



Assessment of Abandoned Public Real Estate Projects Development in Portharcourt, Rivers State, Nigeria

Nwosu Chiemezie Chisom¹, Chidinma C.Nwachukwu², Fidelis I. Emoh³

Department of Estate Management
Nnamdi Azikiwe University, Awka, Nigeria

Abstract

The prevalent and incessant abandonment of real estate projects are alarming that it creates several negative effects to real property values, as well as, to the owners, residents, the built environment and the economy as a whole. In Nigeria many real estate projects are either uncompleted or out rightly abandoned. The purpose of this research was to assess the abandoned public real estate projects development in Portharcourt, Rivers State, Nigeria. The research work adopted both survey and case study methods. The sample size was determined using Taro Yamane's formula. The data collected were subjected to a descriptive statistical technique. Tables and simple percentages were used in the presentation of data. Respondents were approached personally to collect the data. A total of four hundred (400) questionnaires were distributed while three hundred and ninety seven (397) questionnaires were retrieved and used for analysis. Relative Importance Index (RII) was used to determine the significance of each of the factors and effects of project abandonment in Portharcourt Rivers State of Nigeria. Base on the findings and discussion of the study, the study has demonstrated that there are at least fifteen (15) causes of real estate projects abandonment and that the resulting effects of the abandonment have at least eight (8) far-reaching effects on real estate properties. In a general perspective however, the study has established that projects abandonment is a contributing factors or issues to urban decay in an economy.

Keywords: Project abandonment, Public real estate, Project development, Assessment and Relative Importance Index.

1.0 INTRODUCTION

Shelter is one of the most important needs of individuals next to food and clothing, and by rank occupies the second position of the hierarchy of man's needs (Maslow, 1954). Real estate does not necessarily mean mere shelter, like a place to cover ones head from the harsh climatic condition; rather, it includes the infrastructures and services which make a dwelling unit habitable. The basic dwelling units which the individuals strive to put up require a substantial part of their resources which invariably might have gradually acquired and saved up over a long period of time. Real estate for modern days is such that calls for the mental, physical and social health of the habitants. Also such that will call for the emotional security and social status of the individual. Better and standard houses for man will not only gratify the heart of the individual, but will also help to improve productivity.

The unceasing abandonment of real estate development projects is so shocking in the developing countries such that Nigeria has remained one of the countries in such difficulty (Ayodele and Alabi, 2011; Kotangora, 1993; Osemenan, 1987). Therefore, the significance that the incessant abandonment of projects would bring several effects on real estate and its values and the economy cannot be overemphasized since some of the development projects provide the basic services that should enhance the real estate development.

Similarly, O'Flaherty (1993) while reflecting on property development projects suggest that it is when an owner or developer is ceasing to provide the required maintenance management to a developed property. However, real estate development projects being a capital intensive undertaking

should be critically analyzed to ascertain its feasibility and viability before embarking on it. But, on several occasions and as it had been observed, governments, contractors and agencies have abandoned development projects mid-way into construction and completion.

Ayodele and Alabi (2011) stated that the causes and effects of these development projects abandonments are not just peculiar to a particular reason rather cut across several reasons and as well as creating a total dwindling effects on the values of developed properties located close and within the vicinity. Nwachukwu and Nzotta (2010) opined that the rate at which real estate projects fail, or are abandoned, is retrogressive in most developing economies. The construction industry has been one of the critical sectors of Nigeria's economy before the era of the oil boom. Despite its role in the economy, it has been confronted with a lot of challenges as a result of its inability to achieve ab initio set out goals. The problem of abandoned real estate projects in this country has become a reoccurring action in public sector real estate development in our cities. It has necessitated the decay of infrastructures in our cities especially Portharcourt which is often over spilled with population resulting from the presence of oil companies, railway and sea port terminals and other administrative centres.

This, then calls for migration of people into the city to seek for white collar jobs and greener pastures. This invariably means intense pressure on the number of available houses, thus creating a shortage in the supply and rising demand for the commodities.

