

Authors

Marwan Saksouk

Maisa Jarjous

Alaa Kurdi

Dania Ajlan



P1 - Introduction	
• Location of Victory Heights	1 - 3
• Neighborhood Systems	4 - 9
• Community Design	10
• Housing Modules	11 - 17
• Quality of Life & Housing Needs	18
P2 - The Financial Dimensions of providing housing	
• History of prices / Fluctuation over years	19 - 20
• Price per Villa (buy / Rent)	21
• Payment Plans	22 - 23
• Financial Regulations	24 - 25
• Supply and demand / Dubai market	26 - 27
P3 - Victory Heights Policies & Regulations	
• Policies & Regulations in Dubai Context	28
• VH Community Rules & Regulation	29 - 30
• Financing Crisis Management	31
• Responding to Housing Problems	32
P4 - Case Studies of Housing Developments Comparisons in Dubai, UK, and USA	
• Background on Dubai’s Urbanisim	33
• Major & detailed morphological	34 - 35
• Gated Communities	36 - 37
• Site Comparisons - Dubai, USA, UK	38 - 52
• Conclusion of Findings	53 - 54
P5 - Key Findings & References	

Executive Summary

The following document will look into the residential development in Dubai known as Victory Heights. The main drive for choosing this project as the topic of our report is due to its housing typologies being integrated into a significantly green infrastructure, its critical time frame by which is was commissioned (financial crisis of 2007-2008) and its strategic location within the city of Dubai.

Various methods have been used to acquire information despite the limited access such as phone calls to the developers, attempting to get responses via emails, screenshots and map analysis via Google Maps, Google Earth and other GIS mapping sources of information about Dubai.

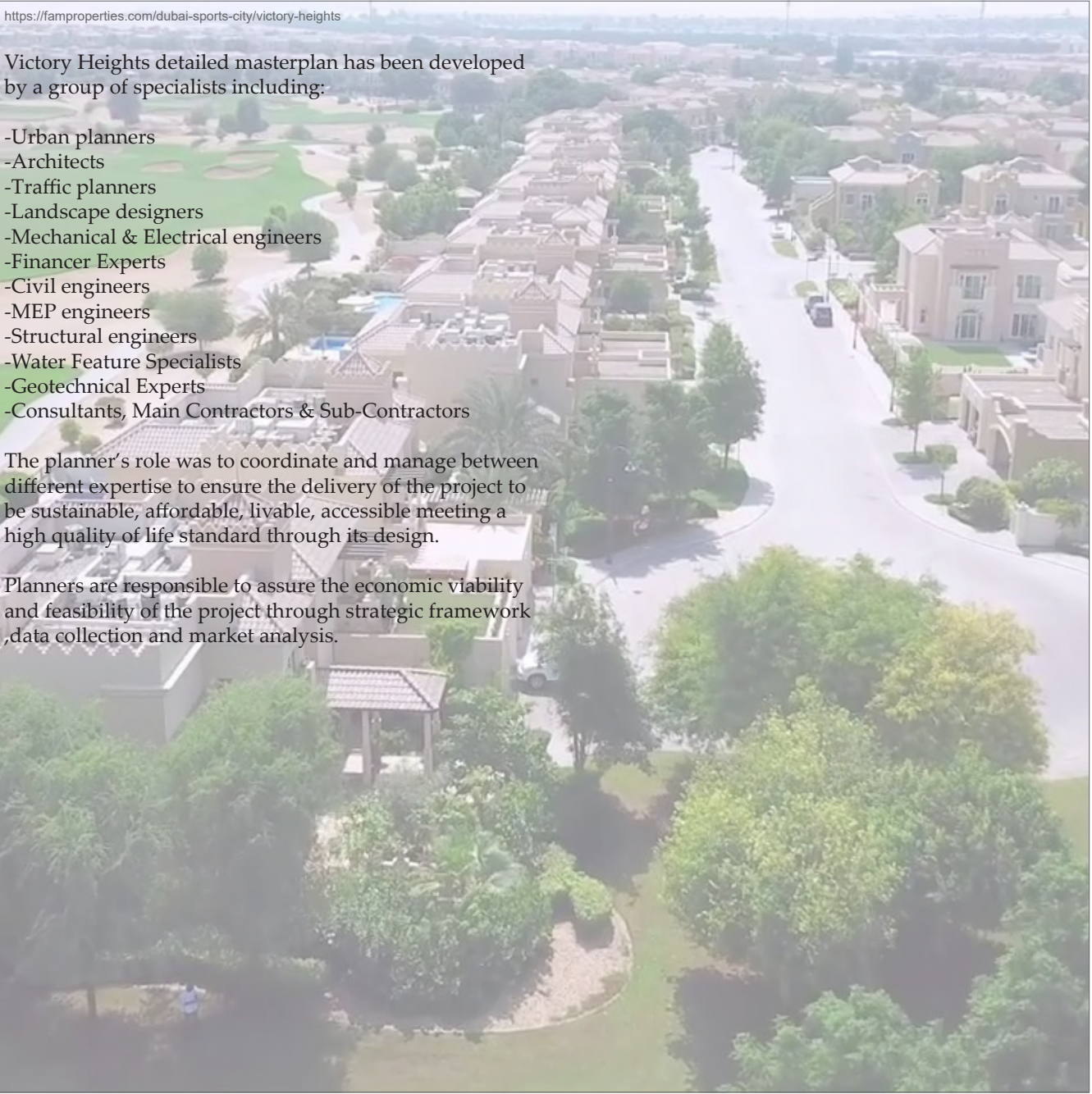
The goal of the report is to find underlying mechanisms and driving forces that led to having decisions about the residential development being executed such as housing typologies, project location, rent and buying financing methodologies, affordability and masterplanning.

-The handover process began in 2009.

- The project was developed by Dubai Sports City.
- The main building work was done by Larsen & Toubro.
- The contractor for the project was Al Jaber Group. (Victory Heights Guide | Propsearch.ae, 2020).

Facts and Figures

- “763 Villas
- 98 Townhouse
- very low built density: the footprint of villas occupies 12% of the total 25 million sq ft development
- 50% green landscaping
- 3.8 million sqft GFA
- Rolling greens, bike paths and walkways, community centres”. (Victory Heights,2020)

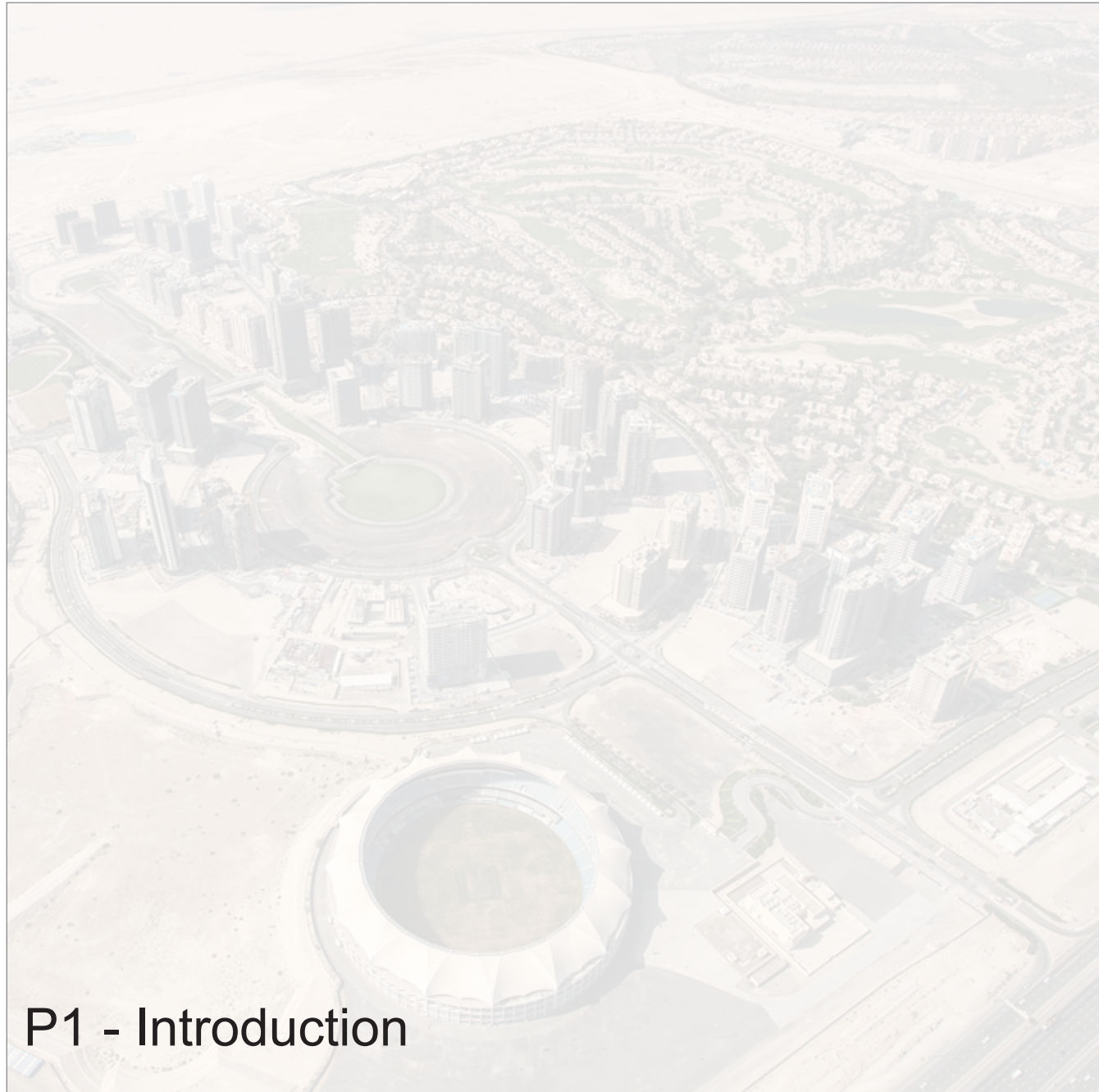


Victory Heights detailed masterplan has been developed by a group of specialists including:

- Urban planners
- Architects
- Traffic planners
- Landscape designers
- Mechanical & Electrical engineers
- Financer Experts
- Civil engineers
- MEP engineers
- Structural engineers
- Water Feature Specialists
- Geotechnical Experts
- Consultants, Main Contractors & Sub-Contractors

The planner’s role was to coordinate and manage between different expertise to ensure the delivery of the project to be sustainable, affordable, livable, accessible meeting a high quality of life standard through its design.

Planners are responsible to assure the economic viability and feasibility of the project through strategic framework ,data collection and market analysis.



P1 Location of Victory Heights 1/3

“Victory Heights is a community of **nine villages occupying the western half of Dubai Sports City**. Built on the golf course fairways, the development was a joint venture between Bahrain’s Arcapita bank and Dubai Sports City.” (Victory Heights Guide | Propsearch.ae, 2020).

In terms of its relationship with the major highways of Dubai, it located perpendicular to:

- Emirates Road.
- Sheikh Zayed Road.
- Sheikh Mohammed Bin Zayed Road.

and therefore is accessible via the streets that are perpendicular to the above mentioned highways such as:

- Hessa Street.
- Fay Road.
- Umm Suqeim Street.

Source: <https://propsearch.ae/dubai/victory-heights>



P1 Location of Victory Heights 2/3

Victory Heights is located next to Jumeirah Golf Estates and is a short drive to useful locations in the city:

- “Dubai Marina - 16 minutes.
 - Downtown Dubai - 22 minutes.
 - Mall of the Emirates - 17 minutes.
 - Jumeirah Beach Residence - 23 minutes.”
- (Victory Heights – Area, Community & Lifestyle Guide » Bayut™, 2020)

Neighbouring Areas Include:

- “Dubai Production City.
- Dubai Motor City.
- Jumeirah Village Circle.

Lying on the western border of Victory Heights, residents will find Dubai Production City. On its eastern border, residents will come across the motorsports-themed district of Dubai Motor City. To its immediate north is the Jumeirah Village Circle (JVC)”.
(Victory Heights – Area, Community & Lifestyle Guide » Bayut™, 2020)

Source: <https://www.bayut.com/area-guides/victory-heights/>



P1 Location of Victory Heights 3/3

“There are 1068 villas and townhouses in the nine villages. **Phase 1 included 961 properties in nine villages. 650 were handed over in 2010, almost two years later than scheduled owing to the financial crisis.** The remainder were completed in January 2014.

Phase 2 comprises a further 107 town houses in two villages, the first of which were supposed to have been handed over in 2016.

The properties are built in three different styles; Spanish, Mediterranean and European. They surround the award-winning Ernie Els golf course and benefit from walking paths, playgrounds and a lot of green space”
(Victory Heights Guide | Propsearch.ae, 2020).

“Victory Heights is made up of nine separate villages. Each village has a real homely, community feel with parks and BBQ areas available for residents to enjoy.

Winding through and joining each village are walkways and running tracks with self- powered exercise equipment for the fitness focused residents. Community pools are available in Estella and Calida village along with tennis and basketball courts which can be used by all Victory heights residents.” (Sanmugam, 2020)

Source: <https://www.bayut.com/area-guides/victory-heights/>



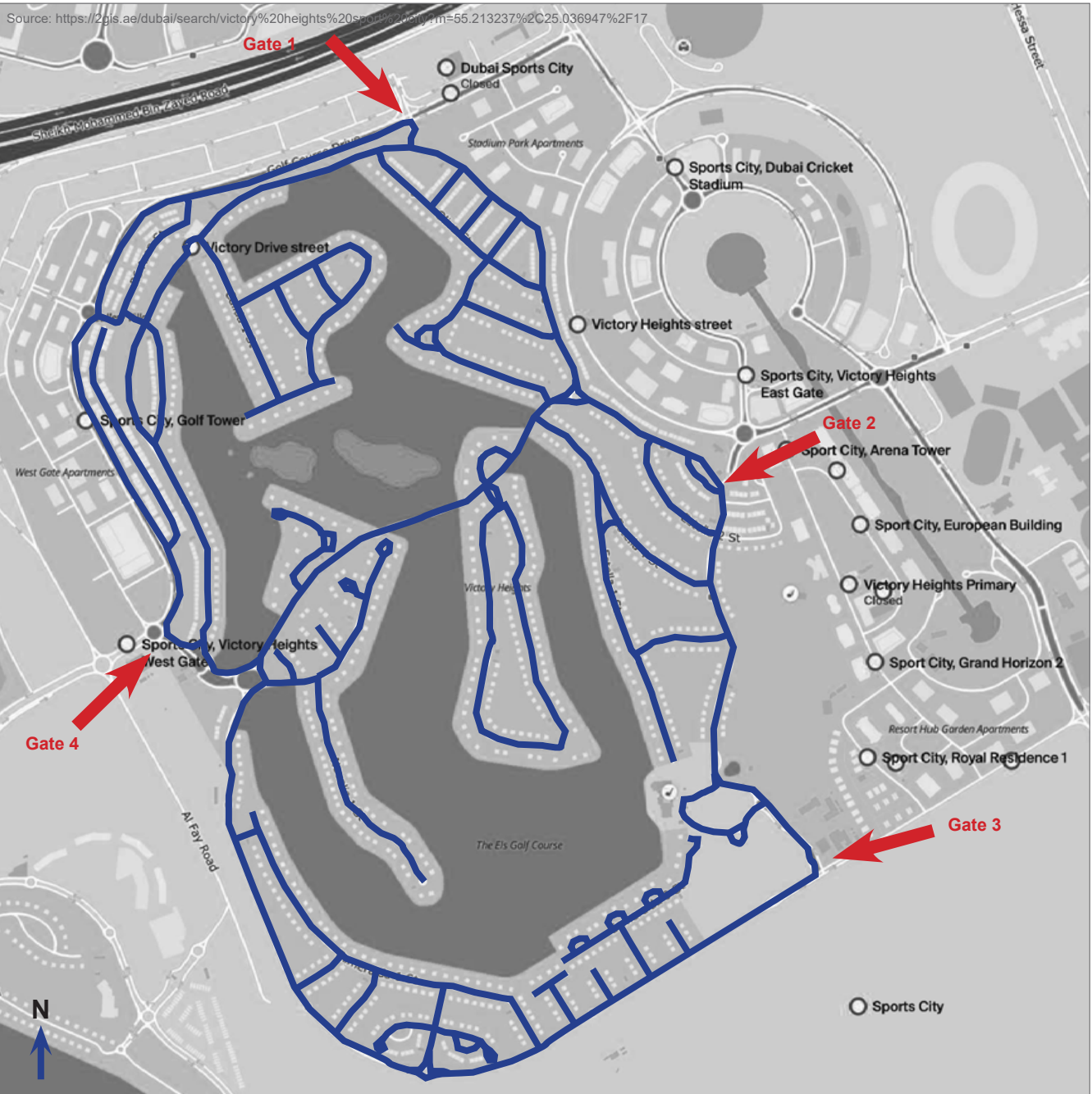
Circulation Routes

As seen in the image below, the major forms of circulation consists of roads that are two way streets made of stone pavers (reddish brown & grey in color).

Apart from the residents parking, there are some parking scattered across the neighborhood for the public and visitors. Sidewalks are present through all the roads present in the compound and are wide enough to have running and cycling tracks.

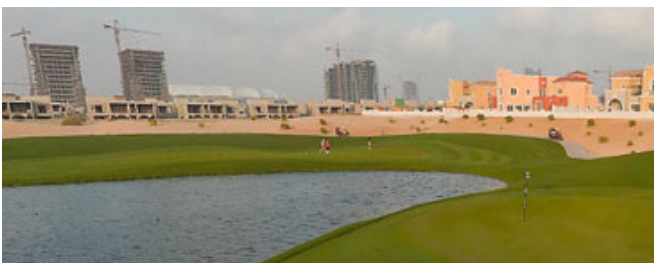


Secondary modes of circulation only made for people walking, running and cycling are available in an ‘adventurous walking manner talking you through green, shaded areas and alleyways. Public modes of transportation such as buses are not allowed inside the compound however ordering a taxi from the outside is permitted.



Green & Blue Infrastructure

The project is highly surrounded with greenery and vegetation providing shade at all the sidewalks. Promenade circulation takes you through the green spaces for its residents to interact with. Furthermore the presence of vast gold tracks throughout the project adds a lot of grass areas into the neighborhood design.



P1 Built Infrastructure

“The townhouses and villas have a range of different styles including the European Classical, Spanish Andalusian and Mediterranean which all have different layouts to suit a range of needs and wants.

For villas with incredible golf course views, potential residents should look at type C1, B1 and A types which are all 5 bedroom properties.

