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► **To cite this version:**

Oleksandr Galychyn. Physical Features of Gated Communities in Japan and USA: A Comparative Analysis. International Journal of Science and Research Methodology, 2017, pp.70-93. hal-02416047

HAL Id: hal-02416047

<https://hal.science/hal-02416047v1>

Submitted on 8 Jan 2020

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IJSRM

INTERNATIONAL JOURNAL OF SCIENCE AND RESEARCH METHODOLOGY

An Official Publication of Human Journals




Human Journals

Review Article


December 2017 Vol.:8, Issue:2

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Physical Features of Gated Communities in Japan and USA: A Comparative Analysis



IJSRM
INTERNATIONAL JOURNAL OF SCIENCE AND RESEARCH METHODOLOGY
An Official Publication of Human Journals



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Submission: 19 November 2017
Accepted: 29 November 2017
Published: 30 December 2017



www.ijsrm.humanjournals.com

Keywords: Physical Features, Gated Communities, Japan, USA, Comparative Analysis

ABSTRACT

At present exist considerable volume of literature regarding the American gated communities. Moreover, their physical characteristics had been clearly defined. However, it cannot be said the same regarding Japanese gated communities due to scarce of the scientific findings in both English and Japanese languages. A few studies that tried define the social, economic and physical aspects of Japanese gated communities had fallen to grasp the main distinctive features of Japanese gated communities different from traditional gated communities in USA. Therefore, those studies had fallen to distinguish in their research scope all distinctive physical characteristics of Japanese gated communities and generalize them to understand the main differences between the same types of community in different countries. In this research utilizing multi-case study were possible through comparison across two pairs of sites and generalization to determine distinct physical features of the Japanese gated communities. Thus, main difference between Japanese gated communities, or physical aspects, was defined. Those findings will open Japanese gated communities to a wider world: they will supply critics with more material on negative effects that such communities spread in society and supporters to infer benefits for introducing this trend throughout the world.

INTRODUCTION

At present exists internationally approved definition of gated communities. Those so called traditional gated communities, which have been emerged in USA.

Traditional gated communities usually defined as premises having gates and fences with restricted in access to anyone except inhabitants that have protection from influx of transit traffic, and possible crime coming from residential district (Grant and Mittelsteadt, 2004). Important feature that sites belonging to houses without been surrounding by high fences and gates (a crossing gate, barricade accompanied by gate doors), and therefore have restricted access. In order to enter facility inhabitant often required to use the resident certificate with attached photo. Around 1980 emerged in West. At present exist around 50.000 gated communities in the world (Sankei Shimbun, 2009, p. 2). In Brazil, gated communities have the most widespread.

Despite waste amount of information available on traditional gated communities in West, it cannot be said the same regarding the Japanese gated communities that had its own history from early 2000s (Sankei Shimbun, 2009, p. 2). One reason is the Language barrier not allowing to analyze the few papers available in this topic. Second problem is any official domestic document doesn't incorporate either term "gated town (ゲートタウン)" or "gated community (ゲート・コミュニテイ)" despite been widely utilized in Japan. The third reason is that research on this topic haven't been well-developed till now, and only few papers on this topic have been published. Out of those two papers, only one paper had to focus on comparison between Japanese and USA gated communities by physical features, in which only Mega Mansions compared to traditional gated communities. However, second type which is not clearly defined there hadn't taken place in this comparison. Thus, clear complete research clearly defining the types of Japanese gated communities and comparison criteria between Japanese and USA gated communities, and providing the adequate explanation of those criteria is yet to be developed.

Gated communities formed in each country follow same pattern of development throughout the history from defining purpose and type according to social status of prospective residents and then elaborating physical features for chosen type. By defining purpose behind moving to the each gated community presented in case studies social aspect, or features, can be formulated, and therefore, compared with traditional ones. And, social status of prospective

residents from case studies together with the previously defined purpose help formulate economic aspects. Therefore, gated communities that formed in different countries can be compared by all those aspects. However, the main difference between American and Japanese gated communities are physical attributes. The arguments defined on Japanese gated communities from few papers mentioned above to support physical attributes as the main difference between those gated communities will be discussed below.

The statement regarding their similarity to the traditional American ones in the social and economic aspects but different in physical features were defined by Abe-Kudo (2007). She has argued that Security Towns in Japan are similar to the Security Zone type defined by Blakely and Snyder (1997). She stated that they are similar in residents attitude to the security (social aspect) and willingness for privilege and exclusiveness that reflects high social status of residents found in prestige type of gated community (economic aspect). However, based on case studies of mega mansions from Tokyo she point-out USA and Japanese gated communities has only one difference in physical aspect. In other words, instead of gates and fences, monitor systems are utilized. It should be noted that case studies on Security Towns have not been incorporated in the study. So, utilization of monitor system instead of gates and fences only assumed based on case studies of Mega Mansions. In addition, case studies did not support or give any evidence based on surveys, questionnaires or other means of gathering information that Mega Mansion's residents are wealthy people focused on willingness for privilege and exclusiveness. In other words, argument that Mega Mansions in Tokyo are privilege type of gated communities has not been proved, or argument was stated without being tested. Resident's attitude to security also was simply stated without any explanation, evidence based on cases of Mega Mansions. On the contrary, cases of Mega Mansions haven't incorporated social aspect. Thus, based on this study only argument that Mega Mansions in Tokyo incorporate monitor systems instead of gates and fences unlike in traditional American gated communities is proved (physical aspect). In other words, the argument that gated communities can be compared with traditional ones on this feature can be formulated. However, the cases of Security Towns haven't been presented in this study is not possible to prove it. In this same year study on Security Town in Japan was elaborated by Onogi., Hino, Amemiya, and Obase use (Onogi *et al.*, 2007). This research indicates that most of gated communities in Japan use monitor systems, gates and guards, or only monitor systems and/or guards, and, therefore, present criticism for this argument. That means that the complexity of security system (criteria, which belongs to the physical attributes) can be

