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Safety In Gated And Guarded Communities: Bukit Seri Bintang

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Abstract:

Currently the developments of gated and guarded community have become the most modern housing development trend in Malaysia, especially Kuala Lumpur. According to previous researchers show that this kind of housing scheme could effectively reduce the crime rate. From the statistics of crime index showed that there is decrease of crime rate considerably, however it does not reflect to the actual situation. Therefore there are many residents wish to self-organised and formed gated and guarded community in their area currently especially in Kuala Lumpur. This research mainly study on the safety in gated and guarded communities in Bukit Seri Bintang. The aim is achieved by establishment the importance of implementing the security system in gated and guarded community instead of reliance only on the presence of security guard. Primary data are collected through distribution of 100 sets of questionnaire survey, structured interview survey, observation and case study whereas secondary data are collected from books, journals, research paper and newspaper. These data are collected for the findings of the three (3) objectives. From the discussion of findings from each of the objective, a conclusion is drawn regarding to the achievement of the aim of the research.

Keywords: *gated and guarded communities, safety, security system*

1. Introduction

In the recent years, residential property markets of Malaysia promoting the recent developments by using the concept of providing the security services and measures to the planned residential developments, commonly developer offering to the residents. In fact, residents would like to form a guarded neighbourhood or even self-organize a gated and guarded community in their existing residential areas. They even prefer to implement more on security technology in the gated and guarded community to fully control on their safety. This is because of the bad performance and behaviour of guards as well as shortage of security guards in the market recently. In fact, providing these services to the residents or purchasers such as security guards patrols is generally a liability for them in their lifestyle. For instance, they have to consider installation and maintenance cost that will be incurred over the times. The painful lessons that some of the residents have been gone through such as burglary, kidnapped and robbed cases. These crime happened frequently in the major city have revealed the problem of high crime level in Malaysia. As according to (McLeod, 2007), Maslow's hierarchy of needs, a basic psychological theory that identifies the human needs and breaks into the various levels, hence the safety criteria is considered as the secondary most important criteria in human life.

2. Review of Literature

Edwards, A.D. and Jones, D.G., 1976 opines, community can be defined as a group of people who willing to stay in a specific location and who desire to exercise some degree of local autonomy in organizing their social life in such a way which enable them to satisfy the full range of their daily needs.

Kumar 2013 & Eves 2007 opines, gated and guarded communities is a cluster of houses surrounded by fence with controlled access and it will be some measures of restriction such as boom gate, guardhouse, security guards, central monitoring systems, and close circuit television (CCTV) cameras are provided.

Maslow, 1954 opines, safety criteria is considered as the secondary most important criteria in human life which is based on psychological theory that identifies the human needs.

3. Objective

- To identify the factors that lead to the implementation of security system.
- To determine the effectiveness of implementing more security technology compare to presence of security guards.
- To analyze the impacts of implementing of security system in the gated and guarded community

4. Methodology

This study was conducted in Bukit Seri Bintang, Kuala Lumpur. The survey in final form will be consisted of 100 respondent’s questionnaires and alternatives methods would be collected through structured interview from focus group in that area.

5. Limitations of the Study

The present study is confined only to the gated and guarded communities. The study covers the respondents from only Bukit Seri Bintang, Kuala Lumpur residents.

Today all the residential scene which is not under gated and guarded communities was trying to implement security system in their area in order to have the sense of fully protected from danger and crime risk.

Variables	Strongly disagree (%)	Disagree (%)	Agree (%)	Strongly agree (%)	Mean	Mode
Security Purpose	0%	0%	11.7%	88.3%	3.88	4
Aesthetic Appeal Purpose	5%	20%	50%	25%	2.95	3
Privacy Purpose	0%	5.0%	46.7%	48.3%	3.43	4
Investment Value Purpose	1.7%	16.7%	61.7%	20%	3.00	3
Private Governance Purpose	8.3%	18.3%	48.3%	25%	2.90	3
Community Interaction Purpose	3.3%	6.7%	56.7%	33.3%	3.20	3

Table 1: Factors of forming gated and guarded community

The present study reveals that the resident are agreed with the purpose of forming gated and guarded community is because of the security purpose. There are 88.3% respondents strongly agreed that security is the main factors, following by Privacy purpose which is 48.3% respondents strongly agreed as second factor that influenced the formation of gated and guarded community. Community Interaction purpose is the third factor in which 56.7% respondents agreed on that. It was following by Investment Value purpose and Aesthetic Appeal purpose with the mean score of 3.00 and 2.95 respectively allocated in the table. The lowest mean score is Private Governance purpose which is 2.90, where 48.3% respondents agreed that is one of the factors that influenced the formation of such community.

