

---

**Typology of gated communities  
in the GCC region and central Europe**

---

Master Thesis

International Master of Science in Construction and real estate management

Joint Study Programme of Metropolia UAS and HTW Berlin

**Faculty 2**

from

**Abdelrahman Alhato**

567922

Date:

Berlin, 30.07.2021

1st Supervisor: Prof. PHD. Roode Liias

2nd Supervisor: Mr Martin Meyer, M.sc

## Acknowledgement

I would like to express my gratitude towards my supervisors, Professor Roode Liias and Mr. Martin Meyer, M.sc for the much-needed feedback and support during the writing process of this thesis.

Thank you to my best friends and colleagues that have made these intense academic years more Pleasant.

Finally, my dearest thanks to my mother and father and my close family for the continuous support throughout my academic journey.



**International Master of Science in Construction and Real Estate Management  
Joint Study Programme of Metropolia Helsinki and HTW Berlin**

**Date 25/11/2020**

**Conceptual Formulation**

**Master Thesis for Mr. Abdelrahman Alhato**

**Student number S0567922**

**Topic: Typology of gated communities in the GCC region and central Europe**

**Background**

The idea of creating a homogenous and safe atmosphere with physical boundaries, forming a convenient private setting with dedicated utilities and dwellings sounds very progressive. Yet it's a historical living model that lasted until this century. Back then they were called (gated cities) where massive walls surround those cities for many reasons but the most obvious one is for the authorities to decide on the privileged who will be able to cross and protect from enemies. The oldest standing proof is the wall of Sumar city in Iraq dating to 3100 BCE (Enas, 2017).

This concept evolved from gated-cities with territorial defensive walls to gated-communities in different sizes, shapes and boundary types and those boundaries are what mostly define gated communities from other housing models which host certain minorities like ghettos (merriam, 2020). Nowadays enclosed communities within cities are viewed as a reflection of human desires in relation to contemporary matters. However, the dwelling market isn't only affected by the buyers who look for those qualities from the demand side but also by the real-estate developers who shape the market by their business models. Since developers are the ones who plan, conceptualize and realize, then later comes the part where they interact with the potential buyer in the marketing phase. Therefore, studying the typology from real-estate developers, property managers and architect side will help to make better decisions on the type of the gated community or walled community development with all its characters. (Zaireen Ainur, et al., 2015)

Owning property within a gated community regardless of the typology have certain universal characteristics like Higher value for the property, increase in safety and privacy in addition to the limitation of growth and uniformity (Forbes Real Estate Council, 2017). Planning the right type of property for the right region involves many other factors forming a matrix of typology, which includes eight common standards in literature. They are function, security, facilities, users, tenure, location, size and policy (Zaireen Ainur, et al., 2015).

## Research questions and objectives

### 1) Goals and Results and questions

The thesis shall research and study the real estate market of gated communities with a focus on the typology structure from the developer's side, with focus on forming a typology structure that helps developers make better decisions for their business model and take recent issues into consideration. This will result in new types of gated communities. In addition to studying case studies from contrasting regions (GCC region and central Europe), a guiding master plan is to be concluded in addition to market strategies for both regions.

The research will attempt to answer the following questions:

- What are the gated communities?
- What are the types of gated communities and how to develop the typology structure?
- What is the market potential in the GCC region and Central Europe and how to develop gated communities to enhance that potential?
- How to reach a good master plan of real estate business model and strategy guidelines for gated community developments in the GCC region and Central Europe?

### Method

The research shall be of an explanatory inductive nature where theoretical and empirical data is collected by relative research in the field of construction and real estate management and planning, in addition to real-estate development. After the research part, qualitative methods will be conducted (e.g. interviews) to be made with related stakeholders of the construction industry to take benefit of experiences in regarding verification of the theory concerning that market experience.

Case studies will be included to give an insight on micro-macro scale understanding of the gated community in the targeted regions concerning the subject of real estate development locally.

Communication with research participants will mostly be by emails. Interviews will be conducted using online communication tools (e.g. Skype ) or in-person if possible. Former companies I worked for will be contacted as I have worked between companies of small and large construction projects and potential personal interviews with key personnel are to be made.





## **Abstract**

Gated communities or residential compounds spread throughout the continents in the twentieth century, with little literature defining their types and classifications. The study aimed to analyse and identify typologies of gated communities and connect them to the real estate development process from the developers' perspective by assessing existing typologies and studying the housing market in the respected regions. The literature reviewed revealed that the phenomenon emerged in a part of the Gulf Corporation Council as family and cultural enclaves after the oil exploitation period, unlike eastern Europe, where gated communities emerged for socio-political reasons. The characteristics of typologies in theory and in the respected regions were revealed through published research on gated communities' typologies and comparative literature review case studies. While the gated community market still targets mainly highly paid individuals, it has proven its worth by retaining a considerable market share and filling a gap in the housing demand, which is the need for safe and private residence. The results indicate that Typology identification through series of ten proposed factors is a method to accurately understand the development and choose the most suitable typology that fulfils developers' interests and includes the knowledge published by former scholars on the subject. On this basis, it is recommended that developers incorporate typology studies and methods to improve the real estate development process' quality.

*Keywords:* Typology, Ggated communities, Housing market, Compounds, Real estate developers, GCC Region, Central Europe

## Table of Contents

<b>Abstract</b> .....	<b>IV</b>
<b>Table of Contents</b> .....	<b>V</b>
<b>Table of Figures</b> .....	<b>VIII</b>
<b>List of Tabulations</b> .....	<b>IX</b>
<b>List of Abbreviations</b> .....	<b>X</b>
<b>1 Introduction</b> .....	<b>1</b>
<b>1.1 Background</b> .....	<b>3</b>
1.1.1 Historical review .....	3
1.1.2 Gated communities' emergence in the GCC region .....	4
1.1.3 Gated communities' emergence in central Europe .....	6
<b>1.2 Research goals, motives, and questions</b> .....	<b>9</b>
<b>1.3 Research limitations and constraints</b> .....	<b>10</b>
<b>2 Methodology</b> .....	<b>11</b>
2.1 Methodology approach .....	11
2.2 Data typology .....	11
2.3 Data collection methods .....	12
2.4 Visual data .....	12
2.5 Methods of analysis .....	13
2.6 Comparative case studies .....	13
2.7 Data validity .....	14
<b>3 Literature review</b> .....	<b>15</b>
<b>3.1 Conceptual clarifications</b> .....	<b>15</b>
3.1.1 Definition of gated communities .....	15
3.1.2 Influential stakeholders .....	16
3.1.3 Gated communities vs cohousing communities .....	17

3.1.4 Owning in GCs (privileges and disadvantages) .....	18
3.1.5 Dwelling in GCs (privileges and disadvantages).....	20
<b>3.2 Typology of gated communities.....</b>	<b>22</b>
3.2.1 Contemporary typology for gated communities.....	22
3.2.2 Typology framework for gated communities .....	23
3.2.3 Typology of Blakely and Snyder.....	23
3.2.4 Typology of Luymes .....	24
3.2.5 Typology of Burke .....	25
3.2.6 Typology of Grant and Mittelsteadt .....	26
3.2.7 Typology of Blandy.....	29
3.2.8 Typology structure overview .....	30
<b>3.3 The GCC real estate market in relation to gated communities .....</b>	<b>32</b>
3.3.1 Gated communities market development adjustments .....	32
3.3.2 GCC region transformation after oil exploitation .....	32
3.3.3 Typology of gated communities in Saudi Arabia between 1950-1990 ..	34
3.3.4 GCC migration and its effect on the housing market .....	36
3.3.5 Gated community as a living choice in the GCC region.....	38
3.3.6 Typology of existing gated communities in Qatar .....	39
3.3.7 Demand identification for gated communities in the GCC region .....	42
3.3.8 Effect of Saudisation on gated communities .....	44
3.3.9 GCC residents motivation to live in typologies of gated communities...	44
3.3.10 Summary and remarks on GCC gated communities market .....	45
<b>3.4 The EU real estate market in relation to gated communities .....</b>	<b>46</b>
3.4.1 Gated communities portfolio .....	46
3.4.2 Reasons for the rise of gated communities in central Europe.....	47
3.4.3 Globalisation in post-socialist countries .....	51

3.4.4	The differences in central European typologies of gated communities	53
3.4.5	EU housing market	53
3.4.6	GC market share and market development practices in the EU	55
3.4.7	Summary and remarks on EU GC Market	57
<b>3.5</b>	<b>Ways to enhance the housing market potential</b>	<b>57</b>
<b>3.6</b>	<b>Typology framework for developers</b>	<b>63</b>
<b>3.7</b>	<b>Strategy guidelines for GC development typology planning</b>	<b>65</b>
<b>3.8</b>	<b>Comparative overview between presented case studies</b>	<b>68</b>
3.8.1	Case study of gated communities in Doha (Al-Waab neighbourhood)	68
3.8.2	Case study of gated communities in Wroclaw, Poland	72
3.8.3	Results of comparative literature review of case studies	77
<b>4</b>	<b>Results and discussion</b>	<b>80</b>
4.1	First research question	80
4.2	Second research question	84
4.3	Third research question	85
4.4	Fourth research question	86
<b>5</b>	<b>Conclusions</b>	<b>87</b>
<b>6</b>	<b>Declaration of Authorship</b>	<b>89</b>
<b>7</b>	<b>Appendix</b>	<b>90</b>
7.1	Appendix A: Interview Transcripts	90
<b>8</b>	<b>References</b>	<b>111</b>

## Table of Figures

<b>Fig. 1:</b> Map of the constituent countries of the Gulf Cooperation Council .....	4
<b>Fig 2:</b> Relationship between political trust a and trust in other people.....	7
<b>Fig 3</b> Identification and involvement factor on sense of community measurement...	20
<b>Fig 4</b> a) Merchant's residential compound in Doha city at seashore dating before 1950s b) AL-Hatimi compound in the north-west of Doha city .....	33
<b>Fig 5</b> window screening with higher parapet as a classic privacy technique in houses having higher floors .....	34
<b>Fig 6</b> a) high perspective of muraikh residential compound in Doha city. b) Private villa housing in Doha city .....	40
<b>Fig 7</b> Distribution of gated communities in the cities of Hungary .....	53
<b>Fig 8</b> The typology framework of gated communities from the developer perspective according .....	64
<b>Fig 9</b> Conceptual framework of a real-estate enterprise business model .....	67
<b>Fig 10</b> Respondents age profile .....	73
<b>Fig 11</b> Respondents employment profile.....	74
<b>Fig 12</b> Income Profile .....	74
<b>Fig 13</b> The reasons offered for moving into a gated community within Wroclaw, Poland .....	75
<b>Fig 14</b> Advantages of living in gated communities .....	76
<b>Fig 15</b> Disadvantages of living in gated communities .....	77



## List of Tabulations

<b>Table 1</b> Typology for gated communities by Burke .....	25
<b>Table 2</b> Factors defining gated communities by both.....	27
<b>Table 3</b> The Primary interests of studied typologies of GCs .....	31
<b>Table 4</b> classification of GCs according to closure situation .....	41
<b>Table 5</b> Property transactions in the first half of the year 2012 in Dubai / categorised by background .....	43
<b>Table 6</b> Typology gated communities according to the public access to roads and common spaces .....	71

## List of Abbreviations

Fig.	Figure
GCC	Gulf Cooperation Council
GC	Gated Community
BCE	Before the Common Era
AC	After Christ
HTW	Hochschule für Technik und Wirtschaft
HOA	Homeowners association
VS	Versus
ARAMCO	Arabian American Oil Co
BAPCO	Bahrain Petroleum Company
KOC	Kuwait Oil Company
UNICEF	The United Nations International Children's Emergency Fund
USD	United States' Dollar
SAR	Saudi Arabian Riyal
CIAM	Congrès Internationaux pour l'Architecture Moderne
PWC	Price Waterhouse and Coopers and Lybrand
CAP	Capitalisation Rate
GDP	Gross Domestic Product
PFR	Property Funds Research
GAV	Gross Asset Value
QR	Qatari Riyal
QNDF	Qatar National Development Framework
IT	Information Technology
PLN	Polish Zloty
EU	European Union

## 1 Introduction

Gated communities are described mainly by emphasising physical safety procedures like guards, perimeter walls, surveillance cameras, and gates (Mahgoub & Khalfani, 2012). They are a common phenomenon that currently exists in most parts of the world, making a clear statement in the GCC region and central Europe. The GCC region comprises six nations, including Bahrain, Oman, Qatar, Saudi Arabia, and the United Arab Emirates. The countries are described to have allied in 1981, which was during a period that GCs were spreading rapidly. The region incorporates many gated communities in both micro and macro levels that originated during the oil exploration era. The emergence of gated communities in some neighbourhoods of major cities across Europe and the middle east is associated with street closure to reduce traffic and improve security for their residents (Mahgoub & Khalfani, 2012). Also, gated communities were initiated as people focused real-estate capital into specific areas to enhance a sense of security in some groups that shared common ideologies. The current research explores the real estate market of gated communities by focusing on the typology structure from a developer's perspective and creating a typology structure that helps developers make informed decisions for their business models in consideration of recent developments associated with gated communities.

The study aimed to fill the research gap that exists regarding the typology of gated communities by assessing their dynamics in The GCC and central Europe regions. In addition, the study incorporates various definitions, types, and a suggested typology structure. Another aspect addressed involves the market potential of gated communities in the GCC and Central Europe regions and suggestions for enhancing that potential. Finally, the thesis has focused on attaining a suitable real estate business model or strategic guidelines for gated communities within the regions of interest.

In the book *Fortress America* by (Blakely & Snyder, 1997), theoretical debates on gated communities were initiated in the early 1990s. However, the authors argued that gated communities were invented in the United States, which is debatable based on evidence of such communities in various regions across the globe. Similar studies addressing various dynamics have been conducted and are progressively being

conducted to enhance knowledge on gated communities. At the beginning of the 21st century, a study was conducted by (Grant & Mittelsteadt, 2004) addressing the growing interest in gated community developments in suburban real estate patterns. The study reports that gated communities are becoming common across various states, including the United States, Argentina, Australia, Saudi Arabia, and France (Grant & Mittelsteadt, 2004). Another research by (Blandy, 2006) explores different typologies of gated communities adopted in the United Kingdom, basing it on designs and architectural aspects. According to (Ayad, 2018), the market potential of residential gated communities has greatly increased in retail, industrial, and real estate markets in both developing and developed countries. According to (Mahgoub & Khalfani, 2012), new guidelines and legislation are required to enhance gated communities' social and economic sustainability and attractiveness to residents in the Gulf region.

The thesis is well-organised to enable readers to follow and understand its content from introduction to conclusion. After the introduction, a background of the thesis is provided that explores the historical review, emergence of gated communities in GCC and Central Europe regions, and the research goals and motives. The thesis adopted a qualitative method of data collection that included gathering data from secondary resources, as discussed in segment three. The methodology is followed by the literature review segment that defines and addresses different dynamics of residing in gated communities. In addition, the segment addresses the typology, real estate market, developer's typology framework and compares different case studies regarding the subject. After the literature review, the result and discussion segment provide an overview of the results to the thesis's research questions. Finally, the paper is concluded through final remarks and a reference page to support the research findings.

## 1.1 Background

### 1.1.1 Historical review

The idea of creating a homogenous and safe atmosphere with physical boundaries, forming a convenient private setting with dedicated utilities and dwellings sounds very progressive. Nevertheless, it is a historical living model that lasted until this century. Back then, they were called (gated cities) where massive walls surround those cities for many reasons, but the most obvious is for the authorities to decide on the privileged who will cross and protect them from enemies. The oldest standing proof is Sumar city's wall in Iraq, dating to 3100 BCE (El-Masry, 2017).

In the 19th century, the trend of suburbanisation became international, so the gated communities appeared as part of that trend. As stated, the protection and surrounding bordering on cities was not a new concept. In England, as Romans occupied villages, in order to defend themselves from the subordinate residents, they built walls and fortifications. Through medieval times, cities and small villages were subject to fences, towers, and large entrances. In more recent times during the 19th century, in the Caribbean's, gated communities surfaced as Spanish protected fortified towns (Blakely & Snyder, 1997) (Quintal & Thompson, 2007).

The first place where modern GCs became a phenomenon was the United States. (Quintal & Thompson, 2007) explain that the purpose was to host second homes for exclusive groups of people whose vision was to experience the luxury of living in their isolated resorts in a gated community setting. That was in the last part of the 19th century. Then later in the middle of the 20th century, the purpose grew from summer houses to residences with paid security. Security is primarily related to the US because of the racial crisis, which was current in the 1950s. according to (Sandercock, 2003), The racial crisis was related to skin colour and racial discrimination within the community. This motivated citizens to protect themselves from the consequences of urban instability, so the movement shifted the use of GCs from the rich to the middle class. The phenomenon grew to become an international trend for all kinds of reasons by 1980, reaching all continents rapidly within the next 30 years. Every geographical



region had its reasons to adapt to the concept of GCs. In this research, the emergence of GCs is researched for the GCC region and central Europe (Sandercock, 2003) (Quintal & Thompson, 2007) (Blakely & Snyder, 1997).

### 1.1.2 Gated communities' emergence in the GCC region

The GCC (Gulf Cooperation Council) region consists of six countries as (The Editors of Encyclopaedia Britannica, 2020) have demonstrated, (Oman, Bahrain, Qatar, Saudi Arabia, United Arab Emirates, Bahrain) with an economic and political alliance, see Figure 1. (El-Ekhteyar & Furlan, 2016) describe that they allied in 1981, just around the time the GCs started spreading globally. It hosts a considerable number of gated communities on a macro/micro-scale beginning from oil exploration times. For example, Qatar, one of the small countries of GCC hosting 120 GCs by 2012. Ten percent of Riyadh housing units in the year 2000 AC were within GCs (El-Ekhteyar & Furlan, 2016) (Glasze & Alkhayyal, 2002).



**Fig. 1:** Map of the constituent countries of the Gulf Cooperation Council (Encyclopædia Britannica, 2019)

On the other hand, some other countries were not in line with this urban trend until later, like Oman and Bahrain. The main reasons for the emergence of gated communities were three, which can be seen as types from the use and type of inhabitant's perspective. To host governmental workers and as cultural enclaves for foreign expats and lastly as extended-family GCs (El-Ekhteyar & Furlan, 2016) (Glasze & Alkhayyal, 2002).

GCs are aligned with clear social values like safety, security, and a sense of community. (Saleh, 2002) identified that a well-appreciated value in the GCC region is privacy. When one looks from the first-person perspective around traditional settlements of Saudi Arabia before the emergence of the private villa. For example, it would be clear how walls are high with thin walkways where it is almost impossible to distinguish a wealthy person's house from a poor one due to the absence of the concept of building façade. Later emerged the concept of private villas (island structures) as a response to setbacks and ventilation regulations. Although walls were high enough to cover the lower-floor spaces, privacy was challenged by higher floor windows. This challenge was solved by additional screening on exterior facades or keeping curtains closed for the whole window life. This care for privacy must have been a driving reason for what is called extended-family GCs. In a sense, it is very liberating to move from the private villa with curtains closed all year long to a more transparent situation surrounded by family (Saleh, 2002) (Glasze & Alkhayyal, 2002).

Focusing real-estate capital into specific areas to promote a sense of security for certain groups with similarities in ideology is a common characteristic forming cultural enclaves. This model of living was also a driving reason for the emergence of gated communities in the GCC region (Saleh, 2002) (Glasze & Alkhayyal, 2002).

When a conservative society aims to host many people from a liberal background for an extended period, GCs can make it work with both parties living their everyday lives and cultures, but it promotes segregation and social isolation. (Jacobs, 2017) states that it was the solution to employ Americans to reside in Saudi Arabia and feel at home migrating people from the US and the education system, neighbourhood image, and even social behaviours varying in contrast to the society outside the walls. An example with this dramatic contrast to the surrounding is Aramco city in Saudi Arabia which is studied as a case study in this thesis (Jacobs, 2017).

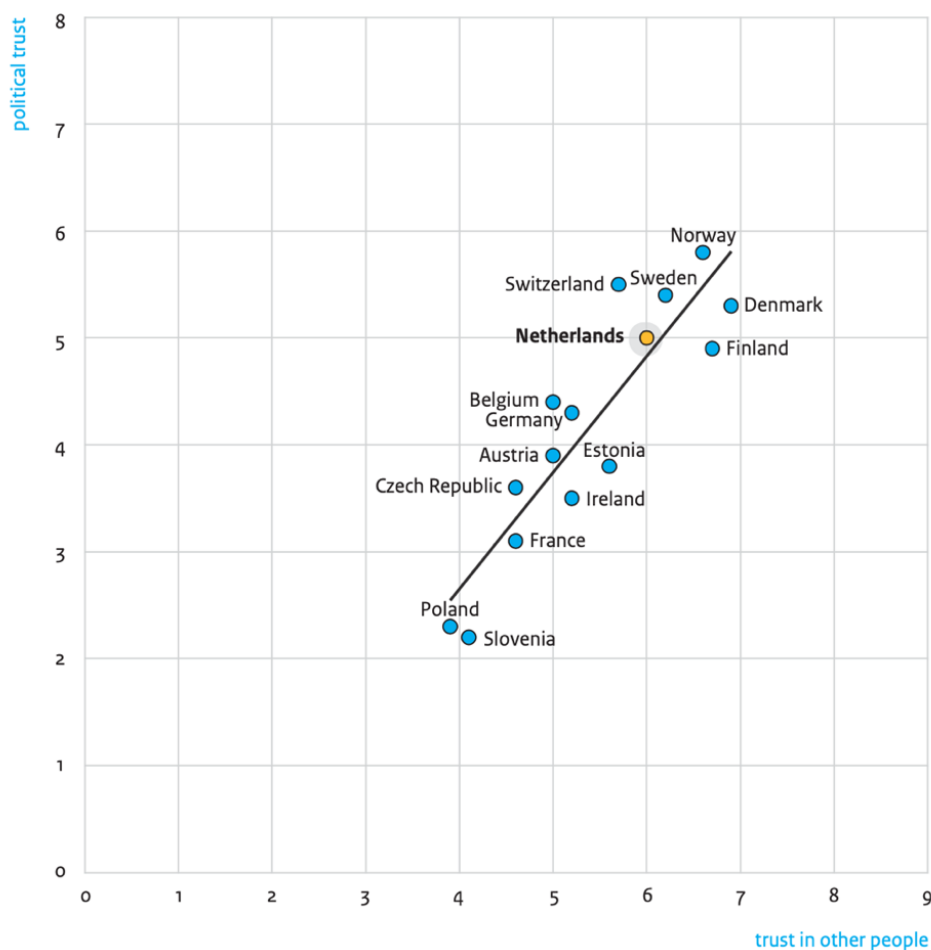
### 1.1.3 Gated communities' emergence in central Europe

To research GCs in central Europe, the specific countries of the region should be defined. The definition of Central Europe varies in ways to determine which countries are included in that title. Between dictionaries, encyclopaedias, national committees, categories vary depending on the standards the categorisation depends on.

One example is the German encyclopaedia Meyers Grosses taschenlexikon by (Lexikon redaktion des bibliographischen Instituts, 1981). The encyclopaedia categorises central European countries as countries with no direct borders to other countries to the east and west. On the other hand, the German ständige ausschuss für geographische Namen, which is the committee of geographical names in Germany, suggests two rules for deciding on the countries; the first rule follows the country borders. The other category follows the cultural extent of central Europe, reaching Romania, Ukraine, and parts of Russia. The group of countries that form central Europe depending on shared culture, heritage and social characteristics are determined by overlapping the sources to find the most considered countries in a way that considers both location and relativity. Eight were the result, and they form the region the research will focus on. They are also the ones chosen by Columbia encyclopaedia, Austria, Liechtenstein, the Czech Republic, Germany, Hungary, Poland, Slovakia, Switzerland (Kiprop, 2018) (The world factbook, 2020) (Pehe, 2002) (Lexikon redaktion des bibliographischen Instituts, 1981).

Europe went through historical segregation in the 20th century because the eastern side was part of a communist government in contrast to the west. This difference shaped the people's actions in the post-communist period after the fall of the berlin wall and the communist regime between 1989 and 1990. Naturally, a significant movement accelerated to privatise properties and real estate in post-communist regions. as per (Johnsson, 2012), It left civil planning responsibilities unbalanced, growing reactively. The fine line of authority goals in relation to personal goals grew to become a thick line (Johnsson, 2012) (Wanninger, 2016).

Another result of such regional changes lies in people's mentality is about having less trust in each other in relation to their trust in their governments. This point is argued by (Wanninger, 2016) as several pieces of research documented the number of little trust people in east Europe for their governments, polish people as an example. On the opposite side, in Norway, Sweden and Switzerland, people are less likely to consider other people in the same country as a threat, see Figure 2 (Meuleman, et al., 2016). As people travel around Poland, going through small cities, they quickly notice how enormous walls surround houses. Unlike the middle eastern aim for privacy, the polish people aim for protection (Johnsson, 2012) (Wanninger, 2016).



**Fig 2:** Relationship between political trust and trust in other people (in scores 0-10) (Meuleman, et al., 2016)

In addition to the security and trust concerns in eastern European parts of central Europe like Poland and Hungary, a few more factors also played a part in the emergence of gated communities. They seem always to be a reaction to a social-political issue. Post-communist societies have a particular collective unpleasant image to them. The description refers to the architecture and urban furniture's aesthetics. (Wanninger, 2016) reveals that being transformed from a chaotic setting, the middle class live with the effort to promote their individual identities and class through such exclusive cities or gated communities, in addition to the fact that the middle class moved towards being international with a fluid and flexible attitude yet keeping one concept in a constant state which is their house (Johnsson, 2012) (Wanninger, 2016).

The number of GCs in the eastern part of central Europe multiplied. For example, in 2007, a study about the city of Warsaw in Poland counted 200 GCs inside the city. However, (Bhatia, 2019) found that in western Europe, even after the time of global emergence after 1980, a limited number of GCs existed on the far west coasts, mainly of significant cities in Spain, France. They were used as houses for specific seasons and limited to the higher class. Later after 1990, GCs slowly started appearing in central Europe in cities like Berlin and Vienna. The reasons for their emergence in cities of western central European countries were not related to security or privacy and was not due to external reasons but as voluntary social behaviour lead by the high and middle class. (Bhatia, 2019) also reports from the newspaper Zeitung in 2010 that it mentioned the increase of GCs in Germany, describing it as an indication of a more significant class gap. Due to the facts stated, (Germany, Austria, Switzerland, and Lichtenstein) fall away from (Hungary, Poland, the Czech Republic and Slovakia) regarding the emergence and growth of gated communities (Bhatia, 2019) (Polanska, 2010).



## 1.2 Research goals, motives, and questions

Nowadays, people view enclosed communities within cities as a reflection of human desires concerning contemporary matters. However, the dwelling market is not only affected by the dwellers who look for those qualities from the demand side but also by the real-estate developers who shape the market by their realised decisions and the authorities that drive the market with rules and regulations. Since developers are the ones who plan, conceptualise, and realise, then later comes the part where they interact with the potential buyer in the marketing phase. As concluded also by (Zaireen Ainur, et al., 2015), studying the typology from real-estate developers and property managers side would help to make better decisions on the type of the gated community or walled community development with all its characters.

New typology factors emerged during the last 20 years. These factors changed how real-estate developers plan their type of development and business model, which aims for financial success serving the buyers in a way that fits the time we live in now. They do so by analysing the market development practices finding the good and identifying the mistakes that will give a good understanding of what would improve gated community features in those regions.

Developing a guiding plan for a suitable type of gated community with a contemporary meaning for boundaries being approached by a suitable business plan is a win-win situation for developers, dwellers, and the surrounding community. The thesis presents research work in the real estate market of gated communities. It focuses on the typology structure from the developer's side. Focusing on forming a typology structure that helps developers make better decisions for their business models and consider recent issues resulting in new types of gated communities. In addition to studying case studies from contrasting regions (GCC region and central Europe), a guiding plan is concluded in addition to market strategies for both regions.

The research attempts to answer the following questions:

- What are the characteristics of gated communities?
- What typologies of gated communities exist, and how can they be integrated into the real estate development decision-making process?
- What is the housing market potential in the GCC region and central Europe, and how to develop gated communities to enhance that potential?
- How to reach a good plan of real estate typology model and strategy guidelines for gated community developments in the GCC region and central Europe?

