

Gated and guarded communities in Malaysia:

The new roles of the state and civil society

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Abstract

Gated communities have emerged as a new urban form and trend in modern settlements. In general, the concept and practice of a “gated” community implies that communities build a “fortress” around themselves in order to improve safety and to provide a refuge from criminal behaviour. On the one hand, it is argued that the physical barriers installed are designed to provide some sense of protection and safety to residents. On the other hand, such barriers may reinforce, in very visible ways, ongoing divisions and territoriality within society. In Malaysia, the perceived problem of gated communities does not only revolve around the issues of physical planning in the short term, but, most importantly, with respect to their potential long term social impacts. These impacts might include, for example, the re-enforcement of social exclusion, quality of life issues for those who live within and without the “gated” environments, and the potential adverse effects that such barriers might have in fostering social cohesion. A new trend in Malaysia introduces the use of “human” barriers, through the use of security guards, effectively to gate specific residential neighbourhoods. In response to specific concerns by residents groups who wished to introduce security measures in the form of guards and physical barriers into existing residential neighbourhoods, the Malaysian Government amended the Strata Title Act (1985) and introduced new legislation, the Building and Common Property Act (2007), to regulate the emergence of this trend of gated residential development. This paper presents the findings from research which sought to examine examples of where gated community schemes have been put in place by a local residents association. The case study, Bandar Sri Damansara, Petaling Jaya, Selangor, relates to the retrospective gating of an area and investigates the costs, challenges and benefits of the scheme. The methodology involved a survey and face to face interviews. The findings of the study demonstrate that the efforts to increase the quality of life within this “guarded” community resulted in a decrease in levels of crime, a high degree of satisfaction with the work of the residents association and broad satisfaction with the payments involved. Nevertheless, the case study raises wider questions, particularly the need for a wider holistic approach to consider the social and physical impacts of the wider neighbourhood.

Key words

Gated community, guards, quality of life, residents associations, crime

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Introduction

A gated community has become an increasingly important policy issue in most developed and developing countries. Its growth can be seen as having both advantages and disadvantages (Welllake, 2005). The gated community concept necessarily rests on normative judgements, although these may have a behavioural and evidence base. Gated community problems can be viewed in various perspectives from social, physical and legal perspective. Newburn (2001) mentioned that the latest growing international trends in the use of gates and guards in residential areas demonstrate a market for this type of security measure. Webster (2002) has advanced a particular theoretical understanding for this type of neighborhood response to issues of crime and safety, as representing a form of 'residential club/association community'. Webster *et.al.* (2002) raised important issues of gated community towards future urban development. Firstly, the effects of enclosure on the governance and management of a given neighborhood, second is the impacts on those living inside and outside the gated community and lastly is the constructions of the 'sense of place' in terms of linking physical and social space. Given that the local implementation of the concept is highly differentiated in practice, there is a need for a deeper understanding of this issue in the context of Malaysia

The issue of gated and guarded community in Malaysia has attracted researchers and scholars to explore not only on social planning and physical design but most importantly on legality implementation of gated community as well as planning standard and planning approval given by local authority. This interest has been the case for several years before amendments of Strata Title Acts 2007 and the introduction of guidelines for gated and guarded community by Ministry of Housing and Local Authority 2010 have offered a wide research area that involves many paradoxes. The current gated community problem in Malaysia is however, revolves around the issue of social and physical planning not only in short term impact but also in long term impact. This is due to the demand for gated community in Malaysia has increased in recent years because of the code created by these communities; the prestige and security.

The increasing rise of gated community in Malaysia, have result in debates and research to combat and identify issues pertaining to gated community. This study seeks to examine the effectiveness and successfulness of gated community scheme instigated by Resident Association, focusing only on guarded community. The impacts of implementation of gated community in urban areas, for those living inside gated community scheme, will be explored beyond the security, prestige, and life style reasons. A number of questions arise;

1. What are the benefits and challenges faced in implementing gated community in Malaysia
2. To what extend the state support the emergence of gated community in the country
3. To what extend the civil society plays their role in addressing issues within gated and guarded community area.

Research Methodology

To conduct this research, case study approach is employed as the research method. A case study is an empirical enquiry that investigates a contemporary phenomenon within its real-life context, especially when the boundaries between phenomenon and context are not clearly evident and relies on multiple sources of evidence (Yin, 2003). Using a neighbourhood area of JK SD 11, within Bandar Sri Damansar, Petaling Jaya, Selangor, the research focus on an explorative approach using quantitative methods using Statistical Packages for Social Sciences (SPSS). The research also involves literature review and critical evaluation of

recent research and policy documentations. Following on, the outcomes were combined with primary data collection.

