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EXAMINING THE CAUSES OF CONSTRUCTION PROJECT FAILURES IN EDO STATE

BY

VICTOR CHIWE ENEJE

ENV1704638

Being a Project Submitted to the Department of Quantity Surveying

Faculty of Environmental Sciences, University of Benin, Benin City, Nigeria In Partial Fulfillment of the Requirements for the Award of the Degree of Bachelor of Science (B.Sc.) in Quantity Surveying

DECLARATION

I declare that this project is an original work carried out by **VICTOR CHIWE ENEJE** with Matriculation Number **ENV1704638** in the Department of Quantity Surveying, Faculty of Environmental Sciences, University of Benin, Benin City.

NAME : VICTOR CHIWE ENEJE

MATRIC NO : ENV1704638

SIGNATURE…… DATE…….

CERTIFICATION

We certify that this project **EXAMINING THE CAUSES OF CONSTRUCTION PROJECT FAILURES IN EDO STATE** submitted by **VICTOR CHIWE ENEJE** with Matriculation Number **ENV1704638** has satisfied the regulations governing the award of Bachelor's Degree in Quantity Surveying from the University of Benin, Benin City, Edo State.

Supervisor: Dr. Okorie Victor SIGNATURE……

DATE…….

Head of Department: Dr. T. S. Fawale SIGNATURE……

DATE……..

External Examiner: Prof. H. A. Odeyinka SIGNATURE…….

DATE……..

DEDICATION

To my dearest family, friends, and mentors, I want to dedicate this project to each one of you who has been an unwavering source of support, inspiration, and encouragement throughout this journey. Your belief in me has been my driving force, and I am deeply grateful for the love and guidance you've bestowed upon me. This project stands as a testament to our collective efforts, and I dedicate it with all my heart to you, for without you, it would not have been possible.

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Lastly, I want to acknowledge the hard work and dedication of my colleagues. Your collaboration and commitment to excellence were truly inspiring.

This project has been a significant journey of growth and learning for me, and I am deeply grateful to all of you for being a part of it. Thank you for making this endeavor a memorable and meaningful experience.

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ABSTRACT

This research project, titled "Examining the Causes of Construction Project Failure in Edo State," seeks to shed light on the underlying factors contributing to project failures by examining the factors responsible for the failure of projects, the effect of project failures and offer solution that mitigates the issues of construction project failure within the context of Edo State, Nigeria.

This study employs a comprehensive research methodology, including literature review, questionnaires were sent out as a method of data collection, and analysis of construction projects in Edo State. By investigating a wide range of projects across various scales and sectors, this research aims to identify common causes of failure specific to the region. Potential factors under scrutiny include inadequate planning, budgetary constraints, regulatory issues, poor project management, and environmental challenges.

The findings from this research will not only enhance our understanding of the construction industry in Edo State but will also serve as a valuable resource for stakeholders, policymakers, and project managers. By pinpointing the root causes of project failures, this study aims to provide actionable insights that can lead to improved project outcomes, reduced costs, and enhanced overall efficiency in construction endeavors within Edo State and beyond. Ultimately, this research contributes to the advancement of construction project management practices and the sustainable development of the region.

CHAPTER ONE

INTRODUCTION

1.1 Background of the Study

The construction industry plays a crucial role in the economic development of any nation, providing infrastructure and employment opportunities. According to Khan, Liew & Ghazali (2014), the construction sector is a significant contributor to the country's gross domestic product (GDP) and employment. However, despite its importance, the industry faces numerous challenges, including project failures, which have severe implications for the economic and social development of the country. Projects failures are not only common in Nigerian environment, but it is also a global phenomenon (Ihuah, Kakulu & Eaton 2014).

However, Nigeria as a country is littered with failed and abandoned projects especially around the major streets in all the 36 states of the Federation. According to Osemenan (1987), as cited in Okereke (2017), Nigeria has turned into "the world's junk-yard of abandoned and failed projects worth billions of naira. These failed and abandoned construction projects cut across all spectra of construction works like building projects, civil engineering works, and infrastructural development projects including highways, bridges, dams, tunnels, airports, and seaports. Another report Alao & Jagboro (2017) claims that the Federal Government of Nigeria has about 4000 unfinished or failed projects, with an estimated cost of more than N 300 billion, that will take 30 years to complete at the current capacity of the government to carry them out. Additionally, he claims that this issue of project failures have been neglected for too long, which is now

having multiplier effects on the Nigerian economy. Undoubtedly, a healthy economy reflects the extent of finished construction project in a given period.

It is therefore very important to recognize the negative effects that accompanied construction projects failures would have on the environment's aesthetics, real estate values, and the economy. However, the focus of this study will be to examine the factors responsible for construction project failures in Nigeria. The causes of construction project failures in Nigeria are multi-faceted and require a comprehensive understanding to develop effective strategies for prevention and mitigation.

1.2 Statement of the Problem

According to Ogunde *et al.,* (2017), Nigeria is still one of the developing nations that consistently fail to complete construction projects development initiatives. Nonetheless, most of these development projects offer the fundamental services that should satisfy people's needs. It is therefore very important to recognize the negative effects that accompanied construction projects failure would have on the environment's aesthetics, real estate values, and the economy. However, the focus of this study will be on Nigerian construction project failure factors. The causes of construction project failures in Nigeria are multi-faceted and require a comprehensive understanding to develop effective strategies for prevention and mitigation (Barkindo, 2016). While some studies have explored specific aspects of this issue, there is a need for a comprehensive investigation that encompasses the various factors contributing to these failures.

1.3 Research Questions

1. What are the factors responsible for construction project failures in Edo State?
2. What are the effects of construction project failures in Edo State?

What are the solutions to mitigate the issues of construction project failures in Edo State?

1.4 Aim and Objectives of the Study

The aim of this study is to evaluate those factors responsible for the failure of projects in Edo state.

The following are the objectives of this study:

1. To examine the factors responsible for project failures in Edo State.
2. To examine the effect of project failures in Edo State.
3. To offer solution that mitigates the issues of construction project failures in Edo State.

