

## Review Article

# Gated Communities as A Living Choice in the Global South: A Qualitative Review of the Physical and Socio-Economic Features

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**Abstract:** Blakely and Snyder (1997) developed the conceptual framework for understanding “gated communities as a living choice” based on the interactions between their physical, and socio-economic features in the USA. With an expanding number and range of scholarly publications, this model uncommon in the Global North—has been modified for use in the Global South. Due to geographic variations, more indicators had to be added to the established features. Addressing this deficiency, the purpose of the research is to use a qualitative review to broaden Blakely and Snyder’s approach to identifying reasons that influence living decisions in the Global South. To determine the living choice indicators, the research initially identifies and chooses information on the trends in gated community development in the Global South’s cities from 2000 to 2022. The indicators are then categorized and analysed based on their physical and socio-economic features to yield living choice reasons. According to the review, it is crucial to conceptualize “gated communities as a living choice” based on variations in the geographical context of the Global South to yield the context-specific living choice reasons.

**Keywords:** gated communities, qualitative review, Global South, geographical context, living choice.

## 1. Introduction

Since the 1990s, social and economic disparities have given rise to the concept of ‘ghettoization’, a process of physically segregating populations within individual communities. In contemporary times, there has been a significant trend for living choices in the form of ‘gated communities’ (Shamseldin, 2016) (Hendrikx & Wissink, 2017), (Zhao & Zou, 2017).

Many descriptions and insights have evolved to explain the concept of gated communities, regarding what constitutes such a form of residential development for a living choice. However, all descriptions of gated communities are derived from the “living choice” framework provided by Blakely and Snyder, which only discusses gated communities in the USA (Ajibola, et al., 2011) (Al Omari, 2015). Based on which gated communities

with diverse characteristics occur across the Global South (Breetzke, et al., 2014) (Ghonimi, et al., 2013). However, literature has revealed that gated communities embrace many different issues due to geographical differences of the Global South, which Blakely and Snyder’s framework does not address (Ehwi, et al., 2018) (Kalantari, et al., 2017) (Bandauko, et al., 2022). In the review process, it was also discovered that a bulk of academic literature is available, which requires a great amount of time to locate and gather information on living choices within gated communities. of the Global South. To fill the knowledge gap, this paper does a systematic review of academic articles (2000–2022), that investigate the characteristics of gated communities occurring in the Global South to investigate the available evidence from a wide variety of sources that categorize “gated communities as a living choice”. The review contributes to the body of

literature by following a stage-wise process. Firstly, data is identified and selected from extant literature for classifying indicators that must identify the relationship between the physical, social, and economic characteristics of gated communities corresponding to the framework of Blakely and Snyder. Secondly, the indicators are added to gated communities' physical, social, and economic characteristics to interpret findings based on the comparative analysis of the characteristics of gated communities to identify reasons for living choices, followed by a discussion and conclusion, to sum up, the research.

The paper is organized as follows: in the following section, we define gated communities briefly and give a quick rundown of the theoretical explanations for the emergence and growth of this type of residential space, and then we present Blakely and Snyder's list of gated community characteristics. The systematic review's approach is then described in detail. Following that, the study explores the findings based on variations in the geographical setting of the Global South. The study concludes with recommendations for future research on gated communities and practical applications.

## 2. The Gated Communities conceptualized by Blakely and Snyder

In recent years there has been a major emergence of private enclosed residential areas in the form of 'gated communities', 'gated neighbourhoods', 'fortified enclaves', or 'gated and guarded residential areas' (Shamseldin, 2016) (Hendriks & Wissink, 2017), (Zhao & Zou, 2017) and can be also referred as a primarily residential area with restricted access and privatized communal

spaces, but may also include controlled access areas for business, retail or recreational purposes (Landman, 2006).

Blakely and Snyder (Blakely & Snyder, 1997a) provided one of the most thorough investigations of gated communities as a living choice available and presented the most frequently discussed classification based on the physical, social, and economic characteristics of gated communities in the USA alone. In developing a classification of the kinds of projects found in the USA, they made a vital contribution to understanding the key characteristics of gated communities. This classification is based on three general types of gated communities in the United States: lifestyle, prestige, and security zone. The first category, 'lifestyle communities' have gates that provide security and separation for the leisure activities and amenities offered within. The second category is 'prestige communities. These are amongst the fastest-growing forms of gated communities. Their gates symbolize distinction and prestige and through this, they create a secure place on the social ladder. They lack the recreational amenities of the lifestyle communities, often differing little from a standard residential subdivision only by their gates. The gates are motivated by a desire to project an image, protect current investments, and control housing values. The two first categories are based on newly built gated developments; however, the third category, 'security zone' concerns existing developments. These developments are the defensively fortified developments formed not by developers but by their inhabitants, because of the fear of crime and outsiders. (Table 1) below summarizes the characteristics of each of the gated community types, which can be classified as physical, social, and economic.

**Table (1). Classification of Gated communities' characteristics by Blakely and Snyder**

Researcher	Types	Characteristics	Classification of characteristics		
			Physical	Social	Economic
Blakely & Snyder (1997)	Lifestyle	Common amenities with shared interest for leisure class, which include master-planned projects for luxury	Yes	Yes	Yes
	Prestige	Secured access (with or without guards) to reflect desire for image, privacy control and exclusivity	Yes	Yes	Yes
	Security zone	Crime control involving retrofitting fences and gates on public streets for restricting access	Yes	Yes	Yes

### **3. The development of gated communities in the Global South**

The emergence and development of gated communities can be divided into two main classes: physical and socio-economic (Roitman, 2005). The fundamental tenet of the physical theory is that gated communities serve as physical representations of society's social, political, and economic structures (Webster, 2001). Gated communities have quickly proliferated because of socioeconomic pressures working at several dimensions, such as globalization, neo-liberalism, and privatization initiatives. Researchers have emphasized the following specific drivers as part of the structural accounts: the adoption of diverse urban systems and routines, security issues and fear of crime, the state's failure to provide services like security and infrastructure upkeep, speculative reserves in urban real estate markets, and the growing internationalization of real estate development activities (Atkinson & Blandy, 2005) (Coy & Pohler, 2002) (Roitman, 2005) (Webster, 2001).

