

RARITY OF DEVELOPMENTS AND MARKETABILITY OF GATED ESTATES IN IBADAN URBAN FRINGES

¹Adewoyin, Ismail Bimpe Ph.D., ²Falegan, Abayomi Vincent Ph.D. and ³Audu, Hakim Ademola Ph.D.

Department of Urban & Regional Planning, Lead City University, Ibadan

Email: ismailadewoyin@gmail.com; talk2yomi.falegan@gmail.com; hakimaudu@gmail.com

DOI: <https://doi.org/10.5281/zenodo.14616005>

Abstract: This study investigates the rarity of developments and the marketability of gated estates in the urban fringes of Ibadan, employing a mixed-methods approach. Utilizing a purposive sampling strategy, data were collected from 150 gated estate schemes across five of the six local government areas in outer Ibadan. Through exclusion and inclusion criteria, the study focused on 68 registered estate developers. Findings reveal that the Ido Local Government Area has the highest concentration of gated estates at 37.3%, while Oluyole has the lowest at 7.5%, correlating with its significant government land acquisitions. The distance of these schemes from the inner city plays a crucial role in their marketability, with 80.6% of respondents indicating that the majority of estates are situated 31 to 45 kilometers from the inner city, whereas only 3% are located within 15 kilometers. Satisfaction levels regarding physical development among respondents indicate moderate contentment, with 59.7% expressing moderate satisfaction, while 19.4% are very satisfied, and a mere 1.5% are extremely satisfied. In contrast, 16.4% reported slight satisfaction and 3% were not satisfied at all. These findings imply that while there is potential for growth in the gated estate market, developers must address the significant gaps in physical development and accessibility to enhance attractiveness. The study concludes that targeted urban planning strategies and improved infrastructural development are essential to boost marketability and overall satisfaction with gated estates in Ibadan's urban fringes, particularly in underdeveloped areas such as Oluyole. This research provides critical insights for stakeholders in real estate development, urban planning, and policy formulation aimed at fostering sustainable urban growth.

Keywords: Gates Estates, Marketability, Peripheral Urbanization, Rarity of Developments

1.0 Introduction

Gated estates, typically characterized by controlled access, security measures, and communal amenities, have been gaining traction in various African urban fringes (Cherkes, 2023). These developments are often positioned as elite residential enclaves, appealing to the growing middle and upper classes in rapidly urbanizing areas (Makinde, 2021). The rarity of gated estates in these locations can be attributed to several factors, including economic constraints, land availability, and regulatory challenges (Clement, 2023).

The economic landscape in many African countries heavily influences the development of gated estates (Hammad, 2024). For instance, countries like Nigeria and South Africa have witnessed significant economic fluctuations, affecting real estate investments. While affluent populations continue to emerge in urban centers, the vast majority of the population remains economically disadvantaged, limiting the market's overall size (Baker, 2021). Developers often face the dilemma of balancing high development costs with the potential for profitability in a market where disposable income may be unevenly distributed.

Africa is experiencing one of the fastest rates of urbanization globally, with projections indicating that by 2050, nearly 1.3 billion people will reside in urban areas (United Nations, 2018). This rapid urban growth can create a surge in demand for housing, particularly in urban fringes, where land is more available and cheaper than in city centers. However, the challenge remains that gated estates appeal predominantly to a specific demographic—those with substantial financial resources—further contributing to their rarity within the broader housing market (Obeng-Odoom, 2019).

Land acquisition and regulatory frameworks significantly impact the establishment of gated communities. In many African countries, particularly in urban fringes, land tenure systems are complex and fraught with disputes, making it difficult for developers to secure land for gated estates (Njeru, 2020). Furthermore, urban planning policies may not support such developments, especially if they are viewed as exacerbating socio-economic inequalities or urban sprawl. The tension between informal settlements and formal developments often leads local governments to resist gated communities, viewing them as social divides rather than integrative housing solutions (Adewoyin et al, 2024).

The marketability of gated estates is intricately tied to perceptions of safety and social status. In urban areas where crime rates are relatively high, the security features of gated communities often become a key selling point (Murray, 2021). However, this reliance on security can also highlight the failures of broader urban governance and community safety measures. Additionally, the environmental impact of gated estates—often requiring infrastructure that encroaches on natural landscapes—can deter potential buyers who prioritize sustainability (Adelekan et al., 2017).

Furthermore, the allure of gated estates can sometimes be diminished by the perception of exclusivity. Critics argue that such developments foster social isolation and contribute to a fragmented urban landscape. As public sentiment shifts toward inclusivity and community-oriented developments, the traditional appeal of gated estates may wane (Pillay, 2022).

