

**ABANDONED PROJECT RESTORATION MODEL (APRM) FOR
RESIDENTIAL CONSTRUCTION PROJECTS**

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**A thesis submitted in
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I would like to dedicate my journey towards my Doctoral degree to the two most important people in my life, first to my late Mother, who is no more with me physically, but in my heart you hold a place that no one else could ever fill, my heart was broken when I lost you but a part of me went with you. Together with your love and blessings, I have always hold on to something that you have constantly uttered to me which was to achieve in life you have to endure hardship and never to expect for it to come easy. That was what have motivated me to only to look into my goals and go on strong in my life, and not to believe in failures. And to my Father, sacrificing your happiness for the happiness of the one you love is by far the truest type of love. My Dad has a strong work ethic which is imbued in me, making me proud to say that I'm more like you. Any man could be a father but it takes a special person to be a Dad as you. With that said, I would like to dedicate my Doctoral thesis to my dearest parents, who have prayed for my safety, well-being and success, the two person whom I love from the core of my heart and the greatest gift from God to me. Thank you.



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ABSTRACT

Incompletion of construction projects is a common phenomenon in Malaysia. Project abandonment has given an adverse consequences to the economy, society and environment. In the best interest of the end users and other parties involved in the contract, the best resolution for this abandoned projects is to successfully revive them, which has its' stages and barriers along the way as well. The main aim of this research is to develop an effective model as a guide towards project restoration which could be used to mitigate the issue of abandoned residential construction projects in Malaysia. Identifying the factors contributing towards the restoration of the abandoned projects are important to have a successful completed project. This research was conducted in the purpose of identifying those significant factors in order to obtain the restoration process for abandoned projects where lastly the Abandoned Project Restoration Model (APRM) was developed. The research focuses on residential construction projects. This research comprises of both quantitative and qualitative approaches and process, where a pilot survey and full survey, and as well as interview analysis were conducted. Factor model was developed using AMOS and lastly the developed model was validated and tested by related officials. The outcome of this research showed that the most significant factor for abandoned project restoration is Management Aspects. A complete restoration process based on the significant factors identified were also obtained. This model is seen as useful in contributing and as well as assisting the restoration of the abandoned projects in Malaysia and could be used as a guideline for that purpose.

ABSTRAK

Fenomena projek pembinaan yang tidak selesai merupakan satu isu yang sering diutarakan dalam industri pembinaan di Malaysia. Isu projek terbengkalai memberi kesan dan impak yang negatif kepada ekonomi, masyarakat dan persekitaran negara. Penyelesaian yang terbaik dalam isu ini terutamanya bagi semua yang terlibat dalam kontrak projek pembinaan terbengkalai adalah memulihkan projek tersebut di mana beberapa peringkat dan halangan perlu diatasi supaya proses pemulihan berjaya. Matlamat utama penyelidikan ini adalah membangunkan satu model efektif yang menjurus kepada pemulihan projek terbengkalai dengan berkesan. Model ini juga membawa penyelesaian kepada projek terbengkalai di Malaysia. Mengenalpasti faktor-faktor yang menyumbang kepada pemulihan projek terbengkalai adalah sangat penting supaya satu projek yang siap sepenuhnya dapat dihasilkan dengan jayanya. Penyelidikan ini merangkumi proses mengenalpasti faktor-faktor signifikan dalam pemulihan di mana proses-proses pemulihan telah diperolehi dan akhirnya *Abandoned Project Restoration Model* (APRM) telah dibangunkan. Skop penyelidikan adalah projek pembinaan perumahan terbengkalai. Penyelidikan ini meliputi dua kaedah dan proses iaitu kaedah kuantitatif dan kualitatif, di mana proses kaji selidik dan proses temuduga dijalankan. Model faktor dibangunkan dengan menggunakan perisian AMOS dan akhirnya model yang telah siap sepenuhnya telah melalui proses validasi serta diuji oleh pihak-pihak yang terlibat dalam penyelidikan ini. Di hujung penyelidikan, didapati faktor signifikan yang paling penting untuk pemulihan projek terbengkalai adalah aspek pengurusan. Proses-proses pemulihan yang menyeluruh adalah berdasarkan faktor-faktor yang telah dikenalpasti. Model ini adalah efektif dan dapat membantu dalam pemulihan projek perumahan terbengkalai di Malaysia dan juga dapat digunakan sebagai garis panduan untuk tujuan tersebut.

