



MODULE 3:

GUARDED DEVELOPMENT & GATED AND GUARDED DEVELOPMENT.

By AR Ridha & AR Adrianta

WHAT IS GUARDED OR GATED
AND GUARDED COMMUNITY ?

IS THIS GUARDED OR GATED???????



GUARDED

GATED GUARDED
BEFORE GUIDELINE



USJ HEIGHTS, SUBANG JAYA



MODIFIED GATED GUARDED
APPROVED BY MPSJ PREVIOUS
BEFORE LPHS GUIDELINE & JPBD
GC GUIDELINE

DESA PARK CITY

EQUIP WITH SCHOOLS, GREEN PARKS,
COMMERCIAL AND VARIOUS INFRASTRUCTURE



GATED GUARDED APPROVED BY DBKL
BEFORE JPBD GC GUIDELINE- MIX WITH
STRATA AND LANDED TITLE

LAMAN GRANVIEW



Project Name	Laman Granview
Location	Puchong
Description	Gated & guarded development of semi-D and bungalows
Land type	Leasehold
Encumbrance	Nil
Development size	53 acres
Price	Semi-D: RM1,186,800 to RM1,265,800 Zero Lot Bungalow: RM1,303,800 to RM1,342,800 Signature Bungalow: RM1,755,800 to RM1,855,800
Build-up	Semi-D: 3,577sq.ft. Zero Lot Bungalow: 3,651 to 3,767sq.ft. Zero Lot Bungalow: 4,321 to 4,521sq.ft.
Plot size	Semi-D: 40' x 80' Zero Lot Bungalow: 45' x 85' Zero Lot Bungalow: 47' x 85'
Number of units	278
Launch Date	now available
Expected Completion	November 2009
Developer	IJM Properties
Contact	03 - 7985 8188
Website	www.ijmproperties.com

RECENT GATED GUARDED STRATA
TITLE DEVELOPMENT

GLADES PUTRA HEIGHTS



RECENT GATED GUARDED
MIX STRATA TITLE
DEVELOPMENT

INTRODUCTION

1. GUARDED OR GATED AND GUARDED DEVELOPMENT SCHEME IS NOT A NEW TREND IN THE RESIDENTIAL DEVELOPMENT MARKET
2. IT IS KNOWN AS GUARDED COMMUNITY OR GATED COMMUNITY AND VERY POPULAR AMONG DEVELOPER AND PURCHASER.
3. THIS TYPE OF DEVELOPMENT IS PREFERRED DUE TO:
 - CONTROL OF SAFETY
 - VERY PRIVATE
 - PROVIDE NEW COMFORT AND LIFESTYLE

ADVANTAGES

1. Gated and guarded community promised security and a peace of mind.
2. Knowing your property and family will be protected while you are out working
3. Coming back home to relax in your own privacy
4. Without any fears of violation happening to you or your family.
5. A sense of familiarity and the feeling of safeness within the community
6. Enjoys quality public services, such as garbage removal and public area maintenance, since such services are 'privatized'-hired by the local resident's association

What guideline to follow?

REFER TO
LPHS GUIDELINE- OKTOBER 2006,
JPBD GUIDELINE SEPT 2010

GARIS PANDUAN PEMBANGUNAN SKIM
KOMUNITI BERPAGAR
(‘GATED’ / ‘GUARDED’ / ‘GATED AND GUARDED
COMMUNITY’)

2006

Disediakan oleh :
Lembaga Perumahan dan Hartanah Selangor
(LPHS)



RINGKASAN



GARIS PANDUAN PERANCANGAN ‘GATED COMMUNITY AND GUARDED NEIGHBOURHOOD’



Jabatan Perancangan Bandar dan Desa
Semenanjung Malaysia
KEMENTERIAN PERUMAHAN DAN KERAJAAN TEMPATAN
2 September 2010

What is definition of gated and guarded community?

