

Views of Specialists on Abandoned Building Project in FCT - Abuja, Nigeria

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Abstract: This research aimed at investigating the causes and effects of abandoned building construction project in Abuja Municipal Area Councils (AMAC) of FCT, Nigeria so as to proffer solution to the problem(s). This research uses a qualitative method of research in which a structured close ended questionnaire was prepared to capture information on the causes and effects of abandoned building construction projects in AMAC. It was on this basis that a structured questionnaire with Likert Scale design method was adopted. One hundred and ten (110) consultants obtained from professional bodies like Council for Regulation of Engineering (COREN), Council of Registered Builders of Nigeria (CORBON), Architect Registration Council of Nigeria (ARCON), Quantity Surveyors Registration Board of Nigeria (QSRBN) and Procurement Consultants were contacted to get their views on abandonment of building construction project. Eighty-Eight (88) responses were obtained to give a return rate of 80%. All information found were analysed using the Relative Importance Index (R.I.I) formula. The higher the Relative Importance Index value, the more significant is the cause or effect of abandoning building project. Sixteen (16) important causes of abandoning building construction project and nine (9) main effect of abandoning building construction project were identified. This research therefore concluded that if the causes and effects of abandoning building construction projects are corrected through the application of numerous recommendations made on this research, building construction project abandonment will be history in the research area and indeed the country at large.

Keywords: Building Construction Projects, Abandoned, Causes, Effects, FCT-Abuja

1. Introduction

Number of concerns has been expressed about public projects that have been abandoned in various parts of the country especially in Federal Capital Territory, after huge financial mobilizations has been paid. A number of these projects, are in the construction industry and they are sometimes funded by foreign agencies. The construction industry plays an important role in any economy, as a healthy economy usually experiences an upsurge in construction activities. Most activities of the construction industry are important to the achievement of national socio-economic development goals of providing shelter, infrastructure and employment.

It is a known fact that construction activities affect nearly every aspect of the economy as other sector such as manufacturing, education, health, sports just to mention but few, depend on construction industry for its performance. Unfortunately, numbers of these projects in Federal Capital Territory, Nigeria are outrightly abandoned even at beginning of project. Currently, there are already several numbers of these abandoned construction projects within the territory. In Abuja Municipal Area Councils (AMAC) alone, several abandoned buildings project can be sighted (See Figure 1).

Various factors have been given for this unhealthy scenario, and the most notable being poor project analysis and management. Research conducted by Kolawole O. J. [1], have shown that, a good number of building project that

started with good intentions are abandoned at different stages of construction process. The abandonment of construction projects has caused a number of negative consequences to the economy, society and environment. In economically point of view, it is a waste of useful resources to abandon project when is awarded.

Just like other developing countries, Nigerian construction industry has suffered several impediments when it comes to completion of projects at a given period of time within the fixed sum [2, 3]. It is a known fact that construction projects in Nigeria have experienced time and cost overrun. The consequence of this experience lead to the abandonment of projects.

It was report in the literature that the causes and effects of development projects abandonments are not just common to a particular reason, but that it cut across several reasons [4].

It was equally reported that, corrupt practices create distortions in the economic system and it has the capacity to weaken hard work, diligence and efficiency of working personnels [5]. Akindele, O. A. [5], further stated that corruption in any form it comes, is detrimental to the development of any society. Akindoyeni. A. [6], stated that for a project to be executed completely, planning is the most important strategy to be considered first. Onukwube, H. N. [7], also stressed that successful completion of a project depends on adequate planning where financial planning is also included. Adeleke S. A [8], postulated that lack of continuity in government leads to a number of construction project been abandoned everywhere in the country.

Whatever reasons that may result to construction project being abandoned, it overall effects, affect the construction

industry and the economic growth of a country in a negative way. Other reasons attributed to projects abandonment are improper/incompetent procurement practices, unskilled project management, lack of coherence and consistency with other programmes for execution of project, and lack of continuation in government policies as soon as there is change in government [9]. While Akindoyeni. A. [6] qualitatively was of the view that some of the causes of project abandonment in Nigeria are due to; lack of planning, deaths of client as well as inability of client to attract funds. Samantha T and Wallace J [10], identified social, physical, mental, economic health and wellbeing of individuals, family and communities as being badly affected when a construction project is abandoned.