CONTENTS

TITLE	i
DECLARATION	ii
DEDICATION	iii
ACKNOWLEDGEMENTS	iv
ABSTRACT	v
ABSTRAK	vi
CONTENTS	vii
LIST OF TABLES	xii
LIST OF FIGURES	xvi
LIST OF ABBREVIATIONS	xix
LIST OF APPENDICES	xxi
CHAPTER 1 INTRODUCTION	1
1.1 Problem Statement	4
1.2 Aim & Objectives	7
1.3 Research Hypothesis	9
1.4 Scope of the Research	9
1.5 Significance of the Research	10
1.6 Overview of Research Methods	10
1.7 Research Gap	11
1.8 Thesis Structure	12
CHAPTER 2 LITERATURE REVIEW	15
2.1 Introduction	15
2.2 Malaysian Economic Review	16
2.3 Abandoned Projects	17

2.4	A Review on the Causes Of Abandoned Projects in Other Countries	23
2.5	A Review on the Causes Of Abandoned Projects in Malaysia	31
2.6	A Review on the Effects/Impacts Of Abandoned Projects in Nigeria	34
2.7	A Review on the Effects/Impacts Of Abandoned Projects in Malaysia	36
2.8	Suggestions on the Prevention On Abandoned Projects	37
2.9	Reviving an Abandoned Project	41
2.9.1	Categories of Rehabilitated Abandoned Private Housing Projects	43
2.9.2	Criteria to Proceed for Restoration	43
2.9.3	Liquidator's Role in Private Abandoned Residential Projects Restoration	45
2.9.4	Issues in the Restoration Of Abandoned Housing Projects	46
2.9.5	Improvements in the Restoration of Abandoned Residential Projects	46
2.10	The Current State of Abandoned Residential Projects in Malaysia	47
2.11	Projects Revived In Malaysia	49



2.12	Risk Management for Restoration Of Abandoned Residential Projects	51
2.13	Modelling Framework	52
2.14	Structural Equation Modelling (SEM) For Construction Related Research Studies	53
2.15	Summary	55

CHAPTER 3 METHODOLOGY 57

3.1	Introduction	57
3.2	Research Methodology Diagram	58
3.3	Research Design	59
3.4	Methodology Outline	60
3.4.1	First Stage	60
3.4.2	Second Stage	60
3.4.3	Third Stage	61
3.5	Research Approach	61
3.5.1	Differences between Quantitative And Qualitative Approaches	62
3.5.2	Method Used In The Research	62
3.6	Interviews Analysis	63
3.7	Questionnaire Analysis	64
3.8	Sample Design	65
3.8.1	Research Population	66
3.8.2	Relationship of Sample And Population in Research	66
3.8.3	Sampling Procedure	67



3.8.4	Determining the Sample Size	68
3.9	Significant Analysis Using Structural Equation Modelling	71
3.10	Method of Data Collection	72
3.10.1	Literature Review	72
3.10.2	Expert Judgment	73
3.10.3	Survey	74
3.11	Method of Data Analysis	74
3.11.1	Validity	75
3.11.2	Reliability	76
3.11.3	Factor Analysis	77
3.11.4	Amos-Structural Equation Modelling	79
3.12	Proposed Abandoned Project Restoration Model (APRM)	82
3.13	Model Validation	85
3.14	Model Testing	86
3.15	Summary	87
CHAPTER 4 DATA AND ANALYSIS OF SURVEY		88
4.1	Introduction	88
4.2	Pilot Study	90
4.3	Analysis of the Pilot Study	93
4.4	Analysis of Full Survey	95
4.5	Factor Analysis of Full Survey	98

CHAPTER 5 DEVELOPMENT OF FACTOR MODEL

5.1	Introduction	108
5.2	Good Model Fit for the Developed Model	114
5.3	Path Diagram/Measurement Model for Each Factors	115
5.4	Composite Reliability, Convergent and Discriminant Validity	124
5.5	Summary on the Developed Model	126

CHAPTER 6 MODEL DEVELOPMENT, VALIDATION & TEST

6.1	Introduction	128
6.2	Further Development of APRM	129
6.2.1	Conducting the Interview Analysis	130
6.3	Developed APRM	134
6.4	Validation of APRM	147
6.4.1	Validation by UHLG	148
6.4.2	Validation by Officials Involved In Restoration Of Abandoned Residential Projects in Malaysia Officials	150
6.4.3	Validation by Hong Kong Officials	155
6.4.3.1	Construction Dispute Resolution In Hong Kong	160