According to Guidelines for Gated Community (GC) and Guarded Neighbourhood (GN) by The Department of Town and Country Planning Peninsular Malaysia (Jabatan Perancangan Bandar dan Desa Semenanjung Malaysia, JPBD) JULAI 2010

1. "**Guarded Neighbourhood**" refers to residential community with **individual land title** properties which has security service either with or without security house. It can be of "guarded only" (without fence).
2. By definition, "**Gated Community**" or GACOS refers to a gated and guarded residential community, either in highrise or landed properties. The properties in a Gated Community need to have **strata title** (including landed strata). This kind of community is only allowed in limited location in urban area. "guarded and gated" (with fence)

LEGALITY

1. This is one of the most important issues concerned when residents of an area wanted to set up their own gated security.
2. Any attempt to close, barricade or restrict the access of a public road, drain or space, without prior approval from the relevant authorities is considered unlawful, and may be met with the following laws accordingly:
 - Sections 46(1) of Street Drainage and Building Act 1974,
 - Section 80 of the Road Transport Act 1987 and
 - Section(s) 62 and 136 of the National Land Code 1965.
 - It is also a violation of Town and Country Planning Act 1976 to build a guardhouse in public land or road shoulders.

4 TYPE OF APPLICATION....

EXISTING DEVELOPMENT TO APPLY CONCEPT

1. GUARDED NEIGHBOURHOOD

- Landed Title

2. GUARDED AND GATED NEIGHBOURHOOD

- Landed Title



**APPLY BY RESIDENT
AFTER VACANT
POSSESSION**

NEW DEVELOPMENT TO APPLY CONCEPT

3. GUARDED NEIGHBOURHOOD

- Only for Landed Title development

4. GATED/GUARDED COMMUNITY (GACOS)

- Only for Landed Strata or strata Title development
- Min area 1 hectare- maximum area 10 hectare



**INCLUDED FROM START
IN PLANNING
PERMISSION & APPLY BY
DEVELOPER**

HOW DO YOU DIFFERENTIATE....

APPLICATION	EXISTING NEIGHBOURHOOD GUARDED	EXISTING NEIGHBOURHOOD GUARDED GATED	NEW GUARDED	NEW GATED GUARDED
TITLE	ANY EXISTING DEVELOPMENT	ANY EXISTING DEVELOPMENT	LAND TITLE	STRATA TITLE
ACT			NLC	STATA TITLE ACT & BCP ACT
S&P			SCHEDULE G	SCHEDULE H
APPLICATION	BY RESIDENT 85% agree	BY RESIDENT 100% agree	BY DEVELOPER/ LAND OWNER	BY DEVELOPER/ LAND OWNER PREDETERMINE
AGREEMENT BOUND BY	RESIDENT ASSOSIATION AGREEMENT	RESIDENT ASSOSIATION AGREEMENT	DEED OF MUTUAL COVENANT	S&P & DEED OF MUTUAL COVENANT
DMC	NIL	NIL	SIGN BY DEVELOPER AND PURCHASER	SIGN BY DEVELOPER AND PURCHASER AND ENDORSE BY LOCAL AUTHORITY
ENFORCEABILITY	NOT ENFORCEABLE BY ACT	NOT ENFORCEABLE BY ACT	NOT ENFORCEABLE BY ACT	ENFORCEABLE BY LAW
CONTROL OF COMMON PROPERTY	RESIDENT ASSOSIATION	RESIDENT ASSOSIATION	RESIDENT ASSOSIATION	OWNERS COOPERATION
EXAMPLE	RESIDENTIAL AREA WITH TEMPORARY GUARD	RESIDENTIAL AREA WITH PROPER GUARD HOUSE	SAUJANA O-LOT	PARKVILLE PUCHONG

TECHNICAL DIFFRENTIATION....