The smallest properties available are the Townhouses with 4 bedrooms, TH1 is smallest with TH2 being the largest. The smallest villa is a C3 then C2, C1, B1 and the largest is the A1 type with 6 bedrooms.” (Sanmugam, 2020)

Community pools are available in Estella and Calida village along with tennis and basketball courts which can be used by all Victory heights residents. **Victory Heights is made up of nine separate villages; Esmerelda, Estella, Carmen, Olivia, Morella, Calida, Fortuna, Marbella nd Novelia:**

“Esmeralda Village is the largest village in Victory Heights, spread over the entire bottom length of the community. There are walkways, jogging trails and plenty of green belt for children to play. There are 210 villas in this village ranging from four-bedroom townhouses and villas to five- and six-bedroom villas.” (Victory Heights Guide | Propsearch.ae, 2020)

“Novella Village is in the centre of the golf course and away from the main road. Many of the villas are in a private cul de sac and have the best lake and golf views in the community. The 98 villas in Novella have either five or six bedrooms. A1’s B1’s and C1s can be found in the horse shoe shape around the golf course. In addition there are C1’s in the cul de sac locations with larger than average plots.” (Victory Heights Guide | Propsearch.ae, 2020)

Source: <https://propsearch.ae/dubai/victory-heights>



P1 Block & Housing Layout

“Carmen Village is located in the middle of the golf course and was one of the first Victory Heights villages to be completed. There are 102 five- and six-bedroom villas in European, Mediterranean and Spanish styles. Many of the villas are built around the golf course, so they have some great views.” (Victory Heights Guide | Propsearch.ae, 2020)

“Estella Village is the second largest village in Victory Heights and was the first to complete. There are two large parks and play areas in Estella, as well as one of the two public swimming pools with a gym. The 197 villas include four-bedroom townhouses and four- and five-bedroom detached villas.” (Victory Heights Guide | Propsearch.ae, 2020)

“Olivia Village is by the Emirates Road entrance. There are several parks, play areas, private gardens and walkways, and the community pool at the edge of neighbouring. Oliva homes range from four-bedroom townhouses to five- and six-bedroom villas.” (Victory Heights Guide | Propsearch.ae, 2020)

“Calida 100 villas here range from four-bedroom townhouses to five- and six-bedroom detached villas.” (Victory Heights Guide | Propsearch.ae, 2020)

“Morella has 75 villas ranging from four-bedroom townhouses to five- and six-bedroom detached villas.” (Victory Heights Guide | Propsearch.ae, 2020)

“Fortuna is a luxury complex of 30 four-bedroom plus maid’s room villas situated between the golf course and the Canal Residence West district.” (Victory Heights Guide | Propsearch.ae, 2020)

“Marbella Village is a cluster of 77 four-bedroom + maid’s room townhouses. Marbella is the ninth village in Victory Heights and is being built.” (Victory Heights Guide | Propsearch.ae, 2020)

Source: <https://propsearch.ae/dubai/victory-heights>



P1 Neighborhood Timelapse

According Propsearch.ae, to The project began by 2007 / 2008 during the time where the financial crisis began, therefore by 2009 we can only see some minor landscaping works.

2 years after the financial crisis, **phase 1 was partially completed, which included 961 properties in seven villages. 650 were handed over in 2010.**

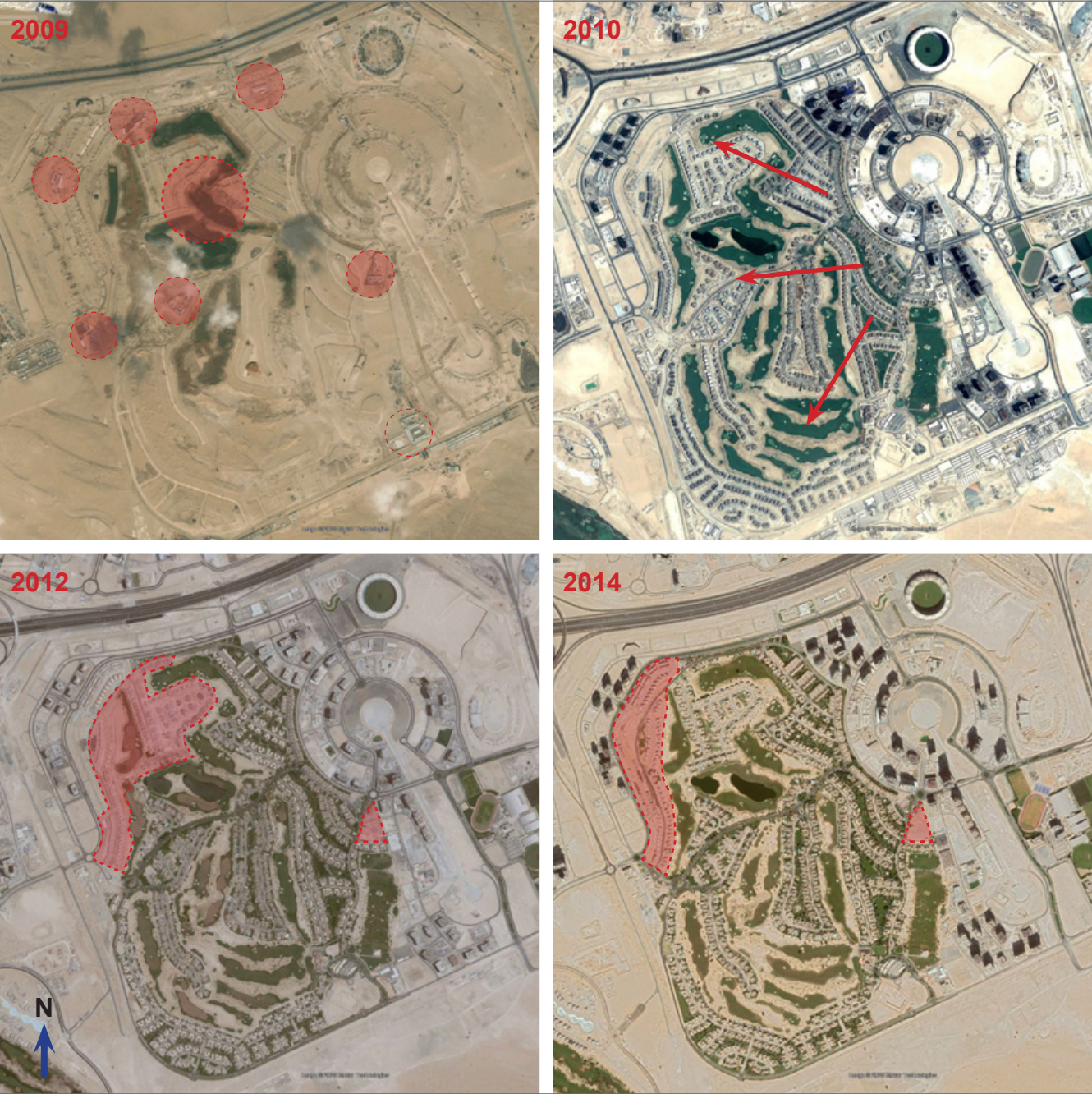
As we can see, heavy landscaping work has been done & artificial lakes were integrated as per the vision of the project.

Moving on to 2012, around 85% of the project has been completed, the project growth within the boundary starts from the Sports City side towards Dubai Production City & Jumeirah Golf estates.

By 2014, the remaining of phase 1 was finished. Judging from the aerial time images, 90% of the Victory Heights development has been finished.

As for phase 2, it comprises a further 107 town houses in two villages, the first of which were supposed to have been handed over in 2016. (Victory Heights Guide | Propsearch.ae, 2020)

Source: <https://propsearch.ae/dubai/victory-heights>



P1 Neighborhood Timelapse

The last portion of Victory Heights to be completed is the Fortuna Village section. This consists of 30 townhouses which are improved versions of the previous ones as it contains 1 to 2 additional floors, more balcony spaces, more storage space and a maid's room. This section was terminated in 2016-2017. (Victory Heights Guide | Propsearch.ae, 2020)

For further information about the project phasing the effect of the financial crisis on the development of Victory Heights, refer to page 31 of the document.

Source: <https://propsearch.ae/dubai/victory-heights>



Community Design

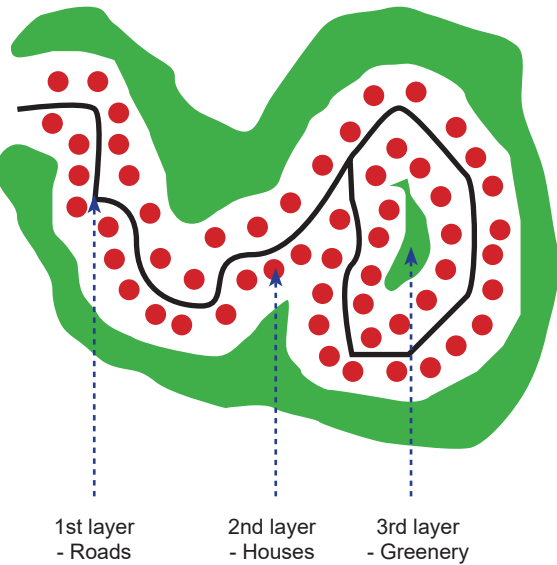
After going through the general layout of the housing development, we dive into the overall design of the 8 to 9 different communities which compose Victory Heights.

All of the communities regardless of the housing typology they occupy seem to follow a layout configuration that is dictated by the road infrastructure.

Which means that the road leads the way into the plot area of the development first, second comes the clustering of the housing modules across that road forming a layout very similar to leaves on a branch type of configuration. Third comes the adjacent greenery or gold patches.

If the housing cluster was surrounding by greenery/garden, then the citizens will have access to them via promenade circulation routes. Though if the housing cluster was surrounded by a golf patch, then access to that will not be possible, though will be left with a nice view from their houses.

Community Layout Diagram:



Calida



Carmen



Esmarelda



Estrella



Fortuna



Morella



Novellia



Oliva

Housing Module - TH1/TH2

Moving on to the housing modules within the communities, **the smallest properties available are the Townhouses with 4 bedrooms, TH1 is smallest with TH2 being the largest.** The smallest villa is a C3 then C2, C1, B1 and the largest is the A1 type with 6 bedrooms.

By mirroring the design you are able to stick townhouses together while giving more variety to the neighborhood in terms of rhythm as opposed to looking like it is being copy & pasted on an inhumane scale.

That being said, it is by no means meant for a single person as it consists of at least 3 BD, a guest or maid room, parking for 2 cars being shaded, while 2 more unshaded and at least 2 floors which is more than required to house a single person.

Therefore going forward, as a housing need, this project starts by having a specific social class and income in mind, making it unfordable for the lower class citizen.

Other parts of the site, such as Fortuna Village is made by upgrading this layout accommodating an additional floor, maid's room & terraces which by default elevates the affordability.

General description: 4 Bed Townhouse with BUA of 2,558 sq. ft.



Source: <https://lookup.ae/project-downloads/24/victory-heights>

Townhouse - GF



TH1 & TH2 are mirrored design

Townhouse - FF



This is the smallest villa typology. The general design is as follows:

The public spaces are on the GF such as living room, guest room, WC, sitting room and dining room. Other service functions include the kitchen, maid’s room and laundry.

A walkway surrounds the entire project’s peripheral with greenery. All private spaces are located on the FF which includes a master bedroom and 2 normal bedrooms sharing a common toilet with a terrace

Vertical circulation is placed in the center of the house. Such segregation of public, private and services area is in compliance of the social and cultural norms of the country.

General description: 4 Bed Villa with BUA of 3,199 sq. ft.



Source: <https://lookup.ae/project-downloads/24/victory-heights>

C3 - GF



C3- FF



This is the second smallest villa typology. The general design is as follows:

The public spaces are on the GF such as living room, guest room, WC, sitting room and dining room. Other service functions include the kitchen, maid’s room and laundry.

A walkway surrounds the entire project’s peripheral with greenery. All private spaces are located on the FF which includes a master bedroom and 2 normal bedrooms sharing a common toilet. The difference between C3 & C2 is that the terrace space has been reduce to add an additional bedroom.

Vertical circulation is placed in the center of the house. Such segregation of public, private and services area is in compliance of the social and cultural norms of the country.

General description: 5 Bed Villa with BUA of 3,458 sq. ft.



Source: <https://lookup.ae/project-downloads/24/victory-heights>

C2 - GF



C2- FF



C3 is the largest villa of its typology within the C-cluster family.

The entrance is in line with its vertical circulation, public activities are still present in the GF with the services while the private sections still remain in the FF making the clear segregation to maintain the public - private boundary.

By completing taking out the Terrace and allocating it to the master bedroom the built up area is significantly larger than C2.

General description: 5 Bed Villa with BUA of 4,313 sq. ft.



Source: <https://lookup.ae/project-downloads/24/victory-heights>

C1 - GF



C1- FF



A much larger housing typology with a more straight forward entrance to the house. The vertical circulation, like most of the villa typologies is in the center of the building though being C-shaped which is a first.

The segregation between public, services and private is still available having the services feed into the dining room set as a priority.

Walking promenade is present at the peripherals of the project with greenery.

On the first floor, you have 2 master bedrooms, one with a terrace and one without, with 2 bedrooms sharing a common toilet.

General description: 5 Bed Villa with BUA of 5,180 sq. ft.



B - GF



B - GF



Source: <https://lookup.ae/project-downloads/24/victory-heights>

The A villa typology is the largest of its type. In the ground floor we have:

- Lobby
- Majlis
- Study room
- Dining area
- Driver's room
- Laundry room
- Maid's room
- Kitchen
- Family dining area
- Courtyard
- Patio
- 2 entrances
- 3 car parking spots

On the first floor we have:

- 3 master bedrooms with terraces
- 1 master bedroom
- 1 Family room with WC

General description: 6 Bed Villa with BUA of 6,661 sq. ft.



Source: <https://lookup.ae/project-downloads/24/victory-heights>



TH1/TH2

C3

C1

B

C2

A

Housing Module	Number of bedrooms	Area sq.ft.	Description
TH1/TH2	4	2558	smallest housing unit available in Victory Heights, it is by no means meant for a single person as it consists of at least 3 BD, a guest or maid room, parking for 2 cars being shaded, while 2 more unshaded and at least 2 floors which is more than required to house a single person.
C3	4	3199	The public spaces are on the GF such as living room, guest room, WC, sitting room and dining room. Other service functions include the kitchen, maid's room and laundry.A walkway surrounds the entire project's peripheral with greenery.All private spaces are located on the FF which includes a master bedroom and 2 normal bedrooms sharing a common toilet with a terrace.
C2	5	3458	The difference between C3 & C2 is that the terrace space has been reduce to add an additional bedroom.
C1	5	4313	The entrance is in line with its vertical circulation, public activities are still present in the GF with the services while the private sections still remain in the FF making the clear seggragation to maintain the public - private boundary.By completing taking out the Terrace and allocating it to the masterbedrom the built up area is significantly larger than C2.
B	5	5180	A much larger housing typology with a more straight forward entrance to the house. The vertical circulation, like most of the villa typologies is in the center of the building though being C-shaped which is a first.The seggregation between public, services and private is still available having the services feed into the dining room set as a priority.
A	6	6661	The A villa typology is the largest of its type. In the ground floor we have: Lobby, Majlis, Study room, Dining area, Driver's room ,Laundry room, Maid's room, Kitchen, Family dining area, Courtyard, Patio, 2 entrances, 3 car parking spot. On the first floor we have: 3 masterbedrooms with terraces, 1 masterbedroom, 1 Family room with WC

P1 Overall Infrastructure Assessment

As a quality of life, Victory Heights’s design pays strong regards in that aspect by providing user friendly sidewalks where people can perform their daily exercises keeping healthy.

The entire compound is **surrounded by greenery** which plays a huge positive psychological role in uplifting one’s mental health and spirit, not to mention that vegetation **fight the urban heat effect** keeping its surroundings relatively cooler while **absorbing carbon dioxide and providing oxygen cleaning up the air** contributing in a positive manner towards the quality of life provided in the neighborhood.

In addition to the points above, the community has **fitness centers with swimming pools** distributed throughout which are easily accessible via walking. The largest public spot in Victory Heights is known as the Else Club providing a sense of community and society contributing to the social life of its residents.

The interior design of the townhouses and villas are spacious. Furethermore, natural light seems to enter the houses while keeping heat gain to a minimum.

The community has a **HVAC and infrastructure maintenance services available around the clock** to ensure constant care of the residents houses.

As great as all of the points above are, leading to a very **high quality of life comes at a very high cost.** The affordability of the area is not withing the public norm. This is made quit evident via the typology of houses provided - no studios, single bedroom or 2 bedroom apartments already targeting a relatively high social class.

The exclusivity of the compound is emphasized by the gates not allowing anyone without a visit reason to enter easily or without questioning.



As Victory Heights housing has two types of housing Townhouse (that includes two types) and Villa (which includes 5 types), each type of them has a specific price depending on the size and location which affected by the housing market of Dubai that depends on many reasons. The following analysis between 2015 and 2018 showed how the prices in victory heights fluctuated over three years between increasing and declining in prices.

The following detailed graphs show historical data from the beginning of Victory Heights until 2018 as each one of them represents a data type such as sale price PSF, Capital growth, and the average of the actual price.