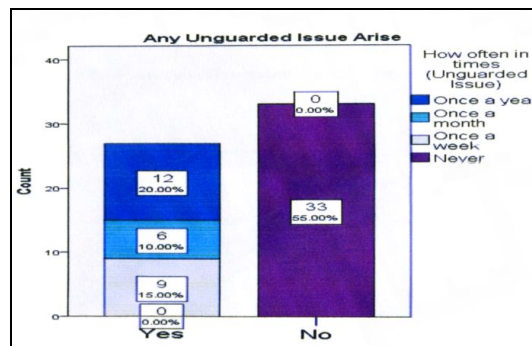


Figure 1: Unguarded Issues Arise

Through the analysis, found that there is unguarded issue arise however not majority of the residents agree so. There are 55% respondents agreed that no unguarded issue arise. In fact, from this point of view, show that the performance of the security guards still considered as satisfied. However, 20% respondents agreed that there is unguarded issue arise where happened in once a year. Minority of the respondents in which 15% respondents agreed that there is unguarded issue but arise once a week whereby 10% respondents agreed that arise once a month. There is no respondent agreed that unguarded issue arise once a day.

Variables	Never (%)	Rarely (%)	Sometimes (%)	Always (%)	Mean	Mode
Burglary	11.7%	18.3%	35.0%	35.0%	2.93	3
Robbery	11.7%	23.3%	48.3%	16.7%	2.70	3
Rape Cases	81.7%	16.7%	1.7%	0.0%	1.20	1
Murder Cases	91.7%	6.7%	1.7%	0.0%	1.10	1
Lost Vehicle	78.3%	16.7%	5.0%	0.0%	1.27	1
Car Accident	58.3%	30.0%	11.7%	0.0%	1.53	1
Vandalism	35.0%	38.3%	26.7%	0.0%	1.92	2

Table 2 : Security and safety issue

There are 35% respondents agreed that burglary is the main safety issue, following by Robbery cases which is 48.3% respondents agreed as second safety and security issue that happened sometimes in this area. Vandalism is the third security issue in which 38.3% respondents agreed that it rarely happened. Then following by Car Accident and Lost Vehicle cases with the mean score of 1.53 and 1.27 respectively agreed that no such cases happened. The lowest mean score is Rape and Murder cases which is 81.7% respondents and 91.7% respondents agreed that is no such cases arises or happened in that area. As the conclusion from this analysis found that this can be related to the factor that lead to forming of gated and guarded community with the implementation of security system as burglary and robbery cases happened sometimes in this area.

In determining the effectiveness of implementing more security technology compare to presence of security guards, some research had done.

Variables	Strongly Disagree (%)	Disagree (%)	Agree (%)	Strongly Agree (%)	Mean	Mode
Performance of Guards	6.7%	36.7%	45.0%	11.7%	2.62	3
Security System better than Guards	0.0	0.0	33.3%	66.7%	3.67	4

Table 3: Comparison of effectiveness in crime reduction

There are 45% respondents agreed that performance of the guards is under category of satisfied from the aspects of unguarded issue, whether the guards patrol from time to time and authorize public entrance and there are 66.7% of the respondents strongly agreed that is more effective in crime reduction with security system. It shows that implementing more on security technology is more effective in crime reduction.

Variables	Strongly Disagree (%)	Disagree (%)	Agree (%)	Strongly Agree (%)	Mean	Mode
Reduce the feeling of worry	0.0	1.7%	31.7%	66.7%	3.65	4
Increase social interaction	3.3%	3.3%	55%	38.3%	3.28	3
Increase Value of Property	1.7%	6.7%	63.3%	28.3%	3.18	3
Create Public Inconvenience	16.7%	23.3%	43.3%	16.7%	2.60	3

Table 4: Impacts of implementing security system

It proven that 66.7% respondents strongly agreed that reduce the feeling of fear of crime is the main impact, following by increase in social interaction which is 55% respondents agreed as second impact of such implementation where the residents are desired to have the social lifestyle. Increase value of the property is the third impact in which 63.3% respondents agreed that the value of the houses is higher if there is gated and guarded community scheme especially with the security system implemented. These are the positive impacts upon such implementation is available. The negative impact is creating public inconvenience due to the restriction of public accessibility as there are auto-boom gate barrier, guard's barrier as well as perimeter fencing. Fencing. The mean score of creating public inconvenience impact is 2.60, where 43.3% respondents agreed that is one of the negative impact of exercising gated community scheme with security system. As the conclusion from this analysis found that decrease fear of crime or worried is the main impact as the residents could have the sense of safety, but create public inconvenience therefore accomplish the objectives 3 from this point of view.

6. Conclusion

Thus in safety and security situation, it is important to residents to realize the importance of implementing technology of security system in gated and guarded community instead of reliance only on the presence of security guards.

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