The rarity of gated estate developments in African urban fringes is a multifaceted issue influenced by economic, regulatory, and social factors (Meth, 2021). While the growing urban middle class and ongoing urbanization trend present opportunities for market expansion, significant challenges remain. As developers and policymakers navigate these complexities, finding a balance between exclusivity and community integration will be crucial for the future of urban housing in Africa.

2.0 Literature Review

The phenomenon of gated estates in urban fringes has emerged as an essential topic in urban studies, real estate economics, and socio-economic development. Gated estates are defined as residential communities featuring

controlled access, security measures, and shared amenities (Blakely & Snyder, 1997). Initially prominent in developed countries, their presence in developing nations, particularly in urban fringes, raises questions about socio-economic stratification, urban planning, and market demands (United Nations, 2020).

The rarity of gated estates in urban fringes is closely linked with broader economic and demographic dynamics. As urbanization accelerates—projected to reach 1.3 billion urban dwellers in Africa by 2050 (United Nations, 2018)—the demand for housing increases significantly. However, economic disparities complicate this demand. According to Baker (2021), the real estate market in countries like Nigeria is often characterized by uneven income distribution, limiting the potential buyer base for gated estates. While the middle and upper classes may seek such properties, the broader population remains largely economically disconnected.

Gated communities cater to a specific socio-economic demographic, creating a disconnect from the surrounding urban context (Obeng-Odoom, 2019). This exclusivity renders developments rare, as they target a narrow market segment, leading to issues of affordability and accessibility for the majority (Surya, 2020).

Land tenure systems and regulatory frameworks critically affect the establishment of gated estates (Njeru, 2020). In many African urban fringes, land acquisition processes can be fraught with legal complexities and disputes, impeding development. The challenge of securing land ownership rights is particularly pronounced in informal settlements, where land tenure may be insecure (van Ham, 2021).

Local governance often views gated communities with skepticism due to concerns about exacerbating urban inequality and social isolation (Pillay, 2022). Urban planning policies might therefore resist such developments, prioritizing inclusive housing solutions over elite enclaves. The regulatory landscape, therefore, determines not only the feasibility of gated estates but also their acceptance within wider urban environments (Bathelt, 2024).

Marketability in gated estates hinges on perceptions of safety, exclusivity, and community. Security has been identified as a primary motivation for choosing gated estates, particularly in areas with high crime rates (Murray, 2021). Yet, the reliance on gated communities for safety highlights broader urban governance failures. The market appeal of these estates often becomes entangled with public perceptions of urban safety and crime, leading to a complex interplay between demand and socio-political contexts (Onyeneke, 2022).

The environmental impact of gated developments also shapes their marketability. As urban landscapes evolve, the ecological footprint of gated communities becomes increasingly scrutinized (Shamsudin, 2017). Buyers are increasingly inclined to support sustainable communities that promote environmental stewardship, challenging the market position of traditional gated estates that may not offer eco-friendly options.

The socio-cultural dimensions of gated estates reveal further nuances in their rarity and market appeal. These communities can foster social isolation, undermining communal ties (Pillay, 2022). Gated estates' tendency to create exclusive social enclaves can lead to perceptions of privilege, further driving a wedge between affluent residents and the surrounding communities (Salim, 2022).

Thus, the social implications of such developments prompt developers and buyers to reconsider the role of community engagement in residential planning. As public awareness about social inclusivity grows, the

traditional allure of gated living may face challenges, potentially leading to decreased marketability (Saragi, 2022).

The rarity of gated estates in urban fringes and their marketability are influenced by a complex interplay of economic, regulatory, social, and cultural factors. As urbanization progresses and sociopolitical dynamics evolve, the future of gated estates hinges upon shifting demographics and changing community values, highlighting the need for integrated urban planning approaches that prioritize inclusivity (Koko, 2023).

3.0 Research Methodology

This study employs a mixed-methods research design to explore the rarity of developments and the marketability of gated estates in the urban fringes of Ibadan. The methodology combines quantitative data collection through surveys and qualitative insights through interviews and focus group discussions.

The research is focused on the outer city local government areas of Ibadan, specifically: Ido, Akinyele, Lagelu, Egbeda, Onaara, and Oluyole. These areas have been chosen due to their significant number of gated estates and their relevance to urban development trends in the region.

A purposive sampling strategy was employed to select gated estate schemes for the study. The process involved the following steps: A comprehensive list of 150 gated estate schemes was compiled from reconnaissance survey, real estate registries, urban planning documents, and local government records across the six identified local government areas in Ibadan.

Inclusion and Exclusion Criteria was adopted to arrive at selected sample. Only gated estates that were registered with both the Corporate Affairs Commission and the Real Estate Developers Association of Nigeria (REDAN) were included while estates not fulfilling these criteria, as well as those that of the same developers but different locations, were excluded from the sample. This process trimmed the total number of gated estates down to 68, spread across five of the six local government areas. The chosen areas reflect a balanced representation of the urban fringes, ensuring diversity in market conditions and developer practices.