6.5	Enhanced Version of the APRM	163
6.6	Outcome of Model Testing	167
6.7	Summary of the Model Test	172
6.8	Method on using the APRM	176
CHAPTER 7 DISCUSSION & CONCLUSION		192
7.1	Introduction	192
7.2	Discussion	192
7.2.1	Hypothesis 1 (H1): Factors for Abandoned Projects	195
7.2.2	Hypothesis 2 (H2): Significant Factors for Abandoned Project Restoration	195
7.2.3	Summary of Discussion	197
CHAPTER 8 CONCLUSION & RECOMMENDATIONS		200
8.1	Introduction	200
8.2	Achieving the Research Objectives	201
8.3	Research Novelty	202
8.4	Research Contribution to The Knowledge and Industry	204
8.5	Research Limitations	205
8.6	Future Research Recommendations	205
8.7	Recommendations based on Abandoned Project Restoration	206
8.8	An Effective Abandoned Project Restoration	207

REFERENCES	210
APPENDIX A	226
APPENDIX B	229
APPENDIX C	234
APPENDIX D	236
APPENDIX E	240
APPENDIX F	242
APPENDIX G	243
APPENDIX H	245
APPENDIX I	246
APPENDIX J	247



PTTA UTHM
PERPUSTAKAAN TUNKU TUN AMINAH

LIST OF TABLES

2.1	Inventory of Abandoned Projects in Ondo State Nigeria	18
2.2	Gross Domestic Product by Kind Of Economic Activity at Constant 2005 Prices	22
2.3	Matrix on the Causes of Abandoned Projects	25
2.4	Categories of Negative Factors That May Adversely Affect the Success of Projects	33
2.5	Causes for Abandoned Residential Projects in Malaysia Projects in Malaysia	34
2.6	Statistics on Abandoned Housing Projects According to States as of 31 st August 2016	47
2.7	Overall Statistics by States as of 31 st August 2016	48
3.1	Differences between Quantitative & Qualitative Approach	62
3.2	Key Term in Confirmatory Factor Analysis	71
3.3	Internal Consistency	77
3.4	Fitness Index	80
3.5	Index Category and Level of Acceptance	81

3.6	Reliability, Convergent and Discriminant Validity Thresholds	81
4.1	Demographic Of Pilot Survey	92
4.2	Internal Consistency Using Cronbach's Alpha	94
4.3	Reliability Test for Pilot Survey	94
4.4	Overall Reliability Test Based on 30 Respondents	94
4.5	Demographic Of Full Survey	96
4.6	Reliability Test of Full Survey	97
4.7	Overall Reliability Test Based on 244 Respondents	97
4.8	Total Variance Explained	99
4.9	Rotated Component Matrix	102
4.10	Factors Ranked from Most Significant to the Least	103
4.11	Total Variance Explained	104
4.12	Component Matrix ³	105
4.13	Factors and Variables in Accordance	106
5.1	Model Fit Index for MA	116
5.2	Model Fit Index for IP	118
5.3	Model Fit Index for BA	119
5.4	Model Fit Index for CA	120
5.5	Model Fit Index for FNR	121

5.6	Results of Developed Model Fit Index	124
5.7	Reliability, Convergent and Discriminant Validity Thresholds	125
5.8	Reliability, Convergent and Discriminant Validity for Developed Model	125
6.1	Purposes for Combining Quantitative and Qualitative Approaches	129
6.2	Most Significant Factors Contributing towards the Restoration of Abandoned Housing Projects in Malaysia	133
6.3	Most Significant Factors Contributing towards the Non-Revival/ Discontinuation of Abandoned Housing Projects in Malaysia	134
6.4	Abandoned Project Restoration Model Description For MA	136
6.5	Abandoned Project Restoration Model Description For IP	140
6.6	Abandoned Project Restoration Model Description For BA	144
6.7	Abandoned Project Restoration Model Description For CA	146

6.8	Outcome of the Validation by Abandoned Project Recovery/ Restoration Section (UHLG)	149
6.9	Restoration Process added in the Description of The APRM for MA	164
6.10	Restoration Process added in the Description of The APRM for IP	166
6.11	Restoration Process added in the Description of The APRM for CA	166
6.12	Comments & Suggestions based on Factor MA	168
6.13	Comments & Suggestions based on Factor IP	169
6.14	Comments & Suggestions based on Factor BA	169
6.15	Comments & Suggestions based on Factor CA	169
6.16	Comments & Suggestions based on Factor MA	170
6.17	Comments & Suggestions based on Factor IP	171
6.18	Comments & Suggestions based on Factor BA	171
6.19	Comments & Suggestions based on Factor CA	171
6.20	Final APRM Description for MA	177
6.21	Final APRM Description for IP	184
6.22	Final APRM Description for BA	188
6.23	Final APRM Description for CA	190
7.1	Hypothesis 1 and Hypothesis 2	194