### **1.3 Research limitations and constraints**

The first is the minimal number of former studies on the subject, especially in central/western European countries, unlike the research focusing on central/eastern European countries, which would weigh the balance of European research. The same limitation applies to the GCC area, where certain countries have studies related to GCs, and some cannot offer anything input. The second limitation concerns the time allocated for the thesis work to be done in a total of 20 weeks in line with the circumstances of the pandemic, which was compensated with extra time. This limitation might affect the depth of the research but not the goals and research questions. The third limitation concerns the writer's background, being an architect researching market-related subjects, requiring a change in perspective looking more into management point of view rather than architecture and urban design following the recent studies of the ConRem program.

## **2 Methodology**

### **2.1 Methodology approach**

The methodologies I employed for this thesis work were qualitative. The qualitative method is suitable for achieving thesis goals and answering the research questions. This thesis included secondary data from previous studies and literature and primary data derived from the author's reviews and evaluations in the discussion chapter. The objective of this research was to use the idea of typology to understand better the theory, approaches, and definitions that have led to the development of the real estate market segment of gated communities. A notion with a significant market share in states like countries of GCC region and parts of central Europe.

### **2.2 Data typology**

From the nature of the research questions, and due to the theatrical nature of the thesis subject, the data needed to find the proper answers are the compiled and derived data, which is both quantitative and qualitative with a descriptive nature. This kind of data involves various data sources to generate new data via a transformation and combination of past knowledge. It is a suitable kind of data because real estate studies with their time span do not reflect experimental or simulation data. On the other hand, it needs data sources that contribute to the timely market changes in the industry of gated community development. Including data related to the market stakeholders and the development process. This data, in addition to the existing efforts in theorising for the gated community market, help to further build on the existing knowledge (Dewitt Wallace Library, 2021) (Scribbr, 2021).

### **2.3 Data collection methods**

To better understand the current and historical events, circumstances, and procedures and interpret data from regions I did not have direct access to, two main methods helped collect the data: secondary data collection and archival research. Those involve accessibility to records from online libraries, websites, libraries, and documents directly related to the primary information source. In addition to finding research sets that were collected by researchers, governmental parties, and research institutions. It applies to case studies data presented in the literature review, as they have a secondary nature (Dewitt Wallace Library, 2021) (Scribbr, 2021).

The primary search engines I used to find books were (Google Scholar) and the (HTW library database), while the websites that provided most of the academic research papers and articles were (Researchgate.net, Avademia.edu). Publishers that have an agreement with HTW library like (Springer) were also helpful in finding resources. Furthermore, public record publications of several countries were available on their websites for me to find information. In addition to the materials used for the literature review, interviews were conducted for validation purposes only. Interviewees were identified and interviewed with the help of my network of contacts. I interviewed, prepared, communicated, and conducted interviews using internet conference tools (Zoom, Skype, WhatsApp) and direct face-to-face methods. The interviewees were from my professional network. Interviews took an average of 45 minutes.

### **2.4 Visual data**

The visual data of figures and tables were, on the one hand, partially made by Myself. On the other hand, the other visual data I quoted as is and cited them to their rightful publisher. In some cases, I enhanced data visually, yet I cited the source of that piece of visual material. The tools I used to create and recreate visual assets were software tools (Adobe Photoshop, Microsoft Excel).

## **2.5 Methods of analysis**

I used a qualitative content analysis approach to analyse the data collected by literature review and case studies. It focuses on interpreting and understanding the data by categorising ideas, words, and meanings to analyse the results. It includes qualitative thinking within the qualitative methods by observing content frequencies like how much a particular typology of GCs is highlighted in articles and books. In addition to the qualitative thinking by identifying more profound underlying interpretations, like how every region is adapting and describing the phenomenon of GCs. I chose this process for its flexibility, which relates to forming a link between the typology of GCs and the decision-making process for development companies. They are also suitable for creating a good base for further research for the typology of gated communities by considering a comprehensive look at former written knowledge on the subject. However, human error is a considered factor in the method of content analysis (Warren, 2021) (Langkos, 2014).

## **2.6 Comparative case studies**

To take the research into more practical sense. Comparative case studies help to answer specific questions which apply to different locations, fields, institution and so on. They explore and evaluate the commonalities, variances, and patterns that exist between two or more instances that have a common emphasis or aim. To achieve this successfully, the comparison should focus on specific details that apply to both sides of the comparison (Goodrick, 2014). For this thesis work I chose two case studies that are in the regions in question. The representation of the case study is done through asking the same questions to understand few specific points. Target groups, resident motives, value of typology in resident's choice and how satisfied residents are. Then they are compared and summarised. The points reflect directly on the overall research questions.

The data collection tools which were used in the original works of both case study literature review were site analysis, observations, morphological analysis, and resident surveys for the Al-Waab case study by (Alshawish, 2016) . On the other hand, the case study of Wroclaw GCs was based on observations, questionnaires, and interviews by (Wagner, 2015). However, the datasets involved in the comparative literature review



case studies are the observations and surveys. Therefore, datasets from both case studies are comparable and are suitable to answer the dedicated questions.

## **2.7 Data validity**

This thesis work is targeted towards the research questions forming a better understanding of the gated community phenomenon in the context of development typologies, in the context of two different real-estate markets, and evaluating the phenomenon currently concerning the history and emergence reasons. The results of this research are the findings of the data collections methods chosen, which are commonly used methods in the research community. Furthermore, I have not lived before in a gated community which helped me have an unbiased interpretation of the data.

For validity and valuation purposes, I conducted semi-structured interviews with three persons. The first interviewee was from a developer's management team, who worked on GCC and western GC projects. The other two interviewees were residents of gated communities in the GCC. I could not interview a European gated community resident. Another method I used to reduce threats to the research validity of qualitative collected data was the triangulation of theory which compares collected data and the research results. Some areas of the intended regions of gated communities were not thoroughly studied and examined in the thesis work. For example, published research on gated communities in Oman within the GCC region and the western part of central Europe had the minor data to be collected and analysed due to the limited scale of the local GC market.

### 3 Literature review

#### 3.1 Conceptual clarifications

The first three research questions will be studied in the literature review. In the first part, to view the typology of GCs in a focused manner and address concepts in later chapters without needing to clarify them, explanations help set a basic understanding. They include the definition and characteristics of GCs, understanding the key stakeholders in the development of GCs, clearing a common confusion between GCs and Cohousing communities, and finally, motives behind buying/renting real-estate in a GC.

##### 3.1.1 Definition of gated communities

To define the gated communities, one should investigate the words forming that term starting from (gated). This word implicates closure and controlled space with restricted access regardless of how open or accessible it is to residents or outsiders. It also indicates having certain boundaries like walls or fences to guard a parameter. The other word that forms the term (community) refers to its residential nature, but it is debatable literature. Some consider gated communities lacking a sense of community, so they use terms like (gated residential developments). Researches call them residential compounds or ghettos. In this research, the term to address the concept in this thesis work is gated communities, in short (GC) because it is the most used term (Roitman, 2009).

The theoretical discussion on gated communities has been a topic of argument since the early 1990s. The research references observed for this chapter refer to *Fortress America* by (Blakely & Snyder, 1997) as the conversation opener on the subject for its initiative, general and thorough study for gated communities. Yet, a point of view from the book focuses on the concept of being a united states invention, which is debated due to the broad spread of gated communities around the world in different times and types. The book defined gated communities as “residential areas with restricted access in which normally public spaces are privatised” This thesis work mentions examples and case studies in the region of GCC and central Europe. It highlights the reason why those communities emerged in those regions (Rochovska & Miláčková, 2012) (Blakely & Snyder, 1997).

The book *Fortress America*, the first written research work on GCs, looks at GCs from different perspectives. One specific perspective is highly present in this thesis, which is the thinking of GCs as products just like any other real estate housing product, social housing, student housing, residential complexes etc. It follows specific trends and marketing strategies. Suggesting that it is subject to the “*bandwagon effect*” means wherever it is introduced and proved successful in an area, their amount rapidly multiplies. The meaning of boundaries related to acts of politics and how borders define memberships would also mean a good distinction of the product from the surroundings with a well-defined product identity and possibly brand. After observing the literature, and for this thesis purposes, a gated community is defined as a residential enclosed product in which people live in a controlled, exclusive environment (Blakely & Snyder, 1997).

### **3.1.2 Influential stakeholders**

The development process for gated communities involves many key and secondary stakeholders on human and institutional levels. On the scale criterion, the local government is the most significant stakeholder and their norms, regulations, and rules. However, they can have a minimal impact when local GC management are authorised for total control. The developer comes second in line with their initiatives and concepts to develop land with real estate making all the actual decisions on physical space and managing the relationship between all key and secondary stakeholders to be able to achieve and realised the built environment (Kovacs & Hegedűs, 2014) (Hamama & Liu, 2020) (Abdel-ghani, 2020).

A successful developer always includes other stakeholders in the decision-making process, but eventually, they make and realise the final decision. Other important stakeholders are present when a project is physically realised. (Hamama & Liu, 2020) explain about property managers, sometimes are called *HOA*, whose tasks vary depending on project size. They drive the project operation period, which is the longest in its life cycle. Property managers represent a local authority on the dedicated space for GCs co-governing. When it comes to the user of GCs, they are represented by homeowners and residents who can be different. Another key stakeholder is the surrounding community. Their interaction with the GCs contributes massively to the success of the development (Kovacs & Hegedűs, 2014) (Hamama & Liu, 2020) (Abdel-ghani, 2020).

In this research, the focus is on the Typology of GCs and their link to project success in different means. Although all key stakeholders are addressed in different chapters, the emphasis is on the active decision-making party leading the process, the real estate developer, followed by authorities and house owners.

### **3.1.3 Gated communities vs cohousing communities**

GCs are defined and described in the previous sections, but another concept is often mistaken with GCs. This section is to clarify the differences between GCs and Cohousing communities (CCs). CCs as indicated by (Jakobsen & Larsen, 2019) are a dwelling model that was first generated in the Nordic lands of Denmark then spread to Europe and North America. They consist of individual residential units, sharing a package of common utilities and services. Residents sign contracts that include specific responsibilities which can be agreed upon periodically (gardening, babysitting, maintenance, help to the elderly etc.). They have different types, but they have in common the notion of focusing on the sense of mixing individual and collective housing to generate a sense of community. It is instead a social notion than a commercial one (Jakobsen & Larsen, 2019) (Ruiu, 2014).

GCs and CCs differ in their goals and values. (Ruiu, 2014) elaborates about the differences and states that they start with the concept of safety, where cohousing is not linked to significant physical borders. CCs obtain safety by building solid relationships between inhabitants and the surrounding community. On the other hand, (Chiodelli, 2015) points out that GCs have clear physical borders (walls, fences etc.) and controlled access with guards and gates and surveillance systems which are hard to break. Both. GCs and CCs have shared facilities, but in GCs, facilities are exclusive to the residents of the GC. CCs also have shared facilities, but they are often semi shared with the public to build a sense of trust with the community resulting in the security model mentioned before. Eventually, security and safety are one of the GCs main reasons to exist, unlike CCs where it is not the primary aim, hence the different approach (Jakobsen & Larsen, 2019) (Ruiu, 2014) (Chiodelli, 2015).

The contractual difference is evident between both. GCs contracts are closer to the usual way of selling and renting commercial real estate. The house owner/resident has no other duties towards their neighbours. They rent/buy with no regard to their beliefs, race, or education. However, CCs tend to have a contractual recruiting mentality in order to keep a homogenous social environment. They are mostly run by non-profit institutions which make sure residents share specific values (Jakobsen & Larsen, 2019) (Ruiu, 2014) (Chiodelli, 2015).

#### **3.1.4 Owning in GCs (privileges and disadvantages)**

People tend to think of owning real estate as an investment or to use it due to the excellent reputation of real estate as a preferable and secure investment method. As per (Thorsby, 2019), Either way, the property is part of the real estate market, where value tends to change relatively slowly with time, unlike other markets like the stock market, where prices change momentarily. The housing market is heavily influenced by factors that affect the buyer's economic ability to purchase a property. Therefore, it is linked to other markets influencing their jobs, buying confidence and interest rates they could afford. This link signifies the housing market being related to personal meanings of home and the ability to make a living (Katz, 2020) (Thorsby, 2019).

What GCs offer help to raise property values relatively higher than average housing real estate properties. That is for the fact that it offers values. The value most appreciated according to the overwhelmingly mentioned value in literature, security. (LaCour-Little & Malpezzi, 2001) reported a study which was done on a neighbourhood in Ohio in the United States of America as they limited access for 11 months. The study concluded a reduction in traffic accidents by 40%, along with a reduction in the crime rate by 26%. They did the study in a community called (Five Oaks). The percentage would differ depending on factors like community, location, and what kind of GC is it, which is further researched in the typology section, but the overall reputation of GC being safer has managed to have higher property values for GCs generally (Thorsby, 2019) (LaCour-Little & Malpezzi, 2001).

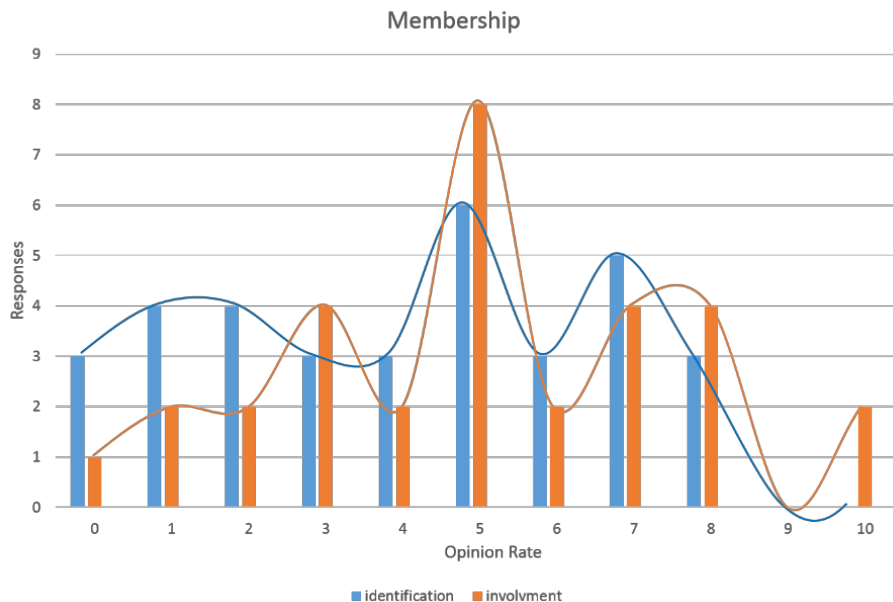
Important Factors directly affecting the higher property value in GCs explained by (LaCour-Little & Malpezzi, 2001) besides security are privacy and environmental control, where properties are well maintained and monitored due to HOAs enforcing rules translated in house prices. In order to understand the concept, (LaCour-Little & Malpezzi, 2001) did a study to compare price growth between “*standard detached American house of 232 m<sup>2</sup>*” against homeowner’s association and gated community in the exact location. If the house were built in 1925, by 1998, the house price would be \$235,000. If it were within a gated setting, the buying price would have been \$296,000. The price difference shows a clear difference in economic value (Thorsby, 2019) (LaCour-Little & Malpezzi, 2001).

GCs offer investment opportunities to buy and rent out, but it comes with limitations as well. A condition to consider before owning a household in a GC is the minimum flexibility due to the special codes for building. Codes are forced both by the city regulations and the developer for character unification of the project. So, an extension to housing units could be prohibited. Even restrictions to the GC general rules for remodelling and changing building materials and colours. These limitations are to be considered by potential investors and residing buyers as it affects their investment strategy and makes it harder to find tenants behind the gates than those who are outside of them (Bailey, 2018).

Globally, the orientation of most GCs is for high to middle-high class and as retirement houses for senior citizens. However, the part occupied by the middle class is increasing within urban or suburban gated communities. The target group of class targeted can be an essential part of the typology decided for the GC. Buying into GCs is considered entering an investment club where people are close in class and status. That is because developers oriented most GCs toward a narrow target buyer category (Bhatia, 2019) (Dinzey-Flores, 2013).

### 3.1.5 Dwelling in GCs (privileges and disadvantages)

Owning or buying real estate can be only a step to live and reside in such a space. Nevertheless, to decide whether it is an excellent place to live, aspects are to be explored. Firstly, the sense of community. Although the community within GCs is very debatable among scholars for the bigger picture and segregation of classes. Research done for a GC in Bahrain has questioned residents of an *Oil town* called *Awali*. Oil towns are typical GCs in the GCC region for hosting the working crew of oil companies providing them with proximity to their work facilities. The study measured the residents' sense of community, comparing their lives before and after moving in. The research has based the work on a series of questions. The measurement for the sense of community was determining identification to other members and involvement in activities done by other members of GCs see Figure 3, emotional connection, in addition to values like trust and satisfaction. All results came positive by far. 90% of members have reported that the researchers conducted their social events inside the GC. Janahi mentions that most residents of *Awali* GC are foreigners to the country as most of the Oil Towns are in the GCC (Janahi, 2018).



**Fig 3** Identification and involvement factor on sense of community measurement (Janahi, 2018)

Secondly, the mental security state of being in an enclosed community. (Newman, 1996) suggests that the existence of walls and gates creates a temptation for residents to protect their space. It not only protects the premises from intruders but also makes it much easier for residents to identify strangers to their neighbourhood, hence interacting with familiar faces. This equation follows the theory of “*territorial reinforcement*” and “*defensible space*”. When space is well defined, it amplifies the awareness and feeling of ownership of space. The theory explains how safety is also achieved not only by physical boundaries but also by human psychology (Janahi, 2018) (Newman, 1996).

Thirdly, the local governance of the GC. GCs provide facilities and utilities, which local governments usually offer for their citizens, yet residents of GCs get their services from a localised authority or provision dedicated by the developer. This concept influences the city in a very positive way financially by receiving tax cash from the development without the need to provide substantial utilities to operate a GC. On the other hand, the developer compensates these amounts used for continuous service and maintenance and then passed them to homeowners associations (HOAs) which is an economic disadvantage according to (Goodman, 2020a). The residents must pay an amount to the HOA as a contractual condition. Knowing that HOAs write the rules and regulations for the resident’s checklist of what is allowed and what is not, the responsibilities and rights are monitored, even enforced. This authority given to HOAs limits civic power inside privately owned GC Residents have to know those rules well and accept them before deciding to move from civic to HOA ruling (Newman, 1996) (Quintal & Thompson, 2007) (Goodman, 2020a).

Besides having the benefits of living in a GC mentioned before, and the disadvantages of pricy costs and HOAs restrictive scope, there are cons relating to daily lives for residents of GCs. They are generally applicable to all types. (Goodman, 2020b) suggests that security comes with safety procedures and gates. This calls for constant checks on gates which can become lines of cars on holidays, especially with many guests asking for access and deliveries. Locations in many cases are challenging because of the trend of building GCs in suburban areas where it lacks public transport and suffers limitations to nearby amenities. Besides the sense of community GCs have, some people face social isolation, as people with limited friends and family find it hard. Looking at advantages from other perspectives can show the bigger picture and reveal



disadvantages to the same ideas. Having people with similar class and education can suggest good relationships, but it lacks diversity. Having gates and fences around a land raises the general feeling of privacy. However, that feeling is compromised when every entry and visit is monitored and recorded and may be considered an invasion of privacy (Boston, 2019) (Goodman, 2020b) (Newman, 1996).

## **3.2 Typology of gated communities**

### **3.2.1 Contemporary typology for gated communities**

Since the need for protected and enclosed residential space to live fearlessly is not a new idea in our history, the need to invent a new typology system for cities, urban and suburban enclaves was not in need. Much research has been done in the field of history of architecture and urban development addressing the subject. The GCs, which appeared primarily in the late 20th century that did not emerge by natural forces but by the reflection of human wishes relating to modern-day issues, needed a new approach from the historical classical urban research. A variety of factors surrounding contemporary GCs have shaped a diverse number of typologies (Razali, et al., 2015) (Grant & Mittelsteadt, 2004).

Some apparent factors to create typologies for GCs, like the type of boundaries and types of residents and how big or small the developments are, were mildly addressed in literature from the first comprehensive attempt by (Blakely & Snyder, 1997) to create typologies for contemporary Gated communities. Literature has evolved from that base resulting in different forms to develop a typology structure for GC. Although GCs are most associated with privileged individuals, the financially, securely, and healthily challenged people can find themselves in public dwelling developments, refugee housing projects or expatriate residential centres. Circumstances play a big part in dwelling conditions, even in GCs. Such a picture can draw a different idea about what a GC can look like. Residing in a GC by choice or by circumstance is one way to differentiate types of gated communities. (Blakely & Snyder, 1997) (Grant & Mittelsteadt, 2004).

Typology structures evolved from Blakely and Snyder, considering only the United States market, focusing mainly on the resident's motives and hardly touching base on the motives of the Housing developers. As GCs spread across the globe in different ways, housing developers on the supply side shape the GC market with more decisive influence than demand. Academic works explain that in the GC market, demand follows the supply and not vice-versa. Therefore, the motivations of the developers must be highly considered in forming typologies as they plan, realise, and sometimes maintain the property leading to better decision making in the development process. Developers motivations go toward a 2-sided coin. The first side is the mark-up realised by the GCs. An example is the value of land against another land in a suburb. The other side is to realise a niche product (like a gated community house or cohousing complex) to sell more houses. Both motivations lead to the concept of profit (Kenna & Dunn, 2009) (Razali, et al., 2015) (Blakely & Snyder, 1997).

### **3.2.2 Typology framework for gated communities**

#### **3.2.3 Typology of Blakely and Snyder**

The journey of typology framework started from the work of Blakely and Snyder. The author considered five typologies which are the most discussed and elaborated in literature, starting with the Typology of (Blakely & Snyder, 1997). They wrote the most discussed Typology for GC in literature after studying GCs in the USA. They identified three types of GCs which they further categorised into subtypes. They are Lifestyle GC, Prestige GC, and security zone GC. (Blakely & Snyder, 1997) based the types on four main factors: the security features and barriers, the function of enclosures, amenities and facilities in place, and types of residents. The approach taken by Blakely and Snyder was based on the question: Why did residents choose to live in a GCs? It resulted in a categorisation of the enclaves' function (Blakely & Snyder, 1997).

*Lifestyle GCs* stress the available faculties, amenities and services provided by the community as they are the heart of the type. This type includes the sub-types of Golf and leisure GCs, retirement house GCs and suburban new town GCs. Developers of this type seek to create a community that is bound by shared interests and needs for certain commodities. Target residents seek status, safety, and desire to share a

particular life with other people as community members. Although security is achieved by fencing and gating by it comes second after the sense of shared community. Examples of such types are senior retirement houses and GC featuring golf clubs (Blakely & Snyder, 1997) (Grant & Mittelsteadt, 2004).

The second typology by (Blakely & Snyder, 1997) typology are *prestige GCs*. Residents choose this type, not for the amenities or shared services as the primary focus but to represent affluence and social rank. This notion of prestige gated settlements dates to the times before *Lifestyle GCs* became popular. *Prestige GCs* do accommodate leisure facilities and services, but they are not often shared. They have unique landscapes and high-end security systems; also, they are meant to isolate resident's private lives from the public; To create and keep the distance from the masses. Residents seeking this type are explained by the three sub-types of the *prestige GCs*: Enclaves for rich and famous, top-fifth developments, and executive middle class. People interested in the first sub-type of dwelling style can be sports professionals, senior bankers, and celebrities. Top-fifth developments share the same principles on the lower scale where businessmen and women seek safety and uniqueness but still want a sense of community by having very similar neighbours. The lower side of the sub-type is for the executive middle class sharing the same principles but with a lower level of security system received by the higher edge developments (Blakely & Snyder, 1997) (Grant & Mittelsteadt, 2004).

### 3.2.4 Typology of Luymes

Another attempt around the same time (Blakely & Snyder, 1997) wrote *Fortress America* in 1997 is the work of (Luymes, 1997) who categorised types of GCs according to the extent of social and economic factors. He established that the more control over the accessibility, and knowledge towards the edges, and borders to the GC, the higher the resulting security and safety to the residents. Parameter control, border solidification and parameter control were the base of his Typology. The Typology consists of "*retirement and resorts communities*" and "*typology of control*" (Luymes, 1997) (Rafie Manzelat, 2016).

### 3.2.5 Typology of Burke

A third typology proposed from Australia by (Burke, 2001) has examined and classified several already realised and newly realised GCs in the UK, USA, and Australia. The Typology is based on social qualities and physical description in addition to their locality and place, resulting in a typology consisting of five different types as explained by (Baycan-Levent & Ahu Gülümser, 2007). “Urban security zones” these are already built communities then later received gates to limit social issues related to unwelcome street practices and bothersome traffic. “Secure apartment complexes” are also existing complexes limiting access to vehicles and people who pass by. However, they do not include any common facilities external facilities for the residents. “Secure suburban estates” feature the stereotypical GCs close to the executive middle-class typology from Blakely and Snyder. They feature private detached houses built in a suburb. They could include a shared pool or gym; however, the sense of community is not strong in this type. Unlike “secure resort communities”, where the sense of community is highlighted in common amenities and landscapes in addition to features that fulfil the word “resort” like well-designed lighting, fancy lakes, golf fields, and communal clubs. The last type “secure rural-residential estates”, which are existing rural neighbourhoods with natural landscapes and minimal human intervention to the overall division of spaces. They feature gates and dedicated fences with amenities related to the lifestyle of resorts, see Table 1 (Burke, 2001) (Baycan-Levent & Ahu Gülümser, 2007).

Type	Characteristics
<b>Urban security zones</b>	Current communities that are gated for the purpose of social problem reduction, vehicular traffic, and unwanted pedestrian limitation
<b>Secure apartment complexes</b>	Block vehicular and pedestrian access of non-residents; there are no open spaces, communal outdoors area, or amenities available inside the community
<b>Secure suburban estates</b>	Developed in the suburbs, mostly contains townhouses or low-rise villas with a gymnasium or small communal pool
<b>Secure resort communities</b>	Contain some lifestyle structures such as lagoon, lake, or golf course; also include features of resort style living, i.e. pathways, gardens, or decorative lighting
<b>Secure rural-residential estates</b>	Mostly located at the edge of rural peripheral of major centers; consist of peripheral residential subdivisions, eliminating the lifestyle features and incorporating the rural landscape with some resort-style living features

**Table 1** Typology for gated communities by Burke (Burke, 2001)  
Illustrated by (Alshawish, 2016)

### 3.2.6 Typology of Grant and Mittelsteadt

The fourth Typology proposed by (Grant & Mittelsteadt, 2004) takes (Blakely & Snyder, 1997) Typology and expands it from being focused on the USA into considering GCs around the world. This Typology is the most elaborate and considerate to different regions; therefore, it is studied with closer focus as a base for further discussion. They added to Blakely and Snyder's four main factors and based their Typology on eight factors. The factors in question are only an abstract reflection of the reality of GCs. Therefore, having more factors will add to the variety of classification being more realistic, precise, and descriptive. The first four are “*function of enclosure*”, “*security features*”, “*amenities and facilities*“, and “*type of resident*”. The proposed four factors are “*tenure*”, “*location*”, “*size*”, and “*policy context*”, along with few examples to every factor, as shown in Table 2. The extra four were also indirectly considered in the Typology before by Burke. This eight factors system did not end with a new list of typologies but with a broader range of factors to consider when considering any typology of GCs (Grant & Mittelsteadt, 2004).

Looking from a real-estate developer perspective towards the Typology concludes the importance of the additional factors proposed by (Grant & Mittelsteadt, 2004). Ownership/use status (tenure) is an added factor of classification by Grant and Mittelsteadt, and it relates directly to the economic benefits of developing GCs. The dwellers who own houses in a suburban GC or prestige GCs in the United States principally own the primary homes. Nevertheless, in age-specific or resort-like communities, a secondary home is a big market. For example, people own houses in northern locations to occupy in summer and southern houses to occupy in winter due to changes in climate (Grant & Mittelsteadt, 2004) (Razali, et al., 2015).