On the contrary, the socio-economic clarification focuses on the part that social actors like the residents of gated communities play in society. Thus, these social actors' goals and motivations play a substantial position in the process of "gating." Both theories for gated communities are supported by prior research, though specifics may change depending on the urban context. For instance, structural reasons like neo-liberal globalization are responsible for the growth of gated communities in Istanbul, Turkey (Genis, 2007). Growing insecurity in Indonesian cities is a major structural element contributing to the rise of gated communities (Leish, 2002) (Roitman & Recio, 2020).

#### **4. Qualitative review methodology**

The research is being conducted using a qualitative systematic review, which is a method of associating findings that can offer a thorough synthesis of qualitative literature (Cooper, 2017). Hence, a systematic literature review of gated communities was conducted to investigate and integrate the available evidence from a wide variety of academic publications focussing on the context of the Global South, which classified the gated community characteristics to derive trustworthy findings for drawing conclusions about a potential

contribution to the body of literature which is related to "gated communities as a living choice" (Cooper, 2017) (Mulrow, 1994).

#### **4.1 Data collection**

The results of the literature search enabled the selection of articles appropriate for review. To conduct the review, first, the following keywords were searched to extract the physical, social, and economic characteristics of gated communities. The search approach mostly used databases to find and assess articles. The bibliographical lists of published reviews were used, when appropriate, to find further articles.

The following criteria were used to include every article. First, the study had to be carried out in a city in the Global South. Second, the publication must present original data or findings from a study of available data sources. The publications chosen for the systematic review included both those that just used primary data and those that also analysed secondary data. Third, the reviewed articles were published between 2000 and 2022, because this was the time when there was rapid expansion of gated communities in the Global South. Fourth, the articles must be published in peer-reviewed journals.

The criteria for the elimination of research materials were based on the following criteria. First, similar studies in the same geographical region by different researchers, either in the same or different time zones. Second, repetitive evidence in different contexts. Third, cross-comparative cases yield similar gated communities as identified by individual cases. Fourth, studies produced in a language other than English. Fifth, articles published in non-peer-reviewed journals.

#### **4.2 Data organization**

The data gathered on gated communities using keywords, included primary outcomes carried out in various segments of the globe. As a result, a vast dataset was produced. Managing and organising it was a huge task. The next step deemed important was to chart out the data in a manner that clearly presented the development of gated communities from the year 2000- 2022. The first attempt made was to organize the table around the general characteristics of gated communities in their separate geographical regions. After much deliberation, some simple changes were made.

First, the characteristics of gated communities were divided into physical, social, and economic characteristics. Next, indicators were added to each characteristic as derived from the literature (Grant & Mittelsteadt, 2004) (El Sayed, 2016) (Kalantari, et al., 2017). Indicators of location, safety and security, gate shape and design, housing types, size of the gated community, and traffic limit were added to the physical characteristics. Indicators including the function of walls and gates, housing patterns, activities, facilities and amenities, and landscaping facilitating socialization were added to the social characteristics. Indicators of residents' economic status, purchasing price, and maintenance cost were added to the economic characteristics. This was done to simplify the information into parts and understand the similarities and differences in the living choices of gated communities based on their physical, social, and economic characteristics.

## 5. Findings

The studies reviewed in this paper cover 25 countries of the Global South, including China, Pakistan, India, Lebanon, Saudi Arabia, Iran, Malaysia, Indonesia, Egypt, South Africa, Nigeria, Ghana, Sudan, Japan, Korea, Brazil, Argentina, Turkey, Jordan, and Hong Kong. The systematic review also covers 16 cities: Johannesburg, Istanbul, Tehran, Tokyo, Accra, Cairo, Alexandria, Lahore, Beijing, Tshwane, Luanda, Ibadan, Khartoum, Baghdad, Karachi, and Hyderabad city. All these cities are large metropolitan areas (Table 2).

The findings from gated community studies are primarily discussed in two clusters: a comparison of the features of Gated Communities (physical and socio-economic) and their reasons for living choice (why gated communities develop and why people prefer to live in this form of housing).

## 6. The analysis of physical and socio-economic features of gated communities for a living choice in the global south

### 6.1 Physical Features

**Location:** Location unquestionably influences the social factors that influence gating, such as criminal activity and crime rates in Johannesburg (Landman, 2000). Some regions of the Global South are more likely to experience

extreme poverty, violence, and terrorism than others, whereas social and racial discrimination is experienced in other parts (Glasze & Alkhayyal, 2002) (Roitman, 2005). In the Global South, many peri-urban gated communities have emerged in parts of South America, Asia, and Africa due to failing government policies and a shortage of space in the city centre. Also, gated communities developing in peri-urban areas are less expensive and many people can afford them (Breetzke, et al., 2014). Another level of location is connected to the accessibility and connectivity of gated communities in Asia and Africa to either main roads, link roads, and ring roads or other significant locations of education, work, and shopping in the city (Touman, 2002) (Nazmy, et al., 2016).

**Safety and Security:** There are basically two types of security features to establish the degree of enclosure for gated communities in the Global South. The first one includes physical measures like the presence of walls and gates. Perimeter walls can be huge and massive constructed from masonry or built from natural, semi-transparent, or electric iron fences. Moreover, it is observed that higher and more solid walls ensure a higher degree of security as compared to low heights and perforated boundaries (Webster, 2001) (Makinde, 2021). In some cases, natural landscape features may also function as boundaries to gated communities in parts of Asia, especially China (Miao, 2003). These limit the accessibility level and prohibit access for non-residents. The second security feature incorporates modern technological measures to play an important role in securing gated communities that replace the guards with a central security system, using automated doors, access codes, and identification cards of residents (Abraham, 2018) (Coy & Pohler, 2002).

**Gates shape and design:** The special design of gates and entrances has a great role in achieving different factors for the gated communities of the Global South (Bandauko, et al., 2022) (Abraham, 2018). Some gates function symbolically to reinforce social prestige and exclusion, signifying social distance and control at the same time (Almatarneh, 2013). Whereas others deliver a physical function to achieve safety and security (Ghonimi, et al., 2013). However, huge entry and exit gates can mark social status and maintain access control (Baycan-Levent & Gulumser, 2007) (Tan, 2016).

