Journal of Contemporary Urban Affairs

2024, Volume 8, Number 2, pages 582–602

Original scientific paper

Causative factors of Abandoned Urban Housing Projects and Strategies for Revitalization in Ibadan, Nigeria

[1] **Olufunmilola Adetayo OBAKIN** , [2] **Samuel Kehinde AFOLAMI** , [*3] **Oluwafemi Kehinde AKANDE**

[1] Department of Architecture, Faculty of Environmental Design and Management, University of Ibadan, Ibadan, Nigeria.
[2] Department Civil Engineering, Faculty of Technology, University of Ibadan, Ibadan, Nigeria.
[3] Federal University of Technology, Department of Architecture, Minna, Nigeria
[1] E-mail: morenifunmi@gmail.com, [2] E-mail: samuel.afolami@yahoo.com , [3] E-mail: akande.femi@futminna.edu.ng

ARTICLE INFO:

Article History:
Received:5 July 2024
Revised: 20 September 2024
Accepted: 3 October 2024
Available online: 7 October 2024

Keywords:
Abandoned projects;
Causative factors;
Revitalization strategies;
Urban housing;
Nigeria.

This article is an open-access article distributed under the terms and conditions of the Creative Commons Attribution 4.0 International License (CC BY 4.0).

Publisher's Note:
The *Journal of Contemporary Urban Affairs* remains neutral with regard to jurisdictional claims in published maps and institutional affiliations.

ABSTRACT

In Nigeria, over 56,000 projects have been abandoned, leading to negative societal and urban impacts, including wasted investment, job losses, increased crime rates, visual pollution, and disruption of urban planning. These abandoned projects, which include residential, commercial, and industrial buildings, have significant multiplier effects on the construction industry. As the housing sector plays a vital role in a country's economy, the issue of abandoned urban housing projects, particularly in Ibadan, Nigeria's third-largest city, poses serious challenges. These challenges affect the city's economic growth, social cohesion, and environmental quality, yet there is limited research addressing the problem. This paper investigated the causes of abandoned housing projects in Ibadan, aiming to find ways to revive them and prevent future abandonment. A structured questionnaire (n=45) was administered to consultants and professionals in the built environment (architects, engineers, quantity surveyors, and builders). Key causes of abandonment were identified, along with impacts such as building dilapidation, environmental decline, and urban visual displeasure. The paper recommended the establishment of regulatory frameworks for periodic inspections of ongoing projects and requiring developers to have exit strategies for financial setbacks. It also emphasized policies that promote repurposing abandoned buildings for public services, such as affordable housing or community centers. The conclusion stressed that without addressing the root causes, urban aesthetics and adequate housing provision will continue to suffer.

JOURNAL OF CONTEMPORARY URBAN AFFAIRS (2024), ***8***(2), 582–602.
https://doi.org/10.25034/ijcua.2024.v8n2-17

www.ijcua.com

Copyright © 2024 by the author(s).

Highlights:

- Inflation has a significant impact on the abandonment of urban housing projects in Ibadan.
- The financial capacity of contractors influences the successful completion of housing projects.
- Changes in government policies increase the likelihood of project abandonment in Ibadan.
- Ineffective project management practices contribute to the abandonment of urban housing projects.

Contribution to the field statement:

The study's original contribution addressed the vital yet understudied topic of abandoned urban housing developments in Ibadan, Nigeria. By focussing on Ibadan, Nigeria's third-largest city, this work not only fills a research need but also contributes to the broader discussion of urban housing issues in developing countries. This investigation's findings, including the identification of abandonment causes and potential regulatory and policy solutions, provide useful insights for academics, policymakers, and built-environment practitioners. The study advances the subject of architecture by suggesting techniques for integrating urban planning, economic sustainability, and adaptive reuse of abandoned projects, resulting in better control of urban expansion and housing provision in Nigeria.

