

FEAR OF CRIME WITHIN NON-GATED RESIDENTIAL COMMUNITIES IN
THE URBAN CONTEXT

SITI 'AISHAH BINTI AHMAD KAMIL

A dissertation submitted in fulfilment of the
requirements for the award of the degree of
Master of Architecture

Faculty of Built Environment
Universiti Teknologi Malaysia

JANUARY 2015

Specially dedicated to *Mak* and *Pa* and *the rest of the family*.

Thank you Allah S.W.T. for everything.

ACKNOWLEDGEMENT

In the Name of Allah S.W.T., the Most Gracious and the Most Merciful. Peace and blessings be upon the Noble Prophet Muhammad S.A.W. and to his family and companions. I am grateful to Allah S.W.T. for His guidance and only by His strength that I have successfully completed my research works and the write up of this dissertation.

I would like to express my sincere gratitude to my supervisor, Assoc. Prof. Dr. Syed Ahmad Iskandar Syed Ariffin for his guidance, advice, patience and time spent throughout the accomplishment of this dissertation. I also would like thank Dr. Abdul Halim Hussein for his continuous support and faith in me. Their inspiring comments, broad range of ideas and experiences are priceless to me.

Recognition and thankfulness to all of my colleagues and lecturers in UTM-FAB Department of Architecture for all their contributions, encouragement and knowledge exchanged.

Finally, I would like to express my deepest appreciation to my parent, Ahmad Kamil Hassan Rabein and Shobariah Khalid, my brothers and sisters for their constant love, support and encouragement which have brought me to what I am now. May Allah S.W.T. reward all of you His Blessing in here and After.

.

.

ABSTRACT

Since more than 30 years ago, the *fear of crime* (FOC) has become one of the major concern not only among the scholars in the field of criminal theories but the field of psychology and architecture too. It is not only related to the emotional; FOC has made communities become more isolated and built selfishness among the individuals. Other than that, it widens the gap between communities within an area, makes public places desolated, and increase punitive rates among the local community. Based on criticism on *first generation CPTED* (1stGenCPTED), the crime rate did not show any signs of abatement, in fact it has becomes worst. The purpose of this dissertation is to identify methods of crime prevention in *non-gated residential communities* (NGRC) in urban areas that can reduce the level of FOC. There is a research on FOC that has proven that the level of FOC in NGRC is lower compared to within *gated residential communities* (GRC). This dissertation is conducted to review other related studies and to propose architectural-based guidelines that is supported by relevant arguments. The findings show that CPTED strategies that have been implemented are more on the *second generation CPTED* (2ndGenCPTED) which are more community-oriented. It concludes that the level of FOC within NGRC do not only depend on social or psychological matters, but is still influenced by architectural design solution.

ABSTRAK

Lebih dari 30 tahun yang lalu, ketakutan terhadap jenayah (FOC) telah menjadi salah satu daripada tajuk yang menjadi tumpuan utama para sarjana bukan sahaja dalam bidang teori jenayah, tetapi bidang psikologi dan bidang seni bina. Ia bukan sahaja berkaitan tentang emosi; FOC telah menjadikan masyarakat semakin terpinggir dan membina sikap mementingkan diri. Ia bukan sahaja melebarkan jurang antara komuniti-komuniti dalam sesebuah kawasan tetapi menjadikan tempat-tempat awam terbiar kosong dan meningkatkan kadar punitif di kalangan masyarakat setempat. Malangnya, kadar jenayah tidak pula menunjukkan sebarang tanda pengurangan sebaliknya ia semakin membarah. Tujuan disertasi ini adalah untuk mengenal pasti kaedah pencegahan jenayah dalam komuniti kediaman tidak berpagar (NGRC) di kawasan bandar yang boleh mengurangkan FOC. Terdapat penyelidikan mengenai FOC menunjukkan tahap FOC lebih rendah di kalangan komuniti kediaman tidak berpagar (NGRC) berbanding komuniti kediaman berpagar (GRC). Disertasi ini dirangka bagi mengkaji semula kajian-kajian lain yang berkaitan dengannya dan mencari kaedah reka bentuk seni bina berdasarkan sokongan hujah-hujah yang relevan. Disertasi ini adalah penyelidikan berteraskan *literature-* atau *library-based*. Hasil kajian menunjukkan bahawa strategi CPTED yang dilaksanakan lebih menerapkan kaedah generasi ke-2 CPTED (*2GenCPTED*) yang lebih berorientasikan keselamatan masyarakat. Kesimpulannya, tahap FOC dalam NGRC masih dipengaruhi oleh penyelesaian reka bentuk seni bina, tidak hanya bergantung kepada perkara-perkara sosial atau psikologi.

