

# Gated Communities for a Living Choice in the Global South- Analytical Review of Research

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**Abstract-** The introductory framework for understanding “gated communities as a living choice” was provided by Blakely and Snyder (1997), based on the interrelationship between their characteristics in the USA. However, uncommon in the Global North, this model got adapted to the context of the Global South, with an increasing number and breadth of academic publications. Due to geographical differences, more indicators needed to be added to the defined characteristics. In lieu of this shortcoming, the objective of the paper is to employ a qualitative systematic review to expand the model of Blakely and Snyder for identifying reasons for living choices in the Global South. The research first, identifies and selects disseminated data on the international development trends of gated communities from 2000-2022, by searching databases, to find the living choice indicators. Next, the indicators are classified within the physical, social, and economic characteristics. Key findings that emerge are based on the comparative analysis of the physical, social, and economic characteristics of gated communities in the Global South. The systematic review demonstrates the importance of conceptualizing “gated communities as a living choice” based on differences in the geographical context of the Global South.

**Index Terms-** Gated communities, qualitative systematic review, international development trends, Global South, geographical context, living choice.

## I. 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). This proves that gated communities differ from one country to another with respect to their characteristics and with respect to the different reasons for their development, although several studies agreed that the global spread of gated communities for a living has been triggered by the experience of the U.S. In the process of research, it was also discovered that there is a bulk of academic literature available on gated communities, which requires a great amount of time to locate and gather information on living choices within gated communities.

To fill the knowledge gap, this paper conducts an analytical evaluation 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 association 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 structured as follows: in the next section, we briefly define gated communities and provide a brief overview of the theoretical explanations of the emergence of this type of residential space, followed by the characteristics of gated communities presented by Blakely and Snyder. After which the development of gated communities in the Global South is discussed. Next, we outline the methodology used in conducting the analytical evaluation. Thereafter, the study discusses the results that are presented, based on the differences in the geographical context of the Global South. The paper ends by

suggesting directions for future research on gated communities, as well as the implications for practice.

## II. GATED COMMUNITIES- DEFINITION AND DESCRIPTION

In its modern form, a gated community is a guarded place that is surrounded by walls or any kind of borders to be secured and controlled by security guards to prevent penetration by non-residents (Blakely & Snyder, 1997a) (Grant & Mittelsteadt, 2004) (Ajobola, et al., 2011). This place is shared by many different residents and householders. Small residential streets and a variety of shared amenities are typically found in gated communities. This can only be a park or another public space in smaller areas. For most daily activities, residents of larger communities might be able to remain there.

Different gated communities come in various forms. Lifestyle, prestige, and security zone communities were the three primary categories of gated communities defined by Blakely and Snyder (Table 1). *Lifestyle communities* put a strong emphasis on leisure activities. With recreational facilities, shared amenities, and shared services at their core. Retirement communities, golf communities, or suburban new towns are examples of lifestyle enclaves (Grant & Mittelsteadt, 2004). For instance, major master-planned developments with hundreds to thousands of residential units as well as commercial, retail, and institutional buildings are common in suburban new towns in the USA. *Prestige communities* are created as status symbols for residents who care about their appearance. The wealthiest people in society live in these residential areas. *Security zone communities* bar visitors from using public streets. They reveal a dread of strangers upsetting local communities. In contrast to other forms of gated communities, where security measures are put in place by developers where the inhabitants in security zones may advocate for and help build the barriers.

Researcher	Types	Characteristics of types
Blakely & Snyder (1997)	Lifestyle Communities	Common amenities with a shared interest for the leisure class, which include master-planned projects for luxury
	Prestige communities	Secured access (with or without guards) to reflect the need for an impression, privacy control, and exclusivity
	Security zone communities	Restricting access to public streets with recently installed fences and gates as a crime control measure

Table 1: Types of Gated Communities by Blakely and Snyder

### Development of Gated Communities in the Global South

The arrival and growth of gated communities in the Global South 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).

