

# Impact of Gating Characteristics on Place Dependence in FESTAC Housing Estate, Nigeria

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## ABSTRACT

The evolution of urban spaces has brought about diverse residential typologies which often end up as gated. This has implications for behavioural outcomes. This study examines whether there are differences in gating characteristics and places dependence among those typologies and the impact the characteristics have on place dependence in urban neighbourhoods. Quantitative survey method through the use of questionnaires and observations checklist was adopted to collect data. Nine (9) neighborhoods were identified with four (4) characterised as single family and five (5) as multiple family house types. The findings indicate that, firstly there is a significant difference between the house types specifically on fencing and gating system and this extends to the constituent neighbourhoods. Secondly there appears to be a significant difference also on place dependence attributes between the house types and finally, that gating system, speed bumps, security patrol, gate house and security signage are significant predictors of place dependence in FESTAC. The paper concludes that the improved incorporation of these characteristics can help enhance place dependence in the urban residential neighbourhoods. Policy makers and designers can therefore help drive the process in enhancing place dependence

**Keywords:** : FESTAC, gating, neighbourhoods, place-dependence

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## 1. Introduction

The evolution of urban spaces has brought about diverse residential typologies, including gated communities that have gained prominence worldwide. These gated developments are often characterized by physical barriers, controlled access, and enhanced security features, making them attractive to urban dwellers seeking safety, privacy, and exclusivity [1]. However, while gated designs may address some concerns of urban living, they also have profound implications for the social and spatial dynamics of neighbourhoods, including how residents perceive, interact and rely on their living environments [2].

One critical concept in understanding these interactions is place dependence, a component of place attachment that measures the extent to which a specific location meets an individual's functional needs and supports their goals [3]. Place dependence is not just about emotional attachment but also about the practical and utilitarian value a location holds for its residents.

Gating characteristics such as boundary configurations, access restrictions, and security measures can directly influence how residents perceive their environment's ability to fulfill their needs, shaping their functional attachment to it [4].

What is actually notable in this case is that the estate was never designed as gated but was reconfigured as one. While most study investigate rationale for gating including profound social implications not many has investigated direct impact on place dependence. The research questions explored in this study are (i) Are there differences in gating attributes by house types ? (ii) Are there differences in gating characteristics by neighborhood types? (iii) Are there differences in place dependence according to house types? (iv) Does gating characteristics significantly impact place dependence in the study area?

### *1.1. History of Gating*

The history of gating can be traced back to ancient civilizations, where the need for physical boundaries, security, and the marking of territorial claims led to the creation of gated spaces. From early fortified settlements to modern-day gated communities, the use of gates and walls has evolved significantly, reflecting changes in societal structures, urbanization, and cultural values. In ancient civilizations, gates were primarily used for defense. Early human settlements, such as those in Mesopotamia, Egypt, and China, often constructed city walls with controlled entry points to protect against invading forces or wild animals. The concept of gated spaces in these societies was largely tied to protection, survival, and the management of resources. As societies progressed, particularly during the medieval period, the use of gates expanded beyond just defense to serve as a tool for social classification [5]. In many European cities, the gates to castles, towns, and cities became instruments of distinction symbolity for affluence.[6].

Instead, gates began to serve more symbolic purposes, marking the entrance to affluent neighborhoods or exclusive areas within the city [7]. Class populations grew, gated communities began to emerge as a response to the perceived decline in urban safety and social cohesion [8]. The post-World War II period in the United States saw as affluent individuals and families seeking out more controlled, secure living environments in response to rising crime rates and urban sprawl. This era saw the rise of suburban gated communities, often designed with a focus on comfort, privacy, and a sense of exclusivity [9].

In the latter half of the 20th century, particularly in the 1980s and 1990s, gated communities became more common not only in Western countries but also in developing nations. In countries like Nigeria, South Africa, Brazil, and India, rapid urbanization, combined with rising concerns about safety and social instability, led to the creation of gated neighborhoods designed to provide security and a higher quality of life for the upper and middle classes [10]. The use of gates in urban residential neighborhoods has become a global phenomenon, with gated communities appearing in cities across the world [11]. Gated communities today are characterized by sophisticated access controls, surveillance systems, and security measures, further emphasizing the role of gating as a mechanism for social classification and exclusion [12].

In some places, the growth of gated communities has sparked concerns about their social implications, particularly regarding social segregation, inequality, and the potential for creating urban enclave that are disconnected from the broader city. Critics argue that gating reinforces social divisions, as wealthier populations isolate themselves from lower-income groups, leading to spatial inequalities and the marginalization of certain segments of society [13].

### *1.2. Types of Gating*

Gating in urban and residential settings can take many forms, each serving different purposes and reflecting varying levels of exclusivity, security, and social organization [14]. The types of gating range from simple, functional barriers to highly sophisticated systems designed to offer both security and a sense of privilege. These types can be broadly categorized based on their design, function, and the level of control they offer over access [15].

**Barriers:** The most basic form of gating involves the use of physical barriers such as fences, walls, or gates that demarcate a boundary between different areas. These can vary widely in material, height, and design, from simple chain-link fences to tall, ornate brick or concrete walls [2]. These barriers may not always involve sophisticated security measures, they still create a noticeable divide, distinguishing the residents within from the surrounding community [16].

