



**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

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## **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.