APPLICATION	EXISTING NEIGHBOURHOOD GUARDED	EXISTING NEIGHBOURHOOD GUARDED GATED	NEW GUARDED	NEW GATED GUARDED
TITLE	LANDED TITLE	LANDED TITLE	LANDED TITLE	LANDED STRATA TITLE
LOT STATUS	LANDED LOT	LANDED LOT	LANDED LOT	LAND PARCEL
SIZE	LOCAL AUTHORITY DETERMINE SIZE	LOCAL AUTHORITY DETERMINE SIZE	LOCAL AUTHORITY DETERMINE SIZE	1-10 HECTARE OR 200-500 UNIT
ENTRANCE ROAD SIZE	AS PER EXISTING	AS PER EXISTING	66 FT	66 FT AND MUST PROVIDE 2 ENTRANCE
INTERNAL ROAD SIZE	AS PER EXISTING	AS PER EXISTING	40-50FT	50FT
COMMON FACILITIES PROVIDED	AS PER EXISTING	AS PER EXISTING	COMPLY TO 10% OPEN SPACE	COMPLY TO 10% OPEN SPACE & PROVIDE FACILITIES SUCH AS PLAYGROUND, CLUB HOUSE ETC
GUARD HOUSE	APPLY FOR TOL FROM LAND OFFICE	APPLY FOR TOL FROM LAND OFFICE	APPLY FOR TOL FROM LAND OFFICE	INCLUDED AS PARCEL
FENCING	NO	NO	YES WITH LA PERMISSION DURING PLANNING STAGE	MAX 9FT PEREMITER FENCING WITH 50% OPACITY
TLK	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	BUNGALOW/ SEMI-D : 1 HOUSE 3 TLK & 10% VISITOR, TERRACE 2 TLK & 10% VISITOR

PROJECT EXAMPLES

EXISTING DEVELOPMENT WITH GUARDED NEIGHBOURHOOD CONCEPT



TEMPORARY GUARD
HOUSE

ROAD BARRIER



EXISTING DEVELOPMENT WITH GATED/ GUARDED



PERMANENT GUARD HOUSE

TROPICANA GOLF AND COUNTRY RESORT

KGSAAS



NEW DEVELOPMENT WITH GUARDED



TWIN PALMS SG LONG –
WITH CLUB HOUSE AND
BOUND BY DEED OF MUTUAL
COVENANT



LANDED TITLE



LANDED TITLE



SAUJANA O-LOT- NO HOUSE GATE,
NO CLUB HOUSE, ONLY PROVIDE
PARK AND BOUND BY DEED OF
MUTUAL COVENANT

NEW DEVELOPMENT WITH GATED/ GUARDED

SETIA HILLS



PARK VILLE PUCHONG



PUCHONG GRAN VIEW



LANDED STRATA
TITLE

WHAT IS THE ISSUE

Issues on gated/ guarded community

1. Maintenance fees payable by home owners
2. Operation and maintenance of services, infrastructure, fire and ambulance access, Maintenance by RA or JMB/MC
3. Management and maintenance of roads- speed limits –road transport act 1987
4. Safety & security of community
5. Sustainability- visual effects, good infrastructure but limited to private use.
6. Open Space- issue shared open space with public