defined as one of the main differences between gated communities in Japan and USA. This proves that the main difference between USA and Japanese gated communities are physical attributes.

Thus, based on study of Abe-Kudo (2007) three statements regarding the physical features of gated communities in Japan were defined: 1) all roads inside Japanese gated community unlike USA doesn't own and maintained among the residents due to construction regulations; 2) gated communities didn't employ alternative means of physical isolation instead of the gates and fences; 3) Mega Mansions in Tokyo belong to prestige type of gated community summarized by Blakely and Snyder(1997). According to the Onogi., Hino, Amemiya, and Obase, use (Onogi *et al.*, 2007) following argument was posed: 1) Some of Security Towns that were built in the last decade in addition to monitor system can incorporate gates and fences, borrowed from traditional gated communities. In this study, those arguments will be tested in order to determine the standard physical aspects of Japanese gated community.

Purpose of this study is to determine distinct physical characteristic that can be only found in Japanese gated communities (high-rise condominium complexes in Tokyo Metropolis and Security Towns) through determination and observation of features that lies outside of analysis of the relationship between the community-owned site with and residents-oriented facilities and the neighboring area, the relationship between the site and neighboring area and residents-only facilities (Abe-Kudo, 2007).

This study used a multi-method approach (Bhattacharjee and Anol, 2012), with data collected from research papers, previously posted in internet interviews of administration and community residents, journal and magazine articles and online workshop. Some papers, websites of Japanese companies, and reports that were invaluable material in creating a detailed understanding of gated communities in Japan.

Three unique case studies were chosen according to difference in physical features and geographical location: Tokyo Terrace from Abe-Kudo (2007) research - is series of almost similar (difference only by number of dwellings) of ordinary high-rise condominium building complexes in Tokyo area. Physical aspects of this community were assumed to incorporate standard physical features of Japanese gated community without proof that is a standard but not some unique case in Japan. Thus, to refine that theory other two cases have been added to the study. Hiroo Garden Hills, or one of the totally new type of Mega Mansions, was chosen

for a case study due to new structure of administration and organization. Bellport Ashiya was chosen supplement the lack of case studies in both Japanese and English literature on Security Towns. In addition, following the fact that Mega Mansions, including Hiroo Garden Hills in Tokyo, in order to perform the comprehensive analysis of gated commutes in Japan, at least one of case studies should be from outside of Tokyo area. The last reason for choosing Bellport Ashiya was the fact that is the first in Japan gated community with residential area attached to a private berth. Thus, such distinct examples have helped to understand what are main differences between Japanese and USA gated communities in general, or the standard physical characteristics of Japanese gated community that cannot be found in the traditional ones.

T TYPOLOGY OF GATED COMMUNITIES

Gated communities in general incorporate social, economic and physical aspects (Omar and Khaled, 2015). According to the Blakely and Snyder (1997) each type (for example lifestyle community) and subtype (for example retirement community) reflects economical aspects (social class in accordance with subtype), and features of each type reflect social (inner spatial & fear bounds as well as social & class separation) and physical aspects (physical isolation and private services).

T TYPOLOGY OF BLAKELY AND SNYDER

In other words, first (basic) topology of gated communities was developed based on the interrelationship between social, economic and physical group of aspects as well as cause-effect relationship between each individual aspect. According to the Baycan ve Gülümser (2007) and Omar and Khaled (2015) stressed the sense of place (inner spatial l& fear bounds) as the main difference between each type of gated community. However, as was emphasized before all aspects make equal importance. For example, class separation is no less important than spatial & fear bounds in the elite communities. Fear of everyday interactions with 'urban poor' resulted in a strong obsession aimed towards the same class community where strong bonds will eventually be established due to similar quality of housing(and flats), income, ownership rights and interests of residents.

TYOLOGY OF BURKE

According to the Burke (2001), gated communities in accordance with the physical and social aspects as well as places can be classified on five types: urban security zones, secure apartment complexes, secure suburban estates, secure resort communities and secure rural-residential estates. Those types are actually mostly paraphrased basic types developed by Blakely and Snyder (1997). Urban security zone (inner-city perch and barricade perch), secure apartment complexes (executive communities), secure suburban estates (suburban perch), secure resort communities (all lifestyle communities) and secure rural-residential estates (enclaves of the rich and famous) give a reader a hard time to identify on which aspect this topology is based and if those types are complementary to the basic typology or a simple new discovery. The reason is almost all social and economic aspects that are a basis for devising a consistent topology are outside of the focus of his research. Class separation isn't mentioned even once in the text. Among all aspects, only social & physical separation was presented as a basis for a classification. In addition, by adding to this formula geographical location a second topology was devised. However, it should be noted that second topology might not reflect the reality giving a fact that sense of place, as well as class separation unlike Blakely and Snyder (1997), were left out of picture.