TABLE OF CONTENT

CHAPTER	TITLE	PAGE
	ACKNOWLEDGEMENT	vii
	ABSTRACT	viii
	ABSTRAK	ix
	TABLE OF CONTENT	x
	LIST OF TABLES	xiii
	LIST OF FIGURES	xiv
	LIST OF ABBREVIATION	xvi
	LIST OF GLOSARIES	xvii
	LIST OF APPENDICES	xviii
1	INTRODUCTION	1
	1.1 Introduction	1
	1.2 Problem Statement	2
	1.3 Research Objectives	3
	1.4 Research Question	3
	1.5 Literature Review	4
	1.6 Research Methodology	4
	1.7 Expected Findings	5

CHAPTER	TITLE	PAGE
	1.8 Structure of Thesis	6
	1.9 Summary	6
2	LITERATURE REVIEW	7
	2.1 Introduction	7
	2.2 <i>Fear of Crime</i> in Residential Community	8
	2.3 Residential Community	17
	2.4 Scenario of Residential Community in Urban Heritage Areas	21
	2.5 Residential Community Concept	23
	2.6 Preventing Crime within Residential Areas	31
	2.7 Summary	38
3	METHODOLOGY	39
	3.1 Introduction	39
	3.2 Research Paradigm	40
	3.3 Research Design: Literature Based Research	42
	3.4 Research Procedure	45
	3.5 Summary	48
4	FINDINGS AND DISCUSSION	49
	4.1 Introduction	49
	4.2 Findings	50
	4.3 Discussion	67

CHAPTER	TITLE	PAGE
	4.4 Summary	72
5	CONCLUSION AND RECOMMENDATIONS	73
	5.1 Introduction	73
	5.2 Conclusion	73
	5.3 Limitations	74
	5.3 Recommendations	75
	LIST OF REFERENCES	76
	APPENDIX	85

LIST OF TABLES

NO	TITLE	PAGE
4.1	Authors' studies on Fear of Crime within Residential Communities in 1900s	48
4.2	Authors' studies on Fear of Crime within Residential Communities in 2000s	49
4.3	Authors' opinions on which category has higher impact of <i>Fear of Crime</i> on the residents	51
4.4	Causes of Residential Crime	53
4.5	Studies on the <i>1st Generation Crime Prevention through Environmental Design (CPTED)</i>	54
4.6	Studies on the <i>2nd Generation Crime Prevention through Environmental Design (CPTED)</i>	55
4.7	Studies on the <i>1st Generation Crime Prevention through Environmental Design (CPTED Strategies)</i>	56
4.8	Studies on the <i>2nd Generation Crime Prevention through Environmental Design (CPTED Strategies)</i>	57
4.9	Comparison of the linear terrace housing and honeycomb housing design characteristics by Ghazali, Davis & Nordin (2006)	58
4.10	Level of Implementation of <i>1st Generation CPTED</i> within Residential Community Design according to Ghazali, Davis & Nordin (2006)	59
4.11	Level of Implementation of <i>2nd Generation CPTED</i> within Residential Community Design according to Ghazali, Davis & Nordin (2006)	60

LIST OF FIGURES

NO	TITLE	PAGE
2.1	General Model of the Fear of Crime and its Consequences (Garofalo, 1981)	13
2.2	Hongkou Residential Community Concept (source: http://futuresplus.net/2011/08/26/hongkou/)	17
2.3	Typical layout of linear terrace housing (Ghazali, 2005)	25
2.4	Linear terrace planning housing area (source: http://www.pcal.nsw.gov.au/__data/assets/image/0003/102297/Bonnyrigg_banner.jpg)	25
2.5	Residential linear planning (Ghazali, 2005)	26
2.6	Infonavit Housing Toluca, Mexico, Mexico State, Mexico (Ghazali, 2005)	27
2.7	Each building block can be partitioned into 2, 3, 4, or 6 units (Ghazali, 2005)	28
2.8	Cul-de-sac honeycomb planning offers better natural Surveillance (Ghazali, 2005)	29
2.9	By this planning, residents are encouraged to get involve with their community (Ghazali, 2005)	29
2.10	Cul-de-sac with a garden in the middle (Ghazali, 2005)	30
2.11	This planning offer better living quality than existing houses develop better community engagement (Ghazali, 2005)	30
2.12	CPTED Element, adapted from Moffat (1983, p. 23) (Cozens et. al, 2006)	32
2.12	Natural Surveillance concept (source: Lancaster Community Safety Coalition)	32