The data collection process involved both quantitative and qualitative methods. Structured questionnaires were distributed to the 68 real estate developers selected. The surveys aimed to collect data on; the number of units developed in each estate, sales performance and occupancy rates, marketing strategies employed, and challenges faced in development and marketing.

Qualitative Interviews and Focus Discussions: Semi-structured interviews were conducted with key stakeholders, including; real estate regulators to understand regulatory challenges and market dynamics, practitioners in the real estate industry to gather insights on market trends, competition, and consumer preferences, traditional landowners to discuss land availability, historical context, and land ownership issues.

The final sample consisted of 68 real estate developers from the selected local government areas, representing a significant portion of the gated estates in the region. The purposive sampling method ensured that the developers included were actively involved in the market and had relevant experience. The survey that was done with

electronic data collection using KoboKollect application left the sample from 68 to 67 due to disqualification of a respondent for wrong information.

The survey responses were analyzed using statistical software to identify patterns, correlations, and trends related to the rarity of developments and marketability. Descriptive statistics summarized the data, while inferential statistics explored the relationships between variables. Thematic analysis was applied to interview and focus group transcripts to identify common themes, insights, and challenges faced by stakeholders in the gated estate market. This qualitative analysis enriches the quantitative findings, providing a holistic view of the market landscape.

The study adhered to ethical standards, ensuring confidentiality and anonymity for all participants. Informed consent obtained prior to interviews, and participants were made aware of their right to withdraw from the study at any point. One of the limitations included the reliance on self-reported data from developers, which may be biased.

4.0 Discussion of Findings

This discussion is designed to provide an understanding of the findings on the rarity of developments and marketability of gated estates in Ibadan's urban fringes, utilizing field survey results and transcribed key informant/focus group discussions results data to inform future urban planning and real estate strategies.

4.1 Characteristics of Private Developers' Gated Estates in Ibadan

The characteristics of the Private Gated Estates Developers were, through this research examined and the results from the analysis of the scheme location characteristics as contained in Table 4.1 and Figure 4.1 indicates that Ido Local Government Area has highest numbers of these estates which stands at 37.3% followed by Egbeda Local Government Area along, Lagos – Ile Ife Expressway with 29.9%. The Akinyele Local Government axis which comprises of Ibadan – Oyo Expressway and the newly constructed Moniya – Iseyin highway has 16.4%, Ona Ara LGA, 9% and Oluyole LGA with the lowest at 7.5%. It must be noted that Oluyole LGA has highest number of government land acquisition within Ibadan metropolis.

Table 4.1 Scheme Location And Characteristics

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Egbeda Local govt	20	29.9	29.9	29.9
	Ido Local Govt	25	37.3	37.3	67.2
	Akinyele Local Govt	11	16.4	16.4	83.6
	Oluyole Local Govt	5	7.5	7.5	91.0
	Ona Ara Local Govt	6	9.0	9.0	100.0
	Total	67	100.0	100.0	

