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Faculty of Engineering
Department of Architectural Engineering

Gated Residential Communities

Urban Equity and Segregation in Greater Cairo

By

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Declaration of Originality

I hereby declare that this thesis is my original work and that it has been written by me in its entirety. I have duly acknowledged all the sources of information which have been used in the thesis.

This thesis has also not been submitted for any degree in any university previously.

A handwritten signature in blue ink, reading "M. Hachem Yucef". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Mohamed Hachem Yucef

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ABSTRACT

The extensive development of gated communities has been the most notable urban phenomenon in Egypt, especially in Greater Cairo's new cities. Meanwhile, equity has been a major assessment criterion in the global urban scene, yet local research lacks any sort of investigation addressing residents' perceived justice inside the confines of their gated communities. This study seeks to explore the extent of perceived justice experienced by residents of gated communities in Greater Cairo. Gated communities have been classified into three categories: Lifestyle, prestige, and security zones. The research is limited to the first two categories, for the rarity of the third one. The criteria for classification was used in selecting one lifestyle and one prestige community in each of the four cities of Cairo in which gated communities are condensed. The research is exploratory and was conducted using a quantitative data collection method: a questionnaire. Findings have shown that lifestyle communities' residents experience extremely low levels of equity, with a peripheral perception of distributive justice and a high perception of interactional justice, however they all perceived procedural injustice. On the other hand, Prestige community residents experienced high levels of equity, with an intensively positive perception of the three aspects of justice.

KEYWORDS: GREATER CAIRO, GATED COMMUNITIES, EQUITY,
DISTRIBUTIVE JUSTICE, PROCEDURAL JUSTICE,
INTERACTIONAL JUSTICE

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