The most agonizing aspect of this research problem is the challenge which the government has accepted by stepping into the scene to provide houses for its citizens at affordable prices and halfway into the project, it is abandoned. Talking of the position of the government in this respect, one needs not for any reasons hesitate for a moment that projects undertakings by the government will be abandoned because of her position to raise funds necessary for the completion of a project embarked upon easily. Also the manpower and technical knowhow is exclusively at the reach and disposal of the government. Decent real estate is synonymous to good health and so, the lack of real estate will have many side effects on man. This is evident in Portharcourt which by her position in the economy of the nation, play host to many oil companies who are in dare need of real estate for accommodation and who are prepared to pay the rack rental value of the property. Thus, Portharcourt has been the only city in Rivers State bearing the real estate burden of the state, harbouring about 80% of the socio-economic activities in the state. The result of this is overcrowding of the city in which slum and squatters, settlement, environmental pollution, traffic congestion, ill health and other anti-social behaviours like crime, drug abuse, and juvenile delinquencies in children has taken the order of the day.

Assessment study was undertaken in order to identify the factors responsible for abandoned real estate projects development in Portharcourt and to analyse the effects of the identified factors leading to abandonment of real estate development in the city.

2.0 The Concept of Project Abandonment, Causes and Effects

Projects development particularly infrastructural projects are intended to provide new product and service to the community and at the same time promote the beauty of the built environment, but this benefits are undermined and unattained because of its incessant abandonment (Ayodele and Alabi, 2011). For example, osemenan (1987) concluded that Nigeria has become the 'world's junk-yard' of abandoned projects worth billions of Naira. While Kotangora (1993) in supporting the fact contended that there about 400 uncompleted or abandoned development projects costing more than three hundred billion (#300 Billion) Naira embarked upon by successive governments. The development projects are classified as abandoned when the expected activities to be performed for the completion of the development is stopped because of many difficulties surrounding the development (Longman Dictionary, 2005). Huges, (1986) argues that it is the improper understanding and utilization of the basic project managerial principles such as improper focus of the management by rewarding the wrong actions for good and the lack of communication of the project goals that contributes to the situation. While Chan *et.al.*, (2002) argued that the project abandonment result from the following: a lack of the project team promise; lack of contractor's competencies; a lack of understanding of risk and liability assessments; a lack of the client's competencies; a lack of the end users' needs; and the end users imposed restrictions on the project development.

Projects abandonment in Nigeria date back to the colonial period, and lingered into the present day. Abandon could be defined as the state of forgetfulness. It could also be define as been deserted. The oxford advance learners' dictionary for

current English p9 defined Abandoned as left and no longer wanted, used or needed.

Abandon project could simply be defined as half way completed projects. Project abandonment in Nigeria cities especially in Portharcourt has posed a lot of concern to investors in related industries. This is true judging from the fact that industry depend on another for survival. For example the real Estate industry-construction industries depend on the iron and steel, manufacturing extraction industry etc.

It is not yet understood why projects are abandoned after commencement. These projects are project which if completed would have helped our economy in no small measures. Projects like the Ajarkuta steel industry, Aluminium melting/smelting industry – Ekot – Abasi in Akwa –Ibom State, and projects like major roads linking industrial and agricultural areas of Nigeria and other course on real estate – real Estate projects.

Causes of Development Projects Abandonment in Nigeria

Many development projects as earlier mentioned in the study are by their completion and provisions predicted would provide the needed products and services, and that should sustainably enhanced real estate and its values in any economy. But, for these development projects, certain issue has remained as the bane to their abandonment in the Nigeria economy (Ayodele and Alabi, 2011; Efenudu, 2010). These issues/causes subjectively are numerous such that they include: the inconsistency in government policies; persistent community eruption and interference; lack of proper project development timing; and inappropriate allocation of project finance. Others of these causes to development projects abandonment are identified, and some of these has also been acknowledged and evidenced in the works of Ayodele and Alabi, (2011), Akindoyemi (1989) and Aluko (2008). As such, much more explanations are limited in this literature sub-section but are recognized by this present study while few earlier stated causes are discussed.