*** Corresponding Author:** Oluwafemi Kehinde AKANDE
Federal University of Technology, Department of Architecture, Minna, Nigeria
Email address: akande.femi@futminna.edu.ng

How to cite this article? (APA Style)
Obakin, O. A., Afolami, S. K., & Akande, O. K. (2024). Causative factors of abandoned urban housing projects and strategies for revitalization in Ibadan, Nigeria. *Journal of Contemporary Urban Affairs, 8*(2), 582–602.
https://doi.org/10.25034/ijcua.2024.v8n2-17

1. Introduction

Urban housing projects are key components of city development, aimed at meeting the housing needs of expanding populations while also improving living conditions in cities. The prevalent issue of abandoned building projects in Nigeria's urban areas remains a significant challenge for the construction sector, posing threats to both the environment and societal well-being. This problem, characterized by the discontinuation of construction activities within the contract time frame, not only obstructs infrastructural development but also undermines organized efforts to address the issue. Typically, a project is deemed abandoned when it remains unfinished, fails to meet user expectations, and does not fulfil its intended purpose. Despite various proposed solutions by construction experts, including stricter adherence to procedures and techniques, the rate of project failure and abandonment remains persistently high in Nigeria. The prevalence of abandoned projects extends beyond Ibadan to a national scale in Nigeria. Damoah & Kumi (2018) estimated that approximately 4,000 federal government projects in Nigeria remain unfinished or abandoned, with an estimated expenditure of N300 billion.

Additionally, the Chartered Institute of Project Management of Nigeria (CIPMN) reported that a staggering N12 trillion was spent on 56,000 abandoned government projects nationwide. In Ibadan, Nigeria's third-largest city, abandoned urban housing projects pose a substantial challenge to the city's economic vitality, social fabric, and environmental quality. The severity of this problem is particularly acute in densely populated urban areas where a myriad of factors such as inconsistent government policies, corruption, outdated infrastructure, community interference, and poor planning contribute to the proliferation of abandoned structures (Efenudu, 2019). Consequently, there is a chronic shortage of housing exacerbating the challenges of the housing deficit faced by Nigeria's housing industry (Akande *et al.,* 2024) which has also affected other habitable structures for residential, commercial, and other purposes. Other issues that arise as a result of abandoned projects include economic swings and instability, which are usually recognised as important contributors to the abandonment of housing projects in urban areas such as Ibadan. Meanwhile, there is little empirical research that quantifies the amount to which economic issues such as inflation, currency depreciation, and shifting government policies have a direct impact on the stoppage of housing buildings. This lacuna in the literature necessitates a thorough examination of the economic drivers of project abandonment.

In Ibadan, as in many urban areas, the proliferation of abandoned building projects contradicts the fundamental objective of urban planning, which aims to create safe, healthy, aesthetically pleasing, and sustainable cities. These unfinished projects not only diminish the quality of life for residents but also detract from the city's appeal to visitors and potential investors. Furthermore, project management inefficiencies such as poor planning, a lack of trained personnel, and insufficient resource allocation are frequently cited for the failure of housing projects. Meanwhile, the exact project management shortcomings that contribute to abandonment are little documented, notably in Ibadan. This study emphasises the importance of thoroughly examining project management techniques in housing projects and their impact on project outcomes (Akande *et al.,* 2018b).

The purpose of this study is to analyse the factors that contribute to the abandonment of urban housing projects in Ibadan, Nigeria, with the goal of identifying important difficulties and offering ways to avoid future occurrences. The goals are to (i) identify and analyse the factors that contribute to the abandonment of urban housing projects in Ibadan, (ii) assess the effectiveness of project management practices in urban housing developments in Ibadan, and (iii) propose strategies for mitigating the abandonment of future housing projects based on the results. The research aims to answer three key questions: (1) What factors contribute to building project abandonment in Ibadan, Nigeria? (2) What are the effects of abandoned building projects in Ibadan, Nigeria (3) What strategies can be implemented to recover abandoned building projects in Ibadan, Nigeria?