Table (2). Findings from the systematic review of the studies

References	Geographical context	Physical Features						Socio-economic Features						Reasons for Living Choice
		Location	Safety and security	Gates shape and design	Housing types	Size of the gated community	Traffic limit	Functions of walls and gates	Activities, facilities, and amenities	Housing pattern	Landscape facilitating socialization	Residents' economic status	Purchasing price	
Caldeira (2000)	Sao Paulo, Brazil	1. Mix of villas and apartment blocks 2. Surveillance cameras, barricades, and fences 3. Internalized private and semi-private spaces						1. Safety inside the gate and in common areas 2. Children can play in the private streets 3. Common spaces are user-friendly 4. Total amount invested, and maintenance amount is charged to residents						Increase in violence. Failure of the rule of law
Touman (2002)	Egypt	1. Wide and private roads 2. Private residences 3. Sophisticated security 4. Located outside the city						1. Differentiation of lifestyles 2. Safe and secure open spaces 3. Calm and communal 4. Profit interest of real-estate companies 5. The total amount invested is charged to residents						Increased crime and terrorism
Jurgens and Gnad (2002)	Johannesburg, South Africa	1. Small-scale, well-defined neighbourhoods 2. Mix of residential and commercial land uses 3. Controlled access using gates, and high walls with centralized security measures						1. Spatial seclusion and social cohesion 2. Undivided share of common spaces which are calm and communal 3. Private management and governance 4. Residents' associations						Security concerns
Leisch (2002)	Indonesia	1. Improved infrastructure brought to the area such as (better roads, better technical infrastructure, and public transportation) 2. Self-contained satellite developments 3. Walls and gates are also built to separate between public and private spaces of the area.						1. Social contact among residents 2. Common spaces 3. User-friendly common spaces 4. Mix of income groups 5. Maintenance amount is charged from the residents 6. Land could be bought very cheaply and sold for a much higher price, as a 'desired' housing project'						Security concerns. Growth of upper-middle class
Miao (2003)	China	1. Master-planned community 2. The walls, gates and hi-tech security measures 3. Serviced plots 4. Mix of housing types						1. Exclusive and luxurious 2. A sense of residents' control over the neighbourhood 3. "People-friendly" settlement with a social centre 4. Developers maximize their profit. 5. High property values 6. Maintenance amount is charged from residents.						Social and cultural traditions
Genis (2007)	Istanbul, Turkey	1. Wide and private roads 2. Private residences 3. Camera super-vision, and private guard services) 4. Located outside the city						1. Ethno-cultural enclosed communities 2. Protection of unique cultural values, lifestyles, and social cohesion 3. Communal engagements 4. Private management 5. Private governance						Urban and cultural politics

Chacko and Varghese (2009)	Bangalore, India	<ol style="list-style-type: none"> <li>1. Master-planned community</li> <li>2. The walls, gates and hi-tech security measures</li> <li>3. Serviced plots</li> <li>4. Exclusive villa-type houses</li> </ol>	<ol style="list-style-type: none"> <li>1. Social control and self-contained</li> <li>2. Common spaces are provided for all which are user-friendly and safe</li> <li>3. High-end amenities and facilities</li> <li>4. Developers maximize their profit.</li> <li>5. High property values</li> <li>6. Maintenance amount is charged from residents.</li> </ol>	Luxury, exclusiveness, high-security reasons
Osman, Rabbe and Bachok (2011)	Malaysia	<ol style="list-style-type: none"> <li>1. Mix of villas and apartment blocks within a boundary wall</li> <li>2. Internalized private and semi-private spaces</li> <li>3. Permanent access control</li> <li>4. Mixed land use</li> </ol>	<ol style="list-style-type: none"> <li>1. Act like hotels with their facilities and amenities</li> <li>2. Social centre</li> <li>3. Control over amenities</li> <li>4. Similar lifestyle and status</li> <li>5. Private governance</li> <li>6. The property values are high, and the maintenance of the community is vested with the residents.</li> </ol>	Security, privacy, and an exclusive lifestyle
Yip (2012)	China	<ol style="list-style-type: none"> <li>1. Master-planned community</li> <li>2. The walls, gates, and hi-tech security measures</li> <li>3. Serviced plots</li> <li>4. Exclusive villa-type houses</li> </ol>	<ol style="list-style-type: none"> <li>1. Exclusive landscaped areas accessible to all residents</li> <li>2. A sense of residents' control over the neighbourhood</li> <li>3. Presence of a social centre</li> <li>4. The residents are responsible for the maintenance</li> <li>5. Private governance</li> <li>6. Residents pay maintenance charges</li> </ol>	Housing reforms
Al Omari (2015)	Amman, Jordan	<ol style="list-style-type: none"> <li>1. Improved infrastructure</li> <li>2. Located in suburbs as self-contained satellite developments.</li> <li>3. High-tech security</li> </ol>	<ol style="list-style-type: none"> <li>1. Social centre</li> <li>2. Common open spaces</li> <li>3. Shared amenities and facilities</li> <li>4. High land prices</li> <li>5. Private management</li> <li>6. Communal organizations</li> </ol>	Security concerns. Enhance the social life of residents
Wissink and Hazelzet (2016)	Bangkok	<ol style="list-style-type: none"> <li>1. Mix of villa houses and condominiums</li> <li>2. Fences, barricades, and surveillance cameras</li> <li>3. Permanent access control</li> </ol>	<ol style="list-style-type: none"> <li>1. Amenities and facilities are available</li> <li>2. Communal associations</li> <li>3. People-friendly environment</li> <li>4. The residents are responsible for the maintenance</li> <li>5. The gates boost a property's value and provide investors and locals with a profit.</li> </ol>	Prejudices between the affluent and low-income people
Bruyns, Landman, Plessis (2016)	Hong Kong	<ol style="list-style-type: none"> <li>1. Mix of villas and apartment blocks within a boundary wall to close off public streets and limit the use of amenities</li> <li>2. Internalized open spaces</li> <li>3. Permanent access control</li> <li>4. Mixed land use</li> </ol>	<ol style="list-style-type: none"> <li>1. Socially integrated</li> <li>2. Safe communal spaces</li> <li>3. Amenities and facilities</li> <li>4. Developers maximize their profit.</li> <li>5. High property values</li> <li>6. Maintenance amount is charged from residents.</li> </ol>	Globalization and Fear of Crime