The inconsistencies in government policies as a factor that causes the development projects abandonment is mostly connected to where government leaderships changes (Efenudu, 2010). The new governments in most observed scenarios abandon pervious government policies or programs with the hidden understanding of embracing self-conceptualized projects. Although, this situation manifestation is made worse during the era of frequent military intervention (1983-1996) in politics in Nigeria, but the NHP (2011) stressed that even the present and past democratic dispensation had demonstrated this un-developmental character better by adopting the inconsistency concepts and syndromes in policy formulation and implementation in Nigeria system. This invariably should affect any other development project that expects to utilize the products and services ought to be provided by these projects such as real properties. Therefore, a policy that supports infrastructural projects development continuity is imperative as this would add to improve real estate and its values in an economy.

Another serious cause of development projects abandonment is the continuous community eruption and interference in project developments. The community leaders, youths, and today includes the women groups are usually on illegal premises

demanding an incurable sum of money as compensation before any development project could be carried out successfully in their area. They undermine that the benefits of these development projects are to improve the properties, its values, life and the built environment as a whole. But, difficulties are sustained to the contractors such that the projects are abandoned unless such contractor complies with the illegal demand. This must be eradicated if non-development projects abandonment is to be achieved and maintained in the economy such as in the Nigerian economy.

Another facilitating factor to development projects abandonment is the organization/management incompetence (Efenudu, 2010). The technical management teams are those on the provision for temporary management of the development projects and it is expected that these are qualified personnel to help with the tracks for all the project development work breakdown structure. But, most constructing organization avoids these groups because of the high cost of employing those with the required expertise. However, they prefer to use those that have little or no knowledge just to maximize profit by reducing total capital outlay into the development.

This afterward brings a diminishing effect that the project is terminated by the project owner, hence abandoned. Rubin and Seeling (1967) stressed that technical performance was a measure of successful project development and Avots (1969) similarly argued that the wrong choice of a project development manager and unsupportive top-management would cause a project development failure and/ or abandonment. Therefore, competency of the project development teams should be imperative in combating development projects abandonment because of the important products and service it provides to real estate and its value enhancement.

Additionally, finance and timing constitute another factor causing project development abandonment. Here, three types of timing problems usually interfere with effective implementation of development project such that they include but not limited to the following: delays between project identification and start-up; delays during project implementation; and inappropriate time phasing of project activities (Efenudu, 2010; Aibinu and Jagboro, 2002). The developments of realistic project implementation schedules have received limited attention today, but the manifestation of this is the absence of an accurate timetable for the critical project development activities in many project design papers (Mark, 1984). However, the project development timing estimates that existed in the late 70s and 80s were extremely optimistic when compared with actual rate of project accomplishment today (Efenudu, 2010).

Factors Affecting Real Estate Need in Portharcourt City

Several reasons account for the most effective and competitive use of real estate in Portharcourt City.

The reasons are as follows:-

1. The one city state status of River state

Portharcourt City is undoubtedly the only one city in Rivers State. This, thus call for a tremendous pull on the facilities especially real estate because of migration of people from the rural areas into the city for employment, business, education etc. Because of her very nature, Portharcourt, pay host to a

number of industries, oil companies, and people in search of employment in these industries flux into Portharcourt on daily bases. This then pose tremendous pull on the real estate sector. Another area in that Portharcourt is an administrative centre real estate all federal, state and local government ministries, banks and insurance companies. In all these ministries, banks and insurance companies, people works in their numbers, hence, this becomes a burden on residential accommodation. Again, Portharcourt play host to a number of institutions of higher learning, drawing students from far and near into the city for their academic pursuit. Majority of these students lives off campuses in residential accommodations.

2. Urbanization in Portharcourt

Urbanization could simply be defined as the transformation of a place or an area formerly known as a rural area into an urban centre. In other words, urbanization could also be define as changes of an area from the primary industries of agriculture, mining into the tertiary industry or and administrative centre. Thus, because of urbanization, Portharcourt have been transformed into an urban centre hosting a number of oil companies, industries, banks universities and ministries all of which pull yet another batch of population into the city. The effect of this urbanization is over population which invariably pull a tremendous tension on residential property

3. Sharing of dwelling

In Portharcourt City, the sharing of dwelling units by two or more families has become apparent. This sharing of apartment by more than one family known as “doubling up” is a characteristic of hard times and proceeds of acute and extreme real estate shortage. As unemployment increases and earning declines, families and relatives who are better up or two families suffering reduced earning share quarters hired out of their combine resources. It is apparent that when one family moves in with another there is a corresponding reduction in the quantity of demand for dwelling units and that conversely when separation occurs the quantity of demand of houses increases.