The gated communities cross national experiences.

Gated communities differ from country to country, with respect to their characteristics and in particular with respect to different reasons of development; security, ethnicity and prestige (Gulumser, 2005). In modern era, gated community appears in many countries and it generates many interest and concern among the communities about the security and safety. Most of the people understood it reflects on the responses by the residences to the fear of crime in their territory and to a certain degree reflect the failure by the government to ensure their safety. The term gated community is always synonymous with barrier. Barrier might provide some sense of protection and safety to the residences to reinforce in very visible way the ongoing division and territoriality. In some countries, the emergence of barriers is argued as due the failure of government to ensure the adequate security in their territory or perimeter. For instance, in Belfast, Ireland, Jarman (2008) argued that the Berlin Walls is part of the measure taken to address the issues revolved around insufficient role play by the state.

In China, the development of gated communities is more like a fortress similar with western economic growth after the era of economy transformation in 1970's. This kind of development also reflected the government failure to provide security and safety to the people from the crime. The evolution of development gated communities in China existed because of the higher level of income among residents and also because of the aspect of economic growth (Adibah, 2007). Likewise, in Singapore, the resident association especially for the residents in strata titled properties such as condominium are identified as subsidiary proprietor who collectively own, enjoy and responsible for the upkeep of common facilities such as lifts, parks and recreational facilities such as swimming pool, gyms etc in their estate. Foldvary (2009) argued that normally, the management corporation at the local level is able to exercise self governance and manage its own domestic affairs.

The definition of gated communities largely relies on types of gated communities and the different types of institutional framework of the countries. Landman (2007) and Schonteich (2005) agreed that there is no one specific definition of gated communities. The basic definition of gated communities is that it refers to physical private areas with prohibited access and directed with special rules where outsiders and insiders exist, is the general definition of gated communities. Grant (2004) defined gated community as a housing development where the private roads are closed to general traffic using gate across the primary access. The developments may be surrounded by fences, walls, or other natural barriers that further limit public access.

Atkinson *et. al.* (2003) adopted the meaning as walled or fenced housing developments to which public access is restricted, often guarded using CCTV and/or security personnel, and usually characterized by legal agreements (tenancy or leasehold) which tie the residents to a common code of conduct. In a similar tone, Blandy (2006) and Sarah (2006) also defined gated community as one that has a fence or wall around the residential area; restricts or controls the access for non-residents (via electronic means or with security staff); has private internal roads; subjects residents to a common code of conduct; and can manage itself. In Brazil, different terms are employed such as closed condominium, fortified enclaves or fenced-up areas but in India, similar protected communities are referred to as colonies. Other authors (Syder and Blankely, 1997; Jonhson 2007; Landman 2000; and Low 2003 *et.al*) agreed that the demand of gated community is because of demand towards better living and increasing awareness regarding safety within community. The main criteria of gated communities that give motivations to people for moving into gated living situation. The first criteria or reason that gives motivation to people for moving into gated community is a desire for

security that for those feared of crime. Explicitly, this refers to security and safety. Gated community has been chosen by many residents because of safety that it provides in their neighborhood. The existence of walls, fences and gates can encourage the feel of safety by the residents. The gates protected the community from crime. The gates kept pass-through traffic out of the community, offering the children and pedestrians safer streets and keeping speeders at bay. Others than gates, wall and fences, gated communities also have guards and cameras deter thieves and other criminals from entering the community as well, reducing the risk of crime (Jonhson, 2007).

Another important factor contributing to the creation of demand for gated communities is “discursive security policy” applied firstly in the realm of local and national security and next, especially after 9/11, proliferating across the global arena. The fear of crime from neighborhoods, went looking feverishly for a “proper place to live”, regardless of high costs of real estates and expensive maintenance of properties (Dillon, 2005). Manzi (2005) stated that desire for privacy is another pull-factor of gated community. Residents of gated communities seek to preserve anonymity through special internal communication rules, sensitivity to interlink between security and privacy, gating-and-fencing infrastructure to keep strangers out.

Most importantly, the general perception that houses in gated communities tend to maintain their market values has result in the attention of the neighbourhood association to place emphasis on maintenance and upkeep of the properties within their boundaries (Jonhson, 2007). The owners of gated communities have to pay the maintenance fee charged by the management team.

Gated community in Malaysia

Gated community in Malaysia began more than two decades ago in early 1990s. The earlier emphasis in these gated community are the combination of security, privacy and the affluent lifestyle of its residents. In early 2000s, the sudden increase in the ad hoc Guarded Community Schemes has change the residential development landscape in Malaysia mainly due to soaring rate of crime. The middle-class suburb residents who lived in the existing traditional neighborhood jointly restrict their neighbourhood access and implicitly modify their housing status into guarded community schemes. The residents through their Resident Association engaged Security Guard Company; construct guard houses; set a boom-gate and locale CCTV system around neighborhood area.