Nazmy and Sayed (2016)	Cairo, Egypt	<ol style="list-style-type: none"> <li>1. Improved infrastructure</li> <li>2. Located in suburbs and inner city as self-contained satellite developments.</li> <li>3. High-tech security</li> </ol>	<ol style="list-style-type: none"> <li>1. User-friendly spaces for children, females, and elderly</li> <li>2. Safety and security in open areas</li> <li>3. Amenities and facilities</li> <li>4. Total amount invested is charged to residents</li> <li>5. Maintenance amount is charged from the residents</li> </ol>	Luxury and exclusivity
Kim (2017)	Seoul, Korea	<ol style="list-style-type: none"> <li>1. Mix of villas and apartment blocks</li> <li>2. High-security surveillance cameras and boundary walls</li> <li>3. Private and semi-private spaces inside</li> </ol>	<ol style="list-style-type: none"> <li>1. Provision of open spaces</li> <li>2. Social homogeneity</li> <li>3. Exquisite landscape</li> <li>4. Amenities and facilities</li> <li>5. Private management</li> <li>6. Maintenance is charged to the residents</li> </ol>	Defensive mechanism against crime and nuances
Galychyn (2017)	Tokyo, Japan	<ol style="list-style-type: none"> <li>1. Walled/fenced and guarded gates/booms along with surveillance devices</li> <li>2. Small residential zones</li> </ol>	<ol style="list-style-type: none"> <li>1. Amenities and facilities are available</li> <li>2. Communal associations</li> <li>3. Self-contained</li> <li>4. Social equality</li> <li>5. Private management</li> <li>6. Private governance</li> </ol>	Security and lifestyle
Zhao (2017)	Beijing, China	<ol style="list-style-type: none"> <li>1. Master-planned community</li> <li>2. The walls, gates, and hi-tech security measures</li> <li>3. Serviced plots</li> <li>4. Exclusive villa-type houses</li> </ol>	<ol style="list-style-type: none"> <li>1. Controlled environment</li> <li>2. User-friendly communal spaces</li> <li>3. Availability of amenities and facilities</li> <li>4. Developers maximize their profit.</li> <li>5. High property values</li> <li>6. Maintenance amount is charged from residents.</li> </ol>	An increase in hostility between the state and local governments
Kalantari (2017)	Tehran, Iran	<ol style="list-style-type: none"> <li>1. Small-scale, well-defined neighbourhoods with clear boundaries</li> <li>2. Mixture of residential and commercial land uses</li> <li>3. Private or public roads</li> <li>4. Controlled access using gates, high walls with centralized security measures</li> </ol>	<ol style="list-style-type: none"> <li>1. Less open space within the perimeter</li> <li>2. Few shared amenities and facilities.</li> <li>3. Social equality</li> <li>4. Affordability of all residents</li> </ol>	Security concerns. Search for leisure and recreation.
Elhadary and Ali (2017)	Khartoum, Sudan	<ol style="list-style-type: none"> <li>1. Wide and private roads</li> <li>2. Private residences</li> <li>3. Sophisticated security</li> <li>4. Located outside the city</li> </ol>	<ol style="list-style-type: none"> <li>1. Self-contained and sharing common lifestyles</li> <li>2. Social homogeneity within the community</li> <li>3. Availability of leisure activities</li> <li>4. Private management and governance</li> <li>5. Residents are charged for maintenance</li> <li>6. High property values</li> </ol>	Liberalisation of housing markets in cities. seeking a better life and status
Frias and Rodrigues (2018)	Luanda, Angola	<ol style="list-style-type: none"> <li>1. Improved infrastructure is provided.</li> <li>2. Self-contained and secure</li> <li>3. High-status, exclusive, and luxurious.</li> <li>3. Walls and gates are constructed to demarcate the area's public and private areas.</li> </ol>	<ol style="list-style-type: none"> <li>1. A symbol of wealth and status for the affluent class</li> <li>2. Few shared amenities</li> <li>3. A social centre</li> <li>4. Sharing common lifestyles</li> <li>5. Communal associations for maintenance</li> <li>6. Private governance</li> </ol>	Globalization. Urban crime and violence fears and security concerns. Find a high-quality way of life

