

**A STUDY ON DESIGNING GATED RESIDENTIAL AREA BASED ON CRIME  
PREVENTION THROUGH ENVIROMENTAL DESIGN APPROACH (CPTED) IN  
TAMAN MUTIARA INDAH, JITRA, KEDAH**

By

**MUHAMMAD NAZREEN FIRDAUS BIN MOHAMAD NIZAR**

**DEPARTMENT OF TOWN AND REGIONAL PLANNING  
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING  
UNIVERSITI TEKNOLOGI MARA, PERAK BRANCH  
SERI ISKANDAR CAMPUS**

DEPARTMENT OF TOWN AND REGIONAL PLANNING  
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING  
UNIVERSITI TEKNOLOGI MARA, PERAK BRANCH  
SERI ISKANDAR CAMPUS

MARCH – JULY 2020

This Planning Project Paper is prepared

By

**MUHAMMAD NAZREEN FIRDAUS BIN MOHAMAD NIZAR**

Title

**A STUDY ON DESIGNING A GATED RESIDENTIAL NEIGHBORHOOD AREA BASED ON  
CRIME PREVENTION THROUGH ENVIRONMENTL DESIGN APPROACH IN TAMAN  
MUTIARA INDAH, JITRA, KEDAH**

Accepted in partial fulfillment of the requirements for a  
Diploma in Town and Regional Planning

Supervisor : \_\_\_\_\_ Prof. Madya Dr. Mohd Fadzil Abdul Rashid

TPS352 Coordinator : \_\_\_\_\_ Dr. Nor Eeda Hj. Ali

Programme Coordinator: \_\_\_\_\_ Dr. Norainah Abdul Rahman

## **ACKNOWLEDGEMENT**

Firstly, I wish to thank God for giving me the opportunities to complete this long and challenging journey of study with successful. This case study which is part of the requirements for Town and Regional Planning Diploma. While completing this study, I have received many contribution, help and other forms of aid. Here, I would like to take this opportunity to give my appreciation towards all those involved in the preparation and completing this case study. First of all, much appreciation to Prof Dr Mohd Fadzil Abdul Rashid as the supervisor of the final case study because giving much guidance to complete the case study wit as well as possible. And to our coordinator TPS 352 Dr Nor Eeda Hj. Ali, assistant coordinator Noor Syarafina Sallehudin and resource person Ana Kashfi Muhamad thanks a lot for helping us in preparing this final study.

Also not forget to my parents who have been the inspiration to educate for completing of this study. This piece of victory is dedicated to both of you. In addition, thanks also to my fellow friends who that are involved directly and indirectly in my study.

Without the help and cooperation from them, of course this study cannot be done as soon as possible and successfully.

## **ABSTRACT**

In new era, the prevailing housing development trend is gated residential neighbourhood. This trend is been most one of the popular pattern of housing development in Malaysia. This gated residential concept design is to show that neighbourhood build durability around themselves to improve the safety also the defends towards criminal behaviour. From that, this gated residential can provide sense of protection to residents. In residential of Taman Mutiara Indah, there are lack of safety aspects to ensure the safety of residents in high level. This because, all the existing safety features especially fences or wall are not in good condition and have a lot of damage on physical. In other hands, these can decrease the quality of the living for residents. environment is important for an individual's wellbeing. The factors that contribute to the inhabitants' satisfaction in a living environment. The issues that being happened at the study area is lack of safety in neighbourhood environment and a part of that safety issues in neighbourhood environment decreases the quality of life for the residents. The aim of the study is to enhance the gated residential neighbourhood of Taman Mutiara Indah based on the Crime Prevention Through Environmental Design (CPTED) approach. The objective is to identify the dimensions of safety issues and environment problems of the study, to analyse the solution of the issues by developing strategies in order to enhance and resolve the current crimes in residential area, to propose the idea of implementation and recommendations based on important findings of the study. The methodology of the proposal report have six stage which are establish the goal and objectives, literature review, data collection, data analysis, findings and recommendation. Lastly, results showed that the recommendations and conclusions for the safety and security at residential area based on CPTED approach. This study recommends an immediate recommendation from the analysis and findings like the foster Crime Prevention Through Environmental Design (CPTED) and other initiatives that when combined can significantly enhance the safety in Taman Mutiara Indah such as improving security system, improving new fences for high level security and new landscaping for residential.

## **TABLE OF CONTENTS**

<b>NO.</b>	<b>TITLE</b>	<b>PAGE</b>
<b>CHAPTER 1: BACKGROUND STUDY</b>		
1.1	Introduction	1
1.2	Issues and Problems	2
	1.2.1 Lack of safety aspects in residential environment.	2
	1.2.2 Unsafe residential environment decrease the quality life of residents.	2
1.3	Goal	3
1.4	Objectives	3
1.5	Scope of Study	3
1.6	Study Area	4-5
1.7	Study Flow Chart	6-7
1.8	Conclusion	8
<b>CHAPTER 2 : LITERATURE STUDY</b>		
2.1	Introduction	9
2.2	The Concept of Gated Residential	9-10
	2.2.1 Background of Gated Residential	10
	2.2.2 Definitions and Concepts in Crime Prevention Through Environmental Design Context	10
	2.2.3 Purposes and Significance of Gated Residential Towards Community Environment	11
2.3	The Definition of Crime Prevention Through Environmental Design	11
	2.3.1 Crime Prevention Approaches	12-13
	2.3.2 Crime Prevention Through Environmental Design Principals	14-15
2.4	Design Criteria and Principles for a Gated Residential Neighborhood in Context of Crime Prevention Through Environmental Design	15-18
2.5	The Best Practice of Gated Residential Neighborhood in Malaysia	18-21
2.6	Conclusion	22