

**CENTRE OF STUDIES BUILDING SURVEYING  
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING  
UNIVERSITI TEKNOLOGI MARA**

**A STUDY ON ABANDONED LOW COST HOUSING PROJECT IN  
SELANGOR**

**NOR AZLINA BINTI YAHAYA  
(2010456016)**

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for the degree of Bachelor of  
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SELANGOR**

**“I hereby declare that this academic project is the result of my own research  
Except for the quotation and summary which have been acknowledged”**

**STUDENT’S NAME : NOR AZLINA BINTI YAHAYA**

**SIGNATURE :**

**UITM NO : 2010456016**

**DATE : January 21<sup>st</sup> 2013**

## **ABSTRACT**

Abandoned project is one of common phenomena in our Malaysia construction industry. It existences always referred will bring negative impact to developer, contractor and client. In housing project especially low cost type, problem of abandoned project is always occurred. Professional parties that involved such as a Developer, Contractor, Site Supervisor, Quantity Surveyor, Building Surveyor, and Consultant must be responsible by carry out all the constructions works and should be prepared from preliminary stages, during a construction stages and post construction stages. It is to ensure the project is running smoothly and achieved their objective.

This research is to study and focused on low cost housing project, whether on project that has been completed or still under construction which implemented by housing developer in Selangor Darul Ehsan and Wilayah Persekutuan Kuala Lumpur. This study shall include literature review, followed with observation on case study, distribution questionnaire and through interview session with housing developer involved in low cost housing project and professional staff.

During an analysis of data, the scale of measurement is Likert Scale and the data was presented in average mean index formula, bar graph, description, discussion, pie chart, reporting and scheduled.

The aim of this research is first, to study on low cost housing in Malaysia. Secondly, is to identify common factor of abandoned of low cost housing project in Selangor. Thirdly, is to identify the effect of major problem on abandoned project in Selangor and lastly is to identify and suggest available methods to reduce or mitigate the problem on low cost housing project.

The categories of common factors can be identified are financial problem, in experience of developer, weakness in management, irresponsible and concerned about profit, poor marketing and sales strategies, disputes between developers and contractor or with landowner, unanticipated market condition, technical problem during a construction stages and, unskilled worker. The level of factor is subsequently presented in schedule, graph and also reporting.

The categories of effect on major problem on abandoned project can be simplified in losing users or home buyers, developers or clients, illegal activities are conducted, cost overrun and time overrun, disputes and arbitration, rehabilitation problem, delay on completion time and delay on payment, late site hand over or change of location construction site, acceleration costs and lastly is a environmental impacts. The level of factor is subsequently presented in schedule, graph and also reporting.

## **CONTENT**

<b><u>CHAPTER</u></b>	<b>PAGE</b>
Abstract .....	i -iii
Acknowledgement .....	iv
Table of Content .....	v-x
List of Tables .....	xi
List of Figures .....	xii-xiv
List of Photos .....	xv
List of Abbreviations .....	xvi

## **CHAPTER 1**

### **INTRODUCTION**

1.1 Background .....	1- 4
1.2 Issues and Problem .....	4-5
1.3 Objective of Research .....	5
1.4 Scope of Research and Limitations .....	6
1.5 Research Methodology .....	6 -8
1.6 Research Overview .....	9-11