1.5 Significance of the Study

The significance of this study are:

The study will be of benefits to construction stakeholders such as; clients (individuals, states and federal government), investors in real estates and Edo State public at large.

The outcome of this study will have an immerse benefit to scholars and researchers who are interested in conducting an in-depth research in the area of construction project failures in Edo State.

Lastly, by identifying strategies and recommendations to prevent or mitigate construction project failures, this study can contribute to the overall growth and sustainability of the construction industry in Edo State. Implementing these recommendations can lead to more efficient project delivery, reduced costs, and increased investor confidence.

1.6 Scope of the Study

The challenges of construction project failures will be covered in this study relative to the identified factors responsible for construction project failures in Edo State.

1.7 Definition of Operation

Project failure: Project failure refers to the inability of a project to achieve its predefined objectives within the specified constraints of time, budget, scope, and quality. In essence, when a project falls short of meeting its intended goals or delivers outcomes that significantly deviate from the initial project plan or expectations, it is considered a failure. Project failure can result from various factors, including poor planning, inadequate resources, mismanagement, unforeseen challenges, and external factors beyond the project team's control. The criteria for defining project failure may vary depending on the specific project and its stakeholders, but it generally signifies a significant shortfall in meeting project objectives.

Construction projects: Construction projects related to public buildings involve the creation of structures such as schools, hospitals, government offices, libraries, and cultural centres that serve the needs of the community.

Construction of infrastructure in general such as; Public buildings, Transportation infrastructure, Utilities infrastructure and so on.

Technical analysis: This is the detailed examination and assessment of the technical aspects and components of a project to identify potential causes or contributing factors to its failure. This analysis focuses on the technical elements that are critical to the project's success and involves evaluating whether these elements were properly planned, executed, and managed.

Here are some key components of technical analysis in the context of project failure:

Design and Engineering, Quality Control, Technology and Equipment, Construction Methods, Material Selection, Testing and Inspection, Compliance with Standards and Codes, Workforce Competence, Change Management, Maintenance and Sustainability.

Institutional analysis: This involves studying and understanding the role of institutions, organizations, and their structures in influencing the outcomes of construction projects. Institutions refer to the formal and informal rules, norms, and arrangements that guide behaviour and decision-making within a society or industry.

Here's how institutional analysis relates to project failure:

Regulatory Framework, Contractual Arrangements, Industry Norms, Government Agencies, Professional Associations, Cultural and Social Factors.

1.8 Limitation of Study

1. Financial restraint: A researcher's ability to gather data (through the internet, a questionnaire, and interviews) and locate relevant materials, literature, or information is sometimes hindered by a lack of funding.
2. Time restraint: There will be time restrictions due to the academic pressure on the researcher. As a result, the researcher will be affected by time constraint.

CHAPTER TWO

REVIEW OF RELATED LITERATURE

2.1 Introduction

This chapter provides an overview of several studies carried out by top academics and clarifies technical terms related to the reasons why building projects fail in Edo state. The chapter also provides a brief summary of the problem's past and present state, which is outlined by a review of earlier research on closely similar issues.

2.2 Concept of Construction Project Failures

According to the Longman Dictionary, Failure is the lack of success or the inability to successfully complete a task. The term "Failure" refers to when actions and activities related to development initiatives are not successful or plausible. This experience is typical in most rural areas. There are programs that can be tracked that sought to improve the lives of community members in this situation. Due to delays in finishing the project, in certain situations the majority of the materials utilized are now obsolete. Additionally, a project is considered failed when the suspension and restart causes enough material loss and deterioration. According to Omopariola *et al.,* (2020), short-term and long-term temporal delays exist. For short-term projects, the short lag is between 1-2 years, while for long-term projects, it is between 3-5 years. If relevant, a project is deemed abandoned when some of its physical components are seen to be deteriorating and becoming unusable to the point that replacement will be expensive. The causes of project failures will be examined

Choice of project site or location

The site selection is crucial if community development initiatives are to succeed (Eze & Guto, *et al.,* 2020). Before starting the project, agreement must be reached on its location because the host community must by necessity serve as its custodian. If the project is going to be managed by external organizations or government authorities, the scenario becomes more hazardous. The institutions in the community, such as the chiefs, youths, women, and CDC members, (development stake holders) or beneficiaries, must be consulted on the project site selection in order to produce the intended results.

Embarking on projects without need analysis

Any initiative must be founded on the perceived need of the people if it is to succeed. Any project selection that did not meet the needs of the vast majority of community members was already doomed to failure. The need analysis concept emphasizes identifying community requirements and prioritizing them in the order that members would want them to be satisfied in order to achieve their development goals (Van Thuyet, Ogunlana & Dey, 2019).

Lack of social analysis of projects

Development initiatives with very little regard for the traditional beliefs and social structures of its target recipients are likely to fail and may even be discontinued. No matter how vital and desirable a project may be by the community members, if it conflicts with the cultural norms of the community, it may be abandoned (Kikwasi, 2012).

Project imposition

According to modern standards, a community development project must have been started by the residents for it to go off without a hitch (Perera & Dewagoda, 2021). There is a guarantee that community development initiatives that are started by community members have passed the crucial tests of perceived need and consultation that have previously been exhausted. The likelihood of failing is not any less likely. However, when community development projects are developed by the government without the participation of the community, they are perceived as being imposed on the community and may be terminated at any time. Hanactor (2010) cites Good enough (1963) and notes that "development projects undertaken in the spirit of imposing our will on others and getting them see the folly of their way and the wisdom of our counsel invariably meet with resistance." This explains why the majority of federal and state initiatives in Nigeria have failed.

Improper financial analysis

For the purpose of carrying out community development programs, financial analysis is crucial. No matter what kind of project it is, enough money must be raised to finish it. Most community development initiatives require complementary funding, therefore when one or more parties to the agreement fail, the project will undoubtedly be abandoned due to a lack of cash (Muhwezi, Acai & Otim, 2014).

Under bidding of projects

Most communities outsource community development initiatives to specialists, either from within the community or from outside the community. Most contractors purposely decrease their price in order to get the contract, only to seek for modification afterwards. Some may continue

with the project, but will utilize inferior materials or diverge from the original project design. If any of these things happen, the project may be abandoned (Naghizadeh & Bausys, *et al.,* 2021).