LIST OF FIGURES

1.1	Life-Cycle of Building	5
1.2	Research Aim and Objectives	8
2.1	Abandoned Building Projects in Malaysia in the Span of 20 Years	19
2.2	Causes of Abandoned Projects	29
2.3	Criteria to Revive	44
3.1	Summary of Methodology used in this Research	58
3.2	Procedure for Drawing a Sample	66
3.3	Method of Data Collection	72
3.4	Proposed Abandoned Project Restoration Model (APRM)	84
5.1	Amos Graphics Work Area	110
5.2	Path Diagram	111
5.3	Factor Model originally designed using AMOS	112
5.4	Measurement Model for MA	116
5.5	Measurement Model for IP	117
5.6	Measurement Model for BA	118
5.7	Measurement Model for CA	119

5.8	Measurement Model for FNR	121
5.9	Developed Factor Model	123
6.1	Combination of Quantitative & Qualitative Approaches/ Process	129
6.2	Abandoned Project Restoration Model (APRM)	135
6.3	Matrix Solution by SPNB for Abandoned Project Restoration Process	151
6.4	Expression of Interest Exercise	154
6.5	Abandoned Project Restoration Model (APRM) Flow Chart	174
6.6	Abandoned Project Restoration Model (APRM) Guideline	175
7.1	H1 to H2 and Abandoned Project Restoration Process for Management Aspects (MA)	197
7.2	H1 to H2 and Abandoned Project Restoration Process for Inception Point (IP)	198
7.3	H1 to H2 and Abandoned Project Restoration Process for Building Aspects (BA)	198
7.4	H1 to H2 and Abandoned Project Restoration Process for Client Aspects (CA)	199

8.1	Abandoned Project Restoration Model (APRM)	203
8.2	General Framework of Risk Management	208



LIST OF ABBREVIATIONS

APRM	- Abandoned Project Restoration Model
CEDD	- Civil Engineering Development Department
CFA	- Confirmatory Factor Analysis
CIDB	- Construction Industry Development Board
EFA	- Exploratory Factor Analysis
FNR	- Factor For Non-Revival
FPR	- Factor For Project Revival
HKIP	- Hong Kong Institute Of Planners
IMD	- Institute For Management Development
JKR	- Jabatan Kerja Raya
KPKT	- Kementerian Perumahan Kerajaan Tempatan
MBPJ	- Majlis Bandaraya Petaling Jaya
MBSA	- Majlis Bandaraya Shah Alam
UHLG	- Ministry of Urban Wellbeing, Housing And Local Government
MPSJ	- Majlis Perbandaran Subang Jaya
PKNS	- Perbadanan Kemajuan Negeri Selangor
SEM	- Structural Equation Modelling
SPNB	- Syarikat Perumahan Negara Berhad
TPPT	- Tabung Projek Perumahan Termampu/Terbengkalai

LIST OF APPENDICES

APPENDIX	TITLE	PAGE
A	Expert Survey Instrument in Model Development	226
B	Questionnaire for Identification Survey	229
C	Demographic Details of Officials From Ministry of Urban Wellbeing, Housing and Local Government (UHLG)	234
D	Expert Survey Instrument in Model Validation	236
E	Demographic Details of Officials from Hong Kong	240
F	Demographic Details of Officials Involved in Restoration of Abandoned Housing Projects in Malaysia	242
G	Demographic Details of Experts Involved in the Abandoned Project Restoration Model (APRM) Test	243

H	Case Studies on Abandoned Projects that Have Been Revived Completely by TPPT Sdn. Bhd.	245
I	Case Studies on Abandoned Projects that Have Been Revived Completely by UHLG	246
J	List of Publications	247



PTTA UTHM
PERPUSTAKAAN TUNKU TUN AMINAH

CHAPTER 1

INTRODUCTION

This chapter looks into the importance of the Malaysian construction industry towards the economy growth and contribution to the country. Along the way the main issue or problem of abandoned projects and the needed effort on proceeding with the restoration of abandoned projects in Malaysian and its consequences are discussed here. This issue is also shown to be endured in other countries as well apart from Malaysia. Therefore, the purpose of conducting this research based on the background of the problem and narrowing down the research scope, and coming towards identifying the research aim and objectives are discussed by the author in this chapter as well.

Malaysia is a dynamic country which is constantly evolving as stated in an article from The German Chamber Network, (2012). It is elaborated in the same article as well that being a middle-income country, Malaysia has transformed itself since the 1970s from a producer of raw materials into an emerging multi-sector economy spurred on by high technology, knowledge-based and capital intensive industries. In the year 2011, New Straits Times has reported that the Malaysia's Economic Performance ranking improved to 7th place out of 59 economies compared with the 12th position in 2007.

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PTTA UTHM
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