Salah and Ayad (2018)	Alexandria, Egypt	<ol style="list-style-type: none"> <li>1. Wide and private roads</li> <li>2. Private residences</li> <li>3. Sophisticated security</li> <li>4. Located outside the city</li> </ol>	<ol style="list-style-type: none"> <li>1. Diverse types of income groups</li> <li>2. Formally organized as communal associations and retain strong social cohesion.</li> <li>3. Facilities and amenities are available</li> <li>4. The residents are responsible for the maintenance</li> <li>5. The gates improve property value and provide investors and inhabitants with a return.</li> </ol>	Lifestyle value because of high-quality amenities
Abraham (2018)	Baghdad, Iraq	<ol style="list-style-type: none"> <li>1. Neighbourhoods that are compact and clearly delineate their boundaries</li> <li>2. Combination of commercial and residential land uses</li> <li>3. Controlled access using gates, and high walls with centralised security measures</li> </ol>	<ol style="list-style-type: none"> <li>1. Spatial isolation of social groups with diverse cultural and religious circumstances</li> <li>2. Undivided share of common property</li> <li>3. The gathering places serve as a communication place</li> <li>4. Profit interest of real-estate companies</li> <li>5. The total amount invested is charged to residents</li> </ol>	Neoliberalism approaches housing provision
Makinde (2020)	Ibadan, Nigeria	<ol style="list-style-type: none"> <li>1. Gates/booms and high walls</li> <li>2. Proximity to major access routes</li> <li>3. Located in peri-urban locations</li> </ol>	<ol style="list-style-type: none"> <li>1. Homogeneity and controlled environment</li> <li>3. Strong community</li> <li>4. Social equality and cohesion</li> <li>5. The property values are high</li> <li>6. The maintenance of the community is vested with the residents</li> </ol>	Security concerns and increased crime rate
Soyeh Asbere and Owusu-Ansah (2020)	Accra, Ghana	<ol style="list-style-type: none"> <li>1. Improved infrastructure brought to the area such as (better roads, better technical infrastructure, and public transport)</li> <li>2. Self-contained satellite improvements</li> <li>3. Walls and gates are also built to separate public and private zones</li> </ol>	<ol style="list-style-type: none"> <li>1. Spatial seclusion of social groups</li> <li>2. Undivided share of common spaces</li> <li>3. The gathering places serve as a communication place for social interaction</li> <li>4. Income levels which constitute the affluent class, can afford the exclusive facilities and amenities</li> <li>5. High land and housing prices</li> </ol>	Quality housing services, prestige, and personal security
Chitgopkar, Dash and Walimbe (2020)	Hyderabad city, India	<ol style="list-style-type: none"> <li>1. Walled/fenced and guarded gates/booms along with surveillance devices</li> <li>2. Small residential zones</li> </ol>	<ol style="list-style-type: none"> <li>1. Common lifestyles</li> <li>2. Shared spaces</li> <li>3. Services and facilities are available</li> <li>4. The property values are high</li> <li>5. The maintenance of the community is vested with the residents</li> </ol>	Community significance, lifestyle, prestige, and security
Waheed and Nadeem (2020)	Lahore, Pakistan	<ol style="list-style-type: none"> <li>1. Walled/fenced and guarded gates/booms along with surveillance devices</li> <li>2. Provide security for people of different socio-cultural backgrounds</li> <li>3. Small residential zones</li> </ol>	<ol style="list-style-type: none"> <li>1. Few shared amenities</li> <li>2. Social equality</li> <li>3. User-friendly landscaped areas</li> <li>4. Private governance</li> <li>5. Private management</li> </ol>	Increasing crime in the city
Salim (2021)	Bahrain	<ol style="list-style-type: none"> <li>1. Mix of villas and apartment blocks within a boundary wall</li> <li>2. Internalized private and semi-private spaces</li> <li>3. Permanent access control</li> <li>4. Mixed land use</li> </ol>	<ol style="list-style-type: none"> <li>1. Provision of exclusive open spaces</li> <li>2. High-end facilities and amenities</li> <li>4. Developers maximize their profit.</li> <li>5. High property values</li> <li>6. Maintenance amount is charged from residents.</li> </ol>	Neoliberal urbanization and population growth
Nazeer and Yousuf (2021)	Bahria Town, Karachi, Pakistan	<ol style="list-style-type: none"> <li>1. Gates/booms and high walls</li> <li>2. Large expanse of available land</li> <li>3. Attractive housing</li> <li>4. Proximity to major access routes</li> <li>5. Located outside the city</li> </ol>	<ol style="list-style-type: none"> <li>1. Exclusive landscaped areas accessible to all residents</li> <li>2. Safety and security in common spaces</li> <li>3. Presence of a social centre, accessible to all</li> <li>4. Social integration</li> <li>5. The property values are high</li> <li>6. The maintenance of the community is vested with the residents</li> <li>7. Profit interest of real-estate companies</li> </ol>	Security and lifestyle
Bandauko (2022)	Africa	<ol style="list-style-type: none"> <li>1. Gates/booms and high walls</li> <li>2. Large expanse of available land</li> <li>3. Attractive housing</li> <li>4. Proximity to major access routes</li> </ol>	<ol style="list-style-type: none"> <li>1. Act like hotels with exclusive services</li> <li>2. Presence of a social centre</li> <li>3. Control over amenities</li> <li>4. Similar lifestyle and status</li> <li>5. Profit interest of real-estate companies</li> <li>6. The total amount invested is charged to residents</li> <li>7. High land prices</li> </ol>	Globalized lifestyle



**Housing types:** Properties within gated communities of the Global South might consist of exclusive villa-type houses and luxurious closed condominiums which are privately owned, secure areas that are used for business, play, and consumption (Kalantari, et al., 2017) (Rosen & Razin, 2008) (Ehwi, et al., 2018). Large homes, private villas, and upscale amenities are prioritised in this style of gated living. Residents share the privilege of wealth and demand a special set of features, including facilities, amenities, strict security, privacy, exquisite landscaping, and the best property-added value with a minimal number of facilities and amenities. Those who are looking for luxury and a unique lifestyle will choose opulent, elite residences with accompanying characteristics like increased privacy and security, while those with less financial means will choose a more economical type with a variety of housing options for all income levels (Arku, et al., 2016).

**Size of the gated community:** The size of the gated community clearly impacts the social functions and characteristics of gated communities in the Global South (Salah & Ayad, 2018). Some types are small, holding a few hundreds of housing units, while others may have hundreds of houses, with shared activities such as a club or swimming pool. Small-scale developments will only include a few commercial purposes (Zhao, 2017). Large master-planned estates, gated villa towns, and mega-mansions fall within this category. Exclusive medium-sized residential subdivision has moderate features and facilities, with a variety of villas and apartment buildings. This shows that the size has an impact on the settlement's facilities as well as the way people interact, and the amount of protection offered (Zhao, 2017).

**Traffic limit:** This feature explains the control of access for both residents and non-residents in the gated communities of the Global South. Some types of gated communities bound access control for residents to common and shared spaces and completely restrict non-residents within the specified boundaries (Ehwi, et al., 2018). On the contrary, non-residents may be allowed after verifying their purpose of visit, in some types. These measures help to maintain a secure environment. For both those within and outside, the gate serves as a component which may have referred to as the architecture of control (Roitman & Recio, 2020) and it emphasizes the necessity of monitoring and

the value of a social structure in which everyone knows their position.

## 6.2. Socio-economic Features

**Function of walls and gates:** Although gates and walls may have a similar appearance throughout countries in Global South, they serve a variety of purposes, including physical, economic, social, and symbolic ones. Gates can either keep residents inside or outside (Abraham, 2018) (Chitgopkar, et al., 2020). The first function is to offer spatial and visual segregation from outside and encourage social homogeneity within the walls with increased social interaction in shared spaces (Touman, 2002) (Almatarneh, 2013). The second function is to provide the highest level of safety and security to all age groups of residents who purchase such properties due to fear of crime and vandalism (Bandauko, et al., 2022). This is the defensive function of walls and gates (Duren, 2012). Protecting property values and making the best investment possible can serve as the third role and the utility of the gates is accepted by buyers as a long-term investment (Al Omari, 2015). The fourth function is to provide privacy among the properties as well as privacy between the gated community and its surroundings (Glasze & Alkhayyal, 2002) (Baycan-Levent & Gulumser, 2007). Lastly, the walls and gates can help achieve a fully developed, self-contained, and self-sufficient environment for the residents, by the privatisation of amenities and facilities (Saif, 2011) as enclosure limits access to shared amenities (Lai, 2016) (Webster, 2001).