3.1	Proposed Research Design Framework	43
4.1	Map locates residential in Lebu Armenian (Source: GTSADP, 2012)	50
4.2	Map indicates types of building use within the site (source: George Town, Urban Study, Master of Architecture, UTM, Session 20132014).	51
4.3	Some of the residential along Lebu Armenian (source: Author, George Town Site Visit, September 2014).	52
4.4	Image shown mixture of residential and commercial building use along Lebu Armenian (source: Author, George Town Site Visit, September 2014).	52
4.5	Residential that transformed into shops (source: Author, George Town Site Visit, September 2014).	53
4.6	Some of the old shophouses that also transformed into commercial (source: Author, George Town Site Visit, September 2014).	53
4.7	Some of the old shophouses really changed into new characteristic (source: Author, George Town Site Visit, September 2014).	54
4.8	Measurement Model of Worry about Crime: Two-Factor Solution using Chi-square calculation; (Jackson, 2005).	58
4.9	A good development supports various needs of the community (source: http://iasiouxcenter.civicplus.com/ImageRepository/Document?documentID=1215).	69
4.10	Adequate land use will increase the efficiency and helps developed lower level of FOC (source: http://www.epa.gov/reg3hwmd/bf-lr/newsletter/)	70
4.11	Personalization helps the house to be noticeable (source: www.neighborhoodlife.net)	70
4.12	Various public places can increase community engagement (source: http://3.bp.blogspot.com)	71
4.13	Each space must be designed with purposes that suit the residents' needs. (source: www.neighborhoodlife.net)	71

LIST OF ABBREVIATION

FOC	-	Fear of crime
CPTED	-	Crime Prevention through Environmental Design
GRC	-	Gated Residential Communities
NGRC	-	Non-Gated Residential Communities
SOC	-	Sense of Community
RC	-	Residential Community
LTH	-	Linear Terrace Housing
HTH	-	Honeycomb Terrace Housing
UNESCO	-	United Nations Educational, Scientific & Cultural Organization
1stGenCPTED	-	First Generation CPTED
2ndGenCPTED	-	Second Generation CPTED
3rdGenCPTED	-	Third Generation CPTED
GTSADP	-	George Town Special Area Draft Plan
MPPP	-	Majlis Perbandaran Pulau Pinang

LIST OF GLOSSARIES

- Cul-de-sac - a street that is designed to connect to another street only at one end
- Residential - containing mostly homes instead of stores, businesses, etc.
- Community - a group of people who live in the same area (such as a city, town, or neighborhood)
- Terrace - a row of houses that are joined together , a group of row houses

LIST OF APPENDICES

APPENDIX	TITLE	PAGE
A	List of Compilation of Final Design Thesis Presentation Boards	83

CHAPTER 1

INTRODUCTION

1.1 Introduction

Housing is an essential need for everyone (Ta, 2000). Therefore, many researchers have studied on how residential communities can develop to be a safer place for society, preventing incidences of crimes and encourages unique identity of its group (Wolfe, Bakos, & Chapin, 1985). With a forever increasing number of population and also immigration, owning a dwelling place called 'home' in a general residential area is becoming less likely because too many multi-ethnicity, a large gap of the age group and personal interests can weaken the *Sense of Community* (SOC) within the area (McMillan & George, 2003). SOC always mention as one of the factors that contribute to deterring crime as it encourages the residents to know one another; it strengthens the community reliance on each other, and increases awareness of outsiders (Kingston, Mitchell, Florin, & Steven, 1999). *Fear of Crime* (FOC) has close connection to crime prevention. With the comprehensive level of *Crime Prevention through Environmental Design* (CPTED) implemented in designing residential communities, it is unfortunate to see level of FOC within gated area is higher than within non-gated area. This dissertation aims to seek the criteria that lead to this result in previous related research.

1.2 Problem Statement

There are a few discussions and papers written about the *Gated-, and Non-Gated Residential Areas* where CPTED measures are taken into account, such as a case study on terrace housing area in Kuala Lumpur (Mohit & Elsawahli, 2010); a pilot survey on evaluating CPTED in gated area (Sakip & Abdullah, 2012); the users' perception towards gated and guarded residential area in his thesis (Wei, 2007).

Physical elements such as gates and fences are proven to establish territoriality in a residential community (Newman, 1996) and the design of access and egress for housing area itself control the intended users (Abdullah, Salleh, & Md Sakip, 2012). Other researchers also have outlined CPTED strategies that can be applied to the residential communities and partially successive attempts. Wilson presented in his paper titled 'Designing out Crime', that Newman does not agree with the urban fortress scenario that envisages residents retreating their homes and hiding behind a configuration of security hardware (Geason & Wilson, 1989). It does not allow a community to grow, establish the neighbourhood with a good living quality and decreasing the residents' sense of responsibility (Geason & Wilson, 1989).

Throughout several literatures, the author found that CPTED seems to reduce the incidence of crime but is not really effective when it comes to reducing fear of crime (FOC) (Minnery, 2005). Based on research conducted by A. Abdullah, M. N. Mohd Salleh and S.R. Md Sakip; the residents who live in *Gated Communities* experience higher fear of crime level ($M=5.84$, $SD=1.23$) compared to residents who live in *Non-Gated Communities* ($M=3.85$, $SD=1.66$) (Abdullah, Salleh, & Md Sakip, 2012). This result has led the author to study further in this dissertation. The author chooses to study on how this result can end up since gates and fences seem to be a clear barrier between public and private spaces in housing area.