Source: Fieldwork 2023

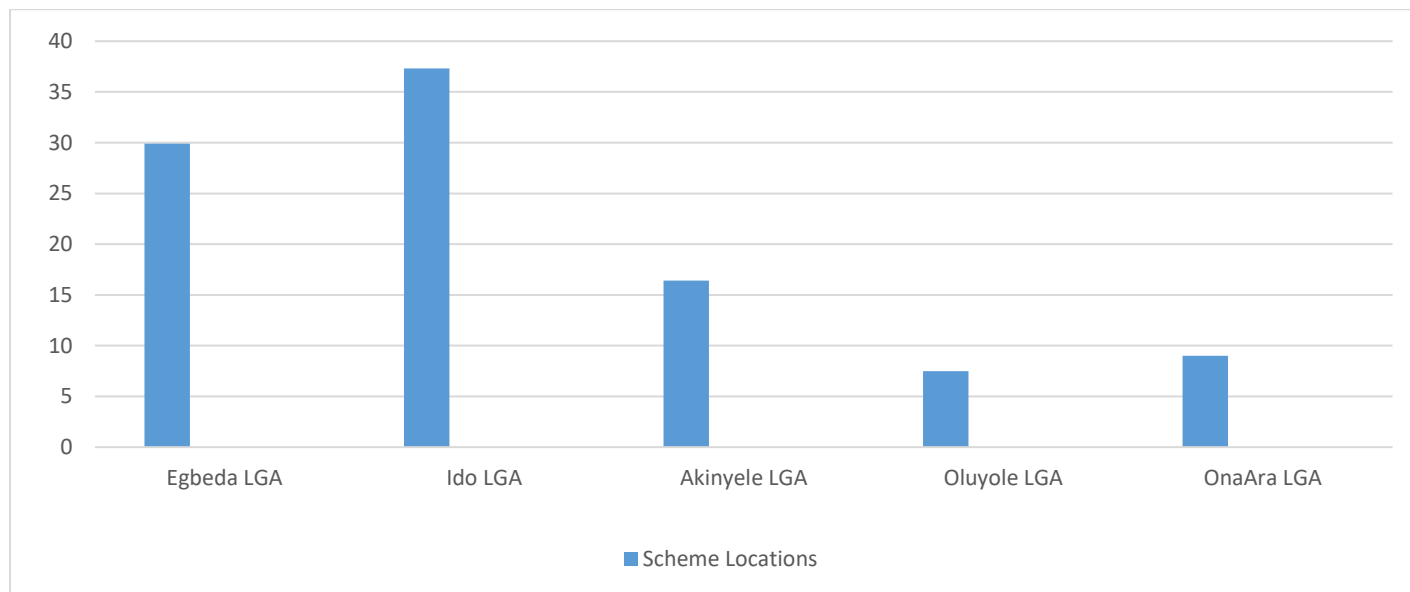


Figure 4.1 Scheme Locational Characteristics

Source: Fieldwork 2023

4.2. Distance of the Scheme from the Inner City

The attractiveness of these Private Gated Estates to the buyers in term of distance from the inner city was analysed and the findings as contained in Table 4.2 indicates that an average schemes and the highest numbers in the categories are located within the distance of 31 to 45 kilometers away from the Inner City with a 80.6% of the respondents agreeing on. Distance of less than 15 kilometers from the Inner city accounted for the lowest at a 3% while 16 – 30km has 10.4% and 46 – 60km has just 4.5% respondents’ preferences. The below pie-chart in Figure 4.6 further explains the scenario.

Table: 4.2 Distance of Gated Estates Scheme to the Inner City

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	1.5	1.5	1.5
16 – 30 km	7	10.4	10.4	11.9
31 - 45 km	54	80.6	80.6	92.5
46 – 60 km	3	4.5	4.5	97.0
Less than 15 km	2	3.0	3.0	100.0
Total	67	100.0	100.0	