**Activities, facilities, and amenities:** The desire for social prestige enabled gated communities to become a very powerful symbol of status in the Global South (Bandauko, et al., 2022). A wide range of services are offered within their gates to make the life of their residents easier by creating a new secured people friendly and sociable world that is isolated from the city. The most common services include tennis courts, secure parking, private gardens, wide roads, shopping centres, leisure facilities, a swimming pool, children's playground, golf and polo courts, man-made lakes, mini zoos, and boating clubs (Osman, et al., 2011). Some types may also offer a range of support services such as educational institutions, prayer areas, local clinics, beauty salons, and fitness centres (Manzelat, 2016). These may either be restricted to the residents or provide open access to non-residents as well.

### **Landscape facilitating socialization:**

Landscape is one of the most important marketing tools that investors use to promote their products and convince potential customers to buy properties in the gated community (Arku, et al., 2016). Landscaping may include shaded pedestrian pathways, walking, jogging, and running tracks in parks and around playgrounds, street furniture, and lighting (El Sayed, 2016). It can also be designed as nodes, open green spaces, artificial water bodies, and a variety of plants and trees for the aesthetics of the area (El Sayed, 2016). These paths wind between precincts, are connected and illuminated at night so that residents can travel about easily without utilising the streets. The planting and landscaping initiatives are equally outstanding (Osman, et al., 2011).

**Housing pattern:** Spatial design patterns of housing units play a vital role in enhancing the overall planning of different types of gated communities in the Global South (Salim, 2021). Some units consist of a cluster arrangement of apartment blocks that forms an enclosed space in the centre and may be used for parking. Many villa-type residences arranged linearly can offer a mixed land use pattern with small shops and some recreation in the vicinity (Tan, 2016).

**Residents' economic status:** Segregation of different types of gated communities in the Global South is primarily based on the economic status of the residents. The affluent class opts for a luxurious type of housing with state-of-the-art facilities that offer maximum social exclusion and class division from the outside (Duren, 2012) (Soyeh, et al., 2020). Moderate types of gated communities in East Asia and Africa containing a mix of housing units; offer a better quality of life with limited amenities and facilities, depending upon the income levels of the residents (Manzelat, 2016) (Le Goix, 2006). Hence, reduced cost of common areas and common structures security and leisure, serving middle to lower middle groups of people. Developers view gated communities as a crucial component of their niche marketing plans in a cutthroat market because they can draw people looking for protection, community, and identity (Bandauko, et al., 2022).

**Purchasing price:** There is a marked difference between the purchasing price of a property within a gated community and that which exists outside its boundaries in the Global South. This difference is dependent on several factors. Because gated communities offer greater security

and exclusivity than regular neighbourhoods, their costs are higher than those of conventional residences (Duren, 2012). The location, amenities, and developer brand all affect the prices, though. More expensive units will have a high level of facilities attached, hence, higher purchasing prices. Consequently, the property owners gain high profits with the added value within the gated communities (Ajibola, et al., 2011).

**Maintenance cost:** In addition to having security guards at the entry all the time, gated communities in the Global South have amenities and communal facilities (Yip, 2012). When a property is bought and people start using it, they also must bear its maintenance on a regular basis. The more privileged class is required to pay higher costs as compared to residents of medium-income type of gated communities, for the provision of more efficient services on a continual basis (Roitman & Recio, 2020).

## **7. Reasons for Living Choices in Gated Communities in the Global South**

In this section, the reasons for living choices in gated communities are described in more detail. We emphasize the geographic contexts within which gated communities have developed while highlighting the reasons for this kind of urban housing trend in the Global South.

### **7.1. Increased Fear of Crime and Violence**

Large, enclosed neighbourhoods were planned for the affluent class with either physical or digital security control measures in many African countries. Africa has had a long history of colonization and after gaining independence, many African countries like South Africa, Egypt, Ghana, and Cairo, faced weak and unequal law distribution which gave impetus to crime and insecurity (Landman, 2000) (Jurgens & Gnad, 2002). Reducing the fear of crime, led to the emergence of gated neighbourhoods in Nigeria (Makinde, 2021). They also reflected a fear of outsiders who disrupt neighbourhoods and access control became the main reason to establish the degree of enclosure for safety and security, due to social polarization (Bint-e- Waheed & Nadeem, 2020). The failure of local governments in South American countries like Brazil and Argentina brought about a lot of disappointment among the citizens and they felt insecure (Caldiera, 2000). The

volatile situation in Karachi is usually exacerbated due to political instability and conflicts which make people feel protected inside the high walls and secure gates (Hasan, et al., 2013) (Nazeer & Yousuf, 2021). Hence, it was felt to secure properties within enclosed compounds that were safe, stable, and reliable. The attractiveness of the landscape and modern technological measures for security became the most important features of such developments.

### **7.2. Social segmentation for Lifestyle and security**

The physical features of the security-type enclaves in Europe and Australia encouraged a certain class of people to live together in enclosed, bounded areas in Indonesia (Leish, 2002). The expansion of gated communities in Malaysia has been notable and the principal allure of the gated community concept is the aspect of security, landscaped surroundings, and the variety of facilities that are available to residents (Osman & Bachok, 2011) (Tedong, et al., 2014). In Saudi Arabia and Lebanon where extended family compounds and villa complexes boasted luxury for both locals and foreigners to provide sophisticated security and the highest degree of privacy, social status of the residents, and safety (Glasze & Alkhayyal, 2002). This also ensured controlled vehicular and pedestrian access. In South Africa, the existing neighbourhoods were enclosed using road closures in most neighbourhoods for social segmentation and to protect their properties (Jurgens & Gnad, 2002). Studies from Egypt also reveal the existence of walled compounds to escape from polluted city life (Touman, 2002).

### **7.3. Socio-cultural segregation**

Turkey was one such region where, although gated housing emerged in 1980 due to globalization and liberal socio-economic policies, its distinguished types were first documented in 2007 (Baycan-Levent & Gulumser, 2007) (Genis, 2007). Contemporary Iran faced various gated community developments in the inner and outer of the city due to housing shortages and security reasons, along with provision for an ideal lifestyle with a higher level of security services (Kalantari, et al., 2017). Similar, was the major driver behind the widespread phenomenon in Sudan (Elhadary & Ali, 2017). They were master-planned areas, self-contained with semi-public amenities available.