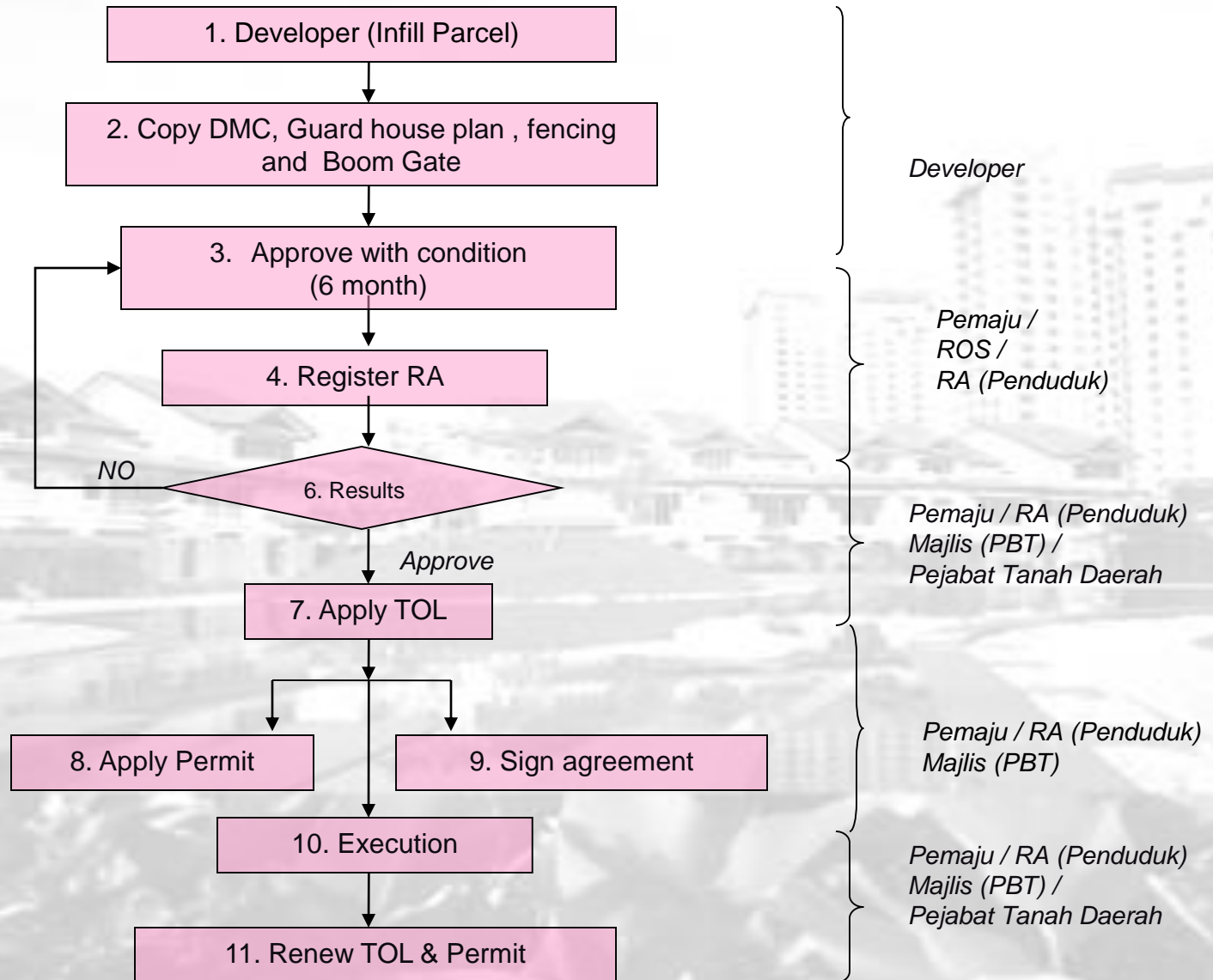
APPLICATION FOR NEW GUARDED NEIGHBOURHOOD

Application for Guarded Neighborhood

1. Application by registered owner
2. Application only for residential
3. Must get 85% of owner to agree before can apply.
4. Guard house allowed to built without any barrier and not disrupt traffic flow.
5. Size guard house cannot exceed 6 f X 8F
6. Guard house located either on open space or walkway.
7. Location and design guard house have to get LA approval
8. Guard house located on road reserve has to get PBT approval
9. Guard have to be registred with Kementerian Hal Ehwal Dalam Negeri.



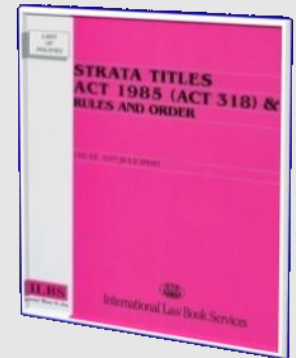
FLOW CHART EXECUTION OF GUARDED Neighbourhood (By Developer)



APPLICATION FOR NEW GATED COMMUNITY SCHEME (GACOS)

Gated Guarded Community

1. Application by land owner or developer
2. Maximum size for parcel involving gated community not bigger than 10 acres.
3. Developer have to submit detail information relating to their proposed gated community. Detail info in a form of
 - Disclosure statement-info on services list and expected charges.
 - Deed of mutual covenant- sign by purchaser and agreed by LA
4. Roads not connected to adjacent lot during application.
5. Have to follow LA requirement for the design. Setbacks, Hierarchy of roads, and infrastructure to be provided such as clubhouse, open space, play ground. Other infra must be outside of the gated area.
6. Infra to be provided
7. Inside – play ground, open space, clubhouse, community shop
8. Outside- Schools, football field, surau, gerai
9. Fencing – 5 ft if opaque and 7ft if chain link or considered open by LA.
10. Agreement with LA on infra maintenance and deed of mutual covenant on the concept of maintenance.
11. Guard house allowed to built without any barrier and not disrupt traffic flow.
12. Guard house location must be incorporated during planning permission.
13. Size guard house cannot exceed 6 f X 8F
14. Guard have to be registred with Kementerian Hal Ehwal Dalam Negeri.



