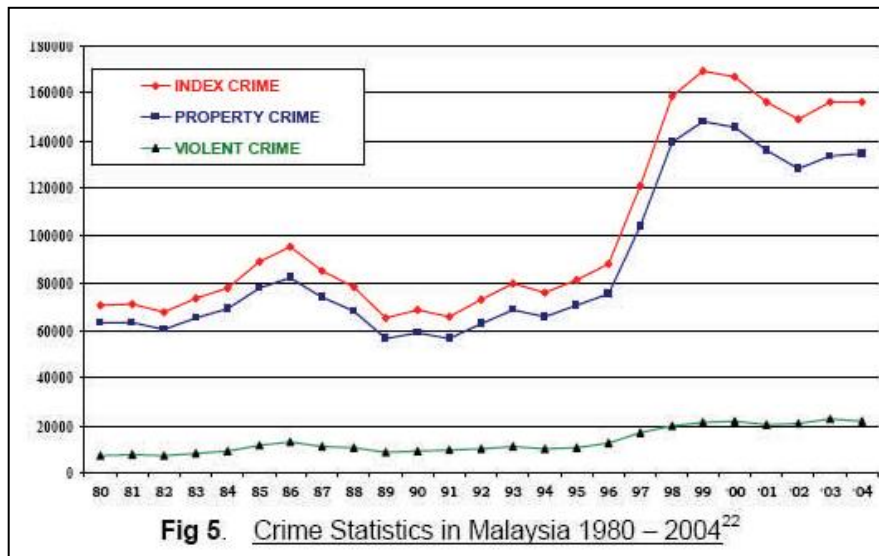
Concerns about the management and maintenance of open places and streets are further complicated. Section 63 of the Local Government Act, 1976 states that local authority has a power to control and protect areas within their jurisdiction. Meanwhile, areas within the local authority jurisdiction are subjected to public use. In a nutshell, local authority has a mandatory power to provide maintenance to the public places where the services are financed by the public tax-payer. This duty is necessary for or conducive to the public safety, health, and convenience. The local authority may perform this duty by itself or may enter into a contract with another person to perform the duties imposed by the law.

2.4 Issues related to Gated Communities Development

i) Trans-boundary effect gated community to crime rates

In relation to the planning of housing, crimes can be considered as one of the major factors adversely affecting the safety and sense of well being of residents. Crime can be defined as a serious offence against an individual or the state and is punishable by law. From the perspective of planning, crimes may have been resulted by poverty, unemployment, economic inequality, cultural values and so on (Town and Country Planning Department, 2007). Crime on property and violent crime has increased from year 1980 to 2004 (Kuala Lumpur Royal Malaysia Police College, No. 4, 2005; p. 9) (refer to Figure 1).

Figure 1: Crime Statistics in Malaysia 1980-2004



Source: Kuala Lumpur Royal Malaysia Police College, No. 4, 2005 (p. 9)

The lack of attention given in planning the physical environment can provide opportunity of incidence of various crimes (Caldeira, 2000). Thus, it can be assumed that gated community housing concept is the concept that responded to prevent crime from happening in residential areas. However, crimes have been transformed to nearby and other neighbourhoods. According to Goix (2005), gated communities offer high standard security within their own boundaries, however, it promote a sense of insecurity to the streets outside the wall.

ii) Social and Economic Segregation

One of the most common implications of Gated Community (GC) is social segregation. Gated neighbourhoods have been argued to cause less interaction among the residence. Another concern is that it reflects income or status gap among these residents with others. In Malaysia, for instance, the most common idea about GC is that the restriction of access creates segregation among people (Nour Arabi, 2009). It is also common that gated and guarded communities are usually resided by people with higher income. Furthermore, it is believed that GC defines a huge gap in income and status whether the within or the adjacent neighborhood. According to a study of GC in England (Blandy and Lister, 2007) there is a situation of internal conflicts within most GC in England. It was claimed by the residents that development of GC caused no community spirit within the neighbourhood and segregation between races, status and political lines between the neighbours. In Canada, development of GC is not very common, which is more concentrated in urban areas and mostly popular for retirement. However, there is a doubt

among planners that gating is able to create isolation, segregation and fear which leads to social decay (Grant, 2003).