This new development is acknowledged as contradict to the related and relevant acts and legislations but ironically were supported by the police authority. Realising the emergence of this trend by the residents to establish the guarded community schemes considered as the ‘retro-fitting’ of existing residential neighborhoods through the use of security patrols (guards) and/or physical interventions (gates), the state then played an equal role in legalising this activity. The Strata Title Acts 1985 was accordingly amended to accommodate the latest development landscape in Malaysia effective from April 2007. The Act was further strengthened by Gated and Guarded Neighborhood Guidelines. The amendment centralised changes on related laws and thus, allow the market to develop new gated community to transform gated and guarded scheme with the certain restriction.

Underpinning the above, the latest development of this increasing response by the public is simply to enhance the sense of security and to reduce crime in residential areas. Crime in housing areas has become a fact of life, with street crimes increasing; crimes against persons and properties generating considerable fear within the community, making safety an issue demanding critical attention at both local and national level.

According to the statistics (CPPS, 2007), the crime index in Malaysia showed an increase of 13.4% and the crime rate has increased by 8.7% during 2006-07. About 90% crimes in Malaysia are property crimes whose occurrences are mainly in the housing areas (Sidhu, 2005; 9).

Gated community in Malaysia is divided into two types; Gated Community and Guarded Neighbourhood. Yong (2004) and Adibah (2007) further divided the above into the following types;

- a) A block or more flats either has a parking area or surrounded by fences and the main entrance guarded by security whom allowed the flow of in and out of the visitor into the particular compound.
- b) A block or more condominium with parking area, club house, swimming pool, playground and park surrounded by fences. There are guards who control the flow of in and out of the visitor into the particular compound.
- c) One or more group of landed property provided with parking areas, club house, playground and guards who control flow of in and out of the visitor into the particular compound.
- d) Other than above mentioned are a few example of others building which has a different classifications.

Fernandez (2007) defined gated community as particular development, its facilities and services including the infrastructure (roads, drains, etc) within the development which are privately managed and owned usually denoted as a certain form of physical barrier demarcating the boundaries to the development. Essentially, it is a "privatisation" of public spaces or spaces that would normally be managed by public authorities. In contrast, guarded communities refer to communities where residents employ private security to provide security services to an area which includes public spaces. This often involves an attempt to restrict or regulate public spaces privately. Similar to gated community, the guarded communities formed by the residents would also include the erection of guardhouses and barriers on public roads. In a similar vein, Jayadeep and Jamil, (2009) defined gated community as a cluster of houses or buildings that are surrounded by a wall or fence on a perimeter with entry or access of houses or buildings controlled by certain measures of restrictions such as guards, boom gates or barriers which normally includes 24 hour security, guard patrols, central monitoring systems and closed circuit televisions (CCTV) cameras.

The rising emergence of gated and guarded development in Malaysia has result in the Federal Department of Town and Country Planning seriously addressing this phenomenon. The Guidelines for Gated Community and Guarded Neighbourhood were issued to control the development of this trend of residential development. The guidelines (see table 1.0) clearly defined Gated Community as gated and guarded residential community, either in high rise or landed properties. The properties in a Gated Community must be held under a strata title (including landed strata). This kind of community is only allowed in limited location in urban area. It is interesting to note that this type of gated community is coherent with the provisions of section 6 (1A) of the Strata Titles Act 1985 (Act 318). Meanwhile, the Guarded Neighbourhood refers to residential community with individual land title properties which has security service either with or without security house. It can be of "guarded only" (without fence) and "guarded and gated" (with fence).

Table 1.0: Definition of Gated and Guarded Community by the Department of Town and Country Planning, Malaysia

Type	Detail
Gated Community	<ul style="list-style-type: none"> • Minimum area under the scheme is 1 hectare and maximum is 10 hectares (200-500 house units) • The roads and shared amenities inside the GC belong to the community, and managed by Management Corporation elected by the residents. • Building of wall to separate the community from its neighbourhood is not allowed • Social Impact Analysis need to be undertaken prior to the establishment of GC • Need to have 2 entrances/exits (one for main use, another for emergency) • Allowable perimeter fencing of height not more than 9 feet and at least 50% visible from outside • Boom gate is not allowed • Guard house measurement no exceeding 1.8m x 2.4m • The houses cannot be more than 4 levels (18.5 meters) from basement • Visitors' parking must be allocated
Guarded Neighbourhood	<ul style="list-style-type: none"> • Only allowed in urban area • Establishment of GN need to be proposed by Residents Association and supported by majority of the residents • Allowable Guard house measurement must not exceed 1.8m x 2.4m. • Manual boom gate with 24 hours security control can be considered • Appointed security guards must be registered with the Ministry of Home Affairs.

