



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**THE FACTORS CONTRIBUTING TO THE ABANDONMENT OF
RESIDENTIAL PROJECTS IN ALOR SETAR, KEDAH**

**Academic Project Submitted in Partial Fulfillment of the Requirements
for the award of the Degree
Bachelor of Estate Management (Hons)**

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2023472222
SEMESTER MARCH 2025 – AUGUST 2025**

STUDENT'S DECLARATION

Title of Academic Project:

**THE FACTORS CONTRIBUTING TO THE
ABANDONMENT OF RESIDENTIAL PROJECTS
IN ALOR SETAR, KEDAH**

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

Signature : 

Name of Student : Nur Irdina Binti Ibrahim

Date : 13/07/2025

SUPERVISOR'S DECLARATION

Title of Academic Project:

**THE FACTORS CONTRIBUTING TO THE
ABANDONMENT OF RESIDENTIAL PROJECTS
IN ALOR SETAR, KEDAH**

I hereby declare that I have read this academic project and in my opinion
it is sufficient for the award of Bachelor of Estate Management (Hons)

Signature : 

Name of Supervisor : Prof Madya Sr Dr Mohd Hasrol
Haffiz Bin Aliasak

Date : 13/07/2025

ACKNOWLEDGEMENT

Alhamdulillah, I am grateful to Allah because with His permission and grace for letting me to successfully complete this research despite a difficult journey within the time given. I am grateful to Allah for providing me with mental and physical health to complete this Final Year Academic Project for my Bachelor's Degree in Estate Management. Endless thanks are expressed to all parties involved either directly or indirectly throughout the production of this study. The completion of the report provides me with great satisfaction.

I would like to sincerely thank to my respected supervisor, Prof Madya Sr Dr Mohd Hasrol Haffiz Bin Aliasak for his guidance with a lot of useful information, advice, and provide solutions to all the problems I faced during my research and thesis as well as his patience are greatly appreciated. This endeavor would not have been accomplished without his help and direction. Only Allah S.W.T is able to repay his kindness and good deeds.

My gratitude also extends to all those respondents who give their cooperation to fill out my survey for this research project. Also, I would like to express my sincere gratitude to all of my family members for their ongoing encouragement and support in completing this task. Thank you for supporting me in completing this task. Their belief in me has served me with continuous emotional and financial support. I also want to express my heartfelt to my friends and classmates who always give me their bits of help and work diligently alongside me. Their companionship is invaluable.

Finally, I would like to thank Allah SWT again and to those who are assisting me in finishing this journey. Thank you very much. Your support and encouragement were helpful, and I very appreciate it. I hope my efforts will be good and pass successfully.

ABSTRACT

The issue of abandoned residential projects remains a significant challenge in Malaysia's property development sector, particularly in Alor Setar, Kedah. This study aims to investigate the crucial factors that contribute to the abandonment of residential projects in Alor Setar, Kedah and embarks on these objectives, identify the factors that contribute to the abandonment of residential projects and suggest the best solution in mitigating the abandonment of residential projects. A quantitative research method was implemented, with data collected through questionnaires that distributed to registered developers in the Alor Setar region. Analysis using the Statistical Package for Social Sciences (SPSS) discovered that financial constraints, fluctuating construction material costs, poor project management, and limited buyer affordability were among the most influential factors. Additionally, delays in government approvals and weak market demand were also noted as major contributors. The findings suggest that enhancing regulatory enforcement, improving financial planning, and revising development policies could help reduce project abandonment. The study contributes valuable understandings for developers, policymakers, and industry stakeholders to develop more resilient and sustainable residential projects.