Villas

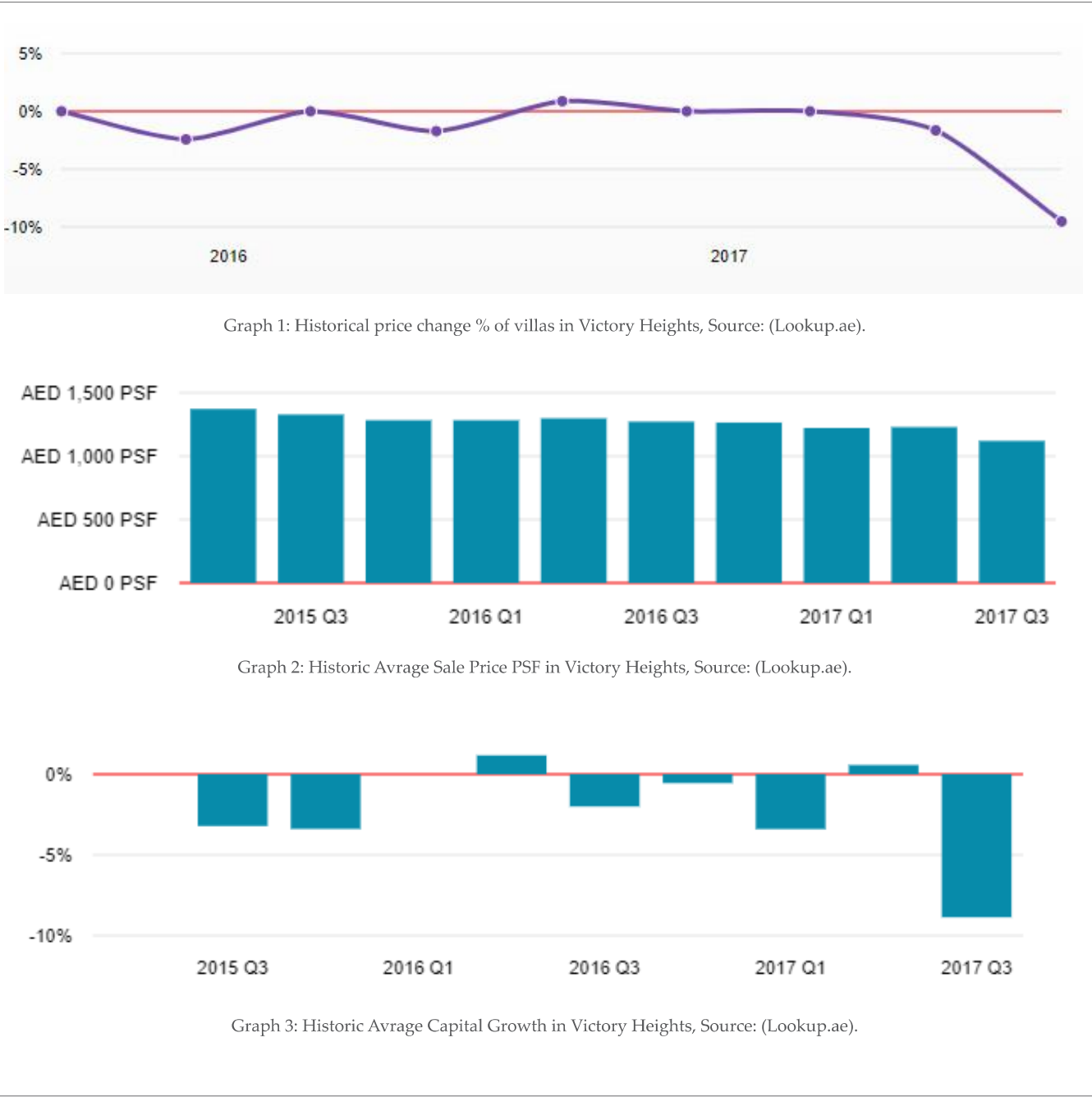
Victory heights include five types of villas, all the prices vary depending on the economy and the market of Dubai emirate specifically, the highest price was in 2016 because of the boom in the economy of Dubai (1.17 % Price Change) while the lowest price was in 2018 ss the economy declined in Dubai in this year (-8.87 % Price Change) as shown in graph 1. (Lookup. ae, 2020)

Historic Average Sale Price Per Square Foot

Graph 2 shows the average transaction price for villas in Victory Heights per square foot, as the lowest average sale price is 1,120 PSF in the year 2018 which is again due to the decline in the economy of Dubai that year which reflect on the prices of housing in Victory Heights. (Lookup. ae, 2020)

Historic Average Capital Growth / Decline Rate

Graph 3 shows (period-wise data) of the average capital growth and the decline rate for villas in Victory Heights as a percentage, the highest average capital growth was 1.17% in the year 2016 while the lowest average capital growth was -8.87% in 2018 due to the decline in the market in Dubai as mentioned in before. (Lookup. ae, 2020)



Historic Average Sale Transaction Values

Graph 4 shows the historic average sale value achieved for each type of Victory Heights Villas, as the highest sale value was 6,850,000 AED for A or B which are Mirage or Oasis Type in the year 2016 while the lowest sale value for the same type was 5,725,000 AED in the year 2018. (Lookup.ae, 2020)

These two types of villas had affected more of the declined economy in 2018 in Dubai due to its large size and high price compared with other types, which reduced the demand on these types.

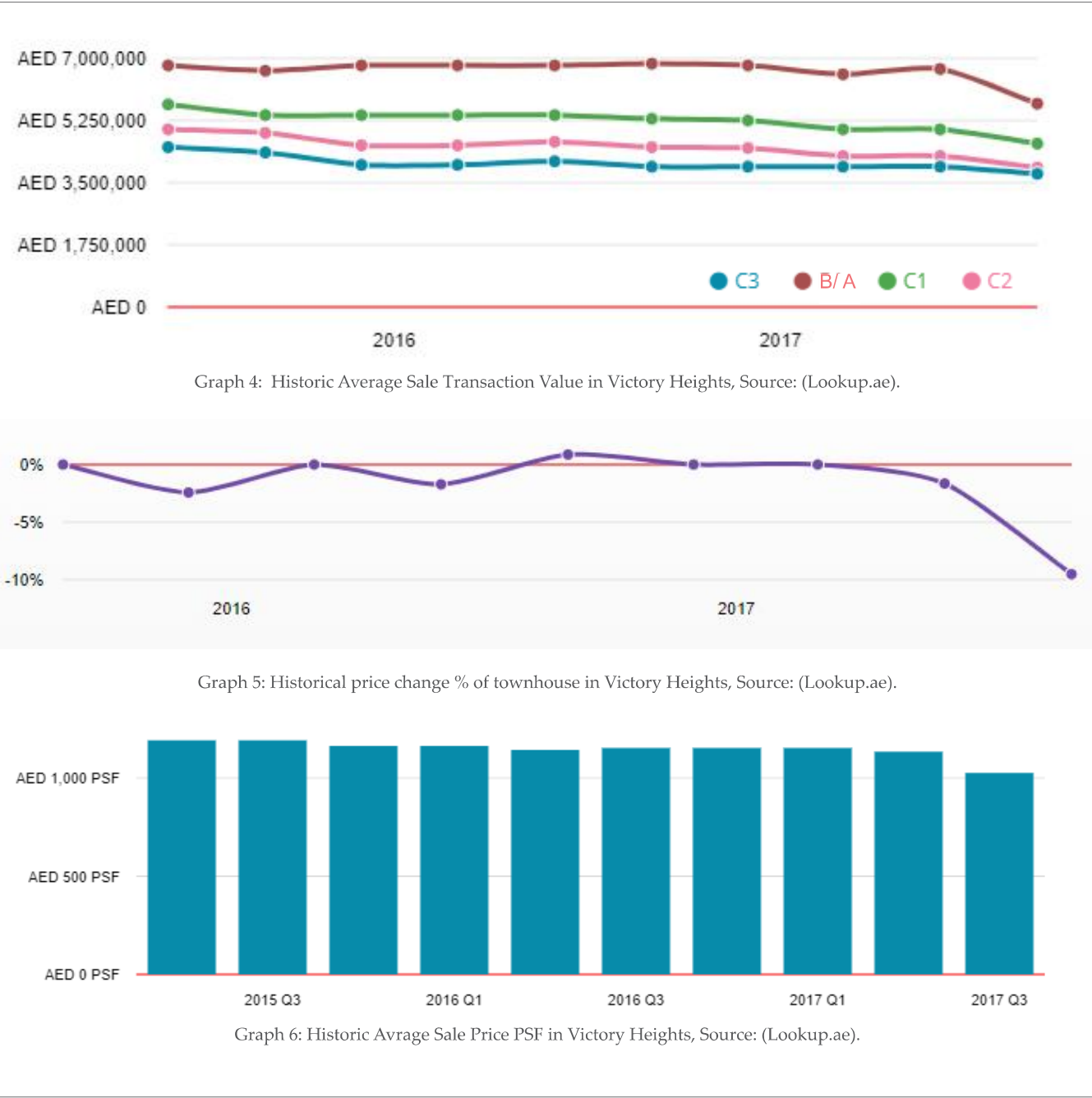
TownHouse

Victory heights include two types of townhouses, the prices vary depending on the economy and the market of Dubai emirate, the highest price was in 2016 while the lowest price was in 2018 (as the economy declined in Dubai in this year) as shown in graph 5.(Lookup.ae, 2020)

Historic Average Sale Price Per Square Foot

Graph 6 shows the average transaction price for townhouses in Victory Heights per square foot, as the lowest average sale price is 1,026 PSF in the year 2018. (Lookup.ae, 2020)

As we noticed from the analysis that the housing prices in Victory Heights fluctuated in response to the housing market in Dubai which boomed in 2016 and declined in 2018 and the reason behind that decline will be at the end of this chapter “Economy of Dubai 2018”illa.



After analyzing the fluctuated price of the villas between the year 2015 and the year 2018 to identify how the prices have changed in the past, moving to the current prices of housing in Victory Heights in the year 2020 to identify how the flow of price complete.

The prices in Victory Heights vary depending on housing areas, as Mirage type has the highest sale price (6.0 M – 6.5 M) and rent price (300 K – 350 K) because it has the largest area 6,661 Sq. Ft of housing in Victory Heights as it is a 6 bed Villa as shown in figure 1.

While Townhouse 2 has the lowest sale price (2.0 M – 2.1 M) and rent price (140 K – 150 K) because it has the smallest area 2,558 sq. Ft as it is a 4-bed villa as shown in figure 2.

Table 1 shows the housing types in Victory Heights that compare the housing area with the sale and annual rent price for each one of seven housing types in Victory Heights.

However, it shows in Table 1 the two villa types (Mirage and Oasis) which affected more of the declined economy in 2018 which was due to their highest price and largest size compared to other types.

Besides, housing price affected by its location in Victory Heights, as the villas facing the golf have the highest price comparing with the villas that within the community even for the same type and area of the villa.



Figure 1: Victory Heights - Mirage Villa Source: (Bayut.com).



Figure 2: Victory Heights - Townhouse 2, Source: (Bayut.com).

Victory Heights – Villa Types			
Type	Area	Sale Price	Rent Price
Mirage Type A	6,661 sq. ft.	6.0 M – 6.5 M	300 K – 350 K
Oasis Type B	5,180 sq. ft.	4.5 M – 5.0 M	270 K – 280 K
Horizon Type C1	4,313 sq. ft.	3.5 M – 3.7 M	220 K – 230 K
Horizon Type C2	3,458 sq. ft.	3.3 M – 3.5 M	210 K – 220 K
Horizon Type C3	3,199 sq. ft.	2.6 M – 2.8 M	180 K – 190 K
Townhouse 1	2,558 sq. ft.	1.8 M – 1.9 M	145 K – 155 K
Townhouse 2	2,558 sq. ft.	2.0 M – 2.1 M	140 K – 150 K

Table 1: Victory Heights - Villa Types , Source: (vh.aaruni.org).

Victory Heights project constructed in the year 2013 and started to occupy by the year 2015, but selling the housing started during the construction of the project as the case in most of the projects in UAE, but that has a payment plan that different from the payment plan after the finishing. As in Victory Heights, the past payment plan “before finishing” is different than the current payment plan.

Past payment

The pricing was going downwards by the developers considering the declining in the housing market of Dubai in 2018, as the developer wants to sell to get budget that allows him to complete the other construction payment, the payment plan in the past “during construction” had a same average price as:

- 3.1 AED million for the middle housing units
- 3.2 AED million for the end housing units (as it has an additional street in the end).

Besides, the developer gave two payment plan options for the buyers to attract them to buy the housing in Victory Heights (either pay the other payment one time without interest or monthly payment with an interest of 2 %) as shown in table 2.

Current payment

The pricing completely going upward after the decline in the year 2018 to reach the highest price at the end of the year 2019, but it declined a little through the past 3 months as COVID 19 crises and give more offers for payment plans to attract buyers for long-term payment. As was expected, the pricing will continue increasing due to Dubai EXPO 2020 “boom in the economy”, but the sudden unexpected crises change the situation. (ZAWYA, 2020) Taking an example of payment plans for Horizon Type C2 Villa in Victory Heights which has an area of 3,458 sq.ft and includes 5 bedrooms, the buyers have 4 payment plans as shown in table 3. 9)

	During construction payment	Handover payment	Interest rate
Option 1	50 %	50 %	0 %
Option 2	40 %	Monthly payment up to 1 year	2 %

Table 2: Past payment plan in Victory Heights , Source: (Lookup.ae).

	Payment plan	First payment	Monthly payment	Interest rate
Option 1	Full payment cash	3,517,381 AED (100 %)	-	0 %
Option 2	2 years	1,406,952 AED (40 %)	90,000 AED	-
Option 3	5 years	1,793,865 AED (51 %)	30,969 AED	3 %
Option 4	7 years	2,110,429 AED (60 %)	20,608 AED	6 %

Table 3: Current payment plan in Victory Heights , Source: (Lookup.ae).



Figure 5: Middle vs End housing unit, Source: (ESPACE.com).



Figure 6: Horizon C2 Villa , Source: (ESPACE.com).

For the 5 years payment plan:

As an example, for Horizon C2 Type in Victory Heights, the average price for it is 3,517,000. When the buyer wants to buy it with a loan of 5 years, he should pay 51% as an 880,000 AED then he will complete monthly payment as 33,000 AED for 5 years as shown in figure 7. (Bayut.com, 2020) in this case, the buyer will pay 7.1 % as interest during the 5 years, while 93 % as a principal as shown in figure 8.

For the 7 years payment plan:

As an example, for Horizon C2 Type in Victory Heights, the average price for it is 3,517,000. When the buyer wants to buy it with a loan of 7 years, he should pay 60 % as an 2,110,430 AED then he will complete monthly payment as 20,550 AED for 7 years as shown in figure 9. (Bayut.com, 2020)

Payment plan for renting:

As the way in residential housing in Dubai and other emirates, the renter should have a residency permit to rent a house, besides having a job and bank account (in case of the renter arrears in paying) to be sure that the owner will get his money. (Zaidan. dxb, 2019)

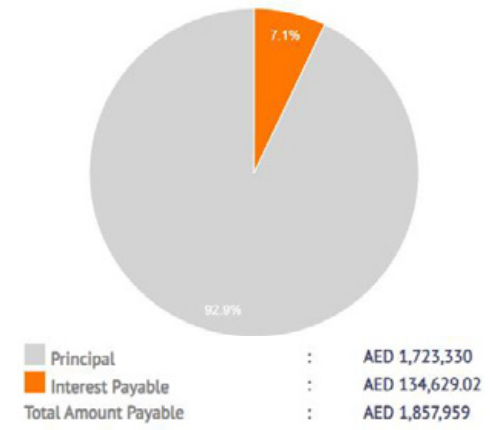


Figure 8: Breakup Of Total Payment , Source: (goldpillars.ae).

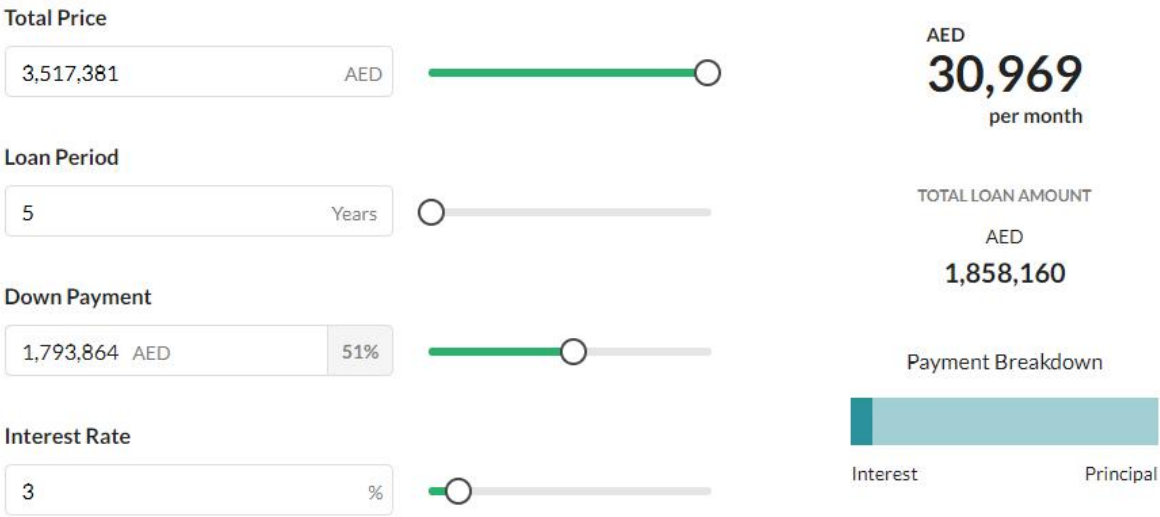


Figure 7: 5 years Payment Plan in Victory , Source: (Bayut.com).

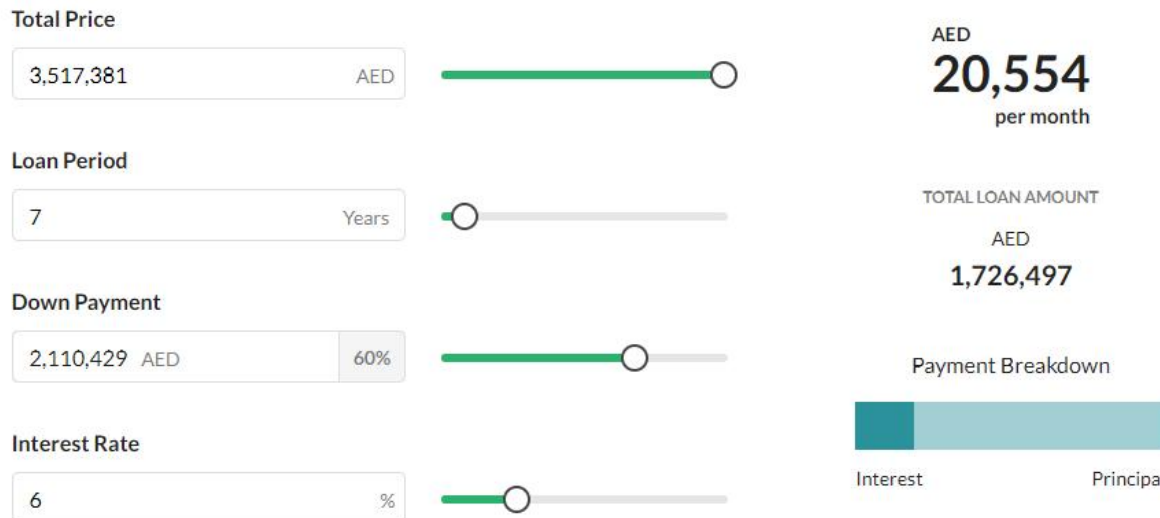


Figure 9: 7 years Payment Plan in Victory , Source: (Bayut.com).

As the system in all housing projects in UAE, when the consumer wants to sell, buy, landlord, or rent housing, there is professionalism to help the consumer in the processes. as it will be a connection between the developer/ owner and the renter/ buyer. Each emirate has specific real estate brokers that registered with RERA. As in Dubai, blue-chip Real Estate LLC (one of the leading real estate brokerage company located in Dubai) is the real estate broker in Victory Heights.

Besides, the Victory Heights website contains the full processes to guide who want to Buy/sell / rent/landlord in Victory Heights which are the same process in all housing projects in Dubai. As planners, we need to understand the differences among each way to help to achieve the public interest and the profit for the stakeholders at the same time:

Buying Process (Victory Heights, 2020):

- The type of property: a villa / flat, a suitable location for the property.
- Workout Finance: the budget for housing.
- Agreement of buying: an agreement between the seller and buyer.
- Transfer ownership: in the Dubai land department.