Despite all the contributory factors of project abandonment particularly in building, some buildings have been completed successfully, although, some of these projects were completed to the detriment of the inhabitants of the building.

Federal Capital Territory Administration (FCTA) has embarked on a number of projects in Abuja Municipal Area Councils (AMAC) to make life more useful to her people. However, numbers of these projects were not well perceived so as to have it completed within the stipulated time.

Private sectors have not also help issues as they failed to complete many projects awarded to them within the given period of time for the citizen to benefit. It is therefore necessary to identify the causes that lead to abandoning building construction project in FCT. The main aim of this research therefore, is to examine the causes and effects of building construction projects that are abandoned in AMAC and proffer the way forward.

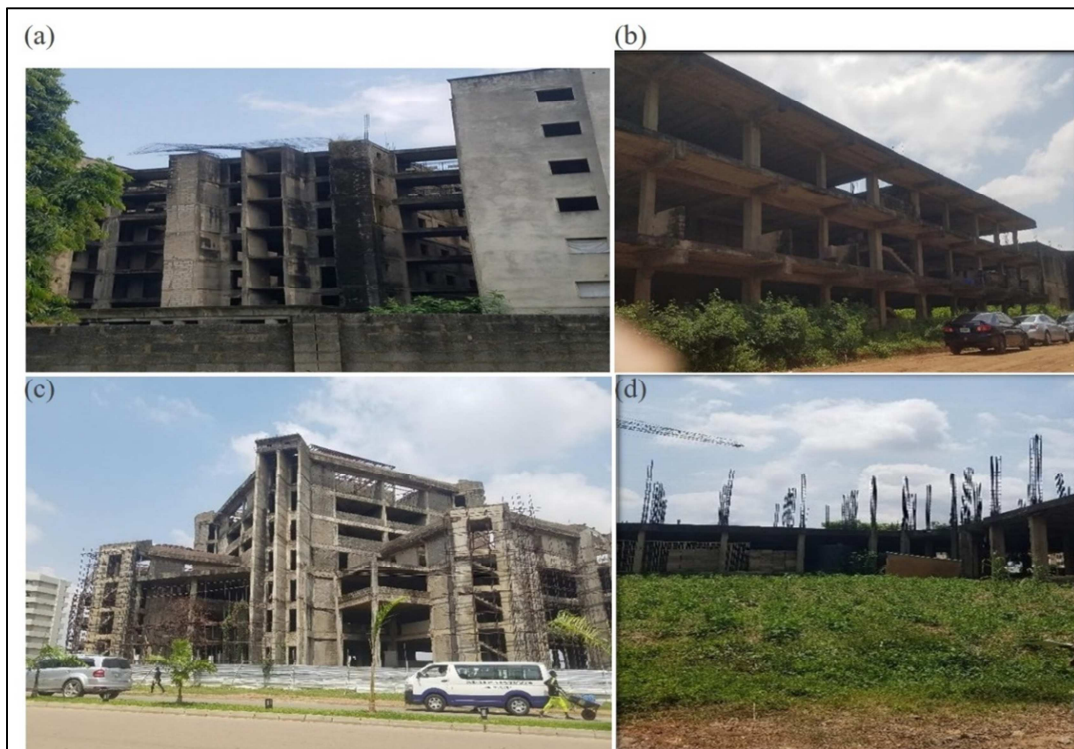


Figure 1. Visual inspection of some of the abandon projects (a) located at plot 985, six storey building with three wings (b) located at Plot 513, three storey frame structure with basement (c) located at Plot 293 opposite tropical gallery, adjacent Leventis (d) located adjacent INEC office- Abuja.