These gates are equipped with mechanisms that regulate who can enter or leave the community. Commonly found in residential neighborhoods, these gates may be operated by guards, card systems, keypads, or

electronic fobs that allow residents or authorized individuals to enter [17]. These controlled access systems offer a sense of security and exclusivity, ensuring that only those with permission can access the neighborhood [18]. Guarded gates are more advanced form of controlled access, where security personnel monitor the entrance and exit of the community [15]. In addition to physical barriers and guarded gates, many gated communities now incorporate advanced surveillance systems as part of their security infrastructure [3]. This type of gating is often associated with high-end developments where residents value both security and the perception of exclusivity [19].

In some gated communities, the gates may extend beyond just the perimeter of the residential area. Private roads, often with restricted entry points, further separate the community from the outside world [20]. The purpose of these measures is to ensure that residents can enjoy uninterrupted access to their homes while maintaining a high degree of separation from the general public [21].

The growing population of gated communities across continents reflects a significant shift in urban residential patterns, as more people choose to live in environments characterized by exclusivity, security, and controlled access. This trend has become particularly pronounced in rapidly urbanizing areas, where concerns about safety, social instability, and the desire for a more organized living environment have led to the proliferation of gated neighborhoods [18]. In many parts of the world, especially in developing countries with rapid urban growth, the demand for gated communities has surged. As cities become more crowded, residents increasingly seek refuge from urban challenges such as crime, traffic congestion, and the erosion of social cohesion. Gated communities offer a sense of security and isolation from the surrounding environment, drawing individuals who can afford the lifestyle and its associated privileges. The growing middle and upper classes in countries like Brazil, South Africa, India, and Nigeria are turning to gated residential areas to escape perceived threats in more open, less controlled spaces [14].

In developed countries, gated communities have also expanded, though often driven by different motivations. In places like the United States and parts of Europe, the desire for privacy, status, and a high standard of living has fueled the rise of gated neighborhoods. These communities often feature high-end amenities, such as golf courses, fitness centers, and private parks, which further attract affluent individuals seeking both luxury and protection [10].

In Latin America and Africa, the rise of gated communities has been especially notable in large metropolitan areas, where crime and political instability often motivate the desire for secure, private living spaces. The middle and upper classes in these regions are increasingly opting for gated communities as a way to safeguard their families from violence and social unrest [22]. These communities are often characterized by high levels of surveillance, private security forces, and controlled entry points, offering a sanctuary from the perceived dangers of the outside world. In contrast, in parts of Asia, the appeal of gated communities is often more closely tied to urban planning and the desire for order and modernity [19]. Cities like Beijing, Jakarta, and Mumbai have seen the rise of gated developments as part of broader efforts to manage urban sprawl, increase property values, and provide high-quality living standards [15].

Controlled spaces will likely continue to rise, shaping the future of urban living worldwide. While these communities offer security and amenities for those who can afford them, they also contribute to growing social divides and the fragmentation of urban landscapes [1].

The use of walls, fences, or controlled access points, is not only a means of securing a place but also a tool for creating a sense of exclusivity and distinction [20]. The characteristics of gating such as the type of access control, the design of entrances, the use of surveillance, and the degree of physical separation play a key role in shaping the social dynamics within and around gated communities. Primary functions of gating is to establish social boundaries [18].

The design and architecture of the gates and entranceways are often intentionally chosen to reflect the identity and status of the residents within [24]. Grand gates, decorative fences, and security checkpoints not only provide a sense of safety but also serve as symbols of privilege. These design choices reinforce the notion of

separation and can be seen as a form of social classification, where wealth and status are visually encoded into the physical environment [16] (Table 1).

In some gated communities, the design and management of the space reflect the cultural values and preferences of the residents, often fostering a particular lifestyle that aligns with their social identity. The use of gating in this context reinforces cultural distinctions and further entrenches the boundaries between different cultural or social groups [10].

**Table 1** Classification Framework.

Characteristic	Classifications
<b>Physical</b>	Walls (solid, transparent), Gates (manual, automated), Surveillance (basic, advanced).
<b>Functional</b>	Security (low, high), Amenities (basic, premium), Infrastructure (public, private).
<b>Social</b>	Demographics (low-, middle-, high-income), Exclusivity (open, semi-private, fully private).
<b>Spatial</b>	Location (urban, suburban, peri-urban), Density (high, low), Connectivity (integrated, isolated).
<b>Governance</b>	Management (HOAs, professional), Rules (strict, flexible), Funding (monthly fees, integrated payments).

### *1.3 Place Dependence*

Place dependence is a critical dimension of place attachment that reflects the functional bond individuals or groups have with a specific location. It describes the extent to which a place effectively supports the activities, needs, and goals of its users compared to alternative locations. Unlike the emotional or symbolic connection seen in other dimensions of place attachment, place dependence is rooted in utility and practicality [23]. This concept emphasizes the unique attributes of a place that make it indispensable for specific purposes. Similarly, a beach with exceptional wave conditions might attract surfers who find it unparalleled for their sport, underscoring its comparative advantage over other locations. Place dependence is shaped by two primary factors [3].

The functional utility of the place and its comparative advantage. Functional utility refers to how effectively a location meets the needs of its users, whether for living, recreation, or work. Comparative advantage, on the other hand, highlights the degree to which the place offers benefits that are not easily replicated elsewhere. Together, these factors determine the strength of dependence on a place and influence decisions about whether to remain, return, or seek alternatives [20].