## III. ANALYTICAL REVIEW METHODOLOGY

### Significance and Contribution

The purpose of this inquiry is to systematically find and combine published literature. on "gated communities as a living choice" in the Global South, to understand the similarities and differences of living choice indicators that exist in both contexts. The research is being conducted using a review methodology, which is a method of associating findings based on inclusion and exclusion criteria and can offer a thorough synthesis of qualitative literature (Cooper, 2017). Hence, an analytical 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).

### Inclusion and Exclusion Criteria

The outcomes of the literature search were subjected to a set of inclusion and exclusion criteria, which aided the assortment of articles suitable 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 information bases. The publications chosen

for the analytical review included both those that just used primary data and those that also analyzed 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.

**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 organizing 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, gates shape and design, housing types, size of the gated community, and traffic limit was 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.

**IV. CHARACTERISTICS OF THE REVIEWED STUDIES**

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. In examining practice in the variety of countries of the Global South, we see that gated communities prove incredibly diverse, yet their characteristics evolve from the classification of Blakely and Snyder. Hence, the indicators of the physical, social, and economic characteristics of the gated

communities developed in the above-mentioned contexts are summarized in (Table 2) below.

Physical Characteristics						Social Characteristics				Economic Characteristics		
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	Maintenance cost
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				1. Total amount invested, and maintenance amount are charged to residents		
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				1. Profit interest of real-estate companies 2. Total amount invested is charged to residents		
1. Neighbourhoods that are small, clearly delineated, and have a distinct centre. 2. Mix of housing 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				1. Private management 2. Private governance 3. Residents' associations		
1. Improved infrastructure brought to the area such as (improved public transportation, technical infrastructure, and roads) 2. Self-contained satellite developments 3. Extrication of the area's public and private areas is done with the help of walls and gates.						1. Social contact among residents 2. Common spaces 3. User-friendly common spaces 4. Mix of income groups				1. Maintenance amount is charged from the residents 2. Land could be bought very cheaply and sold for a much higher price, as a 'desired' housing project'		
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				1. Developers maximize their profit. 2. High property values 3. Maintenance amount is charged from residents.		
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				1. Private management 2. Private governance		
1. Master-planned community 2. The walls, gates, and hi-tech security measures 3. Serviced plots 4. Exclusive villa-type houses						1. Social control and self-contained 2. Common spaces are provided for all which are user-friendly and safe 3. High-end amenities and facilities				1. Developers maximize their profit. 2. High property values 3. Maintenance amount is charged from residents.		

Physical Characteristics						Social Characteristics				Economic Characteristics		
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1. Mixture of residential and commercial land uses 2. Controlled access using gates, and high walls with centralized security measures 3. Exclusive private residences						1. Socially integrated with amenities and facilities 2. Self-contained and sharing common lifestyles 3. Availability of exquisite landscape areas accessible to all				1. Total amount invested is charged to residents 2. Maintenance amount is charged from the residents		
1. Mix of villas and apartment blocks within a boundary wall 2. Internalized private and semi-private spaces 3. Permanent access control 4. Mixed land use						1. Act like hotels with their facilities and amenities 2. Social centre 3. Control over amenities 4. Similar lifestyle and status				1. Private governance 2. The property values are high		
1. Master-planned community 2. The walls, gates, and hi-tech security measures 3. Serviced plots 4. Exclusive villa-type houses						1. Exclusive landscaped areas accessible to all residents 2. A sense of residents' control over the neighbourhood				1. Private governance 3. Residents pay maintenance charges		
1. Improved infrastructure 2. Located in suburbs as self-contained satellite developments. 3. High-tech security						1. Social centre 2. Common open spaces 3. Shared amenities and facilities				1. High land prices 2. Private management 3. Communal organizations		
1. Mix of villa houses and condominiums 2. Fences, barricades, and surveillance cameras 3. Permanent access control						1. Amenities and facilities are available 2. Communal associations 3. People-friendly environment				1. The residents are responsible for the maintenance		
1. Mix of villas and apartment blocks within a boundary wall to close off public streets limit the use of amenities 2. Internalized open spaces						1. Socially integrated 2. Safe communal spaces 3. Amenities and facilities				1. Developers maximize their profit. 2. High property values 3. Maintenance amount is charged from residents.		
1. Improved infrastructure 2. Located in suburbs and inner city as self-contained satellite developments. 3. High-tech security						1. User-friendly spaces for children, females, and elderly 2. Safety and security in open areas 3. Amenities and facilities				1. Total amount invested is charged to residents 2. Maintenance amount is charged		
1. Mix of villas and apartment blocks 2. High-security surveillance cameras and boundary walls 3. Private and semi-private spaces inside						1. Provision of open spaces 2. Social homogeneity 3. Exquisite landscape 4. Amenities and facilities				1. Private management 3. Maintenance is charged to the residents		
1. Walled/fenced and guarded gates/booms along with surveillance devices 2. Small residential zones						1. Amenities and facilities are available 2. Communal associations 3. Self-contained 4. Social equality				1. Private management 2. Private governance		
1. Master-planned community 2. The walls, gates, and hi-tech security measures 3. Serviced plots 4. Exclusive villa-type houses						1. Controlled environment 2. User-friendly communal spaces 3. Availability of amenities and facilities				1. Developers maximize their profit. 2. High property values		