2. Interconnected Nature of Project Failure and Abandonment

Economic instability, poor project management, regulatory hurdles, and sociopolitical influences all contribute to the interconnection of project failure and abandonment. Numerous authors such as Obakin *et al.,* (2024) have addressed the persistent problem of abandoned construction projects, focusing on factors such as cost, time, and quality, either individually or in combination. However, few have explored the interconnected nature of project failure and abandonment. Notable exceptions include the works of Ikediashi et al. (2014), Tijan & Ajagbe (2016), Alao (2016), Alao and Jagboro (2017) and Eja & Ramegowda (2020) which specifically examine abandoned buildings, civil engineering, and educational projects funded by both public and private sectors. Despite this attention, these studies often overlook project-specific factors that contribute to abandonment. Therefore, this research seeks to address this gap by investigating the unique planning, management, and technical challenges inherent in building projects, particularly in the context of Ibadan, Nigeria. The study aims to identify the primary causes of project abandonment in Ibadan, assess its consequences, and propose recovery solutions.

Damoah & Kumi (2018) highlighted several key variables influencing construction project abandonment, including poor planning, inadequate funding, inflation, contractor bankruptcy, changes in project scope, and political issues. Effective project planning is crucial for project success, as emphasized by Ogunde *et al.,* (2017) who attributed project failures to improper planning and scheduling by qualified project managers. However, Alao and Jagboro (2017) found that inadequate planning, deemed significant by Damoah & Kumi (2018), did not emerge as a primary factor in discontinuing construction projects for higher institutions. Instead, mismanagement of funds, insufficient budget allocations, financing challenges, inflation, and contractor bankruptcy were identified as major drivers of project abandonment.

2.1 Socio-Political Influences

Project abandonment is substantially influenced by sociopolitical issues such as community resistance, land disputes, and political meddling. In many cases, community opposition stems from poor consultation or perceived detrimental effects of the project on the local population. Political instability and government changes can also cause delays in projects, since new administrations may amend or cancel previously approved plans. The intertwining of these sociopolitical elements with economic and managerial concerns frequently results in a heightened risk of project failure and abandonment. Political corruption in contract awards, poor financing practices, and governmental instability further contribute to project abandonment, as noted by Ubani and Ononuju (2013). Nwachukwu and Emoh (2011) identified additional factors such as inflation-induced cost escalations, payment delays due to bureaucratic barriers, subcontractor incapacity, financial inefficiencies, design changes, and indiscriminate contracting.

Poor contractor performance has consistently been cited as a significant factor in project abandonment in Nigeria (Nwachukwu and Emoh, 2011; Zuofa and Ochieng, 2014; Akande *et al.*, 2018a) exacerbated in complex projects where unskilled management and personnel struggle to navigate technical challenges. Furthermore, Adebisi *et al.,* (2018) highlighted the frequent occurrence of contractor insolvency and company failures, leading to the abandonment of numerous construction projects and detrimental impacts on stakeholders. Various studies conducted in different countries have examined the issue of abandoned building projects, shedding light on its causes and implications. Researchers from Malaysia, including Nagamany (2016), Razak *et al.* (2015), and Ariffin *et al.,* (2018) explored abandoned projects in developing nations. Similarly, studies in Ghana and Uganda by Ofori *et al.,* (2017) delved into this phenomenon. In Pakistan and Oman, Rashid (2020) conducted studies on project failure, albeit without focusing on abandonment.

Political interference and corruption have been consistently identified as major impediments to project success in Nigeria (Nwachukwu and Emoh, 2011; Zuofa and Ochieng, 2014; Amade *et al*., 2015; Saidu & Shakantu, 2017). This has significantly hampered the growth of the Nigerian

construction industry, as noted by Jagboro (2016), who highlighted the lack of political will hindering infrastructure development. However, private developers currently spearhead many building projects in Nigeria, potentially reducing the impact of government influence and corruption. Another significant factor contributing to project abandonment is cost escalation due to inflation (Nwachukwu and Emoh, 2011; Shehu *et al.,* 2014; Wanjari & Dobariya, 2016; Saidu & Shakantu, 2017). The depreciation of the Naira has exacerbated this issue in Nigeria, resulting in higher costs for imported building supplies.