Place dependence is dynamic and changes over time as personal circumstances, preferences, and the attributes of the place itself evolve. Place dependence is distinct from other dimensions of place attachment and symbolic meanings of a location, and social bonding focuses on interpersonal relationships [5]. By identifying the characteristics that make a place indispensable, policymakers and designers can create environments that better meet the functional needs of their users [24]. Place dependence, therefore, serves as a bridge between the practical benefits of a location and the deeper, more enduring connections people form with their environments. It is a testament to the role that places play in shaping the experiences and aspirations of those who rely on them [15].

It suggests that the more a place meets the physical, social, and emotional requirements of its residents, the stronger the reliance or dependence of the place. One of the foundational theories of place dependence is theories of territoriality. Territoriality refers to the way individuals or groups claim ownership or control over a space, either through physical markers or behavioral boundaries [12]. In this context, a place is considered

important when it serves as a space where people feel safe, secure, and in control, thus increasing their dependence on it. By meeting their needs for safety, privacy, or resources.

Another critical theoretical perspective is the environmental fit theory. This theory suggests that people develop dependence on places that fit their needs and preferences. The degree of fit relates to environmental quality, accessibility, or the availability of social and recreational spaces directly influences how dependent individuals become on a place [4].

According to these theories, the social relationships people establish within a place such as with neighbors, family, and friends can significantly impact their dependence on that location [2]. In entirety, the theory underpinning place dependence is multifaceted, drawing from territoriality, environmental fit, place attachment, and social interaction theories. These frameworks together explain how individuals form functional bonds with their surroundings, driven by a place ability to meet their practical needs and foster a sense of security, stability, and belonging [22].

Several elements contribute to this dependence, each reflecting different aspects of a place ability to fulfill practical, social, and emotional needs [23]. The more a place supports these functions, the stronger the dependence residents will feel [20]

Similarly, a place that offers a sense of protection through low crime rates, effective policing, or controlled access makes residents feel more secure and reliant on the area for their well-being [4].

Lastly, the ability to customize and personalize one's space deepens attachment to a place. These elements, working together, form the foundation of place dependence, reflecting the practical, emotional, and social bonds people form with their environment [25].

#### *1.4 Gating Versus Place Dependence In Literature*

In the literature, gating and place dependence are interrelated concepts that reflect different aspects of individuals' connections to their environment. Gating refers to the use of physical barriers such as walls, gates, and controlled access points to secure residential areas [1]. This practice is often associated with gated communities, where the primary focus is on enhancing safety, privacy, and exclusivity. These communities can foster a sense of security and ownership, which contributes to a functional reliance on the place. In contrast, place dependence is the emotional and functional attachment people form to a place based on how well it fulfills their practical needs, such as access to amenities, safety, and social connections [2].

On one hand, gating can complement place dependence by increasing security and providing desirable amenities. The controlled environment of a gated community offers a sense of safety, making residents more dependent on the place for their daily activities. Gated neighborhoods often include amenities like parks, gyms, and recreational spaces, which further enhance residents' reliance on the community for their lifestyle and well-being [3]. Residents may become dependent on the community for safety and convenience, the physical and social boundaries of a gated area can limit interaction with the wider urban environment, reducing broader social connections and reliance on the city [9].

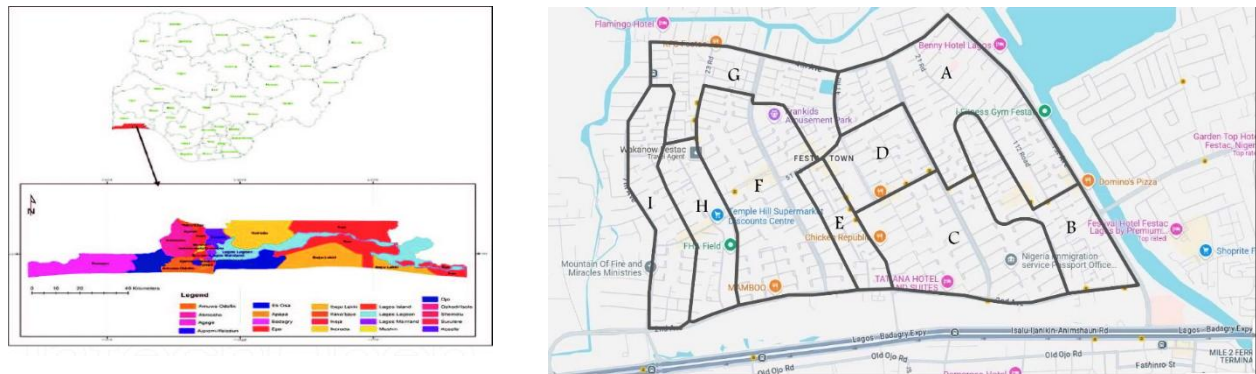
#### *1.5 The Study Area; FESTAC*

FESTAC Town, Lagos, Nigeria is a mix of open-access and gated residential neighbourhoods within a planned urban context. Originally designed as a model township for the 1977 Festival of Arts and Culture (FESTAC), the area has since experienced significant transformations, including the proliferation of gated communities, driven by urbanization pressures and socio-economic changes. gated communities may offer perceived benefits such as safety and exclusivity, they also alter the spatial fabric of cities, often creating physical and social divisions [25].

