

Determinants of the Development of Gated Housing Estates in Mombasa and Kilifi Counties, Kenya

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Abstract: *This study intended to determine factors responsible for the strategic development of gated communities with specific focus on Mombasa and Mtwapa in Mombasa and Kilifi counties in Kenya. The study sought to establish the extent to which security, real estate speculation, status/lifestyle or strategic location influences development of gated housing units. A descriptive survey study of residents, real estate investors and real estate professionals was designed to help provide data to seal the existing research gap by assessing the contributions of each of the factors. A total of 253 respondents who were sampled from the target population using both stratified and purposive sampling methods returned 240 useful fully filled questionnaires and 13 interview instruments. Data obtained was analysed both qualitatively and quantitatively. Qualitative data was analysed using content analysis while for quantitative data; descriptive and inferential methods were used with the aid of Statistical Package for Social Sciences (SPSS) version 20 computer software. Specifically, descriptive statistics in the form of frequencies, percentages, mean and standard deviation were used to show various relevant distributions while the relationship between the parameters were tested using Chi – Square, Contingency Coefficient Measure of Association and Multiple Linear Regression (MLR). Findings indicated that security ($\beta = 0.040$, $p < .001$), real estate speculation ($\beta = 0.037$, $p < .001$) and status/lifestyle ($\beta = 0.029$, $p = .003$) each have a positive significant influence on the development of gated communities in the study area with security having the greatest influence, followed by real estate speculation and lastly status/lifestyle. However, strategic location was found to have a positive but insignificant influence ($\beta = 0.006$, $p = .309$). It is therefore recommended that stakeholders in the sector including planners and investors factor in features that would enhance the security and prestige appeal of these facilities. Additionally, since some features of strategic location such as access to the main road, nearness to a hospital and school were found to influence residents' choice for accommodation, it is recommended that such facilities be made easily accessible for residents of gated communities.*

Keywords: *Real estate, Gated housing, Speculation.*

1. INTRODUCTION

Globally, population explosion in most urban centres has brought with it a challenge to most governments in providing appropriate and affordable shelter to the ever increasing population with the challenge to most countries (Zhu, 2010) particularly being more pronounced for developing countries such as Kenya. Most governments, recognising that they are unable to cope up with the level of investments expected in real estate have by providing incentives, either partnered or are increasingly relying on private developers to put up housing units for a majority of the urban population. Thus, the prospect of providing a roof for the ever increasing critical mass of people in urban centres has turned investment in real estate to be one of the most lucrative undertakings (Khan & Barua, 2009). The outcome of this is seen in the daily mushrooming planned and unplanned housing units within the urban centres. Of particular interest for this study is the emerging gated housing estates which seem to be popular with a cadre of urban population and appears to have taken over from other forms of urban real estate developments (Landman, 2004; Quintal & Thomson, 2007).

Though empirical data show that gated and walled cities are as old as human habitation (Landman & Schonteich, 2002; Low, 2001; Quintal, 2006), researchers agree that the concept of modern day gated housing estates originated in the developed countries such as America with the main reason being the desire to create a buffer between the individual and the society as people search for means by which to protect themselves from uncertainty precipitated by escalating cases of crime (Hook & Vrdoljak, 2002; Landman, 2004; Quintal & Thomson, 2007). The concept has steadily gained prominence with real estate developers in developing countries where gated housing estates appear to be the new way to go in real estate developments.