Source: Fieldwork 2023

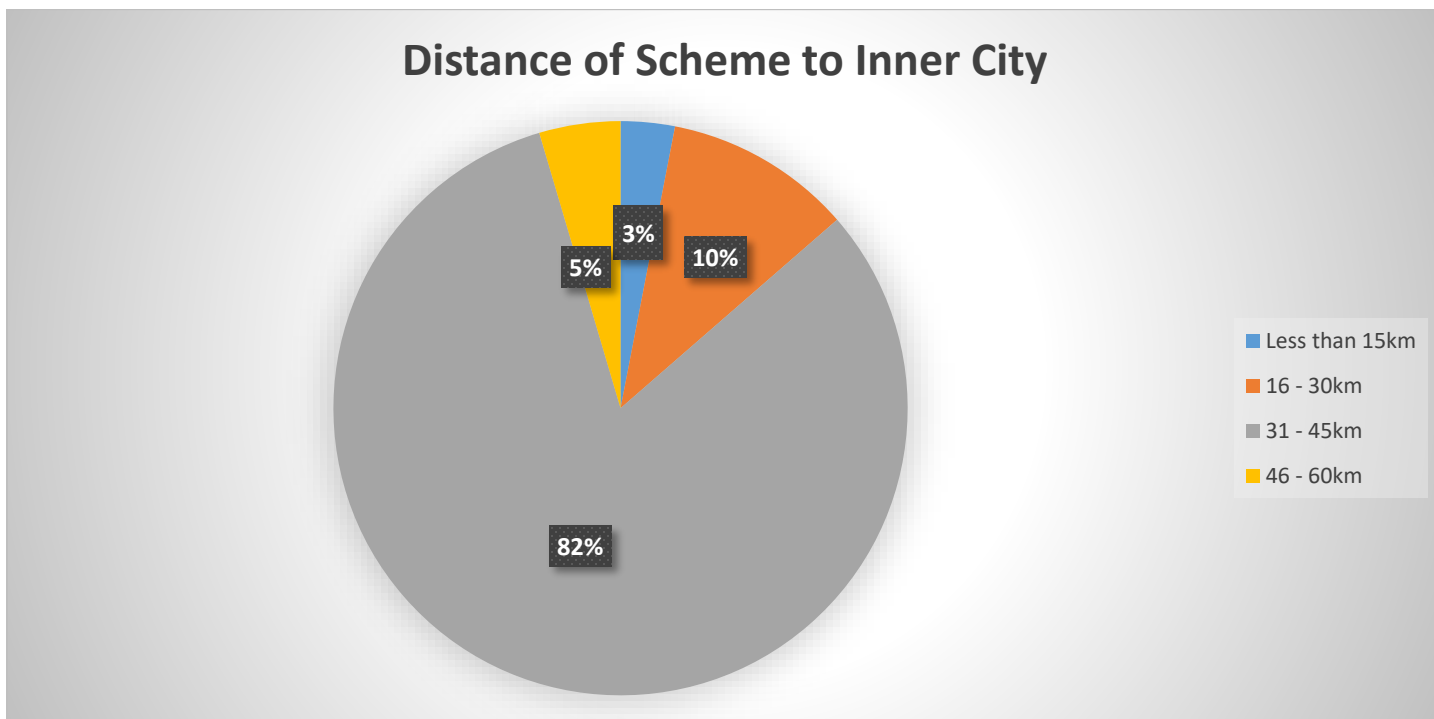


Figure 4.2 Distance of Gated Estates Scheme to the Inner City
 Source: Fieldwork 2023

4.3 Cost of Transportation from the City to the Scheme

The cost of travels by the prospective occupiers of these gated scheme was analysed as part of the economic characteristics and the findings as contained in Table 4.3 explains that an average travel cost of between N200 to N500 was highest perception of the respondents which stands at 49.3%. Closely followed is the travel cost of N501 to N1,000 at 47.8%. The lowest of this from the findings shows a 3% of N1,001 to N2,000. It must be noted that this field survey was conducted in line with the recent power transmission at the Federal government level that brought about the removal of fuel subsidy that skyrocketed the prices of goods and services including cost of transportation in Nigeria.

Table: 4.3 The Present Cost of Travels to the Gated Estate Scheme from the Inner City

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	200 – 500	33	49.3	49.3	49.3
	501 – 1,000	32	47.8	47.8	97.0
	1001- 2,000	2	3.0	3.0	100.0
	Total	67	100.0	100.0	

Source: Fieldwork 2023

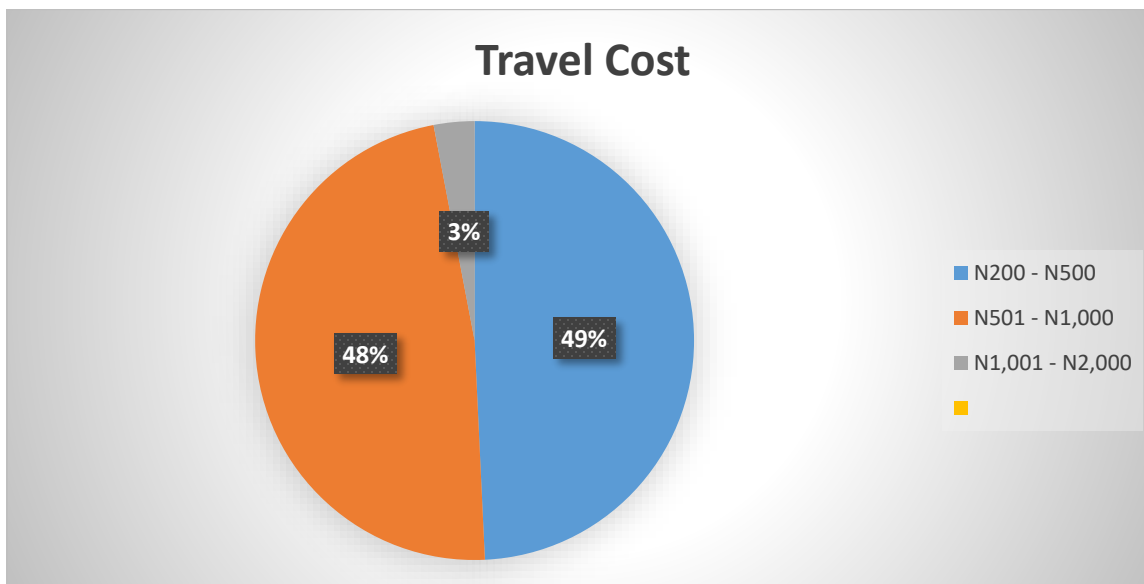


Figure 4.3 Travel Cost to Inner City in the Study Area
 Source: Fieldwork 2023

4.4 Respondents’ Satisfaction with Level of Development in Scheme Locations

Findings in Table 4.4 depicts the respondents’ perception of the level of satisfaction with the developments in the schemes and immediate vicinity of their gated estates. This variable with responses, Moderately Satisfied taking a 59.7% as the highest, followed by Very Satisfied at 19.4% and the lowest stands at Extremely Satisfied at 1.5%. Other are Very Satisfied 19.4%, Slightly Satisfied 16.4% and Not at all satisfied with 3%.