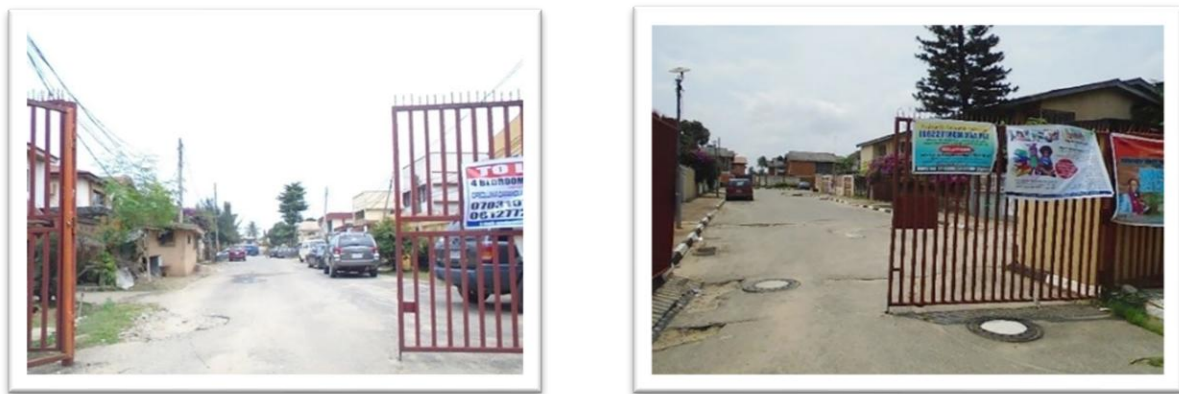
Festac Town, also known as Festival Town, is a significant residential and commercial area located in the Amuwo-Odofin Local Government Area of Lagos, Nigeria. It is situated along the Lagos-Badagry Expressway, about 20 kilometers to the southwest of the central business district on Lagos Island. The town lies at Latitude 6.4950° N and Longitude 3.3280° E, and is bordered by other key neighborhoods, including Mile 2, Alaba International Market, and Ojo. Festac Town's strategic location and its excellent road

connectivity to various parts of Lagos and beyond make it a prominent and well-integrated part of the city's urban landscape [26] (See Figure 1a).

The study area was divided into nine [9] distinct neighbourhoods. Neighbourhoods A,C,F and I comprised of Single Family Units while B,D,E,G and H comprised of Multiple Family Units(Figure2).The photographs in Plates 1-8 illustrates the types of neighbourhoods (see figures 1b, 2, 3, 4, &5).



**Figure 1** (a) *Nigeria Map showing Lagos State*; (b) *Map of Festac neighbourhoods*



**Figure 2** (a) *Single Family Neighbourhood*; (b) *Single Family Neighbourhood*



**Figure 3** (a) *Single Family Neighbourhood*; (b) *Single Family Neighbourhood*





**Figure 4** (a) Multiple Family Neighbourhood; (b) Multiple Family Neighbourhood



**Figure 5** (a) Multiple Family Neighbourhood; (b) Multiple Family Neighbourhood

## 2. Method

The study employed stratified systematic sampling. The total sampling population consists of 5198 single family units and 5205 multiple family units out of which a sample size of 10% is targeted, thereby making a total of 1040 units/respondents. Two sources of data were collected for the study – primary and secondary. Primary data was collected through the use of questionnaires and observation checklist.

Secondary data was collected from the Federal Housing Authority Lagos, Zonal Office and also from extensive review of relevant literature. The Research Questions Are (i) Are there differences in gating attributes by house types? (ii) Are there differences in gating characteristics by neighborhood types? (iii) Are there differences in place dependence according to house types? (iv) Does gating characteristics significantly impact place dependence in the study area? The questionnaires were administered to household heads totaling 1,400 out of which 1132 were retrieved and analyzed using SPSS statistical package.

The gating characteristics data were collected through a checklist that was administered by trained raters on each of the units attached to the respondents. The characteristics observed are fences, gates, speed bumps, security patrols, gate houses, observation by residents and access control mechanisms. Data on place dependence and socio-demography was collected through questionnaires. These three question were asked (1) For what I like to do I could not imagine anything better than the settings and facilities provided in this neighbourhood. (2) For the activities I enjoy the most, the settings and facilities provided by this

neighbourhood are the best (3) I enjoy living in this neighbourhood and its environment more than any other neighbourhood in FESTAC.

The questions are to be rated on a Likert's Scale of 1-5 (Strongly Disagree to Strongly Agree). The observation checklist instrument was used to investigate gating characteristics which was administered by trained raters on the neighbourhoods where the questionnaires were administered. They were used to collect data on the following characteristics: - fence, gate, speed bumps, security patrols, gate house, security signage, observation by residence (CCTV) and access control on a scale of 1-10 ranging from weakest to the strongest.

The study area was divided into nine (9) neighbourhoods of single family and multiple family. For the single family neighbourhood, the survey selected the first house and then the tenth house repeating some for a target of 10%. For the multiple family neighbourhoods there are basically three (3) types of apartments: 8 flats 16 and 32 flat blocks all in four floors, the flats were similarly selected to insure a fair representation and on keeping with the sampling technique.