It is an attractive real estate for temporary or seasonal dwellers for the reason that it offers security for the property against vandalism and sabotage while they are distant from it. This living model can result in total GCs associated with temporary occupation as a niche market related to a particular type of residents and locations. The temporary dwelling of GCs can mean social dwelling closed for safety purposes or, in many events, seniors motivated to rent. Consequently, Renting GCs is associated with younger and less responsible individuals, which can be problematic to the security

strategy. Some GC HOAs help house owners to sub-rent their properties when they are away from them. However, GCs associated with economically fortunate people tend to exclude renting residents rather than include them in the community (Grant & Mittelsteadt, 2004) (Razali, et al., 2015) (McGoey, 2018).

<b>Function of enclosure</b>	physical	economic	social	symbolic
	secure people and property	enhance property values	give visual or spatial privacy	display status and power
	create identity for project	protect club amenities	control those inside	control those outside
<b>Security features</b>	<i>nature of boundary</i>		physical	symbolic
	wall	fence—opaque	fence—visually open	fence—electric
	low fence, chain, or bollard	fence—barbed	speed bumps or chicanes	pavement texture or colour
	faux guard station	mirrored glass on guard house	'private property' signs	'no parking' signs
	hedge or vegetation	topographic feature	water	desert
	swing-arm gate	lift-arm gate	slide gate	swing gate
	<i>nature of security</i>		devices in road bed	guards at designated times
	guards at all times	patrolling guards	card entry	code entry
	auto opener entry	surveillance cameras	armed guards	house alarms
<b>Amenities and facilities</b>	private roads	meeting place	activity centre	recreational facilities
	open space	landscape maintenance	quality design	commercial facilities
	institutional facilities	guards		
<b>Type of resident</b>	homogeneous by age	homogeneous by class	homogeneous by ethnicity, race, status	shared activity (for example, golf)
<b>Tenure</b>	principal residence	secondary residence	seasonal residence	public housing
	fee simple ownership	condominium ownership	land lease	rental
<b>Location</b>	urban infill	suburban greenfield	exurban resort destination	rural inner-city
<b>Size</b>	cul-de-sac pod	neighbourhood (tens to hundreds of units)	village (hundreds of units, some commercial)	town (thousands of units and mix of uses)
<b>Policy context</b>	restricts gating	enables gating	growing area	stable or declining area

**Table 2** Factors defining gated communities by both (Blakely and Snyder) and (Grant and Mittelsteadt)

Location is the second addition to the factors affecting the Typology of GCs by Grant and Mittelsteadt. Blakely and Snyder found GCs located in suburban and urban spots, whereas they can also be in the country and exurban locations. Mega GC projects tend to take a distant approach to occupy hundreds of units. Sometimes, substantial luxurious facilities like a golf course can push a location further away from the city. GCs appear in wealthy and needy countries, in all climates and levels of development. However, locally the location varies depending on domestic factors. For example, east Europe hosts more GCs than west Europe. Then a closer look will show that residing in a fenced protected GC in Warsaw has become the standard form of the dwelling due to security concerns, unlike Belgrade's emerging taste for the security associated with economic reasons rather than safety (Górczyńska, 2012) (Johnson, 2009). Location can create local arguments when gated spaces block the public from accessing previously available sites like beaches and natural landscapes (Grant & Mittelsteadt, 2004) (Blakely & Snyder, 1997).

Thirdly, the size of the GC. GCs vary from small pieces of land securing few houses to the village-like GCs, including a humble number of commercial investments to a city like GC hosting several neighbourhoods with shared services and facilities where some have their municipal centres. Generally, bigger enclaves indicate a more significant possibility to provide a considerable community level because they would have more diversity in social and economic terms. In bigger GCs, one can easily break away from the surrounding city; therefore, residents adapt and form social lives from within the GC. This lifestyle is not possible for smaller enclaves that do not offer enough services to keep residents within the space interacting with other families and neighbours. The GC size also has a direct effect on the form and degree of security the enclave enjoys (Grant & Mittelsteadt, 2004) (Baycan-Levent & Ahu Gülümser, 2007).

Policy context is the fourth factor proposed by Grant and Mittelsteadt. Are housing projects allowed to be gated? If yes, how much power are housing developers given over the streets, public ruling, and police power? Answers to these questions vary. In some cities, gating is allowed or supported by local governments, but gating is limited or banned in other cities. The city's services customarily provided to all inhabitants like waste management, security by the police, and road/traffic management and

maintenance. These services are often passed on to the GC management easing the stress on the government. That is the main reason most governments do not mind the gating movement. However, as GCs come to reality, residents gradually grow apart from the ordinary rules enforced on the surrounding city (Grant & Mittelsteadt, 2004) (Baycan-Levent & Ahu Gülümser, 2007).

Regions with centralised urban planning strategies and municipalities with solid land-use traditions will not be easy-going with motions proposing gated spaces, unlike other nations with individualistic traditions. The idea is clear comparing the United States against Europe and the U.K. Fast developing countries witness higher growth and acceptance of gated developments when compared to the steady ones. Housing markets in fast-developing countries are very competitive and fragmented, yet at the same time, they are concerned about connections and social fabric. Generally, it is rare for governmental authorities to prohibit the act of developing gated communities (Grant & Mittelsteadt, 2004).

### 3.2.7 Typology of Blandy

Research by (Blandy, 2006) in the UK tried to classify GCs from a local perspective concerning the advertisement statements distributed by housing developers, considering design and form of architecture beside the marketed luxury and status over the idea of location and purpose indicated earlier by (Blakely & Snyder, 1997). (Zainudin, et al., 2015) clarified the result being is three typologies starting with the most existing typology, "*infill gated communities*", which are humble collections of houses with distance to the main street, accessed through a gate. Their prices are relatively low and advertised as "*urban lifestyle projects for the young and cool, e-smart, hyper-functional*" (Blandy, 2006).

The second Typology is "*heritage conversion GCs*". This Typology is common in Europe and has no similarity to the US. The idea is to renovate and recreate the space in an already realised building. Much of those buildings would be protected under heritage conservation rules, which motivates the state authorities to see these spaces protected and reused. They are buildings with industrial and commercial facilities like



schools, hospitals, prisons, or protected residential units. Those residential units are massive in space and already gated with landscaped gardens converted to *“heritage conversion GCs”* of smaller residential units. They are advertised with statements like *“crafted from a Victorian school”*, *“enter a world of uncompromising privilege”*, published with photos of servants, gates with a guard, and expensive cars. (Blandy, 2006) states that this Typology has 41% of the GCs in England with higher prices than infill GC (Blandy, 2006) (Zainudin, et al., 2015).

The third and last Typology from Blandy is *“Village GCs”*. It is the least popular Typology in England rarely developed. This Typology is the same as the *“lifestyle community”* typology by (Blakely & Snyder, 1997) built around golf fields and the feeling of the private club community. It is advertised for its distant locations, preserved privacy, and exclusiveness like: *“our vision is to create an outstanding private place that enables families and then individuals to experience the ultimate and lifestyle”*. A growing GC trend in 2016 in England as the main purposed of GC was retirement communities’ developments. (Blakely & Snyder, 1997) also indicated this as the beginning of average US citizens walling themselves in. Blandy reported that people choose GCs according to factors similar to those proposed by Grant and Mittelsteadt. They are location, security, exclusivity, policy, property values and sense community being the last and least advertised aspect (Grant & Mittelsteadt, 2004) (Blandy, 2006).

### **3.2.8 Typology structure overview**

Out of the studied typologies, the Typology that showed a broader image to the characteristics considered in the process of structuring typologies is the one proposed by Grant and Mittelsteadt, as shown in Table 3. A research attempt by (Razali, et al., 2015) looked for a specific goal: to consider typologies from the perspective of the housing or real-estate developers. They focused on the factors by which typologies are found (Razali, et al., 2015).

The categorisation and structure of typologies are based on factors. Blakely and Snyder proposed four factors, then four more were suggested by Grant and Mittelsteadt to choose Typology accurately. From the other four typologies studied, a ninth factor is thoroughly discussed in the available literature and, according to Razali and Norhidayah should be added as a ninth factor. The operational management of local governance in the GCs includes matters of management related to the dwellers. These matters bind the dwellers legally in terms of rules and regulations regulating their actions and doings, their use of their own spaces and common facilities, in addition to their rights and responsibilities towards the local governance. Sometimes signed agreements go in parallel with the city clauses written according to property management companies' particular policies. It is also possible to have provisions prepared by the real estate developers legal representatives (Baycan-Levent & Ahu Gülümser, 2007) (Razali, et al., 2015).

Method of Typology	Security reasons	Security Levels	Security Type	Location	Social features (Sense of community)	Physical features	Marketing Image	Primary area of interest
Blakely and Snyder	●	●	●	●	●	●	●	Community
Burke	●	●		●		●	●	Function
Luymes	●	●	●					Security Level
Blandy	●			●		●	●	Physical Features
Mittelsteadt and Grant	●	●	●	●	●	●	●	All Components

**Table 3** The Primary interests of studied typologies of GCs (By author)

Blandy's definition of GCs presents the operational character as "walled or fenced housing developments, to which public access is restricted, characterised by legal agreements that tie the residents to a common code of conduct and (usually) collective responsibility for management". The definition component indicates the significance of the ninth factor as a prominent factor. Therefore, adding it to the factors as the ninth factor brings the Typology closer to the complete picture (Razali, et al., 2015) (Blandy, 2006).

### **3.3 The GCC real estate market in relation to gated communities**

#### **3.3.1 Gated communities market development adjustments**

The extreme change and modernisation in the GCC region from cities of the traditional form of clans to financially valued states exporting oil to the world has drastically changed the economic, social, demographic fabric of life and its physical form, including buildings and housing models. This transformation in the market contributed to the gated community's development GCC market in local and international ways.

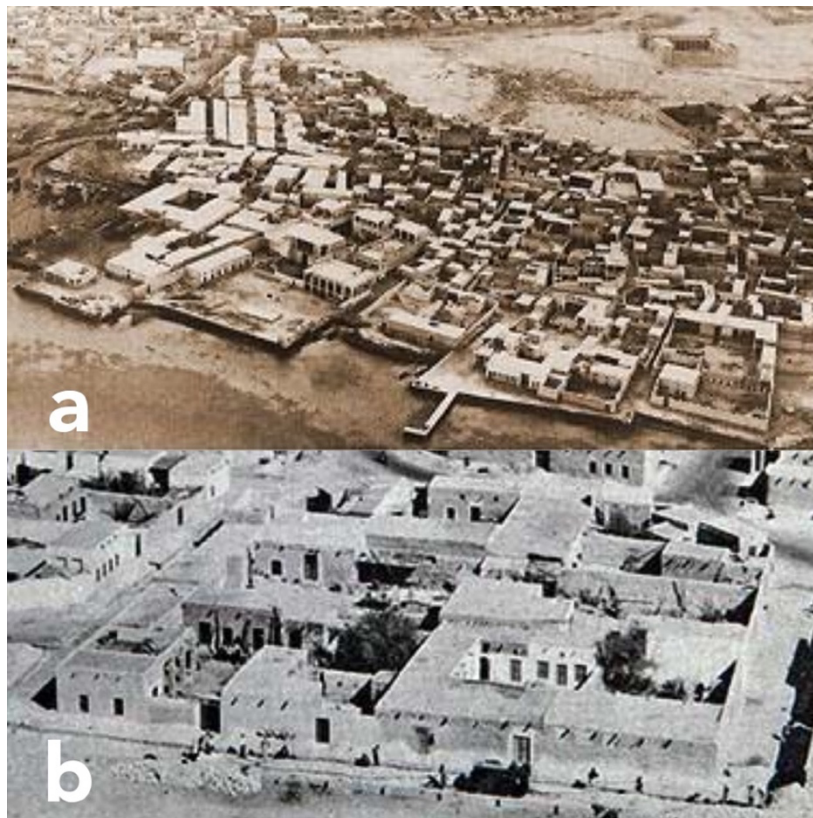
#### **3.3.2 GCC region transformation after oil exploitation**

After the resulting growth of oil exploitation in income, governments decided to channel this income into two primary purposes. On one side, it was improving the well-being of GCC local citizens. On the other side, modernisation of the city infrastructure (water, electricity supply, transport, healthcare education etc.). in the beginning 1930s, when oil was discovered in the region, oil exploitation was developed by western contractors. Leading to an excessive migration of western expatriates to the GCC region, which resulted in massive demand for housing. The western oil contracting companies decided to layout a new housing setting for their workers. Around the 1940s, Leading oil companies like the Arab American Oil Company (ARAMCO) in Saudi Arabia, Bahrain Petroleum Company (BAPCO) in Bahrain and Kuwait Oil Company (KOC) in Kuwait answered to the amount of housing needs by creating GCs to host their employees (Alshawish, 2016) (Salem, et al., 2009) (Glasze & Alkhayyal, 2002).

GCs created by oil companies around the 1940s had the support of the authorities and made their way to binding policies. In all the countries of ARAMCO, BAPCO, KOC, the authorities published a policy obliging all foreign companies which have employed 50 employees or more to provide gated housing for their staff. This policy was not just for the employees right to a residence but to control and restrain the cultural social influence away from the local community. The events meant that GCs resulted from government forced policy in the region rather than a preference for residents. An example by (Alshawish, 2016), in Doha, the government declared that GC developed by oil companies and development companies was an excellent solution to the housing

demand because of the lack of infrastructure and established services in the city to adapt to the growing foreign population. These GCs were in remote areas as isolated GCs constructed for the sole purpose of the projects. Nevertheless, some GCs snowballed around some projects hosting large groups. For example, (Ras Laffan) development hosted 200,000 occupants (Alshawish, 2016) (Salem, et al., 2009)

Gated communities are referred to in the GCC region as “compounds”. (Lockerbie, 2015) created a timeline for building styles in Qatar. Before the oil exploration, GC existed already in the GCC region with a variation in number; see Figure 4a. The beginning of gated communities in Qatar, according to Lockerbie, was by constructing exclusive extended family residences for local businessmen like the family of (Darwish) and (Almanna’) before the middle of the 20th century. The idea spread through the city neighbourhoods (Fareejs) as a trend. An example of a gated community constructed before 1950, driven by the values of exclusiveness, privacy and status for families in Doha, is the GC in AL-Hitmi neighbourhood, see Figure 4b. the elements of those GCs consist of single-story buildings with the spacious design yet common amenities were not present (Lockerbie, 2015) (Alshawish, 2016) (Mahgoub & Khalfani, 2012).



**Fig 4** a) Merchant's residential compound in Doha city at seashore dating before 1950s b) AL-Hatimi compound in the north-west of Doha city (Lockerbie, 2015)

The need for privacy and the desire of Arab dwellers in GCC, especially in Saudi Arabia, translates to staying behind visual and physical layers away from outsiders. This tradition explained by (Saleh, 2002) means that when someone walks the streets in a residential area, they will face extended angles, narrow pathways, and covered backstreets. It is hard to differentiate between the walls of fancy villas against a humble house. Therefore, exterior manifestations are not highlighted as introvert oriented, unlike the facade manifestation in the USA and EU, where external facades are an important physical-social architecture design factor. This description makes it clear that middle-class Saudi Arabian families live in villa-like residences with a well-defined gate and high border walls forming an island-building. This type of residence emerged after the urban regulatory movement asking for setbacks, fire regulations and ventilation requirements. In addition to the national real estate development funds motivating locals to have their villas. Island buildings came with their neighbour-to-neighbour privacy issues where a second floor is subject to visual access solved by local means of visual limiting techniques, see Figure 5 (Saleh, 2002) (Salem, et al., 2009).



**Fig 5** window screening with higher parapet as a classic privacy technique in houses having higher floors (Saleh, 2002)

### 3.3.3 Typology of gated communities in Saudi Arabia between 1950-1990

After the spread of Gated enclaves for internal and external reasons beyond the 1980s, (Glasze & Alkhayyal, 2002) categorised GCs in Saudi Arabia into three essential categories: *“cultural enclaves, extended family compounds and governmental staff*

*housing*". Those categories formed 10% of the total housing supply in the city of Riyadh, with a total of 45 thousand units in 2010. "*Extended family compounds*" form a collection of ecstastically and functionally identical or semi-identical villas on one block. It is common to have one larger residential unit which hosts the head of the extended family. Also, it is where the family gathers for seasonal holidays and feasts. Although the block is gated from the public streets, secondary gating is also provided for each separate unit ensuring privacy and space identity for each family. Some "*extended family compounds*" have shared amenities like a garden, a pool and children playing areas. This type of housing is managed and collectively maintained by the family, away from direct corporate intervention or authority. The concept of the extended family complex is a historical practice by homogeneous populations which comes into existence for two reasons identified by scholars, first being the consideration of common space as a continuation of private space as mentioned by Wirth, referring to the idea of traditional Arab courthouse residence sharing an intermediary space between few individual housing units. The second reason is having a self-governing community providing itself with protection (Glasze & Alkhayyal, 2002) (Talib, 1984) (Glasze, 2006) (Wirth, 1992).

The second category or typology of GCs found in Saudi Arabia is "*Cultural enclaves*", which are compounds for western expatriates. Scholars categorised them into three forms depending on two main factors: marital status and skill degree. These accommodations could be portable or mobile, starting with basic residences in fabrication-based construction units for the "*single unskilled*" to semi-skilled workers. The second type is "*single semi-professional compounds*", which include basic apartments with limited amenities and services. The third type is "*compounds for married foreign professionals living with their families*" these are usually well cared for, including a considerable amount of lifestyle amenities and landscapes and offer satisfying services like clinics and childcare facilities (Glasze & Alkhayyal, 2002) (Alshawish, 2016) (Fadan, 2012).

The third type represents the first typology of GC proposed by (Blakely & Snyder, 1997), the lifestyle community enclave. Nevertheless, it is for a particular end-user. The norm in the 1950s in Riyadh, the capital of Saudi Arabia as per (Fadan, 2012) was

to build temporary GCs for semi-skilled expatriates, which are built near working locations. However, later they were removed when the project is realised entering the operation period. Private permanent GCs became a reality in the 1970s during the construction growth boom. Later at the beginning of the new millennium, fifty private GCs existed in Riyadh. Most of those GCs are from the third type hosting highly paid professionals who are given a residence for their families by their work contracts. Most of the residents are Westerners and a few Arab residents from levant countries like Lebanon and Jordan. Saudi citizens are excluded from living in those GCs. An interview presented by (Glasze & Alkhayyal, 2002) with a GC owner explains the acts of this out ruling policy being a calculated decision to avoid cultural conflicts (Blakely & Snyder, 1997) (Glasze & Alkhayyal, 2002) (Alshawish, 2016) (Fadan, 2012).

### **3.3.4 GCC migration and its effect on the housing market**

The city modernisation movement for cities in the GCC region needed assistance from foreign professionals. A considerable number of expatriates moved to Saudi Arabia as a working force. These workers form two-thirds of the working force. According to the general (Authority for statistics, 2019) in Saudi Arabia about foreigners, it is estimated to have 13 million foreign residents concerning the total population of about 34 million, so more than a third of the population. In 2002 when the foreigners were 5 million, they also formed the same percentage. Most of the migrants were coming from other Arabian countries working in semi-professional positions. In Saudi Arabia, where any passport holder must be a Muslim, development projects operated by the foreign workforce threatened the local culture. The cultural clash led to early policies enforcing the gated community model as part of the guidelines set by the Saudi government for urban planning during the 1950s (Glasze & Alkhayyal, 2002) (Barth & Schliephake, 1998) (Authority for statistics, 2019).

The economic growth in the GCC region and the increasing development projects in the second half of the 20th century came with the phenomenon of international mega-scale developments. The phenomenon was part of the urban development growth strategies of the GCC, resulting in projects with a wide range of spaces. With small populations holding local passports, it was clear that those projects were not aimed at



local citizens. They must have been targeted towards foreign professionals (expatriates) to become residents. Alternatively, they would be empty towns (Alshehabi, 2018).

Before the beginning of the 2000s, owning property was not allowed for foreign investors or residency holders, which created limitations towards permanent investments in residence for foreign individuals no matter what their occupation or history is. Therefore, in Qatar, for example, real estate companies and the housing market were owned by local companies or wealthy Qataris trying to grow residential development to raise earnings. Those developments were rented by the city to host a large portion of western professionals working for the public sector. Housing for foreign residents was the most available housing type in the country. This type of housing mainly included gated communities (Mahgoub & Khalfani, 2012) (Alshawish, 2016).

This real estate development came with a change in foreign policies that allowed foreign individuals and companies to own properties in the GCC region. At the turn of the year 2000s, four from the six GCC countries had passed legislation specifically allowing non-citizens to buy real estate for the first time in the country. In 2001, Bahrain declared that expatriates would be allowed to buy property; Dubai soon joined the suit in 2002, and four of the remaining six UAE emirates followed up in 2003. In 2004 and 2006, Qatar and Oman, respectively, passed such rules. Saudi Arabia and Kuwait were hesitant to enact similar legislation (Alshehabi, 2018). A decade after that, Saudi Arabia and Kuwait declared legislations allowing ownership in the whole country except for Mecca and Medina cities in Saudi Arabia for religious reasons (Berthier, 2021).

The first ten years of the 2000s were considered as a sign of international growth in the real estate market in that period. Dubai has become a global representation of this phenomenon. The real estate boom in the Gulf Cooperation Council (GCC) cannot be overlooked, as it contributes to the majority of economic development in the area after the sector of oil and gas. 57% of the value of all declared developments in the GCC were aimed at these mega-development real estate projects - 1.2 trillion dollars out of a sum of 2.1 trillion dollars - was announced during the peak of the oil boom in 2008. The housing sector grew at an incredible rate as a result of these investments. Between 2007 and 2003, the real estate sector in Bahrain increased at a compound annual rate



of 7.1 percent, while in Kuwait, it increased at an annualised rate of 8.7 percent from 2002 to 2007. It increased by 10% in Oman between 2003 and 2007 and by 39.2% in Qatar during the same period, with 24.5 percent in the UAE. Between 2002 and 2008, sales increased at a rate of more than 37 percent per year, resulting in a 500 percent increase in total revenues, and that formed the peak of the real estate economic boom in 2008. According to the most conservative figures, there were proposals to construct more than 1.3 million units in these four countries that would encourage foreign ownership. With a conservative assumption of three people per unit, the total capacity is more than 4.3 million people. In 2008, the combined population of these four countries was 3.8 million people. If these schemes were to come to fruition in their entirety, they would have the capacity to house more people than the combined population of these four nations. As a result, for these ventures to be viable, they must be targeted toward expatriates (AMEinfo, 2008) (Alshehabi, 2018) (Ellaboudy, 2010).

### **3.3.5 Gated community as a living choice in the GCC region**

In 2013, a report from UNICEF (DESA, 2013) shows that 88 percent of Qatar's population (2.2 million people) were migrants, compared to 55 percent in Bahrain and 84 percent in the United Arab Emirates. This dominance of migrant workers translated to demand housing in various types, including gated communities. Who ends up living in a gated community depends on several factors: background, social class, life goals and income groups. A study on housing in Qatar interviewed professionals living in Qatar has shown that gated communities near business districts were preferred as a living style by the majority of higher-income migrants. Other living choices like apartment blocks host low to middle-income migrants. The study shows that 40% of European expatriates choose GCs, while 28% prefer living in high-rise developments by the waterfront. However, 65% of migrants coming from India and the Filipin live in a central area within apartment blocks (Salama, 2017) (DESA, 2013)

The relatively short time stays and high levels of displacement of migrant residents have resulted in very distinct housing phenomena, such as the specific types of housing typologies and their locations (Apartment blocks, compounds, high rise apartments, separate villas, urban and suburban areas). Although the cheapest rentals can be found in densely populated areas near and inside old city centres, as well as in some

compound projects offering apartments in outlying areas, the most expensive rents can be seen in very well-placed compounds and waterfront projects. This particular spatial pattern can be seen in Gulf cities, where it has resulted in income separation, linked to the separation of people from diverse cultures. As a result, a large percentage of immigrants from Western societies, and investors from surrounding GCC countries, have moved to inner-city regions. At the same time, new exclusive developments attract a large number of migrants from Western nations and investors from surrounding GCC countries. Migrant workers from the Arab world are the most equitably spread immigrant culture, and they are known for working in almost every economic field (Salama, 2017).

### **3.3.6 Typology of existing gated communities in Qatar (relative to typology literature)**

Local circumstances and timely developments define particular types of housing specific to a region or a country like cultural enclaves in Saudi Arabia. However, comparing the local typologies of gated communities to the typologies formed by scholars can better understand where they lie within the global typologies. Scholars spent tens of years analysing gated communities to establish their typologies.

Firstly, the most mentioned typology in literature is the typology of (Blakely & Snyder, 1997); as explained in the previous chapter, it formed three main typologies (*lifestyle*, *Prestige*, *Security zone*). However, GCs in the GCC region and especially Qatar do not match any security zone types but have a degree of similarity to the *lifestyle* and *prestige* typologies. An example is the AL-WAAB community in Doha city, based on case study research by (Alshawish, 2016). It is considered a prestige gated community since institutions offer them highly rewarded employees who share only a few amenities and facilities. However, they do not fit the typology entirely due to the level of exclusiveness that does not match the original intent of the typology to be for celebrities and influential citizens who aim for isolation.

It should be noted that similarities to the typologies exist in the locations concerning the city and the physical features. Secondly, the typology of (Burke, 2001) who focused

his typology on security and locality, in addition, the physical features resulting in five types (*urban security, secure apartment complexes, secure suburban estates, secure resort communities, secure rural-residential estates*), the third type represent most of the gated communities in Qatar which is the “*secure suburban estates*” because of having similarities in terms of residential facilities and housing styles, although they are still distinct entities. An example is the townhouses, and low-rise villas of Al\_Waab and Almuraikh compound see Figure 6. While a small portion of the GCs in the GCC, like the lagoon compounds in Doha Bay, fit into the category of “*secure resort communities*”, featuring a lifestyle of higher care for amenities and resort-like living.

Thirdly, the typology based on the work of (Blakely & Snyder, 1997) is the typology of (Grant & Mittelsteadt, 2004). Grant and Mittelsteadt suggested a complex classification typology based upon eight features. However, they did not classify a comprehensive typology based on the eight factors but suggested a typology that emphasises the form of enclosure and the use of the word "gated." As shown in Table 4, they divide GCs into eight categories. The classification represents the degree of enclosure in gated communities. The gated communities in this research area are of the last kind, with restricted entry, secured areas enclosed by walls with controlled access gates, and security guards. Whether in the city or the suburbs, the majority of Doha's gated enclaves fall into the last two categories. And finally, the typology of Luymes. Since Luymes focuses only on the physical security control types, the majority of GCs in the GCC feature similar featuring of gatehouses by the entry. Nevertheless, security measures vary for public access depending on the development strategy since authorities do not have any policies regulating such actions (Burke, 2001) (Mahgoub & Khalfani, 2012) (Alshawish, 2016) (Grant & Mittelsteadt, 2004) (Blakely & Snyder, 1997) (Luymes, 1997).



**Fig 6** a) high perspective of muraikh residential compound in Doha city (Ibrahimjaidah, 2020). b) Private villa housing in Doha city (Alshawish, 2016)

Type	Boundary	Road access	Notes
Ornamental gating	no marked boundary	landmark gates at entry	Feature gates showing the subdivision name are placed at the major entries to give identity to an area.
Walled subdivisions	opaque fence or wall	open	Fully walled subdivisions are a common suburban feature in western Canadian cities. Cars and pedestrians may enter.
Faux-gated entries	opaque wall or fence	narrowed entry, removable chains or bollards, guard house	Some subdivisions have physical features that look like guard houses or private entries to discourage uninvited vehicles from entering.
Barricaded streets	no marked boundary	public streets closed by fences, planters, or concrete barriers	Many cities barricade streets creating cul-de-sac streets within the grid as a form of traffic control. Pedestrian access remains open.
Partially gated roads	no marked boundary	lift or swing arm	Rural cottage subdivisions may feature gates that are only closed for part of the year. Communities on First Nations Reserves may have gates but no walls. Pedestrian access is open.
Fully gated roads	natural features such as water or ravines	lift or swing arm	Prestige communities on islands, peninsulas, or remote areas may limit access through combined natural and man-made features.
Restricted entry bounded areas	fence or wall, and/or natural features that limit access	gate with limited control access	Suburban communities may completely restrict public access; video or telephone systems may allow visitors to be vetted by residents.
Restricted entry, guarded areas	fence or wall, and/or natural features that limit access	gate with limited control access; security guards, police or army	Suburban communities may completely restrict public access; video or telephone systems allow visitors to be vetted by residents. US-style gated communities have guards at the gates or patrolling the premises. In some zones guards may carry automatic weapons.