Lack of technical analysis

Most community initiatives need technical inputs, which must be handled by specialists. If this factor is not taken into account and the local craftsmen are unable to manage it, the project will be halted (Joblin & Apel, 2022).

2.3. Effects of Construction Project Failures

As previously said, physical initiatives in communities result in changes in the appearance of a community. A community development project's actual goal is to bring about good change in the community by empowering persons economically and socially. Any change that occurs, for whatever reason, in one aspect is likely to result in further change in other aspects (Kerzner, 2017). When community development initiatives are abandoned, the community members are immediately stripped of the anticipated changes, leaving them worse off than before the endeavor. Individuals in the community, the community, and the government all suffer when community development programs fail.

2.3.1 Effect on individuals

The completion of projects in communities leads in the empowerment of community people through employment, contracts, and other means. If these initiatives are abandoned for whatever reason, individuals working on them will lose their jobs, and supplies will be halted. This will result in the projects' economic advantages being lost. People may face social troubles in some circumstances since it is tough to change their lifestyle (Montenegro, Dobrota & Obradovic, et al.,2021).

2.3.2. Effect on the community

Depending on the scope and complexity of the initiatives, one project can significantly alter the socioeconomic makeup and external appearance of a town. If the project draws a sizable workforce, it may also draw certain social services that will help the neighborhood grow. In addition to the aforementioned, records will show that if the project is one of the government-zoned projects, the community has benefitted from government even if the project does not actually exist and the anticipated advantages have been lost (Kissi & Andam, *et al.,* 2019)

2.3.3 Effect on government

Most individuals believe that all government properties belong to everyone. When local government initiatives are terminated, the residents would even vandalize the equipment and everything else still on the site. After years of being abandoned, the site must be returned, and the vandalized items must be rebuilt at additional expense. Governments may end up giving the original contract to a new contractor while increasing the contract value (Ahmadabadi & Heravi, 2019)

2.4. Ways to Forestall Construction Project Failure

Project analysis is necessary to avoid the chance of community development initiatives being failed. Project analysis, according to Desai (2011), is the expression of the many aspects of a project life cycle, both independently and in connection to one another. In his opinion, the following topics should be included in a multidimensional project analysis: Social analysis, Institutional analysis, Financial analysis, Economic analysis, Technical analysis.

Social project analysis: The social analysis of a project considers how the project will affect the populace. In order to acquire and keep people's support and to achieve project goals by

incorporating changes in social attitudes and behavior, it takes into account the sustainability of the proposed project in accordance with the socio-cultural and demographic features of the project population. The project's cultural acceptability is also included in the analysis, including its capability to modify community members' behavior and perceived requirements as well as adapt to people's behavior (Gupta & Roubaud, *et al.,* 2019).

Institutional analysis: The success of a development initiative depends on its ability to win the support and cooperation of the institutions concerned. An effective way to identify and collaborate with regional or local institutions that, if disregarded, lead to initiatives being abandoned is through institutional project analysis (O'Brien, Lord & Dembski, 2020).

Financial analysis: A project's financial analysis considers the project's cost as well as the source or sources of funding. The method of collecting or donation in the case of initiatives with community funding. The amount or percentage that each partner is to provide, as well as when, in the event of counterpart funding. The stages and the money to be released at each stage of the project in the event of a government project. Independent of the sponsors, sound financial analysis prevents project failure (Assaad & El-Adaway, 2020).

Economic evaluation: The project's economic analysis explains how the community's resources are distributed among the varied requirements of its members. It aims to ascertain the project's usage as well as whether there are any other options for obtaining the same utility as what the proposed project would provide. Comparing costs and benefits with and without the project is a key component of economic analysis. This is done in terms of the opportunity cost to the community or donor organizations for the best possible alternative usage. If taken into account, this will guarantee that initiatives won't lose its value within a short time (Sartori & Bo, *et al.,* 2014).

Technical analysis: A technical project analysis takes into account a project's technological requirements as well as potential sources of support. Typically, there are two sources: either indigenous technology and talent or imported technology. The study will recommend which will be suitable based on the sort of project to be carried out. The sorts of specialists needed for the project and when they should get engaged will be specified by technical analysis (Eja & Ramegowda, 2020).

2.5. Concept of Construction Projects Maintenance and Management

Melenbrink, Werfel & Menges (2020) said that permanent structures required less maintenance than temporary ones, but any homeowner can attest that even the best-built building projects require ongoing care. What initially seemed to be fairly trivial is likely to suddenly become an expensive surgery if treatment is delayed. Similar to this, Turner (2022) argued that no construction project could last its whole lifespan without requiring some sort of maintenance. This means that much may be done during the planning phase to minimize the need for later maintenance. Maintenance work on a building project should start the day the contractor departs. All building projects, as well as the materials and components used therein, degrade or lose value over time as a result of exposure to the elements of the weather. This highlights the need for maintenance work on construction projects. Depending on how maintenance is carried out in the construction projects, the quality of the materials used, the look, and the lifespan of the projects will all be impacted. If the design process is to be improved, the construction project team has to collaborate and contribute to the project's maintainability from the project's conception rather than leaving it to the maintenance staff to deal with the corrective action at the conclusion of construction. According to Thrassou *et al.,* (2020), maintenance staff may experience frustration and annoyance when taking over new construction projects and encountering poor details, poor

choices in finishes, materials, and components, as well as a lack of basic knowledge about the construction projects and its services.

The separation of duties between the design and construction parts is, in According to Johnson & Babu (2020) the root cause of the problems that the construction industry and its clients experience. Few factors are as crucial to any construction project's success as the connection between the designer and contractor. To ensure that the clients receive the most from their combined skills, the two parties must be willing to collaborate. The designer should be willing to accept, consider, and implement any advice made by the contract regarding best practices for construction, and the contract should feel comfortable participating in the design process in these areas.