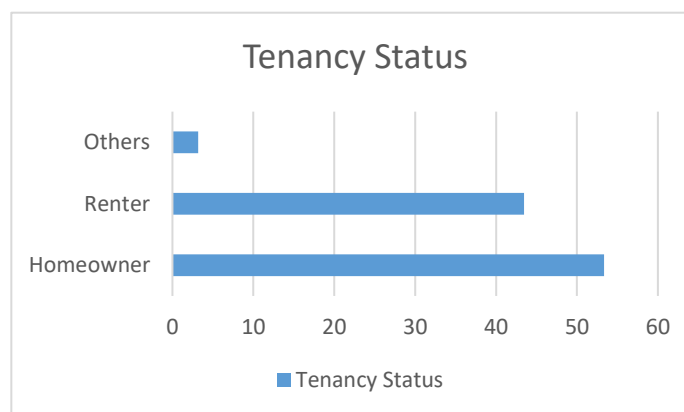
### 3. Result and Discussion

#### 3.1 Socio-Demographic Variables

The tenancy status of the residents revealed that the majority (53.36%) of them are home owners, 43.46% are renters while 3.18% belonged to the other tenancy categories (Fig 6).

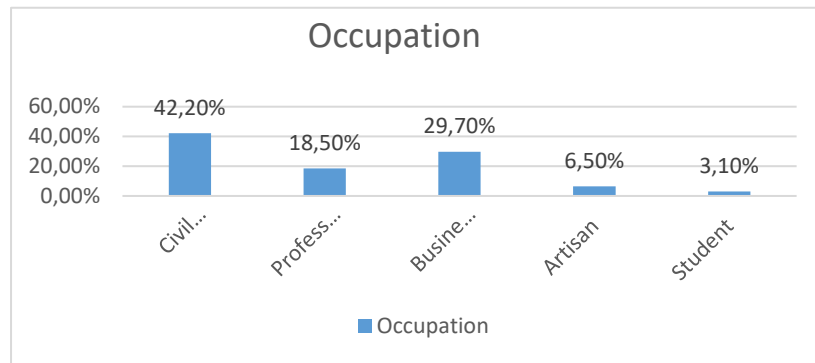
The average household size was  $3.63 \pm 3.238$  as more than three-quarter of the study participants had between 0-5 members of the household (Table 1). The majority of the respondents 41% have resided in the study area for more than 15 years, 25.8% had resided for between 9 and 15 years while 18.7% and 14.5% respectively had resided in the study area for between 5-8 years and 0-4 years (Table 2).

Most of the household heads 42.20% are civil servants, 29.7% of them were traders, 18.5% are professionals, while 6.50% and 3.10% respectively were artisan and students Fig 7.



**Figure 6** Tenancy Status



**Figure 7 : Occupation Status****Table 2** Socio-Demographic Characteristics.

Demographic Characteristics	Frequency	Percentage
Household Size		
<6	932	<b>82.3</b>
6-10	153	13.5
11-15	44	3.9
>15	3	.3
Total	1132	100.0
Length of Residence		
0-4yrs	164	14.5
5-8yrs	212	18.7
9-15yrs	292	25.8
above 15 yrs	464	<b>41.0</b>
<b>Total</b>	<b>1132</b>	<b>100.0</b>

### 3.2 Gating Characteristics

#### 3.2.1 Gating Attributes by Different Housing Types

A statistically significant difference was observed between the ratings of the fencing system in the single housing unit and that of the multiple housing unit ( $P < 0.05$ ) Table 3. Also, the study found a statistically significant difference between the residents rating of the gating system of the single housing units and that of the multiple housing units ( $pvalue < 0.05$ ).

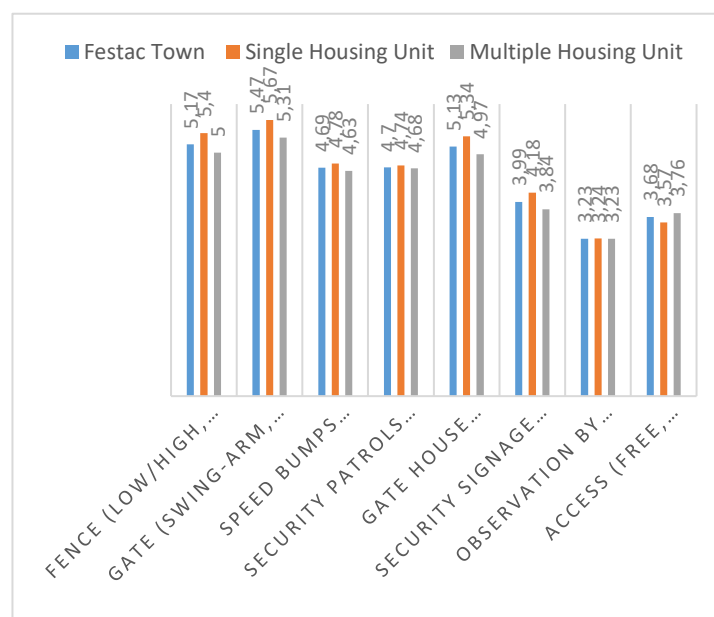
The single-family unit had a better rating of the gating system ( $MIS=5.67$ ) compared to the multiple family units ( $MIS=5.31$ ). The single-family unit had a higher mean score ( $MIS=4.78$ ) compared to the multiple family unit ( $MIS=4.63$ ) when it comes to rating the speed bumps availability in their respective domains (fig 5), although a non-statistically significant difference was observed between them (Table 3). In addition, a non-statistically significant difference was observed between the ratings of the residents of the single-family units and those of the multiple family units when it comes to the security patrol systems, availability of gate houses, the observation by the residents and accessibility within the estate (Table 3).