Table: 4.4 Respondents’ Satisfaction on Level of Developments in the Study Areas.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Extremely satisfied	1	1.5	1.5	1.5
	Moderately satisfied	40	59.7	59.7	61.2
	Not at all satisfied	2	3.0	3.0	64.2
	Slightly satisfied	11	16.4	16.4	80.6
	Very satisfied	13	19.4	19.4	100.0
	Total	67	100.0	100.0	

Source: Fieldwork 2023

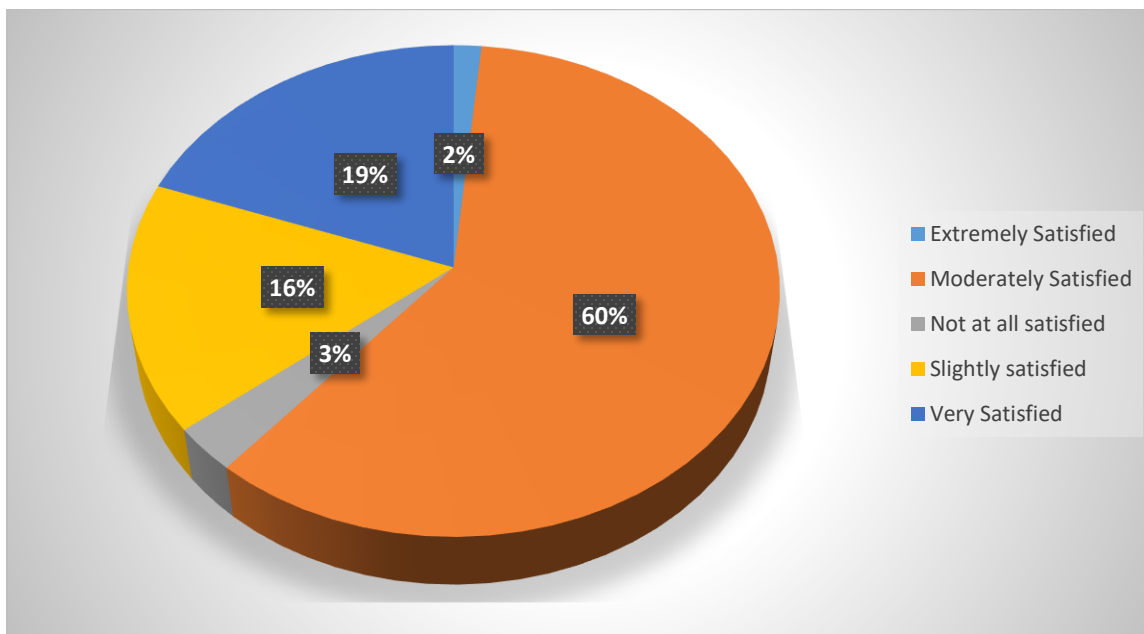


Figure 4.4 Respondents' Satisfaction on Level of Developments in the Study Areas.

Source: Fieldwork 2023

4.5 Giant Gates, Rare Developments in Ibadan Outskirts' Gated Estates

In the peripheries of Ibadan, a peculiar landscape unfolds where the promise of residential development meets a stark absence of habitation. Gated estates, once envisioned as vibrant communities brimming with life, now stand as mere skeletons of ambition. These structures, adorned with elaborate designs that evoke a sense of grandeur, serve as formidable sentinels over vast stretches of empty land. Their presence embodies a paradox of security and isolation, inviting curiosity while simultaneously reinforcing a barrier to the outside world (Oyalowo, 2022). The imposing entrance gates, intricately crafted and monumental, invite the eye but lead to nothingness. Behind them, the land stretches out—barren and waiting, a canvas untouched by human endeavor. Wild grasses sway gently in the wind, reclaiming territory that was once destined for homes, schools, and parks, turning the anticipated hustle and bustle into a haunting stillness. The silence is palpable, broken only by the occasional rustle of leaves or the distant call of birds, creating an eerie soundtrack to this forgotten dream.

This desolate beauty evokes a poignant sense of lost dreams. The grand plans that once inspired developers now lie dormant, overshadowed by economic shifts, regulatory hurdles, and urban planning challenges (Kalfas, 2023). The excitement that once filled the air, with visions of families moving in and children playing in the streets, has dissipated into an echo of what could have been. Here, the promise of community is reduced to a mere idea, a ghost of the vibrant life that was anticipated.

As the sun begins to set over these vacant estates, shadows lengthen across the empty land, casting an air of melancholy over the scene. The gates, sturdy yet forlorn, stand as silent guardians of aspirations unfulfilled. They symbolize not only barriers to entry but also markers of hope, waiting patiently for the day when life will once again pulse through these desolate expanses. The potential for a thriving neighborhood remains, dormant but not extinguished, as nature begins to weave itself back into the fabric of the land.