**Table 4** classification of GCs according to closure situation by Grant and Mittelsteadt (Grant & Mittelsteadt, 2004)

### 3.3.7 Demand identification for gated communities in the GCC region

Most of the residents residing in gated communities are renters. A study based on interviews with residents in several GCs in Qatar showed that 100% of the respondents are leasing. However, if most of the dwellers are renters, who own the properties to lease them? When the economic crisis happened in 2009, the market boom was yet in a speculative phase. A fact became clear that some of these countries' key buyers were GCC speculators looking to buy and sell the assets for a higher benefit. Furthermore, data on such issues are difficult to find in the area. Nevertheless, there are a few indications in the form of indirect proof. In the 2010 (Al-Wasat, 2010) newspaper published the local elections in Bahrain, the authorities declared that there had been 8150 voters who are not really citizens (where GCC immigrants and foreign professionals who already own property are eligible to vote). Provided that according to the 2010 population census, there have been approximately 3400 GCC residents of age to vote in Bahrain, this means that there are a few thousand non-GCC foreign residents who own land, a low but influential part of the population. This number does not include their family members or dependent individuals. A micro example indicating the ownership percentage can be noticed in the occupancy of Amwaj district, a well-known gated community in Bahrain. The numbers show that 40 percent of property owners are foreign professionals from out of the GCC, in comparison to the other 60 percent being held by local citizens and some other GCC citizens. However, renting in the same GC indicated 70 percent occupancy for foreign professionals and only 30 percent for local and GCC members citizens. As a result, it is clear that owning properties in GCs is an interest for Bahraini citizens, while renting is more targeted towards expatriates. It is also noticed that the percentage of local GCC citizens renting houses is higher in Bahrain than its other peer GCC members, and that can be because of the proximity of Bahrain to the Saudi Arabian border and being a frequent holiday retreat for Saudis living in the eastern part of the country (Al-Wasat, 2010) (Bahrain Census, 2010) (Alshehabi, 2018)

The most important evidence on the scale of the phenomena comes from Dubai, the far more mature market for IREPs (international real estate projects) and the city that was the admiration and the role model for its peer GCC member states. The first noticeable disparity between Bahrain and Dubai is to do with scale. Bahrain's investment in "mega-real estate" outweighed by Dubai's. (Alshehabi, 2018) reports according to

statistics from 2006, Arab buyers accounted for 28 percent of all property investments in Dubai, with the remaining 72% coming from non-Arabs. The United Kingdom (21 percent), Pakistan (12 percent), Iran (10 percent), and India with (24 percent) had the highest proportion of buyers by buying volume. Thousands of expatriates became house owners in the city of Dubai, as evidently seen as stated by the Dubai land development, see Table 5. After the economic crisis, foreign investors saw an opportunity for investment in the GCC, especially in Dubai like Russians and Chinese. People with buying power in Dubai are from the higher income class. This hypothesis is supported by the average price for properties purchased in Dubai in 2012 was 462000 USD. (Futurebrand, 2006) (Alshehabi, 2018) (Dubai Land Department, 2012).

The motivation to buy rather than rent a property has other dimensions besides the well to reside or choose a suitable home to host an individual or family. Four GCC countries (Bahrain, UAE, Oman, Qatar) have issued legislation granting property owners residency permit. Bahrain granted a renewable five-year visa when purchasing a real estate property. Three years in the UAE, and finally, Oman and Qatar followed Bahrain with the five years legislation. Therefore, owning a property is motivated by the desire to have that residency or visa, in addition to investment strategies and well to flip and earn (Alshehabi, 2018).

Nationality	Value (AED)	Number of Investors	Average Value per Investor
India	3,751,846,026	2,153	1,742,613
Pakistan	1,713,837,907	1,814	944,784
Britain	2,529,944,501	1,564	1,617,612
Iran	1,515,712,994	1,057	1,433,976
Russia	1,438,760,857	694	2,073,142
Saudi Arabia	1,059,886,515	416	2,547,804
America	694,529,969	415	1,673,566
Canada	754,015,467	329	2,291,840
Jordan	460,188,771	268	1,717,122
Other	8,234,221,965	4,165	1,977,004
Total	22,152,944,972	12,875	1,720,617

**Table 5** Property transactions in the first half of the year 2012 in Dubai / categorised by background (Dubai Land Department, 2012)

### **3.3.8 Effect of Saudisation on gated communities**

The GCC trend of attracting foreign professionals took a different turn in Saudi Arabia, unlike the other five states. Saudi Arabian government has tried several times, after the first Gulf War, to localise jobs and raise the number of Saudi workers, lowering the unemployment rate in the country. (Glasze, 2006) explains that in 1980, foreigners were almost 6 million, which counts for 40 percent of the total number of people. Later in 2000, the number came down to 5.2 million people, which counts for half of the people working in the state. This attempt was strongly adapted again in 2017 when the Kingdom issued a minimum quota of local workers in many sectors and an expat dependent fee, which means that working expats are obligated to pay extra annual fees (2400 SAR) for each spouse or child; this number increased later to (4800 SAR) by the close of the year 2020, forcing expats to send their families back home or to leave the country. To put it in perspective, 700,000 foreigners left Saudi Arabia in 2017 and 2018, which links to the occupation of space. Since expats inhabited 1.7 million residential units by the end of 2017, that figure dropped to about 1.05 million by 2020. The majority of Gated communities are part of the third type of GCs in Saudi Arabia, which is targeting foreign workers with their families. That decreases the demand for GCs yet raises it on middle-class private houses targeting local Saudis who are getting easy quota working positions with higher pay rates (Glasze, 2006) (Weetas, 2019) (Majdalani, 2019).

### **3.3.9 GCC residents motivation to live in typologies of gated communities**

The first type of gated communities introduced in the GCC region is still present today, which is the extended family compound, and it is found in most Arab countries, especially GCC countries. Reasons behind creating them are tribal pride, privacy, and socio-economic status. The other popular kind is the privately developed GCs aimed at expatriates. Doha residents who live in private gated communities were interviewed in a study to understand the reasons behind living in such a living model. This study by (El-Ekhteyar & Furlan, 2016) showed that the main reason expressed by the residents was the feeling of security they are provided, although there were no signs of fear of crime associated with residents, which is a result of good safety measures in the state of Qatar. Another important factor driving foreign workers towards gated communities is being part of the job contract, as an attractive package of residence place in addition

to certain facilities and a group of benefits. Other factors mentioned are slow and little traffic, which adds to traffic safety, thus appropriateness for raising kids in a safe environment. People move to GCs in Doha also because of immature planning of housing in the city in relation to the services, amenities, and public spaces. When asked about what benefits they appreciate by living in a gated community, they responded with appreciation for continuous maintenance and good relationships with neighbours, which they think will not be achievable in the city. It was mentioned clearly in most interviews that the main reason to move was the safe and suitable entertainment areas serving children within the residential compound. In Saudi Arabia, many westerners had no choice of living but gated enclaves because it would be challenging for them to change their lifestyle to a local conservative way. However, other nationalities of levant expatriates choose GCs for their sense of community, and the environment pleasantness is suitable for their families and lifestyle (Alshawish, 2016) (El-Ekhteyar & Furlan, 2016) (Glasze & Alkhayyal, 2002).

### **3.3.10 Summary and remarks on GCC gated communities market**

Generally, gated communities in the GCC region are developed in the modern American lifestyle form for foreign expatriates moving to work in the region since times of oil exploitation. This development trend has been growing since the 1950s until this day. The growth happened for many reasons, like the passed legislation of allowing foreign investments. The extended residence permits are given to property owners, the attractive term of the provided house in a gated community in working contracts, and even the strong cultural barrier reflected in walls in gated communities in Saudi Arabia. This resulted in a massive migration movement to the extent of having 88% of the Qatar population consisting of foreigners. Gated communities are a large economic influencer, being a major part of the IMREPs developed in the GCC region. The majority of expatriates prefer living in gated communities. However, there are no significant differences in GC types by the standards of Blakely and Snyder, building mostly prestige communities and fewer lifestyle compounds. However, by the eight factors of Grant and Mittelsteadt, typologies prove more efficient because of the many factors potentially categorising the existing GCs. Motivations behind living in GCs or moving into one are well established because of the long history behind it. Security, lifestyle, culture and working contracts. The growth of the phenomenon did not extend as much to



Oman and Kuwait, and very little is published on the matter, unlike the other four countries where it spread extensively.

### **3.4 The EU real estate market in relation to gated communities**

#### **3.4.1 Gated communities portfolio**

Gated communities have become a worldwide phenomenon and continue to increase in countries within the European Union. While this is a global phenomenon, there is a broad variation within gated communities, from idyllic communities linked with a celebration to apartment complexes that are walled off and single-family homes that are entirely fenced. Today, in cities within the European Union, gated communities act as a representation rather than a new housing model within the European real estate market. For instance, in central and eastern Europe, gated communities were known before 1989. (Schalenberg & Bartetzky, 2009). state that *"Especially in central and Eastern Europe, where this idea was little known before 1989, there has been a massive increase in privately governed residential spaces in recent years, and these are beginning to noticeably shape and alter the cityscape with their walls, gates, and barriers. However, gated communities are not only a new model of housing; they also imply a broader idea that can be labelled a spatial product or the expression of a new Zeitgeist"* The statement implies that before 1989, the European Union, especially the eastern part had already started to experience a trend in gated communities since there was an extensive rise in residential places that are privately governed. These private residential places had characteristics of gated communities, such as walled houses with gates and barriers. While gated communities' structure is not novel to the European Union, Schalenberg discloses that it is a new model of housing today since, unlike 1989, it is a much broader concept. Therefore, gated communities today are more advanced and linked with various features that promote their continued development within the European Union (Wanninger, 2016) (Gądecki & Smigiel, 2009) (Schalenberg & Bartetzky, 2009).

Various features characterise the portfolio of gated communities in the European Union housing market. Foremost, they have a unique design that sets them apart from other housing types within the European real estate industry. According to (Gądecki & Smigiel, 2009), gated communities in the European Union have a complex form of individual housing or communal housing construction. The relatively new approach bids to facilitate a unique lifestyle and suggest the need for potential inhabitants suitable for gated communities. Besides that, Vesselinov adds that gated communities have increased in prevalence due to the increased interest in commercial profits, thereby characterising it by commercialisation. While different countries in the European Union, including the United Kingdom, have different frequencies in the prevalence and embrace of gated communities, there exist common reasons for the shift from other housing enclaves to the increased prevalence of gated communities (Gądecki & Smigiel, 2009) (Vesselinov, 2012).

### **3.4.2 Reasons for the rise of gated communities in central Europe**

There are various reasons why there is an increase in gated communities in the European Union. These reasons are dependent on social, political, and economic factors. While not all reasons apply to each country or locale within the European Union, there are various commonalities. Therefore, it is crucial to assess these reasons, thereby displaying the supporting factors of gated communities in the European Union. The reasons are as follows.

#### **3.4.2.1 A shift to a safe paradise as a result of the fear of crime**

Over the years, eastern Europe has experienced drastic changes in its social, political, and economic dynamics, leading to an increased crime rate. Several scholarly peer-reviewed articles have revealed an increase in crime within EU countries. Due to this, people have opted to shift to safer environs that facilitate sustainability and a state of tranquillity. In retrospect, the increase in crime within the European Union has led to people's widespread shift from various real estate forms to gated communities. (Andresen, 2009) (Torrente, et al., 2017) (Ince, 2013).

The fear of crime has been a leading facilitating factor of gated communities. (Gądecki & Smigiel, 2009) reveals that the European Union and the rest of the world have a 'culture of fear.' Criminal experts such as David Garland reveal that due to the prevalence of crime in today's society, a new dimension of crime, the dimension of fear. Therefore, due to crime's situational nature, people have linked the dimension of fear with security, thereby imposing an urban planning solution such as gated communities. The increase in crime is not the same as increased security concerns. However, they are indicative of each other (Gądecki & Smigiel, 2009).

The increased need to provide security, thus making individuals feel safe, has led to increased gated communities in Eastern Europe. It is assessed that people often feel safer when they are in their places of residence. However, this might not be the case if the places of residence are linked with an increased crime rate that may otherwise compromise their security and well-being. Therefore, gated communities with high walls and gates offer a sense of security. The association between gated communities and a sense of security has been utilised as the main slogan and marketing strategy for gated communities. (Schalenberg & Bartetzky, 2009) reveal that *"Investors take care to use the slogan 'guarded housing estate' in the offers they make. It is a good sales trick. People are attracted by the notion of protection it infers—said Beata Świąch, the Assistant Chairman of the Isan Invest SA Company"* Thus, while investors are careful not to employ 'guarded housing estate' in their gated community's investments, marketers use this since it acts as a good approach to sway people. It is particularly useful since people are attracted to places that offer them or otherwise guarantee their increased security (Schalenberg & Bartetzky, 2009).

#### **3.4.2.2 Prestige**

Although most individuals are said to move to gated communities for safety and security purposes, some shift due to the prestigious status these gated communities offer. (Cséfalvay, 2011) reveals that in Europe, people have an eagerness for prestige. The enthusiasm surpasses the fear of crime and the fear of self-segregation. Thus, the main motive for the shift to gated communities which promotes the increased development of gated communities, is mainly driven by affluence as the dominant motive. Czefalvay assesses that, like in countries such as Budapest, countries within the

European Union have been linked to the increased prevalence of the search for prestige. However, this reason does not necessarily apply in most European countries (Cséfalvay, 2011).

### **3.4.2.3 Disneyfication- The influence of the entertainment sector**

The entertainment sector has become one of the leading sectors in Europe. Today, the industry continues to grow in status, thereby increasing its economic, social, and political influence over society. The increased growth and status of the entertainment sector has led to a state referred to as Disneyfication. (Wanninger, 2016) states that "*Disneyfication is a term commonly used to describe the growing entertainment industry developments in inner cities as well as the evolution of new urbanism, which propagates a romanticized and almost utopian idea of the historic small town*" The statement defines Disneyfication as the growth of the entertainment industry in inner cities that results in the development or evolution of new urbanism. The definition reveals the influences of Disneyfication, particularly on the economy and planning of societies. Notably, urban outmigration has become a pervasive phenomenon. It denotes a state where individuals from the middle and upper classes move away from cities to escape factors such as congestion, crime, and poverty. Disneyfication has mainly facilitated the state of urban outmigration (Wanninger, 2016).

Disneyfication is the separation of the wealthy from individuals from lower classes exhibited by gated communities in urban areas. According to (Wanninger, 2016), it is evident that wealthy people in Europe are increasingly moving away and separating themselves from individuals from the lower classes. The increased spread of social problems due to factors such as wide income gaps have led to this eagerness displayed by the wealthy. Therefore, this move has ascertained that is always a market for gated communities since they are closed off and illustrate a clear distinction of the impact of urban problems. Today, the media increasingly uses the term 'urban problems,' linking cities to negative and unfavourable connotations that incite individuals from the middle and upper classes to separate themselves from 'urban problems'. Therefore, urban areas act as an area that portrays every unfavourable that they do not want for or around their homes. In turn, this has created a high market for gated communities that reflect environs that are devoid of '*urban issues*' (Wanninger, 2016).

Consequently, Disneyfication has also facilitated the development of new urbanism and the initiation of gated communities and settlements referred to as Disney's Town. By definition, new urbanism denotes *"an architectural movement, deliberately similar to CIAM (Congrès Internationaux pour l'Architecture Moderne) which even has its own Charter of New Urbanism as CIAM had the Athens Charter in 1933"* The primary goal behind the concept of new urbanism is to develop towns inspired by the garden city movement concept derived in the 1920s. Disneyfication has promoted new urbanism by celebrating the garden city movement promoted by Walt Disney. (Wanninger, 2016) assesses that companies from the entertainment industry, such as Walt Disney, promote gated communities' concepts through their innovations and processes. In turn, they sway individuals towards shifting to gated communities (Wanninger, 2016).

#### **3.4.2.4 The history of a mistrusting society**

A historical analysis of Europe, particularly countries within East Europe, reveals a characteristic prevalence of a mistrusting and insecure society. Since the fall of the socialist regime in Europe, particularly Eastern European countries, there has been an increased concern about building processes within cities. After the fall of the socialist regime from 1989-1991, there was increased privatisation, which increased security and responsibility on private parties. At this time, Eastern European countries had a relatively weak civil society due to the intensification of the separation between private interest and state power. Thus, this increased the need for the privatisation of homes, thereby promoting the increased need for gated communities (Hirt, 2012) (Wanninger, 2016).

Aside from the fall of the socialist regime, the establishment of democracies, and the separation between private interest and state power, the increased political change in the European Union in the early 1990s promoted the increase of 'a mistrusting and insecure society. For instance, in countries such as Poland, Germany, and Austria, scholars assess that there was diminished trust in the Polish authorities. Besides that, trust among individuals from the same communities was also the law. The increased pattern of 'a mistrusting and insecure society' led to the prevalence of gated communities in eastern Europe (Wanninger, 2016).

### 3.4.3 Globalisation in post-socialist countries

Globalization is another factor that has promoted the further development of gated communities. In post-socialist countries within the European Union, globalisation has played a particularly crucial role in promoting or otherwise facilitating gated communities' development. According to (Wanninger, 2016), globalisation has led to cities' transformation to metropolises and created a state of liquid modernity. The term liquid modernity denotes the continuous changes of today's societies, such as the changes in our places of residence, changes in jobs and even the changes in partners. These changes have led to the creation of great uncertainties and paradoxes the world has ever experienced. In turn, it has led to the promotion of gated communities where individuals live in the most comfortable and safest places ever experienced in history. Johnsson discloses that today's European Union's state of uncertainty is one of the main facilitating factors of gated communities in the European Union. (Johnsson, 2013) also reveals that due to the increased fear since the socialist era, there has been an increased need for safety, thereby creating an interdependency between fear and safety (Wanninger, 2016) (Johnsson, 2013).

Some of the European Union countries that reflect on the interrelationship between fear and safety, thereby facilitating the increased development of gated communities, is Poland, Hungary, Slovakia, and the Czech Republic. Scholars have revealed that these country's gated communities have three segments that reflect the interdependency between fear and safety. Famous sociologists (Gądecki & Smigiel, 2009) posits that the three segments that reflect this interrelationship include class identity, prestige, and aesthetics. The sociologists posit that for one to understand these three segments' role, it is crucial to understand that while gated communities' continuous development is a global phenomenon, it is often linked to the existing local issues. Although the three segments are particularly important in revealing the association between globalisation in post-socialist European countries and the increased development of gated communities, aesthetics is the most crucial factor. Aesthetics is particularly important since it reflects on post-socialist chaotic surroundings. Therefore, gated communities in the European Union are closely linked with aesthetics (Wanninger, 2016) (Gądecki & Smigiel, 2009).

Although aesthetics is particularly crucial in explaining the development in the European Union, particularly in post-socialist countries, class identity and prestige also provide insight. For instance, (Gadecki, 2012) reveals that gated communities in European countries have gained prestige and exclusiveness due to their unique architecture. Unlike other housing structures and systems, gated communities have by far the most exquisite architecture. The superiority reflects on the prestigious position of these gated communities. In contrast, class identity has also played a crucial role in further developing and advancing gated communities. In central Europe countries such as Poland, Austria, and the Czech Republic, a new middle class is characterised by mobility. The new middle class is deemed mobile because they were born in the modern liquid era that continuously attempts to find their identity through separation and enclosure of their homes using gated communities' models. (Johnsson, 2013) further adds that the new middle class strongly associates identity with its ownership and consumption. Therefore, owning a private home within a gated community with a visualised landscape has become a predominant mode of expressing their identity. Thus, marketers have employed visualised landscape as a predominant marketing approach by using it as a marker for class identity (Gadecki, 2012) (Johnsson, 2013).

Consequently, globalisation has led to increased economic reforms, thus facilitating, or otherwise promoting gated communities. The evaluation of gated communities by Polanska reveals that the systematic changes in Europe since 1989 facilitated structural changes and economic reforms attributed to the development and promotion of gated communities. For instance, European countries such as Poland, Germany, and Austria have been assessed to have the highest growth rate in central Europe. These figures have been linked with high unemployment rates that have facilitated economic transformation and structural changes. Besides this, economic transformations in the European Union have also been linked with social stratification, leading to the increased development of gated communities linked with urban landscapes. The new market economy in the post-communist era promoted gated communities' increased development since it encouraged privatisation. The extensive privatisation of land since 1990 led to a process of ratification where people increasingly owned buildings and land (Polanska, 2010) (Rapacki & Próchniak, 2009).

### 3.4.4 The differences in central European typologies of gated communities

Central/west European countries host much fewer GCs than post-socialist countries in eastern Europe. An example is a difference between the capital of Hungary and Germany where one can find hundreds of gated enclaves in Budapest, see Figure 7, and only one near Berlin, in Potsdam city called (Der Arkadien). The difference is not only in the magnitude but also in the typologies and social and physical characteristics (Behrendt, 2016) (Tömöri & Süli-Zakar, 2011).



Fig 7 Distribution of gated communities in the cities of Hungary (Tömöri & Süli-Zakar, 2011)

### 3.4.5 EU housing market

Over the past three decades, the housing market in the European Union has grown exponentially. The post-communist and post-socialist era have promoted the increase of privatisation. In turn, privatisation has led to the increased need to own private homes, thereby increasing housing market share within the European Union. Today, the EU housing market can be effectively displayed by analysing real estate and its current trends within countries in the European Union.



Today, the European Union's property leaders disclose that real estate is one of the most attractive investments. Although the European Union's housing market has strong economic and political headwinds, the property leaders have revealed that it is the most attractive and profitable investment anyone could have. However, the increased threat from social, economic, and political factors threatens this very lucrative market. Research of Emerging Trends in Real Estate by (PWC, 2020) reveals that *"The threat of a global recession, escalating trade tensions between the US and China, and continuing uncertainty over Brexit have all clouded sentiment among Emerging Trends in Real Estate Europe's survey respondents and interviewees. There are consequently question marks against the European economic outlook for 2020 although the industry draws comfort from central banks' decision to maintain or cut interest rates – a significant change in direction from 2019's report and already a big boost to investment"*. Scholars assess that the recent political and economic shift within the European Union has led to various uncertainties in various markets, such as the EU housing market. Brexit has led to a shift in monetary policy, leading to a state called the CAP rate compression state. In retrospect, this means that despite the various changes caused by Brexit, the EU housing market is still rising, thereby making investors project a continuous rise in prices (PWC, 2020).

On the other hand, while the EU housing market undergoes a CAP rate compression, real estate interest rates are said to stay low for a long time. While real estate in some European countries will attract investors due to the appealing income retain, the interest rates are projected to continue decreasing and stay low for a while until the European market recovers from the disintegration caused by Brexit. Studies reveal that this complex state denotes high income retains and low-interest rates in real estate within the European Union. Despite the challenging state of the EU housing market, one exception remains constant, the prevalence of online competition. Like most of the regions worldwide, countries within the European Union have largely embraced technologies. It means that most industries, including the real estate industry today, uses technology to advance the sector. Technology has facilitated the development of online markets that the EU housing sector employs today. Therefore, the EU housing market has become increasingly competitive, especially in its online market. The competitive online EU housing market linked with the various uncertainties caused by Brexit has

led to investors being increasingly careful about where they place their investments within the EU housing market (PWC, 2020) (Ullah & Sepasgozar, 2020).

### 3.4.6 GC market share and market development practices in the EU

#### 3.4.6.1 GC market share

Gated communities in the European Union are a common phenomenon but are not yet prevalent. For instance, in central European countries, gated communities are not particularly common. However, in other regions such as Poland, gated communities are very common. Therefore, the market share of gated communities in the European Union is dependent on the country or locale. While there little to no data revealing the market share of gated communities in countries within the European Union, one may assess the market share for real estate in the region, particularly outside urban settlements, thereby reflecting on Gated communities' market share within the European Union. For instance, according to (Ferrer, 2020), the property market in Europe has over the years, seen substantial growth. (Ferrer, 2020) states that *"The European real estate market has seen several years of strong growth. In fact, since early 2016, house prices in the EU have risen by 4.6% year-on-year on average, outperforming wages, and GDP growth. This upward trend has been widespread across countries and also large cities. This article examines the factors underpinning this trend and whether it poses any risks"* (para.1). Therefore, deriving from these statistical pieces of evidence, it is sound to assess that gated communities' market share in the European Union's housing market has also increased significantly (Ayad, 2018) (Ferrer, 2020).

Besides that, the increased privatisation in countries within the European Union also reveals the high market share of gated communities. For instance, research by Cordis Europa divulges that *"The recent rise of gated communities in Europe has raised questions about their reasons for development and impact on private urban governance"* (Cardiff University, 2010). The article reveals that due to the increased safety and security concerns, there has been an increase in privatisation within European countries. In addition, economic factors have also increased the development of gated communities. Therefore, these factors support the argument that gated communities have a significant market share in the European Union market.

### 3.4.6.2 GC market development practices

There are various market development practices employed when promoting gated communities. These market shares depend on the approach marketers bid to use most speaking to consumers using social and economic factors. For instance, over the years, parties promoting gated communities have employed landscape, whether cultural or modern, as a market development practice. According to (Schalenberg & Bartetzky, 2009), landscaping in real estate, particularly gated communities, is more than designing or arranging places. It is an approach that depicts the arrangement and projection of social and cultural values. In the European Union, individuals concentrate or otherwise value cultural and social meanings and implications. Thus, consumer society links these facets with an identity that they later link with possession. Therefore, using this understanding of landscaping, parties use it as a vital market development strategy. They link the characteristic features of the landscape with market-driven facets to attract potential buyers. (Schalenberg & Bartetzky, 2009) assess that gated communities often endeavour to combine these facets to promote sales. A good example is an advertisement of a gated community known as Orchid Hills. *"Orchid Hills is a residential project that offers a modern solution, a living environment combining comfort with functionality. The gated character of the compound, the terrace-levelled park and the exquisite view of the Vitosha mountain give the residents the feeling of security, comfort and a high standard of living. Orchid Hills allows its inhabitants to live close to nature, yet still provides the comfort and ease of city life"* (Schalenberg & Bartetzky, 2009) (Czepczynski, 2008).

The landscape has also been linked to identity, thereby revealing the basis of investors' and developers' market development practice. There are various approaches marketers use to advertise gated communities. However, an approach that stands out in European Union countries is advertisement linking to identity. Class identity has also played a crucial role in the further development and advancement of gated communities. In European Union countries such as Poland, Germany, and Austria, a new middle class is characterised by mobility. The new middle class is deemed mobile because they were born in the modern liquid era that continuously attempts to find their identity through separation and enclosure of their homes using gated communities' models. Johnsson further adds that the new middle class strongly associates identity with its

ownership and consumption. Therefore, owning a private home within a gated community with a visualised landscape has become a predominant mode of expressing their identity. Thus, marketers have employed visualised landscape as a predominant marketing approach by using it as a marker for class identity. Other market development strategies such as traditional brokerage, discount real estate commissions, fixed fee operators, open platforms, and disruptive operators have also been employed. In one way or another, these approaches have been employed in a cohort with the advertisement of landscape and cultural identity (Johnsson, 2013).

### **3.4.7 Summary and remarks on EU GC Market**

To conclude, gated communities within the European Union are becoming a common phenomenon in the eastern side. Today, in cities within the European Union, gated communities act as a representation rather than a new housing model within the European real estate market. With the increase of this new housing trend, gated communities' market share continues to increase rapidly in countries like Poland. Some of the predominant characteristics of gated communities are high fences and walls, seclusion, and a sparse population. These characteristics offer a sense of security to high and middle-class individuals living here. However, it is crucial to note that gated communities also have disadvantages, from insufficiencies of parking spaces to isolation and limited access to service.