**Table 3** Gating Characteristics by the Housing type

	Single_Family	Multiple_Family	Diff	pvalue
Fence	5.40	5.00	-0.40	0.0093
Gate	5.67	5.31	-0.37	0.0269
Speed bumps	4.78	4.63	-0.16	0.3331
Security patrols	4.74	4.68	-0.06	0.7310

Gate House	5.34	4.97	-0.36	0.0550
Security Signage	4.18	3.84	-0.35	0.0433
Observation by residents	3.24	3.23	-0.01	0.9458
Access control	3.57	3.76	0.19	0.1827

Furthermore, there is close similarity of the gating characteristics across the house types and in the study area. This suggests consistency in value by the gating characteristics from Fence to access control (See Figure 8).



**Figure 8** : Gating characteristics by Comparison

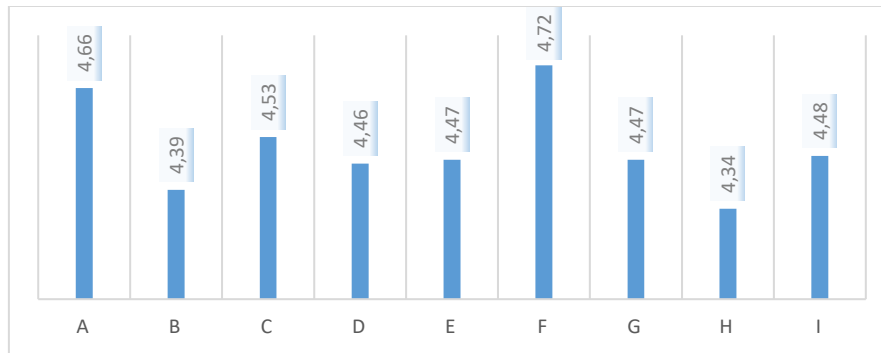
### 3.2.2. Gating Attributes by the Different Neighbourhoods

With a mean score of 4.72, neighbourhood F had the best gating characteristics in the entire Festac town, while neighbourhood H had the lowest mean score of 4.34, the gate (swing-arm, electric, full) received the highest rating, while the presence of dogs and CCTV received the lowest ratings (Fig. 9).

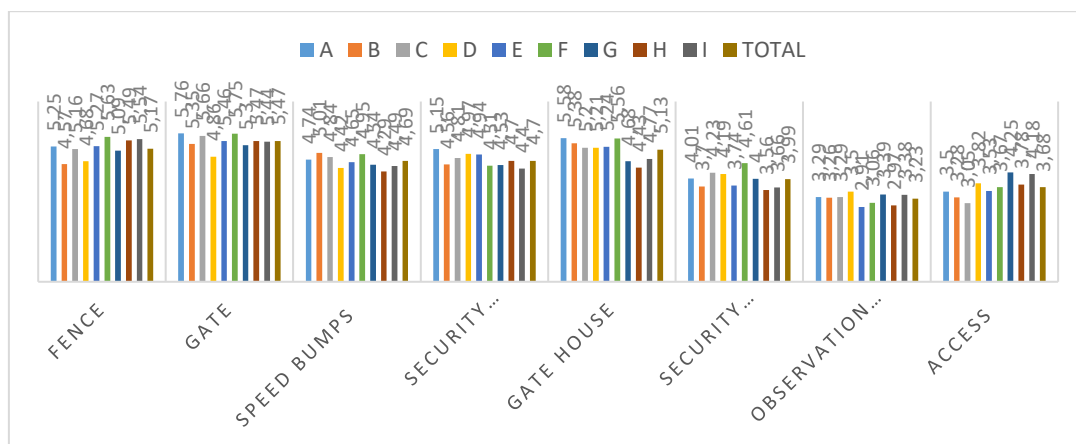
The gates contributed the most to gating features, according to the data (MIS=5.45), since there are many of them in almost every area. It makes sense, perhaps, that the component of the "observation by residents" (dogs, CCTV, etc.) contributed the least (MIS=3.23) Fig. 9. Compared to neighbourhood D, which had the lowest mean score of 4.86, the gating system in neighbourhood A appeared to have the best mean rating with a score of 5.76. In comparison to neighbourhood H, which had a mean score of 4.29, speed bumps were most rated in neighbourhood B, with a mean score of 5.01.

With a mean index score of 5.15 for police patrol, Neighbourhood A got the greatest mean score, while Neighbourhood I had the lowest at 4.40. With a mean index score of 5.58, the gate house in neighbourhood A had the best ranking, while neighbourhood H had the lowest, at 4.43. In terms of security signage, neighbourhood F had the highest rating (4.61), while neighbourhood H received the lowest rating (3.56). It was discovered that neighbourhoods G (3.39) and E (2.91) had the greatest and lowest concentrations of CCTV cameras and dogs, respectively.

Lastly, the study found that neighbourhood G had the largest usage of the Free membership identifying stickers (4.18), while the lowest usage was observed in the neighbourhood. Again by comparison, there appears to be consistency in performance of the gating characteristics across board (Fig 10).