Anecdotal reports have linked several factors with the rise in development of gated estates in most countries. Chief amongst these include security, real estate speculation, residents search for status/lifestyle and strategic location among others. According to Osman, Rabe, and Bachok, (2011), issues of security are the primary cause for the development of gated and guarded communities worldwide which have grown tremendously. Fear of crime has become an influential factor in nearly every aspect of human life daily. In addition to the constant calls for more public monies and new public initiatives to combat crime, the private sector's role in crime prevention and control is booming. The rise of gated communities is probably only one part of this trend. This era of dramatic demographic, economic, and social changes brings with it a growing crisis of future expectations. Many feel vulnerable, unsure of their place and their communities in the face of rapid change. The phenomenon of walled cities and gated communities is a dramatic manifestation of a new fortress mentality growing in America (Blakely & Snyder, 2004). Researchers allege that gated housing residents have responded with increased security measures. These vary from the installation of electronic devices, such as closed-circuit surveillance cameras, alarm systems, panic buttons, electronic gates, intercom systems, to physical modifications such as burglar bars, security gates, fences and walls around properties. The extent and nature of the changes depend, among other things, on the location of their residences, their financial abilities, the measure of security perceived to be necessary, and the risk. These responses are not restricted to private homes, but many apartment buildings and other high-rise buildings are increasingly making use of similar measures to improve their own security. This is especially the case in the central residential neighborhoods of Hillbrow in Johannesburg and Sunnyside in Pretoria (Landman, 2004). These security mechanisms are intended to do more than just deter crime. Both developers and residents view security as not just freedom from crime, but also as freedom from such annoyances as solicitors and canvassers, mischievous teenagers, and strangers of any kind, malicious or not. The gates provide a sheltered common space that excludes outsiders. Especially to the residents of upper-end gated communities, who can already afford to live in very-low-crime environments, the privacy and convenience of controlled access are more important than protection from crime (Blakely & Snyder, 2004). Gated communities focus on concealing or displacing offensive people or activities rather than eliminating them. Social order is produced by creating zones where the protected group is shielded from other people's behavior. The new system of socio-spatial regulation promotes safety for the privileged few by excluding those who are considered dangerous. The system also diminishes the scope of collective responsibility for producing social order characteristics of the modern state. Middle class and upper middle class neighborhoods also exhibit a pattern of class segregation by building fences, cutting off relationships with neighbours, and in response to internal problems and conflicts (Osman, Rabe, & Bachok, 2011).

Blakely and Snyder (1997), Forwood (1999), Low (2003) and Frantz (2006) allege there are other factors other than concern for security that have metamorphosised and currently prompt consumers to prefer accommodation within gated communities. Records allege that among these factors, the prominent include desire for status (Webster, 2002; Atkinson & Blandy, 2005) and real estate speculation (Fischler, 1998; Low, 2001). Private firms, developers and home owners operating optimal location decisions, produce social costs and generate spillover effects such as pollution, sprawl congestion, competition for land uses, land speculation and free-riding. This is usually interpreted as market failure. Following this thread, gating a neighborhood can be conceived in a first instance as a private pre-emptive solution of market failures. It supplies the residents with their own private governance efforts to avoid spillovers of urban residential and industrial developments such as crime, traffic, congestion and pollution. Therefore, gated communities have a cost, and homeowners must sustain both cost of building infrastructure and collective goods such as roads, streets, sidewalks, water and communication systems that are usually bear by public governments (Goix, 2005). The different features of gated communities enabled their classification into three types of gated communities: lifestyle, prestige, and security zone. Lifestyle communities often cater to retirees and are generally built around a collection of recreational amenities, especially golf courses. In lifestyle communities, the common bond among residents is often appreciation of the amenities provided. In prestige communities, on the other hand, commonality is based on income and socio-economic status. Residents in prestige communities desire both security and privacy. Finally, it is apprehension of crime that unites residents of security zone communities. Security zone communities may be observed in lower and middle-income neighborhoods and even some public housing complexes. Therefore, luxury and lifestyle gated housing is seen to be more expensive than security zoned communities (LaCour & Malpezzi, 2001). Indeed, gated communities develop results of a market demand for