### **3.5 Ways to enhance the housing market potential**

The housing market potential within the Gulf Cooperation Council region has proved to be increasingly beneficial, with many continuing to opt for gated communities. Studies reveal that the GCC region hosts many gated communities both on micro and macro scales. The housing market in this region became particularly profitable from the initiation of oil explorations. Today, countries within the region have a thriving housing market with high technological innovations. For instance, in countries such as the United Arab Emirates, gated communities are a common phenomenon. Other countries such as Qatar are considerably developing their housing market with approximately 120 gated communities per the 2012 statistics (EI-Ekhteyar & Furlan, 2016).

One way that can enhance the housing market potential in the GCC region is by first evaluating the attractiveness of the GCC real estate market. An evaluation by (Salem, et al., 2009) reveals that GCC is a small but influential player in the international real estate market. The study states that “From a global perspective, the GCC is a small but a key player, with a nominal GDP of 1.5% of the world total, comparable to Southeast Asia countries. With a total population of around 38 million, the GCC remains small among its economic peers. However, in terms of growth rates, the GCC has surpassed the Middle East and Latin American growth averages. In addition, GDP per capita income, especially in the UAE, Qatar, and Kuwait, is among the highest in the world” (Salem, et al., 2009).

One of the core sectors that have facilitated enhancing the GCC real estate market potential is the oil industry. The region is dependent on oil as its primary source of economic development. The oil and gas industry finances various sectors, including the real estate sector. Over the past decades, the GCC region has tripled its investment volume in the real estate markets, thereby becoming one of the fastest-growing markets in the region and globally. In retrospect, the continuous investment in the real estate market has made it stronger while investors continue to look for new opportunities in new real estate markets. Research by the Property Funds Research (PFR), an influential organisation in the GCC real estate market, reports that the GCC region has received more than \$3.2 billion in investment, thereby marking its Gross Asset Value (GAV) (Salem, et al., 2009). However, this substantial amount is seemingly low compared to other regions. For instance, the Gross Asset Value of real estate in Asia is approximated at \$135 billion, the United States \$65 billion, and Latin America \$15 billion (Salem, et al., 2009).

Considering that the housing market in these areas is far advanced than that of the GCC area, it is evident that the GCC region needs an infusion of more capital or investment to enhance the potential of its housing markets. For instance, in Asia, the housing market potential has expanded significantly, with most regions having a thriving real estate market. One factor that has facilitated this is the investment of real estate ventures in the region, making its Gross Asset Value approximately \$135 billion. Furthermore, it is expected that in the next decade, the Gross Asset Value would continue to rise and reach an all-time high of \$200 billion. Therefore, countries within the GCC

region must expand or otherwise increase the real estate market potential through the infusion of more investment and the advancement of real estate ventures such as GC, thereby increasing the Gross Asset Value of the region. However, while there is no available data that reveal the Gross Asset Value of the housing market in central Europe, the region has experienced significant growth in this market, particularly in residential homes. Since 2010, the buying rates of residential homes has increased by approximately 100% due to the increased demand, thereby noting that demand predicts or otherwise enhances the market potential in the Euro region (Salem, et al., 2009).

Examining the GCC housing market determinants is also crucial in enhancing the housing market in the GCC region. For instance, various scholars have revealed that the main determinants or stakeholders in the GCC housing market, mainly GC are developers. Although local governments are among the leading stakeholders in the GCC housing market, developers play a very influential role in further advancing the market potential in the GCC region. Nevertheless, it is crucial to identify how local governments can enhance the potential of the housing market. Research reveals that one way local governments can aid in advancing the potential of the real estate market is through the injection of capital into selected real estate markets (Sfeir, et al., 2020). An article by (Sfeir, et al., 2020) states: *“Governments could also inject capital into selected strategically important entities, as the government of Dubai has already done with Emirates in the aviation sector. Governments should also encourage mergers between government-owned developers to increase efficiency, strengthen balance sheets, and streamline the supply of assets to the market. An early example has been the merger of the developer Meraas with Dubai Holding”* (para.7). In retrospect, research reveals that capital injection into the real estate market within GCC countries such as the United Arab Emirates could prove beneficial in advancing the sector's potential. Other strategies that local governments can adopt are direct financial support and purchasing mortgages from banks (Sfeir, et al., 2020).

Besides that, other approaches may be employed to evaluate the attractiveness of the GCC market potential, thus enhancing it. For instance, it is vital to assess the borrowing conditions and how they can be improved to advance the market potential further. Most real estate markets depend on lenders to purchase homes. The improvement of

borrowing conditions can afford most people opportunities to access the capital necessary to fund real estate expansions by developers or create an increased market since buyers will have improved borrowing conditions. Some of the borrowing conditions that may be assessed include the availability of funds, inflows, competitiveness, and interest rates. For instance, when loan facilities are available at increasingly competitive rates, the GCC real estate market may become a 'buyers' market' that provides wider opportunities for real estate advancements.

Another approach that may be used to increase the attractiveness of the GCC market, thereby enhancing the market potential, is evaluating the housing segments that perform best in the GCC region. For instance, (Mordorintelligence, 2021) reveals that in GCC regions such as Dubai, real estate segments that perform well are the off-plan housing segments. The study notes that *"In 2019, more than half of residential real estate sales in Dubai were off-plan rather than completed homes. A total of 3,069 off-plan homes were completed in the first two months of 2019, representing around 55 percent of the total Dubai residential sales in the same period. There were approximately 1,700 transactions witnessed in the off-plan housing segment in February 2019 for Dubai as compared to 1,666 units sold in February 2018"* (Mordorintelligence, 2021).

The evaluation of this reveals that since the off-plan housing segments were performing well in the region, it expanded the real estate market in the region, particularly in the off-plan housing market. It reveals that it is crucial for real estate developers to evaluate the existing market trends to find attractive ventures that appeal more to buyers and investors, thereby enhancing the housing potential of the GCC market. The off-plan housing segments also indicate that real estate buyers in the GCC region are increasingly becoming budget conscious. Thus, it is crucial to soften the prices in real estate to make real estate ventures more affordable to the end-users and investors. Mordor Intelligence backs this by assessing that due to the affordability of off-plan housing segments, sales in Dubai's off-plan segment have skyrocketed, accounting for a more significant share of the real estate market. This suggests that both investors and end-users see affordability as an aspect that can enhance the market potential of real estate or GC in the GCC region (Mordorintelligence, 2021).

Consequently, developers can also prove beneficial in advancing the GCC market's housing market by establishing strategic and sustainable housing projects that could attract investors and buyers. Unlike local governments, developers are the ones that make actual decisions that shape the housing market in the GCC region. They often make decisions on the potential real estate spaces while managing the relationships between the key stakeholders and the secondary stakeholders, thereby facilitating the achievement of actualised real estate environments (Kovacs & Hegedűs, 2014) (Hamama & Liu, 2020) (Abdel-ghani, 2020). Today, the world has been shifting from unsustainable practices to sustainable ones. Developers can incorporate this in their real estate developments since consumers are moving towards sustainability and are mostly purchasing real estate and sustainable investments. This may further aid in enhancing the potential of the housing markets in the GCC region. They should also develop catchy marketing techniques that would draw in more investments since more investment equal further real estate developments.

The housing market in central Europe has proved to be considerably advanced than that of the GCC region. The house prices in the region have continued to grow, thereby outperforming the region's GDP. Data reveals that the housing market in the Euro area is worth more than \$1 trillion (PWC, 2020). In addition to that, PWC adds that Europeans will always have a demand for real estate. While there is no specific focus on central Europe, PWC reveals that the main lucrative European housing markets are London (£24 Billion), Paris (£12 billion), Berlin (£12 Billion), Vienna (£6 Billion), and Madrid (£5 Billion) (PWC, 2020). However, these are just statistics evaluated in specific European countries, thereby noting that the housing market in the European Union is considerably advanced. In retrospect, this proves the advancement of the potential of the housing market in the region.

Over the past decade, the housing market in central Europe, particularly Poland, Austria, Germany, Slovakia, and the Czech Republic, has proved to be important to the macroeconomic of the region's euro economy. The importance of the housing market has proved particularly relevant since it directly affects the consumption decisions and investments of the sector. It plays an important role in enhancing the region's economy by shaping the financial cycle. Unlike the GCC region, housing markets such as GC are not recent phenomena in central Europe. Studies reveal that the gated



communities in the region reflect the representation of the European real estate market (Wanninger, 2016) (Gądecki & Smigiel, 2009) (Schalenberg & Bartetzky, 2009).

The evidence of the overall analysis of the gated communities and the overall real estate market in the region reveals that the market has high potential. However, there is more that can be done to advance the housing market potential further. One approach that can be employed in evaluating the current limitations and risks within the region, thereby creating a framework that may alleviate them, thereby enhancing the market potential. One notable limitation is the decreasing investment in real estate. While the housing market in central Europe has proven to have various advancements compared to the GCC region, it has made the housing market a common investment option, thereby driving investors to foreign investment opportunities with low investment and high rewards. Evidence revealed that the housing market in Europe has become dominant, making the investment options significantly higher than other markets. While investors require investment options that yield results, they also prefer affordable options to create value for both investors and the end-consumer.

Aside from the common and expensive investment options, the European housing market is also riddled with debt. (PWC, 2020) states that *“With interest rates set to stay lower for longer and bond yields in many European countries in negative territory, equity and debt for real estate are expected to remain plentiful for most of 2020. That said, market participants are more careful than ever about how and where they deploy that capital. They are acutely aware that this real estate cycle is now more than a decade old, and prices in many countries and sectors are at record highs. More than half of survey respondents believe that equity and debt for refinancing or new investment will be the same in 2020 as in 2019”* (PWC, 2020). Besides this, statistics reveal that the European housing market has a debt worth more than £30 billion. Therefore, government intervention may prove crucial in enhancing the market potential of the region. European governments can intervene by infusing capital primarily used to pay off the current debts, thereby making the market more attractive to investors. Devoid of government intervention, the housing market in central Europe would start to depreciate, leading to adverse effects such as investors withdrawing from housing investments and the lack of capital to advance the market further (PWC, 2020).

Nevertheless, it is essential to note that the housing market in central Europe has had unlimited advancements making it one of the primary industries contributing to the region's GDP. The market is characterised by various features that make attract investors and buyers. For instance, the gated communities in the region employ a complex and individualised form that portrays safety, security, and a high lifestyle. Due to the increased consumer interest in GC, there has been an increased interest in purchases and investment, facilitating increased profits characterised by commercialisation (Gądecki & Smigiel, 2009) (Vesselinov, 2012).

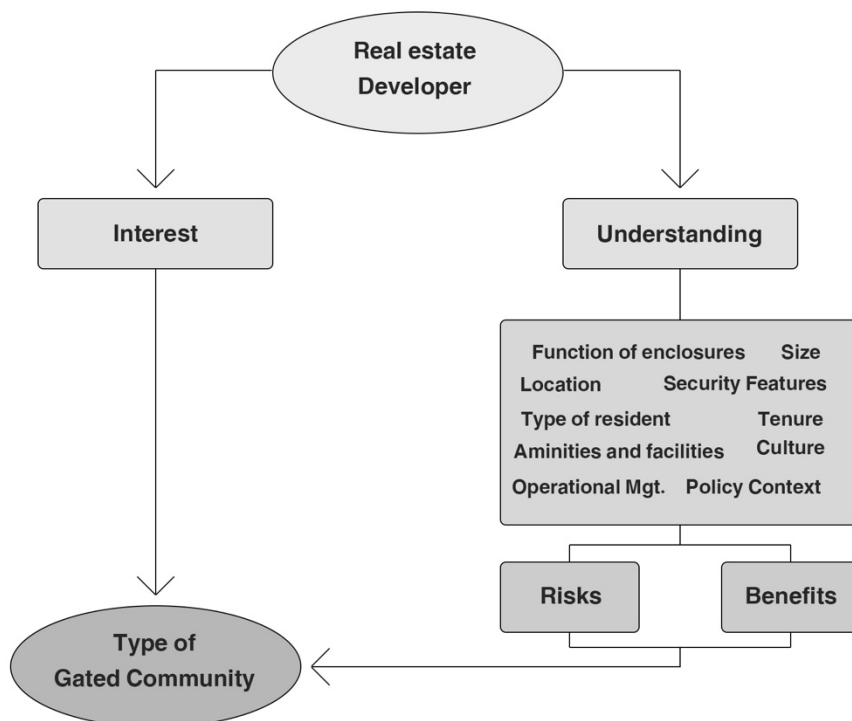
### **3.6 Typology framework for developers**

Land developers are the heart of the process of housing development; therefore, taking their point of view in the Typology of GCs involves most development procedures. Choosing the right development approach to the development process helps to decide how to deal with typology factors. Frameworks realised in literature for the development process can be categorised into five models: Agency models, sequential models, system models, structure models and economic models. The only model which considers the different stakeholders in the development process in relation to the net of motivations that affect their decision making, guiding their interests is the agency model. The model tries to explain the process using “social congeries” and “ecological structures”, which act according to institutional forces. Those congeries include four main parties the real estate developers, large businesses and service providers, customers who are the future owners of the properties and government agencies. (Bulloch & Sullivan, 2009) (Razali, et al., 2015).

From the study of the two regions in this thesis, the author suggests adding the tenth factor to the collected nine factors of typology to be adaptable for different regions with variations in background and local hobbies and traditions, which can be collected as the factor of culture. The central European culture witnesses apparent variations in interest and adaptation to the gated housing model. Eastern European countries have more tendency to adapt to the GC model as a common residential solution, unlike western European countries where GCs are still conservatively developed, featuring more seasonal enclaves. As well, people in the GCC region also vary in culture. For example, in Saudi Arabia, the conservative country in the GCC region has no locals in

commercial GCs, making them cultural islands. However, the country has Family GCs, unlike Bahrain, where culture is more open and GCs host locals. Understanding the cultural factor helps housing developers understand their future investment's context and the suitable community there, can develop within the GC.

Real estate developers are economically driven in their role, which wraps their strategic goals around earnings or profit. Simultaneously, in the agency model development process, it is observed that a party weighs their involvement in the project by assessing the risk they take in relation to the benefit they expect. Thus, parties take many strategies working with risks and benefits. If it is to be framed towards the GC typology decision-making process, the ten factors are understood as a first step; then, they are calculated and weighed against the risks they represent. Combining this process with the main financial interest of the real estate developer to be protected, being long term or short term as shown in Figure 8, can result in a suitable Typology For the intended gated communities (Razali, et al., 2015) (Bulloch & Sullivan, 2009).



**Fig 8** The typology framework of gated communities from the developer perspective according (Razali, et al., 2015) ( Edited By Author)

### 3.7 Strategy guidelines for GC development typology planning

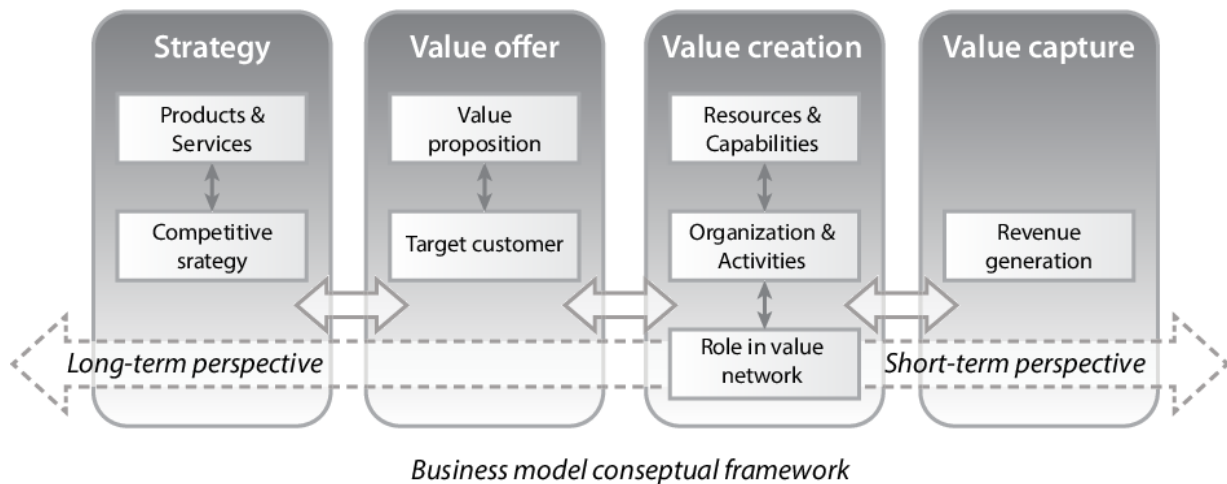
Due to the need and increased demand for privacy, security, and enclosed residential spaces in the real estate market, a new idea facilitated the invention of a new typology system suitable for cities and urban and suburban enclaves. Research on architecture, real estate, and urban development reveals that GC first appeared in the 19th century. However, they were still not referred to as gated communities but private residential areas. In the late 20<sup>th</sup> century, GC became a prevalent phenomenon that reflected the facilitation of human needs that bid to alleviate modern-day society's issues (Razali, et al., 2015) (Grant & Mittelsteadt, 2004).

Some of the most general typologies linked with GCs are the types of boundaries and residents and the ones dependent on the size. However, most gated communities are characterised by privileged individuals. Most people who stay within this area include top earners within the middle-class, upper and high social classes. The typological structures of these communities are dependent on the consumer needs and motives rather than that of the housing developers (Blakely & Snyder, 1997). For instance, if consumers (residents) are looking for a highly secure resident, housing developers initiate a housing development linked with the highest security through various techniques such as high walls and security technologies such as CCTVs and electrified fences. While consumer needs prove vital in evaluating the typology of GC, developer motivation is also crucial. Developers are the ones that create a housing plan and realise it through the development of GCs aimed at satisfying specific consumer needs. Therefore, the typology or classification of GCs is dependent on various variables such as location, security features, type of residents, available amenities, size, and tenure. Nevertheless, the GC's outcome depends on the understandability of developers, especially on the diversity of the existing variables. They also depend on the risks and rewards that secure the GC developers, particularly their economic interests.

One of the main strategy guidelines that may help developers have good typology thinking in their development approach is by incorporating an integrative and value-based business model. According to Liu, Li, & Shrestha, developers within the real estate industry must have a business model that can deliver value (Liu, et al., 2018). One of the main strategies to facilitate this is using a resource-based view of housing

or GC typologies. The resource-based view helps developers consider the different types of resources, including the internal competencies that may help them have a competitive advantage and a productive value output in the real estate market. Another guideline that developers may adopt is the transactional cost economics perspective (Morris, et al., 2005). The transactional cost economics perspective may prove instrumental in revealing to developers that value is often created or otherwise developed through transactional efficiencies. It means that developers must use transactional efficiencies while bidding to create the different forms of GC typologies.

While both the resource-based view and the transactional cost economics perspective prove to have merit, it is evident that the combination of both is crucial. Research reveals that combining the resource-based view and the transactional cost economics perspective leads to creating value-added capabilities (Dasilva & Trkman, 2013). However, the developers of the GC typologies must recognise how to implement or otherwise actualise the value-adding capabilities offered by combining the two approaches. Therefore, Abdelkafi, Makhotin, and Posselt created a value-centred framework that reveals the interaction of the components necessary to further advance real estate developers' development approaches (Abdelkafi & Makhotin, 2013). The proposed framework is reflected in Figure 9 below. Liu, Li, & Shrestha state that the model has eight components, namely "1) *product or service offered*, 2) *competitive strategy*, 3) *value proposition*, 4) *target customer*, 5) *resources and capabilities*, 6) *internal organisation and activities*, 7) *firm's role in the value chain*, and, 8) *revenue generation logic*" (Liu, et al., 2018). If the real estate developers develop this framework, it may prove crucial to facilitating or otherwise promoting good typology thinking in their developmental approach. It will help them provide developments that in demand since the framework helps identify the market needs. In turn, they will have a readily available development, thus having a competitive advantage.



**Fig 9** Conceptual framework of a real-estate enterprise business model (Liu, et al., 2018)

The framework shown in Figure 9 represents a real estate model to facilitate value-added capabilities and opportunities to GCs. Notably, value-added capabilities and opportunities are beneficial since they facilitate economic incentives to various stakeholders in the housing market, such as the investors, the developers, and the end-users. The financial incentives may present themselves in the form of increased product or development values for developers and investors and reduced costs for developers and end-users. In retrospect, the model proves beneficial for all stakeholders in one way or another. One practical benefit of the value-added strategy presented in the figure is that end-users may be more willing to pay extra capital for real estate ventures when they know the developers or investors, whether personally or superficially. In addition, the example shows that the value-added strategy facilitates branding making real estate venture more attractive thus more lucrative.

### **3.8 Comparative overview between presented case studies**

A comparative literature review of local Gated Communities developments from the studied regions highlights differences in demand and supply characteristics while understanding typologies based on the mentioned typologies in the case study. In addition to referencing Blakely and Snyder typology for comparison reasons. Also, to point out the local motivations for living in gated communities by survey-based literature and present the level of satisfaction each market provides under the survey's parameters.

To understand the sampling of both case studies, it is crucial to state the properties of each one. The Al-Waab case study in Doha constitutes a group of GCs in the same area that varies in size and amenities, similar to the Wroclaw case study. Both studies were done on a close time frame between 2015 and 2016.

#### **3.8.1 Case study of gated communities in Doha (Al-Waab neighbourhood)**

##### **3.8.1.1 Introduction**

This is the first part of a comparative literature review case study between the two regions included in this thesis work, starting with a case in the GCC region. Unlike other regions, the GCC region's economy grew in parallel with the development of gated communities until it became a strong possibility and natural choice for expatriates arriving to work in the region to find themselves or choose to live in one. Qatar has been a strong adapter to the residential concept of gated enclaves, especially in the capital Doha. Doha is relative to the important cities in the GCC region, adapting GCs in their residential urban development market. In relation to that, the case study will focus on the analysis of gated communities in Al-Waab near Doha city. A mega development marketed as a "city within a city" project, which local business investors develop. The project contains 2200 residential units with a capacity of 8000 individuals. A whole neighbourhood turned into a collective of gated communities concentrated in one wide plot. Matters of motivation to living, renting, typology and satisfaction are the main driving factors for this case study (Alshawish, 2016).

### 3.8.1.2 Basis of the case study

The basis of the case study is to analyse gated communities in the neighbourhood of Al-Waab in Qatar. This analysis work uses the case study by (Alshawish, 2016). It is called “*Gated communities and neighbourhood liveability in Doha*”, which evaluates multiple factors and qualities of gated communities in the development of Al-Waab. The original extended case study included theoretical work and conducted interviews resulting in various statistics and indications of the reality of gated communities in Qatar. The case study tries to assess the following hypothesis (Alshawish, 2016) :

- 1- Gated communities in the Al-Waab neighbourhood are for higher-income groups.
- 2- The most important motive to reside in a gated community in Doha is the working contract packages.
- 3- The typology of gated communities impacts the decision of moving into a gated community.
- 4- Residents in Al-Waab gated communities are satisfied with the type of gated community they live in.

### 3.8.1.3 Survey results

- Gated communities in the Al-Waab neighbourhood are for higher-income groups

The study area's entire land is organised into disconnected areas of one-functional use for single-family residential housing and is almost entirely populated by higher-income communities. Residential accommodations are planned for gated communities and a limited number of gateless villas. Even outside the neighbourhood, the “*Qatar National Framework 2032*” published in 2014 that high-income individuals are exclusively targeted by developers of gated communities and compounds. After conducting the interviews, results show a general lack of ages and income groups, having a very limited occupation of elderly, and only those with a monthly rent of at least 14,000 QR are qualified to live in the neighbourhood (QNDF, 2014) (Alshawish, 2016).




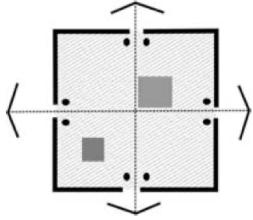
- The most important motive to reside in a gated community in Doha is the working contract packages

When asked about the motivations for moving into a gated community, 48% of interviewees responded by pointing out safety and security. After that came the working contracts with 35%, then followed the sense of community with 31%. Nevertheless, when people were asked about their safety concerns, 88% of them pointed out the availability of a safe atmosphere for their kids to play. Although working contracts came second after the safety concerns when answers are concluded based on residents' answers, the facts could contradict the result since the majority are mainly housed in compound projects as a result of their job contracts. It can be argued based on workers accepting the terms of their contract package considered as a choice of living (Alshawish, 2016).

- The typology of gated communities impacts the decision of moving into a gated community.

The typology of gated communities developed in the AL-Waab neighbourhood is categorised as prestige GCs for a high-income group with a limited number of common amenities in relation to the typology of Blakely and Snyder. It can also be described as a totally exclusive community with a dedicated urban environment of common amenities, services, facilities and traffic system. These GCs are totally guarded in person with restricted access to residents and their authorised guests. Al-Shawish, in her survey, categorised the neighbourhood as entirely private GC based on the typology looking at them as a whole neighbourhood and how they are connected to the surrounding. GCs can be public or private from the proposed categorisation by the cape town department of planning depending on how restricted the area is towards passers and neighbours, as shown in Table 6. It goes further in the Al-Waab community, having different compounds inside a whole compound ending up with double-walling practices. Residents reported desires to live in detached housing, a sealed, secured environment and a quiet neighbourhood. The most mentioned reason to move to GCs is security and security standards. On another note, they were asked, "*would you live in a non-gated community in the future?*" answers had only 24% refusing the idea. Whereas most of the correspondents answer either "Yes" 25% or "*whatever is available*" 31%. This rate of carelessness relates to the number of people choosing their

residents based on what is offered by their work provider or their working contract package. Leaving half of the percentage between yes and no depending on their choice of housing type, security, price, sense of community and types of amenities provided to make the decision (Alshawish, 2016) (Department of planning & building development management, 2007).

Purpose built / planned		
<b>Entirely private</b>	All internal roads and open spaces are entirely private, <b>gates or booms are erected</b> at entrance, <b>full access control</b> permitted (typically private security estates).	
<b>Partially private</b>	Public internal roads but private open spaces, <b>no gates or booms erected</b> at entrance, <b>only access monitoring</b> permitted.	
<b>Public</b>	All internal roads and open spaces remain public, <b>no gates or booms erected</b> at entrance, <b>only access monitoring</b> permitted.	

**Table 6** Typology gated communities according to the public access to roads and common spaces (Department of planning & building development management, 2007)

- Residents in Al-Waab gated communities are satisfied with the type of gated community they live in.

The satisfaction of the provided product or service is totally subjected to the opinions and feelings of the users consuming them. In the case of gated communities, residents and their comfort zone. Only 10% of the correspondents reported satisfaction. Their reasons included lack of sense of community, limitation to parking spaces, bad internal management, exaggeration in security measures, and lack of landscaped spaces. On the other hand, 62% of the correspondents felt are satisfied with the services provided. They expressed reasons like good appearance and quality resident units, suitable security measures, availability of parking spaces and convenient facilities within the parameter (Alshawish, 2016).

### **3.8.2 Case study of gated communities in Wroclaw, Poland**

#### **3.8.2.1 Introduction**

Today, modern cities in the European Union are experiencing the emergence of contemporary urban forms such as gated communities. Over the years, studies have revealed that countries within the European Union have increasingly developing gated communities. A good example of such a country is Poland. In Wroclaw, Poland, gated communities have become a prevalent phenomenon. Due to this, the case study will concentrate on the analysis of gated communities in Wroclaw, Poland. Wroclaw is a relatively large city in Poland. The prevalence of gated communities in the region has had an unprecedented scale. People from the upper and middle classes shift to gated communities, thereby revealing a distinction between them and the lower class. The notable distinction acts as a driving factor for this case study. The case study evaluated the existing circumstances of three gated communities with proximity within one district in Wroclaw. They were developed around the same time, between 2008 and 2009, and they need similar travel times to the city center. They represent various types, sizes, and the number of residences. Varying from 248 flats in Zielona Wyspa GC to 72 residences in Zielona Etuda (Wagner, 2015).