4. Divorce rate

Divorce which automatically is the termination of marriage has a direct effect in real estate need in the city. In the matrimonial homes, the couple stay together in one apartment. At the time of divorce, one leaves the other in search of accommodation. This causes an increase in accommodation need in Portharcourt.

5. Migration

Immigration has been the prime factor in the growth of most cities especially Portharcourt and incidentally the worst attack on real estate need. It is pertinent that movement of families into the city of Portharcourt has caused a tremendous increase in real estate need in the city. It is worth mentioning that over 1,500 people moves into Portharcourt every quarter of the past three to four years.

6. Pay rise or increase wage

Pay rise has been attributable to real estate need in Portharcourt. Sharing of dwelling units by two or more families which is known as doubling up is a characteristic of hard time, but as the individual begin to receive a pay rise or enjoy increase wage, he is now forced to look for a decent real estate

unit for himself. Thus, without game say, increase wage is a major factor affecting real estate need in Portharcourt.

7. Marriage

New families created by marriage are important sources of increase in demand for dwelling units. Marriages cause yet an immense pull in real estate need. The individual, who was living with relations before marriage, will seek for an apartment of his own immediately after marriage, so as not to cause any unwary burden to the relation. This marriage rate is sensitive to real estate need, which invariable is sensitive to economic conditions.

3.0 METHODOLOGY

This study adopted the descriptive survey research design. The researcher considers this design appropriate for this study since it intends to collect data from citizens of Eleme, Contractors and Project managers and Surveyors working in ministry of land and housing at Portharcourt Rivers State, Nigeria. The population of the study comprises of 400 respondents and 400 structured questionnaires were distributed which comprised of two sections. Section one captures the demographic profile of the respondents and the second section consists of 15 factors to be scored on a likert scale of 1-5 based on their significance. Descriptive statistics was used to analyse the demographic data of the respondents while Relative Importance Index (RII) was used to analyse the respondents' scores of the factors of project abandonment. In this study, an ordinal measurement scale 1 to 5 was used to determine the effect level. Respondents were asked to score the effect of project abandonment, according to the degree of important: where 1 = strongly agree; 2 = agree; 3 = undecided; 4 = disagree; 5 = strongly disagree.

4.0 DATA PRESENTATION AND ANALYSIS

Table 4.1 Analysis of Distributed Questionnaire

Questionnaire	No. of respondent	Percentages
Distributed	400	-
Returned Questionnaire	397	99
Unreturned Questionnaire	3	1
Total	400	100

From the table 4.1 above shows that 397 of the distributed questionnaires which amount to 99 percent were returned while 3 questionnaires which amount to 1 percent questionnaires were not returned. This shows that there were a high percentage of returned questionnaires.

SECTION A: Personal Data of Respondent

Table 4.2 Gender

Gender	Frequency	Percentage (%)
Male	210	53
Female	187	47
Total	336	100

Table 4.2 shows that 53 percent of the respondents are male while 47 percent are female.

Table 4.3 Age distribution

Age	Frequency	Percentage (%)
21-30	50	13
31-40	220	55
41-50	100	25
51-60	27	7
Others		
Total	397	100

The table analysis in 4.3 above shows that 13 percent of the respondents belong to the age group of 21-30, 55 percent belong to 31-40, 25 percent belong to 41-50 while 7 percent belong to 51-60 years of age.