2. Research Location

This research was conducted in Federal Capital Territory (FCT). The FCT is also known as Abuja. The FCT, is the Capital Territory of Nigeria and was created in 1976. The FCT is located north of the confluence of the Niger and Benue rivers. The FCT comprises of six (6) Area Councils

namely: Abaji, Abuja Municipal, Bwari, Gwagwalada, Kuje and Kwali as shown in Figure 2a. However, this research covers only Abuja Municipal Area Councils (AMAC). AMAC is located between 008°40'20''N and 006°40'40''E. The cover area of this research is shown in Figure 2b.

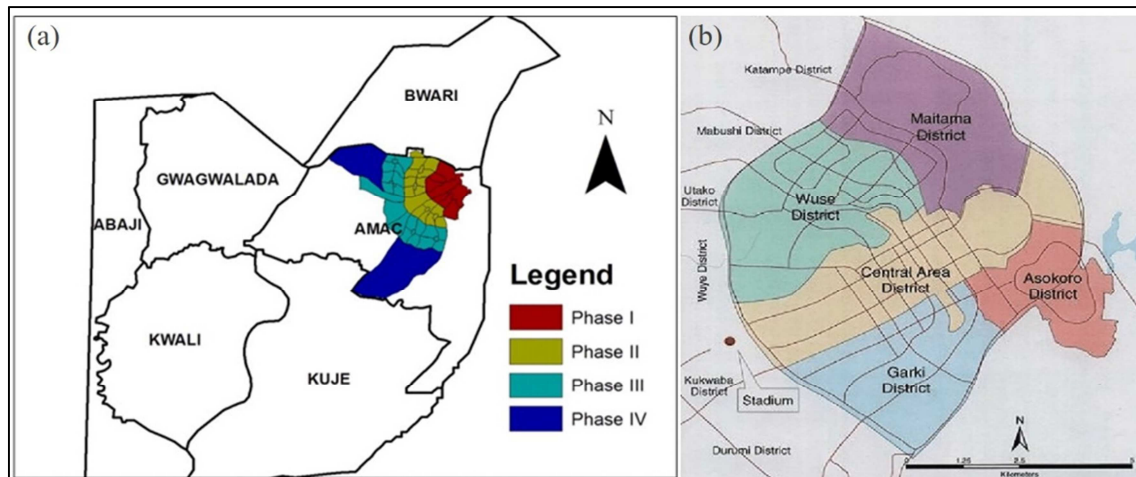


Figure 2. (a) Map of Abuja showing the phase 1 (b) Map of Phase 1 showing the districts where research is being carried out.

3. Methodology

This research adopted questionnaire method. The questionnaire was prepared to get information on the causes and effects of abandoned building construction projects in Abuja Municipal Area Council (AMAC) of the Federal Capital Territory, Abuja, Nigeria. One hundred and ten duplicates of the prepared questionnaire were distributed to numbers of consultants (Engineers, Builders, Architects, Quantity Surveyors and Developer). The prepared questionnaires were prepared so as to obtained general information of respondents, causes, and effects of abandoned building construction projects in AMAC.

The list of registered consultants were obtained from professional Registration Boards such as Council for Regulation of Engineering (COREN), Council of Registered Builders of Nigeria (CORBON), Architect Registration Council of Nigeria (ARCON), Quantity Surveyors Registration Board of Nigeria (QSRBN) and Procurement Consultants. The authors developed a questionnaire which adopt the five (5) point Likert Scale Method {5 = Strongly Agreed (SA); 4 = Agreed (A); 3 = Neutral (N); 2 = Disagreed (D); and 1 = Strongly Disagreed (SD)}.

Information gotten were analyzed using the frequency table and Relative Importance Index (R.I.I) approach. This method was advocated for used by Lim, E. C. and Alum, J. [11] in their research activities. The Relative Importance Index is given as: $R.I.I = (5m_5 + 4m_4 + 3m_3 + 2m_2 + 1m_1) / 5N$ Where: m_5 = Strongly Agree (SA); m_4 = Agree (A); m_3 = Neutral (N); m_2 = Disagree (D); m_1 =Strongly Disagree (SD); and N = Total number of respondents.