2.6. Empirical Review

Numerous studies have been written to identify the reasons for project failure and discontinuation. Project management and leadership, organizational culture and structure, commitment and belief patterns, user involvement and training, developer expertise, technology planning, scope and objective setting, estimation, choice of methodology, and a host of other risk factors have all been identified as contributing to project failure in the construction industry. Hamma-Adama & Kouider (2017) found several factors that impact failure of a building project. They listed the following reasons for this: inadequate planning, unclear goals and objectives, changing project goals midstream, overestimating time and resources, and lacking executive backing and user participation. According to Suleiman, A. (2022) improper skills and a lack of teamwork have a detrimental impact on the success of building projects. Ewa (2013) contributed to this by pointing out that many projects are established without having a clear objective in mind, with poor costing, no clear start and end points, poor contract documentation, a lack of

performance criteria, improperly developed monitoring and evaluation templates by supervising organizations, changes in government policies, a lack of planning, project mismatch, overly ambitious projects, political influence in project establishment, and the "Nigeria" effect, failure for successive regimes to issue appropriate white papers on failed contracts and granting of injunctions under exparte motion by Nigerian court. According to Van Roy & Firdaus (2020), obstacles that might prevent the success of an IT project include a lack of executive backing, a lack of user participation, a lack of skilled project managers, a lack of defined business objectives, and a scope that is too small. According to a New Straits Times Newspaper article on the Ministry of Housing and Local Government in Malaysia's findings on the causes of failed projects, developers' financial difficulties, poor marketing and sales strategies, poor business management, and conflicts with contractors or landowners are the main reasons projects are failed. The National House Buyers Association commented on failed housing projects in Malaysia and blamed the surge in failed housing projects on the insufficiency of the enabling housing law that went into effect on December 1, 2002. According to Akuta (2011), policy continuance is a problem that contributes to project failure in Edo state. He said that whenever a new government assumes control, they often remove the prior one's policies or programs. The many military interventions in Nigerian politics in the past have made this policy inconsistency even worse. As evidence of this policy contradiction, consider the following:

1) From 1976 to 1979, Obasanjo established Operation Feed the Nation (OFN), a program to increase agricultural output.

2) After leaving the OFN, Alhaji Shehu Shagari launched the Green Revolution movement.

3) General Buhari gave up on the OFN and the Green Revolution programs as soon as he took government. The Federal Electoral Commission (FEDECO) was scrapped by him.

4) Mass Mobilization for Social and Economic Reliance (MAMSER), which was similarly designed to boost agricultural output, was implemented by General Ibrahim Badamasi Babangida. Additionally, he unveiled the SAP, or structural adjustment program. One of these involves deregulating the agriculture industry by getting rid of marketing boards and price regulations. He created the National Electoral Commission (NEC) and two political parties in 1992, both of which received full governmental funding. The Better Life Programme for Rural Women was launched by the husband.

5) General Abacha demolished the two political parties, together with the facilities and other infrastructures they occupied, in all 774 local government council offices and 36 state capitals, including Abuja in Nigeria, when he took power in 1993. The National Electoral Commission (NEC) was also scrapped by him.

6) When Obasanjo took office again in 1999, he canceled the majority of the agreements and projects that Abacha and Abdulsami Abubakar had begun. His wife started a Child Care Trust Project.

7) After Musa YarAdua was elected president in 2006, his wife gave up on the Obasanjo wife idea and established the Women and Youth Empowerment Foundation (WAYEF). Similar to this, different state governors' and local government chairmen's spouses' favorite projects expire after they leave office and are categorized as abandoned projects throughout the nation.

8) After Musa YarAdua passed away and Dr. Goodluck Jonathan took office as president, YarAdua's wife's WAYEF initiative was abandoned in favor of her own, the "Women for Change Initiative," which effectively ended all WAYEF-related programs. According to forensic audit of NDDC projects in 2021, Federal Government has roughly 13,000 unfinished or

abandoned projects. According to the research, the issue of abandonment has gone too long unaddressed, and as a result, it is now having a multiplier effect on the national economy in general and the construction sector in particular. In 2011, the Presidential Projects Assessment Committee (PPAC) estimated that the Federal Government had spent over =N=7.78 trillion on 11,886 ongoing and abandoned projects countrywide as of June 2011. More than ten years after this study, the situation did not get better but worse. The committee singled out the Ajaokuta Steel Complex, which has been operating for more than 30 years, and said that $4.5 billion has already been spent and is sitting in waste. According to the committee's study, there may be 20% more active government projects overall than the 11,886 disclosed. The overall amount spent on the projects may also exceed the =N=7.78 trillion in the report to somewhere around =N=8 trillion. El-Rufia contributes to this by blaming ineffective project management, chaotic procurement procedures, lack of coherence and consistency with other programs, and a general lack of continuance in policy as occupier of political offices change. However, Ayodele and Alabi (2011) reasoned that the following factors contributed to project abandonment: poor planning, inadequate funding/financing, inflation, contractor bankruptcy, change in the project's scope, political factor, client death, inept project manager, incorrect estimates, insufficient cost controls, poor design, and payment delays. Many observers disagree that most initiatives don't have the desired effects and end up being abandoned because they have little to no influence on the populace and instead are driven by ego. In his paper on project abandonment. Okereke (2017) said that Nigeria had become the world's junkyard for abandoned projects worth billions of naira, and that it was utterly unbelievable for a country endowed with such vast potential to endure a scale of project abandonment of this size.

CHAPTER THREE

RESEARCH METHODS

3.1 Introduction

Research methodology has to do with the approach which the study was undertaken in order to arrive at its aim and objectives. It talks about the research design, area of study, target population, sampling technique, research instrument and methods of data analysis. This study focuses on causes of construction project failures in Edo State.

3.2 Research Design

This study takes the descriptive research approach. This is a theory-based design that researchers use to gather, analyses, and present their collected data. It allows researchers to give insights into the how and why of a study. This design enables researchers to understand the importance of the research. Research design methods also include analysis, data collection, and data presentation. These methods enable the researcher to present the research problem statement and to understand why the study is important. The study uses structured questionnaire to gather primary data which is analyzed using Statistical Package for the Social Sciences (SPSS). The SPSS requires less time as well as the reliability of data hence the reason behind the choice of this research design approach.