Source : Federal Department of Town and Country Planning (2010)

The evolution of gated community scheme in Malaysia is highly influenced by experiences of other countries. The idea of safety, prestige and privacy of living has become a main idea to develop the new housing schemes. This trend however is accepted within certain groups of peoples with different background of income. Table 2.0 illustrates the main criteria of gated and guarded community in Malaysia.

Table 2.0: Main Criteria of Gated and Guarded Community

Residents Association(Existing House)		Original Plan by Developer (New Development)	
Landed Property	Safety :	Landed Property	Safety :
*property price below RM 300,000	<ul style="list-style-type: none"> • CCTV • Security Guard • Guard house • Fence • Wall 	*Property price above RM 500,000	<ul style="list-style-type: none"> • CCTV • Security Guard • Guard house • Direct connection alarm with police station • Automatic system of barrier • Surrounding by wall/fence

	<p>Others :</p> <ul style="list-style-type: none"> • Kindergarden • Playground 		<p>Prestige Lifestyle :</p> <ul style="list-style-type: none"> • Club House • Private park and parking space
<p>Strata Property</p> <p>*property price below RM 200,000</p>	<p>Safety :</p> <ul style="list-style-type: none"> • CCTV • Security Guard • Guard house • Fence • Wall <p>Others :</p> <ul style="list-style-type: none"> • Kindergarden • Playground • Laundry and Convenient Shops • Swimming pool 	<p>Strata Property</p> <p>*property price above RM 300,000</p>	<p>Safety :</p> <ul style="list-style-type: none"> • CCTV • Security Guard • Guard house • Direct connection alarm with police station • Automatic system of barrier • Surrounding by wall/fence <p>Prestige Lifestyle :</p> <ul style="list-style-type: none"> • Club House • Private park and parking space • Swimming Pool <p>Amenities ;</p> <ul style="list-style-type: none"> • Laundry & Convenience Shops • Gymnasium • Saloon • Child care centre

The role of state in addressing the the emergence of Gated Community In Malaysia

After almost two decades of the emergence of gated and guarded community in Malaysia (formerly considered as illegal in the context of land law in Malaysia), finally on 2 September 2010, the the Federal Department of Town and Country, Malaysia announced the new guidelines for gated community and guarded neighbourhood. The guidelines which obtained approval from both the Cabinet and the National Council for Local Governments were adopted by all local authorities in Peninsular of Malaysia. In the context of Malaysia, land is a state matters, thus, the state can choose to adopt or reject the guidelines issued by federal authority. In essence, the key aim is to provide a standard guidance to all local authorities in controlling and monitoring the development of gated schemes. The earlier practiced prior to these guidelines differ from to state to state. This long awaited guideline further provide details of what can be done and cannot be done in line with the earlier amendment of Strata Title Act (Amendment 2007) which allowed landed schemes to be divided into land parcel with strata title. The guidelines also address issued on guarded neighborhood.

In line with this, at the state level of Selangor where the case study area is located, a special guidelines were issued by the Selangor Housing and Property Board defined gated development as a development that is

demarcated with a physical structure and runs along the perimeter or boundary with controlled access to the general public (see table 3.0 for further details).

Table 3.0: Guideline Gated and Guarded Community (GACOS) by the Selangor Housing and Property Board