4. Discussion of Results

Table 1 shows how the questionnaire were distributed during the research as well as the number of questionnaires received after the distribution. Total number of questionnaires distributed to consultants were one hundred and ten (110) copies. Out of the numbers distributed, eighty-eight (88) responses were gotten as feedback to give a return rate of 80%.

Table 1. Breakdown of the questionnaire distributed.

Description	Total Number	Percentage (%)
Questionnaire distributed	110	100
Questionnaire returned	88	80

Tables 2 - 5 shows data about the professionals contacted during the research. This data includes the work experience, occupation/profession, services rendered and their academic qualification.

Table 2 revealed that 07.96% of the responses received had less than 5years of working experience, 27.27% of the responses had 6 to 10years working experience, 30.68% respondents had 11 to 15years working experience, 22.73% of the responses had 16 to 20years working experience and 11.36% of professional had more than 20years of working experience. Table 3 shows that 27.27% of the specialist contacted were engineers, 19.32% were builders, 23.86% were architects, 15.91% were quantity surveyors and 13.64% were developers. Table 4 shows that 42.05% of the specialist contacted were in contracting practice while 57.95% of them were in consultancy practice. The highest academic

qualifications of respondents were Ph.D (05.68%), MSc. (30.68%), BSc. (35.23%), and HND (28.41%) as shown in Table 5.

Table 2. Working experience of respondents.

S/N	Work experience	Frequency	Percentage (%)
1.	Less than 5 years	7	07.96
2.	6 to 10 years	24	27.27
3.	11 to 15 years	27	30.68
4.	16 to 20 years	20	22.73
5.	More than 21 years	10	11.36
	Total	88	100

Table 3. Occupation/profession of the respondents.

S/N	Occupation/profession	Frequency	Percentage (%)
1.	Engineers	24	27.27
2.	Builders	17	19.32
3.	Architects	21	23.86
4.	Quantity Surveyors	14	15.91
5.	Developer	12	13.64
	Total	88	100

Table 4. Services rendered by the respondents.

S/N	Services Rendered	Frequency	Percentage (%)
1.	Contracting practice	37	42.05
2.	Consultancy practice	51	57.95
	Total	88	100

Table 6. Projects Condition and its Advantage in the immediate community.

S/N	Projects Condition and its Advantage	5	4	3	2	1	R.I.I	Rank
1.	Building Construction Project exist to bring about development to immediate community.	56	31	1	0	0	0.925	1
2.	Building Construction project abandonment are in our society.	51	34	3	0	0	0.909	2
3.	Some Building Construction projects are successfully completed but some are abandoned half-way	47	35	3	1	2	0.882	3

4.2. Causes of Abandoned Building Project

Table 7 presented some factors in rank that are responsible for building construction projects to be abandon in AMAC. This research confirms that at least 16 factors were responsible for some building construction projects to be abandoned. One of the causes as confirmed in this research was the lack of adequate funds allocation which had R.I.I value of 0.934. This shows that if building construction projects are planned not to be abandoned, then, adequate funds should be allocated to the project for proper executions of the project. This factor is in agreement with the submission made by El-Rufai, N. A. [9] who stated that contract awards should be guided by the procurement act. In order word, funds must be made available before contract is awarded. Other researches such as in these researches [14-17], also confirm that inadequate funding for building construction project execution can cause the project to be abandoned.

Delay of payment due to the projects contractors is also an important factor which had the R.I.I value of 0.921. This factor is one of the causes of building construction project abandonment. This factor agrees with the submission by Ayodele, E. O. and Alabi, O. M. [4], that delays in fee of

Table 5. Academic qualification of the respondent.