3.3 Area of the Study

The study was carried out in Edo State, Nigeria. One of Nigeria's most inventive cities is Edo. According to 4,777,000 people lived in Edo State, a figure that has been challenged by the Nigerian government and deemed untrustworthy by the country's National Population Commission. The state has attracted construction investments from both local and foreign

investors. These reasons have influenced the researcher's choice of Edo State as the Area of Study

3.4 Population of the Study

A research population is generally a large collection of individuals or objects that is the main focus of a research. A research population is also known as a well-defined collection of individuals or objects known to have similar characteristics. All individuals or objects within a certain population usually have a common, binding characteristic or trait. Since this study assesses factors responsible for construction project failures in Nigeria, the targeted population will be Quantity Surveyors, Civil Engineers, and finally the public within Edo State.

3.5 Sample Frame

A sampling frame is a list or source from which the researcher selects sample participants in a pre-determined method without bias. This study involves Quantity Surveyors, Civil Engineers, Architects and finally the public within Edo State. The total number of each of these groups was obtained from the respective professional bodies located in the state and a certain number was chosen purposively from the professional body.

Table 3.1:

Sample Frame for Architects, Engineers, Quantity Surveyors, and the Public

Target Population	No of Professionals	% Representation
Architects	61	7
Engineers	600	75
Quantity Surveyors	108	14
Public	33	4
Total	**800**	**100**

3.6 Sampling Techniques and Sampling Size Determination

Sample is the subset of the population. The process of selecting a sample is known as sampling. Number of elements in the sample is the sample size. The researcher has adopted the purposive sampling technique in determining the sample size. The Taro Yamane' Formula of sample determination was applied.

Yamane (1967) Formula; $n = \frac{N}{1+N(e)2}$

Where N is population size; n is Sample size; e is level of precision (5%).

Therefore, $n = \frac{800}{1+800(0.05)^2} = 266.66 = 267$

Therefore, the sample size is 267.

Table 3.2:

Sample Frame for Architects, Engineers, Quantity Surveyors, and the Public

Target Sample	No of Professionals	% Representation
Architects	19	7
Engineers	200	75
Quantity Surveyors	37	14
Public	11	4
Total	**267**	**100**

3.7 Research Instrument

Literature was reviewed to ascertain the extent of knowledge in relation to this research. The study employs a structured questionnaire which is divided into three sections. Section one contains demographic questions about the respondents. Section two focuses on the research objectives. Sections two were designed as a likert scale with a range between 1 to 5.

3.8 Method of Data Collection

267 questionnaires were sent out to respondents via hardcopies and online questionnaires out of which 191 were retrieved, representing 72% response rate. The collected data were then analyzed using the SPSS tools.

3.9 Methods of Data Analysis

The study used Mean Item Score (MIS) for analysis of the objectives related questions in the questionnaire.

Mean Item Score (MIS) = $\sum \frac{wn}{N} = \frac{5n_5+4n_4+3_{n3}+2n_2+1n_1}{N}$

Where ***w*** *is* the weighting factor given by the respondents and ranges from 1 to 5. ***n*** is the number of weights and ***N*** is the total number of respondents

3.10 Validity of the Instrument

To determine the reliability & validity of the instrument, the study researcher evaluated the appropriateness, comprehensiveness, and clarity of the questionnaire to validate the study.

CHAPTER FOUR

RESULTS AND DISCUSSION OF FINDINGS

4.1 Preamble

This chapter deals with analysis of data obtained from questionnaire administered, presentation of results and discussions of the findings. Section one deals with the classification of the respondents by various individual characteristics such as gender, profession, academic qualification, age, marital status. Responses obtained for section two of the questionnaire were analyzed using SPSS software based on mean item score of each variable. The findings were presented in the order of the objectives. 267 questionnaires were delivered out of which 191 were retrieved after being duly completed. This implies a 73% responds rate. Tables were used to show more clarification in data presented.

4.2 Demographic Information

The respondents' attributes were grouped based on gender, profession, academic qualification, years of working experience, and recent project involved. This information is necessary to further establish the quality of data obtained from the respondents.

4.2.1 Profession

Table 4.1:
Profession of respondents

Category	Description	Frequency	Percentage
Profession	Architect	44	23%
	General Public	19	10%
	Engineer	90	47%
	Quantity Surveyor	38	20%
	Total	**191**	**100%**

The research sample of 191 respondents in the study titled "Causes of Construction Project Failure and Abandonment in Nigeria" represents a diverse cross-section of professionals involved in the construction sector. Engineers are the largest group, making up 47% of the

sample, highlighting their pivotal roles in planning, executing, and overseeing construction projects in Nigeria. Quantity Surveyors, comprising 20% of the respondents, bring their expertise in cost estimation and project financial management to the sector. Architects, representing 23% of the sample, contribute their design and planning insights. A unique aspect of this study is the inclusion of the "General Public" category, constituting 10% of the participants. While not directly involved in construction professions, their perspectives as stakeholders affected by construction outcomes offer valuable insights. This diverse representation underscores the multifaceted nature of construction projects in Nigeria. By considering viewpoints from various disciplines and the general public, this research aims to provide a holistic understanding of the causes behind construction project failures, ultimately contributing to more effective strategies for project success and completion.

4.2.2 Age

Table 4.2:
Age of respondents

Category	Description	Frequency	Percentage
Age	20 to 30	50	26%
	31 to 40	56	29%
	41 to 50	48	25%
	51 above	37	19%
	Total	**191**	**100%**

The age distribution among the 191 respondents participating in the research on "Causes of Construction Project Failure and Abandonment in Nigeria" reflects a diverse range of experiences and perspectives. The age groups are categorized as follows: 20 to 30 years, 31 to 40 years, 41 to 50 years, and 51 years and above. Among the respondents, 50 individuals (26%) fall within the 20 to 30 years age group, representing a significant portion of younger professionals in the construction sector. The 31 to 40 years age group comprises 56 respondents (29%), demonstrating a substantial mid-career presence in the study. Additionally, the 41 to 50 years age

group includes 48 participants (25%), contributing a wealth of experience to the research. Lastly, the 51 years and above age group consists of 37 respondents (19%), highlighting the valuable insights of seasoned professionals. This balanced distribution of age groups ensures that the study considers the perspectives and experiences of individuals at various stages of their careers, providing a comprehensive analysis of the causes of construction project failure in Edo State