Social and economic segregation are generally associated with inequality and exclusion which is common in mostly urban areas (Thorns, 2002). He argued that the relation between social segregation and exclusion with gated and guarded community is one uneven that is separating of wealthier and poorer areas by the structuring of physical barriers. The need to increase security enclave by the wealthy has reflected distinctions between the different income levels of the community (Thorns, 2002).

2.5 Safety Features of Gated Community in Malaysia

There are several common features related to safety aspects that are included in development of gated community, which are (TCPD) (2007):

i) Installation of safety and security devices

In most of gated community housing, safety devices including video cameras, closed-circuit television or CCTV, intercom system and monitor are installed for surveillance. These devices are used to monitor and secure residents' movement as well as to observe public access into the neighborhood area.

ii) Guard services

Gated community is also sometimes referred to as guarded community. Guards are usually stationed at the entrance of the neighborhood and equipped with high-definition security cameras, CCTV monitoring devices and alarm systems. They only allow residents and approved persons who are assessed with the code or some form of remote control system to enter the gates.

In various studies, many researchers (Atkinson, Blandy et al, 2003; Landman & Schonteich, 2002; Van Donk, 2005; Townshend, 2002) found that gated community concept have several constraints such as emergency access for fire, police and ambulance, community segregation, access of the public to this area. The provision of legal and guidelines to monitor the development as well as role of gated communities in society relationship. The gated concepts are not foolproof or guaranteed where safety is concerned. Municipalities with gated projects in Canada usually made provisions in plan of different exits points for emergency vehicles to gain access to the development (Grant, J. (2003). Moreover, in some countries such as in rural part of Nova Scotia, Canada, it was found that gating has limit public access to the coastal zone and to areas traditionally used for recreational activities.

2.6 Disadvantages of Gated Community Development

The possibility of developers to exploit the housing prices using the concept of gated development is very high due to the element of security promoted by this concept. As the housing purchasers are obliged by law to pay monthly fees for maintenance and security services, the quit rent paid to the local council are considered as redundant because the area will not be service by the local council but would be maintain by the management company appointed by the developer. In this case, the question raised is whether the monthly maintenance and security fees are really spent on the maintenance and management of public spaces and facilities in the gated area. In the above cases, the purchasers are charged heavily as they are not only have to pay for the maintenance of their own facilities but they are also required to pay assessment and quit rent. Subsequent to this double-taxation, the local authority may be contracting out its statutory duty to developers at the expense of home owners, which one may doubt the fairness and legality.

Apart from that, public transportation services are less or almost none, which left the residents resorting to private vehicles. This will lead to inefficiency of resource use and increase the cost for the fuel. In addition, maintenance may cause malfunctioning of security systems such as CCTV and security fences.

3.0 RESEARCH METHODOLOGY

The methods of data collection used in this research are resulting from formulated research questions and objectives. Based on the purposes of the study, two data types are collected; the primary and secondary data. The primary data is basically obtained from the field study. Data are collected directly from questionnaire distribution, phone interviews and observation.

1. Interview has been conducted on selected Local authorities in Selangor and Kuala Lumpur.
2. 200 Questionnaire survey form have been distributed to the selected gated communities living within the gated area

Secondary data which are information on the background of gated community development, implementation of gated community concept in Malaysia, guidelines on planning that related to the gated community concept were collected from the selected local authorities within Selangor and Federal Territory of Kuala Lumpur. Content analysis was carried out on these data.

Kuala Lumpur and Selangor area are selected as the case study for the research because they are the most developed states and have the highest rate of gated development. The list of gated communities to be selected as the potential sampling group in the survey has been suggested by the local authorities. The 'Cluster Random Sampling' method is used to collect data from the target population. The researcher placed the names of gated communities in two boxes labeled with Kuala Lumpur and Selangor, then picked two pieces of papers from each box. The names of gated community picked from each box are selected as the sampling to represent the gated communities for each area. As private properties, almost all gated communities applied the privacy policies, resulting in no direct contact between their residents with outsiders. Thus, the method of determining the sample size was through the 'Convenience Random Sampling'.