1.3 Research Objectives

The aim of this research is to identify the crime prevention strategies that were applied within *Non-Gated Residential Communities* (NGRC) in urban areas that leads to lower level of *Fear of Crime* compared to *Gated Residential Communities* (GRC). Initially, this research was derived from the author's proposal for Design Thesis, the issue for this research is raised from site analysis of the project. At the end of the study, it can help to formulate the overview of the Design Thesis and enrich the understanding on certain aspects when designing NGRC. Throughout this research, there are several objectives that need to be fulfilled which are:

- i) To identify/clarify factors of *Fear of Crime* in residential communities
- ii) To investigate residential crimes in housing area within urban context as it helps to know the relationships between fear of crime and non-gated residential communities
- iii) To outline crime prevention strategies implemented in current practices within *Gated- and Non-Gated Residential Communities*

1.4 Research Question

Based on literature studies, research questions arising are:-

- i) What is the factor of FOC within residential communities? How does FOC affect the residents? How FOC is being measured?
- ii) What are the similarities and differences of crime prevention strategies that were applied within *Gated- and Non-Gated Residential Communities*?
- iii) How can these strategies be adapted in order to reduce residential crime in *Non-Gated Residential Communities* in urban areas?

1.5 Literature Review

This chapter will discuss findings from the literature including previous thesis, books and journal papers. It is important to have these as main references to this research because this dissertation is applying literature based research. Firstly, the author will bring the reader to understand the concept, theory and principle of FOC whether in general or in housing design. This understanding will help the author to formulate the chapter towards fruitful writing.

Secondly, the chapter will discuss the definition of residential community. This will give a thorough understanding of residential community and what are the matters that help build it. For instance, residential communities in high-rise urban dwellings are different from the rural area with regards to its ethnicity, age group, interest, living expenses and others.

Thirdly, the concern of this dissertation which is residential concepts will be discussed in conjunction with residential communities. Several studies that relate to FOC will be collected. The author will deepen the understanding of residential crimes that relates to building residents' awareness and fear toward crimes that have happened and are expected to happen within their neighbourhoods.

Other than that, this chapter will also compare the criteria and crime prevention strategies in GRC and NGRC. It will also describe CPTED in housing design mentioned by theorists in the respective fields. In addition, there is a sub-topic that discusses the scenario of residential communities within urban heritage areas.

Lastly, all the sub-topics will be summarised in order to find the relationship and to build common principles, theory and understanding for the author. The information will be further analysed in another chapter.

1.6 Research Methodology

This chapter starts with the fundamental understanding of the research paradigm to formulate direction of the research. This research discusses the methodology in Chapter 3 and the framework of the research will be elaborated

extensively. There are few advantages for establishing the research paradigm. Researcher found that the research paradigm will help to articulate the theory and formulate the literature review into comprehensive analysis. Primary data comes from the observation from the site visits. Secondary data are books, grey literature, journal article and internet-based article and previous theses that related to the subject matter which is fear of crime. This will be further discussed in the Chapter 3.

Research design helps the author to use methods that drive the research. Method use is qualitative; where this method is useful when it comes to human and social science research. Creswell discussed that traditions like data collection, analysis, and report writing are included in all the phases in the research process (Creswell, 1994).

1.7 Expected Findings

From this study, it is expected that CPTED is not the only method that important in preventing incidence of crimes in residential community. Based on several researches, it was mentioned that stronger SOC within a residential community will dismiss the intended users and lower the opportunity of crime to happen within their areas.

The primary contribution is to clarify the potential of NGRC of being a safe development within urban areas. This will not only establish the need for tightened security measures for the residents but also helps to build up community awareness and responsibility among designers, architects and other respective practitioners.

The author would have to list down the possible improvement of relevant crime prevention strategies in NGRC especially when the residential communities (i.e. public housing) is located at very open and accessible area such as in urban areas. Resulted from this research, the guidelines is to be applied in the design thesis proposal. However, the guidelines need another research to verify its effectiveness towards real project since this research only based on literature review.

1.8 Structure of Thesis

Generally, the research is divided into five main chapters. Chapter 1 provides an overview of overall study including background of study, research objectives, research questions, and literature review, outline the framework and methodology and expected findings of the study.

Chapter 2 presented collective studies on topics related which includes understanding CPTED, category of crimes in residential area, understanding urban heritage area, *Gated-* and *Non-Gated Residential Community* and community participation, case studies and other topics to support the research.

Chapter 3 discussed the methodology of the dissertation which includes case study on multi-storey housing development in urban heritage area; discusses in research paradigm and research design; and outlining the framework of research.

Chapter 4 comprised data of the dissertation. In this chapter, by using case studies, data is collected for the analysis. End of the chapter, synthesis of this data will be discussed to form possible strategies to achieve aim and objectives that mention in the earlier chapter.

Chapter 5 concluded this dissertation with a summary of research and mention the significance of the overall research. In addition, this chapter will also highlight the shortcomings of the research and recommend potential future work regarding this subject.

