



**DEPARTMENT OF ESTATE MANAGEMENT
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITY TECHNOLOGY MARA**

**'CONCEPT OF NON-FENCE HOUSE IN GATED COMMUNITY
CASE STUDY: EMERALD RAWANG**

**Project provided as a partial fulfillment for the award of Bachelor of Property
Management (Hons.)**

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STUDENT'S DECLARATION

Academic Project Title:

CONCEPT OF NO FENCE HOUSE IN GARDEN COMMUNITY

Case Study: Emerald, Rawang

I admit that this work is my own work except for a summary of each piece and had only specified the source.

Signature

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Student's Name

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..... NOR HASYYATI BT MAT JUNOH

Date

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..... 13 / 10 / 2010

APPRECIATION

Bismillahirrahmanirahim, Thank God for his blessing me to complete this Academic Project (PA) ending with the best result I can. Although I need to face with many problems, but my hope to complete this task at the end becomes a reality. The main purpose of this research is to expose students to the actual scenario in the field of study in practical and theory through the adaptation of learning the correct way.

First of all thanks goes to my supervisor Mrs Suriyana binti Mustafa for her cooperation, guidance and patience her gives knowledge that is useful and helpful to me. Next to the others parties involved who and which have helped me in providing accurate, concise and complete information in completing this study.

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I really appreciate and thank to all of you and only God can pay for all your kindness. Thank You. Wassalam.

ABSTRACT

In the current development plan, the more creative people to create peace and tranquility in a life. Housing development concept of "gated community" is measured as the best way to ensure a comfortable living area and harmony. Previously the concept of "gated community" focused on areas such as the rise residential condominiums and apartments, but has now shifted towards the development of housing schemes "landed property". Indeed that the community has accepted this concept and indirectly make it a marketing trend current housing Project. The issue of security is the main agenda of the powerful supply of housing units in the scheme of the development of "gated community" that is equipped with security either manually or using automated systems. However, whether consciously or not, the concept of development is not in accordance with existing legal basis is for the development of "landed property" is subject to the provisions of the National Land Code and the application of the Strata Titles Act is not the right choice. Although there is some residential "gated community" which is maintained and monitored by local authorities, but the restriction of the public on public roads is a serious offense. Thus in order to achieve real goals and suitability of housing development "gated community" the study was conducted to find alternative housing concepts that can be applied and comply with the provisions of the law the main aspects of compliance with existing laws and physical characteristics of the concept residential "gated community" safeguarding the interests of all parties. In addition, the proposed study also provides guidance to local authorities, housing developers and individuals to ensure appropriate implementation of the concept of the development of "gated community" in providing a safe living, comfort and "privacy."

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