TECHNICAL REQUIREMENT FOR GATED AND GUARDED NEIGHBOURHOOD

technical requirement to consider in designing a gated and guarded community

IN ACCORDANCE TO JPBD GATED AND GUARDED GUIDELINE 2010 AS FOLLOWS:

1. Area of development
2. Site planning
3. Location of development
4. Road system and hierarchy
5. Residential design and building set backs
6. Construction of fence/wall
7. Ingress egress entrance
8. Guard house construction
9. Tree planting and landscape
10. Building Height
11. Car / motorcycle parking
12. Dedicated utility access
13. Location of public amenities and infrastructure
14. Name of residential area

TECHNICAL REQUIREMENT

1. SAIZ KELUASAN PEMBANGUNAN

GARIS PANDUAN KHUSUS

- Jika skim pembangunan keseluruhan melibatkan kawasan yang besar (> 10 hektar), ia perlu dipecahkan kepada skim kecil.

PIAWAIAN

- Keluasan setiap skim adalah 1.0 hektar – 10 hektar atau 200-500 unit kediaman setiap skim.



SUMBER:

GARIS PANDUAN PERANCANGAN 'GATED COMMUNITY AND GUARDED NEIGHBOURHOOD'

Jabatan Perancangan Bandar dan Desa Semenanjung Malaysia

KEMENTERIAN PERUMAHAN DAN KERAJAAN TEMPATAN

TECHNICAL REQUIREMENT

2. PERANCANGAN TAPAK

GARIS PANDUAN KHUSUS

- Mematuhi dasar dan garis panduan perumahan seperti yang ditetapkan di dalam RT.
- Rekabentuk susunatur dan persekitaran perumahan perlu membentuk ruang-ruang yang boleh menggalakkan interaksi (Contoh: penyediaan kawasan rekreasi).
- GC tidak dibenarkan di kawasan berhampiran sungai atau saluran semulajadi.



TECHNICAL REQUIREMENT

3. LOKASI PEMBANGUNAN

GARIS PANDUAN KHUSUS

- GC hanya boleh dibenarkan di kawasan bandar, khususnya di kawasan yang kurang selamat (mempunyai kadar jenayah yang tinggi berdasarkan rekod PDRM).
- Mempunyai jaringan jalanraya dan sistem perhubungan yang baik.
- Tidak digalakkan di kawasan perkampungan bagi mengelakkan impak negatif dan kesan pengasingan sosial yang ketara.

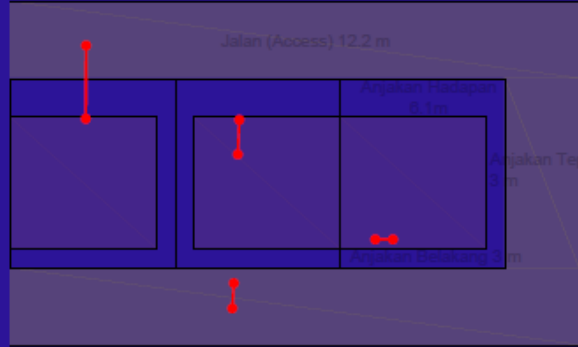
TECHNICAL REQUIREMENT

4. SISTEM DAN HIERARKI JALANRAYA

GARIS PANDUAN KHUSUS	PIAWAIAN
<ul style="list-style-type: none">• Menyediakan laluan terus di antara skim.• Menyediakan 2 laluan keluar- masuk (jalan masuk utama / laluan kecemasan).	<ul style="list-style-type: none">• Hierarki jalan perlu mengikut piawaian semasa PBT.