Selling Process (Victory Heights, 2020):

- Selecting an agent: a real estate agent will make the whole selling process (presenting / marketing the property).
- Signing agreement with the agent: from RERA regulation is to sign a contract between the seller and the chosen agent about selling price and other fees.
- Agreement of Selling: an agreement between the seller and the buyer.
- Transfer ownership: in the Dubai land department.



Figure 10: Victory Heights , Source: (Day of Dubai.com).



Figure 11: Victory Heights , Source: (Day of Dubai.com).

Renting Process (Victory Heights, 2020):

- The type of property: a villa / flat, a suitable location for the property.
- Offer agreed: an agreement about the renting price between the renter and the owner.
- Completion: a contract between the renter and the owner, it should be resisted with RERA.

Landlord Process (Victory Heights, 2020):

- Selecting an agent: a real estate agent will make the whole selling process (presenting / marketing the property).
- Consider signing property: signing a contract with a maintenance company for annual maintenance of the property.
- Signing tenancy contract: a contract between the landlord and the tenant, it should be resisted with RERA.

Usually, the developer publishes a regulation for each gated community that has the same housing design, these regulation come from the planners and other technocrats as it will be in details in the next chapter, the following regulations are from the developer of Victory Heights regarding the financing issue to protect the right for each party:

- “The Association Manager issues a permit for use of the facility that lists fees. Fees must be paid in full by the date noted on the permit.
- A cleaning deposit is required. No reservations are considered until the Owners Association has received fees, wavier/insurance information, and deposits due.
- Users may not sublet or transfer their rights and privileges to any other individual, group, or organization.
- Users may not directly or by implication suggest co-sponsorship without written authorization by the Committee.
- All processes, documents required, and charges/ deposits. No application will be processed without the correct application fee/deposit or the required documents.

- Before carrying out any alteration/modifications within your property in Victory Heights, you must acquire a No Objection Certificate (N.O.C.) from the Master Developer.
- All payments against charges need to be made in advance to the respective authority – Master
- Developer Fees (Dubai Sports City), Dubai Municipality, or to the Owners Association.” (Victory Heights association,2013).

Economy of Dubai in 2018:

Due to the lack of information regarding the strong reasons behind the decline in the economy of Dubai in 2018, the following information was conducted from a different perspective of view to summaries the causes of that declination which we saw it effect on the prices of Victory Heights Housing.

UAE faced a financial pressure due to the decline in oil prices, and the political conflicts in the Gulf region that time which effects on the investment climate and the attractiveness in key sectors (Dubai Economic Report, 2018)While the other factor according to interviews done with people from the market (Eng. Akram Dannawi, Eng. Samar El Najjar) that housing market affected with the idea of VAT which was introduced in the late of 2017, that made the investors have a break to understand how it will affect their budget.

Besides other factors according to Dr. E. Mushtaha from the architectural department in UOS by having an interview with him regarding the reason behind that issue, in his opinion, this may be from the oversupply for preparing to Dubai EXPO 2020 which led many investors to had a loan and investing it in the housing market, which causes an oversupply with no demand yet and these reflect on declining the prices of housing from the view “less good than nothing”.



Figure 12: EXPO 2020 , Source: (Day of Dubai.com).

According to a study done by economists; The gap between the supply and demand for housing in Dubai was 13% in the year 2014 while it is expected to be 0% in the year 2022, Dubai has oversupply for residential buildings, especially for apartments rather than the villas and townhouses as shown in figure 13. Besides, the increase of hotel supplies in Dubai it is planned to be mostly occupied because of the arrival of the tourists to Dubai for EXPO). (Cluttons, 2018).

As the sales prices decreased from 2014 until 2019 with the oversupply in housing as shown in figure 14 which shows the housing prices from July 2014 until July 2019, besides as expected Dubai is going to be a healthy market after 2020 because of EXPO 2020 which will make the supply and demand balance as expected, but with COVID 19 crises, the expectation has changed for the healthy balanced market to be in the year 2022 instead of the year 2020. (Dubai Real Estate Statistics , 2020)

Victory Heights Supply:

As mentioned before, Sales and rental prices in Victory Heights are affected by the economy of Dubai Market especially in the year 2018, The prices of housing in Victory Heights decreased from the year 2015 to the year 2018. On the other hand, these declining prices did not affect the supply and demand od housing in Victory Heights as the situation in the other projects in Dubai. Victory Heights is still building new housing units to increase the supply of housing because of the high housing quality which makes it an attractive place to live in for high-income class od society that demands these types of housing with a high standard of living. (Lookup, 2018)

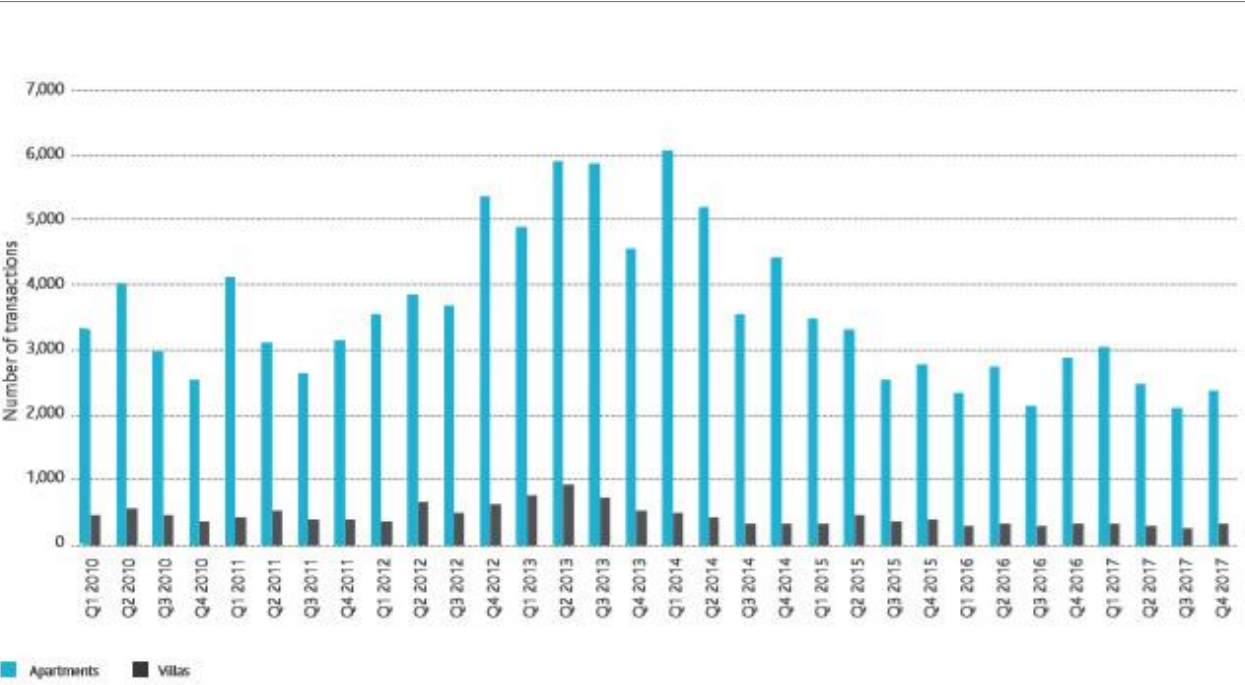


Figure 13: Number of Housing Supply in Dubai , Source: (REDIN.com).

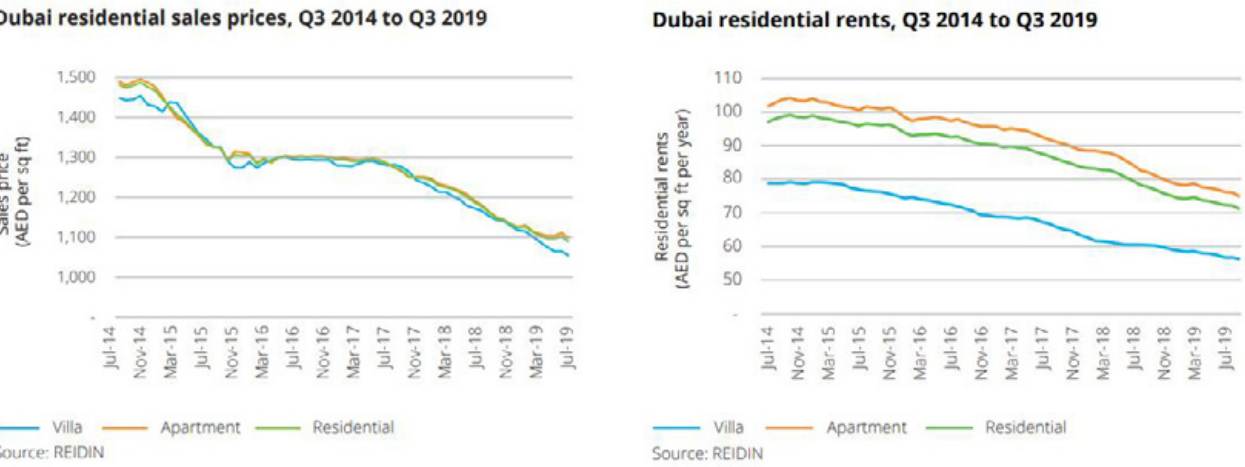


Figure 14: Housing Prices in Dubai, Source: (REDIN.com).

Occupancy:
As mentioned before that Dubai has a healthy market which is about 90% average occupancies in the current year “2020”, and the demand will increase toward 2022 to be fully occupied, and maybe it will be overdemand. (Middle East Real Estate, 2020)

Victory Heights occupancies:

As seen from the BlueChip real estate agency in Dubai that Victory Heights is occupied by 99% which showed that it has a high housing demand compared to the Dubai housing market. (Dubai Real Estate Statistics , 2020)

Affordability:

As the definition for the affordability that a household should not pay more than 30% of his annual income for the housing. Besides a study for Dubai showed that “50% of total households in Dubai can afford rentals between AED32,500 and AED54,000.” (Colliers International, 2014)

Victory Heights affordability:

As a study before showed that Victory Hight designed to be for middle- income, but this study shows that the housing in Victory Heights is not affordable and more than 30 % of the Middle- income. Regarding previous analysis in this chapter about the rental price in Victory Heights, as an average rental price will be 200,000 AED which is greater than 90,000 as in figure 15, that showed only 15 % of households could rent these High-income housing. For example, if we take the annual rental price as 200,000 AED to find the monthly income that makes this rental affordable >> it will give us as 55,000 AED monthly salary which is absolutely for high-income class.

However to support this study that gave unaffordable results, according to the Dubai Statistical center as shown in figure 16 that Victory Heights is one of the high-income class housing. (Dubai Statistical Center , 2020)

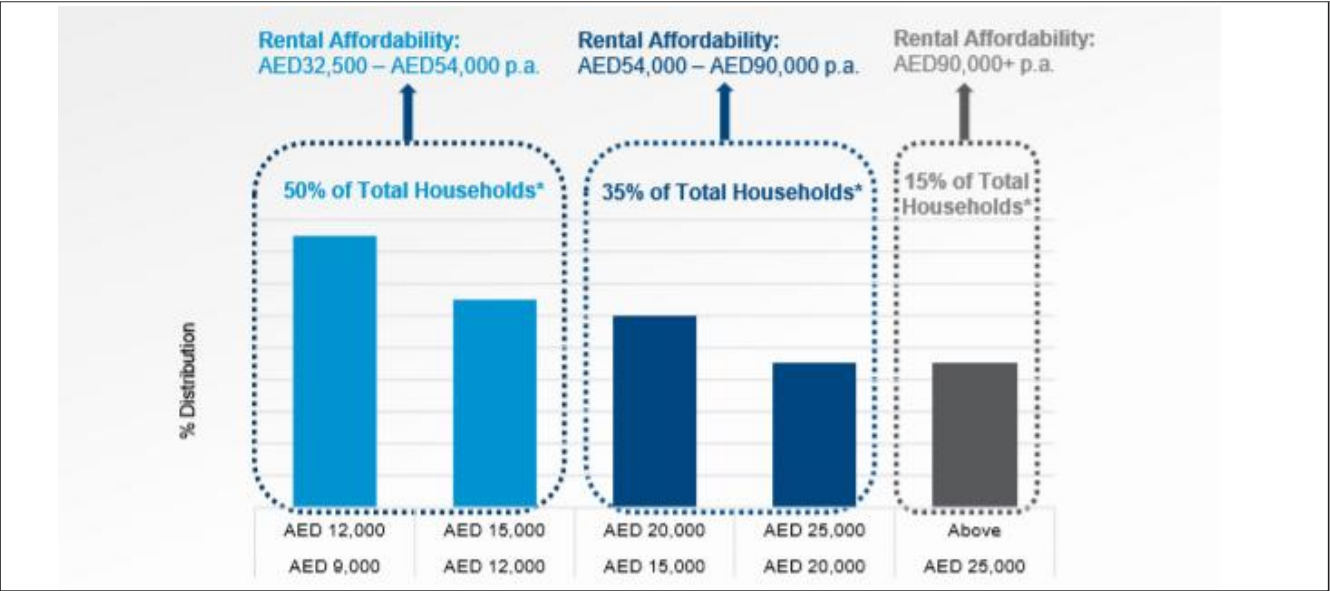


Figure 15: Monthly household income distribution in Dubai , Source: (Colliers International.com).

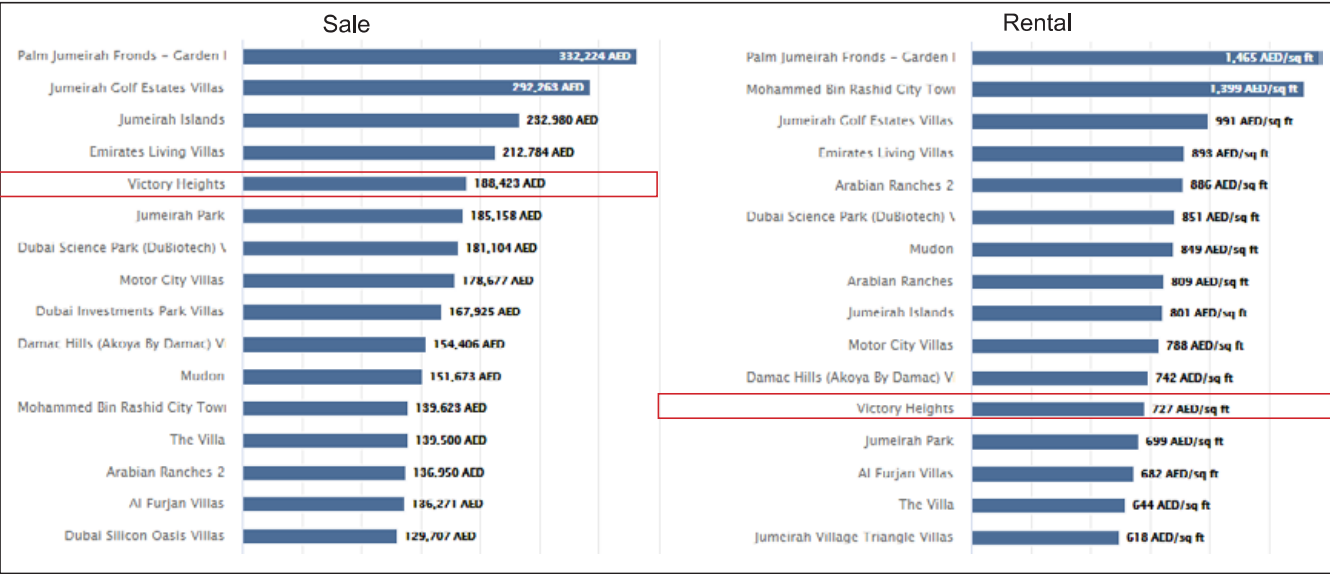


Figure 16: Residential Sale | Rental Price/sq ft in May 2020 in Dubai , Source: (Dubai Statistical Center, 2020).



P3 - Victory Heights Policies & Regulations

Dubai Masterplan Vision

Dubai is the most crowded emirate of the United Arab Emirates, with the increasing in business opportunities in last years. It has a strong growth in the real estate market in recent years, creating significant employment opportunities and expatriates migrating to Dubai for better career opportunities and lifestyle, and the housing is the major concern for them.

The real estate market is growing very fast, the majority of the residents are living in rental villas or apartments that are developed by real estate developers. Today, as the Government of Dubai is supporting mega projects that add to the global image of Dubai and plans for sustainable and competitive urban development.

Dubai 2020 Urban Masterplan seeks to express Vision of Dubai’s of His Highness Shaikh Mohammed Bin Rashid Al Maktoum the Ruler of Dubai to promote Dubai as “ . a modern Arab city and vibrant regional gateway to the world”. (Binno, 2012)

Urban Agenda 2020 conference, Mr.Najib Saleh, head of planning research section at Dubai Municipality and head of Dubai Urban Plan 2020, stated that Dubai “ To ensure the continued growth of the emirate, it’s important to construct a livable city that is modeled around the needs of the people that inhabit it through intelligent urban mapping and efficient design. He revealed that at the core of the Dubai 2020 Urban Master Plan housing studies are going to be important to address various issues of social sustainability, a more socially responsive Architecture, and Urbanism sustainable land-use planning, affordability, and quality access to green space, housing”. (Binno, 2012)

The government establishes policies and regulations to ensure a quality built environment and monitoring the performance of the housing market.

However, these policies address natural and built environments, socio-economic dimensions, cultural aspects, mobility and accessibility, infrastructure, and economic competency and take into the account principle of sustainability.

Overall, housing policies contribute to improve living conditions and ensure environmental sustainability and increase the economic viability of these urban areas. (IvyPanda,2019)

Local Authority Regulations

local government in Dubai set out local policies and regulation regarding the housing sector, each emirate has its own distinct legal regulatory frameworks at the emirate level. Dubai Municipality is the authority mainly responsible to supervise the developments, they set buildings regulations, standards, building code Regulations & Construction Specifications to be followed by the developers in their projects. (Nevin, 2017) As a developer aiming to establish a housing project in Dubai must first register the project. The developer should comply with the regulations and the legislative requirement of the Authority to get the approval .

The regulations include:

- General planning regulations including plot coverage, building setbacks, parking standards, buildings heights, site landscaping and the eternal appearance of the buildings

- Developments procedures including building permit, construction procedures, and building completion certificates

- Performance standards including:
a)Utility service requirements including Storm water drainage, Chilled water services and refuse disposal
b)Building design including structure, materials, and finishes, mechanical, electrical, and telecom installations.



Design teams in Victory Heights implement the regulations and policies from Dubai Municipality in Victory Heights projects , after thatthe developer coordinates with planners, facility managers, and architects to develop regulations and guidelines to maintain the identity Victoria Heights and the vision of the developer.

These regulations emphasize the importance of quality design as a key component and to create an environment in which all residents will enjoy their villas, public areas, and facilities. These regulations are essential to everyone’s comfort and safety.

However, these regulations have been developed to create a harmonious experience in the Victory Heights neighborhood.