To solve the housing deficit in Iraq (Abraham, 2018) the government opened investments from the private sector that gave way to the spread of gated communities. Gated communities have sprung up in Ghana to address issues with its property market, such as the repeated sales of customary lands, never-ending land disputes, and ambiguous boundaries of customary lands. This has increased the security of homeowners' land tenure (Ehwi, et al., 2018).

### **7.4. Privacy**

A large concentration of gated communities also emerged in various Egypt (Salah & Ayad, 2018) which were self-contained and highly secured with sophisticated security and surveillance mechanisms. The migrants returning to India from the US, expected their homes to be high-quality physical environments that are intended to be aesthetically beautiful, practical, safe, and accommodating of their diverse needs (Chacko & Varghese, 2009). Hence gated communities fulfilled their expectations of privacy and status for gated and guarded housing. Housing reforms in China have given rise to a new kind of settlement, which has revealed that most neighbourhoods are only partially fenced and not actually gated (Yip, 2012).

### **7.5. Prestige and Lifestyle**

The emergence of high-status gated communities has received considerable attention in contemporary times. The increase in demand for expatriate housing gave rise to gated housing in China which also emerged out of security concerns (Miao, 2003). Security in this sense doesn't mean security against crime but rather protection against institutions, with the provision of semi-public amenities for the residents. People willing to reside in gated communities in Egypt are attracted to buying a good place that includes community, friends, lifestyle, health, exclusivity, prestige, open spaces, a good life for children, and is secure (Almatarneh, 2013). Gated communities in Amman, Jordan emerged as a demand for a new social class composed mainly of urban elites and catering to the middle class (Al Omari, 2015). Hong Kong predominantly operates as a gated landscape, which is bounded architecturally, and gating is a result of neo-liberal policies (Bruyns, et al., 2016). In Korea, the residents of open neighbourhoods demanded exclusivity, which led

to walled compounds (Kim, 2018). The principle of gated community development in Japan is oriented toward the upper-income class who want to separate themselves from city-style living (Galychyn, 2017). In Luanda, gated communities emerged as exclusive residential areas, with security (Frias & Udelsmann, 2018). Private neighbourhoods are a common choice on the outskirts of India's cities since the overcrowded centres are seeing a decline in quality of life (Chitgopkar, et al., 2020).

## 8. Discussion

The primary aim of this study was to examine systematically and critically "gated communities as a living choice" in the Global South with a focus on the comparative analysis of the physical, social and economic characteristics leading to living choices.

- The physical, socio-economic features of gated communities in the Global South is viewed as a direct consequence of post-colonial town planning take over from colonizers (Roitman, et al., 2010) (Coy & Pohler, 2002). Due to the dispersion and privatisation of urban spaces, this sort of urban development has become the new preferred housing model for the increasing middle-income group, resulting in social networks becoming more homogeneous and cities becoming more segregated (Baycan-Levent & Gulumser, 2007). A bigger trend of change in residential exclusion models includes the increase in gated communities in cities (Breetzke, et al., 2014) (Roitman & Recio, 2020).

- Physical features of gated communities predominantly involve boundaries and gates, with certain people belonging and others being excluded (Bandaiko, et al., 2022) where the residents primarily seek a safe and secure environment for eradicating the fear of conflicts, violence, and crime. This implies that most of the residents found gated communities to be safe places to live and safety and security can be attained by the presence of high and secure entrance gates, which also encourages community life and mobility within the public realm (Nazmy, et al., 2016). Well-guarded entrances and exits that only allow screened residents and visitors bring peace, harmony, and satisfaction realizing that no intruders will be permitted within the premises. Apart from physical security measures, gated communities also use modern technological means to ensure the physical and emotional safety of their residents. In turn, the inhabitants share

common living standards and a civic culture while living in the same locality. They are also able to access and maintain all the necessities of life and hence, develop social order and social control.

- A mix of housing types brings about social cohesion and decreases wealth inequalities as people within the physical boundaries share the same socio-economic status (Arku, et al., 2016). In some master-planned communities, the gates are designed in such a manner as to give a distinct character and identity to the residents dwelling within the gates (Ajibola, et al., 2011). This also helps to build social networks and strengthen the association between residents which further promotes territorial belonging and identity. The housing types integrated with infrastructure facilities, provide an ordered relationship between buildings, routes, and open spaces, and facilitate enhancing the overall visual character of the community with enriched distinctive urban vitality, identity, and diversity with essential services offered within the gates which catered to improved quality of urban life. Also, the location of gated communities in Karachi ensures efficient accessibility and connectivity to the main roads, link roads, and other important locations within the city and in this way helped the residents to connect with other higher-order city-level facilities with ease and comfort.

- Social features of gated communities are usually determined according to the resident lifestyle and their social interaction together. Gated community residents get higher-quality services than what the government can offer (Glasze & Alkhayyal, 2002). The community facilities within the gated community are recreational areas, which are also only accessible to homeowners since they are privately owned and have gates blocking entry, cannot serve the larger community because they are exclusively to residents (Osman & Bachok, 2011). The gated communities differ in size from having a few amenities to being an independent neighbourhood where residents have access to all facilities and amenities (Tedong, et al., 2014). This has an impact on how closely residents will feel connected to their community. In this regard, the essence of gated communities is significantly determined by how associations between people have shaped and conserved the area by excluding certain classes of residents through discrimination and the cost of housing, with gates and walls,

they can now exclude not only undesirable new residents but even new passers-by and people from surrounding areas.

- The gates of gated communities imply various functions in addition to providing safety and security to all age groups of residents. They segregate the people, functions, and activities within the gated community from the outside, thus creating spatial segregation and social homogeneity for its residents (Almatarneh, 2013) (Grant & Mittelsteadt, 2004). Social interaction is also encouraged by distinct pattern of housing units and pedestrian-friendly spaces that helps to rediscover public spaces, especially streets as social spaces. There is also distinctive maintenance of landscape elements, landmarks, access points, services, facilities, and amenities. This state of 'private governance' promotes social equity within the gates through making land-use disposition and service disposition for all social levels and housing types. Justice is made by fair distribution to all residents and sometimes to outsiders as well which helps to connect the gated community with the urban context.

- Economic features behind the physical forms of gated communities are identified through the analysis of the three actors of the housing market – housing suppliers (developers), consumers, and regulators (the state) (Soyeh, et al., 2020). Gated communities are developed and sold as a package of homes and infrastructure to home buyers. The role of government today is transferred to private developers who choose gated communities as the ideal housing type that can be mass-produced with decent infrastructure while minimizing financial obligation.