#### **3.8.2.2 Basis of the case study**

The basis of the case study is to analyse gated communities in Wroclaw, Poland. This analysis uses a case study by Wagner called "*Gated communities. Case study of Wroclaw, Poland*," thereby evaluating various facets and characteristics of gated communities in the region. The case study evaluates different characteristics of gated communities in Wroclaw, Poland. The paper by Wagner conducts a survey revealing various characteristics linked with gated communities in the region. Therefore, the case study bids to assess the following hypothesis (Wagner, 2015):

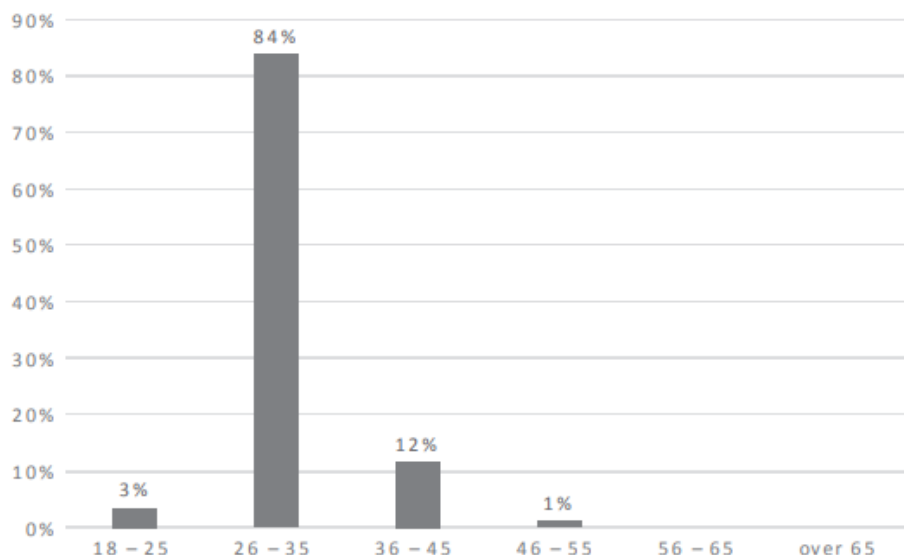
1. People living in gated communities are of working age and have higher education.
2. The household of these people is characterised by income, which is higher than the average household income in dolniskie voivodeship.

3. Their choice of living in gated communities was based on a sense of security and prestige.
4. The occupiers are satisfied with living in this type of housing

### 3.8.2.3 Survey results

#### 1. People living in gated communities are of working age and have higher education (Wagner, 2015)

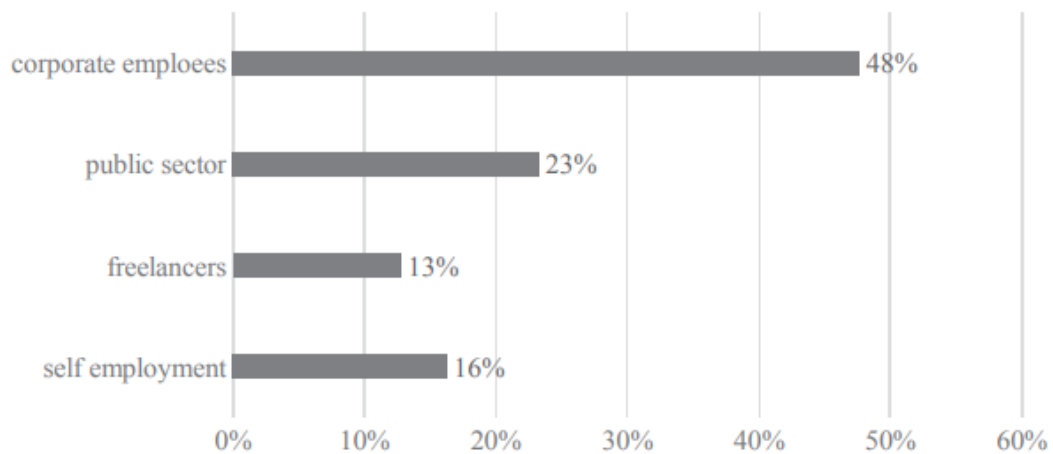
Most people living in gated communities within this city have working-class ages and have attained higher education. Conducted from 20-24 April 2015, an interview of 86 individuals living in gated communities supported this hypothesis. The data collected revealed that 3% of the people living in gated communities are between the ages of 18 and 25, 84% 26 to 35 years, 12% 36-45 years, and 1% 46-55 years, as shown in Figure 10. In addition to this, a majority of the population has attained higher education. It reveals that 95% of people living in gated communities within Wroclaw, Poland has higher education while the remaining 5% have attained secondary education. In retrospect, age and educational levels are determinants of living in gated communities within Wroclaw, Poland (Wagner, 2015).



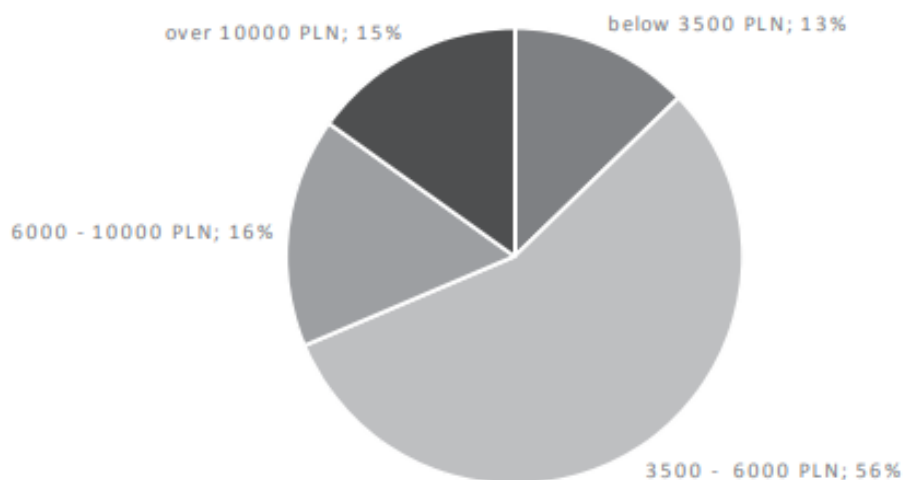
**Fig 10** Respondents age profile (Wagner, 2015)

2. The household of these people is characterised by income, which is higher than the average household income in Dolnlskie voivodeship

Income is also a crucial factor when determining the gated community population. In Wroclaw, Poland, a majority of people living in gated communities are corporate employees, see Figure 11. States that 48% of the population are corporate employees within IT and finance, 23% are employees within the public sector, 16% are in business, and 13% are freelancers. The evaluation of the income level of these individuals reveals that they are all high-income earners. A majority of these individuals have high disposable income that surpasses 1,244.74 PLN per individual. In retrospect, they are high-income earners, as shown in Figure 12 (Wagner, 2015).



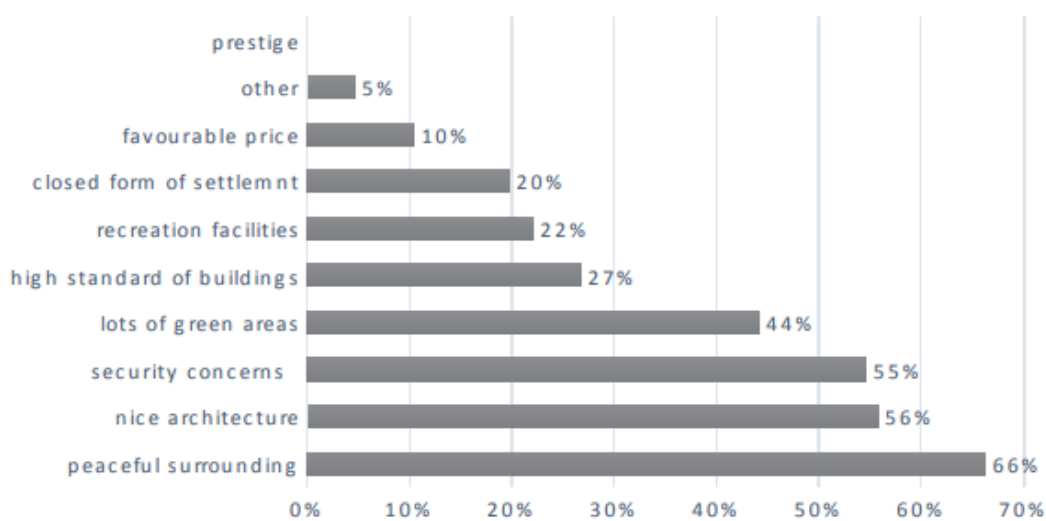
**Fig 11** Respondents employment profile (Wagner, 2015)



**Fig 12** Income Profile (Wagner, 2015)

3. Their choice of living in gated communities was based on a sense of security and prestige

By using questionnaires, the case study bid to assess the reasons why people moved into gated communities. A majority of people assessed that gated communities were peaceful than other communities. Besides that, others assessed that gated communities had nice architecture, were more secure, had a great landscape, and closed settlements. Figure 13 displays a graph showing why people moved into the gated communities in Wroclaw, Poland, and the percentage in prevalence (Wagner, 2015).



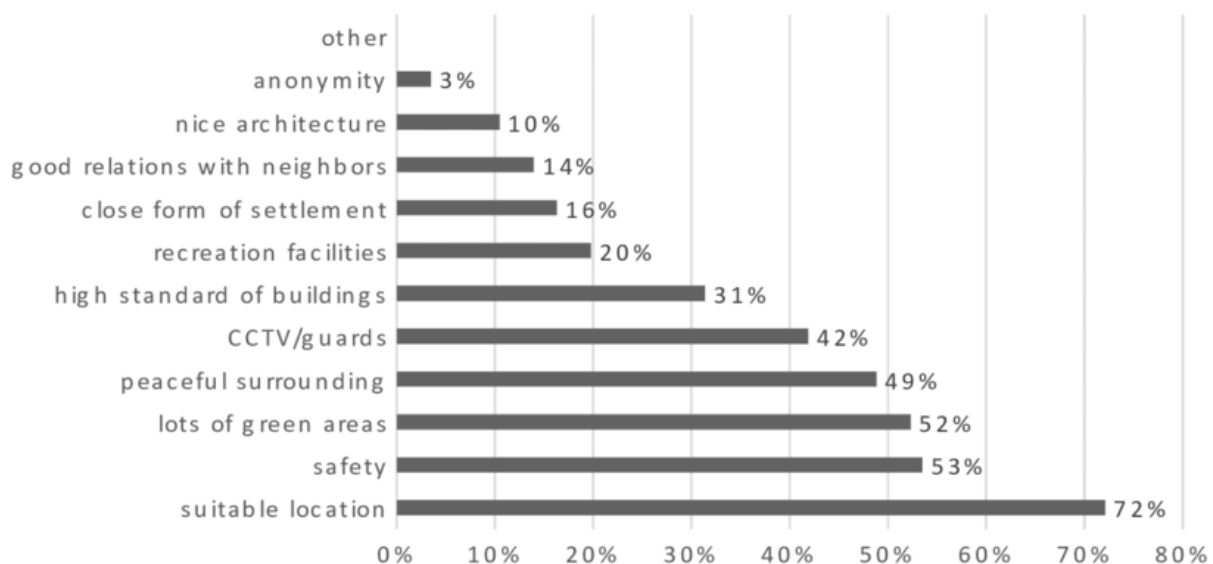
**Fig 13** The reasons offered for moving into a gated community within Wroclaw, Poland (Wagner, 2015)

In Wroclaw, according to Brzezinski there are two kinds of gated communities: "archipelagos" (many isolated communities within neighbourhoods) and "islands" (an individual isolated community). This fact means that existing neighbourhoods transformed from open neighbourhoods to isolated ones or urban areas are developed into GCs, making the city a host for integrated urban gated communities beside the isolated (island) GCs. The reasons expressed by correspondents for living in gated enclaves vary and describe the lifestyle typology of GCs by the typology of Blakely and Snyder. Survey correspondents were asked whether they will move to live outside the GC in the future, and 36% voted yes for reasons like bigger apartments and building their own house, while 64% prefer to stay in the GC. Those reasons indicate a considerable apartment-based GCs market. Another strong indicator on how people are connected

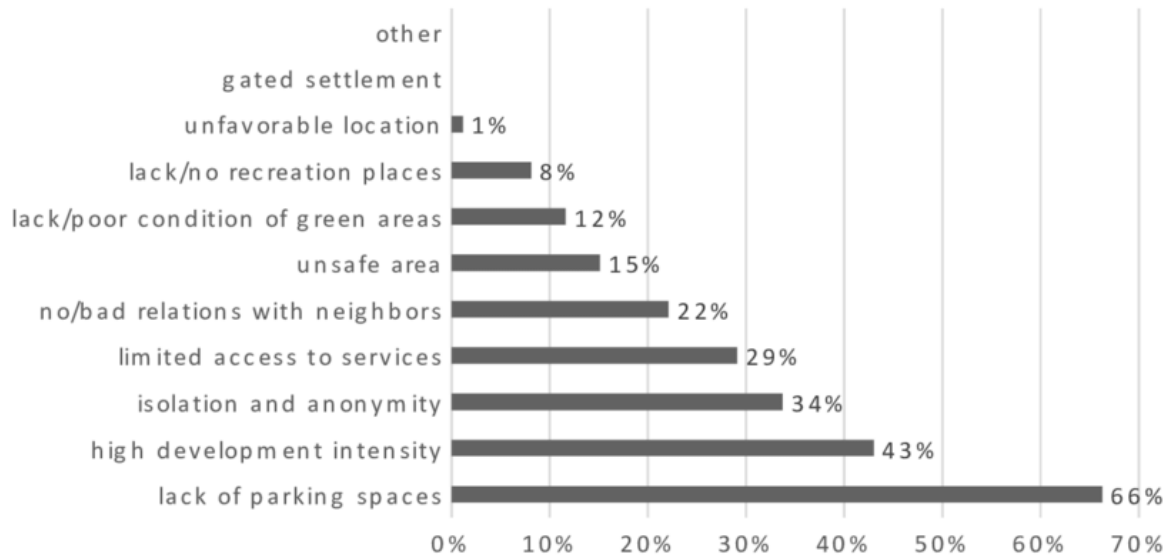
to the city and aren't considerably isolated in their enclaves is the 78% of the residents who spend all their free time outside the enclave. In addition to the zero percent of residents reporting prestige as a reason to move in, the previous facts highlight that prestige was not a base for the choice of living in GC within Wroclaw (Brzeziński, 2010) (Wagner, 2015).

4. The occupiers are satisfied with living in this type of housing (Wagner, 2015).

The case study also found it crucial to assess the level of satisfaction people living in gated communities had. According to Wagner, individuals living in such a setting are very satisfied. They reveal that gated communities have various advantages, as revealed in Figure 14. However, the level of satisfaction was not high across the board. Other participants assessed that gated communities have various demerits such as insufficiencies of parking spaces, isolation, and limited access to service. Figure 15 reveals the prevalence of the issues displayed by the individuals living in the gated communities within Wroclaw, Poland (Wagner, 2015).



**Fig 14** Advantages of living in gated communities (Wagner, 2015)



**Fig 15** Disadvantages of living in gated communities (Wagner, 2015)

### 3.8.3 Results of comparative literature review of case studies

The study of the gated communities in the neighbourhood of Al-Waab in Qatar against the analyse gated communities in Wroclaw, Poland, shows clear differences in motivation, culture, and occupiers of such living model. Considering the four similar hypotheses applied on both case studies, it is concluded that residents within the GCs are categorised as high-income individuals with a significant majority of older individuals, unlike the case in Wroclaw where the majority of younger generation between the age of 20-35 with relatively high income. In Wroclaw, local citizens of corporate employment and public sector personnel live in gated communities, but local Qataris live on their lands, leaving the developed enclaves for expatriates.

The dwellers highest motivation towards living in the gated enclaves in Al-Waab GCs are security and safety. The intended safety as expressed by dwellers is mostly child safety against traffic and public discomfort. In contrast, the main reason rather than motivation to live in a GC is the working contract with a residential package. Another motivation for residents was the sense of community. On the other hand, Wroclaw GC residents seek peaceful surroundings as an indication of safety. They described the GCs as more peaceful than surrounding communities, then comes the desire for nicer aesthetics and architecture design, then seeking more green areas.



The level of satisfaction is based on the opinions and feelings of residents in the respected enclaves. And based on the surveys done in the case studies, they varied between only 10% reporting total satisfaction in the AL-Waab GC development area against residents in Wroclaw who express being very satisfied for common reasons like good architecturally structured units and security measures. However, when it comes down to the advantages and disadvantages of living in the housing model, the comments show big similarities. For example, both expressed their concerns about parking spaces and isolation, but while residents of AL-Waab GC complained about the lack of green spaces, 52% of residents questioned in Wroclaw listed having lots of green spaces as one of the advantages of living in GCs.

Concerning the most common typology of Blakely and Snyder, the AL-Waab neighbourhood and similar enclaves in Doha fall into a mix of prestige and lifestyle GCs for high-income groups. They provide an exclusive community within a community with the same quality that categorises them as entirely private GCs due to the cape town department of planning. By the same categorisation shown in Table 5. Wroclaw cannot be categorised for sure since there has been no published evidence that addressed the topic of isolated housing complexes in this city's urban space. They vary from a few fenced houses with little security measures to a castle-like complex with the highest security measures. This variety in adaptation to the gated model in Wroclaw is not matched with Doha city, where area, space, amenities, and security measures have a high level of similarities (Wagner, 2015). (Alshawish, 2016) (Department of planning & building development management, 2007).

The behaviour of the residents wishing for detached housing, sealed, secured and quiet neighbourhoods, spending most of their free time within the enclaves with considerable distance to the urban areas of the Doha city lean it towards prestige GCs. Unlike the community-based collect behaviour of lifestyle GC residents of Wroclaw. Where urban GCs are More common, and apartment-based enclaves are mentioned more deliberately, GCs in Wroclaw fall between two kinds, island and archipelagos GCs (Wagner, 2015).

From a business point of view, the rental value of such developments is high, with around double the similar non-gated properties. However, to decide whether such a real estate approach is successful, an excellent way to measure it is to evaluate the rate of motivation and satisfaction from the demand side. From the comparative case study, the motivation to move into a gated enclave in Doha or Wroclaw is with a higher percentage is still the safety and security despite the relatively safe environment in both cities. In addition to the apparent reason of contract packages in Doha city, which makes a significant demand source for gated communities in the GCC. The satisfaction rate in Doha was not matched by the high rate of Wroclaw's results. The fact that much of the GC Doha residents do not choose the gated enclaves rather than get them with the contracts could balance the demand volume concerning the Wroclaw's residents who choose it freely (Wagner, 2015) (Alshawish, 2016).

## 4 Results and discussion

Considering the thesis questions, the literature review elaborated on the first three questions, and the fourth being deducted in the discussion chapter. The chapter will be divided between the four research questions to discuss the questions and what can be concluded from the results.

### 4.1 First research question

- What are the characteristics of gated communities?

A gated community is a residential enclosed product in which people live in a controlled, exclusive environment. Scholars define gated communities by mentioning their closure nature, residential purpose, in addition to the representation of the whole idea as a product or a community or a trend. However, it does not describe the different characteristics of which they are realised. An excellent way to understand gated communities is to understand the difference between GCs and cohousing communities, which is where a community overrules the characteristics of a product. Also, it extends to the surrounding environment, unlike gated communities where it is more of a product than a community enclosed from the surrounding urban setting. Residents share values indirectly due to the common motivations and circumstances that drive them to live in such a living model.

The sense of community within GCs debated in research is indicated clearly in most typologies in the studied examples. Those with similar working conditions, cultural backgrounds, financial state and sometimes the same family tend to harmonise in the enclaves of gated communities. The characteristics must come from the perspective on which this thesis work is focused, which is the typology and features from the perspective of the housing developer. GCs can be described using the nine typology factors collected from several scholars to understand the typology characteristics of gated communities. Starting with the function of the enclosure. Enclaves function to be secured areas with a social identity. Also, they are known to be private spaces visually and spatially hidden from the rest of the city by gates and fences. They play an economic function by raising property values and the status display and symbolic social power and superiority in most types.

Secondly, the characteristics relative to the security features. Gated communities are closed either with physical gates and guards controlling accessibility, partially closed neighbourhoods (restricted vehicle access to limit prostitution and drugs trade, for example), or spatially defined areas by natural borders like water and desert. Means of enclosure range from low fence chains to high walls with fully armed security patrolling guards with a high-tech security system.

Thirdly, the characteristics relative to services and amenities offered in the enclaves create independent living conditions. GCs services range from private roads only to having landscapes and communal spaces to a privilege of an excellent micro-city environment. There is a direct relationship between the amount and quality of amenities and services and sufficiency and letting go of the need to connect with the city outside the enclave. However, the amount and type of services and amenities do not reflect the status of the GC. Prestige enclaves often prioritise privacy for upper-class personnel over any service or amenity. Another factor affecting the services and amenities is the position of the enclave being approached as a primary living situation or a secondary/ vacation/ seasonal residence. According to the interviewee 1 (Appendix 1), the amenities which are provided in the GC are a main aspect to decide on the type of GC, and this aspect is directly linked to the allocated budget of the project.

Fourthly, the type of residence is a significant player in the definition of GC characteristics. They are the occupiers and target buyers/renters of properties. Gated communities depending on their location and market, target specific groups that share values or lifestyles. They are either homogenous by age, class, ethnicity, race, status, marital status, or a shared activity like golf. When deciding on the typology of the GC, the developers decide those similarities to make a proper economic strategy for a precise segmentation of potential residents. Most residents in GCs are renters from wealthy local investors like the GCC case or developers with long-term goals in both GCC and central Europe.

Fifthly, tenure and ownership status. The majority of owners/renters in GCs are occupying their primary house. In the GCC region, those houses are treated as temporary residents, unlike in Europe, where it is mostly the house to grow old in. This difference

is because people living in GCs within the GCC are expats outside their home countries with ambitions to return someday, unlike those who live in their villas. Whereas, in central Europe, residents are choosing to live in gated enclaves within their own country. It is not always a choice to buy or rent because some countries or cities do not allow it or have significant limitations on buying properties for foreign individuals such as Saudi Arabia, Kuwait, Austria, and Hungary. From another perspective, renting is usually associated with younger and less responsible individuals, jeopardising the security factor from within the community. Therefore, wealthy prestige enclaves tend to exclude temporary renters rather than include them in their community. Gated communities can be principal, secondary, seasonal residences and they can also be rented or owned (Razali, et al., 2015) (McGoey, 2018) (Tranio, 2020). According to the interviewees 1,2,3 (Appendix 1), the gated communities that they have dealt with in the GCC, were all rental. Some belong to company compounds like ARAMCO and some in private investment company

Sixthly, location. In both regions (GCC and central Europe), housing developers are building gated communities closer to urban borders due to the needed space for the number of residential units, landscapes, and amenities, also land prices. However, some cities in eastern Europe are adapting the living model to the extent that whole urban neighbourhoods are transforming into collections of GCs like what is happening in Warsaw in Poland. Most GCs are in suburban areas, making them subject to public transportation concerns and poor connectivity to the city. Although Blakely and Snyder have not considered location a factor for typology, other scholars like Blandy later based his typology on place and purpose. They started from the closest to the city, "infill gated communities", which offer lower prices and target younger groups, to the most distant "Village GCs", which provide a more private and exclusive environment for higher prices targeting highly paid families. From Blandy's typology, one can understand the influence of location on GCs. In one city, GCs can be found in several locations and each with their qualities and target groups (Grant & Mittelsteadt, 2004) (Bhatia, 2019) (Polanska, 2010) (Blandy, 2006). It became clear from the interview with interviewee1, that location is factor that

Seventhly, Size. The majority of modern developed GCs are relatively big, based on the examples examined in this thesis references. The size plays a crucial role in the services and amenities provided by the developer. In addition to the flexibility in choosing a location, the larger the GC gets, the more it acts as a community. Residents spend most of their time within the enclave, forming friendships with neighbours, hanging out in communal clubs, sending their children to the GC school, and praying in the local mosque/church. Etc. The size of GCs in the GCC region became much bigger with the emergence of the phenomenon of international mega-scale developments. This phenomenon has been a trend in the GCC since the 1960s, reaching a peak in 2008. However, sizes vary in every city and country depending on available land and developer real-estate strategies in addition to the amount of demand and supply (Alshehabi, 2018) (Razali, et al., 2015).

Eighthly, Policy context. In the researched regions, the public policies and local governments do not restrict the development of gated communities due to their contributions to take responsibilities performed usually by the local municipalities such as traffic, waste management and security. Some policies played a big role in enforcing the development of gated communities like the ones passed in Saudi Arabia in the 1940s. Those policies forcing any company with over 50 employees to create a closed cultural enclave started a whole trend and GC type in the region. Policies indirectly affected the GC housing market when rules allowed foreign individuals and entities to own and invest in its real estate market. Such legislations were a reality in central Europe in the twenty's century. However, GCC countries passed legislation at the beginning of the 2000s only with variety in limitations. From another perspective, regulations within the GCs are specified and enforced by the developers at first. Then (for the relatively large GCs) to the HOAs that supervise and control the enclave keeping it well maintained, secured and economically handled physically and socially, including residents checklists and contract terms and conditions (Newman, 1996) (Quintal & Thompson, 2007) (Goodman, 2020a) (Alshawish, 2016) (Salem, et al., 2009).

The eight typology understanding factors helped to understand the characteristics of gated communities concerning each one of them. Those characteristics made the real estate model a trend and a desired living situation by target residents and developers from the other side. However, it is unique for every country and region depending on their local housing market, culture, and policy.

#### **4.2 Second research question**

- What typologies of gated communities exist, and how can they be integrated into the real estate development decision-making process?

Over the last 25 years, few scholars explicitly built typology structures for gated communities in their modern form. The main typologies were explained in the literature review chapter; however, a few remarks will be discussed.

Until this day, typologies did not yet surface in the marketing campaigns of GCs, nor has it become a common terminology. The known terms are for the general housing model only, serving generic typologies like enclaves, compounds, and ghettos. It is also clear that the main published typologies only come from a limited number of countries, just like the first considerable and comprehensive attempt to research and classify gated communities by (Blakely & Snyder, 1997), which was done based on enclaves in the USA. Burke created his five typologies based on Gated enclaves in the USA, UK and Australia. Blandy wrote her typology based on advertisements of GC in the UK. However, the idea proposed by (Grant & Mittelsteadt, 2004) attempted to expand the parameter of GC typologies to the whole world by basing the act of typology on more factors, making it adaptable to differences to represent a more accurate understanding of the GC. The downside to this approach is the difficulty in specifying a limited number of types for GCs due to the high number of probabilities with the eight factors suggested. It should be noted that it's based on the typology of Blakely and Snyder. It is yet extended in location and specification-based factors.

The typology structure which stayed the base of most following typologies is the typology of Blakely and Snyder. The typology was developed by analysing many GCs, but it only featured three typologies with other sub typologies. Nevertheless, the simplicity of the typology structure and its broad indications helped to keep it referenced in all the following literature on the subject, unlike (Blandy, 2006) and (Luymes, 1997). They based their typology structures on specific factors, which are physical features and security levels, respectively. Their specific directions gave a specialised perspective on the housing model when a particular feature is discussed and considered. However, it forms a disadvantage when the bigger picture is the aim. The framework to systemise typology thinking by using the logic illustrated in Figure 8 considers all highlighted typologies. This consideration is in a balanced sense with the economic goals of the developer. Hence, they can use the typology to their advantage with the lowest risk possible.

Population distribution, borrowing costs, economics, and government policy are significant factors influencing the real estate market demand and supply. It is often mistaken that the market is only driven by potential residents' demand and buying power. However, it is a two-way road, and supply can lead the demand when the developers plan towards fulfilling desires which weren't well introduced before or by creating market trends. For example, building gated communities as an innovation in suburban areas creates awareness toward living in distant locations from city centers in return for more space, privacy, and nature, without losing the privileges of urban services. Another perspective is the developer's plan towards the culture they represent in their enclaves, driving the market from the social/cultural values aspect. Such approaches by the developers are decided through the GC typology they choose in the early stages of their planning. Those trends are connected directly with the ten factors of GC typology suggested by the author (NGUYEN, 2019) (GOIX, 2004).

### **4.3 Third research question**

- What is the housing market potential in the GCC region and central Europe, and how to develop gated communities to enhance that potential?