These guidelines and rules address basic quality standards in Victory Heights to attract people to the neighborhood. Therefore, these guidelines aim to increase the quality of life in the neighborhood since it addresses the accessibility, safety, physical quality of the villas, facade maintenance, pedestrian movement and greenery, and open spaces appearance.

In Addition, these regulations and guidlines will maintain the cohesive neighborhood identity of Victory Heights. All these aspects are highly relevant to Social well-being and residence satisfaction toward Victory Heights

All owners, renters, and visitors should follow the regulations, they provide an overview of what allowed and unallowed in the neighborhood.

1. General Restrictions

1.1 “An Owner shall not change the use of his Plot without the prior written consent of the Mater Developer, the granting or withholding of consent shall be at the discretion of the Master Developer.”

1.2 “All Alterations, improvements, modifications etc. will require a N.O.C. from Master Developer, and also from local government authority (wher ever applicable).”

2. Maintenance and Aesthetics

2.1 “Every Owner shall maintain his Plot in a neat and tidy condition and in a state of good repair. An Owner shall not place or do anything on any part of his Plot or Villa, including Fencing, Compound Walls, Balconies or Patios which, at the discretion of the Master Developer, is aesthetically displeasing or undesirable when viewed from the outside of the Plot.”

2.2 “Window screens must be maintained in good condition. Damaged screens are to be repaired or replaced by the Owner.

2.3 Nothing may be attached to the exterior of a Unit or car port (where relevant) without the approval of the Master Developer.”

3. Noise and Nuisance Activities

3.1 “No nuisance, obnoxious or offensive activities shall be carried out on any part of Victory Heights, nor shall anything be done or maintained in any part of Victory Heights including an Owners Unit which may be or may constitute an annoyance or nuisance in Victory Heights.”

4. Privacy

4.1 “No activities shall be carried out in any part of Victory Heights that may unreasonably interfere with an Occupier’s right of privacy within a Plot.”



5. Waste management

5.1 “Occupiers are to ensure that all waste produced by their Landscapers/Contractors from their villa property is to be removed/disposed off at their own cost at Dubai Municipality approved disposal areas or avail of the Green Garbage Collection service offered by the Owners Association on making necessary payments.”

5.2 “All Domestic Waste for pickup is to be placed inside the domestic waste receptacles provided.”

6. Villa Use Restrictions

6.1 “Unless otherwise stated, properties in Victory Heights are designated as residential units for the use of single-families. As such, only the Owners and Tenants and their direct family members, guests and domestic employees may occupy a Plot within Victory Heights.”

6.2 “Companies may not accommodate bachelor employees in Victory Heights, if the Unit is being shared with other bachelors.”

6.3 “No business or commercial activity to which the general public is invited shall be conducted within any Unit designated as residential within Victory Heights without written permission from the Owners Association.”

7. Vehicles & Parking Restrictions

7.1 “Owners and Tenants and their guests must use their car ports (garages) as the primary location for parking their vehicles. Car ports shall not be used for storage of any goods and/or materials therein, nor use any portion of the car port for a workshop or other use if such storage or use would prevent the Owner or Tenant from parking the required number of vehicles that the carport was intended.”

7.2 “Owners installing garage doors need to submit drawings provided by the supplier to approve installation of the right color of the garage door in order to maintain uniformity of the units. The approved color for garage doors in all units should be BEIGE RAL 1015.”

7.3 “Parking on the pavements, Kerbs or gardens or any lawn area is strictly prohibited. Violating vehicles will be towed away at the vehicle owner’s expense.”

7.4 “Pedestrians always have the right-of-way on walkways, footpaths and crosswalks.”

8. Use of Facilities and Access Regulations

8.1 “Any damage to property or amenities in the Common Areas will be chargeable to the individual responsible for causing the damage or, if they are a minor, their parent or legal guardian or the Owner of the property in which they are a Resident or guest.”

8.2 “Skates, skateboards, bicycles, tricycles and other wheeled toys are not allowed on any sports Park, Gym, landscaped areas within Victory Heights Community/ Dubai Sports City Master development.”

8.3 “No activities are to be undertaken that would affect the peaceful use of the facilities by other residents including excessive noise.” (Victory Heights association, 2013)



In 2007 L&T and UAE group won a 550 million dirhams (\$150m) construction contract deal for Victory Heights. (“L&T and UAE group win \$150m construction deal”, 2007).

Victoria Heights begun in 2007-2008, the time where the financial crisis began. The project was developed in 2 phases with 1068 townhouses and villas in total. Phase 1 includes most of the units consist 961 units. The first phase of construction started in early 2009 carried out by Al Jaber Group and L&T Western as part of 977 million Dirhams (265m \$ US) contract. In 2010, 75 % of the project was completed, the developer handed over 600 sold villas of the delayed project as result of the financial crisis recovery from property crash.

The developer has successfully completed 75% of the project during the financial crisis “We are very pleased to have completed this landmark development during a period saddled by global financial crisis and volatility in the Dubai real estate market,” said Yasser Abdulrahman Al Raee, general manager of Victory Heights. (“Proscapes begins Victory Heights community centre”, 2010).

By 2014, the remaining units were completed (phase 1 . Phase 2 consist of 107 townhouses to be completed in 2016.

In 2019 construction of new townhouses is started an expansion of the established Victory Heights community to be completed in 2021.” All the villas been designed for future energy and cost saving”. (Oommen, 2019)

Noting that all the properties now on sale, president of Dubai Sports City, Khalid Al Zarooni, said: “This residential offering is the last opportunity to buy off-plan within the master planned Dubai Sports City. Our well established 50m square-foot neighbourhood is home to more than 15k residents who benefit from the incredible lifestyle facilities, green spaces, and amenities that have been built up over the last 15 years.” (Oommen, 2019)



2009



2010



2014



2019

After the analysis in chapter 2, the result has shown that the Victory Heights project is not affordable for the low to mid-income people. However, the study shows that low to mid-income people almost doubled in the last ten years and they are likely to continue expanding in the future years. Affordability becomes an issue with the cost of living in Dubai and wage inflation for many employees. The study shows that approximately 1 million people are living in Sharjah and working in Dubai due to the affordable accommodation in neighboring emirates. (Albert, 2014)

Therefore, Dubai emirate must address the affordability issue, to maintain stability f the real estate market. (Albert, 2014)

As a response, in 2018 Dubai Crown Prince Sheikh Hamdan Bin Mohammed Bin Rashid Al Maktoum approved Dubai’s new housing policy a new housing policy, addressing the low-income people, the policy classified low-income people into Emiratis and non-Emiratis. The policy aims to support mid-market, the specific details of the policies has not published yet, but major key issues were published.

The policy included two major programs, the first one is aiming to cooperate with real estate developers to provide affordable housing while the second is to revitalize the old areas in Dubai to be used for the low-income group. (WAM, 2017)

The new policy statement will cooperate with the developers in order to provide more affordable housing Sheikh Hamdan said “We all have a shared responsibility to spread happiness among society through providing them and their families with decent lives,” (WAM, 2017)

There is no information about how the extension of Victory Heights will be affected by this policy since the delivery of the project will be in 2021.

According to experts, the increasing in the affordable housing lead to what Mahmoud Al Burai, CEO of the Dubai government’s Real Estate Institute has termed as a “reverse migration” from other emirates of the UAE. According to Faisal Durrani, the head of research at Cluttons said that affordable housing policy comes at critical time for Dubai, before Expo 2020 . (Abdel Razzaq, 2018)

“When we talk about the Expo, we are talking about 300,000 new jobs over the next three years. Of the jobs that are created, the vast majority will be low- to middle-income households,” he says. “We’re looking at circa 80,000 units to be delivered by the end of 2020, and a population growth of 500,000 new households.” (Abdel Razzaq, 2018)

Experts point to some challenges of the affordable housing sector including the high land cost on the developer and importantly the public transport facilities for the low to mid income families. (Abdel Razzaq, 2018)

According to Mahmoud Al Burai, vice-president of the International Real estate Federation (FIABCI)-Arab Countries said “We need to understand what people want,” , he added “The government needs to have affordable zones in the city, not in a way that segregates, but integrates them within the city fabric.” (Kader, 2018)

Durrani mention that government could give incentives to the developer to encourage the affordable housing developments “They could, however, be given incentives. But whether it’s tax breaks on VAT or more favorable lending terms and financing, I’m not sure.” He added “We believe that Dubai’s government initiative to focus on affordable housing is extremely positive and is a watershed moment for the emirate.” (Abdel Razzaq, 2018)



P4 - Case Studies & Comparisons

Migration & Urban Transformation

“The introduction sets the stage for the main objective of this part and developes and overarching argument of why migration has always been a main catalyst of urban transformation and why contemporary Gulf cities have been witnessing a special case of migration-driven urbanisim. Thus, it is crucially urgant to udnerstand the various layers and interdependencies of migration and urban dynamics, which are expressed by new housings developments and the resulting neighborhood patterns as well as diverse spatial practices and concupution patterns. Migration is seen as one of the most important factors transforming urban identities of cities worldwide and, in particular, Gulf cities. Therefore, it is essential to depict how migration has been affecting urban developments and to hihhlight the various dimensions and variables, which must be expoled to understand contemporary urbanisim in the Gulf.”(Florian Wiedmann and Ashraf M.Salama, 2019)

“According to the United Nations Statistics Division and the annual World Migration Report, the Gulf States have become the countries with the biggest share of migrants worldwide. Apart from international migration, as it can be studied in the Gulf, internal migration has also become a crucial factor in many developing countries, where populations living in rural areas have been moving to cities leading to denseuly urban areas. Most international migration to developed counties has thus its starting point in rapidly growing cities in the Global South. Today more than 247 million people, which is equivelant to 3.4 per cent of the world’s population, live outside their countries of birth. The volume of South-South migration has increased to 38 per cent and is thus dramatically exceeding the South-North migration with around 34 per cent, which is the result of recently emerging cities in the Global South and the growing economies they are experiencing.” (Florian Wiedmann and Ashraf M.Salama, 2019)

“Gulf cities such as Dubai, Abu Dhabi, and Doha have experienced excessive development pressure over the last 20 years (Rizzo, 2014). Among Gulf cities, Dubai has received the most attention from scholars because it led the way in defining its brand of urbanisim and bolstering its global image. In aspiring to dominance, Dubai pioneered the race toward swift development in the Gulf. Dubai has developed so quickly that Bagaeen (2007) described it as having undergone “instant” urbanisim (p.174), in contrast to the long development process that has characterized most Western cities. The city had spillover effects on neighoring cities, leading Elsheshtawy (2010) to introduce the term “Dubaiization” to describe the efforts of Gulf and world cities (e.g., Abu Dhabi, Doha, Cairo, Manamah, Istanbul, and Sofia) to imitate or surpass Dubai’s model. This model embraces economic liberalism (Pacione, 2005, p. 256) and “bigness” (Koolhaas & Mau, 1995), including “megaprojects and spectacular architecture on a massive scale” (Ponzini, 2011, p. 252), a big capital, big corporations, and grandiose design aimed at conveying the image of a new kind of city for purposes of global branding and economic diversification (Acuto, 2010).” (Khaled Alawadi, 2018)

Growth & Challenges

“In the mid-twentieth century, Dubai was a small, fairly selfsufficient, integrated fishing village that reflected the surrounding traditional society. In the 1990s, Dubai branded itself as a global showcase and, since then, has experienced massive development. Literature on Dubai indicates that the city has undergone four phases of urban expansion:

- (1) slow expansion, from 1900 to 1955;
- (2) compact development, from 1955 to 1970;
- (3) suburban growth, from 1970 to 1990s; and
- (4) globalization, from 1993 to the present (Elsheshtawy, 2004; see Fig. 1).” (Khaled Alawadi, 2018)

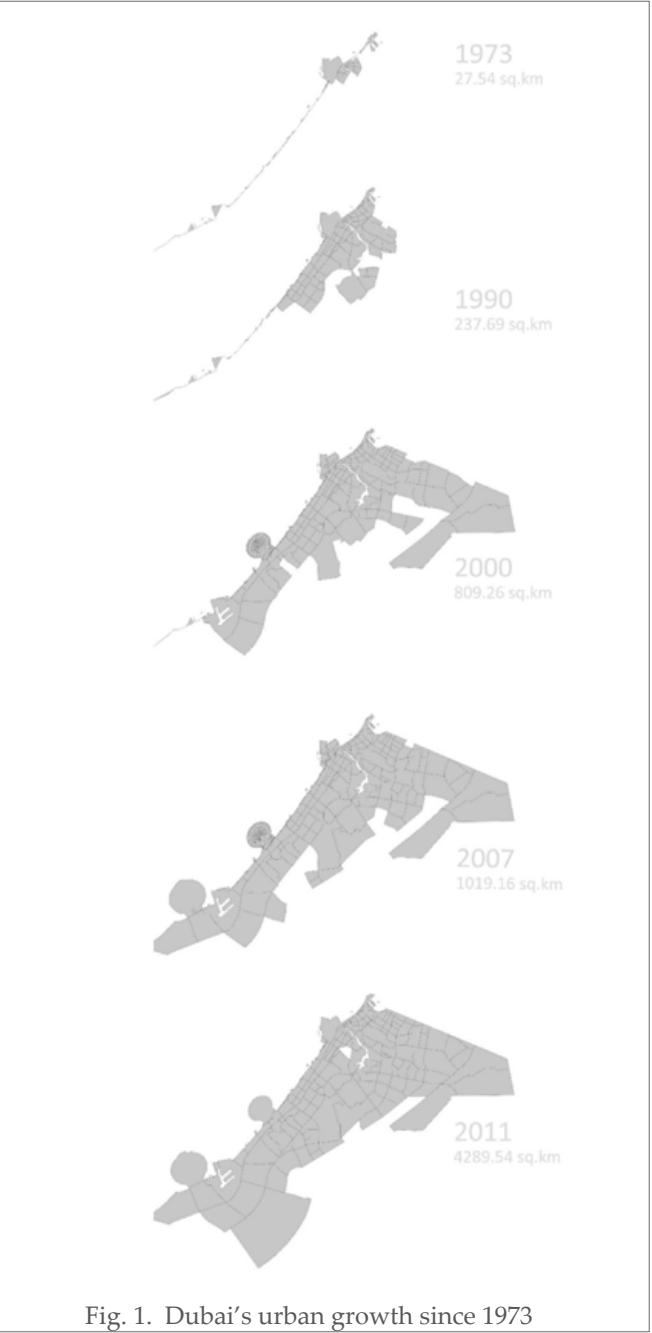


Fig. 1. Dubai’s urban growth since 1973

Major findings: morphology

“Several patterns emerged in the history of Dubai’s urban fabric due to government policies, the socio-economic atmosphere, and other accompanying factors prevalent in specific time frames. Each pattern features a different population mix, different housing choices, and different rental price ranges. In total, nine distinct patterns have been identified:

(1900-1955)	Necessity: Al Fahidi and the Organic Dense City
(1956-1979)	Compact Growth: Apartment Complexes & Midrises and Laborer Housing
(1972-1993)	Suburban growth: Single-Family Commu-nities
(1994–2007)	Bigness: Downtown, Gated Communities, Towers & Waterfronts, and Islands
(2008–2013)	Economic crisis: infill development
(2014–pres-ent)	Post-Expo 2020 Bid: continuation of bigness

Fig. 2. A collage consisting of aerial images, figure/grounds, and street networks for all identified patterns. Three examples are shown for each except Al Fahidi, which is the last remaining case of its kind. Fig. 3. presents site photos for each pattern.”(Alawadi, April 2018)

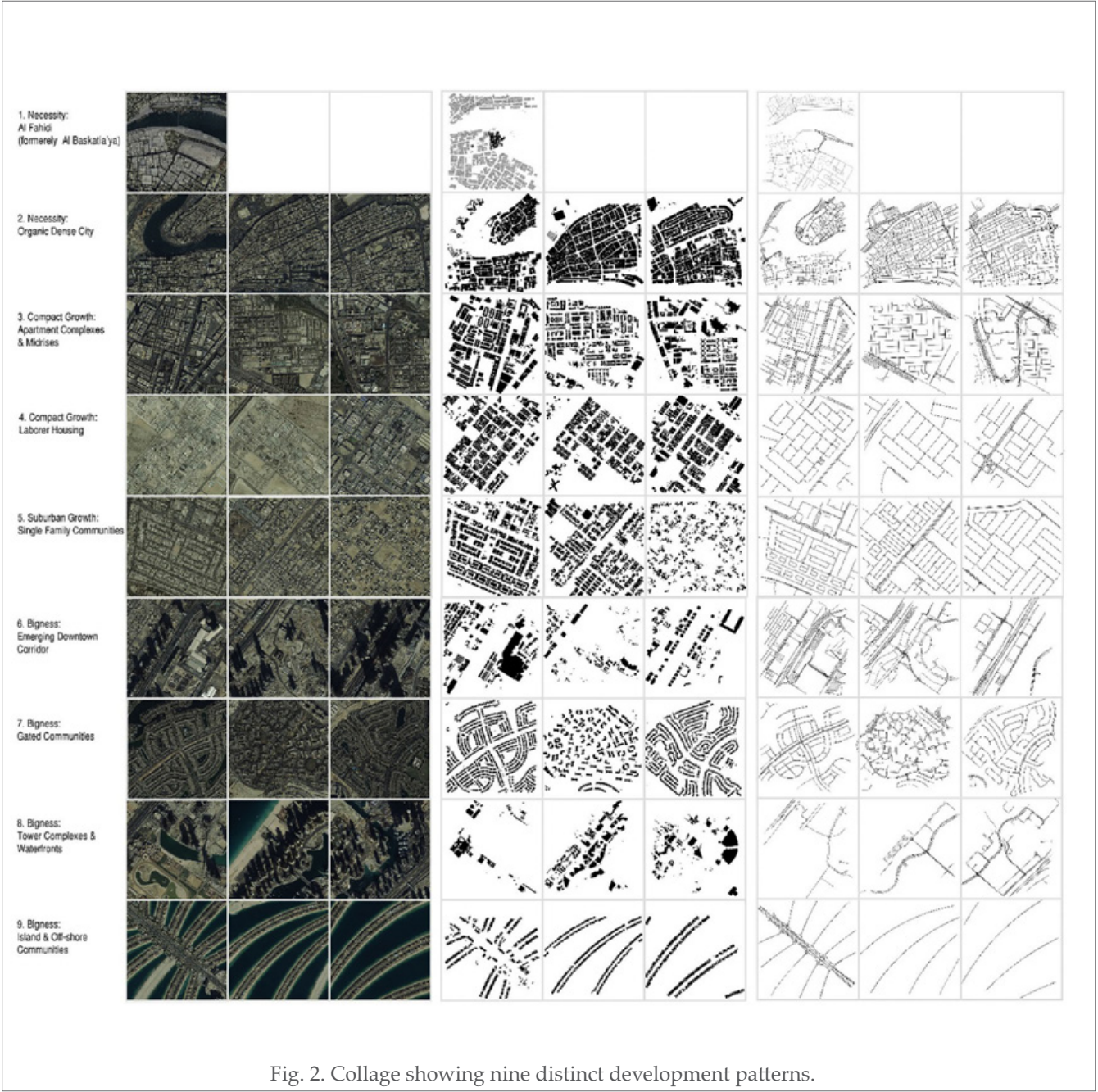


Fig. 2. Collage showing nine distinct development patterns.