The samples were 200 households from the selected gated communities. However, after data cleaning, only data from 140 were considered valid for data analysis. For gated communities in Kuala Lumpur, samples are from Taman Permai Jaya gated community and Wangsa Maju district. While for Selangor, sample selected were from Mutiara Gombak gated community in Gombak district and gated in Kajang area. The data collection was undertaken November 2010 to February 2011. Interview survey was another method to collect primary data and necessary information from selected local authorities in Selangor and Kuala Lumpur. The questionnaire focus on the respondents' perception towards safety and security in the gated community, information on social interaction with neighbors and questions on crime rates within the gated communities. The questionnaire aims at exploring factors influencing development of gated and guarded communities and other relevant variables to be tested quantitatively. Therefore, the descriptive and inferential statistics are used to analyze the data collected from the survey.

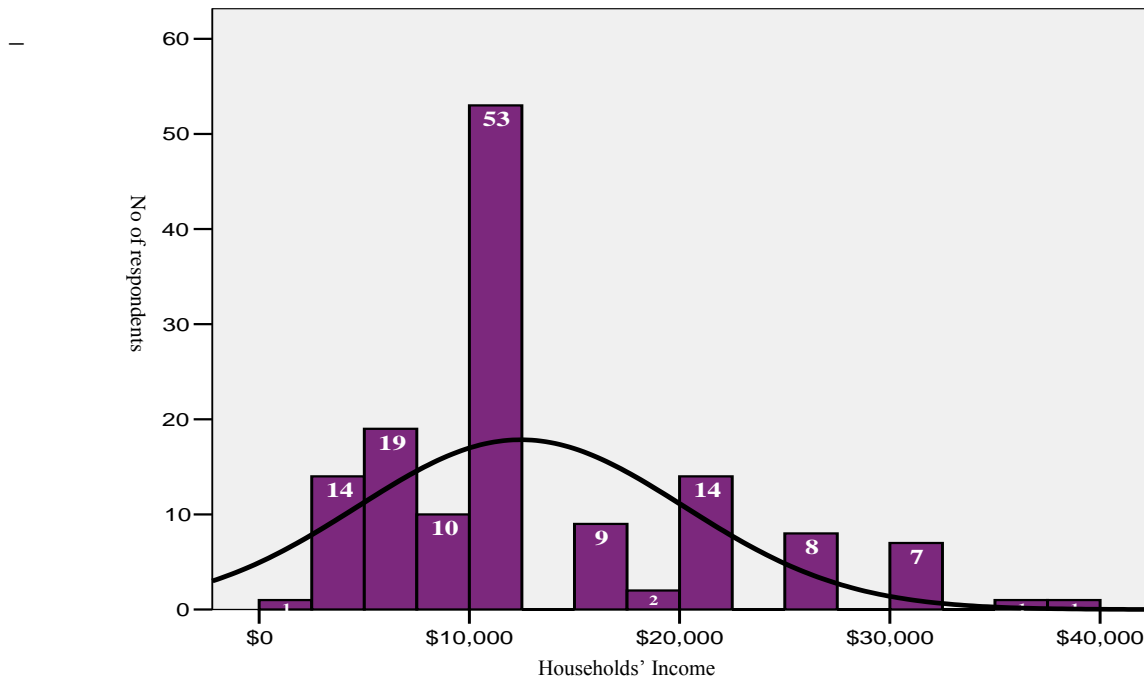
4.0 ANALYSIS AND FINDINGS

4.1 Profile of Respondents

The majority of respondents for the study area were from Malay ethnic group comprising of 82.1 percent (115 respondents) followed with Chinese 10.7 percent (15 respondents), Indian ethnic group with 5.7 percent (8 respondents) and from the international group 1.4 percent (2 respondents).

The respondents were asked about the household income which referred to the data of total income of all working family members. This data is important to show the living standards of residents in the gated community as well as to relate to their financial ability to increase safety in their house. Based on the Figure 2 below, the minimum household income is RM 2,000 while the maximum household income in the gated communities is RM 40,000.