4.2.3 Gender

Table 4.3:
Gender of respondents

Category	Description	Frequency	Percentage
Gender	Male	85	45%
	Female	106	55%
	Total	**191**	**100%**

The study's examination of gender distribution among the participants reveals a balanced representation. Out of the total 191 respondents, 85 (45%) are male, and 106 (55%) are female. This gender balance ensures a diverse range of perspectives within the research. Having an equitable number of male and female participants is crucial for a comprehensive understanding of the causes of construction project failures in Edo State. It acknowledges that gender-related factors can influence project outcomes and aims to capture diverse viewpoints and potential challenges. This gender-inclusive approach enhances the research's quality and relevance by considering a wide range of experiences, ultimately facilitating more informed recommendations for addressing construction project issues in Edo State.

4.2.4 Academic qualification

Table 4.4:
Academic qualification of respondents

Category	Description	Frequency	Percentage
Academic Qualification			
	OND/HND/BSC/NCE	88	46%
	M.Sc./PGD/MBA	70	37%
	Others	33	17%
	Total	**191**	**100%**

The research encompasses a wide range of academic qualifications among the 191 respondents participating in the study titled "Causes of Construction Project Failures In Edo State." The qualifications are categorized into four distinct levels: OND/HND/BSC/NCE, M.Sc./PGD/MBA, and "Others." The largest group, constituting 88 respondents (46%), holds qualifications at the OND/HND/BSC/NCE level, bringing a solid foundation of technical and professional knowledge to the construction sector. A significant portion of the respondents, 70 individuals (37%), possesses advanced qualifications at the M.Sc./PGD/MBA level, demonstrating a commitment to furthering their expertise. The category labeled "Others" represents 33 respondents (17%), showcasing a variety of educational backgrounds and experiences. This diversity in academic qualifications within the research sample enriches the study by incorporating a broad spectrum of knowledge and expertise. It ensures that the research findings consider the perspectives of individuals with different levels of educational attainment, contributing to a comprehensive examination of the causes of construction project failure in Edo State.

4.3 Factors responsible for construction project failures in Edo State.

Table 4.5:
Causes of construction project failures.

Causes of project failure	MIS	Rank
Choice of project location	4.28	1
Lack of need assessment	4.18	2
Lack of social analysis	4.13	3
Project imposition	3.93	4
Improper financial analysis	3.80	5
Under bidding	3.78	6
Lack of technical analysis	3.25	7

The study focuses on examining the factors contributing to the occurrence of construction project failures in Edo State. Respondents were requested to indicate their agreement with these identified causes using a five-point Likert scale, where 1 signifies "Strongly disagree," 2 represents "Disagree," 3 indicates "Neither," 4 reflects "Agree," and 5 conveys "Strongly Agree." To facilitate the interpretation of the results, the Likert scale values were aligned with corresponding interpretations. Scores falling within the range of 4.2 to 5 were categorized as "Strongly agree," indicating strong alignment with the identified causes. Scores between 3.40 and 4.19 were considered "Agree," signifying a general agreement with the causes. Scores falling within the range of 2.60 to 3.39 were labeled as "Neutral," suggesting a lack of strong agreement or disagreement. Scores between 1.8 and 2.59 were categorized as "Disagree," indicating a level of disagreement with the causes. Finally, scores from 1 to 1.79 were identified as "Strongly disagree," reflecting a strong disagreement with the identified causes (Mohamed, 2022). Table 4.2 below presents the results obtained from the analysis of respondents' opinions regarding the causes of construction project failures in Edo State.

As shown in Table 4.5 above, the analysis of the data regarding the causes of construction project failures in Edo State reveals significant insights into the factors influencing these undesirable outcomes. The top-ranked cause, "Choice of project location," holds the highest average score of 4.28, indicating that respondents strongly agree with its role in project abandonment. This underscores the critical importance of selecting an appropriate project location, as it greatly impacts the project's success. The high level of agreement suggests that improper project location selection can lead to various issues, including logistical challenges and insufficient access to resources.

Following closely, "Lack of need assessment" secures the second position with an average score of 4.18. This reflects a strong consensus among respondents regarding the negative consequences of inadequate need assessment in project planning. It emphasizes that understanding the project's necessity and feasibility is vital for its successful execution. The third-ranked cause, "Lack of social analysis," with an average score of 4.13, highlights the importance of considering the social aspects of projects. Respondents agree that neglecting social factors can lead to project failure or abandonment, possibly due to community resistance or unrest.

"Project imposition" ranks fourth with an average score of 3.93, suggesting a relatively lower level of agreement compared to the top three causes. Nonetheless, it still signifies that project imposition is a significant factor contributing to project failures. The fifth-ranked cause, "Improper financial analysis," with an average score of 3.80, underscores the financial aspect of project planning and the consequences of inadequate financial assessments. "Under bidding" follows closely in the sixth position, with an average score of 3.78, indicating that respondents agree that overly aggressive bidding practices can lead to unfavorable project outcomes.

Finally, "Lack of technical analysis" ranks seventh with an average score of 3.25, signifying that respondents generally agree that insufficient technical analysis can contribute to project failures. While it is rated lower than the other causes, it still underscores the importance of technical expertise in project planning and execution.

4.4 Effects of Construction Project Failures in Edo State.

Table 4.6:
Effects of construction project failures.

Effects	MIS	Rank
Effect on individuals	4.37	1
Effect on the community	4.19	2
Effect on government	4.13	3

The study is centered on exploring the effects stemming from construction project failures in Edo State. Respondents were asked to express their agreement with these identified effects using a five-point Likert scale. In this scale, a rating of 1 corresponds to "Strongly disagree," 2 signifies "Disagree," 3 indicates "Neither," 4 reflects "Agree," and 5 conveys "Strongly Agree." To facilitate the interpretation of the results, the Likert scale values were associated with specific interpretations. Scores within the range of 4.2 to 5 were classified as "Strongly agree," indicating a strong alignment with the identified effects. Scores between 3.40 and 4.19 were considered "Agree," signifying a general agreement with the effects. Scores ranging from 2.60 to 3.39 were labeled as "Neutral," suggesting a lack of strong agreement or disagreement. Scores between 1.8 and 2.59 were categorized as "Disagree," indicating a level of disagreement with the effects. Lastly, scores from 1 to 1.79 were identified as "Strongly disagree," reflecting a strong disagreement with the identified effects (Mohamed, 2022). Table 4.3 below presents the results obtained from the analysis of respondents' opinions regarding the effects of construction project failures in Edo State.