Table 4.4. Factors Causing Abandonment of Projects

		Mean	Rank
1.	Land or Legal Disputes	50.9	1
2.	Lack of adequate fund allocation	50.1	2
3.	Inconsistence in government policies,	49.0	3
4.	Community Interference,	45.9	4
5.	Natural Disaster	52.8	5
6.	Climatic Conditions	47.2	6
7.	Death of the Investor/Client/owner	48.0	7
8.	Leadership Instability	47.0	8
9.	Improper Project Planning and Design	49.0	9
10.	Improper Project Estimates	50.7	10
11.	Payment Remittance Delay	50.1	11
12.	Project Aim Unjustified or Not Meet	49.0	12
13.	Change of Investment Purpose	45.9	13
14.	Materials Increasing Costs and Lacks	52.8	14
15.	Lack of Project Risk Assessment	47.2	15

Table 4.4.1 what are the factors causing abandoned of public real estate projects in portharcourt

S/N	Causes for Abandoning Projects	SA (%)	A (%)	U (%)	D (%)	SD (%)	Total
1	Payment Remittance Delay	270(68)	113(28)	10(3)	4(1)		397(100%)
2	Lack of adequate fund allocation	196(49)	186(45)	8(2)	7(2)		397(100%)
3	Leadership Instability	126(32)	152(38)	11(3)	95(24)	13 (3)	397(100%)
4	Death of the Investor/Client/owner	122(30)	141(36)	93(23)	38(9)	3(1)	397(100%)
5	Inconsistence in government policies,	204(51)	89(22)	88(22)	12(3)	4(1)	397(100%)
6	Improper Project Planning and Design	189(48)	112(28)	44(11)	49(12)	3(1)	397(100%)
7	Improper Project Estimates	177(44)	205(51)	2(1)	13(4)		397(100%)
8	Land or Legal Disputes	17(4)	78(19)	2(1)	201(51)	99(25)	397(100%)
9	Project Aim Unjustified or Not Meet	216(54)	132(33)	23(6)	8(2)	18(5)	397(100%)
10	Change of Investment Purpose	216(54)	132(33)	23(6)	8(2)	18(5)	397(100%)
11	Natural Disaster	204(51)	89(22)	88(22)	12(3)	4(1)	397(100%)
12	Community Interference,	205(51)	177(44)	2(1)	13(4)		397(100%)
13	Climatic Conditions	152(38)	126(32)	11(3)	95(24)	13 (3)	397(100%)
14	Materials Increasing Costs and Lacks	78(19)	17(4)	2(1)	99(25)	201(51)	397(100%)
15	Lack of Project Risk Assessment	38(9)	141(36)	122(30)	3(1)	93(23)	397(100%)

Table 4.4.1, shows that 68 percent of the respondents agree that Payment Remittance Delay is one of the factors causing abandonment of project, 28 percent agreed, 3 percent were undecided while 1 percent of the respondents disagree that Payment Remittance Delay is one of the factors causing abandonment of project

The analysis shows that 49 percent of the respondents strongly agreed that Lack of adequate fund allocation is one of the factors causing abandonment of project, 45 percent agreed, 2 percent were undecided while 2 percent of the respondents disagree.

The analysis shows that 32 percent of the respondents strongly agreed that Leadership Instability is one of the factors causing abandonment of project, 38 percent agreed, 3 percent were undecided 24 percent disagree while 3 percent of the respondents were strongly that Leadership Instability is one of the factors causing abandonment of project.

The analysis shows that 30 percent of the respondents strongly agreed that Death of the Investor/Client/owner is one of the factors causing abandonment of project, 36 percent agreed, 23 percent were undecided 9 percent disagree while 1 percent of the respondents strongly disagree that Death of the Investor/Client/owner is one of the factors causing abandonment of project.

Also the analysis shows that 51 percent of the respondents strongly agreed that Inconsistence in government policies is one of the factors causing abandonment of project, 22 percent were agreed, 22 percent were decided 3 percent disagree while 1 percent of the respondents strongly disagree that Inconsistence in government policies is one of the factors causing abandonment of project.

The analysis shows that 48 percent of the respondents strongly agreed that Improper Project Planning and Design is one of the factors causing abandonment of project, 28 percent agreed, 11 percent were undecided 12 percent disagree while 1 percent of the respondents strongly disagree that Improper Project Planning and Design is one of the factors causing abandonment of project.