TECHNICAL REQUIREMENT

5. REKABENTUK PERUMAHAN DAN ANJAKAN BANGUNAN

GARIS PANDUAN KHUSUS	PIAWAIAN
<ul style="list-style-type: none">• Hanya pembangunan perumahan (Contoh: banglo, teres, Semi-D) dibenarkan.• Rekabentuk rumah dan susunatur perlu menekankan aspek keselamatan dan mempunyai identiti senibina yang menarik.	<ul style="list-style-type: none">• Anjakan bangunan bagi setiap jenis rumah perlu mematuhi UBBL (1984) dan piawaian JPBD / PBT. 

TECHNICAL REQUIREMENT

6. PEMBINAAN PAGAR/TEMBOK

GARIS PANDUAN KHUSUS	PIAWAIAN
<ul style="list-style-type: none">• Pagar (Perimeter fencing) boleh dibina di sekeliling kawasan GC sebagai sempadan dengan kawasan bersebelahan.• Pagar persendirian kekal (<i>double gated</i>) tidak dibenarkan.	<ul style="list-style-type: none">• Ketinggian maksimum: 2.75 meter (9 kaki) (<i>selaras dengan seksyen 98, UBBL, 1984</i>).• 50% dapat dilihat dari luar (<i>tidak mengganggu `permeability`</i>). <div data-bbox="1006 933 1837 1265"></div>

TECHNICAL REQUIREMENT

7. LALUAN KELUAR-MASUK

GARIS PANDUAN KHUSUS	PIAWAIAN
<ul style="list-style-type: none">• Mempunyai ciri keselamatan yang tinggi (<i>CCTV, road hump</i>).• 'Boom gate' di atas jalan awam tidak dibenarkan (selaras dengan Sek. 80, Akta Pengangkutan Jalan 1987 / Subseksyen 46(1) Akta Jalan, Parit dan Bangunan, 1974).	<p>Menyediakan 2 laluan keluar-masuk.</p> <ul style="list-style-type: none">• Pintu utama sebagai laluan keluar masuk utama.• Pintu kedua sebagai laluan keluar masuk yang akan dibuka waktu kecemasan.

TECHNICAL REQUIREMENT

8. PEMBINAAN PONDOK PENGAWAL

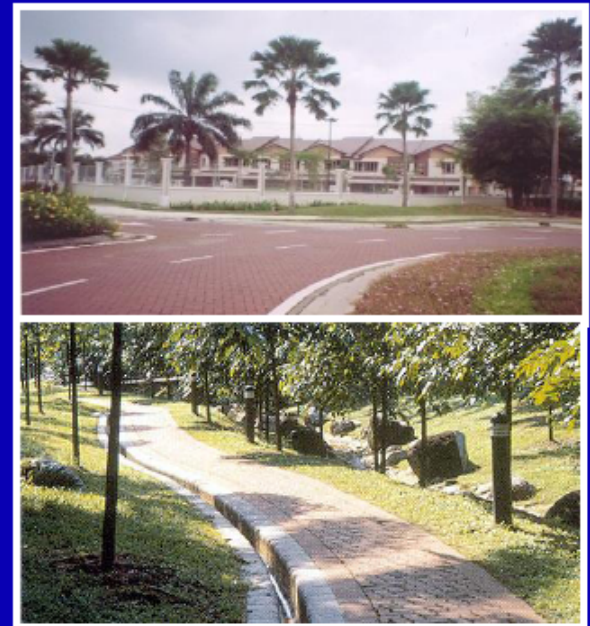
GARIS PANDUAN KHUSUS	PIAWAIAN
<ul style="list-style-type: none">• Pondok pengawal dibenarkan dibina di dalam kawasan skim GC.• Lokasinya hendaklah tidak menghalang lalu lintas iaitu sama ada diletakkan di bahagian bahu jalan atau di kawasan yang bersesuaian.• Lokasi dan rekabentuk hendaklah ditunjukkan dalam pelan susun atur.	<ul style="list-style-type: none">• Saiz pondok yang dibenarkan : 1.8 meter x 2.4 meter atau saiz yang ditentukan oleh PBT.