The analysis of the data from Table 4.6 sheds light on the perceived effects of construction project failures in Edo State. These effects, as evaluated by the respondents, provide valuable insights into the consequences of such occurrences.

Topping the list of effects is "Effect on individuals," which secured the first rank with an average score of 4.37. This high rating underscores the significant impact of construction project failures on individuals. It suggests that respondents strongly agree that these occurrences have adverse consequences on people, likely including financial losses, unemployment, and other personal hardships.

Following closely is "Effect on the community," ranking second with an average score of 4.19. This finding indicates a strong agreement among respondents regarding the adverse impact of project failures on the broader community. These impacts may encompass disruptions to community development, infrastructure, and the overall well-being of the populace.

"Effect on government" secures the third rank with an average score of 4.13. This result implies that respondents agree that construction project failures have a notable impact on the government. Such impacts might include financial losses, resource allocation challenges, and delays in public projects.

4.5 Solutions to Construction Project Failures in Edo State.

Table 4.7:
Solutions to construction project failures.

Solutions	MIS	Rank
Technical analysis	4.55	1
Institutional analysis	4.35	2
Social project analysis	4.26	3
Economic evaluation	3.93	4
Financial analysis	3.84	5

The study aims to explore potential measures to prevent construction project failures in Edo State. Respondents were requested to express their level of agreement with these identified solutions using a five-point Likert scale, where 1 represents "Strongly disagree," 2 indicates "Disagree," 3 reflects "Neither," 4 signifies "Agree," and 5 conveys "Strongly Agree." To facilitate the interpretation of the results, the Likert scale values were aligned with corresponding interpretations. Scores falling within the range of 4.2 to 5 were categorized as "Strongly agree," indicating strong endorsement of the proposed solutions. Scores between 3.40 and 4.19 were considered "Agree," suggesting a general agreement with the measures. Scores falling within the range of 2.60 to 3.39 were labeled as "Neutral," indicating a lack of strong agreement or disagreement. Scores between 1.8 and 2.59 were categorized as "Disagree," signifying a level of

disagreement with the proposed solutions. Finally, scores from 1 to 1.79 were identified as "Strongly disagree," reflecting strong opposition to the suggested measures (Mohamed, 2022). Table 4.4 below presents the results obtained from the analysis of respondents' opinions regarding the ways to forestall construction project failures in Edo State.

The analysis of the data as shown in Table 4.7 above reveals significant insights into the perceived effectiveness of various solutions for preventing construction project failures in Edo State. Among the proposed solutions, "Technical analysis" emerges as the top-ranked measure, garnering the highest average score of 4.55. This result underscores the importance of rigorous technical assessments in project planning and execution. Respondents strongly endorse the idea that thorough technical analysis can mitigate risks and enhance the chances of project success, highlighting the critical role of expertise in project management.

Following closely, "Institutional analysis" secures the second rank with an average score of 4.35. This suggests that respondents acknowledge the significance of examining the institutional framework surrounding construction projects. Institutional analysis involves evaluating the policies, regulations, and governance structures that influence project outcomes. The positive rating for this solution indicates a recognition that addressing institutional factors is crucial in minimizing project failures.

The third-ranked solution, "Social project analysis," receives an average score of 4.26, emphasizing the importance of considering the social impact and implications of construction projects. This result suggests that respondents believe that projects must align with the needs and expectations of the communities they affect. Social project analysis, which includes stakeholder engagement and social impact assessments, is seen as a valuable tool in achieving this alignment.

"Economic evaluation" secures the fourth rank with an average score of 3.93. While still in the "Agree" category, this result suggests that respondents see economic assessments as beneficial but not as critically important as technical, institutional, and social analyses. Economic evaluation involves assessing a project's financial viability and return on investment. The rating implies that while economic considerations are relevant, they may not be the primary focus when it comes to preventing project failures.

Finally, "Financial analysis" ranks fifth with an average score of 3.84. This solution involves the assessment of a project's financial aspects, including budgeting and cost management. The relatively lower rating compared to other measures suggests that while financial analysis is important, respondents place greater emphasis on technical, institutional, social, and economic aspects when addressing construction project failures.

CHAPTER FIVE

SUMMARY, CONCLUSION AND RECOMMENDATIONS

5.1 Summary

This study delves into the multifaceted issue of construction project failures and in Edo State, with a focus on understanding the factors contributing to these challenges. The research aimed to examine the causes of project failures, understand the effect of such failures on Edo State's construction stakeholders, and provide practical solutions to mitigate these issues.

5.1.1 Factors responsible for construction project failure in Edo State

This section presents the main findings regarding the causes of construction project failures in Edo State. Findings show that several significant factors influencing these undesirable outcomes. The top-ranked factor, "Choice of project location," underscores the critical importance of selecting an appropriate project location, greatly impacting project success. "Lack of need assessment" secures the second position, emphasizing the adverse consequences of inadequate need assessment during project planning. Understanding a project's necessity and feasibility is vital for its successful execution. The third-ranked cause, "Lack of social analysis," highlights the importance of considering social aspects in project planning, as neglecting them can lead to project failures due to community resistance or unrest. These findings shed light on the key causes of construction project failures in Edo State and offer insights into strategies for mitigating these challenges within the construction industry.

5.1.2 Effects of construction project failures in Edo State

The study found that the top-ranked effect, to be "Effect on individuals". This underscores the significant adverse impact of construction project failures on people. Respondents strongly agree that these failures result in personal hardships, including financial losses and unemployment.