TYOLOGY OF LUYMES

The third typology, unlike the previous ones, is based on physical (physical separation) and economic (social class in accordance with type) aspects of gated communities. In accordance to Luymes (1997), the major difference between gated communities is in physical separation. Physical separation aspect includes both artificial security and nature barriers. His topology reflects a direct relationship between the complexity of artificial security (gates & fences with/without guards) and social class (income level). Basic typology didn't prove this point of view. For example, security zone type (Blakely and Snyder, 1997) include more elaborate security systems, despite being designed for the middle income class. However, Luymes didn't even consider that nature barriers (forest, sea) can play a significant role as additional means of security (complexity of security system). Total exclusion of social structure from his analysis has left a lot of space of criticism compared to other typologies.

TYOLOGY OF GRANT AND MITTELSTEADT

The typology of Grant and Mittelsteadt (2004) that was based on Blakely and Snyder (1997) adds to basic topology tenure, location, size and policy context. In case of location and policy context, it may be true due to differences in culture, income, size of the urbanized area and to the degree of dependence of local government compared to the power of central government. It's agreeable that the larger communities may lose a sense of place, but in the same time gain a full mix of uses as well as a higher security systems due to socio-economic diversity of incorporated in them. However, function of settlement plays a dominant role because of the higher sensitivity of social class, security level & complexity, number of uses to the type of community. Seasonal gated housing may ease effect of social segregation to the minimum due to owner's residence in other places during the year. However, Grant and Mittelsteadt (2004) stressed that the fees and level of security in such settlements can increase throughout a time without owner's awareness. This typology shows that complexity of security level and means of physical isolation increase along with the physical separation becoming more evident. Indeed, it true if consider that both are a part of the physical separation aspect. However, author absurdly points out the reverse relationship between social and physical separation. It could be said that social separation is based on fear of society outside walls and a class separation. Therefore, the stronger fear reflects a more complicated security level & means. If the buyer seeks identity or exclusive facilities fear play a secondary role. Another point that rise in social class can add another means of physical isolation. New riches can buy gated houses with landscape as an additional mean of isolation to gates fences and security guards. One might say that distant location separated by natural barriers abolish the need of walls. It may be true for USA cities. Natural barriers, however, can be man-made means of isolation, located in suburbia or sometimes even within the city. As a result of fear, riches can make a real barricade to close neighborhoods to protect property values as additional means of physical isolation. In other words, the interrelationship between the physical and social isolation poses a question regarding its credibility. Therefore, for our analysis, the basic topology of gated communities will be utilized (Blakely and Snyder, 1997).

PHYSICAL FEATURES AND FUNCTIONAL TYPES OF JAPANESE GATED COMMUNITIES

As was explained in introduction part physical characteristics of American gated communities were utilized. They are summarized as follows (Blakely and Snyder, 1997):

- 1) A detached housing estate physically isolated from the neighboring area with gates and fences around the estate
- 2) Installation of gates and fences to detect any intruders
- 3) Existence of inner roads owned and maintained communally among the residents
- 4) Installation of residents-oriented facilities for recreation purposes such as swimming pools, sports clubs, parks, etc.

Comparison criteria between physical features of Japanese and gated communities were found utilizing case studies (Bhattacharjee and Anol, 2012) and standard physical features of traditional gated community (tested hypotheses or built theories) were founded similar concepts: isolation from the neighboring area and installation of residents-only facilities. Different physical aspects were inferred. For Bellport Ashiya security level (guards, monitor system and gates and fences) and physical isolation (gates and fences, forest and ocean) as well as facilities (marina-oriented) and inner roads owned and maintained by municipality. On another side, Hiroo Garden Hills with only monitor systems, park as physical isolation means, prestige-oriented facilities and inner private roads maintained and owned by Homeowner's Association. Tokyo terrace incorporated the same physical features as Hiroo Garden Hills except municipal roads. Here was inferred types of Mega Mansions according to ownership of its inner roads, number of dwellings and availability of differentiation in accordance with areas of various social status of residents. Then, physical features of two types of communities were compared in a pair-wise manner by listing similarities and differences across pair of communities (Tokyo Terrace and Hiroo Garden Hill vs Bellport Ashiya). Thus, generalized criteria, or comparison criteria, across pair of sites (Bhattacharjee and Anol, 2012) has been inferred: level of security means of physical isolation and inner road's ownership.