**Figure 9** Gating characteristics by the Neighbourhood Types



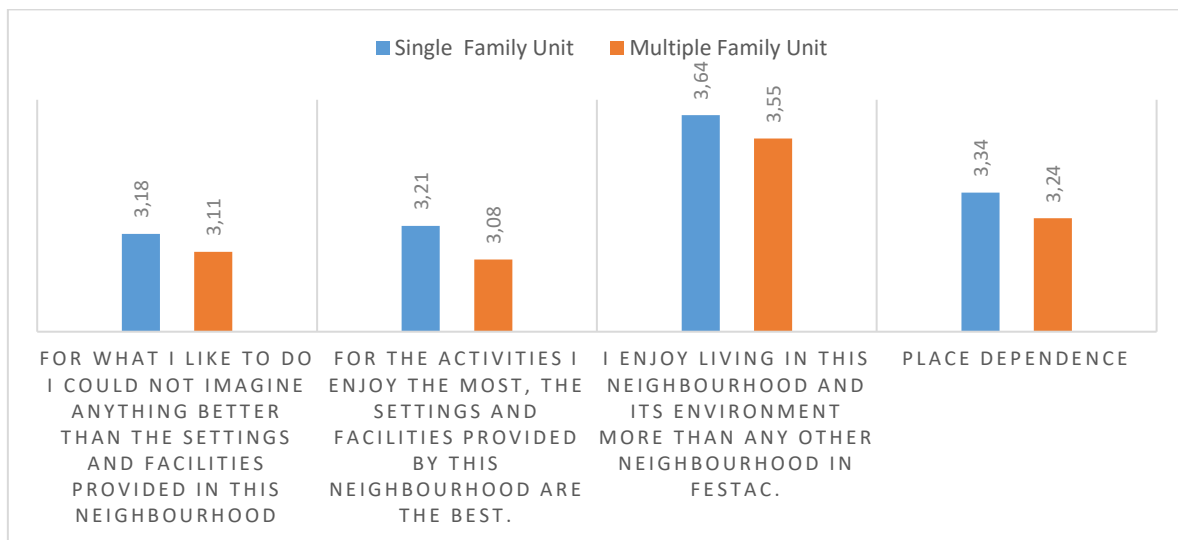
**Figure 10** Gating characteristics by Comparison

### 3.2.3 Place Dependence by the Different Housing Types

The result showed a non-statistically significant difference in all the place dependence attributes between the single family and the multiple family units (Table 4). Although place dependence is rated slightly higher in the single housing units (MIS=3.44) compared to the multiple housing units (MIS=3.24) Fig 11.

**Table 4** Place Dependence by the Housing type

	Single_Family_Unit Mean	Multiple_Family_Unit Mean	Diff	pvalue
I enjoy the settings and facilities provided in this neighbourhood	3.18	3.11	-0.07	0.3917
The settings and facilities provided by this neighbourhood are the best.	3.21	3.08	-0.13	0.1093
I enjoy living in this neighbourhood more than any other neighbourhood in Festac.	3.64	3.55	-0.09	0.1516
Place Dependence	3.34	3.24	-0.1	0.1364



**Figure 11** Place Dependence by Housing Units

### 3.3 Binary Logistic Regression Model of the Influence of the Gating Characteristics on Place dependence

The regression table below (Table 5) presents the influence of the gating characteristics of place dependence in Festac town, Nigeria. The gating attributes considered were the quality of the fencing systems, the, gate, speed bumps, security patrol networks, gate house, security signage, observation by the residents and access to the neighbourhood. Models 1, 2 and 3 presents the relationship between the gating characteristics and place attachment in Festac as a whole, at the single housing unit and the multiple housing units respectively.

The adjusted binary logistic regression according to the first model, found the gating systems, speed bumps, security patrol, gate house and security signage as the significant predictors of place dependence.

According to the Model (Model 1) rating the gating system low reduces the log of odd of having a low place dependence (OR=0.22, 95% C.I = 0.16-0.32) in Festac town entirely. It was also observed that rating the availability of speed bumps low reduces the odds of having a low place dependence by 50% (OR=0.50, 95% C.I = 0.37-0.67). In addition, residents of Festac town who rated the quality of the security patrol services as low compared to their counterparts who rated it as high were 92% more likely to have low degree of place dependence (OR=1.92, 95% C.I =1.36-2.71). furthermore, the study observed that the residents who reported a low level of gate house attachment, were found to be less likely to have a low place dependence compared to their counterparts who reported a high level of gate house attachment (OR=0.66, 95% C.I =0.48-0.92). Lastly, the study found that rating the level of security signage low in Festac Town, increases the odds of having a low place dependence by 52% (OR = 1.52, C.I = 1.07-2.16).

Also, the adjusted binary logistic regression according to model 2, found the availability of the fencing systems, gating systems, and having a quality speed bumps as the significant predictors of place dependence. According to the Model (Model 2), residents who rated the availability of the fencing system low compared to those who rated it high were found to be 74% more likely to have a low place dependence (OR=1.74 95% C.I = 0.16-0.32) among the simple family unit. Furthermore, the study found that rating the availability of the gating systems low by the residents of the single-family units reduces the odds of having a low level of place dependence (OR=0.24, 95% C.I = 0.14-0.40).

Lastly, the study observed that the residents of the single-family units who reported a low-quality speed bump were found to be less likely to have a low place dependence compared to their counterparts who reported a high-quality speed bump (OR=0.41, 95% C.I = 0.26-0.66). Whereas in the multiple family unit as presented in the third model (Model 3), the study found the gating systems, speed bumps, security patrol and having a gate house as the significant predictors of place dependence.