Figure 5.2: Monthly household income (RM)



Mean	\$12,448.20
No of respondents	139

The mean for household income of the respondents living in the gated communities is RM 12,448.2 (refer Figure 1) This showed that the distribution of income of the respondents is positively skewed or literally indicates that there were more respondents from the high income group participating in the survey.

4.2 Safety and Security in Gated Community Housing

In most of gated community housing, guards are usually stationed at the entrance of the neighborhood and equipped with high-definition security cameras, CCTV monitoring devices and alarm systems. Guards are monitored the neighbourhood through the provision of safety devices but they also sometimes are responsible to patrol the area. Based on the data collected, majority of respondents (79.3 percent) claimed that the patrol service was provided 24 hours. While the remaining mentioned that the patrol service only provided during night time which is starts from 7pm to 7am. Majority of them also claimed that the higher the price paid by the respondents, the better safety and security services. Based on the Pearson tests made to determine the relationship between monthly income of respondents and the payment for patrol services, there was a significant positive and low correlation between monthly income of respondents and their willingness to pay for the patrol services, $r(139) = 0.269$, $p < .001$. The positive relationship indicates that the higher the income of respondents, the higher ability for them to pay the price of the patrol services.

Observation showed that several safety facilities provided in the main entrances such as patrol services, pass card, and provision of gate without patrol service existed in gated developments survey answer form. All respondents agreed that patrol service were provided in the main entrance to the study areas. majority of them also claimed that pass cards for every resident were provided to access the main entrance and provision of gated without patrol service was one of the safety measures provided in the neighbourhood area. A spearman test was made to determine the relationship between monthly income of respondents and their willingness to install additional safety equipment in their house. There was a significant negative and low correlation between monthly income of respondents and their willingness to install additional

safety equipment in their house, $r(139) = 0.196$, $p < .021$. The negative relationship indicates that the higher the income of respondents, the higher their willingness to install additional safety equipment in their house.

4.3 Crime Issues in the Gated Communities

Majority of respondents claimed that they never heard any break-in occurring in month of the survey. However, 5.7 percent of respondents mentioned that house break-in did happen in the neighbourhood which involved the house breaking happened through the front doors, back doors and windows. From those who claimed that house breaking never happened in a month ago mentioned that crime never happened in the neighbourhood for the last few years. Types of crimes listed in the answer included robbery, murder, vandalism, kidnap and rape. 97.4 percent (76 respondents) denied that these types of crimes never happened in their neighbourhood. However, there were also respondents who mentioned that robbery was the only type of crime happened in the neighbourhood over the last few years.

A chi-square test was conducted on variables of crimes of the robbery happened in the neighbourhood with time of patrol services. There is a significant relationship of $(1, N = 138) 15.668$, $p = 0.000$. This means that at the significant value of 0.05, there is a difference between crimes of robbery with time of patrol service. Thus, it can be concluded that time of patrol services influence the frequency of robbery occurring in the gated communities.

4.4 Respondents' Perception towards Gated Communities

In the questionnaire survey form, respondents were also asked about their perception towards the gated communities. Questions that were asked include respondents' perception on level of safety within the neighbourhood, outside the gated communities, and the level of safety on service provided, maintenance, social and property value. This includes question on respondents' experience on safety level within the neighbourhood during the day and night time. Majority of respondents agreed that they felt safe when walking alone in the neighbourhood during day and night time. They also claimed that they felt safe to let their children playing outside during the night time. This indicates that respondents have a high appreciation on safety level in the gated communities. Moreover, respondents were also asked about their perception towards the development of gated communities. From the result, majority of respondents agreed they felt safe with the gated communities living environment and its surrounding. They also claimed that a gated community was not about status but it is about safety and security.