Gated communities in Japan are divided into two types:

- Mega Mansions (Hiroo Garden Hills, Gurorio Roka Park)-prestige (Abe-Kudo, 2007).
- Security Towns (unusual example Bellport Ashiya, or BP Ashya) -security type- security zone

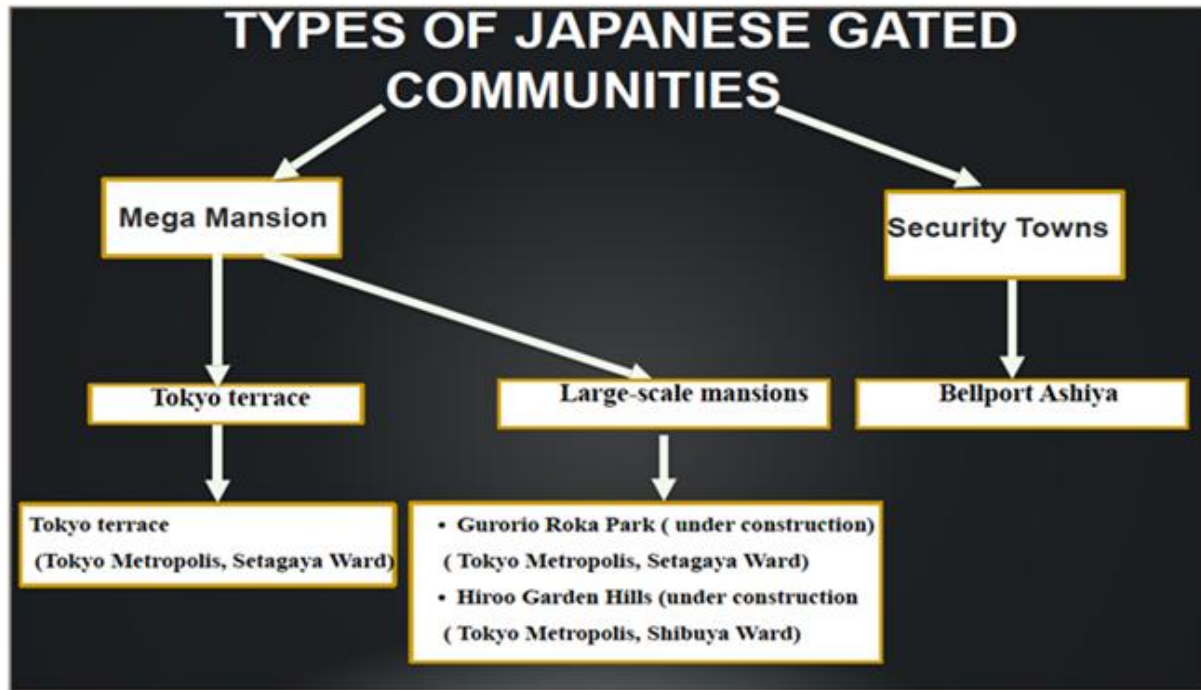


Figure 1 Types of Japanese gated communities.

Examples of Japan gated communities (Sankei Shimbun, 2008, p. 1):

- Tokyo terrace (Tokyo Metropolis, Setagaya Ward)
- Bellport Ashya
- Gurorio Roka Park (under construction) (Tokyo Metropolis, Setagaya Ward)
- Hiroo Garden Hills (under construction) (Tokyo Metropolis, Shibuya Ward)

Mega Mansions are the first type of gated communities in Japan. These condominium complexes have residents-oriented facilities such as sports clubs, swimming pools, day nurseries, guest rooms and so on. The residents of those communities from reach and near-reach social class. Wonderful security systems are also important for them. The monitored entrance with guards and monitors seem to be more severe to any intruder than any other

country (Abe-Kudo, 2007) These high-rise residential estates could be considered as similar to the gated communities, although this term in Japan doesn't even exist. Since the 1990s, in the Tokyo Metropolis, a number of high-rise condominium building complexes (around 11 floors or 33m in height) containing more than 300 dwellings have been constructed, and their number in Tokyo Metropolis continue to increase year by year (Abe-Kudo, 2007). Table 1 presents the ratio of residential skyscrapers to total amount of newly constructed dwellings year by year. This table shows that the ratio had increased by 11,9% from first half of 1998 until July 2004.