"Effect on the community" follows closely, with respondents in strong agreement regarding the disruptions to community development, infrastructure, and the well-being of the broader populace caused by project failures. "Effect on government" secures the third position, highlighting the impact on the government, including financial losses, resource allocation challenges, and delays in public projects. These findings shed light on the far-reaching effects of construction project failures in Edo State, emphasizing the importance of addressing and mitigating these consequences.

5.1.3 Solutions to construction project failures in Edo State

Findings on the solutions to the problems of construction failures reveal that "Technical analysis" stands out as the top-rated solution, indicating that thorough technical assessments are essential for mitigating risks and ensuring project success. "Institutional analysis" follows closely, emphasizing the significance of evaluating the institutional framework surrounding construction projects. "Social project analysis" also ranks high, highlighting the importance of aligning projects with community needs and expectations. "Economic evaluation" is seen as relevant but less critical, and "Financial analysis" is considered important but rated lower compared to other measures. These findings underscore the multifaceted nature of addressing construction project failures, emphasizing the need for a holistic approach that encompasses technical, institutional, social, economic, and financial aspects.

5.2 Conclusion

This study sheds light on the causes, effects, and potential solutions to construction project failures in Edo State. The findings reveal that the choice of project location is a crucial determinant of project success, emphasizing the need for thorough site selection processes. Inadequate need assessment during project planning can have adverse consequences,

highlighting the significance of understanding a project's necessity and feasibility. Neglecting social aspects in project planning can lead to project failure due to community resistance or unrest, underscoring the importance of considering social factors in project development.

The adverse effects of construction project failures are far-reaching. They impact individuals through financial losses and unemployment, disrupt community development and infrastructure, and pose challenges to the government in terms of financial losses, resource allocation, and delays in public projects. These effects emphasize the need for proactive measures to prevent and mitigate project failures.

To address these challenges, the study recommends a multifaceted approach. Thorough technical analysis is considered essential for mitigating risks and ensuring project success. Evaluating the institutional framework surrounding construction projects is vital, as it can significantly influence project outcomes. Aligning projects with community needs and expectations through social project analysis is also highlighted as a key solution. While economic and financial evaluations are relevant, they may not be the primary focus when addressing construction project failures. These findings underscore the complex nature of construction project management and the importance of considering various aspects to ensure success and prevent project failures in Edo State.

5.3: Recommendations

Based on the findings of this study, these recommendations are proposed:

1. Comprehensive project assessments: Construction projects should undergo comprehensive assessments that include technical, institutional, social, economic, and financial aspects. Project stakeholders should prioritize thorough need assessments and social analyses to ensure that projects align with community needs and expectations.

2. Enhanced training and education: To address the challenges associated with construction project failures, there is a need for enhanced training and education in the construction industry. This includes training on the importance of site selection, the conduct of need assessments, and the consideration of social factors in project planning.

3. Government oversight and regulation: Government bodies should play a more active role in regulating and overseeing construction projects, especially in terms of project assessments. Regulatory frameworks should encourage holistic evaluations of projects and ensure that appropriate social and community considerations are integrated into project planning.

5.4: Areas for Further Research

Although this research has offered significant insights into the causes of construction project failures in Edo State, there are several areas that merit further investigation to expand our knowledge and guide policy and industry practices. These areas encompass:

1. Comparative analysis: Future research could involve a comparative analysis of construction project failures in Edo State with other states or regions. Such a study could shed light on the unique challenges faced by the Edo state construction industry and offer insights into global best practices for mitigating project failures.

2. Long-term impact assessment: A longitudinal study tracking the long-term impacts of construction project failures on individuals, communities, and government resources could provide a deeper understanding of the enduring consequences of such failures. This research could help in designing more effective strategies for minimizing these impacts.

3. Technological solutions: Investigating the role of emerging technologies, such as Building Information Modeling (BIM), in preventing construction project failures could be an area of future research. Understanding how technological advancements can enhance project planning,

execution, and monitoring might provide innovative solutions to longstanding challenges in the industry.

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QUESTIONNAIRE ADMINISTRATION

INSTRUCTION: Please endeavor to complete the questionnaire by ticking the correct answer(s) from the options or supply the information required where necessary.

SECTION A: personal information/Data

1. Gender:
   a) Male ☐
   b) Female ☐
2. Age range
   a) 20-30 ☐
   b) 31-40 ☐
   c) 41-50 ☐
   d) 50 above ☐
3. Educational qualification
   a) WASSCE/GCE/NECO ☐
   b) OND/HND/BSC/NCE ☐
   c) MSC/PGD/PHD ☐
   d) Others ☐
4. Marital status
   a) Single ☐
   b) Married ☐
   c) Divorced ☐
   d) Widow ☐
5. Profession

e) Architect ☐

f) Engineer ☐

g) Quantity Surveyor ☐

h) General Public ☐

SECTION B

1. **Questions on the causes of construction project failures in Nigeria.**

The following are the identified causes of project abandonment in Nigeria. Kindly indicate your agreement with these causes below.

1 = Strongly disagree, 2 = Disagree, 3 = Neither, 4 = Agree, 5 = Strongly Agree

S/N	**Causes**	1	2	3	4	5
1	Choice of project location					
2	Lack of need assessment					
3	Lack of social analysis					
4	Project imposition					
5	Improper financial analysis					
6	Under bidding					
7	Lack of technical analysis					

2. **Questions on effects of construction project abandonments in Nigeria.**

The following are the identified effects of project abandonment in Nigeria. Kindly indicate your agreement with these effects below.

1 = Strongly disagree, 2 = Disagree, 3 = Neither, 4 = Agree, 5 = Strongly Agree

S/N	**Effects**	1	2	3	4	5
1	Effect on individuals					
2	Effect on the community					
3	Effect on government					

3. Questions on ways to forestall construction project failures in Nigeria.

The following are ways to forestall construction project abandonment in Nigeria. Kindly indicate your agreement with these measures below.

1 = Strongly disagree, 2 = Disagree, 3 = Neither, 4 = Agree, 5 = Strongly Agree

S/N	**Solutions**	1	2	3	4	5
1	Social project analysis					
2	Institutional analysis					
3	Financial analysis					
4	Economic evaluation					
5	Technical analysis					