luxurious living and security features fitting a standardized lifestyle leading to proposal of offers from the homebuilding industry through partnership between local governments and private land developers. Both agree to charge the final consumer, the home buyer, with the overall cost of urban sprawl, since he will have to pay for the construction and the maintenance of urban infrastructures located within the gates. As compensation, the homebuyer is granted with a private and exclusive access to sites and former public spaces. This is evidenced by the Lake in Canyon Lake, which is originally a public property leased to the developer of Canyon Lake City. Such exclusivity favors the location rent, and can positively affect the property value. On the other hand, it provides the public authorities with wealthy taxpayers, thus considering gated communities as property taxes “cash cows” (Renauld, 2005). Prestige is seemingly found in cases of gated lifestyle as motive for moving to a secure environment with access control. The advertisements for most gated estates highlight this fact. The reason for living in gated communities goes beyond mere comfortable access to facilities and amenities. They touch on issues of privacy and exclusivity of the amenities. This is very important to gated housing residents. High-powered people prefer to socialize with like-minded people, and need a private and secure space to do so.

The creation of such a space is ensured through strict access-control. Residents choose to keep out people who have no business on the estate through spatial measures, such as access-controlling gates, walls, electric fences and private security patrols. Defining space becomes more than just creating a place safe from natural threats, for example wind, rain, extreme heat or cold, etc, but also a place safe from human threats. Living on the estate becomes a status symbol (Landman, 2004). Gating a housing estate becomes a mechanism to protect property values from being affected by changes in the city and a way to market a property as more exclusive. Therefore, in these days, gated housing areas are a profitable segment in the real estate market as well as a new marketing angle for developers to meet the demand for security, status/prestige, and lifestyle. The development patterns of gated communities in many countries show that developers recognize the opportunity to sell safety and security to a niche market in which customers find new lifestyle choices (Levent & Gulumser, 2005). Additionally, gated communities offer psychological benefits for some households. The gate is an affirmation of social status to affluent households and provides a way to keep out the unknown. The gate is a reminder of the unpredictability of the world outside the gates and gates symbolically remove a community from the outside world and all of its troubles. Although residents may actually be no safer inside the gates, residents in gated communities report that they feel less safe when outside of their communities. Overall, gated homeowners separate themselves from poor quality residential environments by choosing neighborhoods that have fewer physical signs of deterioration like broken windows, trash, and barred windows. Compared to renters, homeowners are more likely to be married, affluent, white, and residing in suburban locations. Homeowners also report having fewer instances of bothersome neighbors, less crime, and fewer abandoned buildings, litter, and barred windows compared to renters. Gated homeowners are also less likely to be near industrial land uses but more likely to be near mobile home sites. Land-use zoning and the locational preferences of homeowners explain being further from factories and industrial sites (Sanchez, Lang, & Dhavale, 2005). The evolution and spread of the gated community may be valid in fulfilling local community, service and security needs, perceived or real, which state and local governments have no willingness or resources to do. One may therefore tentatively conclude on a perspective of the potential of gating being harnessed for purposes of social sustainability (Ilesanmi, 2012).

However, while researchers from developed and some developing countries have undertaken studies whose intent have been to provide insight into the dynamics of the development of the gated housing estates thus enabling investors to strategically position themselves to utilise the ever increasing demand for such housing units, real estate investors in some developing countries such as Kenya still to a large extent rely on anecdotal reports. Specifically, empirical data on the extent and influence of these factors for the trending gated housing estates in urban centres across countries in Africa and Kenya which could inform investors in this area are sparse. In particular, though reports indicate that almost all the current planned investments in real estates in most towns in Kenya, Mombasa and Mtwapa towns included are of the gated category, no study has attempted to explore the dynamics of investment in this type of real estate. This study therefore sought to assess the factors which were perceived to be promoting emerging trend in investment in gated housing estates with particular focus on Mombasa and Mtwapa towns in Mombasa and Kilifi Counties in an attempt to make a contribution in sealing the existing knowledge gap.

2. OBJECTIVES OF THE STUDY

The overall objective of this study was to identify the determinants of the emerging gated communities in urban centres in Kenya with specific focus on Mombasa and Mtwapa towns in Mombasa and Kilifi Counties. Specifically, the study sought:

- To establish the extent to which security influences development of gated housing units.
- To establish the extent to which real estate speculation influences the development of gated housing units.
- To determine the extent to which status (lifestyle) influences development of gated housing units.
- To determine the extent to which strategic location influences the development of gated housing units.