Another test was made to related respondents' perception on cost of living in gated communities with their income level. The Spearman's rho test reported that there was a significant negative and low correlation between monthly income of respondents and their perception towards maintenance cost in the gated communities, $r(139) = -0.189$, $p = 0.026$. The negative relationship indicates that the higher the income of respondents, the more the disagreement with maintenance cost of gated communities is being high. This shows that respondent with high income tend to feel that the high maintenance cost was justified. The finding showed that living in gated environment is suitable with high income group because it requires a high maintaining cost for this type of living environment. In term of traffic flow, majority of the respondents disagreed that restricted access streets designed for safety within the gated community has made their journey more difficult. They also disagreed that barrier placed on any public roads has caused difficulties to enter the residential area. In term of community, the majority of the respondents disagreed that the residents who live in gated and guarded communities were tend not to socialize with residents from other residential area. They also claimed that gated community is not the factor influencing economic disparity among high and low income group. However, the majority of respondents disagreed to have gated and guarded communities neighbourhood connected to other neighbourhood and majority of them also denied that gated was only suitable for people from high income group. Nevertheless, the majority of the respondents agreed that gated and guarded communities help to increase the properties' value.

4.5 Level of Interaction and Bonding of Relationship between the Members of the Community

This section describes the findings on respondents' awareness and knowledge about their neighbours within the gated and guarded communities. The majority of the respondents agreed that they are familiar with the neighbour living on the front and back street of their house and within the same street of their houses. They also claimed that they felt satisfied with the neighbour interaction within the community. However, majority of them denied that gated and guarded communities tended to isolate residents from mixing with the overall society. Thus, this indicates that gated and guarded development did encourage the strong bonding and close relationship between the respondents and their neighbours.

5.0 SUMMARY AND RECOMMENDATIONS

5.1 Summary of Findings

The research undertaken has found that there were more than proportions of the respondents from the high income background participating in the survey. Four main objectives set for the research. The first and second objectives dealt with identifying the existing trend and factors influencing the development of gated and guarded neighborhood. The review of literature thoroughly has discussed the current trend and several factors influencing the development of gated and guarded neighborhood in Malaysia. It also described the type of gated and guarded neighborhood developments and the view from legal Malaysian perspectives on the gated developments. Thus, objectives 1 and 2 of the research have been achieved. A question of gated development and relationship between crime rates has been addressed. Objectives 2, 3 and 4 have been achieved through the qualitative and quantitative analysis in analysis chapter.

5.2 Recommendation

Based on the problems highlighted before, the following recommendations and suggestions are outlined. These recommendations should be taken into consideration in order to improve the safety and security aspects within the gated community development.

- a) Safety and Security within the Neighbourhood:
 - i. More security guards should be equipped with security tools such as rubber-bullet guns and guard dogs. The corporation body should recommend the security guard to increase frequency of patrol around the study area especially during night time.
 - ii. Housing units in the study area should be equipped with integrated alarm networks, video surveillance and intercom system that are connected with the main security and emergency centre. This is to respond immediately to the issue on crimes occurring in the neighbourhoods.
 - iii. Since there are still crimes reported in the study area, the corporation body should install additional safety equipment such as CCTV, grills, alarms and porch lights in residents' houses. The provision of additional safety elements can be included in Deed Mutual Covenants (DMC) but requires consents from residents for the increased on management fees.

 - b) Relationship and level of Interaction among Community Members:
 - i. The level of interaction and relationship amongst residents can be fostered through more informal and semi-formal organizations activities such as voluntary cleaning of the neighbourhood, neighborhood watches as well as during seasonal celebration gathering. Sometimes, certain programs such as competitions like sports games, and indoor activities can also become effective approaches to strengthen interactions between residents. Activities or programs that promote involvement of residents can help to create an opportunity for residents to better know each other and socialize amongst themselves.
 - ii. Other than residents' activities and programs, the role of residents association is also important in creating positive interaction among the community members. Through residents association, residents can voice out their problems and share problems with other community members. In addition, through meetings organized by the association, residents can have the opportunity to
-

gather and strengthen their relationship with each other. Furthermore, through participation from residents in the association meeting, issues and problems related to safety can be discussed and solved together

5.3 Conclusion

In conclusion, gated and guarded community is one of the housing concepts that play an important role in creating safe living environment for the residents. Gated developments have the potentials to reduce crimes in the housing areas. However, the implementation of the concept should be applied with the appropriate guidelines and laws in order to regulate the developments and protect the rights of residents. In order to enhance the existing concept, local authorities and those involved in the building and planning of physical environment of the area must cooperate with the community. The successful of this sustainable development concept can also promote bottom-up decision making process in the country.