Bigness (1994–2007): Gated Communities: “Dubai’s fourth period of growth featured rapid and unprecedented urban expansion in both the scale and the typology of development projects. ‘Bigness’ was propelled by three main forces: globalization – namely the import of foreign expertise, models and capital; the pursuit of superlative architecture; and an array of megaprojects to house foreign capital.

Dubai is certain to continue relying on real-estate appetites and a neoliberal agenda that embraces branding, exclusionary practices, and global urbanism (Acuto, 2014), and “bigness” is definitely unstoppable and inevitable (Alawadi, 2017). Dubai’s “bigness” approach to urbanism recalls Moser’s (2012) concept of “serial seduction,” which describes a “seductive” power of particular cities that inspires pervasive imitation. Neighboring cities such as Abu Dhabi and Manamah have imitated Dubai’s approach, leading Elsheshtawy (2010) to coin the term “Dubaization” as a label for cities’ emulation of Dubai’s bigness and neoliberal model:

“The Gulf is not just reconfiguring itself; it’s reconfiguring the world. The Gulf’s entrepreneurs are reaching places that modernity has not reached before...Perhaps the most compelling reason to take the Gulf seriously is that its emerging model of the city is being multiplied in a vast zone of reduced architectural visibility that ranges from Morocco in the West, then via Turkey and Azerbaijan to China in the East.” (Koolhaas, in Bouman O. 2007, p. 7)

While this pattern is widely popular in North America (Jenks, Kozak, & Takkanon, 2013), some argue that Dubai as a whole could be described as a “vast gated community” (Davis, 2006) which appears as a yet-to-be-completed mosaic. Separately constructed and custom-built neighborhoods such as Emirate Hills and Arabian Ranches, which are usually marketed to a highincome group of expatriates (earning more than 98,000 USD/year), are identified as Gated Communities in this study; this pattern of development occupies about 21% of the total residential built-up area.” (Khaled Alawadi, 2018)

In Al Awadi’s article, he quoted different deffinition of gated communites from different resources, which are very relevant to our case study selection, and are summarised bellow as follows:

Davis (1992)	has described gated communities as an expression of “class warfare at the level of the street” (p. 228)
Caldeira (2000)	argues that the proliferation of gated communities creates an insecure environment of public mistrust between different ethnicities and economic classes that conflicts with the ideal of an inclusive, harmonious, and peaceful cosmopolitan city that postmodern crowd aspires to live in (p.327)
Kathiravelu (2016)	has called this state-led neoliberal approach to development “the divided city,” arguing that by excluding certain groups, gated communities affect space and movement in ways that create divisions and segregation
(Le Goix, 2005)	gated communities are often blamed for segregating residents and disjointing the urban fabric in a city
(Fox, Mourta-da-Sabbah, & Al-Mutawa, 2006)	nevertheless, this segregation is seen as a desirable byproduct for an influx of a highly-educated and high-income residents responding to rapid advancement and the growing service sector

In the next pages, we will discuss in details the history and typoloies of gated communities in more details before we start comparing local case studies in Dubai to international case studies in UK and USA.



Fig. 3. Site Photos

“After World War II, neighborhoods began to change, developers created towns with curving streets and cul-de-sacs. These new neighborhoods were some distance from places where people work, shop, and play, residents became dependent on automobiles. These suburban neighborhoods became the predominant form of neighborhood in the latter half of the 20th century. So neighborhood change over time, one of the new approaches to neighborhoods is Gated communities, which was also known as “gated enclaves”, “enclosed neighbourhoods”, and also, “Private cities”, “Edge cities”, “City of walls”.

Gated communities are based on the creation of self-contained, separate communities with carefully constructed identities. As well as they have increasingly become a major trend in the housing market in both developed and developing countries because of their diversity and multiplicity. Despite their popularity and because of their spread, there is no exact definition for it. Its definitions could be summarized in definition for gated communities:

“it is a socio-spatially restricted area, micro community that breaks large residential developments into small inward looking units with certain features that create that new conditions; focusing the plan on a single facility and use, with single housing type, and inward orientation depending mainly on its own resources which may be limited, and finally being incompatible with the character of urban life, mobility, diversity, choices and larger areas for social interaction”.

From this definition, its socio-spatial characters can be explained, first: boundaries, Physical barriers around communities serve several functions, they create visual screening, permit privacy, define property, and limit access. Second: street network patterns, that are most commonly inward oriented especially cul-de-sac. Third: Land-use pattern, mixed uses are rarely occurred in gated communities they rely on single land use type mostly residential. Fourth: housing type pattern, developers always seek to separate different housing types apart from each other so as to control services, amenities, and

maintenance of whom are the same social and financial standard.

Gated communities differ from country to another with respect to their characteristics and in particular with respect to the different reasons for their development. Several studies agreed that global spread of gated communities has been triggered by the experience of the U.S., but every country has its reasons, and their gated communities developed according to local political, legal, and architectural traditions. For example, in some countries gated communities started as houses for seasonal use in coastal zone as in Egypt, Latin American countries, and Europe. Some developed as a mean of security from crime as in East Asia, and South Africa, or because of war like in Lebanon, or to reach a real social prestige like in Russia.

Although at the first sight examples of gated communities appear similar, their history, types, and purposes vary enormously between countries and regions. Researchers offer a systematic overview of the physical features of gated communities which reveal that gated communities exhibit enormous diversity in social and physical features, so it can’t be treated as a unified set of urban forms.

One of the most popular general classification of gated communities is defined by Blakely and Snyder, who developed a typology based on function by studying gated communities of USA. In this typology three types of gated communities are identified: Lifestyle, Prestige, and security zone communities. And developed nine categories out of these types:

Lifestyle communities; which focus on leisure activities with recreational facilities, common amenities, and shared services at their core, it includes retirement villages, golf communities, or suburban new towns.

Prestige communities; serve as symbols of wealth and status for image conscious residents, focus on exclusivity over community it includes the rich and famous

communities, top fifth communities, and executive communities for the middle class.

Security zone communities; reflect a fear of outsiders, it formed not by developers but by their inhabitants, because of the fear of crime and outsiders. This category includes the city, the suburban, and the barricade perch. These are called ‘perch’ because the gates are built by residents rather than by developers.”(Nesma Mohamed Salah, Hany M. Ayad, 2018)

Type	Features	Subtypes	Characteristics
Lifestyle	These projects emphasize common amenities and cater to a leisure class with shared interests; may reflect small-town nostalgia; may be urban villages, luxury villages, or resort villages.	Retirement Golf and leisure Suburban new town	age-related complexes with suite of amenities and activities shared access to amenities for an active lifestyle master-planned project with suite of amenities and facilities; often in the Sunbelt
Prestige	These projects reflect desire for image, privacy, and control; they focus on exclusivity over community; few shared facilities and amenities.	Enclaves of rich and famous Top-fifth developments Executive middle class	secured and guarded privacy to restrict access for celebrities and very wealthy; attractive locations secured access for the nouveau riche; often have guards. restricted access; usually without guards
Security zone	These projects reflect fear; involve retrofitting fences and gates on public streets; controlling access	City perch Suburban perch Barricade perch	restricted public access in inner city area to limit crime or traffic restricted public access in inner city area to limit crime or traffic closed access to some streets to limit through traffic

Table. 1. Blakely and Snyder’s (1997) general typology of gated communities (Nesma Mohamed Salah, Hany M. Ayad, 2018)

According to Al Awadi, he talked about the different housing typologies of Dubai and how it expanded during the the time period bewteen (1900 to present date). Our case study choice of Victory Heights in Sport City, which was mentioned in Al Awadi’s article as an example of a gated community typlogy under the “bigness” patten which was mainly cased by globalization and the political economey of foreign direct invetments (FDI).

Based on Al Awadi’s research, we have conducted further detailed research on the gated commuties history, typologies, features, to expand on these findings in relation to our case study choice Victory Heights in Sport City and to further compare these findings between our case study and other local and international precedent studies such as in UK and USA to understand past and present influences that may help provide a deepeer understanding and justification of our choice of case study.

In the next slides, we will be conducting detailed comparisons between our case study and other gated communities addressing the features that have been identified (community type, housing typology, affordability, price range rental, price range sale, and population). A comparision consisting of a series of aerial images, location, land use, and site area for all identified cases. In the last couple os slides, we will summarise they key findings in comprehensive sechdule to highlight the important discoveries and critical developement of gated communities demographics which will conclude our A2 and influence our A3 recommendations and policies.



According to reasearch, in the United Arab Emirates, gated communities have exploded in popularity, particularly in Dubai, where the 2002 decision to allow foreigners to own freehold properties has resulted in the construction of numerous such communities built along various themes. In addition to the public private partnership where most of the developers investing in these MEGA suburban projects are connected in way or another to the federal government in Dubai Emirate.

Families are mostly shifting to these suburban communities such as, but not limited to, Jumeirah Village Circle (JVC), Jumeirah Village Triangle, Remraam, Dubailand, Dubai Investments Park, Dubai Silicon Oasis and Dubai Sports City, and we will be looking into a detailed demographic comparison between these gated communities and our case study Victory Heights in Sprots City.

- Motor City
- Jumeirah Village Tirangle
- Jumeirah Village Circle
- Jumeirah Golf Estate
- Arabian Ranches 1
- Emirates Hills
- Jumeirah Islands
- The Meadows
- The Lakes



Data	Victory Hieghts, UAE	Uptown Motor City, UAE
Community Type	Golf-course Residential Community	Mixed-use Community
Typologies	4 bedroom Townhouses and 4, 5 & 6 Bedroom Villas	Apartments from studio to 4 bedroom and Villas 3 to 6 bedroom
Affordability	High-income	Middle-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	AED 97,000 (Apartments) AED 190,500 (Villas)
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	AED 130,6000 (Apartments) AED 4,673,500 (Villas)
Population	5000	8000



Data	Victory Hieghts, UAE	Jumeirah Village Triangle, UAE
Community Type	Golf-course Residential Community	Residential Community
Typologies	4 bedroom Townhouses and 4, 5 & 6 Bedroom Villas	Apartments from studio to 3 bedroom and Villas 2 to 5 bedroom
Affordability	High-income	Middle-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	AED 60,000 (Apartments) AED 150,000 (Villas)
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	AED 925,000 (Apartments) AED 2,350,000 (Villas)
Population	5000	300,000



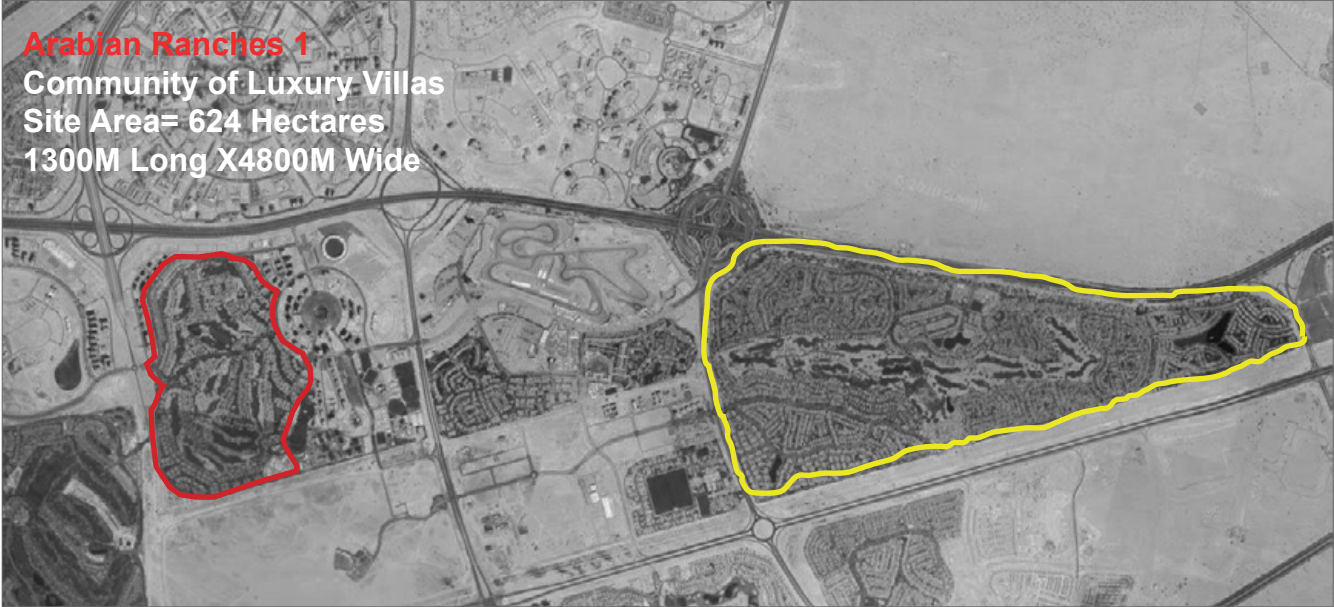
Data	Victory Hieghts, UAE	Jumeirah Village Circle, UAE
Community Type	Golf-course Residential Community	Mixed-use Community
Typologies	4 bedroom Townhouses and 4, 5 & 6 Bedroom Villas	Apartments from studio to 3 bedroom and Villas 2 to 5 bedroom
Affordability	High-income	Middle-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	AED 58,500 (Apartments) AED 120,000 (Villas)
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	AED 1,330,000 (Apartments) AED 3,100,000 (Villas)
Population	5000	300,000



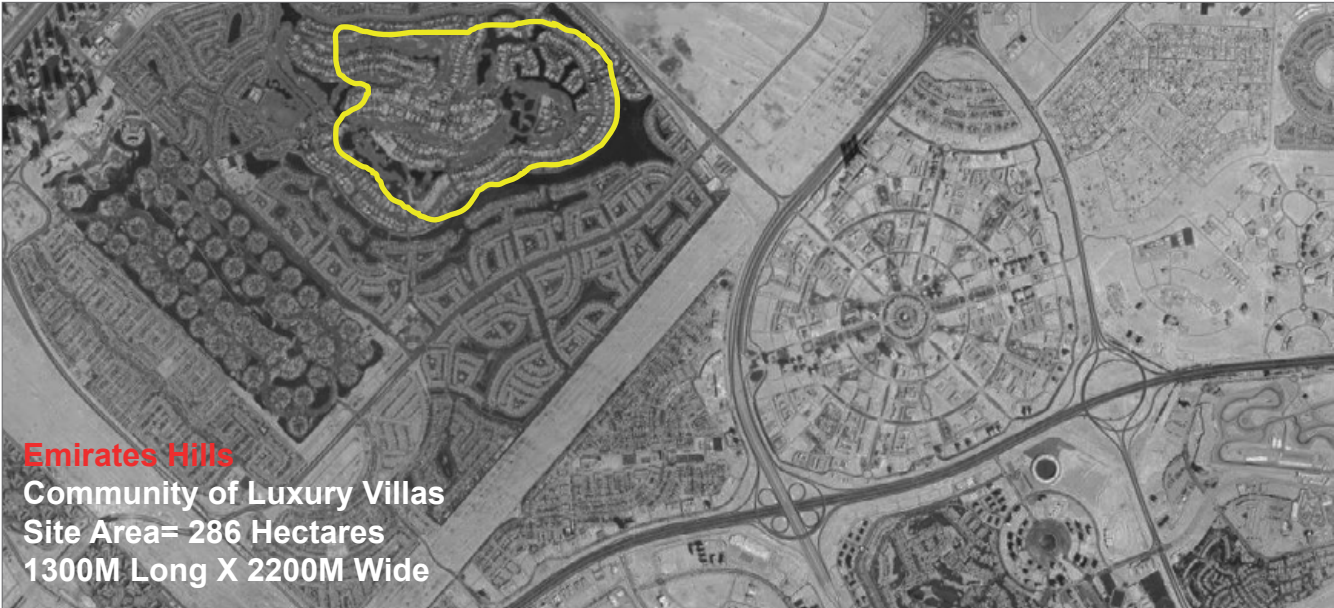
Data	Victory Hieghts, UAE	Jumeirah Golf Estate, UAE
Community Type	Golf-course Residential Community	Golf-course Residential Community
Typologies	4 bedroom Townhouses and 4, 5 & 6 Bedroom Villas	3 to 6 bedroom villas and 1 to 4 bedroom apartments
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	AED 1,318,800 (Apartments) AED 300,000 (Villas)
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	AED 1,830,000 (Apartments) AED 9,675,000 (Villas)
Population	5000	-



Data	Victory Hieghts, UAE	Arabian Ranches 1, UAE
Community Type	Golf-course Residential Community	Gated Villa Community
Typologies	4 bedroom Townhouses and 4, 5 & 6 Bedroom Villas	2 to 4 bedroom Townhouses and 3 to 7 bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	AED 105,000 (Townhouses) AED 165,000 (Villas)
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A AED 7,535,000 (Villas)
Population	5000	17,000



Data	Victory Hieghts, UAE	Emirates Hills, UAE
Community Type	Golf-course Residential Community	Golf-course Community
Typologies	4 bedroom Townhouses and 4, 5 & 6 Bedroom Villas	4, 5, 6, 7, and 8 Bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A AED 953,500 (Villas)
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A AED 29,918,500 (Villas)
Population	5000	-



Data	Victory Hieghts, UAE	Jumeirah Islands, UAE
Community Type	Golf-course Residential Community	Housing Development
Typologies	4 bedroom Townhouses and 4, 5 & 6 Bedroom Villas	4 and 5 Bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A AED 270,000 (Villas)
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A AED 8,500,000 (Villas)
Population	5000	-



Data	Victory Hieghts, UAE	The Springs, UAE
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Townhouses and 4, 5 & 6 Bedroom Villas	2, 3, 4, and 5 bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A AED 153,000 (Villas)
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A AED 2,100,000 (Villas)
Population	5000	-



Data	Victory Hieghts, UAE	The Meadows, UAE
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	3 to 6 bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A AED 235,000 (Villas)
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A AED 5,450,000 (Villas)
Population	5000	-



The Meadows
Community of Villas
Site Area= 117 Hectares
1300M Long X 900M Wide

Data	Victory Hieghts, UAE	The Lakes, UAE
Community Type	Golf-course Residential Community	Residential Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	Townhouses and 3 to 7 bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	- AED 307,500 (Villas)
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	- AED 7,810,000 (Villas)
Population	5000	-



The Lakes
Community of Villas
Site Area= 121 Hectares
1100M Long X 1100M Wide

“ According to research, gated communities became steadily common in several Northern American Cities. Although the concept of gated community is not new, it is currently soaring in the Unites States. A phenomenon which is not common in Europe. The desire of American middle and high class that wants to live by the values of the past is the modern expansion of the American Dream.