Requirement	Details															
Application	Applicants must clearly state that the planning approval applications are for 'gated community developments' under Section 6 (1A) Strata Title Act 1985 (Act 318).															
Size of Development	<table border="1" data-bbox="547 745 1393 1099"> <thead> <tr> <th data-bbox="547 745 831 808">Type of Housing</th> <th data-bbox="831 745 1058 808">Number of Unit</th> <th data-bbox="1058 745 1393 808">Land Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="547 808 831 909">Detached/ Semi Detached/ Cluster</td> <td data-bbox="831 808 1058 909">24-160</td> <td data-bbox="1058 808 1393 909">3 acres – 20 acres</td> </tr> <tr> <td data-bbox="547 909 831 972">Terrace</td> <td data-bbox="831 909 1058 972">48 – 240</td> <td data-bbox="1058 909 1393 972">3 acres – 10 acres</td> </tr> <tr> <td data-bbox="547 972 831 1034">Mixed Housing</td> <td data-bbox="831 972 1058 1034">48- 240</td> <td data-bbox="1058 972 1393 1034">3 acres - 10 acres</td> </tr> <tr> <td data-bbox="547 1034 831 1099">Town House</td> <td data-bbox="831 1034 1058 1099">48 -480</td> <td data-bbox="1058 1034 1393 1099">3 acres – 10 acres</td> </tr> </tbody> </table>	Type of Housing	Number of Unit	Land Area	Detached/ Semi Detached/ Cluster	24-160	3 acres – 20 acres	Terrace	48 – 240	3 acres – 10 acres	Mixed Housing	48- 240	3 acres - 10 acres	Town House	48 -480	3 acres – 10 acres
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Public amenities	<p>Developers must indicate GACOS parcels and public amenities (to be surrendered to the government) in each layout plan and pre-computation plan. However, the local authority has the right to determine the size of development depending on circumstances.</p> <p>For each 1 GACOS Parcel, the provision of playground/vacant area is 10% while the minimum area required for a community hall is 2,000 sq ft. Development exceeding 1 GACOS Parcel must placed integrated public amenities outside the GACOS area.</p>															
Density	In accordance with requirements of the Manual of Selangor Planning Standards and Guidelines.															
Building Setback	Minimum access road width is 40ft. Front building setback maybe waived subject to provision of centralised parking area.															
Drainage / Irrigation System	Areas with rivers or streams in proposed plan are not allowed for GACOS development.															

Parking Area	<table border="1"> <thead> <tr> <th>Type of Housing</th> <th>Parking Area</th> </tr> </thead> <tbody> <tr> <td>Bungalow / Semi – Detached / Cluster / Zero Lot</td> <td>10 % for visitor</td> </tr> <tr> <td>Terrace / Town House</td> <td>10 % for visitor</td> </tr> <tr> <td>Mixed Housing Type : <ul style="list-style-type: none"> • Low Cost • Low Medium • Medium and High </td> <td> 1 : 1 + 10% 1 : 1 + 10% 1 : 2 + 10% </td> </tr> </tbody> </table>	Type of Housing	Parking Area	Bungalow / Semi – Detached / Cluster / Zero Lot	10 % for visitor	Terrace / Town House	10 % for visitor	Mixed Housing Type : <ul style="list-style-type: none"> • Low Cost • Low Medium • Medium and High 	1 : 1 + 10% 1 : 1 + 10% 1 : 2 + 10%												
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Number of Storey and Height	The allowable maximum number of storeys for bungalow/semidetached/cluster/zero lot/terrace/town house is 4 levels from basement with maximum height of 18.5m (without lift).																				
Fencing/Wall	The maximum height allowed is 9ft with 33% opening/visibility from outside.																				

(Source : Redha Bulletin 2008)

The guidelines explicitly suggest that all planned gated communities must adhere to the requirements by all the Planning Authority in Selangor. The emergence concern is on the guidelines for guarded neighbourhood which refers to neighbourhood developed without fencing and guarded services but were fenced and guarded on the initiative of the residents themselves once they have occupied the neighbourhood. This study seeks to examine this typology of retrospective gating of an area and investigates the costs, challenges and benefits of the scheme.

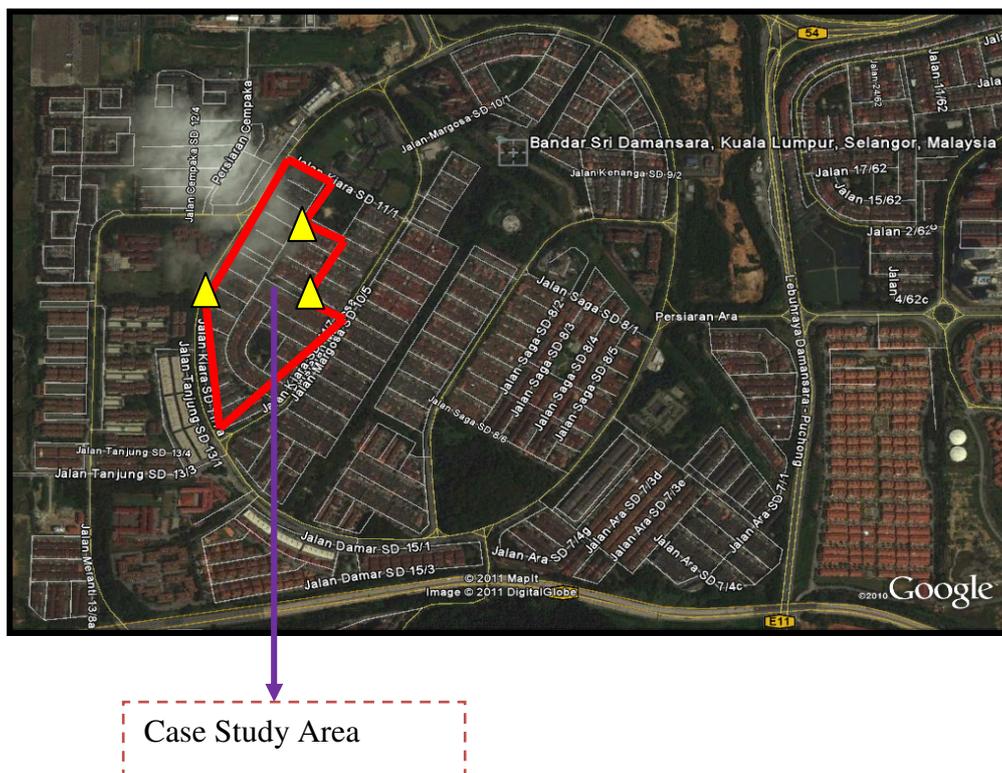
The case study: Living experiences of gated and guarded neighbourhood in Bandar Sri Damansara, Petaling Jaya, Selangor