1.9 Summary

This study is an extension from other researches and it is specifically focusing on fear of crime in NGRC in urban heritage area. From this topic, we can understand that the author's perspective is not from CPTED perspective only but also how to relate to being responsive to heritage environment. It is a possibility that the solution would contribute to the improvisation of current practices in the country. It is not only developing good image to the practitioners but also help to engage better community participation pertaining to *Non-Gated Residential Communities*.

LIST OF REFERENCES

- Abdullah, A., Salleh, M. N., & Md Sakip, S. R. (2011). Fear of Crime in Gated and Non-Gated Residential Areas. *AicE-Bs*, 64.
- Abdullah, A., Salleh, M. N., & Md Sakip, S. R. (2012). Fear of Crime in Gated and Non-Gated Residential Area. *Procedia Social and Behavioural Sciences*, 63-69.
- Aghun, A. A., & Baycan, T. (2011). Gated Communities in Istanbul: the new walls of the city. *Istanbul Technical University*, 83(1).
- Aldrich, J. O. (2000). *An Exploratory and Descriptive Study of Attitudinal and Behaviour Dimensions of Selected Civic Culture Analogues in a Gated Community*. California: Doctor of Philosophy Thesis.
- Alper, M., & Chappell, A. T. (2012). Untangling Fear of Crime: A Multi-Theoretical Approach to Examining The Causes of Crime-Specific Fear. *Sociological Spectrum*, 32, 346-363.
- (April-May 2010). *Project Highlight: Nong Chik Heights Johor Bahru*. Malaysia: Building and Investment Malaysia.
- Atlas, R. I. (2008). *21st Century Security and CPTED: Designing for Critical Infrastructure Protection and Crime Prevention*. London: CRC Press.
- Balanchard, A. L. (2008). Testing a Model of Sense of Virtual Community. *Computers in Human Behaviour*, 2107-2123.
- Banks, M. (2005). Spaces of (in) Security. *Media and Fear of Crime in a Local Context, Media, Culture*, 1(2), 169-187.
- Baron, S. W. (2011). Street Youth's Fear of Violent Crime . *Deviant Behaviour*, 32, 475-502.

- Beng, O. K., & Lee, G. B. (2010). *Penang Studies Series: Pilot Studies for a New Penang*. Singapore: ISEAS Publishing.
- Blakely, E. J., & Snyder, M. G. (1997). *Fotress America: Gated Communities in the United States*. Washington D. C.: Brookings Institution.
- Choay, F. (1969). *The Modern City: Planning in the 19th Century*. New York.
- Clancey, G. (1998). *Crime Prevention through Environmental Design*. Retrieved December 2014, from Garner Clancey: <http://garnerclancey.com/pdfs/Crime%20Prevention%20through%20Environmental%20Design.pdf>
- Clark, J. (2003). Fear in Fear-of-Crime. *Psychiatry, Psychology and Law*, 10:2, 267-282.
- Clarke, R. V., & Mayhew, P. (1980). *Designing Out Crime*. London: Home Office Research Unit.
- Cossmann, J. S., & Rader, N. E. (2011). Fear of Crime and personal Vulnerability: Examining Self-Reported Health. *Sociological Spectrum*, 31, 141-162.
- Coy, P., & Poiler, M. (2002). Gated Communities in Latin American Megacities: Case Studies in Brazil and Argentina. *Journal of Environment and Planning B: Planning and Design*, 29.
- Cozens, P. M., Saville, G., & Hillier, D. (2005). Crime Prevention through Environmental Design (CPTED): A Review and Modern Bibliography. 328.
- Cozens, P. M., Saville, G., & Hillier, D. (2006). Crime Preventian through Environmental Design (CPTED): A Review and Modern Bibliography. *Emerald Insight*, 328-356.
- Creswell, J. W. (1994). *Research Design: Qualitative & Quantitative Approaches*. London: Sage Publications.
- Creswell, J. W. (1994). *Research Design: Qualitative & Quantitative Aproaches*. USA: Sage.
- Crowe, T. (2000). *Crime Prevention through Environmental Design: Applications of Architectural Design and Space Management Concepts*. Oxford: Butterworth-Heinemann.
- Crowe, T. D., & Zahm, D. L. (1994). Crime Prevention through Environmental Design. *NAHB Land Development Magazine*, 22-27.
- Davidson, W. B., & Cotter, P. R. (1989). Sense of Community and Political Participation. *Journal of Community Psychology*, 119-125.