According to Olubajo *et al.,* (2024) Managing ambiguity in construction projects in Nigeria by selecting and achieving set milestones when coupled with effective cost management through open communication among team members, stakeholders, and vendors is crucial for addressing these challenges. Tijan & Ajagbe (2016) underscored the significant role of community disruption in contributing to the abandonment of construction projects, particularly in Nigeria where this issue is particularly acute. Construction sites often face harassment from various unrecognized groups, colloquially termed "area boys," demanding illegal financial payments from clients. Failure to comply with these demands can lead to serious safety risks for construction workers, including violent confrontations resulting in injuries or fatalities. Consequently, many contractors and sometimes even clients opt to cease work on such projects to ensure safety. However, recent governmental efforts across Nigerian federation states aimed at curbing the activities of these individuals may offer some hope for improvement in this regard.

2.2 Economic Instability and Project Management Deficiencies

Economic considerations are commonly recognised as the principal causes of project failure and abandonment. Economic fluctuations, such as inflation, currency depreciation, and changing interest rates, have a direct impact on material, labour, and overall project finance costs. These economic constraints frequently result in budget overruns, making projects unsustainable and eventually abandoned. The economic environment influences not just the feasibility of ongoing initiatives, but also the decision-making process for whether to continue or terminate them. Ineffective use of project management scheduling and other project management techniques is another major contributor to construction project failure and abandonment as identified by Akande *et al*., (2018a). Poor planning, insufficient risk management, and a scarcity of competent workers can result in major delays and cost overruns. These inefficiencies frequently make projects financially unviable, resulting in abandonment. Furthermore, insufficient project monitoring and evaluation compound the situation, as issues that should have been handled sooner are frequently overlooked until they become insurmountable.

2.3 Regulatory Challenges and Interconnectivity of Factors Leading to Abandonment

Government rules and policies significantly influence the success or failure of construction projects. Complex and often uneven regulatory frameworks can cause delays in project approvals, increased expenses, and uncertainty for developers. These issues are especially common in metropolitan locations where land use rules and construction codes are strictly enforced, yet enforcement can be unexpected. Bureaucratic delays and compliance costs can make projects financially unsustainable, resulting in abandonment (Ogunbiyi *et al.,* 2014). Because of the interconnectedness of these factors, project failure is frequently caused by a mix of economic, managerial, regulatory, and sociopolitical issues. Poor project management, for example, may result in cost overruns, which are compounded by economic volatility, while regulatory delays may put a further burden on project budgets. Furthermore, sociopolitical pushback might stall initiatives, causing financial difficulties and, ultimately, abandonment. This intricate interplay of factors emphasises the importance of taking a comprehensive strategy to identify and manage the risks of project failure and abandonment. The linked nature of project failure and abandonment emphasises the importance of comprehensive methods for addressing the various issues that urban housing initiatives encounter. By recognising the economic, managerial, regulatory, and sociopolitical issues at play, stakeholders can design more effective interventions to avoid project abandonment.

2.4 Consequences of Project Abandonment to The Built Environment

Abandoned construction projects in Nigeria present numerous challenges, yet research on this issue remains limited. The ramifications of abandonment extend beyond mere construction setbacks, encompassing socio-economic and environmental consequences. Socio-economic impacts such as inadequate livable housing, job losses, displacement of populations, and financial burdens shift between private and public sectors. According to Haruna *et al.,* (2023), housing is one of the essential socio-economic factors that influence not only the quality of life and welfare of individuals but also the welfare of communities. As a result, the construction quality of houses and their integration into the social, cultural, and economic fabric of communities all have a substantial impact on people's everyday lives, health, security, and overall well-being. In addition to these consequences, the environmental effects range from visual blight and erosion to biodiversity loss and pollution. Effective risk management is essential for monitoring and mitigating these risks, especially considering unforeseen factors during project planning that often contribute to abandonment.