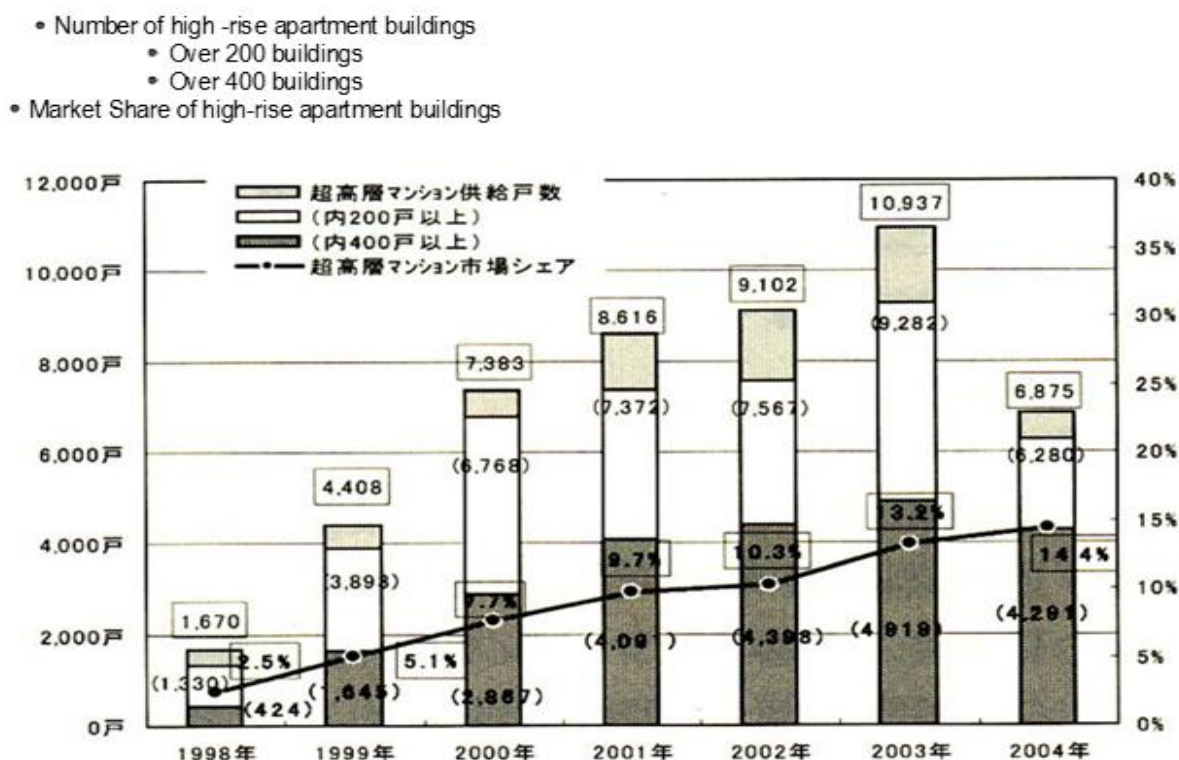


Figure 2 The number of high-rise apartment buildings (戸) and its ratio to the total amount of newly constructed dwellings (%) January-July, 2004. Source: Creation of Haseko Corporation. For 2004 fiscal `year, track record dating back to January-July only.

This kind of high-rise apartment house contains a lot of dwellings, and without regard to height and type, whether high-rise (超高層) or residential tower (超高層ビル), it is called a Mega Mansion. This is definitely a mistake because skyscraper is a different type of building not only by height but also by type. In other words, it isn't a large condominium house that consists of a lot of dwellings, but rather a simple extreme height building. That why only

high-rise condominium building can be called a Mega Mansion. For this reason, normally, this type of building is regarded as a large condominium building or a condominium complex containing various residents-oriented facilities. The number of dwellings in a Mega Mansion seems to be over 300 (Abe-Kudo, 2007). Each Mega Mansion with the number of dwellings over 300 but less than 1,181 called Tokyo Terrace. The number of Mega Mansions is rapidly increasing. Between 2001 and 2005, the ratio increased from 12% to 22% in the number of constructed condominiums in the central area of Tokyo (23 wards of Tokyo) and its neighboring cities.

Development of residential high-rise architectural techniques, high-scale transfer of large scale properties possessed by private or public enterprises to residential sector and rational prices for upper middle class workers, was allowing the recent rush of Mega Mansions spread up exponentially (Watanabe, 2001).

Mega Mansions are usually constructed in coastal zones or in unknown for public developing areas. In order to compensate for the disadvantages of the areas, or zones, mentioned above and to grant the special rights to residents, various residents-oriented facilities are installed. Resident-oriented facility-place for communication among the residents. In addition, this installation is one of the important selling features (Abe-Kudo, 2007), (Watanabe, 2001).

Typical residents-oriented facilities incorporated in Mega Mansions:

- parking lots for each of the dwellings
- sports club
- park
- playground
- clinics (including dentist's office)
- day nursery
- party room
- guest room

- gymnasium

The expensive service charges from numerous dwellings permit to maintain those facilities. In addition, hotel-like concierge service and 24-hour guards are usually offered within these facilities (Abe-Kudo, 2007). In each Mega, Mansion installed typical for Japan a large number of monitors. They mounted at every entrance, parking space and in any other possible place in order to easily detect any intruder, and 24 hour guards monitor every entrance (Abe-Kudo, 2007).

Up to date government statistics demonstrate that safety factor among communities in Japanese society is given more attention. The percentage of people who feel more unsafe about society changed drastically from 18.8% in December 1998 to 47.9% in February 2005. For example, the percentage of arrests for all crimes decreased from 64.1% in 1987 to 23.2% in 2003 (Abe-Kudo, 2007). With this, residential security has become one of the most important issues for Japanese gated communities. In response to such demand of residents, recently not only individual housing (detached housing, public housing) but also residential units considering developing examples to prevent crime (in other words security consideration for residential areas) have tendency to grow. Along with the increase of property prices security takes its place. In the following way, the second type of Japanese gated communities called Security Towns can be distinguished. This type in most cases doesn't include fences and gates. This fact makes them more distant from American gated communities. Security system of typical Security Town is composed from security cameras guards. Installation of cameras from social and moral standpoint is inappropriate. Plus and cons of installation of camera should be a topic of debate in the wide audience in the near future.