The analysis shows that 44 percent of the respondents strongly agreed that Improper Project Estimates is one of the factors causing abandonment of project, 51 percent agreed, 1 percent were undecided while 1 percent strongly disagree that Improper Project Estimates is one of the factors causing abandonment of project.

The analysis shows that 4 percent of the respondents strongly agreed that Land or Legal Disputes is one of the factors causing abandonment of project, 19 percent agreed, 1 percent were undecided 51 percent disagree while 25 percent of the respondents strongly disagree that Land or Legal Disputes is one of the factors causing abandonment of project

The analysis shows that 54 percent of the respondents strongly agreed that Project Aim Unjustified or Not Meet is one of the factors causing abandonment of project, 33 percent agreed, 6 percent were undecided, 24 percent disagree while 5 percent of the respondents strongly disagree that Project Aim Unjustified or Not Meet is one of the factors causing abandonment of project.

The analysis shows that 51 percent of the respondents strongly agreed that Change of Investment Purpose is one of the factors causing abandonment of project, 22 percent agreed, 22 percent were undecided 3 percent disagree while 1 percent of the respondents strongly disagree that Change of Investment Purpose is one of the factors causing abandonment of project.

The analysis shows that 51 percent of the respondents strongly agreed that Natural Disaster is one of the factors causing abandonment of project, 44 percent agreed, 1 percent were undecided while 4 percent strongly disagree that Natural Disaster is one of the factors causing abandonment of project. The analysis shows that 38 percent of the respondents strongly agreed that Community Interference is one of the factors causing abandonment of project, 32 percent agreed, 3 percent were undecided 24 percent disagree while 3 percent of the respondents strongly disagree Community Interference is one of the factors causing abandonment of project.

The analysis shows that 19 percent of the respondents strongly agreed that Climatic Conditions is one of the factors causing

abandonment of project, 4 percent agreed, 1 percent were undecided 25 percent disagree while 51 percent of the respondents strongly disagree Climatic Conditions is one of the factors causing abandonment of project.

The analysis shows that 30 percent of the respondents strongly agreed that Materials Increasing Costs and Lacks are one of the

factors causing abandonment of project, 36 percent agreed, 9 percent were undecided 1 percent disagree while 23 percent of the respondents strongly disagree that Materials Increasing Costs and Lacks are one of the factors causing abandonment of project.

Table 4.5: Effects of Project Abandonment on Real Property

		Mean	Rank
1.	It affects the real property total values reduction	15.1	1
2.	It affects the total income receivable from real property	14.0	2
3.	It becomes a disappointing thing to the owner and the populace	13.9	3
4.	It increases the negative effects of environmental issues to the real property and the built environment	14.9	4
5.	It negatively reduces the motivation to attracting investment in real properties	14.5	5
6.	It becomes a waste of Financial and Material Resources	14.7	6
7.	Employment opportunity in real property and other sectors are impacted negatively	14.8	7
8.	It deprive government the expected revenue from property tax	14.9	8

Table 4.5.1: what are the effects of Project Abandonment on Real Property

Rank	Effects on Real Property	SA (%)	A (%)	U (%)	D (%)	SD (%)	Total
1	It affects the real property total values reduction	216(54)	132(33)	23(6)	8(2)	18(5)	397(100%)
2	It affects the total income receivable from real property	204(51)	89(22)	88(22)	12(3)	4(1)	397(100%)
3	It becomes a disappointing thing to the owner and the populace	205(51)	177(44)	2(1)	13(4)		397(100%)
4	It increases the negative effects of environmental issues to the real property and the built environment	152(38)	126(32)	11(3)	95(24)	13 (3)	397(100%)
5	It negatively reduces the motivation to attracting investment in real properties	201(51)	99(25)	2(1)	17(4)	78(19)	397(100%)
6	It becomes a waste of Financial and Material Resources	141(36)	122(30)	3(1)	38(9)	93(23)	397(100%)
7	Employment opportunity in real property and other sectors are impacted negatively	177(44)	205(51)	2(1)	13(4)		397(100%)
8	It deprive government the expected revenue from property tax	99(25)	201(51)	2(1)	78(19)	17(4)	397(100%)

The analysis in table 4.5.1, 54 percent of the respondents strongly agreed that project abandonment affects the real property total values reduction, 33 percent agree, 6 percent were undecided 2 percent disagree while 5 percent of the respondents strongly disagree that project abandonment affects the real property total values reduction.