The construction industry in Nigeria has faced criticism for project delays, cost overruns, low productivity, unsafe conditions, and poor quality. Internal management issues exacerbate these challenges, particularly in the context of housing projects, necessitating effective risk management strategies for construction activities. Financial difficulties among developers have also been a contributing factor to project abandonment. Abandoned building projects entail negative economic repercussions such as reduced economic activity, diminished tax revenue for the government, declining living standards, and resource wastage. They also adversely impact the social and economic fabric of neighborhoods, lowering property values and attracting criminal activity like drug trafficking and prostitution due to their secluded nature. Abandonment leads to the squandering of resources, including capital, materials, and manpower, exacerbating societal security and comfort issues. The consequences of abandonment are diverse, affecting populace morale, living standards, resource utilization, employment rates, economic activity, government revenue, and the ease of accessing foreign loans. Ultimately, poor project management not only affects individuals and communities but also undermines government objectives and societal well-being.

Existing research highlights various factors contributing to abandoned building projects, including poor management, detrimental government policies, inefficiencies in public delivery systems, and adverse economic conditions. However, much of the available literature primarily comprises news items lacking credibility and predominantly centered on abandoned building projects. Thus, there is a pressing need for more comprehensive investigations into abandoned construction projects in other Nigerian states.

3. Material and Methods

3.1 Study Location and Research Design

Ibadan is the capital of Oyo State and the third largest metropolitan area in Nigeria, after Lagos and Kano, with a population of 2,550,593 according to the 2006 census. It is located approximately on latitude 7º23′47″N and longitude 3º55′0″E in south-west Nigeria. Ibadan has a tropical climate with a long-wet season and relatively constant temperatures throughout. This study utilized a descriptive research design, chosen for its alignment with the study's focus on assessing the causes, effects, and recovery strategies of abandoned building projects (Figure 1). This design facilitated the inclusion of essential methods such as sampling, data collection, and analytical tools necessary to address the research questions. The research population consisted of professionals with a minimum of one year of experience in the building and construction industry, including quantity surveyors, civil engineers, architects, builders, and residents of Ibadan. This diverse group provided the required information for data collection. Due to the absence of a sampling frame, a non-probability strategy, specifically purposive sampling, was employed (Figure 1). This method requiring expert insider knowledge of a specific cultural domain, was chosen due to the nature of the study and the limited availability of individuals capable of supplying the necessary information.