Gated Communities are mainly successful because millions of Americans tend to seek happiness in their way of life. Many of them are willing to pay a high price to live their own American dream while isolating themselves into artificial perfection with people and rules they chose. Nevertheless, their desire to live within a community is not coupled with their need to barricade themselves. Living in a district on a selective basis is one thing, building walls so it will be set apart from the rest of the world is another.”(Laura Wojick, 2013)

- Canyon Lakes, CA
- Hidden Hills, CA
- Rolling Hills, CA
- Sea Ranch Lakes
- North Oaks, Minnesota
- Sun City Shadow Hills, CA
- Naval Square, Philadelphia
- Brickell Key, FLorida
- Sun City Palm Desert, CA
- The Okes Calabasa, CA



Hidden Hills, CA



Hidden Hills, CA



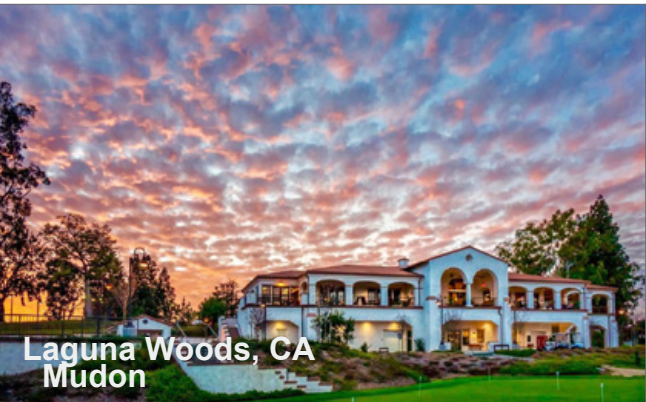
Canyon Lake, CA



Canyon Lake, CA

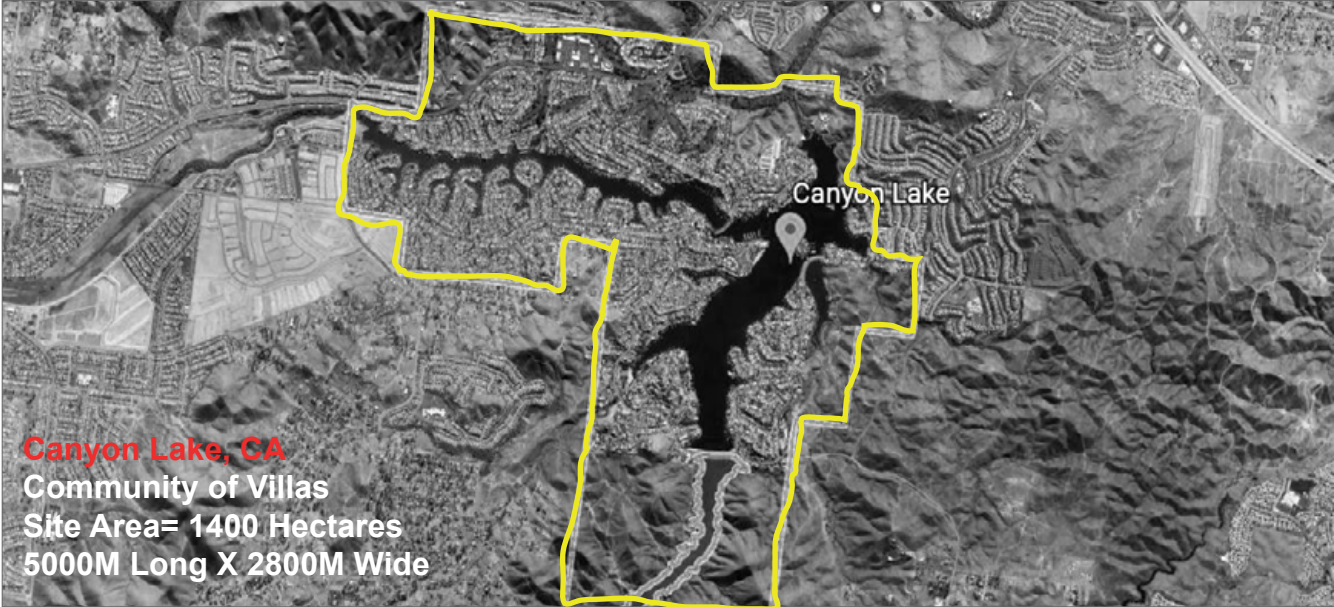


Palm City Desert, CA



Laguna Woods, CA
Mudon

Data	Victory Hieghts, UAE	Canyon Lake, CA
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	2 to 4 Bedroom Condos and 1 to 3 Bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	\$ 258,500 (Condos) \$ 857,000 (Villas)
Population	5000	9,952



Data	Victory Hieghts, UAE	Hidden Hills, CA
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	3 to 7 Bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A \$ 8,492,500 (Villas)
Population	5000	2000



Data	Victory Hieghts, UAE	Rolling Hills, CA
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	3 to 7 Bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A \$ 10,424,500 (Villas)
Population	5000	2000



Data	Victory Hieghts, UAE	Sea Ranch Lakes, Florida
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	3, 4 & 5 Bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A \$ 1,774,500 (Villas)
Population	5000	670



Data	Victory Hieghts, UAE	North Oaks, Min-nesota
Community Type	Golf-course Resi-dential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	3 to 6 Bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A \$ 922,450 (Villas)
Population	5000	4,469



Data	Victory Hieghts, UAE	Sun City Shadow Hills, CA
Community Type	Golf-course Resi-dential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	2 & 3 Bedroom Villas
Affordability	High-income	Middle-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A \$ 464,450 (Villas)
Population	5000	4000



Data	Victory Hieghts, UAE	Naval Square, Phil-adelphia
Community Type	Golf-course Resi-dential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	1, 2 & 3 Bedroom Apartments
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	\$ 4,153 (Apartments) N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	\$ 587,000 (Apartments) N/A
Population	5000	900



Data	Victory Hieghts, UAE	Brickell Key, Florida
Community Type	Golf-course Resi-dential Community	Gated Island
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	2 to 5 Bedroom Apartments
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	\$ 10,300 (Apartments) N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	\$ 2,239,500 (Apartments) N/A
Population	5000	2,189



Data	Victory Hieghts, UAE	Sun City Palm Desert, CA
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	1 to 4 Bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A \$ 500,000 (Villas)
Population	5000	9000



Data	Victory Hieghts, UAE	The Okes in Calabasas, CA
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	4 to 8 Bedroom Villas
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	N/A \$ 9,097,000 (Villas)
Population	5000	1,202



According to research, in the United Kingdom, gated communities are relatively rare. In 2004 there were an estimated 1,000 such communities in England (i.e. not including Scotland, Wales and Northern Ireland). They are usually on a small scale: a gated street of up to 60 or 100 houses, or a single block of up to 500 or 700 flats.

They can be found in London, for example, in the Docklands (such as New Caledonian Wharf, Kings and Queen Wharf and Pan Peninsula) and East London (such as Bow Quarter in Bow, London)

- New Caledonian Wharf, Docklands
- Pen Peninsula, Docklands
- Kings and Queen Wharf, Docklands
- Bow Quarter, London



Data	Victory Hieghts, UAE	New Caledonian Wharf, Docklands
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	2 & 3 bedroom apartments
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	N/A N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	£ 792,500 (Apartments) N/A
Population	5000	-



Data	Victory Hieghts, UAE	Pan Peninsula, Docklands
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	Studio, 1, 2, & 3 Bedroom Apartments
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	£ 3,121 (Apartment) N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	£ 925,500 (Apartment) N/A
Population	5000	-



Data	Victory Hieghts, UAE	Kings and Queen Wharf, Docklands
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	1 & 2 Bedroom Apartments
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	£ 1,561 (Apartment) N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	£ 450,000 (Apartment) N/A
Population	5000	-



Data	Victory Hieghts, UAE	Bow Quarter, Bow London
Community Type	Golf-course Residential Community	Gated Community
Typologies	4 bedroom Town-houses and 4, 5 & 6 Bedroom Villas	1, 2, & 3 Bedroom Apartments
Affordability	High-income	High-income
Average Rental Price	AED 270,000 (Townhouses) AED 230,000 (Villas)	£ 1,572 (Apartment) N/A
Average Sale Price	AED 1,900,000 (Townhouses) AED 4,300,000 (Villas)	£ 837,500 (Apartment) N/A
Population	5000	-



Scale Comparison - Local Sites (Dubai)										
Victory Hieghts	Uptown Motor City	Jumeirah Village Triangle	Jumeirah Village Circle	Jumeirah Golf Estate	Arabian Ranches 1	Emirates Hills	Jumeirah Islands	The Springs	The Meadows	The Lakes
Golf-course Community	Mixed-use Community	Residential Community	Mixed-use Community	Golf-course Community	Gated Villa Community	Golf-course Community	Housing Development	Gated Community	Gated Community	Residential Community
4 bd Townhouse & 4-6 bd Villas	Studio to 4 bd Apartments & 3-6 bd Villas	Studio to 3 bd Apartments & 2-5 bd Villas	Studio to 3 bd Apartments & 2-5 bd Villas	1-4 bd Apartments & 3-6 bd Villas	2-4 bd Townhouses & 3-7 bd Villas	4-8 bd Villas	4 & 5 bd Villas	2-5 bd Villas	3-6 bd Villas	???? Townhouses & 3-7 bd Villas
High-income	Middle-income	Middle-income	Middle-income	High income	High income	High income	High-income	High-income	High-income	High-income
DH 270,000 (Townhouses) DH 230,000 (Villas)	DH 97,000 (Apartments) DH 190,500 (Villas)	DH 60,000 (Apartments) DH 150,000 (Villas)	DH 58,500 (Apartments) DH 120,000 (Villas)	1,318,800 (Apartments) 300,000 (Villas)	DH 105,000 (Townhouses) DH 165,000 (Villas)	N/A DH 953,500 (Villas)	N/A DH 270,000 (Villas)	N/A 153,000 (Villas)	N/A DH 235,000 (Villas)	- DH 307,500 (Villas)
DH 1,900,000 (Townhouses) DH 4,300,000 (Villas)	DH 130,6000 (Apartments) DH 4,673,500 (Villas)	DH 925,000 (Apartments) DH 2,350,000 (Villas)	DH 1,330,000 (Apartments) DH 3,100,000 (Villas)	1,830,000 (Apartments) 9,675,000 (Villas)	N/A DH 7,535,000 (Villas)	N/A DH 29,918,500 (Villas)	N/A DH 8,500,000 (Villas)	N/A 2,100,000 (Villas)	N/A DH 5,450,000 (Villas)	- DH 7,810,000 (Villas)
5000	8000	300,000	300,000	-	17,000	-	-	-	-	-

Scale Comparison - World Sites (USA)										
Victory Hieghts	Canyon Lake	Hidden Hills	Rolling Hills	Sea Ranch Lakes	North Oaks, Minnesota	Sun City Shadow Hills	Naval Square, Philadelphia	Brickell Key, Florida	Sun City Palm Desert, CA	The Okes in Calabasas
Golf-course Community	Gated Community	Gated Community	Gated Community	Gated Community	Gated Community	Gated Community	Gated Community	Gated Island	Gated Community	Gated Community
4 bd Townhouse & 4-6 bd Villas	2-4 bd Condos & 1-3 bd Villas	3-7 bd Villas	3-7 bd Villas	3-5 bd Villas	3 to 6 Bedroom Villas	2 & 3 Bedroom Villas	1, 2 & 3 Bedroom Apartments	2 to 5 Bedroom Apartments	1 to 4 Bedroom Villas	4 to 8 Bedroom Villas
High income	High-income	High-income	High-income	High-income	High-income	Middle-income	High-income	High-income	High-income	High-income
DH 270,000 (Townhouses) DH 230,000 (Villas)	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	\$ 4,153 (Apartments) N/A	\$ 10,300 (Apartments) N/A	N/A N/A	N/A N/A
DH 1,900,000 (Townhouses) DH 4,300,000 (Villas)	\$ 258,500 (Condos) \$ 857,000 (Villas)	N/A \$ 8,492,500 (Villas)	N/A \$ 10,424,500 (Villas)	N/A \$ 1,774,500 (Villas)	N/A \$ 922,450 (Villas)	N/A \$ 464,450 (Villas)	\$ 587,000 (Apartments) N/A	\$ 2,239,500 (Apartments) N/A	N/A \$ 500,000 (Villas)	N/A \$ 9,097,000 (Villas)
5000	9,952	2000	2000	670	4,469	4000	900	2,189	9000	1,202

Scale Comparison - World Sites (UK)				
Victory Hieghts	New Caledonian Wharf, Docklands	Pan Peninsula, Docklands	Kings and Queen Wharf, Docklands	Bow Quarter, Bow London
Golf-course Community	Gated Community	Gated Community	Gated Community	Gated Community
4 bd Townhouse & 4-6 bd Villas	2 & 3 bedroom apartments	Studio, 1, 2, & 3 Bedroom Apartments	1 & 2 Bedroom Apartments	1, 2, & 3 Bedroom Apartments
High income	High-income	High-income	High-income	High-income
DH 270,000 (Townhouses) DH 230,000 (Villas)	N/A N/A	£ 3,121 (Apartment) N/A	£ 1,561 (Apartment) N/A	£ 1,572 (Apartment) N/A
DH 1,900,000 (Townhouses) DH 4,300,000 (Villas)	£ 792,500 (Apartments) N/A	£ 925,500 (Apartment) N/A	£ 450,000 (Apartment) N/A	£ 837,500 (Apartment) N/A
5000	-	-	-	-



Data Summary	UAE (Dubai)	(UK)	(USA)
Community Type	Gated Community	Gated Community	Gated Community
Typologies	Townhouses and Villas	Appartments only	Townhouses, Apartments, and Villas
Affordability	High-income	High-income	High-income
Average Rental Price	DH 688,650 (Townhouses) DH 228,750 (Villas)	£ 1,561 (Apartment) N/A	\$ 4,153 (Apartments) N/A
Average Sale Price	DH 1,377,500 (Townhouses) DH 16,009,250 (Villas)	£ 987,750 (Apartment) N/A	\$ 7,226 (Apartments) \$ 4,780,725 (Villas)
Population	5000 - 300,000	-	1000 - 9000
Workforce	WhiteCollar	WhiteCollar	WhiteCollar
Policy	The Community Development Authority in Dubai (CDA)	The Ministry of Housing, Communities and Local Government (MHCLG)	United Stated Department of Housing and Urban Development (HUD)

Criticisim	UAE (Dubai)	(UK)	(USA)
Socio-spatial segregation	<p>- Gated community is rooted in commercial interests, which was deliberately built as a “global city” in a bid to attract upper-class investors and residents from all over the world. (UN-HABITAT, 2008)</p> <p>- Public transport to enclosed, exclusive communitties maybe limited or unavailable; this is all the more deplorable as businesses within these communities frequently rely upon low-wage workers who live elsewhere, and therefore force them to find ulternative means of transport if any. (UN-HABITAT, 2008)</p>	<p>According to literature, segregation has been linked to prejudice and intolerance of the ‘other’ due to the lack of contact and interaction across social and cultural boundaries. White British avoid diverse areas when they re-locate, encouraging similar choices with respect to placing pupils in schools in areas with a relatively high white population. (Eric Kaufmann, 2016)</p>	<p>- Exclusive developments create a barrier to interaction among people from different ethnic groups, races, religions, cultures, and classes, inhibiting the construction of social networks that allow for social mobility and economic development. (UN-HABITAT, 2008)</p> <p>- It also happens frequently that gated communities interfere with efficient urban management and civic functions by limiting access to high-quality schools, health-care centers, libraries parks and other aminities. (UN-HABITAT, 2008)</p>
The crisis of public space	<p>Access control depending on the owner’s needs generated higher damnds of the privatized public space resulting in public spaces to disappear</p>	<p>According to literature, traditionally, the provision of publically acces of open spaces has fallen on public authorities. However, as research conducted by <i>The Guardian</i> newspaper now suggests that more and more of UK apparently public spaces are being provided by private landowners</p>	<p>Harvard University professor and Advocates for Privately Owned Public Space founder Jerold S. Kayden, in his book concludes with two major findings. First, although the zoning deals produced an impressive quantity of public space, they failed to yield a similarly impressive quality of public space. Second, a significant number of owners illegally privatized their public spaces. (Jerold S. Kayden, 2000)</p>
The escalation of security	<p>Dubai style gated communities has controled and strict access to urban gates</p>	<p>The rise of the contemporary gated communities in the UK is mainly as a response to the fear of crime</p>	<p>In the US, secure and gated communites are an extreme realization of social inequality and discrimination between the various ethnic groups</p>
The expansion of the private sector in the production and administration of cities	<p>An overwhelming percentage of the real estate in Dubai is built by a few state-linked developers: Emaar and Nakheel. Emaar is the primary developer of most large-scale gated communties in Dubai. The Greens, The Springs, The Meadows and Arabian Ranches are some of the matter-planned gated developments that it has built in the past two decades. (Laavanya Kathiravelu, 2015)</p>	<p>The U.K. response to housing problems is still to assume that it is the government’s responsibility to alleviate them to put pressure on that government to provide the necessary resources. (Christine M.E. Whitehead, 1993)</p>	<p>Local governments consider gated communities as a valuable source of revenue because suburbanization costs are paid by the private developers and the final homebuyer, and how this form of public – private partnership in the provision of urban infrastructure ultimately increases local segregation. (Renaud Le Goix, 2006)</p>