The housing market potential with both the Gulf Cooperation Council region and central Europe is high. However, it is enhancing by developers and states being aware of its current position and influential determinants who have the power and tools to move the market in the right way, especially developers, through their strategies and effective macro/micro decisions. Most resources observed by the author discuss housing market growth through the funding magnitudes with capital injections rather than market strategies. It is an excellent way to enhance the housing market potential, subsequently creating investment opportunities for the GC market. However, it is crucial to look deeper into the operational side of the equation by developing the means and conditions of purchasing, such as the off-plan housing market and bank lending conditions in the respective countries. Like the way GCs got picked up by companies employing foreigners, and highly paid individuals, the market could test other means of marketing to host more middle-class individuals, which are the majority on the demand side. It could be done through modifications to the types of GCs to be more suitable. Ten factors are good enough to alter many types, which can suit any potential user.

#### **4.4 Fourth research question**

- How to reach a good plan of real estate typology model and strategy guidelines for gated community developments in the GCC region and central Europe?

While using the typology framework of gated communities from the developer perspective typology illustrated in figure 8, development strategy planning is required to achieve positive outcomes from gated community developments. Incorporating a value-based business model is also a good typology notion. Combining the resource-based view, which helps developers consider different types of resources, and the transactional cost economics perspective, which uses transactional efficiencies while competing to create different types of GC typologies, can help developers deliver value. The approach's combination and interaction capabilities are presented in the framework created by (Abdelkafi & Makhotin, 2013), see Figure 9. Financial incentives appear in cost savings, increased products, and development values, while value-added capabilities facilitate economic incentives to all major stakeholders. As a result, it benefits all significant stakeholders. Moreover, this model concerns universal values that can be studied and incorporated in both regions in question for this thesis work.

## 5 Conclusions

The thesis aimed to understand and identify the typologies of gated communities and find the connection between the typology of gated communities and the market practices in the general theory and practical evidence by evaluating the market of GC in both regions of the GCC region and central Europe. Based on the qualitative content analysis of the subject, it can be concluded that considering the typology in the planning process opens the door to a broad understanding of many development factors. Furthermore, by analysing the market of the respected regions concerning the development of GCs, this thesis has shown how it is no longer an American real-estate concept. but it evolved in a customised manner depending on every region's needs varying from minimal adaptation like western Europe to massive inclusion of the phenomenon in east Europe and some GCC countries.

By analysing the different written typologies of scholars, the study concluded the factors that defined the basis of the studied typologies. The basis which all scholars share was (security reasons), which indicates the importance of security in scholars' research. At least one of nine factors is considered in all typologies in the study (size, function of enclosures, tenure, amenities and facilities, type of residence, security features, operational management, location, and policy context). The author suggested adding a tenth factor; (culture) which was an apparent factor in the study on the GCC region.

This study demonstrates that the target group of such a housing model is people with a high-income profile. However, it also begs the question of the ability to use typologies to diversify the target group between the middle-and high-class groups. The proposed typology-decision-making model for developers can help developers consider such residents and other nine factors with their risks and rewards while deciding on the typology. While the locality of the market restricts the results' generalisability, the comparative literature review offered new insights into the confirmation of the primary motivation to reside in GCs, which is by far safety and security. In addition to different motivations depending on local measures and personal preferences, like package contracts in the GCC region and modern architecture in east Europe.

Considering the research in the GCC region and Central Europe markets, the market of gated communities is flourishing and still growing. Public policies are in favour of GC developments. Internal customisations of local policies are not interrupted, and the financial objectives of the developers and the states overlap positively. The market share of GCs is increasing as the housing market increases in the EU. On the other side, despite the attempts for labour localisation, gated communities have been the effective solution for the need for cultural enclaves for the expatriate working force for tens of years. This information predicts future growth in the GC market.

This study concludes that developing GCs in the GCC region is directly connected to the foreign and local companies employing expatriates living in the respected countries of the corporation. Therefore, it is crucial for the developer to include sociocultural considerations and company employment policies into the typology consideration. On the other side, the development of GCs in eastern Europe is directly linked to the post-socialist style of living and privatisation movement as a reaction to the fall of the Soviet Union. Therefore, considering the social, architectural, and political transformation in society into typology planning is vital.

This research recommended an integrative and value-based business model to create a typology strategy for gated community developments. Value is projected by using a resource-based view of GC typologies in addition to a transactional cost economics perspective. The combination of both views creates value-added capabilities.

Further research is needed to determine the stage and time in which the typology of gated communities is addressed and integrated into the real estate development process. In order to decide on a typology that can help create marketing campaigns and draw a clear path to the development of the real estate, much information is needed to fulfil the suggested factors of this thesis. Real estate development processes can benefit from incorporating the typology methods and studies to improve the quality of the real estate development process.

## 6 Declaration of Authorship

I hereby declare that the attached Master's thesis was completed independently and without the prohibited assistance of third parties and that no sources or assistance were used other than those listed. All passages whose content or wording originates from another publication have been marked as such. Neither this thesis nor any variant of it has previously been submitted to an examining authority or published.

Berlin, 30.7.2021

---

Location, Date



---

Signature of the student

## 7 Appendix

### 7.1 Appendix A: Interview Transcripts

Below I added the transcripts of the interviews done with former residents in gated communities and a project manager who worked on the developer's side

*Interviewee 1:*

*Mark Murad (Project Manager)*

- Hello good evening, could you please introduce yourself and your professional background?

My name is Mark Murad an Architect from levant area, grew up in Montreal Canada, did my post graduate studies in Concordia university in project management, then 5 years in the PR field in two major construction companies, one of which is SNC Lavalin in Canada, and a construction company in the USA in projects like highways, jetties and also compounds. Then went to Dar Al-Handasa in Dubai to work in Jumeirah Park which hosts three thousand villas as a gated community. Afterwards changed the career into teaching in Jordan and Turkey.

- What in your opinion could distinguish a type of GC from another?
- 

Two factors, location (Region) which have the biggest impact on the topic. I believe that it works mostly for cities which have the northern America type of urban design such as Florida and GCC area. however, it doesn't seem to work for central European cities. The second factor is the scale which is directly connected to the scale of the investment. This investment has the greater Impact on the project type because the level of amenities and services will be adjusted accordingly.

- In the projects you worked on, what was the target group of those GC projects?

It was high income; this is how they get more clients by making big projects especially in countries like Turkey and the GCC where many macro projects are supported by the government.

- Does having a type of GC in mind in the planning phase (lifestyle, prestige, security) help in the decision making in the planning phase?

Before 30 years, when the modern GC idea started on the coasts of Florida, they were retirement lifestyle projects with golf courses. While if you go to the west coast of north America, you will find most of the GCs in California and Los Angeles for Hollywood stars and the main reason for them is privacy and security. These days as I have seen in some case studies in Cairo. Developers are attracting clients by creating themes. For example, you will find in New Cairo a gated community for fashion designers with fashion school and dedicated theme. The same concept is applied in GCs in Dubai as well. So, knowing which kind of GC is being built is crucial to every decision taken in the planning stage.

- How does the policy work for GCs? Usually, cities follow the municipality rules for streets, traffic, maintenance and polices. Is it the same in GCs?

It goes both ways, for example in the Jumeirah Park project in Dubai, we had to get the permission for internal walls inside the community. However, the rules inside like traffic signs and planning in addition to house renovation limitations and access permissions are applied by the owner/developer not by the city. They city is highly involved in the connection from the GC to the highway. Also remember that GCs are mostly distant from the city.

Do you have an opinion about the difference between GCs in central Europe and the GCC?

There is a huge difference, most residences in the GCC are foreigners who come for work. These highly paid foreigners know they are staying for a long time, that's a reason they consider GCs. Also, the fact that most of those GCs are far from the cities, their morning trip to work will be taken on the highway for half an hour to an hour. However, in Europe, people live closer to the downtown. The few gated communities target locals. For example, in Berlin you will find only one GC technically outside the city. Which makes it an alienly concept to the German city. Another example are the gated communities between Valencia and Barcelona on the coast. Those are summer-houses which is a totally different concept. Many of them are not even gated in the clear sense of gated communities. They call it gated and it has security. However, it has no wall. The eastern part of Europe has a different approach because of its history with the Soviet Union and how urban fabric changed after the fall of the Berlin wall. For social, security and political reasons GCs emerged there in a high density. Some GCs however are situated within downtowns of cities of GCC and even Turkey. Those have a different from the typical American GC style. So instead of detached and semi-detached houses, they build high rise buildings with dedicated amenities and landscapes. Those are also considered compound buildings rather than GCs.

- Usually, the supply follows the demand by fulfilling the needs of potential users, do you think an attempt to reverse that form of market dynamic by initializing a new supply that would create a new kind of demand would apply to gated communities?

Yes, actually that's what I mean when I mentioned making thematic GCs. But usually, it's the other way around. From the PM POV it's all about ROI. So, if there is an attempt to reverse it. They have to be sensitive about it. If you have so many compounds around you and all of them are empty, then you will end up with more empty buildings, because nobody would be attracted to those buildings. The developer must be sensitive about choosing the type of GC they are building to actually be sold or rented. As I said location, scale and all factors that describe and define that development. To tell

you the truth, RE development companies in GCC and turkey are not so many. You can see that the same company in building here and there and there inside that country. Because they have to be sensitive about their type of projects. And in case something happens they can still sell it again as their land. Somehow those few major companies are related to the government, so the government would give them the land for free. Then they develop it, build it. Then if it didn't work, they get their land back.

- If you are to live again in a GCC country, would you live in a compound?

No, definitely not, because I don't see it alive. I have been inside. You go inside usually you have to be invited by someone who lives there, even if there is a shopping centre there. They are not alive. It's not a matter of right and wrong it's just my personal preference. my brother could have it in his mind as a goal to live in a compound but not for me. I prefer social atmosphere and lean towards to the western European style. I would appreciate people around. Someone singing music on the near street. These street artists aren't even allowed to enter those areas unless It's planned by the developer maybe in the shopping centre in a specific point. That's not going to happen on daily basis. However, in Rome, Madrid or Stuttgart if you have a walk in such European style, you just need to have a casual walk to see the actual city community life.

- Would it be hard to live in a GC but spend time in the city?

If I am rich, I would have both, an apartment downtown for weekdays and a house in a compound for weekends.

- Thank you for your time Mr. Marc

-

My pleasure

---



*Interviewee 2:*

*Hussain Al-Abweh ( former resident in Aramco Compounds / Saudi Arabia)*

- Could you please tell me a brief introduction about yourself, education and living conditions just before moving to Aramco company and its gated community?

My name is Hussain Al-Abweh, I am general practice physician. I was living in Jordan, and I was working at Jordan university hospital before moving to Aramco. I joined Aramco first as locum. Okay, for three months. And then they offered me a regular job. The first three months were in at alhessa Health Centre. Aramco, of course, then I became what they call it regular or permanent employee, regular employee means, you are there until further notice. regular means for good, permanent is the same, I lived in the compound that belongs to Aramco

- are there different types of compounds?

Yes. There are two types of compounds in Aramco bachelor camps and family camps. The family camp is for usually for senior staff. Okay. And the senior staff usually is grade eleven or above. Okay, but living in the family camp depends on your nationality. This is the problem. For Arabs, you have to be 15 Plus, to live in the family Camp.

- So, what is the grade system?

The grid system starts from one upwards. The higher the better. The highest is maybe 24, I don't know. Okay, maybe 24 or 25? I don't know. were 16. Okay. physicians were usually 16 if he becomes a chief, might become 18, or not more than 19. But engineers might reach, higher levels, because it's a production company. Okay. Cool. It's an oil production.

- So, are there two types of compounds? the family compound, and the bachelor compound?

If you are not entitled to live in the family club, you will be assigned to the Bachelor.

- Was it an option to live in the compound? Or was it part of the package?
- 

It's part of the package. And you pay for it by the way, it's not included. But you have the option to live outside the camp if you wish. you can ask. But usually, people don't do that. But some Arabs did that in Dhahran. And they lived in Khobar, another city. Khobar is very close; it is around 15 kilometres away. So, some people for cultural and school reasons. Okay. Because you know, the, if you live in the camp, most of the time, it means that your children will go to the American school which is in the camp. Some people prefer to send their kids to a private school outside, but very, very unusual in this. Usually, people stay in the camp and send the kids to school outside if they want. There's an option. Ah, but most people will stay in the camp because it's probably the reasons are cultural reasons, Yes. Usually and they will then give you, you know, an allowance to rent a house outside. But living inside the camp, they help you, so yes, we pay, but it's subsidised. For example, my last house was a detached house of Villa type, big house. with full maintenance package with AC and water. And the ground line, ground phone line also included. That's around. It was around 2,000 SR per month. if it were not subsidised, it would have costed me maybe 6000 Because you know this includes maintenance 24 hours free, okay.

- Is it in the same location as you work?

Not always, not always. This is the bad thing you have to commute sometimes. For me when I joined Aramco, for the first time I was assigned to alhasa health center. They call it and hasa to for simplicity, you know, and has enjoyed them through but there is for simplicity, but it's al Ehsaa.

- How far was it from your house?

Around the 60 kilometres. But you we go with buses, like school buses, or they come and take us? Yeah. The bus will make a circle. It was a circle around the camp. And you were to go to the nearest bus station near your house. Go with the bus or come back with the bus. If you missed the bus you have to drive 60 kilometres. Well, it usually happened with me once per year to miss the bus. You know, overslept or something. Usually, I go with the bus. I don't like driving.

- Can you explain how the architecture inside?

The compound contains everything you need. It's gated Of course. Mainly there are two security gates. One which allows the employees who work in the administration inside the family camp to go and one for the real family camp crossing the second gate. If you are working, people working in the admin building. They will go there but if not, if you are not entitled to go to the family camp, you cannot go to the second gate. Usually they give you know, a car card or something. sticker. You attach it to your car windshield. they just go look at the sticker. And if you have some guests he will call you on the phone, you tell them yes, he is my guest they give them a visitor badge. Okay. And let him go. When he leaves the camp, he has to submit it and give it back. They also have the right to check the trunk of every car.

- Do you consider it safe?

Yes, yes, it is safe and private. Some unusual incidents could happen like robbery but it's unusual. Okay, usually doesn't happen. Yeah, it's very safe.

- What about the houses, what kind of housing is available?

houses depend also on how many years of service you do. There are attached Villas, usually two or three or sometimes four. But each one will have you know, front and

backyard. Usually there are two floors. And most of the time each apartment or house is having everything you need.

- What about the amenities and services?

It would have of course, commissary, which is a supermarket they call it commissary. This is a military term for American military terms. There is a small mall where the community commissary is there. a barber and salon for women, barber shop for males and you know, also for females. laundry services. Post Office, bank. And most of the services you need are inside and there is a circuit bus. So, if you don't like to drive for some reason if you don't want to own a car, circuit bus that goes around the camp will take you. Most people who are new use the circuit bus. Free of course, it takes you everywhere inside the camp. I forget to mention that each Aramco camp has a dining hall, cafeteria, mosque for Muslims and an assigned building (usually a vacant house) for use by Christians to pray. The dining hall and cafeteria prices are subsidised, and they serve different varieties from different cultures. Dhahran, Ras Tannurrah and Abqaiq camps have their own beaches. Each family camp resident has the right to enter other camps without invitation.

- How big is the compound?

The Dhahran camp is very big. Almost a city. But the other 3 camps, Rasa Tanura, Udhailiyah and Abqaiq are smaller than Dhahran camp. it is the biggest as you can imagine a large city, big city, not like Amman of course, but to say it's not a real camp. there are streets where you can drive 60-70 kilometres per. And traffic lights are in Dhahran. Other camps the maximum speed limit is 40. And there's no traffic lights, of course. Residents in Abqaiq, not more than 2000 3000 people. However, in Dhahran, I don't think less than 20,000 to 30,000. I forgot to mention that the swimming pools in the camp. Okay. Golf Course. stables. Recreation Centre. Youth Centre for kids library. Okay, movie theatre. landscapes, Parks everywhere.

- You need to go outside for anything?

Not really. Not really, unless you are an Arab like us, why? Local commissary usually doesn't bring the meat you like. The Butcher is not like the local one, there's a butcher in the commissary. Usually, the main concern is that American and Western people. The meat is not the best, we get advantage of the camp because of the presence of the Western people not because it's not meant for us. So, I go. I usually go to Abqaiq or Khobar, 80 kilometres away. I take an icebox and go

- You told me they are detached and attached villas, what about apartments?

Yes. Apartments. Apartments usually are for the female. The females and the nurses, for example. people working with the personnel. They usually live in the family camp for their safety, that they don't take usually separate houses. apartment building. a studio apartment or a bit bigger depends on the grid and the salary. So much depends on the grade.

- How would you describe the relationship between workers at Aramco and the local Saudi community?

There is no real mix between the compound and the local community unless you go outside to buy something. sometimes they make events during Islamic holidays. Ramadan. Aramco administration sometimes do, but it's meant for Saudi Aramco employees, not Saudis. because They are usually worried that if they allow everyone it will be out of order. Okay? Even if you know, even Saudis who are not entitled to live when they are invited during these days, usually things happen, and sometimes embarrassing situations happen. If you allow everyone, the culture will not mix, they will not accept, you know, they might see girls with shorts, different dress codes, they have completely different cultures. They might go inside the swimming pools; swimming pools are mixed. Which is not something typical in Saudi Arabia. Only few years back, they assigned one pool Abqaiq for ladies, because of you know, one American lady was

Egyptian, but with an American passport. she insisted she told them we are Muslims need to swim freely. And they agreed, essentially, because even the Americans, some, they prefer to have an all-ladies pool.

- Does family status play a role in living in the compounds of Aramco?

Bachelor camp means only males. females live in the family camp. for their safety. But high rank male employees could live in the family camp. I've seen some live in the Bachelor camp. It seems their grade level is not high enough. Family status means of course, married and with one wife.

- What do you call them these gated communities?

We call them camps. although it's not a camp. Dhahran is not even a compound. Dhahran is a city. You enter. See the headquarters of Aramco is building are huge, huge building. I remember the medical recipients at one point, I think they are more now, the medical recipients. One meeting, they told quarter million medical files. because with the families, of course.

- For the people living in the four camps ?

No, not necessarily. Because Saudis are insured, you know, the medical recipient, they might be living outside the camp. Around. usually, they like to live around the camp. To reach the facilities. Especially the health centre, this is why there are two gates. And if you are an employee you may go to the clinic, then they cross the first gate. reaching the health centre does not mean that you can enter the family camp. Usually, they put the clinic on the borders, just between the first and second gate.

- How would you compare living in Aramco camp, to other generic compounds in Saudi Arabia? Have you been to other compounds?

I visited one compound one time, but now I think because during my time, there was no not many compounds in Khobar. I visited one, one time. there is no comparison. Okay, let's see. They have gates. But Aramco, security is real security. And there's Department called the security department. Some guy. They have to be checked by the Minister of Interior. And they even receive salaries from Aramco and the Ministry of Interior. Okay, and they have to be approved, it's much safer.

- What about privacy?

Ladies in Aramco compound since ages they drive, inside the gate. My daughters drove inside, without the need to get a license. I taught them driving inside Aramco. sometimes I tell them go and get me some stuff. They enjoy driving. every lady can drive there, even if she doesn't have a driving license. there's no driving license. It is assumed that she should be having a driving licence from her own country, but nobody will ask her for it.

- who's the policymaker? Eventually, if you're driving on the Saudi streets, the policeman will stop you and ask for your papers. What if an accident happens inside ?

the security will come and if you if you are too young Then you will dad will be in trouble. If you are 15-16 It's okay. If you can't drive, they treat the incident as any incident. Not everybody used to have insurance. This is a problem. I used to insure although it was not compulsory

- What about security? Who would you call if someone is stealing from your house?

Security, Usually the number 110. That's different from local numbers. it's just for Aramco. Okay, if you call 110 or 110, all related parties, the fire department will pick up the phone, security. Ambulance, all of them will be listening. And the one who is, responsible, he will respond to you. I hear the line in the emergency room because I used to work in the emergency room. There's a red line, it will ring. Everyone in charge, for example, the charged nurse usually will answer and listen.

- Can you own a house inside? What if you want to change something inside?

No, it's all rental. And You have to take permission for changes. It's not easy. No, it's not easy to take permission, you have to apply to make a request an official request to the housing department. they will usually it's very difficult. And if they agree, and later they like what you made? They'll tell you keep it, but you cannot ask for any compensation. Well, it's not easy. It's hard. It's very hard, very, very hard.

- the housing department, what other departments are there?

The housing department, Fire Department, medical, and the admin building. administration buildings for everything, for me, for example, if I want to renew, renew my residency, you know, you don't do anything, just bring your papers and they will do it for you. Of course, it's easier for us. It's good. Even taking pictures for the family. They will assign you, this photographer, he/she will come every week to the camp. Taking pictures for you, for females is very difficult outside the camp. The good thing they even pay for the fees for passport renewal. you know family of five or six. Especially if you are outside your country would cost a lot to renew passports

- What services are provided?

With the house, the package includes the electricity bill you don't pay anything is just you know use the water, ground line, and maintenance. Maintenance is 24 hours



available. all the houses are with central AC Of course not split units. Usually in some houses you see the unit outside the house in the backyard. And some are connected to a big AC plant. Usually, they do it as big plant to the neighbourhood.

- Why did you leave eventually leave?

It was very hard decision, family reasons. mainly family because you know, first thing was my eldest daughter. She graduated from high school. And I was planning. So, I said, she will start her life here. It's difficult for her. And I was worried. I want to be with them when they go to the universities. I was worried that you know, leaving Aramco camp is not easy. later when they came to Jordan, they were not able to cross the streets. And if you ask them, when they usually go to cross the street here, they were very scared. Because it used to be very safe. Back in Aramco camp, for example, when they stand on the crossing line, the district line, all the cars will stop properly from a distance, that is not the case in the city. It is very unusual to hear about any pedestrian accidents. The second reason was my age I was 51. I said if I stay until 60 then move to Jordan to work it will be hard to make connections and start a career. So, I made some plan but honestly my plans were not successful. But thank God I was financially stable. I do not regret leaving.

- Do you recommend living in a community like Aramco camps? And how satisfied were you from 1-10?

Yes indeed. However, I hoped for more local cultures in schools. They were all American materials. Arabic language was an optional second language. We were lucky with a good Arabic teacher to help my kids know our language. The way some other kids spoke was very funny. For example, adding (ing) to some Arabic words when they try to speak Arabic. Although their parents were Arabs. A child of our friend answered the question where are you from? By saying Aramcan. it is like a dream city away from real life cities and local culture. It's almost a 10. Even US citizens living there call it heaven.

- Thank you for your time

With pleasure

---

*Interviewee 3:*

*Jamal Soboh (former resident in a compound in Riyadh City)*

- Hello, Mr. Jamal, could you please just give me a small brief about your name and your occupation?

My name is Jamal Soboh. I am of a Palestinian origin. I hold the Jordanian and Australian nationality. I have lived in five continents. And finally, I am residing in the United States. I worked in different professions; I started my life in sales in Saudi Arabia. And then I moved to Australia, where I started developing my career. And I specialised in quality management. So, I found myself interested in quality management, for the master's degree in quality management. And I've been working, I worked in a consultancy and quality management for almost 10 years. So, 14 years, I was a management consultant, I was a strategist. I was a planner. And then I felt that I need to have my own business. I started my own business, in the software and in the technology industry. And ever since I, I did not hold any position, I am my own boss.

- What was the first time you ever lived in a compound?

The first time was when I was in, in the States, I was on a long visit to the states in 1994 and I lived there for a while. And the first time I lived in a gated compound was in Saudi Arabia in 2013 to 2017

- Was it a choice of yours? Or was it a part of a package?

To be honest, I was looking for a community because in Saudi Arabia, when you live in a building, you don't know your neighbour, you don't mix with people. So, I needed to provide a good social community for my kids and my family. This is why I was looking for a community, regardless of whether it is gated or not. So, the motive was to provide a good social life for the family. I was not employed in a company that offered me such residence. that's actually a hard choice because it's expensive to live in such communities. So, it was a hard choice, but I have selected this choice over the money aspects. I wanted the kids to play to get to know other kids, the wife, she wants people to talk to and mix with. we lived in a community where most of those residents were from either Jordan, Syria or Lebanon. The, the culture was very similar.

- What about the architecture? Did it have any effect on your choice?

To be honest, it's it was not my first choice, but the design of the apart because it was a part of me because the community was made of buildings and apartments, so I was concerned about the apartment that is spacious. And you know, it has a good view. Okay. But it was not really my main or the first choice to select such place.

- You're talking about quality, right?

Yes, yes. Quality of residence, the type of flooring the finishing the good environment. Okay. The Nice layout.

- This is inside the building. What about between the buildings? Did you have services amenities?

We had like a swimming pool, we had sport centre or gym. And we had playground for the kids. At the beginning, it was not nicely set, but the residents because they wanted this to, to be in such a good place or good layout. They worked and they forced the company to make good facilities for the residents. we push hard to get good facilities

for the kids and the woman to sit and enjoy their time while they are outside. Sitting in between the buildings.

- Were they all rented? Or some people bought their houses?

No, no, they were all rented, a company bought this from a Saudi company called Saudi Oger, it's a Lebanese Saudi company, they built this compound for their employees. And when the economy declined, they gave up their residence because they did not want to provide benefits and residents to their employees. They sold the compound to investors.

So, this investment company, they bought it and they rented it individually.

- Do you know this investment companies Saudi or not?

It is 100% Saudi company

- For you was privacy or safety or concern?

I guess it was important because most of the men they leave the compound, and the women stay in the houses. So, it was important for us that kids don't leave the compound and women they don't associate with others or people who do not consider their privacy, especially that they have to take off the hijab. And they don't want others to come in without notice or without knowing.

- Well, this is an internal concern. Yes, I was implying that some people live in a compound because of their concerns about the local culture of the Saudi people.

No, not really, because we had a couple of families, a couple of Saudi families living in the compound. They were so nice. And we mixed with them, and they were very nice

neighbours. So, I know many people they want to isolate themselves from the locals, but this was not the case with us. Okay, it was for me. 60% or 70% of my friends were Saudis.

- Does it have anything to do with the freedoms that are available?

That was not our concern to have freedom outside the Saudi culture. Because most of those, those residents really were conservatives. And let's say 80% of women, were wearing hijab.

- So how would you describe the relationship between your family and the neighbours inside the compound?

It was so close to the extent that now after five years of leaving the compound We still have relations with the neighbours. Yes, it was so close that even we share food, we celebrate occasions together. We have regular visits if not every day, every other day. Okay, we sit downstairs with the you know, the men and the women. They said they chat, they have a gala, or so it was it was nice. It was a nice environment that compensated you from going out to a coffee shop or a restaurant.

- In your opinion, how did this happen? Why are the people inside are so coherent and somehow in on the same frequency?

Because it depends on the mentality of the people if you have an open minded and not prejudice. what happened is that I was the first one to rent in that compound, and I started attracting people who share similar values as us. Okay. And telling people that we know, so most of the people who came really shared similar values. So it wasn't that the company was choosing people, we did not work in one company, we had like 60 residents, each one of us was working in different companies.

- Was it an issue to live without the family?

Well, in Saudi Arabia, it is an issue to be bachelor because there is limited residence for bachelors, you cannot go and rent an apartment or a house in a building that has married or married a village that has families. Okay, I suffered this when I went to Saudi Arabia in the late 80s. It was really hard to find good residence because it's like you are abandoned, nobody would like to mix with you, you are a threat to them. Honestly, this actually declined a little bit, but it's still in the mentalities of the Saudis. If you are a bachelor, that means you don't mix with families, you don't live among families. So, the first thing they do when you go and rent a house or apartment, they asked you are you married or not? Imagine! Which I think is discrimination. I mean, I could be a bachelor, but much better than any married couple or married man living there.

- Your compound was fully taken by families?

I guess it is basically by family because it has spacious apartments and you know, because this is the culture so the bachelors would just stay distant from such. So, it became like impedance in people's mind that bachelors live by themselves, and married families live together.

- What do you call this development?

Actually, we used to call it a compound, because a compound means that you have buildings, you have facilities that everybody shares. So yes, we used to call it a compound.

- Were there any policies inside that like things that you are allowed to do things that you're not?
- 

Yes, the company had some policies and we developed as residents the policies as we come. We develop such policies to keep harmony and maintain good relations with

each other, especially, you know, when you have your kids mixing with others, you don't want the relationship to heat up and escalate. So, you would regulate the playing time, things that they play with noise, their voices, and so on. So, we had some regulations with regards even to moving trash out. moving, bringing things and so we developed this amongst us, and the company had its some policies.