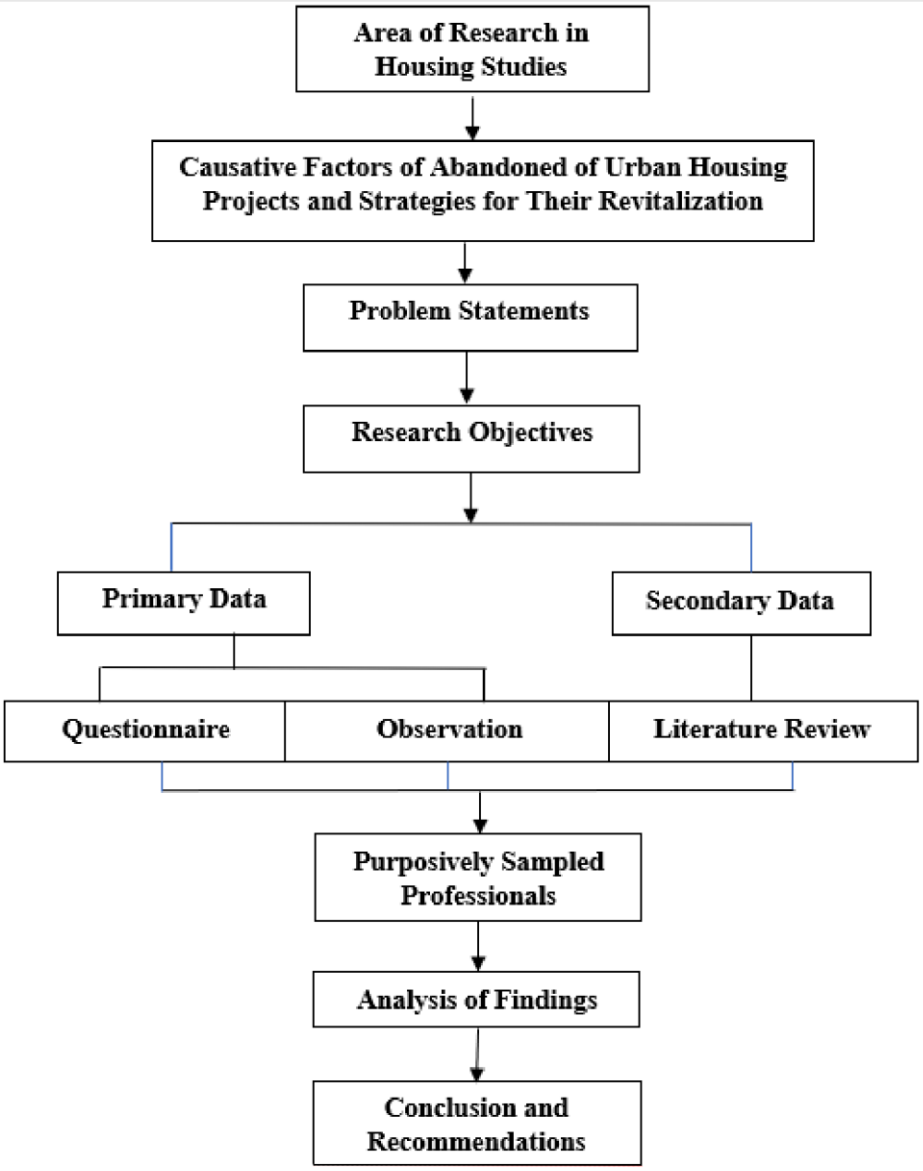

Figure 1. Methodological Process of The Study.

3.2 Research Instrument and Data Collection

Data gathering included creating a questionnaire based on the literature research and using a survey technique. The questionnaire utilized in this study was developed using the literature covered in the study as well as variables for preventing construction project failure and abandonment based on a thorough examination of the literature. The study relied on public sector participants engaged in construction-related activities. The study's data were gathered using a quantitative approach, specifically a questionnaire survey. The questionnaire was created after conducting a detailed examination of the elements that contribute to construction project failure and abandonment. The approach was used to improve the language and dependability of the questions. The study is survey-based research. The strategy combines a literature search with the use of structured questionnaires, which were deemed the most appropriate tool for reaching the study's population, particularly when the instrument can acquire the data required for the study. The variables under inquiry were derived from the literature. As a result of the literature review, the current study's investigation is based on the findings.

The study's respondents were construction practitioners (contractors and professionals) from the construction industry. Questionnaires were distributed to 45 respondents who were purposefully picked from professional groups in Ibadan, Nigeria. Respondents were asked to complete a set of questions

designed expressly for the purposes of the study. Closed-ended questions were selected since they are particularly useful for collecting trustworthy data and, as a result, easier to assess due to the limited nature of the responses. The respondents were asked to reply to 40 questions about construction project failure and abandonment using a Likert 4-point scale, which has been shown to be acceptable in most construction project management literature. The first section (section A) asked for generic information to help determine the respondents' profiles. asks respondents for sociodemographic information such as their gender, educational level, and career background. The second half (section B) included a list of construction stages at which building projects are typically abandoned, ranked on a Likert scale of 1 to 4 by respondents. The final segment (segment C) investigated the causes of the abandoned building project. The fourth section (Section D) looked into the repercussions of abandoned building projects, and the fifth section (Section E) detailed how they may be recovered.

Based on Blaikie & Priest (2019) and Ahadzie (2007), the numerical values were assigned as follows: Strongly Disagree-1, Disagree-2, Agree-3, and Strongly Agree-4. This facilitated response analysis. The questionnaires for project stages of construction in which the building project is typically abandoned contain statements organised into seven elements intended to capture respondents' opinions on the formed questions. The questionnaire to investigate the causes of an abandoned building project contains statements organised into 16 items using a 4-rank Likert scale. The questionnaire regarding the effects of abandoned building projects has 13 statements that are rated on a 4-rank Likert scale.