3. CONCEPTUAL FRAMEWORK

Figure .1 conceptualizes the relationship between the elements identified as important in the emergence of gated housing units.

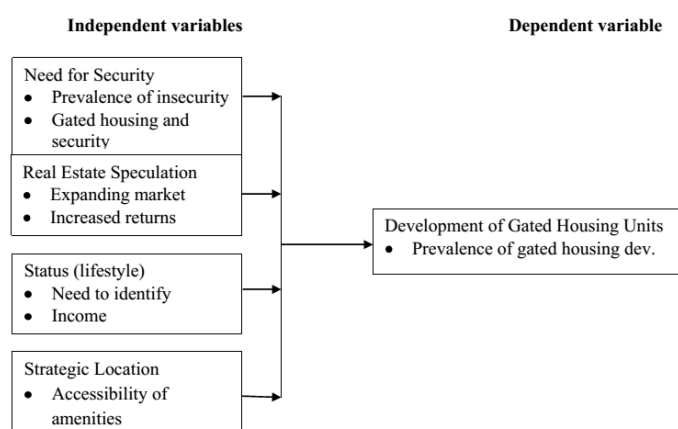


Fig1. Hypothesized interaction of elements propagating emergence of gated communities

The development of gated communities involves a number of factors conceived as the independent variables in this study. The variables include need for security, real estate speculation and the search for status (Quintal, 2006). It is the escalating cases of insecurity that is believed to primarily have led to the rise of walled cities with gates and security sentries. The walls and the sentries, it is said serve to lull the fears that are generated by the reports of increasing insecurity. They are comforted with the notion that while outside the walled city things may be too bad, the walls and the sentries are a buffer to the dangers prominent out there. Coupled with the perception that most cities are populated with people with low income, the affluent that are but the minority tend to prefer living in regions of exclusivity away from the mass. Thus, speculators could be cashing in on the urban population’s fears and the urge for exclusivity to develop gated communities in urban areas.

4. RESEARCH METHODOLOGY

Participants were 253 (240residents, 13 real estate professionals) stakeholders in real estate industry in Mombasa and Mtwapatowns in Mombasa and Kilificounties, Kenya. Respondents were told that the study aimed at assessing factors propagating development of gated communities with a view to improve service provision. They completed a questionnaire constructed by the researchers or participated in an interview.

5. RESULTS AND DISCUSSION

5.1. Descriptives

Means, standard deviations, and inter correlations for scores on each of the variables are presented in Table 1 for the total sample (Appendix) while results from regression analysis are presented in Table 2. Preference for gated communities was positively and significantly correlated with age, level of education, employment status and strategic location. It was also highly correlated with the respondents’ monthly income, search for security, status and real estate speculation. Respondents’

search for security was strongly correlated with status and real estate speculation while status was strongly correlated with real estate speculation and strategic location. As was expected, real estate speculation was strongly correlated with residents search for security, status and overall preference for gated communities. The implication is that real estate speculation, residence search for security and status/lifestyle are mutually exclusive. Further exploratory Chi – square analysis showed that at .05 level of significance, respondents' employment status and monthly income had a significant influence on their preference for accommodation in gated communities, $X^2=13.169$; $df=2$; $P=.001$ and $X^2=13.270$; $df=3$; $P=.001$ respectively. Cross tabulation showed that more of those in formal employment (32.9%) had a high preference for while Contingency coefficient measure of association indicated that 22.8% of the variation in preference could be attributed to the respondents' employment status. Similarly, it was found that more of those earning more than KSh. 250,000 (8.3%) had a high preference for gated accommodation with Contingency coefficient measures of association indicating that 22.9% of the variation in preference could be attributed to respondents' monthly income.