For the purpose of this study, the gated and guarded community area identified on the basis of selected criteria in residential area which comprise the following features:

- Physical barriers; fence, gates, speed bumps
- Manned surveillance; security patrols and the front desk barrier
- Signs; neighbourhood watch signage
- Natural surveillance; being observed by residents

Data collection methods include interview techniques; face to face interview based on structured questionnaires that are personally administered. Interview is one of the most common and most powerful ways people used to try to understand human beings. Interview has a wide variety of forms and multiplicity of uses (Mason, 1996).

Picture 1: Map of Case Study



▲ Entry point (guard house)

Bandar Sri Damansara is selected as the case study in order to study the effectiveness of the gated and guarded community implemented by the civil society. The township was designed more than a decade ago to depict a resort tucked neatly within the city. It encompasses a retailer industry, hotels and educational institutions which surrounds the township. The township is strategically located near Sungai Buloh sandwich between the renowned housing development of Damansara Damai, Desa Park City and

Damansara Perdana. It is accessible via Damansara Puchong Highway (LDP) and Middle Ring Road 2. Other surrounding development include a number of affluent neighbourhoods such as Mutiara Damansara, Taman Tun Dr Ismail (TTDI), Kota Damansara and Bandar Utama.

To date there are more than 9,437 housing units in the township comprising low-cost flats, apartments, condominiums, terrace house as well as bungalow unit that are sprouting up and will become a part of the densely populated area within 1357.03 acres . The total number of 5,731 unit of terrace house in Bandar Sri Damansara is gated and guarded community. Guarded community at Jalan Kiara SD 11 is one part of Bandar Sri Damansara area. This guarded community was established since August 2009 and comprises 550 units of landed single- storey terrace houses within the JK SD 11/1 to JK SD 11/7. The area exclude JK SD 11/3 which comprise double-storey terrace houses. The main reason of establishment guarded community in JK SD 11 is due to the awareness of residents to increase their safety within the residential area. The Resident Association (RA) is a voluntary organization registered as a society under Societies Act 1966. According to the Malaysian Society Registration Department list, the number of RA registered under Societies Act 1966 (Act 335) has increased by 12% from 5,995 in 2008 to 6,795 in 2009.

The fundamental objective of the resident association in JK SD 11 is to enhance the quality of life of the residents as well as to increase their safety level. The resident association of JK SD 11 is part of the main Bandar Sri Damansara’s resident association. The association spent about RM 25,000 as a working capital to create guarded community which the cost to construct fences, guardhouses and boom gates. Resident association for JK SD 11 also paid RM 40,000 per month (about USD12,000) to private security company for their security services. The security company hired the security guards to monitor the residential area in JK SD 11. The total number of security guards appointed by security company is 7 persons, where 4 of them work in morning shifts and remaining 3 work in evening shifts. All the security guards are responsible to monitor the main entry points in JK SD 11. For this security services apart form the gated and guarded neighbourhood created by the Residents’ Association, a monthly charge of RM 50.00 (USD15) were charged to the residents of this neighbourhood.

A total numbers of 80 respondents within the Jalan Kiara 11, Bandar Sri Damansara were interviewed. The distribution of household income for respondents is shown in Table 4.0. More than 50% of the respondents have a total monthly household income above RM 8,000 (about USD2,400). Further analysis shows that a large proportion of the total household income is more than RM 10,001 that recorded 22.5%. The Mid-Term Review of the Ninth Malaysia Plan (Economic Planning Unit, 2008: 63) indicates that the middle income households are defined for the national level (including those in the rural areas) as those having an income of RM2,000 – RM4,000. Implicitly, this suggests that the majority of the residents are those earning above the middle income threshold. This explained why they are willing to pay a small amount RM50 a month for the gated and guarded services which can improve their quality of living.

