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The Features of an Urban Gated Community in Tangerang Regency, Indonesia

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ABSTRACT— The paper aims to measure the implementation of four features of a gated community in Tangerang Regency, Banten, Indonesia. The four features are functions of the enclosure, security features, barriers, amenities and facilities, and type of residents. The study uses a qualitative method, and data collection is conducted by observation, documentation, and audio-visual. The results show that gated community residents do not felt that the enclosure functions, security features and barriers, amenities, and facilities are available. The developer has a conflict of interest to take profit from managing the sports centre, swimming pool and water park and open public space since all housing units were sold. The original findings in this study are not all gated communities to implement its four features.

KEYWORDS: Gated community, urban studies, enclosure, security features, type of residents.

1. INTRODUCTION

The high flow of urbanization and population migration to big cities is an opportunity for real estate companies to create settlements in big city buffers due to the density of large urban settlements like Jakarta. The presence of houses that were built gave birth to new cities, such as in Tangerang Regency and South Tangerang City. The settlements are called gated communities. A “X” gated community is one of the gated communities in Tangerang Regency. This gated community is located right on the border of Tangerang City and Tangerang Regency. There is a small river that separates the city and regency. Previous studies on gated community focus on relationship and conflict between the gated community and villagers or outsiders, between villagers and developers, and villagers’ dissatisfaction with government officials who are seen as more pro-developers. Found a conflict between gated community residents and villagers, and conflict villagers and developers in Sleman district, Yogyakarta, Indonesia [1]. Roitman and Recio highlighted that the gated community is raising inequality, especially between gated community occupants and villagers [2]. According to Roitman and Recio, the gated community consists of two types: ‘Single GC’ and ‘Clustered GC’. Single GC is a residential development where there is only one control point in a housing complex, which is sometimes equipped (but not always) sports and social facilities in the middle of the settlement. Then, Clustered GC’ is a housing model with a group of residential clusters sharing common facilities [2]. This housing form has two control points marked by a guard door and a security guard. The first point is at the main housing entrance, and the second point is the cluster entrance. A “X” gated community has gate control at each cluster. A “X” gated community has one main gate, but there is no guard to control entry and exit access. Outsiders can access facilities in centre of X” gated community through the free main gate. Therefore, this paper will investigate the implementation of the four features of the gated community.

2. Literature Review

Roitman and Recio stated that since the late 1990s, the gated community is a popular artifact in global cities. The boundary walls and gates that separate the new urban settlers from the old rural settlers have become a typology of the new urban settlements [2]. This phenomenon, in particular, can be found in various urban developments in Asia, as studied in China [3], [4], in Malaysia [5], in Philippines [6], [7], and in Indonesia

[8]. Although, according to Breitung, the construction of walls and gates has been widely criticized in Western discourse, for Asians, it is no problem, and even urban settlers even want it [3]. The gated community is defined as settlements surrounded by walls and having one or more secure gateway access. Roitman and Recio defines gated communities as urban settlements that are deliberately closed by homogeneous social groups, where open spaces have been privatized by restricting access by implementing a security system. These settlements were deliberately planned from the start and designed to provide a sense of security for the settlers and prevent penetration by non-GC settlers. Their houses are luxurious and have many services and facilities that can only be accessed by settlers who have been subject to regular maintenance. They have private managers who enforce internal rules related to behavior and development [2]. Roitman and Recio classify based on previous studies related to the main factors of building walls and gates of urban settlements, namely structural factors and individual factors or subjective factors. Growing social inequality and polarization, increasing foreign investment and "imitating" foreign models, government withdrawal from the provision of various services, limited housing supply alternatives for middle and upper- class families, and increasing urban crime rates are structural factors of wall construction. Meanwhile, the individual factors are due to increased fear of crime, the search for a better lifestyle (less noisy, far from pollution and more privacy in residential areas), seeking social homogeneity, and higher social status [2]. Blakely and Snyder gave four features of the gated community [9]. Grant and Mittelsteadt add four other features of gated communities to become functions of the enclosure, security features, and barriers, amenities, and facilities, type of residents, tenure, location, size, policy context [10]. This paper limits Blakely and Snyder to describe features of the gated community [9].

Functions of the enclosure feature describe that physically, GC has to secure for people and property, create an identity for the project. Economically, GC has to enhance property values and protect club amenities. Socially, GC has to give visual or spatial privacy and control those insides. Symbolically, display status and power, and control those outside [10]. Security features and barriers describe that physically, GC has the nature of boundary wall, low fence, chain, or bollard faux guard station, hedge or vegetation, swing-arm gate, nature of security, guards at all times, and auto opener entry [10]. Amenities and facilities describe that physically, GC has private roads, open space, institutional, and facilities. Economically, GC has a meeting place, landscape maintenance, and guards. Socially, GC has an activity centre and quality design. Symbolically, GC has recreational facilities and commercial facilities [10]. Types of residents describe that GC has homogeneous by age, homogeneous by class, homogeneous by ethnicity, race, and status [10].