5.2. Security and Development of Gated Housing Estates

The first objective intended to determine the influence of prevalence of insecurity thus respondents search for security in gated communities. Mean and standard deviation were used to illustrate its descriptive effect while regression analysis was used to infer on the existing relationship. Data obtained illustrated that 26.3% believed that there was very high rate of insecurity, 45.0% thought it was high while 15.4% said the rate was moderate. Specifically, a majority lamented on the increased cases of insecurity with burglary being the most predominant (45.9%) followed by house lifting (30.8%) then armed robbery (25.0%) followed by grenade attacks (6.3%) and lastly kidnappings (4.6%). This means that according to the respondents, burglary is the most commonly reported insecurity case followed by house lifting while kidnappings is the least. On the whole, various forms of insecurity cases were witnessed by respondents at variable rates which give credence to the assertions that the study area had witnessed cases of insecurity. The respondents thus observed that due to high incidences of insecurity, accommodation within gated communities are in high demand as they provide residents with sense of security. Results show that a majority of the respondents felt that the probability of crime within gated communities is much less than that of non-gated housing (mean of 4.31 and a standard deviation of 0.807), most of them indicated that Non-gated housing pose a higher risk of insecurity occurrences than gated housing ($M=4.28$, $SD=0.858$) probably because there are better security structures in gated communities such as CCTV cameras and high walls compared to non-gated communities ($M=4.03$, $SD=0.950$). Similarly, a significant proportion asserted that there are better professional security management personnel in gated housing facilities compared to non-gated housing security personnel ($M=3.93$, $SD=0.939$), that response to security alerts in gated housing is prompt and effective ($M=3.75$, $SD=1.02$ and that security response teams in gated communities are highly-trained and equipped for the job compared to non-gated security personnel ($M=3.46$, $SD=1.223$). The hierarchical regression model used showed that security accounted for 12.0% of the total variance on development $F(1, 238) = 5.694$, $p<.001$ and that individually, security ($\beta = 0.040$, $p<.001$) had the greatest significant positive influence on the development of gated housing estates. The finding which showed that rising cases of insecurity is the greatest cause of the rise in development of gated communities as people look for residence that are able to provide them with security or refuge from the insecurity augurs well with existing literature. Studies conducted by Hook and Vrdoljak (2002); Landman (2004); Quintal and Thomson (2007) show that the main reason for the concept of modern day gated housing estates which originated in the developed countries such as America is the desire to create a buffer between the individual and the society as people search for means by which to protect themselves from uncertainty precipitated by escalating cases of crime. Studies conducted by National Institute of Justice study on Washington D.C. found that three times as many people now work in the security field, from equipment manufacturers to armored car drivers, as are employed by official law enforcement agencies (Blakely & Snyder, 2004). According to the researchers, intense media coverage and contradicting statistics usually generates the perception that crime could be on the increase regardless of actual changes in crime rates. This assertion is supported by Sanchez, Lang, and Dhavale (2005) who allege that polls show that people were increasingly afraid of being the victim of crimes in both public and private spaces though information specific to the location and situation of crime is rarely available. Therefore, while research in this regard suggests that targeted information can reduce inflated perceptions of crime, it also intimates that the perception of escalating levels of crime could be the reason behind the urge of people to stay in fortresses.