The residents of the multiple housing units who rated the quality of the gating system low compared to those who rated it high were found to be 79% less likely to have a low place dependence (OR=0.21 95% C.I = 0.13-0.33).

Also, the study observed that the residents of the multiple-family units who reported a low-quality speed bump were found to be 43% less likely to have a low place dependence compared to their counterparts who reported a high-quality speed bump (OR=0.41, 95% C.I = 0.38-0.85).

Furthermore, the study found that low rating the quality of the security patrol system, low by the residents of the multiple family units increases the odds of having a low level of place dependence (OR=2.55, 95% C.I = 1.56-4.16). lastly, the study observed that residents of the multiple family unit who believed the gate houses are available in limited quantities were found to be 46% less likely to have a low place dependence compared to their counterparts who believed the gate houses are available in higher volumes (OR=0.54, 95% C.I = 0.35-0.84).

**Table 5** Binary Logistic Regression Model of the Influence of the Gating Characteristics on Place dependence in Festac Town.

	Model 1 Festac OR (95% C.I)	Model 2 Single Housing OR (95% C.I)	Model 3 Multiple Housing OR (95% C.I)
<b>Fence (low/high, chain bollard)</b>			
Low Quality	1.42(1-2.03)	1.74(1.03-2.94)*	1.1(0.67-1.79)
High Quality	1.00		
<b>Gate (swing-arm, electric, full)</b>			
Low Quality	0.22(0.16-0.32)**	0.24(0.14-0.4)**	0.21(0.13-0.33)**
High Quality	1.00		
<b>Speed bumps (intervals)</b>			
Low Quality	0.5(0.37-0.67)**	0.41(0.26-0.66)**	0.57(0.38-0.85)**
High Quality	1.00		
<b>Security patrols (police, hired security)</b>			
Low Quality	1.92(1.36-2.71)**	1.57(0.95-2.58)	2.55(1.56-4.16)**
High Quality	1.00		
<b>Gate house (attachment, full, automated)</b>			
Low Quality	0.66(0.48-0.92)*	0.81(0.49-1.34)	0.54(0.35-0.84)**
High Quality	1.00		
<b>Security Signage</b>			
Low Quality	1.52(1.07-2.16)*	1.37(0.82-2.32)	1.6(0.99-2.59)
High Quality(reff)	1.00		
<b>Observation by residents (dogs, CCTV,)</b>			
Low Quality	1.45(0.93-2.24)	1.34(0.67-2.66)	1.46(0.81-2.63)
High Quality(reff)	1.00		
<b>Access (free, membership id stickers)</b>			
Low Quality	0.88(0.61-1.27)	0.97(0.52-1.81)	0.84(0.52-1.34)
High Quality(reff)	1.00		

\*Significant at p<0.001, \*\*Significant at p<0.01, \*Significant at p<0.05, C.I-Confidence Interval

The summary of the findings is laid out in Table 6 and can be viewed as direct consequence of research question.

**Table 6** Summary of Findings.

<b>House Types</b>	A statistically significant difference was observed between the house types in fencing system, gate system only but overall statistically non-significant difference was observed between the two.
<b>Neighbourhood Types</b>	There is a significant difference between neighbourhood types with those having single family units having the upper hand (amplified by neighbourhood F & D).
<b>Place Dependence</b>	There is no statistical difference in place dependence attributes between single family and multiple family but enjoys higher rating among single family neighbourhood.
<b>Impact of Gating on Place Dependence</b>	Gating system, speed bumps, security patrol, gate house and security signage are significant predictors of place dependence in the entire study area.

Study limitations are firstly, that the gating characteristics selected were only those found applicable to the particular study area. Secondly the study focused on place dependence which is an element of place attachment

#### 4. Conclusion

The issues examined in the study are variations in gating characteristics according to house and neighbourhood types Second is whether there are variations in place dependence according to house types and principally whether gating characteristics are significant predictors of place dependence in an urban residential neighbourhoods.

The study finds that gating is popular in residential neighbourhoods and that single family neighbourhoods have higher gating attributes show multiple family neighbourhoods. It was also discovered that place dependence value is better in single family neighbourhoods than multiple family neighbourhoods. The study show that improving gating system, increase speed bumps, quality of security patrol while downgrading gate house attachment and security signage will likely increase place dependence in the residential area is rooted in quality and practically (Table 7)

Overall, some gating characteristics are found to be significant predictors of place dependence highlighting the fact that they need to be regarded by urban planners and architects as important elements needed to improve residential place dependence.

Therefore, by incorporating gating characteristics into the urban residential area, residents have demonstrated ability to enhance place dependence which have the goals of meeting the needs of the users for living, recreation or works while also serving as a bridge between the practical benefits of location and deeper connection people form with their environment

**Table 7** Research/Practical Implications.

<ul style="list-style-type: none"> <li>• Low gating system reduces the odds of place dependence</li> <li>• Low speed bumps reduces the odds of place dependence</li> <li>• Low quality security patrol were more likely to foster low place dependence</li> <li>• Low level of gate house attachment were less likely to have low place dependence</li> <li>• Low security signage rating increases the odds of having place dependence.</li> </ul>
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## 6. Conflict of Interest

The authors declare that there is no conflicts of interest in any part of the process of producing this article

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