For now, these gated estates remain quiet witnesses to a story of ambition halted, with each patch of earth silently dreaming of its future. The once-promised homes lie in wait, as if holding their breath for the return of human presence, eager to embrace the laughter of children and the camaraderie of neighbors. In this suspended state, the land yearns for revitalization, holding on to the belief that one day, the gates will swing open to reveal the community that was always meant to flourish.



Figure 4.5 Gated Estates in Remote Location without Developments in the Study Area
Source: Fieldwork 2023



Figure 4.6 Gated Estates with Imposing Entrance, no Developments in the Study Area
Source: Fieldwork 2023

5.0 Conclusion

The phenomenon of gated estates in the urban fringes of Ibadan reflects a complex interplay of socio-economic, cultural, and spatial dynamics. While these gated communities are often marked by their imposing gates and secure environments, the lack of substantive development within many of these estates raises critical questions about urban planning and the implications for local communities. The visible presence of giant gates, without accompanying infrastructure or residential development, signals a trend that may prioritize exclusivity and security over community integration and sustainable urban growth (Ilesanmi, 2012).

The allure of gated communities is often driven by perceptions of safety, social status, and a desire for a controlled living environment (Agyeman et al., 2023); (Oluwaseun & Olayanju, 2023). However, this has led to issues such as urban sprawl, increased socio-economic segregation, and inadequate investment in public amenities. The urban fringes of Ibadan, therefore, face a paradox: while the promise of modern living is marketed through these gated estates, the reality may hinder broader urban development and accessibility.

It is hereby recommended that local authorities should develop a comprehensive urban planning framework that integrates gated estates into the broader urban fabric. This includes ensuring that infrastructure, public transport, and amenities are developed in tandem with new estates (Fashola et al., 2022). Developers should prioritize community involvement in the planning stages of gated estates. Engaging local residents can help align developments with community needs and foster a sense of belonging (Eze & Ayodele, 2023).

The government should establish stricter regulations for gated estates to ensure they contribute positively to the local economy and environment. This may include requirements for communal spaces, local employment opportunities, and sustainable building practices (Johnson & Adeyemi, 2023). Encouraging mixed-use developments within gated estates can enhance local economies and reduce dependency on external commercial hubs. Incorporating residential, commercial, and recreational spaces can create more vibrant and sustainable communities (Khalid et al., 2023).

Establishing a monitoring system to evaluate the impact of gated estates on local communities can provide valuable insights for future planning and development. Regular assessments can help identify gaps in infrastructure and community services (Ogunleye et al., 2023). These recommendations are aimed at ensuring the continued success and relevance of gated estates in urban fringes, promoting a balance between market demands and the broader social implications of such developments.

By addressing the challenges posed by the rarity of development in gated estates, stakeholders can work towards fostering more inclusive and sustainable urban environments in the fringes of Ibadan. This approach not only enhances the livability of these areas but also mitigates the risks associated with urban fragmentation and socio-economic disparity.

References

Adelekan, I. O. Ibem, O. E., Mbara, T. C., & Okwuashi, O. (2017). Urbanization, Climate Change Adaptation, and Disaster Resilience in African Cities. *Environmental Research Letters*, 12(8), 084014.

- Adewoyin, I. B. Adepoju, O. S., Alausa, S. O., & Fayomi, I. (2024). Gated Estates Development in the Hinterlands: A Case Study of Ibadan-Iseyin Corridor, Oyo State, Nigeria. *International Journal of Built Environment and Earth Science* Vol. 5, No. 4, 115-126.
- Agyeman, J. Grant, R., Nemeth, J., & Simone, A. (2023). Urban Gated Communities: A Global Perspective. *Urban Studies*, 60(1), 3-20.
- Baker, J. (2021). Economic Dynamics of Real Estate Markets in Nigeria. *Journal of African Real Estate Research*, 6(1), 53-70.
- Bathelt, H. Buchholz, M., & Storper, M. (2024). The Nature, Causes, and Consequences of Inter-regional Inequality. *Journal of Economic Geography*, Volume 24, Issue 3, 353-374.
- Blakely, E. J. & Snyder, M. (1997). *Separate Places: Crime and Security in Gated Communities*. New York: Brookings Institution Press.
- Cherkes, B. Idak, Y., & Frankiv, R. (2023). The Concept of "Gated Community" and Its Explication in the Theory and Practice of Urban Planning: A Literature Review. *Architectural Studies*, Vol. 9. No. 2, 47-57.
- Clement, B. (2023). Residence Type: Living in a Gated Community or an Estate? *NaijaHouses*.
- Eze, E. & Ayodele, A. (2022). Community Engagement in Urban Development: Lessons from Nigeria. *Journal of Urban Affairs*. 44(5), 833-848.
- Fashola, B. Oyebode, O., & Adeniyi, O. (2023). Sustainable Urban Planning in Nigeria: Challenges and Opportunities. *Planning Perspectives*. 38(2), 247-264.
- Hammad, A. Li, M., & Vrcelj, Z. (2024). The Infectious Divide: A Comparative Study of the Social Impact of Gated Communities on the Surrounding in the Middle East. *Journal of Housing and the Built Environment*, 39, 1395-1421.
- Ilesanmi, A. (2012). The Roots and Fruits of Gated Communities in Lagos, Nigeria: Social Sustainability or Segregation? *Sustainable Futures: Architecture and Urbanism in the Global South*, Kampala, Uganda, 27 - 30 June 2012, (pp. 105-112). Kampala.
- Johnson, M. & Adeyemi, A. (2023). Regulatory Frameworks for Gated Communities in Nigeria. *African Journal of Housing and Development*. 7(1), 73-90.