5.3. Status and Development of Gated Housing Estates

The second aim of the study was to determine the influence of prestige or search for status/lifestyle on the development of gated communities. The findings show that a majority of the respondents insisted that they stay within gated residential estate because they can afford it ($M=4.13$, $SD=0.787$), a greater number said that effective management of social amenity services of gated communities improve the quality and prestige of living standards ($M= 4.23$, $SD=0.899$) and that accommodation within gated community offers them and their families a sense of wellbeing since most of their peers live in similar surroundings ($M=3.82$, $SD=1.078$). Additionally, it was the contention of most of the respondents that there are a proportion of Mombasa residents who have increasingly acquired consistent financial resources to afford gated housing thus the rise in their development ($M=3.66$, $SD=937$) and that recreational facilities such as swimming pools are better enjoyed privately through gated housing ($M=3.65$, $SD=1.143$). Overall, the respondents mean rated the influence of elements of search for status at 3.87 out of 5 and a standard deviation of 0.969. Regression analysis showed that status/lifestyle has a significant positive influence on the development of gated communities ($\beta= 0.029$, $p=.003$) and on the whole accounted for 3.2% of the total variance $F(2, 237) = 2.973$, $p=.003$. The results imply that a significant proportion of the respondents believe that need for status or lifestyle is also a predictor of the development of gated housing estates. This agrees with the assertions of Landman (2004) that high-powered people prefer to socialize with like-minded people, and need a private and secure space to do so. The creation of such a space is ensured through strict access-control. Residents choose to keep out people who have no business on the estate through spatial measures, such as access-controlling gates, walls, electric fences and private security patrols. Defining space becomes more than just creating a place safe from natural threats, for example wind, rain, extreme heat or cold, etc, but also a place safe from human threats. Living on the estate becomes a status symbol. Similarly, Levent and Gulumser (2005) maintains that the development patterns of gated communities in many countries show that developers recognize the opportunity to sell safety and security to a niche market in which customers find new lifestyle choices.

5.4. Real Estate Speculation and Development of Gated Housing Estates

The study also aimed at determining the influence of real estate speculation on development of gated communities. The findings were as summarized in Table 1 and 2 in the appendix. Respondents scored highly for all the elements, a majority agreeing that rents for houses within gated communities are higher than similar ones in non – gated areas thus the highest mean rating of 4.23 and standard deviation of .896. Similarly, a majority of the respondents were categorical that properties within the gated communities are more appealing to those who can afford them than those in non – gated areas ($M=4.16$, $SD=0.848$), value of property within gated communities are higher than similar ones in non-gated areas ($M=4.15$, $SD=921$), estates are walled, gated and sentry put in place by developers probably to enhance its appeal to the would be residents ($M=4.12$, $SD=781$) and there are improved standards of living that have increased demand for gated housing in Mombasa ($M=3.99$, $SD=1.02$). Thus the element attained a mean ranking of 4.13 and standard deviation of 0.893 indicating that a majority of the respondents perceive real estate speculation to be of great influence on the development of gated housing estates. Regression analysis showed that real estate speculation has a significant positive influence on the development of gated communities ($\beta= 0.037$, $p<.001$) and accounted for 4.5%, $F (3, 236) =3.618$, $p<.001$ of the total variance in preference for gated communities. The finding is in supports of previous findings. According to Goix (2005), gated communities have a cost, and homeowners must sustain both cost of building infrastructure and collective goods such as roads, streets, sidewalks, water and communication systems that are usually bear by public governments. Research has also shown that though there are various categories of gated communities, luxury and lifestyle gated housing is seen to be more expensive than security zoned communities (LaCour & Malpezzi, 2001). Indeed, gated communities develop as a result of a market demand for luxurious living and security features fitting a standardized lifestyle leading to proposal of offers from the homebuilding industry through partnership between local governments and private land developers. Both agree to charge the final consumer, the home buyer, with the overall cost of urban sprawl, since he will have to pay for the construction and the maintenance of urban infrastructures located within the gates. As compensation, the homebuyer is granted with a private and exclusive access to sites and former public spaces. Such exclusivity favors the location rent, and can positively affect the property value. On the other hand, it provides the public authorities with wealthy taxpayers, thus considering gated communities as property taxes “cash cows” (Renauld, 2005).