- Davidson, W. B., & Cotter, P. R. (1991). The Relationship Between Sense of Community and Subjective Well-Being. *Journal of Community Psychology*, 246-253.
- Davidson, W. B., & Cotter, P. R. (1991). The Relationship Between Sense of Community and Subjective Well-Being. *Journal of Community Psychology*, 246-253.
- Davidson, W. B., & Cotter, P. R. (1993). Psychological Sense of Community and Support for Public School Taxes. *Journal of Community Psychology*, 59-66.
- Dilawari, V. (2010). Historic Housing and Urban Regeneration: Mumbai. *Heritage-Based Sustainable Urban Development*, 30.
- Ezzy, D. (2002). *Qualitative Analysis: Practice and Innovation*. Allen & Unwin.
- Farero, J. (2012). Where is the Culture? Culture Heritage Trends and Challenges. *IACSIT Press*.
- Farrall, S., & Gadd, D. (2004). Evaluating Crime Fears: A Research Note on a Pilot Study to Improve the measurement of the 'Fear of Crime' as performance Indicator. *Evaluation*, 10(4), 493-502.
- Farrall, S., Gray, E., & Jackson, J. (2007). Theorising the Fear of Crime: The Cultural and Social Significance of Insecurities about Crime. *Experience & Expression in the Fear of Crime Working paper No. 5*.
- Ferraro, K. F., & LaGrange, R. (1987). The Measurement of Fear of Crime. *Sociological Inquiry*, 57, 70-101.
- Fisher, D. (2003). Second Generation CPTED. *Crime Prevention Fact Sheet Series, CHD Partners*, 2.
- Fisher, D. (2008). Second Generation CPTED. *Crime Prevention Fact Sheet Series, CHD Partners*, 2.
- Franklin, C. A., & Franklin, T. W. (2009). Predicting Fear of Crime: Considering Difference Across Gender. *Feminist Criminology*, 4 (1), 83-105.
- Garofalo, J. (1981). The Fear of Crime: Causes and Consequences. *The Journal of Criminal law and Criminology (1973-), Vol. 72, No. 2* , 839-857.
- Garofalo, J. (1981). The Fear of Crime: Causes and Consequences. *The Journal of Criminal Law and Criminology*, 839-857.
- Geason, S., & Wilson, P. (1990). *Crime Prevention: Theory and Practice*. Canberra: Australian Institute of Criminology.

- Geason, S., & Wilson, P. R. (1989). *Designing Out Crime*. Sydney: Australian Institute of Criminology and NRMA Insurance.
- Ghazali, M. (2006). *Theory*. Retrieved 11 24, 2014, from Tessellar: <http://tessellarhoneycomb.blogspot.com/>
- Ghazali, M., Davis, P., & Nordin, A. (2006). *Thermal Comfort Honeycomb Housing*. Universiti Putra Malaysia.
- Glasze, G., & Alkhayyal, A. (2002). Gated Housing Estates in teh Arab World: Case Studies in Lebanon and Riyadh, Saudi Arabia. *Environment and Plannig B: Planning and Design*, 321-36.
- Grant, J. (2005). The Function of Gates: The Social Construction of Security in Gated Developments. *Liverpool University Press*, 291-313.
- Grbich, C. (2007). *Qualitative Data Analysis: An Introduction*. London: SAGE Publications Ltd.
- Grillo, M. C., Teixeira, M. A., & Wilson, D. C. (2010). Residential Satisfaction and Civic Engagement: Understanding the Causes of Community Participation. *Soc Indic Res* 97, 451-466.
- Groat, L. (2002). *Systems of Inquiry and Standards of Research Quality*. Canada: John Wiley and Sons Publication.
- Guba, E., & Lincoln, Y. (1998). Competing Paradigms in Qualitative Research. In N. Denzin, & Y. Lincoln, *The Landscape of Qualitative Research* . housand Oaks, California: Sage Publications Hall.
- Hashim, A. H. (2003). Residential Satisfaction and Social Integration in Public Low Cost Housing in Malaysia. *Pertanika Journal of Social Science and Humanities*, 1-10.
- Henning, E. (2004). *Finding Your Way in Qualitative Research*. Pretoria: Van Schaik Publishers.
- Hough, M. (2004). Worry about Crime: Mental Events or Mental State? . *International Journal of Social Research Methodolgy*, 7, 173-176.
- Iranmanesh, N., & Etaati, K. (2009). CPTED: A Considerable Aspect in Urban Planning. *Real Corp* , 737.
- Iranmesh, N., & Etaati, K. (2009). CPTED: A Considerable Aspect in Urban Planning. *REAL CORP: Reviewed Paper*, 737-741.
- Jackson, J. (2005). Validating New Measures of the Fear of Crime. *International Journal of Social Research Methodology*, 8:4, 297-315.