3. Method

This study is conducted in a gated community located in Tangerang Regency. The gated community connects Tangerang City and Tangerang Regency. The location is at the border. This study uses a qualitative method. Data collection is conducted by observation, documentation, and visual. As a qualitative approach, this study conducts interpretation towards the gate entry visual, open public space, gated community facilities, and cluster gated community to get meanings of social realities. Interpretation of social events also is conducted to get meanings in human participation in the events.

4. Results and Discussions

4.1 Functions of the Enclosure

Grant & Mittelsteadt stated that enclosure functions enhance property values and protect club amenities [10]. The functions of enclosure enhance property values of the "X" gated community is available. The developer is changing the function of the field or public open space into commercial buildings. The prices set for commercial buildings also increase the prices of existing houses and old commercial buildings. It is because

of developer offer price for the new commercial building higher than the recent price of old commercial buildings. Since an old and new building's function is similar, so the price of old commercial buildings also up. But functions of an enclosure to protect club amenities are lost. Green open spaces have changed their function into commercial and modern market buildings. People from outside of real estate mostly use the sports centre, swimming pool, and water park facilities for the developer's financial income and profit. The water park itself is recently an additional swimming pool area. Even the developer promotes the water park facilities in a gated community on the internet, such as at <https://travelspromo.com>. This shows that the facilities at the heart of the gated community are not privacy facilities for real estate residents, but are commercialized by developers.

4.2 Security features and barriers

The gated community's security features and barriers are a combination of walls, fences, rivers, and lakes. Rivers and lakes are natural features that reduce the creation of artificial obstacles, which, although they do not prevent the entry of people from outside the gated community, have difficulty for them to enter. Also, the supervision of housing security guards. According to Grant & Mittelsteadt, the gated community's main gate must access entry barriers and exit both people and vehicles. The gate must reflect the level of privacy, traffic, and security of residents [10]. But in the “X” gated community case, it is not available. The gated community is surrounded by walls and natural boundaries (rivers and lakes), but there are no guards at the main gate. The boulevard road inside the gated community becomes an alternative way that connects Tangerang City and Tangerang Regency. Outsiders choose this alternative way because they have to detour if they get through the main road.

Why is there not the main gate guardian? The developer still has an interest in managing the swimming pool, water park, and sports centre located in the real estate's heart. All housing units have been sold. These facilities are not for free use by gated community residents, but each facility user must pay an entrance ticket. Most of the visitors are people from outside of the housing who take advantage of these facilities. Some residents think that many visitors as villagers consider it less safe for public facilities and open public space. To create an environment is secure, each cluster creates a portal and gate to control entry and exit clusters formed by the residents independently. The cluster gate is controlled by guards to ensure the amenities and security of cluster residents. Roitman and Recio call gated community typology like this as a Clustered gated community [2]. Residents inside of the cluster feel secure and amenities, but occupants in as long as boulevard roads are not secure because there are no security systems and guards. Occupants in boulevard roads pay security service to cluster guards regularly. So, sometimes guards of the cluster go around checking security both inside clusters and boulevard roads. But it will not make them feel secure and amenities, since there were several robberies and thefts on the boulevard housing.

4.3 Amenities and facilities

According to Grant and Mittelsteadt, private roads, open space, and institutional facilities are created for residents' amenities and facilities [10]. But, the “X” gated community residents do not get the benefits. Facilities are for developer profit purposes, although residents also no need to pay regular facilities payment to the developer. There are no private roads anymore since there are no main gate guards to control entry and exit vehicles. Green open space has turned into commercial buildings and modern markets.

4.4 Type of residents

Type residents of the “X” gated community are homogeneous by class, but heterogeneous by ethnicity. They are a middle-class community. Although heterogeneous by ethnicity, but they live in harmonies among “X” gated community settlers. Chinese Indonesians ethnic residents are significant at the gated community. The

relationship between residents and between clusters is excellent. Chinese Indonesians residents, especially, feel unsafe and uncomfortable with the free access of outsiders into their housing without the guards' main gate. The presence of outsiders into the housing to enjoy the swimming pool, water park, and open garden facilities add to their inconvenience. As Bunnell and Miller said, some groups, especially Chinese Indonesians, choose gated communities because they feel vulnerable [11]. They are still traumatized by the riots in 1998 [8].

5. Conclusions, Limitation, and Future Research

The results show that the gated community's features, like functions of the enclosure, security features and barriers, amenities, and facilities, are not felt by "X" gated community residents. There is no main gate controlled by guards to control entry and exit both people and vehicles. The developer has a conflict of interest to take profit from managing the sports centre, swimming pool, and water park and open public space in the heart of the gated community.

Since we are social scientists, therefore, this analysis is based on a social science perspective. It is the limitation of the study. So, the recommendation for future research is to study this subject from architecture, civil engineering, public policy, and legal perspectives.

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