Table 4.0: Distribution of Survey by Total Household Income

Total Household Income	Valid Percent
RM 3,001 - RM 4,000	1.3
RM 4,001 - RM 5,000	1.3
RM 5,001 - RM 6,000	16.3

RM 6,001 - RM 7,000	12.5
RM 7,001 - RM 8,000	11.3
RM 8,001 - RM 9,000	15.0
RM 9,001 - RM 10,000	20.0
> RM 10,001	22.5
Total	100.0

Majority (81.25%) of the respondents lived in a house owned by them and almost half of them lived more than 10 years (see table 5.0). Clearly this explained why they agreed to the initiatives mooted by the Residents' Association to introduce the new way of living in gated and guarded neighbourhood. They have experienced the cycle of living in the neighbourhood previously without fence and guard and faced the fear of increasing rate of crimes. The current gated and guarded neighbourhood is perceived as providing a better quality of living.

Table 5.0 Distribution of Housing Status by Period of Living of Respondents

Housing Status	Period of Living				Total
	< 1 year	1 - 5 years	6-10 years	> 10 years	
Landlords	0 0.0%	1 1.5%	34 52.3%	30 46.2%	65 100.0%
Tenants	1 6.7%	10 66.7%	4 26.7%	0 0.0%	15 100.0%
Total	1 1.3%	11 13.8%	38 47.5%	30 37.5%	80 100.0%

Amongst the tenanted residents, the findings show that none of the tenants who rented their premises lived in current premises more than 10 years. Almost two third of them have rented their house between 1 - 5 years and about a quarter has rented their current house between 6 -10 years. Nevertheless, they are also concerned on their safety and quality of living and thus, supported the gated and guarded neighbourhood style of living.

Gated community in JK SD 11 is established by resident association in response to the increasing rate of crime incidents. The findings (see table 6.0) confirm this as "safety guarantee" is chosen as the main reason to establish guarded neighbourhood within the JK SD 11, Bandar Sri Damansara community. The second most important reason is also concerning safety. Ironically, privacy of living and comfortable life was ranked lower.

Table 6.0: Main Reason to Establish Guarded Neighbourhood

Detail	Safety Guarantee	Increase Privacy of Living	To Establish the Exclusiveness of Living	Wanted More Comfortable Life	Enhance the Safety Level Within Community
Valid	80	80	80	80	80
Mean	1.8625	3.7250	3.0250	3.9375	2.4625
Std. Error of Mean	.16663	.09239	.09739	.15235	.14001
Median	1.0000	4.0000	3.0000	5.0000	2.0000
Std. Deviation	1.49042	.82638	.87113	1.36265	1.25228
Rank*	1	4	3	5	2

(*each criteria is rank from 1-5 (which 1 is very important and 5 is not important))

Most importantly, the study demonstrates that gated and guarded community is effective to bring down the rate of crime incident. The security services inclusive of construction of guard house have to a great extent able to reduce crime incident. To the questions on level of satisfaction with the facilities, flexibility for non-residents to enjoy same facilities inside their residential area and the maintenance fee paid by respondents, the findings shows that only 17.5% of respondents were very satisfied with facilities inside their residential area while majority of them only indicate satisfied with existing facilities. Based on observation during site inspection, the selected case study or residential area along JK SD 11, have provides basic amenities and facilities such as kids playground, open spaces, kindergarten and mosque.

However, a total of 100% respondents agreed that non-residents should not be allowed to enter their residential area without any specific purposes. The fact that they have paid a monthly maintenance fees of RM50 regardless of the size of premises for security reason further strengthen this act of social segregation (see table 8.0). Non-residents are required to obtain visitor pass before they can enter the residential area. Only registered residents were permitted entry into the gated community. For safety and security reasons within these areas, the general public and visitors were denied entry unless they have registered themselves with the guards. This has raised debate and argument amongst the legal practitioners and scholars as the act of denying non-residents to enjoy the public facilities located within common or public area are against the provisions provided by the Town and Country Planning Act 1976 (Act 172) and also the National Land Code 1965. Furthermore, the safety of public area are clearly provided under section 21 of the Police Act 1967 which mentioned that “ it shall be the duty of the police officers to keep order on public roads, streets, thoroughfares and landing places and other places of public resort and places to which the public have access”.

