



**ASSESSMENT ON THE IMPLEMENTATION OF
ISLAMIC PRINCIPLES BY GATED COMMUNITIES IN
SHAH ALAM, SELANGOR**

BY

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**Kulliyyah of Architecture and Environmental Design
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ABSTRACT

The gated community (GC) housing development has received both good and bad reviews. It is good in terms of its higher density, maintenance of amenities, provision of community facilities, increased vehicle and pedestrian safety, and sense of community. However, it has been criticized for promoting social exclusion and homogeneity, reduction in street connectivity, crime, and fear of crime. Little has been done to relieve this paradox, which thus motivates this research to examine the Islamic perspective on the issue. To this end, this study identified the following Islamic principles as affecting GCs: 1) Social Interaction 2) Social Responsibility 3) Prevention of Harm 4) Circulation System and 5) Right of Way / Right to Passage. We then assessed the application of these five (5) Islamic principles on seven (7) GCs in Shah Alam using convenience sampling. This study employed both quantitative and qualitative methodologies with the descriptive and content analysis to achieve the research objectives. The finding indicated that two (2) Islamic principles namely the Prevention of Harm and Circulation System were successfully implemented whereas the remaining three (3) principles, which are Social Interaction, Social Responsibility, and Right of Way were partially implemented in the study areas. We then recommended best practices of GCs from the Islamic perspectives. Among the recommendations are to nurture the culture of civic engagement among residents as well as empower the competency and integrity of the guards in improving the GCs' safety.

ملخص البحث

تلقى مشروع التطوير السكني للمجتمع المسوّر نقداً إيجابياً وسلبياً؛ فالنقد الإيجابي شمل كثافة التواجد السكاني، وصيانة الخدمات، والمرافق المتاحة، والعمل على توفير مزيد من الأمان للمراكب والمشاة، وتقوية الروابط الاجتماعية. أما النقد السلبي فشمل التحفيز على الحصرية الاجتماعية والتماثل الاجتماعي، والتخفيض من ربط الشوارع ببعضها، وظهور الجريمة وعدم الشعور بالأمن. تم بذل جهود ضئيلة للتخفيف من وطأة هذه المعضلة، مما شكل حافزاً لكتابة هذا البحث والسبر في أغوار هذه القضية من منظور إسلامي. ولتحقيق غاية هذا البحث تم استخلاص المبادئ الإسلامية التي تؤثر في المجتمعات المسوّرة وهي: (١) التفاعل الاجتماعي (٢) المسؤولية الاجتماعية (٣) درء الأذى (٤) نظام التداول (٥) حق الطريق. ثم قام الباحث بتقييم تطبيق هذه المبادئ على سبعة من المجتمعات المسوّرة في منطقة "شاه علم" عن طريق استبيان العينة المتاحة. ولتحقيق أهداف البحث تم الاعتماد كذلك على المنهجية الكميّة والنوعية مع توظيف التحليل الوصفي وتحليل المحتوى. بيّنت نتائج البحث أن اثنين من المبادئ الإسلامية - درء الأذى ونظام التداول - تمت ترجمتها على أرض الواقع بنجاح، وأنّ المبادئ الثلاثة المتبقية - التفاعل الاجتماعي والمسؤولية الاجتماعية وحق الطريق - تمت ترجمتها على أرض الواقع بشكل جزئي فقط في المناطق التي تناولتها الدراسة. وقد أوصى الباحث بعددٍ من التوصيات التي تعزز الممارسات الموافقة للمنظور الإسلامي في المجتمعات المسوّرة، كإثراء ثقافة المواطنة بين السكّان، وتعزيز كفاءات ونزاهة الحراس بهدف تحسين الدّواعي الأمنية في هذه المجتمعات.

APPROVAL PAGE

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DECLARATION

I hereby declare that this thesis is the result of my own investigation, except where otherwise stated. I also declare that it has not been previously or concurrently submitted as a whole for any other degrees at IIUM or other institutions.

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Signature.....

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This thesis is dedicated to my parents;

*Hj. Syed Abdullah Syed Abdul Rahman & Hjh. Tuan Embong
Tuan Yaacob*

Who introduced me to the joy of reading from the birth and to write from
the heart.

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Strata Title Act 1985

National Land Code 1965

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LIST OF ABBREVIATIONS

CCTV	Closed Circuit Television
et al.	(et alia) ; and others
GCs	gated community
JPBD	Jabatan Perancangan Bandar dan Desa (Town and Country Planning Department)
MBSA	Majlis Bandaraya Shah Alam (Shah Alam City Council)
PBUH	Peace Be Upon Him (for Prophet Muhammad)
PDRM	Polis Diraja Malaysia (Royal Malaysian Police Force)
RA	Resident Association
SPSS	Statistic Package for Social Science
UiTM	University of Technology Mara

CHAPTER ONE

INTRODUCTION

1.1 INTRODUCTION

This chapter aims to introduce and familiarize the readers with the research being conducted. It was divided into a few parts consisting of the research background and its problem statements. It also provided the research aim, objectives, research questions as well as the significance of the study and the scope. Finally, this chapter presented the outlines of the entire research.