In 2006 year were recorded 22 Security Towns throughout Japan (5 in Kanto region, 6 in Tokai region, 9 in Kansai region and 2 in Kyushu region) (Onogi., Hino, Amemiya, and Obase, 2007). Among those 22 examples, security camera installed in 15 communities, guards in 15 communities (24 hours patrol only in 8 among them) (Onogi., Hino, Amemiya, and Obase, 2007). Only 3 communities include gates and fences (among them only 1 is completely closed by gates and fences) (Onogi. Hino, Amemiya, and Obase, 2007). For example, throughout the roads and park of Moegigaoka community installed security cameras. Inside typical Japanese gated community called Rifurumisaki Boukaisaka, both security cameras and 24 hour guards provide protection for the entire territory Mother Village

Gifu that incorporates gates and fences around the residential area in addition to security cameras. And, Bellport Ashiya or the first in Japan completely closed Security Town with security cameras, 24 hour patrol guards, and gates and fences can be named as inaccessible fortress. Features and characteristics of this type of gated community make it similar to the traditional Security Zone type explained by Grant and Mittelsteadt (2004) according to the Blakely and Snyder's research. Security Towns differ from Mega Mansions in terms of the level of security (common physical features: more densely placed security cameras inside the community and 24 hour guard patrol), social aspect (fear of outside world) and roads ownership (inner roads owned and maintained by municipality) as well as in terms of utilization of different means of physical isolation (gates and fences along with the nature resources & man-made nature).

CASES FROM BELLPORT ASHIYA OVERVIEW

Bellport Ashiya- complex of facilities centered around marina, or small port (dock with mooring s and supplies for yachts and small boats) in Hyoogo Prefecture, Ahiya City in the artificial South Ahiya island. I think the first kind in Japan of residential district attached to berth. Regarding administration is one part of heavy harbor (one section of harbor in Japan) across Ashiya, Nishinomiya and Amagasaki cities, which managed by Hyoogo prefecture (Main website of 'Bellport Ashiya' community, 2012).

RESIDENT-ORIENTED FACILITIES

- Store-house for boats, accommodation 200 units (on sea 175 units, onshore 25 boats)
- Berth for members
- Berth for visitors-total length-200 m, dealing with 100 feet boat
- Field maintenance yard
- Residential Cove-new even for Japan residential land area attached to private berth, “ north district” and ”central district” exist (Main website of 'Bellport Ashiya' community, 2012)
- Zone of business and culture exchange facilities
- Wedding Villa

- Axtos Ashiya Resort and club House
- French restaurant (greek kitchen)

Advertisers promoting this trend in the following way (Main website of ‘Bellport Ashiya’ community, 2012):

“Running the love boat by following the spreading in the distance horizontal line. Forgetting own extending shadow, which reflected in the deck, while amusing oneself in fishing. Loving the sea, with boat owner that is the friend to the deep ocean, we suggest for you also to spend the best moments in Marina to relax in love boat. Like as hotel of highest grade services and the best facilities, and then provided with excellent amusement Ashiya Marina. Japan had longed for marina, why not take the direction?”

Storehouse for boats presented on Photograph 1 and Residential Cove in Photograph 2 represent this concept. Thus, based on information presented case study and illustration to it social and economic aspects can be described. Therefore, based on those aspects it can be inferred to which type of community Bellport Ashiya belongs.



Photograph 1 View on Store-house for boats from front side of Club House. Source: Main website of ‘Bellport Ashiya’ community.

Thus, the principle of this development, which is oriented to upper income class, especially from populous areas in proximity such as Kyoto, Osaka and Kobe has the meaning to separate themselves from the city style of living that has drained themselves: air pollution and traffic problems, severe work schedule, which hasn't allow any time for family, needs to remember days of youth with the wife or husband, and desire to live close the people of same social status and the same level of education to support each other intellectually and in style of living were the reasons that pushed them away from the city (Main website of 'Bellport Ashiya' community,2012). In other words, according to Grant and Mittelsteadt (2004), it resembles prestige type of community as factors that pushed reach people to create this community and their features and characteristics are the same as in USA.



Photograph 2 Residential Cove. Source: Main website of 'Bellport Ashiya' community.

This community that represents the symbol of status access only available for residents and people who have membership, that allowing them to attend sport, spa and clubhouse purchased 1 time for 5 year duration (Sports club Axtos website, 2015). In addition,

membership can be purchased only for people recommended by residents (Sports club Axtos website, 2015). Age of residents (30-45), which shows that it used by young families. Unlike other communities resident pay for mooring facilities and shore protection and use fee for water area, which belongs to ship of each owner.

So, what is the main difference between USA traditional gated communities and Ashiya?

- 1) A detached housing estate physically isolated from the neighboring area with gates and fences around the estate;
- 2) Gates and fences to deter any intruder;

Ashiya definitely has residents-only facilities for recreation purposes, and therefore it is the similar feature with traditional gated communities. As described above each resident have a yacht lot for which maintenance cost is paid instead of car. Community because it's located on artificial island and have only one road to access can be considered physically isolated by means of ocean even though very close to continental part. The forest environment was specifically chosen by administration as the second line of physical separation. Administration describes surrounding by forest and sea as method that allowing people to distance for hard city live with negative emotions to enter the new world of relaxing and peace to become one with nature, enjoy activities which make you forgot city life while you enjoying the nature sports or ocean activities, two separate world with different prices (Main website of 'Bellport Ashiya' community, 2012). In summary, detached housing estate with elements of traditional gated communities (gates and fences) can be easily observed.

SECURITY SYSTEMS

This community except general protection cameras and 24 hour patrolling guards incorporate original elements of American gated communities: gates and fences. Even in Japanese research related to gated communities in accordance with security level, it referred as 'absolutely close' type of community among other gated communities (Onogi., Hino, Amemiya, and Obase, 2007).

BP Ashiya because of its location of population in South Ashiya Island, houses attached to the mooring facilities residential area, specifically organized to prevent crime. In 1967, in Congress Section of Port Planning were decided to be a location for recreation facilities.

