



DEPARTMENT OF BUILDING SURVEYING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
MARA UNIVERSITY OF TECHNOLOGY

A COMPARISON COST BETWEEN BEFORE AND AFTER
RECOVERING ABANDONED PROJECT
CASE STUDY: MALAYSIAN ARMY ACADEMY (ATMA) PACKAGE
II AT SUNGAI BEG. CAMP FOR MINISTRY DEFENSE

ZARINA BINTI ISHAK
2001185805

BACHELOR OF BUILDING SURVEYING (HONS.)

MARCH 2004

ACKNOWLEDGEMENT

Assalamualaikum,

In the name of Allah SWT, most gracious most merciful peace be upon prophet Muhammad S.A.W. Alhamdulillah, I am grateful to God and His abundant blessing for giving me the strength and ability to sustain throughout writing this Comparison Cost Between Before And After Recovering Abandoned Project which I choose the abandoned government project at Malaysian Army Academy (ATMA) Package II Sungai Besi Camp For Ministry Defense.

A research of this nature may not be undertaken without the help and support of others .I am indebted to many people.

I wish to thank my supervisor, Madam Suliahti binti Hj.Hashim for her help and support in this studies .Her valuable suggestion and competent supervision has substantially improved the ultimate version of this dissertation. Also, her guidance and made important criticisms through the whole of the study period. Her encouragement and concern made this dissertation a reality.

I would also like to express my gratitude to Anggerik Sdn. Bhd Contractor companies and Malaysia Ministry Of Defense Housing And Construction Department who have kindly responded to questionnaire without which this dissertation would not have been able to obtain the required data . I would like

CONTENTS

PAGE

ACKNOWLEDGEMENT	I
LIST OF TABLES	III
LIST OF FIGURES	III
LIST OF PHOTOES	IV
LIST OF ABBREVIATIONS	IV
CONTENTS	V

CHAPTER ONE

1.0 INTRODUCTION	1
1.1 Housing Policy	2
1.2 Statement Of Problems – Housing Industries In Malaysia	2
1.3 Issue –Abandon Housing Project	8
1.4 Objective Of Study	10
1.5 Scope Of Study	11
1.6 Methodology	12
1.7 Dissertation Structure /Content	13

CHAPTER TWO

2.0 RECOVERING COST

2.1	Introduction	16
2.2	Definition Construction Cost	18
2.2.1	Recover	18
2.2.2	Cost	19
2.2.3	Construction	20
2.2.4	Recurring	20
2.2.5	Non Recurring	21
2.3	Types Of Costs	21
2.4	Disturbance Cost	22
2.5	Cost And Expenditure Of A housing Developer	23
2.5.1	Cost Involvement During The Pre-construction Stage	24
2.5.2	Cost Involved During The Construction Stage	25
2.5.3	Administration, Financing Charges, Holding and Opportunity Costs.	26
2.6	Reasons Of Cost Changing On Recovered	28

1.0 INTRODUCTION

Housing is a major concern for all people in every corner of the world as the wellbeing of a country is reflected in its people enjoying a certain standard of living. Among the indicators of wellbeing is housing which provides shelter as well as being a major potential for expanding the construction industry, generating jobs and contributing to capital formation. The construction industry including housing contributed about 3.4% of Gross Domestic Product of Malaysia for the year 2000¹.

In the present context, housing in Malaysia is developing in line with the goals of Habitat Agenda as well as the principles of Agenda 21 which is a blueprint for sustainable development in the 21st Century adopted by 179 nations including Malaysia in Rio de Janeiro in June 1992. Sustainable development is something which must improve the quality of life, improve the living and working environment of all people, provide adequate shelter for all, create sustainable energy, transport and construction activities and stimulate human resource development and capacity-building required to achieve these goals².

¹ <http://www.kpkt.gov.my/jpn/artikel/arti04.htm>

² <http://www.kpkt.gov.my/jpn/artikel/arti04.htm>