



**COLLEGE OF BUILT ENVIRONMENT  
UNIVERSITI TEKNOLOGI MARA**

**IMPACT OF GATED AND GUARDED COMMUNITIES (GACOS)  
TOWARDS THE SOCIAL SEGREGATION  
INFLUENCED BY THE COMMUNITY  
CASE STUDY: KUALA TERENGGANU, TERENGGANU**

**Academic Project Submitted in Partial Fulfilment of the  
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Management (Hons)**

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## **ABSTRACT**

This research aimed to determine the impact of GACOS housing toward community and analyse the solution to the impact. in Kuala Terengganu as the case study. The study adopted descriptive research designs, which involved questionnaire survey to community nearby the GACOS housing area. Quantitative data collected was analysed using descriptive analysis to identify the community perception towards the GACOS housing and the solution of the impact. Findings from this research shows GACOS housing give a lot of impact towards community and surrounding area such as towards social gap and individualistic. As this research found that the highest mean for solution of this impact is to do the community service or activities that bridge the gap between gated communities and the surrounding area. It followed by implementing the policies that require gated communities to contribute to public spaces or amenities accessible to non-residents in the 2<sup>nd</sup> rank and establishing community organizations that facilitate interaction between residents and non-residents at the 3<sup>rd</sup>. Next, promoting educational initiatives or awareness campaigns to foster understanding and empathy between residents and non-residents are at the 4<sup>th</sup> rank while encouraging social events and activities that involve both residents and non-residents of gated communities show the lowest mean score and ranked at the 5<sup>th</sup> place. Hence, a recommendation was made to future study and developers as they should investigate the effectiveness of different solutions to address the impact of gated and guarded communities, such as community policing, community outreach programs, and community-based initiatives. It is anticipated that the recommendations would contribute to enhance and smoothen the GACOS housing from the negative impact towards the community and surrounding area.

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# CHAPTER 1

## RESEARCH BACKGROUND

### 1.1 Research Background

Gated and Guarded Communities (GACOS) is a residential scheme which was introduced under the amendment of Strata Act 1985 in Malaysia in year 2007. Basically, GACOS housing is a physical space that separated from its surrounding area by fences or walls including from other neighborhoods (Blakely & Synder, 1977). On the other hand, recent studies also explained GACOS housing as a gated community area that exists in many forms where access to access had been controlled using a security system (I. N. Abdullah & Abdul, 2019). Thus, we can simply define GACOS as a concept of gated residence to provide comfort and ensure the safety of the residents. In GACOS housing, usually we can see that the properties are bordered by walls or fences, the entrance will be monitored by security guards and other security restrictions which include central monitoring systems and closed-circuit television (CCTV).

Due to limited entrance and exit, the residents who live in GACOS housing concept are more likely to develop a closed community environment, which deters trespassers and in terms of criminal cases. All these factors will contribute to a higher quality lifestyle, which can be a strong property demand. Most of homebuyer will consider buying a GACOS housing because there is no risk of crime, kidnappings or maybe trespassing. However, the existence of social divides or social segregation are two such selection factors that have a negative social influence. There are some arguments stated that feelings of separation and social segregation arise due to the existence of barriers and boundaries within the GACOS housing as it makes difficult for the residents to interact each other.