- Jackson, J. (2006). Introducing Fear of Crime to Risk Research. *Risk Analysis*, 26, 253-264.
- Jackson, J., & Gouseti, J. (2013). Fear of Crime: An Entry to the Encyclopedia of Theoretical Criminology.
- Jeffery, C. R. (1976). Criminal Behaviour and the Physical Environment: A Perspective. *American Behavioural Scientist*, 20 (2), 149-174.
- Jeffery, C. R. (1977). *Crime Prevention through Environmental Design, 2nd Edition*. SAGE Publications.
- Jeffery, C. R. (1977). *Crime Prevention Through Environmental Design, 2nd Edition*. SAGE Publications.
- Johar, F., Hosni, N., & Zulkarnain, P. M. (2011). The Potential of Applying Crime Prevention through Environmental Design (CPTED) Principles in Malaysia Residential Neighbourhood. 4.
- Joo, H.-J. (2003). Crime and Crime Control. *Social Indicators Research Vol. 62/63, The Quality Life in Korea: Comparative and Dynamic Perspectives*, 239-263.
- Joseph, E. B. (1995). Livability and Safety of Suburban Street Patterns: A Comparative Study. *Working Paper*, 641.
- JPBD, J. P. (n.d.). *Garis Panduan Perancangan: 'Gated Community and Guarded Neighborhood'*. Kementerian Perumahan dan Kerajaan Tempatan.
- Jurgens, U., & Gnad, M. (2004). Gated Communities in South Africa: Experiences from Johannesburg. *Environment and Planning B: Planning and Design*, 337-54.
- Karim, H. A., & Rashid, S. M. (2010). Community Participation: Towards a Safer Housing Environment. *Asian Journal of Environment - Behavioral Studies*, 19-31.
- Kingston, S., Mitchell, R., Florin, P., & Steven, J. (1999). Sense of Community in Neighbourhoods as a Multi-Level Construct. *Journal of Community Psychology*, 681-694.
- Kruger, T. (2005). Building Safer Communities - Reducing Crime through Environmental Planning and Design. *World Congress on Housing; Transforming Housing Environment through Design*.
- Landman, K., & Schonteich, M. (2002). Urban Fortresses: Gated Communities as a Reaction to Crime. *African Security Review*, 71-85.

- Logan, W. (2004). *Cities and Museums: Local and Global Challenges. UNESCO Heritage and Urbanism*, 1.
- Marshall, C., & Rossman, G. B. (1989). *Designing qualitative research*. Newbury Park, CA: Sage.
- McMillan, D. W., & George, D. M. (2003). Sense of Community: A Definition and Theory. *Journal of Psychology*, 14, 6-23.
- Md Sakip, S. R., & Abdullah, A. (2012). An Evaluation of Crime Prevention Through Environmental (CPTED) Measures in a Gated Residential Area: A Pilot Survey. *UiTM*, 24.
- Md Sakip, S. R., Johari, N., & Salleh, M. N. (2012). The Relationship between Crime Prevention through Environmental Design and Fear of Crime. *Procedia Social and Behavioral Sciences*, 628-636.
- Md Sakip, S. R., Johari, N., Abdullah, A., & Salleh, M. N. (2013). Assessing Sense of Community Dimension in Residential Areas in the Malaysian Context. *Asia Pacific International Conference on Environment-Behaviour Studies*, 655.
- Milbert, I. (2010). Planning Policies for Historic Housing: Carouge. *India International Centre; UNESCO IHCN*, (p. 30). New Delhi.
- Minnery, J. R. (2005). Measuring Crime Prevention Through Environmental Design. *Journal of Architectural and Planning Research*, 330-341.
- Mohit, M. A., & Elsayahli, H. M. (2010). Crime and Housing in Malaysia: Case Study of Taman Melati Terrace Housing in Kuala Lumpur. *UiTM*, 36.
- Montoya, L., Junger, M., & Ongena, Y. (2014). The Relation Between Residential Property and Its Surroundings and Day- and Night-Time Residential Burglary. *SAGE*, 35.
- Mouton, J., & Marais, H. C. (1990). *Basic Concepts in the methodology of the Social Sciences*. Pretoria: Human Sources Research Council.
- Newman, O. (1972). *Defensible Space*. Macmillan Publishing .
- Newman, O. (1996). *Creating Defensible Space*. U.S. Department of Housing and Urban Development Office of Policy Development and Research.
- O'Brein, D., & Ayidiya, S. (1991). Neighbourhood Community and Life Satisfaction. *Journal Commun. Dev. Soc.*, 21-37.
- O'shea, T. C. (2006). Physical Deterioration, Disorder and Crime. *Criminal Justice Police Review*, 17 (2), 173-187.