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										3. Maintenance amount is charged from residents.		
1. Small-scale, well-defined neighbourhoods with clear boundaries 2. Mixture of residential and commercial land uses 3. Private or public roads						1. Less open space within the perimeter 2. Few shared amenities and facilities. 3. Social equality				Affordability of all residents		
1. Wide and private roads 2. Private residences 3. Sophisticated security 4. Located outside the city						1. Self-contained and sharing common lifestyles 2. Social homogeneity within the community 3. Availability of leisure activities				1. Private management and governance 2. Residents are charged for maintenance 2. The gates improve property values for investors and inhabitants		
1. Improved infrastructure is provided. 2. Self-contained and secure 3. High-status, exclusive, and luxurious. 3. Walls and gates demarcate public and private areas						1. A symbol of wealth and status for the affluent class 2. Few shared amenities 3. A social centre 4. Sharing common lifestyles				1. Communal associations for maintenance 2. Private governance 3. 2. The gates improve property values for investors and inhabitants		
1. Wide and private roads 2. Private residences 3. Sophisticated security 4. Located outside the city						1. Diverse types of income groups 2. Formally organized as communal associations and retain strong social cohesion. 3. Facilities and amenities are available				1. The residents are responsible for the maintenance 2. The gates improve property values for investors and inhabitants		
1. Neighbourhoods that are compact and clearly delineate their boundaries 2. Combination of commercial and residential land uses 3. Controlled access using gates, and high walls with centralized security measures 4. Proximity to major access routes						1. Spatial isolation of social groups with diverse cultural and religious circumstances 2. Undivided share of common property 3. The gathering places serve as a communication place 4. Amenities and facilities				1. Profit interest of real-estate companies 2. Total amount invested is charged to residents 3. The property values are high 4. The gates improve property values for investors and inhabitants		
1. Gates/booms and high walls 2. Proximity to major access routes 3. Located in peri-urban locations						1. Homogeneity and controlled environment 3. Strong community 4. Social equality and cohesion				1. The property values are high 2. The maintenance of the community is vested with the residents		
1. Improved infrastructure brought to the area such as (better roads, better technical						1. Spatial seclusion of social groups 2. Undivided share of common spaces				1. Income levels which constitute the affluent class, can afford the		