P5 - Key Findings & References

P5	Key Findings	P5	References	
<p>- The location of Victory Heights is in UAE, Dubai, Sports City, across Sheikh Mohammed Bin Zayed Road, in between Al Fay road and Hessa Street.</p> <p>- The architecture is based on a Spanish style set of villas and townhouses integrated into several golf courses.</p> <p>-There are 2 townhouse typologies, mirror versions of each other, and 5 Villa typologies (C3, C2, C1, B, A in increasing order of area).</p> <p>- The townhouses and Villas are grouped in communities, which there are 8 of them and the ninth is being built (Estrella, Novellia, Esmarelda, Carmen, Fortuna, Marbella, Oliva, Morella & Calida).</p> <p>- The housing typologies are all designed based on public and private space segregation usually having the private functions on upper levels such as the bedrooms and the public ones on the ground floor such as dining and living spaces. Circulation core is either located in the center of the housing typologies or facing you upon entrance.</p> <p>- The sale and Rental prices in Victory Heights declined from the year 2015 toward 2018 because of the economy in Dubai that year while it increased at the end of 2019 to decline again because of COVID 19.</p> <p>- Housing prices vary depending on the unit size and view in Victory Heights.</p> <p>-Victory Heights has different payment plans which make it flexible for buyers/ renters.</p> <p>- Victory Heights has a high demand for it, which made the developer start constructing a new housing unit “Marbella”.</p>		<p>- Victory Heights currently “2020” occupied by 99% of the total housing units.</p> <p>- Victory Heights designed for the high-income class, which is not affordable for moderate-income.</p> <p>- Developer coordinates with planners, facility managers, and architects to develop regulations and guidelines to address the quality of life in Victory Heights</p> <p>- local government in Dubai set out general policies and regulation to be followed by the developers</p> <p>- There is no huge impact on the Victoria Heights during the financial crisis, however in 2010 25% of the villas was delayed as result of the financial crisis recovery from property crash.</p> <p>- In 2018 Dubai Crown Prince Sheikh Hamdan Bin Mohammed Bin Rashid Al Maktoum approved Dubai’s new housing policy a new housing policy, addressing the low-income Emiratis and non-Emiratis</p> <p>- Gated communities are hazardous social patterns</p> <p>- Gated communities offer a false sense of security</p> <p>- Public transport to gated communities may be limited or unavailable</p> <p>- The crisis of public space as access controlled privatized public spaces demand raised</p> <p>- The expansion of the private sector in the production and administration of cities.</p>		<p>2gis.ae. 2020. 2GIS. [online] Available at: <https://2gis.ae/dubai?m=55.21931%2C25.050494%2F13.04> [Accessed 7 July 2020].</p> <p>72f2f802-5a78-4c0c-bddd-e2ab53ad9687.filesusr.com.2020. [online] Available at: <https://72f2f802-5a78-4c0c-bddd-e2ab53ad9687.filesusr.com/ugd/f6ee2d_065cfb1b-05b04e489e5c5d0a515cbb46.pdf> [Accessed 7 July 2020].</p> <p>72f2f802-5a78-4c0c-bddd-e2ab53ad9687.filesusr.com.2020. [online] Available at: <https://72f2f802-5a78-4c0c-bddd-e2ab53ad9687.filesusr.com/ugd/f6ee2d_3c3682a9d844466088117e25a4289e58.pdf> [Accessed 7 July 2020].</p> <p>Dsc.ae. 2020. [online] Available at: <http://www.dsc.ae/soams/wp-content/uploads/2018/03/Victory-Heights-Community-Rules-and-Regulations-Ver9.0-Updated.pdf> [Accessed 7 July 2020].</p> <p>Resources.lookup.ae. 2020. [online] Available at: <https://resources.lookup.ae/downloads/4161587160475590_584.pdf> [Accessed 7 July 2020].</p> <p>Resources.lookup.ae. 2020. [online] Available at: <https://resources.lookup.ae/downloads/5128347059371576_458.pdf> [Accessed 7 July 2020].</p> <p>Victory-heights.com. 2020. [online] Available at: <https://www.victory-heights.com/> [Accessed 7 July 2020].</p> <p>Lookup.ae – Real Estate. Real Information. 2020. Download Victory Heights Floorplans And Masterplan. [online] Available at: <https://lookup.ae/project-downloads/24/victory-heights> [Accessed 7 July 2020].</p> <p>Lookup.ae – Real Estate. Real Information. 2020. Downloads For Fortuna Village - Dubai. [online] Available at: <https://lookup.ae/project-downloads/617/fortuna-village> [Accessed 7 July 2020].</p> <p>Wade Adams. 2020. Dubai Sports City, Areas 1, 2 & 4 Infrastructure Works - Wade Adams. [online] Available at: <https://wadeadams.com/adams/projects/dubai-sports-city/> [Accessed 7 July 2020].</p> <p>Wade Adams. 2020. Dubai Sports City, Areas 1, 2 & 4 Infrastructure Works - Wade Adams. [online] Available at: <https://wadeadams.com/adams/projects/dubai-sports-city/> [Accessed 7 July 2020].</p> <p>Sale, 5., Sale, 5., Sale, 5., Sale, 5., Rent, 5., Rent, 5., Sale, 4. and Rent, 4., 2020. Victory Heights - Dubai Sports City. [online] Famproperties.com. Available at: <https://famproperties.com/dubai-sports-city/victory-heights> [Accessed 7 July 2020].</p> <p>Sanmugam, 2020. Victory Heights Community Guide Living In Victory Heights Allsopp & Allsopp. [online] Allsopp & Allsopp. Available at: <https://www.allsoppandallsopp.com/dubai/buyers/dubai-communities/victory-heights> [Accessed 7 July 2020].</p> <p>Victory Heights. 2020. Victory Heights. [online] Available at: <https://www.google.com/maps/place/Victory+Heights/@25.0398347,55.2125451,131m/data=!3m1!1e3!4m5!3m4!1s0x3e5f6dee4eb120cb:0x74f788bff-27c58f!8m2!3d25.0402055!4d55.2154254> [Accessed 7 July 2020].</p> <p>Propsearch.ae. 2020. Victory Heights Guide Propsearch. Ae. [online] Available at: <https://propsearch.ae/dubai/victory-heights> [Accessed 7 July 2020].</p> <p>Bayut Area Guides. 2020. Victory Heights – Area, Community & Lifestyle Guide » Bayut™. [online] Available at: <https://www.bayut.com/area-guides/victory-heights/> [Accessed 7 July 2020].</p> <p>Victory Heights Villas, Dubai Sports City. Lookup.ae – Real Estate. Real Information. (2020). Retrieved 26 June 2020, from https://lookup.ae/project-profile/24/victory-heights.</p> <p>Payment Plan, Victory Heights Bayut.com. Bayut.com. (2020). Retrieved 26 June 2020, from https://www.bayut.com/property/details-4089390.html.</p> <p>BUY. Victory Heights. (2020). Retrieved 26 June 2020, from http://vh.aaruni.org/buy.html.</p> <p>SELL. Victory Heights. (2020). Retrieved 26 June 2020, from http://vh.aaruni.org/sell.html.</p> <p>RENT. Victory Heights. (2020). Retrieved 26 June 2020, from http://vh.aaruni.org/rent.html.</p> <p>LANDLORD. Victory Heights. (2020). Retrieved 26 June 2020, from http://vh.aaruni.org/landlord.html.</p> <p>Victory Heights association– Community Rules and Regulations. Dsc.ae. (2013). Retrieved 22 June 2020, from http://www.dsc.ae/soams/wp-content/uploads/2018/03/Victory-Heights-Community-Rules-and-Regulations-Ver9.0-Updated.pdf.</p> <p>Albert, I. (2014). Addressing The Housing Gap [Ebook] (1st ed.). Colliers International. Retrieved from https://www.colliers.com/-/media/files/emea/uae/case-studies/addressing-housing-gap-dubai-301014.pdf.</p> <p>Lynnette Abad, S. (2020). A balancing act: prices, supply and demand in 2017. Gulfnews.com. Retrieved 26 June 2020, from https://gulfnews.com/business/property/a-balancing-act-prices-supply-and-demand-in-2017-1.1978483.</p>
Victory Heights Case Study Key Findings & References		Urban Housing Policies - UPL 639 American University of Sharjah		

P5	References		P5	References	
<p>Dubai Real Estate Statistics Dubai Property Statistics Property Monitor. PropertyMonitor.ae. (2020). Retrieved 26 June 2020, from https://www.propertymonitor.ae/dubai-real-estate-market-statistics.html?mxdate=2020-05-31.</p> <p>Victory Heights - The Luxury Lifestyle in Dubai Sports City. Day of Dubai - Dubai’s Leading Information Portal News Jobs Events. (2020). Retrieved 27 June 2020, from https://www.dayofdubai.com/news/victory-heights-luxury-lifestyle-dubai-sports-city.</p> <p>Webb, C. (2020). Victory Heights. Hausandhaus.com. Retrieved 27 June 2020, from https://www.hausandhaus.com/living-in-dubai/area-guides/victory-heights.</p> <p>Dubai Economic Report 2018. Dubaided.ae. (2018). Retrieved 2 July 2020, from http://www.dubaided.ae/StudiesAndResearchDocument/Dubai-Economic-Report-2018-Full-Report.pdf.</p> <p>Zidan, M. (2019). Top 5 payment plan projects in Dubai 2019. Mohamed Zidan - Dubai Real Estate Property Consultant. Retrieved 2 July 2020, from https://www.zidan-dxb.com/top-5-payment-plan-projects-dubai-2019/.</p> <p>Dubai Statistical Center. Dsc.gov.ae. (2020). Retrieved 2 July 2020, from https://www.dsc.gov.ae/en-us.</p> <p>Binno, R. (2012). DUBAI 2020 URBAN MASTERPLAN [Ebook] (1st ed.). Dubai: Dubai Municipality, Planning Department. Retrieved from https://isocarp.org/app/uploads/2014/05/AfE_2012_-_Dubai_Municipality-_Planning_Department.pdf</p> <p>IvyPanda. (2019, June 14). Property rights and housing policy in the United Arab Emirates. Retrieved from https://ivypanda.com/essays/property-rights-and-housing-policy-in-the-united-arab-emirates/</p>	<p>Nevin, J. (2017). The Real Estate Law Review [Ebook] (6th ed.). Dubai. Retrieved from https://www.google.com/url?sa=i&url=https%3A%2F%2Fwww.dentons.com%2Fen%2Finsights%2Falerts%2F2017%2Fseptember%2F5%2F-%2F-media%2F757bb969d2424b34a66a0761809e56d0.ashx&psig=AOvVaw2fbDNsTECR6MHEZePuOy-mA&ust=1593266203137000&source=images&cd=vfe&ved=0CA0QjhqFwoTCKjn-aPRn-oCFQA-AAAAdAAAAABAD</p> <p>Albert, I. (2014). Addressing The Housing Gap [Ebook] (1st ed.). Colliers International. Retrieved from https://www.colliers.com/-/media/files/emea/uae/case-studies/addressing-housing-gap-dubai-301014.pdf</p> <p>WAM, W. (2017). Low-income housing policy approved for Dubai. Retrieved 26 June 2020, from https://gulfnews.com/uae/government/low-income-housing-policy-approved-for-dubai-1.1992626#</p> <p>Proscape begins Victory Heights community centre. (2010). Retrieved 19 June 2020, from https://www.constructionweekonline.com/article-8239-proscape-begins-victory-heights-community-centre</p> <p>L&T and UAE group win \$150m construction deal. (2007). Retrieved 19 June 2020, from https://gulfnews.com/business/property/lampt-and-uae-group-win-150m-construction-deal-1.193910</p> <p>Oommen, A. (2019). Dubai Sports City places 96 off-plan Marbella Village residences on sale. Retrieved 19 June 2020, from https://www.constructionweekonline.com/projects-and-tenders/260329-dubai-sports-city-places-96-off-plan-marbella-village-residences-on-sale</p>	<p>Victory Heights project still moving ahead. (2010). Retrieved 19 June 2020, from https://www.constructionweekonline.com/article-7376-victory-heights-project-still-moving-ahead</p> <p>Victory Heights Association– Community Rules and Regulations. Dsc.ae. (2013). Retrieved 22 June 2020, from http://www.dsc.ae/soams/wp-content/uploads/2018/03/Victory-Heights-Community-Rules-and-Regulations-Ver9.0-Updated.pdf.</p> <p>Propsearch. (2020). Victory Heights Guide Propsearch.ae. Retrieved 3 July 2020, from https://propsearch.ae/dubai/victory-heights</p> <p>Kader, S. (2018). Affordable housing: finding the right balance. Retrieved 3 July 2020, from https://gulfnews.com/business/property/affordable-housing-finding-the-right-balance-1.2285918</p> <p>Florian Wiedmann and Ashraf M.Salama (July 2019), Building migrant cities in the gulf: Urban transformation in the middle east from https://www.researchgate.net/publication/331299274_Building_Migrant_Cities_in_the_Gulf_Urban_Transformation_in_the_Middle_East</p> <p>Khaled Al Awadi, Asim Khanal (April 2018), Land, urban form, and politics: A study on Dubai’s housing landscape and rental affordability from https://www.researchgate.net/publication/324401018_Land_urban_form_and_politics_A_study_on_Dubai’s_housing_landscape_and_rental_affordability</p> <p>Jill L. Grant (November 2004), Types of Gated Communities from https://www.researchgate.net/publication/23541464_Types_of_Gated_Communities</p>	<p>Nesma Mohamed Salah, Hany M. Ayad (December 2018), Why people choose gated communities: A case study of Alexandria metropolitan area from https://www.science-direct.com/science/article/pii/S1110016818300723#b0105</p> <p>Laavanya Kathiravelu (November 17, 2015), Migrant Dubai: Low Wage Workers and the Construction of a Global City from https://books.google.ae/books?id=wuEd-CwAAQBAJ&printsec=frontcover#v=onepage&q&f=false</p> <p>UN-HABITAT (2008), State of the World’s Cities 2010/2011 Bridging the Urban Divide from https://books.google.ae/books?id=broGtXylVF8C&printsec=frontcover#v=onepage&q&f=false</p> <p>Renaud Le Goix (27 Mar 2006), Gated Communities: Sprawl and Social Segregation in Southern California from https://halshs.archives-ouvertes.fr/halshs-00004576/document</p> <p>Christine M.E. Whitehead (1993) <i>London School of Economics and Political Science</i>, Privatizing Housing: An Assessment of U.K. Experience from https://www.innovations.harvard.edu/sites/default/files/hpd_0401_whitehead.pdf</p> <p>Jerold S. Kayden (2000), Privately Owned Public Space: The New York City Experience from https://books.google.ae/books/about/Privately_Owned_Public_Space.html?id=OpeNSAfYASoC&printsec=frontcover&source=kp_read_button&redir_esc=y#v=onepage&q&f=false</p> <p>Victory Heights Guide, (May 2020), Propsearch.ae from https://propsearch.ae/dubai/victory-heights</p> <p>Motor City – Area (2020), Neighbourhood & Lifestyle Guide » Bayut™ from https://www.bayut.com/area-guides/motor-city/</p> <p>Jumeirah Village Triangle Guide (July 2019), Propsearch.ae from https://propsearch.ae/dubai/jumeirah-village-triangle</p>	<p>Jumeirah Village Circle Guide (Nov 2019), Propsearch.ae from https://propsearch.ae/dubai/jumeirah-village-circle.</p> <p>Webshops & E-marketing (2020), Dubai TenTwenty, Webdesign, Jumeirah Golf Estates, Districts from https://www.jumeirahgolfestates.com/districts/</p> <p>Jumeirah Golf Estates Area Guide (2020), Luxhabitat Dubai from https://www.luxhabitat.ae/areas/dubai/jumeirah-golf-estates/</p> <p>Arabian Ranches (2020) from https://www.arabianranches.ae</p> <p>Emirates Hills – Area & Neighbourhood Guide (2020), Bayut™ from https://www.bayut.com/area-guides/emirates-hills/</p> <p>Jumeirah Islands Area Guide (2020), Luxhabitat Dubai from https://www.luxhabitat.ae/areas/dubai/jumeirah-islands/</p> <p>Springs Dubai (2020), Complete Community Guide Bayut from https://www.bayut.com/area-guides/the-springs/</p> <p>Emirates Living (2020), The Meadows from http://www.emiratesliving.ae/en/about/communities/themeadows.aspx</p> <p>The Lakes Dubai - Area Guide Bayut from https://www.bayut.com/area-guides/the-lakes/</p> <p>Canyon Lake (2020), CA - A Bit of Paradise from https://canyonlakesocal.com/about/</p> <p>Chris Lee (November 21, 2017), Inside the Once-Sleepy Neighborhood Kanye, Kim, Miley, and More Are Totally Taking Over from https://www.vanityfair.com/style/2017/11/inside-hidden-hills</p>	<p>Hidden Hills (2020), CA Homes for Sale Hidden Hills Gated Community from https://www.luxury-homeslosangeles.com/hidden-hills-ca/</p> <p>Niche User (2020), Living in Rolling Hills from https://www.niche.com/places-to-live/rolling-hills-los-angeles-ca/</p> <p>Home - Meredith DiCarolis Realty (2020), Sea Ranch Lakes Homes from https://searanchlakeshomes.com/</p> <p>Sea Ranch Lakes - Meredith DiCarolis Realty (2020), Sea Ranch Lakes Homes from https://searanchlakeshomes.com/sea-ranch-lakes/</p> <p>Sea Ranch Lakes Village (2020), By The Sea Realty from https://www.bythesearealty.com/community/lauderdale-by-the-sea/sea-ranch-lakes/</p> <p>Home (2015), North Oaks Company from http://northoaks.com/</p> <p>Rapp Farm (2015), North Oaks Company from http://northoaks.com/sites/rapp-farm/</p> <p>Homes (2020), Sun City Shadow Hills from https://www.scshta.com/homes/</p> <p>Naval Square from https://www.myphillycondo.com/listing/naval-square/</p> <p>Sun City Palm Desert - the area’s best active adult community - Sun City from https://www.scpdca.com/</p> <p>Sun City Palm Desert Homes for Sale (2020), Del Webb Palm Desert from https://www.jelmberteam.com/sun-city-palm-desert/</p> <p>The Oaks of Calabasas Real Estate and Community Information (1997-2020) from http://www.calabasasrealestateagent.com/calabasasoaks</p>
	Victory Heights Case Study Key Findings & References	Urban Housing Policies - UPL 639 American University of Sharjah			Victory Heights Case Study Key Findings & References

The Oaks Calabasas (2020), CA Overview: Weichert.
com from <https://www.weichert.com/search/community/neighborhood.aspx?hood=64587>

Desiree Lapin (2016), The Oaks in Calabasas, Exclusive
Gated Community Overview from <http://www.desireelapin.com/2016/06/24/the-oaks-in-calabasas-exclusive-gated-community-overview/>

Pan Peninsula, Canary Wharf, E14 - Flats to buy or rent
from <https://www.madleyproperty.com/developments/pan-peninsula/>

Property for sale in Pan Peninsula, Docklands, London,
E14, MyLondonHome from <https://www.mylondon-home.com/property-for-sale/property-for-sale/pan-peninsula-docklands-london-e14/13942>

Rotherhithe Street SE16 King and Queen Wharf, King
and Queen Wharf, Rotherhithe Street SE16, 2 bedroom,
Ground floor flat, from <https://www.urbanpatchwork.co.uk/property-details/9771466/london/king-and-queen-wharf>

Flats to Let in King & Queen Wharf (2020), Rotherhithe
Street, London SE16 - Apartments to Rent in King &
Queen Wharf, Rotherhithe Street, London SE16 - Primelocation from <https://www.primelocation.com/to-rent/flats/london/rotherhithe-street/king-and-queen-wharf/>

Bow Quarter, Bow, E3 - Flats to buy or rent from
<https://www.madleyproperty.com/developments/bow-quarter/>

Properties for sale in Bow, E3 | Foxtons Estate Agents
from https://www.foxtons.co.uk/properties-for-sale/bow,%20e3/#map=51.52475900580603,-0.02366700000000277,12|layers=|location_ids=1