- In this way, developers can satisfy both the state and housing consumers by mass-producing homes and infrastructures in gated communities while maximizing their own financial profit. The profit-seeking of each actor has created a flawlessly operating gating machine that brought in much economic success (Galychyn, 2017). The resultant economic progress in turn has fuelled the growth of the middle class who can afford to live in gated communities. Moreover, involving residents in civic responsibility encourages them to pay for improving the neighbourhood and helps to build a sense of micro-community. The residents also feel engaged mentally and physically as there are also different associations developed among the

occupants. Individuals can likewise approach a wide range of offices and conveniences where they meet new individuals and encourage solid informal communities (Makinde, 2021). This permits occupants more decisions as far as administrations, the affirmation that administrations will be given to them, and “an incentive for cash”. This, in turn, protects property values and achieves the best investment possible, as property prices keep escalating in Karachi on a continual basis.

- The privatization of open space is a widespread dispute presented by gated communities is experienced in the Global South. It does this by blocking roads with booms or gates, preventing people from entering existing neighbourhoods (Caldiera, 2000) (Landman, 2008). This has a significant effect on traffic and movement patterns, particularly in areas with a high concentration of enclosed neighbourhoods. Because they frequently must take significantly longer routes because of road closures, this also has an impact on pedestrians and cyclists by increasing their discomfort levels and journey times. In this approach, accessibility is diminished or restricted to the point that it significantly affects how urban inhabitants use public spaces on a regular basis.

- In the Global South, the development of gated communities is occurring in the midst of both long-standing and emerging urban challenges, such as a general lack of integration in the city, a growing separation of functions like housing, business, recreation, and shopping, and duality in the provision of essential services (Abraham, 2018). Because land prices in metropolitan centres have forced people out into the suburbs, where informal settlements have also grown, the swift expansion of gated communities in the Global South has been seen as a real estate strategy to draw middle-class inhabitants (Duren, 2012). The residents of gated communities find shelter and well-being in gated communities where safety and security is guaranteed, and well-managed amenities are available. Today, it is also true that there is a growing middle class that can become a powerful advocate for urban issues, pressuring governments to invest in infrastructure for the benefit of society as a whole and plan and manage metropolitan areas sustainably. Due to the migration of middle-class to gated communities, a significant population has been excluded from the discussions on urban issues (Arku, et al., 2016).

## 9. Conclusion

The current study focuses on the rise of gated communities as a type of urban housing in the cities of the Global South. It has sought to investigate “gated communities as a living choice in the Global South” to contribute towards expanding the framework of Blakely and Snyder for its applicability in the Global South. To achieve this, the study pursued the physical, and socio-economic features of gated communities to determine the main reasons for the living choices in the Global South. For the purpose, the study conducted a qualitative review of gated communities, particularly covering the contexts of Asia and Africa, where the proliferation of gated communities has been the highest.

The study has confirmed that people move into gated communities mostly for security reasons. Also, it was found that residents move to gated communities for a variety of reasons, such as prestige and status, affordability, accessibility to amenities and services, and proximity to their place of employment. Additionally, the study found that there are public gathering places within the bounds, such as community centres and open areas, where locals can mingle. According to the study, non-residents are often not permitted to use the amenities and are only permitted entry if the inhabitants give their consent. Non-residents are also typically screened at the entrance. As gated communities offer a high degree of residential amenity and recreational amenities, give physical safety, they are a very desirable kind of development for residents. Crucially, inhabitants’ sense of community and belonging provides a more useful sense of “security” than could be offered by gates alone.

Nonetheless, gated communities provide significant difficulties for urban planners and municipal managers in striking a balance between the requirement for a protected environment and the flexibility to access the urban area. This research suggests that planners should offer suitable and practical alternatives to the current types of residential development. Indeed, planners and urban designers can help promote social contact through the creation of new living spaces, which will enhance the general well-being of the community. Moreover, gated communities may serve to lessen uncertainty by allowing residents to exercise more influence over their dwelling atmosphere through limits on design and access.

Despite the growth of gated communities in many cities in the Global South, there are relatively few academic research on the topic. Further comparative research will be required to fully understand how the diverse conditions in the Global South affect the gated communities and how local governments are dealing with this new urban housing trend.

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## المجتمعات المسورة كخيار حي في الجنوب العالمي - مراجعة منهجية لأدلة البحث

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قدم للنشر في ٢٦ / ١ / ١٤٤٥ هـ؛ وقبل للنشر في ٢ / ٣ / ١٤٤٥ هـ.

ملخص البحث. قام بلاكلي وسنايدر (١٩٩٧) بتطوير إطار مفاهيمي، لهدف فهم «التجمعات المغلقة كخيار حي» في الولايات المتحدة الأمريكية، اعتمادا على التفاعلات بين سماتها المادية والاجتماعية والاقتصادية. ومع تزايد عدد المنشورات العلمية، تم تعديل هذا النموذج - غير الشائع في الشمال العالمي - لاستخدامه في الجنوب العالمي. ونظراً للاختلافات الجغرافية، كان لا بد من إضافة المزيد من المؤشرات إلى المعالم المحددة. ولمعالجة هذا النقص، تبنى البحث استخدام المراجعة النوعية لتوسيع نهج بلاكلي وسنايدر في تحديد الأسباب التي تؤثر على قرارات المعيشة في الجنوب العالمي. ولتحقيق ذلك قام البحث في البداية بتحديد واختيار المعلومات المتعلقة بالتوجهات التنموية في التجمعات المغلقة في مدن الجنوب العالمي من عام ٢٠٠٠ إلى عام ٢٠٢٢. ثم يتم تصنيف المؤشرات وتحليلها بناءً على خصائصها المادية والاجتماعية والاقتصادية لتحقيق سبل العيش وأسباب الاختيار. ومن الضروري عند وضع تصور «للمجتمعات المغلقة كخيار حي» الاخذ بعين الاعتبار الاختلافات الجغرافية للجنوب العالمي لتحقيق النتائج المطلوبة.

الكلمات المفتاحية: المجتمعات المسورة، المراجعة النوعية، اتجاهات التنمية الدولية، الجنوب العالمي، السياق الجغرافي، اختيار المعيشة.