TECHNICAL REQUIREMENT

9. LANDSKAP DAN PENANAMAN POKOK

GARIS PANDUAN KHUSUS

- Mestilah tidak mengganggu 'permeability' yang menghalang pandangan.
- Ketinggian pokok renek tidak melebihi ketinggian pagar dan tidak terlalu rimbun.



TECHNICAL REQUIREMENT

10. KETINGGIAN BANGUNAN

GARIS PANDUAN KHUSUS

- Ketinggian maksimum bagi banglo/semi-D/kluster/teres adalah 4 tingkat daripada basement (18.5 meter) *(selaras dengan seksyen 254 dan seksyen 256, UBBL, 1984).*

TECHNICAL REQUIREMENT

11. PENYEDIAAN TEMPAT LETAK KERETA

GARIS PANDUAN KHUSUS	PIAWAIAN
<ul style="list-style-type: none">• Tempat letak kereta perlu ditandakan dalam pelan susun atur permohonan GC.• Pembelian dan pemilikan unit rumah (land parcel) mestilah termasuk TLK.	<ul style="list-style-type: none">• Rumah banglo/semi-D/ kluster: <i>1 rumah: 3 TLK + 10% utk pelawat.</i>• Rumah teres: <i>1 rumah: 2 TLK + 10% utk pelawat.</i>

TECHNICAL REQUIREMENT

12. LALUAN KHAS UTILITI

GARIS PANDUAN KHUSUS	PIAWAIAN
<ul style="list-style-type: none">• Laluan khas utiliti (elektrik, telefon, bekalan air, gas dan sistem pembetulan) secara berkongsi digalakkan disediakan.	<ul style="list-style-type: none">• Rizab minimum laluan khas utiliti : 2.5 meter (8.2 kaki).

TECHNICAL REQUIREMENT

13. PERLETAKAN KEMUDAHAN AWAM

GARIS PANDUAN KHUSUS

- Kemudahan berhierarki rendah (seperti taman permainan kanak-kanak, kolam renang, gelanggang tenis dll) digalakkan disediakan di setiap skim GC.
- Pemajuan GC melebihi satu skim perlu menyediakan kemudahan secara integrasi di tapak yang sesuai.

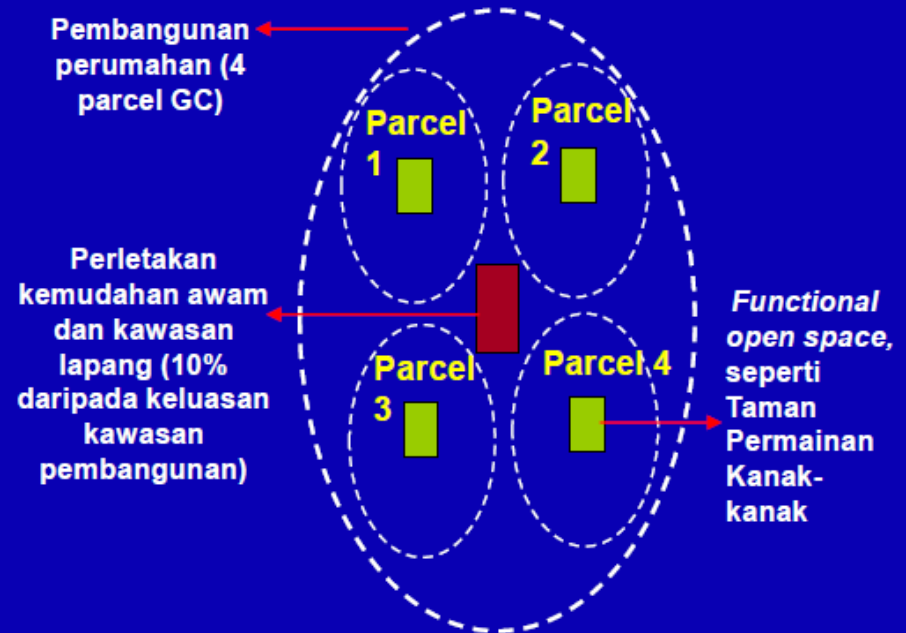


TECHNICAL REQUIREMENT

PIAWAIAN

- Kawasan rekreasi berfungsi perlu disediakan di dalam setiap skim.