Physical Characteristics						Social Characteristics				Economic Characteristics		
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	Maintenance cost
infrastructure, and public transport) 2. Self-contained satellite improvements 3. Walls and gates are also built to separate public and private zones						3. The gathering places serve as a communication place for social interaction				exclusive facilities and amenities 2. High land and housing prices		
1. Walled/fenced and guarded gates/booms along with surveillance devices 2. Small residential zones						1. Common lifestyles 2. Shared spaces 3. Services and facilities are available				1. The property values are high 2. The maintenance of the community is vested with the residents		
1. Walled/fenced and guarded gates/booms along with surveillance devices 2. Provide security for people of different socio-cultural backgrounds						1. Few shared amenities 2. Social equality 3. User-friendly landscaped areas				1. Private governance 2. Private management		
1. Mix of villas and apartment blocks within a boundary wall 2. Internalized private and semi-private spaces 3. Permanent access control 4. Mixed land use						1. Provision of exclusive open spaces 2. High-end facilities and amenities				1. Developers maximize their profit. 2. High property values 3. Maintenance amount is charged from residents.		
1. Gates/booms and high walls 2. Large expanse of available land 3. Attractive housing 4. Proximity to major access routes						1. Exclusive landscaped areas accessible to all residents 2. Safety and security in common spaces				1. The property values are high 2. The maintenance of the community is vested with the residents 3. Profit interest of real estate		
1. Gates/booms and high walls 2. Large expanse of available land 3. Attractive housing 4. Proximity to major access routes						1. Act like hotels with exclusive services 3. Presence of a social centre 4. Control over amenities 5. Similar lifestyle and status				1. Profit interest of real-estate companies 2. Total amount invested is charged to residents		

Table 2: Summary of the systematic review of the studies

## V. FINDINGS FROM THE SYSTEMATIC REVIEW OF THE GLOBAL SOUTH

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

## VI. PHYSICAL, SOCIAL, AND ECONOMIC CHARACTERISTICS OF GATED COMMUNITIES AS DETERMINANTS OF A LIVING CHOICE IN THE GLOBAL SOUTH

### A. Physical Characteristics

**Location:** Location unquestionably influences the social factors that influence gating, such as criminal activity and crime rates (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 (Bretzke, 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 (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 replaces 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).

**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) (Ehwi, et al., 2018). Large homes, private villas, and upscale amenities are prioritized 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 hundred 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 that 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.

## B. Social Characteristics

**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 (Glazze & 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,

through the privatization 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 and are connected and illuminated at night so that residents can travel about easily without utilizing 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. Some units consist of a cluster arrangement of apartment blocks that forms an enclosed space in the center 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).

## C. Economic Characteristics

**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).

## VII. DISCUSSION ON THE REASONS FOR LIVING CHOICE OF GATED COMMUNITIES IN THE GLOBAL SOUTH

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 analysis of the physical, social, and economic characteristics leading to living choices. We emphasize the geographic contexts within which gated communities have developed while highlighting the reasons for this kind of urban housing trend.

- i. The physical, social, and economic characteristics of gated communities in the Global South are viewed as a direct consequence of post-colonial town planning takeover from colonizers (Roitman, et al., 2010) (Coy & Pohler, 2002). Due to the dispersion and privatization 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).
- ii. 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).
- iii. The emergence of high-status gated communities has received considerable attention in contemporary gated communities of the Global South. 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 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).
- iv. The idiosyncratic perceptions of gated living included encounters with non-residents, both inside and outside, to which the general tendencies mentioned above were equally pertinent, and which were handled in a way that was beneficial to the residents (Bandaiko, et al., 2022). However, according to the systematic review, security is the primary factor driving population growth in gated communities. It was also determined that residents move to gated communities for other reasons, such as closeness to their place of employment, the availability of facilities and services there, like reasonably affordable, shared amenities, prestige and status, a feeling of community, and access to nearby communities (Galychyn, 2017) (Makinde, 2021).
- v. 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 for 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.

- vi. The privatization of open space is a widespread dispute presented by gated communities 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.
- vii. In the Global South, the development of gated communities is occurring amid 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 (Mekawy & Yousry, 2012) (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).

## VIII. 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 the framework of Blakely and Snyder. To achieve this, the study pursued the physical, social, and economic characteristics of gated communities to determine the main reasons for the living choices in the Global South. To achieve this, the study conducted a systematic 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, and 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 is relatively little academic research on the topic. Further comparative research will be required to fully understand how the diverse conditions in the Global South affect gated communities and how local governments are dealing with this new urban housing trend.

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