The findings confirm that the worldwide phenomenon of living in gated community is to add an extra precaution against residents' safety. The study also suggests that security is a broadly defined concept, which brings different levels of 'peace of mind' not limited to only property and personal protection but further offer protection for the future amenity of the residential environment in the form of stability, continuity and certainty. Previous research by Landman, (2002) and Schonteich, (2002) also that suggested that gated communities are capable to reduce crime and should be promoted as a legal mechanism to combat crime, irrespective of any other implications that such communities may inflict on the development of a nation.

Table 8.0: Summary of Satisfaction level and social segregation action

Details	Percentage (%)*out of 80 Respondents
Satisfaction with amenities / Facilities of gated and guarded provided within the Residential Area	17.5
Very Satisfied	82.5
Satisfied	0.0
Unsatisfied	0.0
Very Unsatisfied	100.0
Total	
Are Non-Resident Allowed to Use Facilities / Amenities Inside Residential Area	
Allowed	0.0
Not Allowed	100.0
Total	100.0

Further examination on social segregation of gated community development suggest that almost two third of the respondents area fully aware that gated community will contribute the social segregation. However, they strongly stated that they intend to live in gated and guarded community to benefit the increment in their property value apart from safety reason (see table 9.0).

Table 9.0: Relationship between Housing Preference and Respondents Reason

Housing Preference	Reason	Total
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	Negative impact toward community (social fragmentation)	Increase safety within community	Increase land value in the future	Illegal to block public/common area	Increase exclusiveness of neighbourhood	
Gated and guarded	0 0.0%	15 27.3%	25 45.5%	0 0.0%	15 27.3%	55 100.0%
Non gated and guarded	10 40%	0 0.0%	0 0.0%	15 60.0%	0 0.0%	25 100.0%
	10 12.5%	15 18.8%	25 31.3%	15 18.8%	15 18.8%	80 100.0%

Having established the living experiences of residents in gated and guarded neighbourhood, the following section examine what are the roles play by the Residents Associations to support this typology of neighbourhood. The analysis divided into 2 elements which is “1” represent suitable to do and “2” represent not suitable to do. Based on the median score, it suggests that that meeting with residents to solve any issues and campaign to prevent crime incident is perceived to be suitable to be considered by the resident association. To the residents, meeting with residents association is very important for them to highlight any issues within their residential areas. Common issues such as vandalism, malfunction of street light, irregular grass cutting and maintenance of drains as well other related issues can be voiced out during the meeting. Likewise, meetings are also considered as the most practical practises by residents association to obtain feedbacks from residents.

Table 10.0: Main Activities should be considered by the Residents’ Association

Detail	Meeting With Residents to Solve Any Issues	Provide Family Day	Organise the Mutual Cooperation Between Residents	Campaign to Prevent Crime
N Valid	80	80	80	80
Mean	1.3750	1.7125	1.6125	1.4875
Median	1.0000	2.0000	2.0000	1.0000

(*1 is very suitable to do and 2 is not suitable to do, based on median score result)

In addition, campaign to prevent crime is also suitable to be considered by residents association. Further information revealed the campaign to prevent crime in case study area is strongly supported by the Petaling Jaya Local Council as well as the local authority police officers in charge of the area. Others variables such as “provide family day” and “organising the mutual cooperation between residents” is perceived as less important and not suitable to be implemented by the Residents’ Association. Perhaps, the fact that most of the residents are working explain why they placed higher emphasise on spending their leisure time with their family matters rather than between residents. It is noteworthy to note that majority of the citizens of Greater Kuala Lumpur will usually leave their houses before 7 am to reach their office by 8.30 or 900 am and return home by 7 pm.

Conclusion

Gated and guarded communities have emerged as a popular style of living in the quest of prestige and security in Malaysia. The ad hoc Guarded Community Schemes which relates to the retrospective gating of an area has change the residential development landscape mainly due to the increasing rate of crime. The residents through their Residents’ Association who lived in the existing traditional neighborhood jointly restrict their neighbourhood access and implicitly modify their housing status into guarded community schemes. The guarded communities formed by the residents have witness construction of guardhouses and barriers on public roads. In response to this new style of living, guidelines for gated community and guarded neighbourhood were introduced to provide a standard guidance to all local authorities in controlling and monitoring the development of gated schemes. The findings confirmed that “safety guarantee” is chosen as the main reason to establish guarded neighbourhood established by the residents’ association in response to the increasing rate of crime incidents. Gated and guarded community proved to be effective to decrease the crime rate and should be promoted as a legal mechanism to combat crime, notwithstanding other implications that may effect on the development of a nation. In particular, impact on social segregation is absolutely acknowledged by the residents but the desire to maintain security within their neighbourhood apart from enjoying positive impact on their property value may be worth considered in future research.

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