(Peruntukan ini tidak diambilkira sebagai Rizab 10% Tanah Lapang Awam).



TECHNICAL REQUIREMENT

14. NAMA TAMAN / KEJIRANAN

GARIS PANDUAN KHUSUS

- Tidak dibenarkan menggunakan nama-nama asing (Contoh: Panama Village, Manchester Homes, Beverly Hills Park dan sebagainya).

What are the Pros and con of gated community

Pros	Cons
<ul style="list-style-type: none">• Private enclave• Tight Security CCTV, panic button• Equip with guard and guard house• Well maintain infrastructure and landscape• Equipped with common facilities• Better public services like centralize refuse chamber	<ul style="list-style-type: none">• Management of JMB and MC• Expensive maintenance fee• Have to pay for sinking fund• Have to pay for Insurance• High end• Difficult to access by public

CONCLUSION

REMEMBER BASIC PRINCIPLE

NEW GUARDED- LANDED TITLE

**NEW GATED / GUARDED –
LANDED STRATA TITLE**

QUESTION AND ANSWERS

Sekalung Penghargaan

1. *Pengarah
Seksyen Pengurusan Strata dan Pembangunan Dasar
Jabatan Ketua Pengarah Tanah dan Galian
Kementerian Sumber Asli dan Alam Sekitar*
2. *Jabatan Perancang Bandar Dan Desa Negeri Selangor*
3. *Pihak Berkuasa Tempatan*
 - i. *Majlis Bandaraya Shah Alam*
 - ii. *Majlis Bandaraya Petaling Jaya*
 - iii. *Majlis Perbandaran Subang Jaya*
 - iv. *Majlis Perbandaran Sepang*
 - v. *Majlis Perbandaran Ampang Jaya*
 - vi. *Majlis Perbandaran Klang*
 - vii. *Majlis Perbandaran Kajang*
 - viii. *Majlis Perbandaran Selayang*
 - ix. *Majlis Daerah Kuala Langat*
 - x. *Majlis Daerah Kuala Selangor*
 - xi. *Majlis Daerah Sabak Bernam*
 - xii. *Majlis Daerah Hulu Selangor*
4. *Dewan Bandaraya Kuala Lumpur*
5. *Majlis Perbandaran Pulau Pinang*
6. *Pihak yang terlibat secara langsung atau tidak langsung dalam penyediaan Garis Panduan ini.*



Sebarang pertanyaan, sila hubungi:



Pengarah
Bahagian Penyelidikan dan Pembangunan
Jabatan Perancangan Bandar dan Desa
Semenanjung Malaysia

Tel: 03-2699 2172

Faks: 03-2693 3964

E-mail: dahlia@townplan.gov.my

Laman web: <http://www.townplan.gov.my>

SIMPLE GATED GUARDED QUESTION

What is the differences between new guarded & gated/guarded development

	Guarded	Gated and guarded
TITLE	LANDED TITLE	STRATA TITLE
ACT	NLC	STATA TITLE ACT & BCP ACT
S&P	SCHEDULE G	SCHEDULE H
APPLICATION	BY DEVELOPER or LAND OWNER	BY DEVELOPER/ LAND OWNER PREDETERMINE DURING KM
AGREEMENT BOUND BY	DEED OF MUTUAL COVENANT	S&P & DEED OF MUTUAL COVENANT
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What are the technical requirement to consider in designing a gated and guarded community?

IN ACCORDANCE TO JPBD GATED AND GUARDED GUIDELINE 2010 AS FOLLOWS:

1. Area of development
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10. Building Height
11. Car / motorcycle parking
12. Dedicated utility access
13. Location of public amenities and infrastructure
14. Name of residential area

What is deed of mutual covenant sign by Developer and Purchaser? (10 marks)

1. DMC is an agreement of mutual undertaking between the developer and the purchaser.
2. This is done simultaneously upon the signing of the Sale and Purchase Agreement (SPA).
3. The contents are purely clauses that spell out the mutual agreements/undertakings of both buyer and the developer.
4. The contents vary from developer to developer, and they are distinctly separate from those in the SPA.
5. Unlike the SPA, the contents of DMC are not dictated by the Housing Development Act.