S/N	Profession	Frequency	Percentage (%)
1.	Ph.D	5	05.68
2.	MSc.	27	30.68
3.	BSc.	31	35.23
4.	HND	25	28.41
	Total	88	100

4.1. Current Situation of Building Construction Project

Table 6 shows the result of the present situation of particular projects and the advantage that is expected to be add to the immediate community. The investigation shows that placing a project in a community will to bring about development on immediate community had R.I.I value of 0.925. Building construction project that are abandoned in our society had a R.I.I value of 0.909. Some projects are successfully completed while some are abandoned half-way in the community had a R.I.I Value of 0.882. These findings are in agreement with some of the researches conducted and their results shows that building construction projects are delivered to the society to bring about development to the immediate community. Although, some building construction projects are abandoned in Nigeria but some have been successfully completed [4, 12, 13].

payment due for a project to the contractor can cause the project to be abandoned. It was also reported by Ewa, U. E. [18] that, if contractors are not pay as when due, it leads the contractors to incurred more interest charges on loans received to execute the project and as a consequence the project will be abandoned.

The death of the client which had R.I.I value of 0.916 is another cause for abandonment of building construction projects. This was in agreement with research conducted by Ayodele, E. O. and Alabi, O. M., [4] in their 'research titled causes of construction project abandonment in Nigeria'.

Lack of stability leadership in the country which had the R.I.I value of 0.914 is another factor responsible for a building construction project to be abandoned in Federal Capital Territory. This was in agreement with the report presented by Omoniyi, M. I. [19] and Onikute, A. B. [20]. The two authors are of the opinion that changes in government always encounter change in policies of the new government. This is true, as in most cases, building construction project commenced by previous political administrative are in most cases abandoned to give way to new idea provided by the new administration.

Inadequate planning with R.I.I value of 0.909 is another identified issues causing most of the building construction

project to be abandoned and this agrees with research conducted by the following researchers [4, 18, 21-23]. They stated that without proper planning the project is definitely planning to fail.

Lack of consistencies in government policies which had the R.I.I value of 0.907 generate incoherence and inconsistency in project management and implementation. This is in agreement with research conducted by Olusegun A. E, [24] who opined that persistent changes in government policies creates the emergence of abandoned building construction projects.

Inappropriate/improper Project Budgeting which had the R.I.I value of 0.905 is another root cause of building construction project abandonment as many projects are attributed to poor costing and budgeting. Most of the costing are carried out in a different location where the project is to be sited without considering the environmental factor where the project is going to be executed [4].

Materials Increasing Costs (Inflation) with R.I.I value 0.903 is also a factor identified as causes of abandoning

building construction project in FCT. This factor is supported by research work carried out by the following researchers [4, 15, 16, 25]. They researchers are of the views that the abandonment of building construction projects are associated with increasing costs of materials on daily basis.

Bankruptcy of contractor and Legal or Land Disputes had R.I.I values of 0.900 and 0.895 respectively. These are causative agent of abandoning construction project. This is in consonance with research carried out by Aluko O. O [25] who emphasis the fact that land or legal disputes is one of the factors responsible for abandoning building construction project as disputes may take ages to be attended to in the court.

The other causes of project abandonment such as; administrative bottleneck, community interference, faulty design, improper documentation, change of priority natural disaster with R.I.I value of 0.886, 0.878, 0.811, 0.800, 0.761 and 0.757 respectively are confirmed in this work as the causes of building construction project abandonment. This was in agreement with research conducted by Abdul Kadir [26].

Table 7. Factors responsible for abandonment of construction of building projects in AMAC.

S/N	Causes for Abandonment of Construction Projects	5	4	3	2	1	R.I.I.	Rank
1	Leadership Instability	52	34	2	0	0	0.914	4
2	Inadequate funding	59	29	0	0	0	0.934	1
3	Death of client	57	28	1	1	1	0.916	3
4	Payment Delay	56	30	1	1	0	0.921	2
5	Change of priority	30	36	5	9	8	0.761	15
6	Faulty design	35	40	2	5	6	0.811	13
7	Inconsistence in government policies	52	33	2	0	1	0.907	6
8	Materials Increasing Costs (Inflation)	52	33	0	2	1	0.903	8
9	Legal or Land Disputes	47	38	1	2	0	0.895	10
10	Inadequate planning	55	29	2	1	1	0.909	5
11	Improper documentation	37	32	5	10	4	0.800	14
12	Improper Project Budgeting	56	25	5	1	1	0.905	7
13	Community Interference	50	30	2	4	2	0.878	12
14	Bankruptcy of contractor	47	40	0	0	1	0.900	9
15	Natural Disaster	30	33	10	9	6	0.757	16
16	Administrative Bottleneck	47	36	2	2	1	0.886	11