Mooring facilities attached to houses, which were managed by corporate office of prefectural military base. From lifestyle, which supported use of cameras, were adopted by military at that time (Onogi., Hino, Amemiya, and Obase, 2007).

In corporation's official website there aren't official announcement about camera installation places and installation of large objects. However, based on visual observation according to field survey protection cameras installed in 3 places in residential district's driveway, and six cameras inside residential district, in total in 9 places installations were verified (Onogi., Hino, Amemiya, and Obase, 2007). Also in adjacent to moorings of housing facilities of houses marina part four places of installations for security cameras were confirmed. All of those by any means installed in public space. Prefectural corporation's office explained installations of those four cameras in marina part, as the regular maintenance control of port facilities to prevent destruction. The installation of cameras inside the housing district was also explained as the part of prevention measures concerning the matter of destruction of port facilities (Onogi., Hino, Amemiya, and Obase, 2007).

HIROO GARDEN HILLS

OVERVIEW

Hiroo Garden Hills, or Hiroo Garden Forest, is a large-scale mansion in Hiroo, Shibuya (Tokyo Metropolitan Area). This mansion usually referred as one of types of Mega Mansions, which consist of 1,181 households and, therefore it referred also as 'large-scale' because in laws, construction norms and executive regulations related to materials of part of structures and building certifications acts in definition's descriptions could be evident, however, those include various definitions ('Hiroo Garden Hills company recreation reading', 2012). Japanese construction regulations prohibit the roads from taking into possession by community residents ('Hiroo Garden Hills company recreation reading', 2012). By law, elite class should have a possibility to create a gated community, containing roads. However in reality inside new communities like Hiroo Garden Hills exist private roads fully managed by Homeowner's Association like in USA (Abe-Kudo, 2007), ('Hiroo Garden Hills company recreation reading', 2012).

Hiroo Garden Hills construction was completed in 1986, as the project "Want to change luxury mansion's way of possession in Japan". Before this Mega Mansion was created to site was also adjacent Red Cross Hiroo Medical Center's site. From 2007 year till now, in

northwest direction of Red Cross premises Hiroo Garden Forest is under construction. Sumimoto Real Estate Company, Mitsui Real Estate Company, Mitsubishi Estate Co. and The Dai-ichi Life Insurance Company were engaged in joint development in this gated community. The total site area is 57446.87m² (around 6,6 ha). Taking advantage of height difference in this large site area incorporates 15 buildings. Photograph 3 presents this new type of zoning that Hiroo Garden Hills administration employ.



Photograph 3 Map of Hiroo Garden Hills. Source: Design shop Renovation desk, South Hill, 2012

Those 15 buildings are divided into 5 areas, in with 2-3 buildings in each area, or hill. Each of buildings performed with unique façade and dwelling unit's plans are distinct. The buildings are divided by status from upper income (A-C) officials, or Eastern Hills-227 households, upper income ordinary residents (D-F), or Southern Hills- 187 households, upper income ordinary Central Hill(G,H)-162 households, upper-middle income Western Hills (I-K)-282 households to middle income (L-O), or Northern Hills-282 households for family purposes with less parking and more trees in connection with Hiroo North Park ('Hiroo Garden Hills company recreation reading', 2012). Each area have its own administration, which manages services and security ('Hiroo Garden Hills company recreation reading', 2012). Residents and people invited by resident have a right to enter the territory. Residents of community are mostly pensioners (55-70 years) (Hiroo Garden Hills company recreation reading, 2012).

Mitsui real-estate company director Mr. Kawada emphasized that mansion's site have plenty green spaces unlike outside space, and the mansion positioned as the only one quiet place in city with 5 min walking from station. Real estate agent emphasized unique cohabitation with nature, which means that people relax by seen only trees and green spaces from each window in an apartment (Yasuhiro, 2011). According to the Photograph 4, this statement can be easily proved.



Photograph 4 Hiroo Garden Hills. Source: 'Hiroo Garden Hills company recreation reading, 2012.

RESIDENT-ORIENTED FACILITIES

- Management centers (5 in total, for each of 5 areas) (Yasuhiro, 2011)
- Supermarket (The Garden) -in the Central Hill
- Indoor and outdoor private parking
- Luxury French restaurant (Che Matsyo Enterprise managed from central office in Shibuya, Tokyo)
- Bank (Mitsubishi Tokyo UFJ Bank)

- Japanese Red Cross Medical center (for residents)
- Park for residents (for North Hill, which consist of family houses)
- Sports clubs located in each zone

SECURITY

Southern Hill exceptional area in terms of security if compared to the other areas within community because of its exceptional popularity among residents (Designshop Renovation desk, South Hill, 2012). Southern hills has a private gate, and 24 hours guards in front of entrance of each building (Hiroo Garden Hills company recreation reading, 2012). This private gate shown on the Photograph 5. This gate gives to the Southern Hill the special status in terms of security as community that separated from outside community by means of gates and fences. Availability of gates and fences means that adoption of traditional standards has become a trend among newest Mega Mansions in Tokyo and Security Towns in periphery.



