



**CENTRE OF STUDIES FOR ESTATE MANAGEMENT  
COLLEGE OF BUILT ENVIRONMENT  
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**RESIDENT'S PERCEPTIONS ON SAFETY LIVING IN GATED AND  
GUARDED HOUSE IN SERI KEMBANGAN, SELANGOR**

Academic Project Submitted in Partial Fulfillment of The Requirements for  
the award of the Degree  
Bachelor of Estate Management (Hons)

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## ABSTRACT

In Malaysia, the amount of gated and guarded projects continues to increase. To ensure the community's demands for safety, comfort, and other factors are fulfilled, this kind of home utilizes the idea of offering security guards. In addition, the objectives of this study are to identify the safety living elements in gated and guarded houses and to investigate the Residents Perception on Safety Living in Gated and Guarded Houses in *Seri Kembangan, Selangor*. The COVID-19 pandemic has had a significant impact on many people. Due to economic difficulties, some employees might lose their jobs, while others may be required to struggle for no payment. These individuals employ a different strategy, breaking into people's homes and stealing their precious belongings. For this study, the technique that is used for analyzing the data is quantitative method. The sampling technique that applied by researcher is purposive or judgemental sampling. In order to collect the data, a questionnaire was distributed to 217 respondents from 4 housing scheme residents. All the data have been analyzed by using SPSS version 28.0 software. The finding shows that Closed Circuit Television (CCTV), environmental design, digital access cards, frequent patrol and gated system are the element of safety living in gated and guarded house. Moreover, residents also agreed that the service delivered by the security management company gives are satisfy the residents. Therefore, residents' perception needs to be obtained to know what are the safety elements that being used in gated and guarded house and how good the security management company service.

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## TABLE OF CONTENT

CHAPTER	ITEM	PAGE
	Title Page	i
	Student Declaration	ii
	Supervisor Declaration	iii
	Acknowledgement	iv
	Abstract	v
	Table of Content	vi
	List of tables	ix
	List of figures	xi
	List of appendices	xii
<b>CHAPTER 1</b>	<b>RESEARCH BACKGROUND</b>	
	1.1 Introduction	1
	1.2 Problem Statement	3
	1.3 Research Aim	4
	1.4 Research Questions	4
	1.5 Research objective	4
	1.6 Research Significance	5
	1.6.1 Significance to the various stakeholder	
	1.6.2 Significance by practically	
	1.6.3 Significance by theoretical	
	1.7 Research Scopes and Limitation	5
	1.7.1 Scope	
	1.7.2 Limitation	
	1.8 Research Methodology	7
	1.8.1 Research step	
	1.9 Summary of chapter	9

## CHAPTER 1

### RESEARCH BACKGROUND

#### 1.1 Introduction

Gated community is a term used to describe a society or community of people who live in a gated area under guarded surroundings whether in a towering residential structure like an apartment, condominium, townhouse or in a residential area of landed property like a bungalow, terrace or semi-detached house. The number of gated and guarded developments in Malaysia is steadily increasing. As can be seen, this type of house employs the concept of providing security guards to ensure the safety, comfort and other needs of the community living in a gated and guarded area. Usually, this type of development will combine three things which is safety, privacy and lifestyle (Raja, Darryl & Loh). Homeowners, particularly those in urban locations are drawn to housing projects that offer gated and guarded security control systems due to the demand to increase security. The fast growth of these gated and guarded community development projects in the *Klang Valley, Penang, Johor Bahru* and other states in Malaysia.

Homeowners particularly those in urban locations are drawn to housing developments that accommodate gated and guarded security control systems due to the requirement to increase security. Certain urban areas that within the Local Authority working area are permitted for schemes particularly those that are less safe where a place that have a high violent rate based on records from police. According to reports, the notion of gated communities in Sydney, Australia, helped residents reduce uncertainty and safeguard themselves and their families from violence (Quintal, 2006). The existence of gated and guarded projects must take into