

## COMMUNITY PERCEPTION ON THE GATED AND GUARDED RESIDENTIAL CONCEPT IN ACHIEVING A QUALITY LIFESTYLE

**Haidaliza Masram, Azlina Md Yassin, Nur Azreen Ismael**

**Department of Real Estate Management  
Faculty of Technology Management and Business  
Universiti Tun Hussein Onn Malaysia  
86400 UTHM, Parit Raja Batu Pahat  
Johor**

**Corresponding Author: [haidaliza @uthm.edu.my](mailto:haidaliza@uthm.edu.my)**

### **Abstract**

A sustainable neighbourhood comprises of a variety of aspects which includes a quality lifestyle. Much has been discussed on what is considered as a quality lifestyle, its characteristics and how it can be achieved. The increasing crime rate especially in neighbourhood areas led to the introduction of the gated and guarded residential concept. This concept has become a trend among developers and homeowners, especially in larger cities like Johor Bahru, Penang and Kuala Lumpur. The concept was initially developed to create safer community thus increasing their quality of life. A better quality life style is part of a sustainable residential development. However, there are issues on the effectiveness of this concept in achieving a quality lifestyle. Among the discussions are how this concept tends to reduce the interaction between neighbours. Therefore, this study aims to determine the characteristics of a quality of life desired by the community and their perceptions of the effectiveness of the gated and guarded development in achieving a quality lifestyle. Questionnaires were distributed in housing areas with gated and guarded concept around Johor Bahru. The data was analysed using frequency analysis method. Five main characteristics that are discussed in this paper are the housing characteristics, the environment, public participation, family life, public safety, health, and communication and transportation. Public safety has been cited as the most important characteristics desired by the community. This indicates that gated and guarded residential concept compliments the desired characteristics by the community. The mean for the effectiveness of this gated and guarded residential concept to achieve the a quality lifestyle in the aspect of housing and public security is the highest and the lowest being the communication and transportation in particular of how the provisions of the road network can ease the accessibility to facilities and amenities provided. In conclusion, the gated and guarded residential concept is perceived by the community as effective in achieving a quality lifestyle.