5.5. Strategic Location and Development of Gated Housing Estates

Lastly the study set out to determine the influence of strategic location on respondents' preference for gated communities. The findings show that amongst the elements of strategic location, the respondents indicated that proximity to the main road influences residents preference for a gated housing unit most thus the highest mean ranking of 4.27 and standard deviations of 0.917 followed by nearness to a hospital (M=3.87, SD=1.26), then school (M=3.71, SD=1.20) followed by nearness to friends (M=3.25, SD=1.33) then shopping mall (M=3.13, SD=1.37) and lastly recreational facilities (M=3.10, SD=1.34). In general, the respondents mean rated the influence of elements of strategic location on the development of gated housing estates at 3.55 and a standard deviation of 1.24. Regression analysis showed that strategic location has an insignificant positive influence on development of gated communities ($\beta = 0.006$, $p=309$) and accounted for 0.4% of the total variance, $F(4, 235) = 1.020$, $p=.309$. This implies that a significant proportion of the respondents felt that strategic location influences the development of gated housing estates which concurs with observations of previous researchers who believe that business entities, real estate firms included could be cashing in on this. Residential household location is one of the driving forces of urban dynamics (Schirmer, Eggermond & Axhausen, 2014). According to the researchers, it impacts employment, economic development, social structure, spatial segregation, and the transport system. Therefore, understanding and modeling residential location choice behavior is a primary concern for urban planners, policymakers, and researchers. Studies have attempted to underscore the significance of housing location as a factor predicting clients choice for a particular residential location. Dowding and John (2002) for instance listed services thought to be evaluated by households when choosing a residential location. These, they said include public libraries, health services, education, refuse collection and street cleaning, leisure services (including parks and sports facilities), social services and law enforcement.

6. IMPLICATIONS, LIMITATIONS AND CONCLUSIONS

6.1. Implications for Real Estate Industry

According to our findings, the development of gated communities is influenced by a mix of factors including rising cases of insecurity, residents search for prestige and aspects of speculation. The latter implies that investors in the industry should consider their investment approaches which include inclusion of not only more enhanced security features in their planning and implementation of projects but also prestige features. This will enable the upcoming investments to be more appealing to prospective residents, increase demand for these facilities thus enhance return on investment.

6.2. Limitations and Directions for Further Research

It should be noted that this study has a number of limitations. The quantitative research methodology is mainly based on self-report measures. Future studies could build on these. Longitudinal studies are particularly since they may be helpful to track changes in thinking processes and related consumer and investment related issues. It should also be noted that the findings of the present study have to be interpreted in a careful way since a convenience sampling procedure was applied. Respondents were drawn from gated communities that the researchers could readily access which could have caused uncontrolled bias.

6.3. Conclusion

Our study has provided insight into the influences of various factors on the development of gated communities in a Kenyan context. The findings suggest that reported cases of increased insecurity and real estate speculation are the main drivers of the enhanced development of gated communities though residents' search for status equally plays a major role. The results underpin the importance of an integrated and concurrent understanding of stakeholders' perception in any given investment.

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Appendix: Result Tables

Table1. Means, standard deviations, and correlations between the variables of the study (N = 240)

Variables	Mean	SD	1	2	3	4	5	6	7	8	9	10
1. Age	1.44	.651	-	-.200**	.222**	.162*	.430**	.188**	.353**	.346**	.270**	.149*
2. Gender	-	-	-	-	-.191**	-.055	-.108	-.026	-.082	-.085	-.050	-.068
3. Education	2.25	1.02			-	.198**	.506**	.065	.126	.109	.151*	.142*
4. Employment	2.37	.760				-	.197**	.107	.092	.214**	.023	.175**
5. Monthly Income	1.37	.653					-	.255**	.313**	.346**	.253**	.235**
6. Security	27.58	4.34						-	.390**	.442**	.140*	.346**
7. Status/lifestyle	19.37	3.25							-	.474**	.356**	.299**
8. Real estate spe.	20.63	3.40								-	.291**	.388**
9. Strategic location	21.32	4.98									-	.192**

Table2. *Summary of Results from Regression Analysis of Variables on Development of Gated Communities*

Variables	B	β	t	p	R ²	Adj.R ²	R ² change
Security	.040	.346	5.694	.000	.120	.116	.120
Status/lifestyle	.029	.193	2.973	.003	.152	.144	.032
Real estate spec.	.037	.253	3.618	.000	.196	.186	.045
Strategic location	.006	.064	1.020	.309	.200	.186	.004

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