

**PROGRAM OF QUANTITY SURVEYING  
DEPARTMENT OF BUILT ENVIRONMENT STUDIES &  
TECHNOLOGY  
FACULTY OF ARCHITECTURE, PLANNING & SURVEYING  
UNIVERSITI TEKNOLOGI MARA PERAK BRANCH**

**THE REHABILITATION OF ABANDONED HOUSING  
PROJECT FROM CONTRACTOR'S PERSPECTIVE**

Final Project submitted in partial fulfilment  
of the requirement for the award of  
Bachelor of Quantity Surveying (Honours)

**PREPARED BY : NURUL IZZAH BINTI RAHIM (2018438714)**

**SEMESTER : MARCH 2021 – AUGUST 2021**

## **ABSTRACT**

House is an essential need for a human being. It is an important component in a human life because it functions as shelter, safety and shield against the external environment as well as providing a place to rest. Housing is not only the human's basic need but also the indicator of the living standard of the population of a country. Thus, the development of housing is growing rapidly. However, development of housing tends to face a critical issue which is the housing projects are abandoned. This issue is a prevailing problem that has been facing by the housing sector in Malaysia since the 80s, and has hit our country for decades, however, the issue of abandoned housing projects remains unsolved until now. Due to lots of housing projects becoming abandoned, the government has undertaken few initiatives to overcome this problem and rehabilitation is chosen as the main initiative implemented by the government to solve the abandoned housing project. The aim of this research is to study the challenges in rehabilitating an abandoned housing project. Meanwhile, the objectives of this research are to determine the importance of the rehabilitation process in the abandoned housing project, to identify the challenges in rehabilitating the abandoned housing projects from the contractor's perspective and to suggest solutions to overcome the challenges in rehabilitating the abandoned housing projects. The methodology used is quantitative research. A total of 50 questionnaires are distributed to the contractors in Penang. The questionnaires are analysed by using descriptive analysis and presented in figures and tables. For the findings, rehabilitation has remained as the best solution for solving the abandoned housing projects in Malaysia, because it gives an actual proof to the homebuyers. Then, the rehabilitation of an abandoned housing project is very complex to be done as it consists of many risks and uncertainties. In order to solve the problems in the rehabilitation process, the government should play a vital role to ensure the smoothness of the process for the project to successfully complete.

## **ACKNOWLEDGEMENT**

Alhamdulillah, first of all, I would like to thank Allah S.W.T who gave me chances to complete this final project/dissertation until the end. The success and outcome of this research required a lot of guidance from many people, and I wish to acknowledge them here. Also, I would like to express my gratitude to the contractors and people who responded and helped me in completing this research until the end and achieved the final goal.

Then, I would also like to thank my supervisor, for a tireless effort in assisting and providing me with all the support and guidance to complete this final project/dissertation. All guidance, amendments, comments and corrections from my supervisor have been helping me to finish this final project/dissertation from the beginning until this report had fully completed.

Not to forget, I would like to express this special gratitude to my beloved parents and family who always support me mentally and financially, especially during this online distance learning. Last but not least, I would like to thank all my classmates and friends who directly or indirectly supported me through this journey.

Thank you.

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# CHAPTER 1

## INTRODUCTION

### 1.1 INTRODUCTION

House is an essential need for a human being. It is an important component in a human life because it functions as shelter, safety and shield against the external environment as well as providing a place to rest. Housing is not only the human's basic need but also the indicator of the living standard of the population of a country. Development of housing not only functions as an indicator of the living standard but also affects the economy of the country. However, the abandoned housing project has become an issue in Malaysia since the early '80s.

In Malaysia, this issue has hit our country for decades. The issue of abandoned housing projects remains unsolved until now. This is because housing development is one of the most dynamic, risky and challenging developments even though it is the most widely built-in construction industry. Even though this kind of development is widely built-in the construction industry and worldwide, it still has a poor reputation for risk management.

Many housing projects have faced risks and challenges in the process to ensure the project is successful and completed. However, all risks and challenges have impacted the housing development because of lack of awareness about the risks and challenges, and also lack of skill in managing the issues, which in the end the housing project fails to be completed within the completion date, experience delays and even worse become abandoned. A housing project will be declared as abandoned when the project is not completed within schedule and not ready for the occupation (Abdul-Rahman, H., Wang, C., & Ariffin, N., H., 2015).