- Kalfas, D. Kalogiannidis, S., Chatzitheodoridis, F., & Toska, E. (2023). Urbanization and Land Use Planning for Achieving the Sustainable Development Goals (SDGs): A Case Study of Greece. *Urban Science* 7(2), 43.
- Khalid, S. Aliyu, A. A., & Idris, A. (2023). Mixed-Use Developments in Urban Nigeria: A Path Forward. *Journal of Urban Planning*, 149(2), 05023002.
- Koko, A. F. & Bello, M. (2023). Exploring the Contemporary Challenges of Urbanization and the Role of Sustainable Urban Development: A Study of Lagos City, Nigeria. *Journal of Contemporary Urban Affairs*, Volume 7, Number 1. 175-188.
- Makinde, O. O. (2021). Typological Analysis of Gated Communities Characteristics in Ibadan, Nigeria. *Chapter Metrics Overview* 531.
- Meth, P. Goodfellow, T., Todes, A., & Charlton, S. (2021). Conceptualizing African Urban Peripheries. *International Journal of Urban and Regional Research*, Volume 45, Issue 6. 985-1007.
- Murray, C. (2021). Security, Surveillance, and Social Exclusion in Gated Estates. *Urban Studies* 58(10), 2111-2126.
- Njeru, J. (2020). Land Tenure Systems and Urban Expansion in Sub-Saharan Africa. *International Journal of Housing Markets and Analysis* 13(2), 247-262.
- Obeng-Odoom, F. (2019). Gated Communities in Ghana: Between Social Mobility and Urban Inequality. *Journal of Housing and Built Environment*, Vol. 34, Issue 2, 257-273.
- Ogunleye, O. Awotona, A., & Olanrewaju, D. (2023). Monitoring Urban Development: Best Practices in Nigeria. *Urban Research and Practice*, Vol. 16, No. 1, 34-51.
- Oluwaseun, A. & Olayanju, A. (2023). The Socio-Economic Impacts of Gated Estates in Nigeria. *International Journal of Urban Studies*, 30(1), 47-63.
- Onyeneke, C. C. & Karam, A. H. (2022). An Exploratory Study of Crime: Examining Lived Experiences of Crime through Socioeconomic, Demographic, and Physical Characteristics. *Urban Science*, 6(3), 43.
- Oyalowo, B. (2022). Implications of Urban Expansion: Land, Planning and Housing in Lagos. *Lagos: Building & Cities*.

- Pillay, U. (2022). Community Engagement in Urban Development: The Case of Gated Estates in South Africa. *Planning Practice and Research*.
- Salim, Z. (2022). Placing Social Networks: A Case Study of Female Gated Community Residents in Bahrain. *Habitat International* 126, 102557.
- Saragi, A. A. Aulia, D. N., & Marisa, A. (2022). The Study of Secure Perception of Gated Housing Residents during the COVID-19 Pandemic. *International Journal of Education and Social Science Research*. Vol. 5, Issue 4, 1-35.
- Shamsudin, Z. Shamsudin, S., & Zainal, R. (2017). Factors Influencing Resident's Decision to Reside in Gated and Guarded Community. *The 2nd International Conference on Applied Science and Technology 2017* (pp. 1-5). AIP Publishing.
- Surya, B. Ahmad, D. N. A., Sakti, H. H., & Sahban, H. (2020). Land Use, Spatial Interaction, and Sustainable Development in the Metropolitan Urban Areas, South Sulawesi Province, Indonesia. *Land*, 9(3), 95.
- United Nations. (2018). *World Urbanization Prospects: The 2018 Revision*. Department of Economic and Social Affairs.
- United Nations. (2020). *Recover Better - Economic and Social Challenges and Opportunities*. New York: A Compilation of the United Nations High-level Advisory Board on Economic and Social Affairs.
- Van Ham, M. Tammaru, T., Ubareviciene, R., & Janssen, H. (2021). *Urban Socio-Economic Segregation and Income Inequality - A Global Perspective*. Springer.