The analysis shows that 51 percent of the respondents strongly agreed that project abandonment affects the total income receivable from real property, 22 percent agree, 22 percent were undecided 3 percent disagree while 1 percent of the respondents strongly disagree that on project abandonment affects the total income receivable from real property.

The analysis shows that 51 percent of the respondents strongly agreed that project abandonment becomes a disappointing thing to the owner and the populace, 44 percent agree, 1 percent were

undecided 4 percent disagree that project abandonment becomes a disappointing thing to the owner and the populace.

The analysis shows that 38 percent of the respondents strongly agreed that project abandonment increases the negative effects of environmental issues to the real property and the built environment, 32 percent agree, 13 percent were undecided 24 percent disagree while 3 percent of the respondents strongly disagree that project abandonment increases the negative effects of environmental issues to the real property and the built environment.

The analysis shows that 51 percent of the respondents strongly agreed that project abandonment negatively reduces the motivation to attracting investment in real properties, 25 percent agree, 1 percent were undecided 4 percent disagree while 19 percent of the respondents strongly disagree that

project abandonment negatively reduces the motivation to attracting investment in real properties.

The analysis shows that 36 percent of the respondents strongly agreed that project abandonment becomes a waste of Financial and Material Resources, 30 percent agree, 1 percent were undecided 9 percent disagree while 23 percent of the respondents strongly disagree that project abandonment becomes a waste of Financial and Material Resources.

The analysis shows that 44 percent of the respondents strongly agreed that project abandonment makes employment opportunity in real property and other sectors to impact negatively, 51 percent agree, 1 percent were undecided 4 percent disagree.

The analysis shows that 25 percent of the respondents strongly agreed that project abandonment deprive government the expected revenue from property tax, 51 percent agree, 1 percent were undecided 19 percent disagree while 4 percent of the respondents strongly disagree.

5.0 Conclusion

Base on the findings and discussion of the study, the study has demonstrated that there are at least fifteen (15) causes of real estate projects abandonment and that the resulting effects of the abandonment have at least eight (8) far-reaching effects on real estate properties. In a general perspective however, the study has established that projects abandonment is a contributing factors or issues to urban decay in an economy. The study further determined that if the incessant causes are meticulously tackled through implementing various measures opined to each cause in the study; it is expected that projects abandonment will be a thing of past in the country. This should be promoting the total values of real properties as well as enhancing the real properties immovability and sustainability in an economy whether it is in developing or developed countries. An innovative planning and best practice project management approach such as developing reasonable implementation plans, on timely monitoring, evaluating and reporting on project activities. Also, it should be done in line with the development projects plans, as well as providing excellent time phasing for the project, introducing modifications if necessary and rewarding staff for overcoming procedural and other barriers that could delay implementation activities is/are imperative in this study circumstance. It was observed that identified factors like death of the investor/client/owner, inconsistency in government policies, improper project planning and design, improper project estimates, land or legal disputes, project aim unjustified or not meet, change of investment purpose, Materials Increasing Costs and Lacks, natural disaster, community interference and climatic conditions has a significant effect on abandoned real estate development projects in Portharcourt.

5.1 Recommendations

Based on the findings and conclusion, the following recommendations were made;

1. Project managers should have the ability to make effective decision so as to facilitate the project and avoid abandonment.

2. There should be Planning Efforts by project managers so as to reduce the rate of abandonment of public real estate.
3. Government should contract managers with Previous Project Management Experience so as to facilitate the work and reduce the rate of public real estate abandonment.
4. There should be effective monitoring of public real estate projects during construction so as to reduce abandonment.
5. The governments should make efforts to know what the study suggest as “total no project abandonment should sustainably promote the convention of providing adequate policies and the continuity of those policies by any incoming government.

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