Photograph 5 Private gate of Southern Hill. Source: 'Hiroo Garden Hills company recreation reading, 2012

Aside from this, the rest areas security system is the same like in other Mega Mansions. Electronic security systems, or CCTV, are installed at every housing entrance in community and every parking space within community.

This community incorporates a standard residents-only facilities. Those can be evidenced in typical Mega Mansion. There aren't any gates and fences to physically detach from neighborhood area except Southern Hills with personal gates. Those only green areas (park) physically detach all 5 zones from outside (Designshop Renovation desk, South Hill, 2012). Southern Hills along if separated can be considered close to traditional USA gated community but not the same due to Japanese regulations regarding land ownership (Designshop Renovation desk, South Hill, 2012). If consider Hiroo Hills in general, this community incorporates typical security systems for Mega Mansion. Thus, it cannot be considered close to traditional gated communities. Because of different social status of community residents depending on the category of living area can be concluded that this gated community type isn't prestige. And the age of resident, which shows pensioners as dominant part, planning and some of resident-oriented facilities indicate that type of this community is lifestyle with focused on small-town nostalgia (Yasuhiro, 2011), (Designshop Renovation desk, South Hill, 2012).

RESULTS

By comparing physical characteristics of Japanese gated communities with traditional ones formed in USA was reached following conclusions:

1. Were found that Japanese construction regulations prohibit the roads from taking into possession by community residents unlike USA where all roads inside community owned and maintained communally among the residents (Abe-Kudo, 2007), (Sankei Shimbun, 2008, p. 1). However, in some new Japanese communities and few other ones, which currently under-construction already existing private roads fully managed by Homeowner's Association like in USA (Sankei Shimbun, 2008, p. 1). Thus, in long-term those differences will probably be diminished.
2. As the physical isolation from neighborhood area in Japan, instead of gates and fences, usually used green areas (forests, parks) or ocean if available (Main website of 'Bellport Ashiya' community, 2012), (Yasuhiro, 2011).
3. As the security systems instead of gates and fences usually used Electronic security systems, or CCTV and monitored entrance with guards to detect intruder (Abe-Kudo, 2007). However, insecurity towns which are similar to security zone type according to Blakely and Snyder (1997) can in addition be used in addition standard gates and fences (Bellport

Ashiya) like in traditional gated communities (Onogi., Hino, Amemiya, and Obase, 2007). Thus, can be concluded that security level in Japanese gated communes instead of USA can reach maximum utilization of human resources, technology and protection facilities.

4. According to the most unusual examples of gated communities in Japan (Bellport Ashiya and Hiroo Garden Hills), which were analyzed in this research can be concluded that prestige type of gated community according Blakely and Snyder (1997) didn't exist in Japan.

5. Despite Hiroo Garden Hills resemblance of prestige community due to planning features, facilities and age (Hiroo Garden Hills company recreation reading, 2012), (Yasuhiro, 2011) were confirmed that even type of this community is lifestyle. The lifestyle type of community is the only type which resembles, or close to be the resemblance of traditional gated community found in USA (Grant and Mittelsteadt, 2004).

CONCLUSION

What had demonstrated examples of gated communities in Japan is that level of security is stressed much more than in USA despite domestic crime have been rapidly decreased last years (Abe-Kudo, 2007). Therefore average crime rate in Japan is three times lower than in USA. Despite that, each year amount of people, who feel unsafe, especially in Tokyo, Kyoto and their premises, demonstrate tendency of gradually increasing (Abe-Kudo, 2007). What can be evidenced about Mega Mansions is that not the fear, which had pushed people to this communities but rather the nostalgia about small-towns with plenty green areas, which cannot be found in present Tokyo and Kyoto (business districts in center, and congested areas in subcenters) formulate demand (Main website of 'Bellport Ashiya' community, 2012) ,(Yasuhiro, 2011).

In Security Towns, the reason formulates demand is the same (Hiroo Garden Hills company recreation reading, 2012). However, with the time percentage of people, who feel unsafe is increasing even more quickly than in cities. Thus, security towns became fortresses from outside world of crime. Even green spaces (forests or parks) and/or ocean is used as physical separation to increase safety rate inside community (Main website of 'Bellport Ashiya' community, 2012),(Hiroo Garden Hills company recreation reading, 2012), (Yasuhiro, 2011). In other words, high level of security is characteristic, which significantly differ from traditional gated communities.

What can be considered in the future is reviewing more examples of Security Towns in the premises of Kyoto as this research incorporated only the most unusual and exceptional example in terms of security among Security Towns. Therefore expanding it would show the security rate comparison among those communities that can demonstrate how security rate differ from community to community and what the reasons for moving above standards of security for Japanese.

The existence of two subcategories in the category of Mega Mansions can be easily observed. The difference is based on number of households in Mega Mansion (Abe-Kudo, 2007). Additional research in other gated communities in the second category (except Hiroo Garden Hills) can be done to demonstrate how Mega Mansions is different from gated communities in other countries, and what their advantages and disadvantages can open standard of gated community in Japan for criticism and suggestions. Also, additional research on physical separation of Japanese gated communities could allow to measure social separation in Japanese society and compare with other countries in order to diminish its effects on modern society.

Finally, rail integrated communities and gated communities can be compared, and comprehensive analysis can be performed to show how private railway companies in Japan and location to closest railway, or metro stations among other factor have shaped gated communities and determined spatial distribution of this type of communities.

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