Although many studies on different perspectives already conducted in gated communities (acronymized as GCs) in Malaysia, it was discovered that there were very limited number examined the implementation of GCs from the Islamic perspectives. Most of the previous researchers emphasized on other aspects including the concept of GCs by Ismar et al. (2006), Gabriel (2009), Lizi Wiriana (2010) and Siti Fatimah & Wan Rozali (2010). While, other researchers covered on social aspects such as Mah (2008) and on safety issues like Norhafizah Biden (2008), Xavier (2008), Suzilawati (2009), Zurinah (2011) and Mohit & Aishath (2012). A few other researchers focused on the legal aspects of gated communities such as by Azlinor Sufian (2005), Salleh Buang (2007) and Tahir Sabit (2009). Therefore, this research explored from the Islamic perspectives to fulfill the gap or loophole in this research area. Finally, this research proposed few recommendations towards the best GCs practices based on the Islamic perspectives and indicators.

This study focused on the social and physical issues of the gated community developments in Malaysia from the Islamic perspectives as the main concern. This

research explored the implementation of the Islamic principles related to social interaction, social responsibility, safety, circulation systems and accessibility aspects. Seven (7) gated community developments in Shah Alam were chosen as the case studies.

The investigation on the implementation of Islamic principles in GCs was conducted and analyzed from the perception of its residents. The questionnaire survey forms used as instrument to gather the information from the residents. The interview sessions with the Residents Associations (RAs) were also conducted to support the data obtained from the questionnaires.

It is hoped that this study would eventually facilitate more understanding of the Islamic perspectives towards addressing issues on GCs. Furthermore, this exposition will provide salient indicators or benchmark towards the improvement of GCs development in the future. Traditional Islamic practices in the Middle East were first examined and later taken as the referral in this study. This approach contrasted with the most current research on GCs that had predominantly referred to the Western countries' experiences and frameworks only.

The content of this study comprised of seven (7) chapters. The outlines of study included an introduction which described the research background, problem statements, research questions, aims, objectives, scope and the research outline. Then the rest of the six (6) chapters covered subjects on the literature reviews (separate chapters for Islamic perspectives and modern GCs), research methodologies, data analysis and discussions. The following chapter contained the summary of findings, conclusion of the research and the recommendations.

1.2 RESEARCH BACKGROUND

The Gated Community (GC) was defined as “a cluster of homes or buildings surrounded by walls or fences by using a particular method such as security guards, metal chains, gates, road barriers and the like. Such residential area usually equipped with a 24 hours surveillance system, patrol, central monitoring system and closed circuit television (CCTV). Public facilities provided such as a clubhouse, swimming pool and open spaces were shared among the residents in the GC” (Azimuddin Bahari, 2007).

The works of many previous researchers disclosed that this concept was previously practiced abroad especially in the West and spread to other countries (Shaharuddin Musa, 2005; Ismar et al., 2006; Jabatan Perancangan Bandar dan Desa [JPBD], 2009). In line with this housing revolution, Malaysia also implemented the GC housing developments.

The typology of the evolution of GCs began with gated or walled cities, followed by gated neighborhoods and the last one, gated communities. There was a strong evidence to connect the early GC developments with historic fortress and walled cities (Ismar et al., 2006; Wu, 2008; Siti Fatimah & Wan Rozali, 2011). The GCs concept was later introduced to meet the needs of the society towards safety and security (Ismar et al., 2006).

GCs become as a global phenomenon including in Malaysia (Shaharuddin Musa, 2005). The modern concept of GCs was introduced in Malaysia in 1980s due to the safety reason (Arif Khazaki, 2007). The evolution of GC in Malaysia started during 1946-1957 where the gating concept previously provided for estate managers only. In 1950s, most of the housing development implemented the landed traditional open neighborhood while, in 1970s, the multi-storey housing were established. The

modern concept of GCs was introduced in the early 1980s for high rise building and in the late 1980s, the landed GCs were developed.

Some of the new housing schemes seemed to emphasize the safety aspect as one of their marketing strategies. Housing developers rigorously competed among themselves in offering the GC housing projects equipped with various safety features and other facilities as added values to attract the prospective buyers. GCs neighborhood had soon become popular living styles via the widespread acceptance of the so-called modern gated community (Salleh Buang, 2004; Siti Fatimah & Wan Razali, 2011).

Among the important issues of GCs as highlighted in the previous research were weak social interaction, social segregation and lack of civic engagement. Moreover, it also included on the safety, inconvenient circulation system and the question of the legality of blocking public access. (Shaharudin Musa, 2005; Salleh Buang, 2007; Norazmin Adibah, 2007; Mah, 2008; Mariana, Suzilawati & Syahriah, 2011; Zurinah, Khadijah & Kamaruzaman, 2012). This situation still existed even after the government had introduced specific guidelines known as the Planning Guideline - Gated Community and Guarded Neighbourhood, (Town and Country Planning Department, 2010). That was why particular researches and findings, highlighted that there were many unresolved issues on GCs.

In fact, these issues were highly emphasized in Islam. For instance, Islam prescribed several relevant principles to govern the social interaction and social responsibility among societies (Mortada, 2003; Azila Sarkawi, 2008; Mohammed & Mahmoud, 2013). In essence, safety aspects were crucial issue in Islam which addressed through the implementation of the principle; Prevention of Harm (Al-Hathloul, 1996; Akeel Nouri, 2009). Another example of Islamic considerations were