- If you have some issue with let's say, you think someone is stealing something from your house, who do you call?

Well, we had representatives from the community, we ourselves, we elected members to represent the community, in front of the owners, or the owning company, which is the investment company. So, we actually inform the residents that one of the policies was not to open the doors to without knowing who is knocking at the door, you have to know who is knocking at the door.

- Did you have a security department?

No, we did not.

- How many buildings did the compound have?

We had five buildings each building had 10 to 12 units.

- You have been to other compounds before for visiting friends? Did you find differences?

Well, yes, most of the communities in Riyadh, when I was living, it was rented or owned by foreign companies or international companies. And these compounds, had too much freedom that I was a bit scared to rent. Too much freedom. For me as a conservative person, I wouldn't live there with my kids. You know, I had teenager kids. And

it's a concern because you want to keep them in a good healthy environment. You don't want to expose them to Western environment while you're in Saudi Arabia, because many of these compounds, inside you live as if you're living in the States or in Europe, yeah, there are no rules that governs behaviour. You know, it's some sometimes it's ruthless. And so, the state doesn't have anything to do with it. Yeah., we hear too many problems rising from there, but they keep it silent.

- You said before that the prices were high. which percentage is it higher than normal apartments?

Was higher than other apartments by 30 To 40%. And this can go even higher of course. I had a cousin, he is a contractor, and he works, he builds houses and schools and so on. And he is well off, you know, he has money and used to come and visit me. He says, I cannot imagine that I am going to spend such money on renting a place like this, although I love it, I enjoy coming here. But you are, I wouldn't call it extravagant. But you have the courage to spend in such place. He says, I wish I can be like you. I mean, comparing my wealth with his wealth. He, you know, he owns a big company and talks in millions. And I talk in thousands.

He says I'm here only two, three years, and he lived 45 years live. I told him if I live in a country for one year, I need to enjoy my time. It's not all about the money. I would spend 80% of my income on housing, good housing, than spending 20% on lousy house. So, he says, I wish I can take the money, obviously, he can buy a compound, but it's the culture and thinking. it's something that is related to business culture mentality.

- Why would anyone leave a compound to a normal apartment outside?

Maybe. I mean, it could be financial concerns, because there was downsising in Saudi Arabia lately. And many of them they send their families back home to live by themselves. So, it could be money constraints or money issues. But anybody lives in a compound, I doubt it if he would go and live in a normal house.



- That's my last question. What was your satisfaction level from one to 10? for living in a compound?

Well, it's eight, I would say, because I we had some problems with the company that owns the compound because they wanted to commercialise some of the facilities, the problem that it was owned by a commercial company. They wanted to commercialise the Sports Centre and the swimming pool, to limit the usage of the facility and allow the public to use it. this contradicts the reason of us living there. So, we started having problems with The owners, and we put many complaints and we had so many problems. I mean, a couple of months before I left, we had problems when it comes to regulating the facilities because they became so greedy, that they wanted to open the facility to others. if you are living in a compound that is owned by an investment or a commercial company, then it would not be as good as if it is owned by one company that cares for the welfare of its own employees.

- Thank you for your time

With pleasure

---

## 8 References

Mark Saunders, P. L. A. T., 2009. *Research methods for business students*. 5 ed. Harlow: Pearson Education Limited.

Roitman, S., 2009. Gated communities: definitions, causes and consequences. *ICE, Urban Design and Planning(DP1)*, p. 31–38.

Rochovska, A. & Miláčková, M., 2012. Gated Communities: A New Form of Residential Areas in a Post-Socialist City. Volume 6, pp. 165-175.

Quintal, D. & Thompson, S., 2007. *Gated Communities: The search for security*, South Wales: The Faculty of the Built Environment, The University of New South Wales.

Blakely, E. J. & Snyder, M. G., 1997. *Fortress America, Gated Communities in the United States*. 1 ed. Washington D.C.: The Brookings institution and Lincoln institute of land policy.

Sandercock, L., 2003. *Cosmopolis II: Mongrel cities of the 21st Century*. London: Continuum.

Jacobs, S., 2017. *How an oil company created an American suburb in Saudi Arabia*. [Online]

Available at: <https://www.businessinsider.com/american-suburb-in-saudi-arabia-photos-2017-7?r=DE&IR=T>

[Accessed 15 Non 2020].

Saleh, A., 2002. The transformation of residential neighborhood: The emergence of new urabanism in Saudi Arabian culture.. *Building and Environment*, Volume 37, pp. 515-529.

El-Ekhteyar, E.-S. & Furlan, R., 2016. Sense of Community in Gated Communities in Doha: The Case of Al-Ein Compound in Ein Khaled Neighborhood. *American Journal of Sociological Research* , 6(5), pp. 126-134.

The Editors of Encyclopaedia Britannica, 2020. *Gulf Cooperation Council*. [Online]

Available at: <https://www.britannica.com/topic/Gulf-Cooperation-Council>

[Accessed 05 Jan 2021].

Encyclopædia Britannica, 2019. *Encyclopædia Britannica*. [Online] Available at: <https://www.britannica.com/topic/Gulf-Cooperation-Council#/media/1/249154/238463>

[Accessed 08 Jan 2021].

Pehe, J., 2002. *Central European Identity in Politics*. [Online] Available at: <http://www.pehe.cz/prednasky/2002/central-european-identity-in-politics>

[Accessed 08 Jan 2021].

Meuleman, R., Lubbers, M. & Kraaykamp, G., 2016. Attitudes towards migration in a European perspective. Trends and differences. In: J. Boelhouwer, G. Kraaykamp & I. Stoop, eds. *Trust, life satisfaction and opinions on immigration in 15 European countries*. s.l.:Den Haag: Sociaal en Cultureel Planbureau.

Johnsson, P., 2012. GATED COMMUNITIES POLAND HOLDS THE EUROPEAN RECORD IN HOUSING FOR THE DISTRUSTFUL. *Baltic Worlds Baltic Worlds*, 3-4(<http://balticworlds.com/poland-holds-the-european-record-in-housing-for-the-distrustful/>), pp. 26-32.

Polanska, D. v., 2010. The emergence of gated communities in post-communist urban context: And the reasons for their increasing popularity. *Journal of Housing and the Built Environment*, 10.1007(s10901-010-9189-2).

Bhatia, p., 2019. GATED COMMUNITIES AROUND THE WORLD: VALIDATING THEIR EXISTENCE THROUGH PAST AND PRESENT CONTEXT. *Revisiting Patrick Geddes 2019*, Volume n..

Zaireen Ainur, Z., Hussin, K. & Norhidayah, M., 2015. The Typology of Gated Communities From Housing Developers' Perspective. *American Scientific Publishers*, 21(1247-1250), pp. 1,2,3.

Kovacs, Z. & Hegedűs, G., 2014. Gated communities as new forms of segregation in post-socialist Budapest. *Cities*, Volume 36, p. 200–209.

Hamama, B. & Liu, J., 2020. What is beyond the edges? Gated communities and their role in China's desire for harmonious cities. *City, Territory and Architecture* 7, 13(<https://doi.org/10.1186/s40410-020-00122-x>).

Jakobsen, P. & Larsen, H., 2019. An alternative for whom? The evolution and socio-economy of Danish cohousing. *Urban Research & Practice*, 12(<https://doi.org/10.1080/17535069.2018.1465582>), pp. 414-430.

Ruiu, M., 2014. Differences between Cohousing and Gated Communities. A Literature Review.. *Sociological Inquiry.*, 84(10).

Chiodelli, F., 2015. What is really different between cohousing and gated communities?. *European Planning Studies*, 23(12), pp. 2566-2581.

Katz, L., 2020. *Should You Buy in a Gated Community?*. [Online] Available at: <https://www.fool.com/millionacres/real-estate-investing/articles/should-you-buy-gated-community/#>  
[Accessed 24 Jan 2021].

Thorsby, D., 2019. *Your Guide to the Housing Market*. [Online] Available at: <https://realestate.usnews.com/real-estate/articles/your-guide-to-the-housing-market>  
[Accessed 24 Jan 2021].

LaCour-Little, M. & Malpezzi, S., 2001. *Gated Communities and Property Values*. Washington, D.C. and Gävle, Sweden, American Real Estate and Urban Economics Association.

Bailey, J., 2018. *Pros and cons of investing in gated community homes*. [Online] Available at: <https://www.banklesstimes.com/2018/05/08/pros-and-cons-of-investing-in-gated-community-homes/>  
[Accessed 26 Jan 2021].

Dinzey-Flores, Z. Z., 2013. *gated communities for the rich and the poor*. [Online] Available at: <https://contexts.org/articles/gated-communities-for-the-rich-and-the-poor/>  
[Accessed 26 Jan 2021].

Newman, O., 1996. *Creating Defensible Space*. New Jersey: Center for Urban Policy Research.

Boston, N., 2019. *The Pros and Cons of Living in a Gated Community*. [Online] Available at: <https://www.phrealtygroup.com/blog/2019/6/6/the-pros-and-cons-of-living-in-a-gated-community>  
[Accessed 27 Jan 2021].

Drewett, R., 1973. The Developers: Decision Processes. *The Containment of Urban England*, Volume 2.

Zainudin, A. et al., 2015. The Typology of Gated Communities from Housing Developers' Perspective. *Advanced Science Letters*, Volume 21, pp. 1247-1250.

Kenna, T. & Dunn, K., 2009. The Virtuous Discourses of Private Communities. *Geography Compass*, Volume 3, pp. 797 - 816.

Grant, J. L. & Mittelsteadt, L., 2004. Types of Gated Communities. *Environment and Planning B Planning and Design*, Volume 31, pp. 913-930..

Luymes, D., 1997. The Fortification of Suburbia: Investigating the Rise of Enclave Communities.. *Landscape and Urban Planning*, Volume 39, pp. 187-203.

Rafie Manzelat, R., 2016. Gated Communities and Sense of Community: A Review on the Social Features of Gated Communities. *International Journal of Civil, Environmental, Structural, Construction and Architectural Engineering*, Volume 10, pp. 671 - 676.

Burke, M., 2001. *THE PEDESTRIAN BEHAVIOUR OF RESIDENTS IN GATED COMMUNITIES*. PERTH, WESTERN AUSTRALIA. DEPARTMENT OF TRANSPORT.

Whitting, G. & Barrett, S., 1983. *Local authorities and land supply : final report of research on the role of local authorities in the supply of development land to the private sector*. Bristol: Clifton, Bristol : University of Bristol.

Rafie Manzelat, R., 2016. Gated Communities and Sense of Community: A Review on the Social Features of Gated Communities. *International Journal of Civil, Environmental, Structural, Construction and Architectural Engineering*, Volume 10, pp. 671 - 676.

Baycan-Levent, T. & Ahu Gülümser, A., 2007. Gated Communities in Istanbul: The New Walls of the City. *KTHC - Knowledge, Technology, Human Capital - Department of Urban and Regional Planning Istanbul Technical University*, Volume 51.2007.

McGoey, C., 2018. *Gated Community Access Control Issues as a Security Amenity*. [Online]

Available at: <https://crimedocter.com/gated-community/>

[Accessed 09 Feb 2021].

Górczyńska, M., 2012. Specificity of gated neighbourhoods in the Bielany district (Warsaw). *articulo - Journal of Urban Research*, Issue <https://journals.openedition.org/articulo/2022#>.

Blandy, S., 2006. Gated communities in England: Historical perspectives and current developments.. *GeoJournal*, Volume 66, pp. 15-26.

Bulloch, B. & Sullivan, J., 2009. *Application of the Design Structure Matrix (DSM) to the Real Estate Development Process*, Massachusetts: Massachusetts Institute of Technology.

Salem, M. et al., 2009. *Exploring the attractiveness of GCC real estate markets to global real estate investors.*, Liverpool: Liverpool John Moores University.

Alshehabi, O., 2018. *Migration, Urban Commodification and the "Right to the City" in the GCC*, Manama: Gulf University for Science and Technology.

Alshawish, A., 2016. *GATED COMMUNITIES AND NEIGHBORHOOD LIVABILITY IN DOHA*, DOHA: QATAR UNIVERSITY.

Mahgoub, Y. & Khalfani, F., 2012. Sustainability of Gated Communities in Developing Countries. *Developing Country Studies*, Volume 2, pp. 53-63.

Lockerbie, J., 2015. *The old buildings of Qatar*. [Online] Available at: <http://catnaps.org/islamic/islaqatold.html> [Accessed 28 Feb 2021].

Barth, h. k. & Schliephake, k., 1998. *Saudi Arabien*. Gotha ; Stuttgart: Klett-Perthes.

Glasze, G. & Alkhayyal, A., 2002. Gated housing estates in the Arab world: case studies in Lebanon and Riyadh, Saudi Arabia. *Environment and Planning B: Planning and Design*, Volume 29, pp. 321- 336.

Talib, K., 1984. *Shelter in Saudi Arabia*. London: Academy Editions ; New York : St. Martin's Press.

Glasze, G., 2006. Segregation and seclusion: The case of compounds for western expatriates in Saudi Arabia. *GeoJournal*, Volume 66, pp. 83-88.

Wirth, e., 1992. The concept of the islamic city – privacy in the islamic east versus public life in western culture. *Applied Geography and Development*, Volume 40, pp. 22-38.

Fadan, Y., 2012. *The development of contemporary housing in Saudi Arabia (1950-1983)/a study in cross-cultural influence under conditions of rapid change/unpublished PhD thesis*, Cambridge: Department of Architecture, Massachusetts Institute of Technology.

AMEinfo, 2008. *Value of major Gulf projects exceeds \$2 trillion for first time*. [Online] Available at: <http://ezine.meed.com/MEED-160710-Top-100-Projects-Supplement/> [Accessed 2nd Mar 2021].

Ellaboudy, S., 2010. 'The Global Financial Crisis: Economic Impact on GCC Countries and Implications. *International Research Journal of Finance and Economics*, Volume 41.

Berthier, E., 2021. *PROPERTY INVESTMENT FOR EXPATS IN SAUDI ARABIA*. [Online] Available at: <https://www.expatriation.com/country/saudi-arabia/financial/property-investment-for-expats-in-saudi-arabia.html> [Accessed 3 Mar 2021].

Andresen, 2009. Crime in Lithuania: The impact of accession to the European Union. *European Journal of Criminology*, p. 338.

Gadecki, 2012. "Gating Warsaw: Enclosed housing estates and the aesthetics of luxury." *Chasing Warsaw. Socio-material dynamics of urban change. Socio-Material Dynamics of Urban Change*, pp. 109-132.

Polanska, 2010. The emergence of gated communities in post-communist urban context: and the reasons for their increasing popularity. *Journal of Housing and the Built Environment*, pp. 295-312.

Ayad, S. a., 2018. Why people choose gated communities: A case study of Alexandria metropolitan area.. *Alexandria engineering journal*, Issue Salah, N.M. and Ayad, H.M., 2018. Why people choose gated communities: A case study of Alexandria metropolitan area. *Alexandria engineering journal*, 57(4), pp.2743-2753, pp. 2743-2753.

Wagner, 2015. Gated communities. Case study of Wrocław, Poland. Conference: 29th Annual AESOP 2015 Congress.. p. 1059.

Salama, A., 2017. Migrant Knowledge Workers' Perceptions of Housing Conditions in Gulf Cities. *Journal of International Migration and Integration volume*, Volume 19, pp. 15-33.

Al-Wasat, 2010. *Constituting 2.5% of the voting bloc: 8150 Gulf nationals and foreigners vote in the Municipal elections (Arabic)*. [Online] Available at: <http://www.alwasatnews.com/2950/news/read/482102/1.html> [Accessed 8 Mar 2021].

Bahrain Census, 2010. *Bahrain Census*. [Online] Available at: <https://www.data.gov.bh/en/ResourceCenter> [Accessed 8 Mar 2021].

Futurebrand, 2006. *Futurebrand 2006 page 12*. [Online] Available at: [http://www.ontit.it/opencms/export/sites/default/ont/it/documenti/files/ONT\\_2009-06-23\\_02036.pdf](http://www.ontit.it/opencms/export/sites/default/ont/it/documenti/files/ONT_2009-06-23_02036.pdf) [Accessed 8 Mar 2021].

Dubai Land Department, 2012. *Foreign investors pump AED 22 billion in Dubai real estate during H1 2012' Dubai Land Department*. [Online] Available at: <http://www.dubailand.gov.ae/EngNewsDetail.aspx?newsId=135> [Accessed 8 Mar 2021].

QNDF, 2014. *QATAR NATIONAL DEVELOPMENT FRAMEWORK*. [Online] Available at: <http://www.mme.gov.qa/QatarMasterPlan/English/QNDF.aspx?panel=qndf> [Accessed 12 Mar 2021].

Landman, K., 2002. *Gated communities in South Africa: Building bridges or barriers*. Mainz, Germany, International Conference on Private Urban Governance.

PWC, 2020. *Emerging Trends in Real Estate® Climate of change*. [Online] Available at: <https://1bl5hbukq5a2dpgyuo8uvz44-wpengine.netdna-ssl.com/wp-content/uploads/ULI-Documents/ULI-PwC-Emerging-Trends-in-Real-Estate-Europe-2020-FINALv2.pdf> [Accessed 15 Mar 2021].

Tranio, 2020. *European limitations on foreign property purchases*. [Online] Available at: <https://tranio.com/articles/european-limitations-on-foreign-property-purchases/> [Accessed 05 April 2021].



Brzeziński, K., 2010. Łódzkie gated communities w perspektywie socjologicznej. *Kryczka P. and Bielecka-Prus, J. eds: Przemiany miast polskich po*, Volume WSPA, pp. 174-181.

NGUYEN, J., 2019. *4 Key Factors That Drive the Real Estate Market*. [Online] Available at: <https://www.investopedia.com/articles/mortgages-real-estate/11/factors-affecting-real-estate-market.asp> [Accessed 17 May 2021].

GOIX, R. L., 2004. *Are gated communities an innovation in suburban growth context?*. PARIS, <http://www.parisgeo.cnrs.fr/Maître de Conférences>, Université Paris.

Behrendt, D., 2016. *Wohnen in der geschlossenen Gesellschaft*. [Online] Available at: <https://www.haz.de/Sonntag/Top-Thema/Wohnen-in-der-geschlossenen-Gesellschaft-Gated-Communities-im-Trend> [Accessed 24 May 2021].

Tömöri, M. & Süli-Zakar, I., 2011. The state of the Hungarian residential market in the time of the global economic crisis. *Belgian Journal of Geography*, Volume 3-4, pp. 167-186.

Gądecki, J. & Smigiel, C., 2009. A paradise behind Gates and Walls. *NA*, p. 200.

Vesselinov, E., 2012. Gated communities- Developed countries. CUNY Graduate Center. *International Encyclopedia of Housing and Home.*, pp. 237-243.

Torrente, D., Gallo, P. & Oltra, C., 2017. Comparing crime reporting factors in EU countries. *European journal on criminal policy and research. European Journal on Criminal Policy and Research*, Volume 23, pp. 153-174.

Ince, Y., 2013. Determinants of Crime Rate in EU: a Spatial Analysis. In *International Conference on Economic and Social Studies*. 10(Ince, G.A. and Ince, Y., 2013, May. Determinants of Crime Rate in EU: a Spatial Analysis. In *International Conference on Economic and Social Studies* (Vol. 10, p. 11).), p. 128.

Cséfalvay, Z., 2011. Gated Communities for Security of Prestige? A Public Choice Approach and the Case of Budapest. *International Journal of Urban and Regional Research*, pp. 735-752.

Johnson, C., 2009. The status of gates in Belgrade: notes on style and markets. *forum ifl*, Volume 1, pp. 21-28.

Hirt, S., 2012. *Iron Curtains. Gates, Suburbs and Privatization of Space in the Post-socialist City New Jersey*. Oxford: Wiley-Blackwell.

Johnsson, P., 2013. *Gated Communities in Poland holds the European record in housing for the distrustful..* [Online]

Available at: <http://balticworlds.com/poland-holds-the-european-record-in-housing-for-the-distrustful/>

[Accessed 6 march 2021].

Rapacki, R. & Próchniak, M., 2009. Economic growth accounting in twenty-seven transition countries, 1990-2003. *Eastern European Economics*. *Eastern European Economics*, 47(2), pp. 69-112.

Ullah, F. & Sepasgozar, S. M. E., 2020. Key factors influencing purchase or rent decisions in smart real estate investments: A system dynamics approach using online forum thread data. *Sustainability*. *Sustainability, MDPI, Open Access Journal*, Volume 12, pp. 1-36.

Ferrer, R., 2020. *What's happening in Europe's property market?*. [Online]

Available at: <https://www.caixabankresearch.com/en/sector-analysis/real-estate/whats-happening-europes-property-market>

[Accessed 8 March 2021].

Czepczynski, M., 2008. *Cultural landscapes of post-socialist cities: representation of powers and needs..* 1 ed. s.l.:Ashgate Publishing, Ltd..

Liu, G. et al., 2018. Strategic business model typologies evident in the Chinese real-estate industry.. *International Journal of Strategic Property Management*, Volume 22, pp. 501-515.

Morris, M., Schindehutte, M. & Allen, J., 2005. The Entrepreneur's Business Model: Toward a Unified Perspective. *Journal of Business Research*, Volume 58, pp. 726-735.

Dasilva, C. & Trkman, P., 2013. Business Model: What it is and What it is Not. *Long Range Planning*, Volume 1.

Abdelkafi, N. & Makhotin, S., 2013. Business Model Innovations for Electronic Mobility—What Can Be Learned from Existing Business Model Patterns?. *International Journal of Innovation Management*, Volume 17, pp. 1-41.

Wanninger, S., 2016. GATED LIVING IN THE USA AND EUROPE A Product of Globalization or a local Phenomenon?. *Theorien zur Stadt*, Volume 260.039.

The world factbook, 2020. *Central intelligence agency*. [Online] Available at: <https://web.archive.org/web/20110524151212/https://www.cia.gov/library/publications/the-world-factbook/fields/2144.html>

[Accessed 08 Jan 2021].

Lexikon redaktion des bibliographischen Instituts, 1981. *Meyers grosses Taschenlexikon*. Mannheim: Bibliographisches Institut.

Weetas, 2019. *The Saudization Effect: how does Nitaqat impact the Saudi Arabian property market?*. [Online]

Available at: <https://www.weetas.com/article/saudization-saudi-real-estate/>

[Accessed 9 Mar 2021].

Mordorintelligence, 2021. *RESIDENTIAL REAL ESTATE MARKET IN UAE - GROWTH, TRENDS, COVID-19 IMPACT, AND FORECASTS (2021 - 2026)*. [Online]

Available at: <https://www.mordorintelligence.com/industry-reports/residential-real-estate-market-in-uae>

[Accessed 10 May 2021].

Mohammad, m., Othman, A. & Ting, T., 2009. THE LEGALITY OF BLOCKING PUBLIC SPACES IN GATED AND GUARDED COMMUNITY SCHEMES AFTER 2007. *Malaysian Journal of Real Estate*, 4(1), pp. 71-87.

Janahi, a., 2018. *The Sense of Community in Gated Communities : Case of Awali Town, Bahrain*. [Online]

Available at: [https://www.academia.edu/37213402/The\\_Sense\\_of\\_Community\\_in\\_Gated\\_Communities\\_Case\\_of\\_Awali\\_Town\\_Bahrain](https://www.academia.edu/37213402/The_Sense_of_Community_in_Gated_Communities_Case_of_Awali_Town_Bahrain)

[Accessed 26 Jan 2021].

Ibrahimjaidah, 2020. *RESIDENTIAL VILLA COMPOUND MURAIKH*. [Online]

Available at: <https://ibrahimjaidah.com/project/residential-villa-compound-muraikh/>

[Accessed 04 May 2021].

Department of planning & building development management, 2007. *GATED DEVELOPMENT POLICY*, CAPE TOWN: CITY OF CAPE TOWN.

Authority for statistics, 2019. *KSA Ministry of Health/Statistical Yearbook 1*. [Online] Available at: [www.moh.gov.sa/en/Ministry/Statistics/book/Pages/default.aspx](http://www.moh.gov.sa/en/Ministry/Statistics/book/Pages/default.aspx). [Accessed 1 March 2021].

Abdel-ghani, t., 2020. *Urban Governance within Gated Communities in Egypt*. [Online] Available at: [https://www.academia.edu/27412516/Urban Governance within Gated Communities in Egypt](https://www.academia.edu/27412516/Urban_Governance_within_Gated_Communities_in_Egypt) [Accessed 18 Jan 2021].

Dewitt Wallace Library, 2021. *Data Module #1: What is Research Data?*. [Online] Available at: <https://libguides.macalester.edu/c.php?g=527786/&p=3608643> [Accessed 4 July 2021].

Scribbr, 2021. *An introduction to research methods*. [Online] Available at: <https://www.scribbr.com/category/methodology/> [Accessed 22 May 2021].

Langkos, S., 2014. *RESEARCH METHODOLOGY: Data collection method and Research tools*. 10.13140/2.1.3023.1369., Athens: University of Derby.

Warren, K., 2021. *The “Big 6” Methods + Examples*. [Online] Available at: <https://gradcoach.com/qualitative-data-analysis-methods/> [Accessed 6 July 2021].

Goodrick, D., 2014. *Comparative Case Studies: Methodological Briefs - Impact Evaluation No. 9, Methodological Briefs no. 9,*. [Online] Available at: <https://www.unicef-irc.org/publications/754-comparative-case-studies-methodological-briefs-impact-evaluation-no-9.html> [Accessed 7 July 2021].

Wanninger, S., 2016. *Gated Living in the USA Europe; A Product of Globalization or a local Phenomenon*. Wien, Wahlseminar Städtebau / TU Wien, p. 1.

Schalenberg, M. & Bartetzky, A., 2009. *Urban Planning and the pursuit of happiness European variations on a universal theme (18th-21st centuries)*. Berlin: Jovis.

Glasze, G. & Alkhayyal, A., 2002. Gated housing estates in the Arab world: case studies in Lebanon and Riyadh, Saudi Arabia. *Environment and Planning B: Planning and Design*, Volume 29, pp. 321-336.

Kiprop, V., 2018. *Which Countries Make Up Central Europe?*. [Online] Available at: <https://www.worldatlas.com/articles/which-countries-make-up-central-europe.html>

[Accessed 08 Jan 2021].

Goodman, P., 2020a. *10 Disadvantages of Living in a Gated Community*. [Online] Available at: <https://toughnickel.com/real-estate/Disadvantages-of-Living-in-a-Gated-Community>

[Accessed 27 Jan 2021].

Goodman, P., 2020b. *10 Advantages of Living in a Gated Community*. [Online] Available at: <https://toughnickel.com/real-estate/Advantages-of-Living-in-a-Gated-Community>

[Accessed 27 Jan 2021].

Razali, M. N., Zainudin, A. Z., Yunus, N. M. & abd latiff, M., 2015. The Typology of Gated Communities from Housing Developers' Perspective. *Advanced Science Letters*, Volume 21, pp. 1247-1250.

DESA, 2013. *Population Division Migration Section, UNICEF , Migration profiles common set of indicators..* [Online]

Available at: <https://esa.un.org/migmgprofiles/indicators/indicators.HTM>

[Accessed 6 March 2021].

Sfeir, R., Abdallah, K., Nakhoul, C. & Awad , Z., 2020. *How governments can support the GCC real estate sector.* [Online]

Available at: <https://www.strategyand.pwc.com/m1/en/articles/2020/how-governments-can-support-the-gcc-real-estate-sector.html>

[Accessed 20 march 2021].

Majdalani, R., 2019. *SAUDI ARABIA RESIDENTIAL MARKET REVIEW 2019*. [Online]

Available at: <https://content.knightfrank.com/research/1063/documents/en/saudi-arabia-residential-market-review-2019-6533.pdf>

[Accessed 9 Mar 2021].

Cardiff University, 2010. *The growth of gated communities*. [Online]

Available at: <https://cordis.europa.eu/article/id/148820-the-growth-of-gated-communities>

[Accessed 15 March 2021].

El-Masry, E., 2017. <https://egyptianstreets.com>. [Online]  
Available at: <https://egyptianstreets.com/2017/11/12/from-gated-city-to-gated-communities-evolution-of-cairos-walls/>  
[Accessed 05 Nov 2020].