4.3. Effects of Abandonment of Building Projects

Table 8 shows the effects of building construction project abandonment in FCT, Abuja. This research confirmed that nine (9) negative effects were identified. One of the effects is that the abandonment leads to loss of strength of structural members of building which had R.I.I value of 0.961. This effect was confirmed by the research conducted by Tomas, U. G. [27]. He emphasized that one of the major factors affecting the stability and integrity of structural members of a building is the corrosion of the steel and concrete deterioration when the building is abandoned for some time. Service life of concrete becomes shortens as the exposed concrete strength decreases with increase in time.

The effect of abandoning building construction project such as visual defect with R.I.I value of 0.959, was graded second while the third effect was hidden places for dangerous

animals with R.I.I. value of 0.952. The pollution of environment with R.I.I. value of 0.950 was rated fourth. The above effects were all supported by Ibrahim, T. A. [28] who stressed that the main effects of abandoning building construction project are unattractive view of the environment (see Figure 1), bushy area, adolescent hang out, stealing and robbery cases, dating places, just to mention but few.

Waste of financial and material resources is another effect of abandoning building construction project. This effect leads to increase unemployment and the deprivation of government of the revenue as reported by Ayodele, E. O. and Alabi, O. M [4] and Aluko O. O [25].

Other effects such as wastage of resource with R.I.I value of 0.941 was graded fifth position in the Table 8. Decrease in revenue to government with R.I.I. value of 0.932, was rated sixth on the table. Similarly, increase in unemployment with R.I.I. value of 0.923, was rated seventh position while difficulties in attracting foreign loan with R.I.I. value of

0.909 was rated eight on the table. This research also observed that the effects of abandoning building construction project also generate conflict between public administration and private organizations with R.I.I. value of 0.896 and was

graded ninth position in the table. All the effects mention above were supported by Ayodele, E. O. and Alabi, O. M [4] and Aluko O. O [25] as the effects of abandoning building construction project.

Table 8. Rating the Effects of Abandonment of Building Projects in AMAC.

S/N	Effects of Construction Projects Abandonment	5	4	3	2	1	R.I.I.	Rank
1.	Wastage of resources	70	13	3	1	1	0.941	5
2.	Visual defect	70	18	0	0	0	0.959	2
3.	It leads to increase in unemployment	58	28	1	0	1	0.923	7
4.	Loss of strength of structural members	73	14	0	1	0	0.961	1
5.	Pollution	68	19	0	1	0	0.950	4
6.	Decrease in revenue to govt	68	12	6	2	0	0.932	6
7.	Hidden places for dangerous animals	69	18	0	1	0	0.952	3
8.	Create conflict between public administration and private organizations	47	38	1	2	0	0.896	9
9.	Difficulties in attracting foreign loan	68	11	2	3	4	0.909	8

5. Conclusion and Recommendations

5.1. Conclusion

This research has identified sixteen (16) important factors that are responsible for causing construction of building project to be abandoned in AMAC and if these factors causing abandonment are corrected, there will be decrease on the rate of construction project abandonment AMAC. The effect of reducing the rate of abandoning construction project shall improve provision of housing for all. It will also create employment opportunity for professionals in the construction industry as well as reduced waste of fund that will be used to increase the standard of living of AMAC resident.

5.2. Recommendations

Based on this research findings, the following recommendations are made to solve some of the problem associated with construction of building projects in AMAC, the Federal Capital Territory.

- 1) New projects should not be awarded unless there is available resource to complete the project.
- 2) There should be proper accountability, transparency, honesty and integrity during selection process that will lead to award of construction project.
- 3) Government at all level should undertake enough fund, adequate planning, reliable estimate at the inception, and engage services of competent professionals.
- 4) The government at all level should make all efforts to reduce inflation in the country.
- 5) When there is change in political administration, the new administration should not abandon project initiate by the previous administration which will improve national economic development.

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