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PERAK SERI ISKANDAR CAMPUS**

**ROOT CAUSES OF PROJECT POSTPONEMENT IN  
MALAYSIA: DEVELOPERS PERSPECTIVE'S**

Final Project Submitted in partial fulfillment  
of the requirement for the award of  
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## ABSTRACT

The construction sector in Malaysia is one of the key sectors contributing to Malaysia's economic development. In the construction industry, a lot of issues arise before the completion of the project, some of the projects will be postponed, delayed and abandoned. Even past studies have examined the postpone, abandoned, delay and indeed elsewhere, the phenomenon of postponement projects still increase and occurrence in Malaysia. Therefore, the aim of this dissertation is to investigate deeper undiscovered causes of the phenomenon of project postpone in Malaysia. Three objectives have been formulated, namely, to identify the root causes of the postpone project occurs in Malaysia, to determine the impact of the root causes to the project completion period, and to recommend the solution to mitigate the postpone project in Malaysia. In order to achieve the aim of this study, the questionnaire survey have been distributed to developers in Perak.

The collected data were analysed in descriptive analysis by using Statistical Package for the Social Science (SPSS). There are four factors that contribute to the root causes of postpone project were identified, namely client, contractor, consultant, and external factor. The findings show that sixteen solutions to mitigate action to avoid the postpone project in Malaysia. This study reveals three new findings which are accurate cost and initial time estimates, prepare SOP for unpredictable external factors and the most period project postpones less than one year and more than one year causes by the contractor. In conclusion, contractor gives the highest impact that contribute to the project postpone.

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# CHAPTER 1

## INTRODUCTION

### 1.1 BACKGROUND OF THE STUDY

The construction industry in Malaysia is one of the main sectors contributing to Malaysia's economic growth. The problem of postpone, delay or abandoned in construction industry is a global issue. In construction industry, a lot of problem occurs before the completion of the project, some of the project will faced with delay, postpone and abandoned. Delay in the construction industry is a global phenomenon. A construction project is usually defined as successful project when it is complete on time, within the budget, with appropriate quantity, follow with accordance the specifications and to stakeholders' satisfaction.

Other than that, functionality, profitability for contractors, and lack of claims have also been used as measures of progress in the project. Delay happens in most construction projects, regardless of the size of the project. Delay is a situation when a project is not complete within the agreed contract period. The project is being skipped over its schedule timeline and is known to be a common issue in construction projects.