- Pacione, M. (1990). Urban Livability: A Review. *Urban Geography*, 1-30.
- Painter, K. (1996). The Influence of Street Lighting Improvement on Crime, Fear and Pedestrian Street Use, After Dark. *Landscape and Urban Planning*, 35, 193-201.
- Peterson, N. A., & Speer, P. W. (2000). Linking Organizational Characteristics to Psychological Empowerment. *Administration in Social Work*, 39-58.
- Poyner, B., & Webb, B. (1991). *Crime Free Housing*. London: Butterworth-Architecture.
- Rachman, S. (1990). *Fear and Courage (2nd Edition)*. USA: W. H. Freeman and Company.
- Rao, P. S. (2010). Historic Housing and Policy in India . *Housing and Urban Regeneration*, 26.
- Ratcliffe, J. H. (2003). Suburd Boudaries and Residential Burglars. *Australian Institute of Criminology*, 6.
- Ross, C. E., & Jang, S. J. (2000). Neighborhood Disorder, Fear and Mistrust: The Buffering Role of Social Ties with Neighbors. *American Journal of Community Psychology*, 28 (4), 401-420.
- Sakip, S. R., & Abdullah, A. (2012). An Evaluation of Crime Prevention Through Environmental (CPTED) Measures in a Gated Residential Area: A Pilot Survey. *UiTM*, 24.
- Samadi, Z., & Yunus, R. M. (2011). Urban Heritage Streets' Revitalizing Attributes. *UiTM* .
- Sanger, D. (1989). Role of the Architect n Crime Prevention Through Environmental Design (CPTED). *Designing Out Crime*, Australian Institute of Criminology and NRMA Insurance.
- Saville, G., & Cleveland, G. (2005). 2nd Generation CPTED: An Antidote to the Social Y@K Virus of Urban Design. *Florida State University*.
- Saville, G., & Cleveland, G. (2005). 2nd Generation CPTED: An Antidote to the Social Y2K Virus of Urban Design. *Florida State University*.
- Shamsuddin, S., & Hussin, N. A. (2013). Safe City Concept and Crime Prevention THrough Environmental Design (CPTED) for Urban Sustainability in Malaysian Cities. *Amarican Transcation on Engineering & Applied Science*, 23.

- Silverman, D. (1997). *Qualitative Research: Theory, methos & Practice*. SAGE Publications.
- Smolej, M., & Kivivouri, J. (2006). The Relation Between Crime News and Fear of Violence. *Journal of Scandinavian Studies in Criminology and Crime Prevention*, 7:2, 211-227.
- Stenberg, F. (1996). Conservation and Rehabilitation of Urban Heritage in Developing Countries. 463.
- Stollard, P. (1985). *Crime Prevention Through Housing Design*. New York: E & FN SPON.
- Stollard, P. (1991). *Crime Prevention through Housing Design*. London: E & FN Spon.
- Sutton, R. M., Robinson, B., & Farrall, S. D. (2011). Gender, Fear of Crime and Self-Presentation: An Experimental Investigation. *Psychology, Crime & Law*, 17:5, 421-433.
- Ta, T. L. (2000). Managing High-Rise Residential Building in Malaysia: Where Are We? *2nd NAPREC CONFERENCE* (pp. 1-25). George Town: INSPEN.
- Taylor, R. (1996). Neighbourhood Responses to Disorder and Local Attachments: The Systematic Model of Attachment, Social Disorganization and Neighbourhood Use Value. *Sociological Forum*, 11 (1).
- Tweed, C., & Stuhlerland, M. (2007). Built Cultural Heritage and Sustainable Urban Development. *Landscape and Urban Planning*, 62-69.
- Uzzel, D. (2002). Place Identification, Social Cohesion and Environmental Sustainability. *Environment and Behaviour*, 26-53.
- Vanderstoep, S. W., & Johnston, D. D. (2009). *Research Methods for Everyday Life: Blending Qualitative and Quantitative Approaches*. San Francisco: John Wiley & Sons, Inc.
- Veldpaus, L., Roders, A. R., & Colenbrander, B. J. (2013). Urban Heritage: Putting the Past into the Future. *The Historic Environment*, Vol. 4 No. 1, 3-18.
- Vilalta, C. J. (2012). Fear of Crime and Home Security Systems. *Police Practice and Research: An International Journal*, 13:1, 4-14.
- Wallen, N., & Fraenkel, J. (1991). *Educational research: A guide to the process*. New York: MacGraw-Hill.
- Wei, W. H. (2007). *Users' Perception of Gated and Guarded Residential Community Development*. UTM.

- Wei, W. H. (2007). *Users' Perception of Gated and Guarded Residential Community Development*. UTM: Master Thesis.
- Wekerle, G., & Whitzman, C. (1995). *Safe Cities: Guidelines for Planning Design and Management*. Washington DC: Van Nostrand.
- Welsh, B., & Farrington, D. (2002). *Crime Prevention Effects of Closed Circuit Television: A Systematic Review*. London: Home Office Research Study Number 252, Home Office.
- Whitzman, C. (2008). *The Handbook of Community Safety, Gender and Violence Prevention: Practical Planning Tools*. London: Earthscan.
- Whitzman, C. (2008). *The Handbook of Community Safety, Gender and Violence Prevention: Practical Planning Tools*. London: Earthscan .
- Wolfe, M., Bakos, M., & Chapin, D. (1985). *Community Group Homes: An Environmental Approach*. NY: Van Nostrand Reinhold Company.
- Wyk, B. v. (n.d.). *Research Design and Methods: Part 1. Universiti of the Western Cape*.
- Yin, R. K. (2012). *Applications of Case Study Research 3rd Edition*. London: Sage Publications.
- Yu, S.-S. V., & Maxfield, M. G. (2013). Impacts on Commercial and Residential Burglary. *Advance Access Publication* , 298-320.
- Yu, S.-S. V., & Maxfield, M. G. (2013). Impacts on Commercial and Residential Burglary. *Brit. J. Criminol Ordinary Business*, 298-320.