6.0 REFERENCE

1. Adam, C. and Stuart, L. (2004). A study of visible security patrols in residential areas. Retrieved March 10, 2009, from www.sagepublictaion.com
2. Atkinson, R. and Flint, J. (2004). Fortress UK? Gated communities, the spatial revolt of the elites and time-space trajectories of segregation. Retrieved December 30, 2008, from <http://www.gated-communities.de/>
3. Atlas, R. (1999). Designing safe communities and neighbourhoods. American Planning Association conference proceedings, Seattle.
4. Atlas, R. and W.G. LeBlanc. (1994). The impact on crime of street closures and barricades: A Florida case study. *Security Journal* 5: 140-145
5. Azlinor Sufian. (2005). A legal perspective on Gated Communities in Malaysia. A paper presented in the 8th International Conference of the Asian Planning School Association, Kuala Lumpur.
6. Blakely, E.J., and Snyder, M.G.. (1998). "Separate places: Crime and security in gated communities." In: M. Felson and R.B. Peiser (eds.). *Reducing crime through real Estate development and management*, pp. 53-70. Washington, D.C.: Urban Land
7. Blandy, Lister, Atkinson and Flint. (2003). Gated communities in England. University of Glasgow. Final report of the Gated Communities in England 'New Horizons' project.
8. Caldeira. (2000). *City of walls:crime, segregation and citizenship in Sao Paulo*. California: University of California Press.
9. Elen, P., Salina Khalid, Stuart, M. and Ying, L.C (2007). Gated communities getting popular. *The Star*, 18.
10. Goh Ban Lee. (2007). Gated communities: Urban planning issues and perspectives. Kuala Lumpur
11. Grant, J. (2006). *Planning the Good Community*. Routledge: Tylor& Francis Group.
12. Grant, J. (2003). Planning responses to gated communities in Canada. School of Planning, Dalhousie University Presented at the Conference: "Gated communities: building social division or safer communities?" Glasgow, September 18-19, 2003
13. Grant, J. (2003). Do Canadian planners have the tools to deal with "gated communities"? Glasgow: Dalhousie University.
14. Hale, C. (1996). Fear of crime: A review of the literature. *International Review of Victimology*, 4, 79-150. Retrieved March 10, 2009, from <http://www.sagepublications.com>
15. Keller, S. (1986). *The urban neighbourhood. A sociological perspective*. New York: Random House.
16. Lawrence, W. S. (1993). Chapter Three: Communities and crime prevention. Retrieved March 5, 2009, from <http://www.designcentreforcpted.org/>
17. Mak, K. W (2004). Debate continues on gated community. Retrieved on November 27, 2008, from <http://www.thestaronline.com>
18. Martin, G., Jane, B. and Jenna, A. (2007). Public Perceptions of CCTV in Residential Areas: "It Is Not As Good As We Thought It Would Be." Retrieved March 5, 2009, from <http://www.sagepublications.com>
19. Salleh Buang (2007). The development of gated community scheme-the way forward. Seminar on latest amandments of the Strata Titles Act 1985 with emphasis on the development of Gated Community scheme.
20. Town and Country Planning Department (TCPD) (2007). *Kajian Penyelidikan pelaksanaan 'Gated community' dan kesannya terhadap perancangan*. Kementerian Perumahan dan Kerajaan Tempatan.
21. Unlu, A., Ulken, G. and Apak, S. (1998). An Evaluation of the feeling of security in a new mass housing compound in Istanbul. In Garcia-Mira, R., L.Uzzell, D., Real, J.E. and Romay, J. (eds) (2005). *Housing, Space and Quality of Life*. England: Ashgate Publishing Limited.
22. Vliet, V.W. (1998). *Encyclopedia of housing*. USA: Sage Publication
23. Walker (2005). gated communities unlocked: the effects of gated communities and their regulation in New Zealand. School Of Surveying Te Tari Kairuri, New Zealand.