3.3 Ethical and Data analysis Procedure

Ethical considerations, including confidentiality, informed consent, and anonymity, were deemed crucial for this study involving contact with respondents. Informed consent was obtained from each participant before data collection, covering confidentiality, informed consent, and the right to withdraw from the study. Time was spent educating and discussing the study's specifics with potential volunteers, as well as encouraging them to comprehend and actively participate in the informed consent procedure. Potential volunteers were given a detailed description of the study methodology as well as a clear understanding of their participation in the research. The researcher included these people in his study only after they gave their informed agreement. The approach to obtaining informed permission included informing participants about their ability to withdraw from the study. Participants have the right to withdraw from the study at any time. In this study, participants' withdrawal rights were reaffirmed before the survey process began with each individual. While recruiting volunteers, the researcher offered to distribute a copy of the summary of results if asked. If the participants expressed a desire to withdraw from the study, the researcher respected their decision without question. The researchers acquired internal research board clearance for the project before initiating recruiting or data collecting, as required by the university. The goal of the approval is to ensure that the researcher is aware of and adheres to ethical norms set to protect study participants. The researcher was meticulous in safeguarding the anonymity of study participants. Throughout the study, the researcher referred to the participants' organizations in a generic and unidentifiable manner.

The data were analysed using the Statistical Package for Social Science (SPSS). The survey data was coded and fed into the program to compute the appropriate statistics, namely descriptive statistics in the form of charts. Cronbach's alpha was used to determine the reliability of the questionnaire items. Cronbach (1951), Nunnally (1978), and Field (2005) advised that Cronbach's Alpha coefficient be used to test the reliability of data acquired using the Likert scale questionnaire. Thus, for surveys at project stages of development where the building project is typically abandoned, Cronbach's alpha (0.754) indicates an acceptable level of consistency in the collection of items used to evaluate the responses. The Cronbach's alpha (0.890) of the questionnaire used to investigate the causes of abandoned building projects indicates a good level of consistency. The questionnaire for the effects of abandoned building projects has 13 statements and is evaluated on a 4-rank Likert scale; Cronbach's alpha (0.851) indicates a high level of consistency in this set. Following the computation in SPSS, the average Cronbach's Alpha

coefficient of 0.831 was achieved for all of the items, indicating strong internal consistency. Meanwhile, senior academic colleagues and industry professionals assisted in testing the content validity of the questionnaire through a pilot study, before a feasible questionnaire was finally produced and adopted for the study.

4. Results

Forty-five questionnaires were distributed to targeted respondents, and all forty-five responses were received. The data was analysed using descriptive statistics in the Statistical Package for Social Sciences (SPSS), a suitable tool for analysing data from larger samples. The completed and returned questionnaires were analysed using percentages. From Table 1 on the professional background of the selected respondents, the analysis revealed that 24.4% were contractors, 26.7% were architects, 22.2% were Civil Engineers, 2.2% were quantity surveyors, 11.1% were builders, and the remaining 13.3% had other professions.

Table 1: Professional background.

	Frequency	Percent	Valid %	Cumulative %
Contractors	11	24.4	24.4	24.4
Architects	12	26.7	26.7	51.1
Civil Engineers.	10	22.2	22.2	73.3
Quantity Surveyors	1	2.2	2.2	75.6
Builders	5	11.1	11.1	86.7
Others	6	13.3	13.3	91.1
Total	45	100.0	100.0	

Table 2 presents the educational qualifications of the respondents. The analysis reveals that 26.7% of respondents hold a Higher National Diploma, 43.3% possess a bachelor's degree, 27.8% have obtained a master's degree, and 2.2% of respondents hold a PhD.

Table 2: Respondent Educational Qualifications.

	Frequency	Percent	Valid %	Cumulative %
HND	12	26.7	26.7	65.4
BSC	20	43.3	43.3	85.4
MSC	12	27.8	27.8	67.8
PHD	1	2.2	2.2	98.0
Total	45	100.0	100.0	

According to the findings presented in Table 3, a significant portion of respondents (53.3%) have accumulated work experience spanning from 1 to 5 years. Additionally, 22.2% possess 6 to 10 years of professional experience, while 11.1% have been in the workforce for 11 to 15 years. Moreover, 13.3% of participants boast a work history of 16 years or more. This distribution suggests that the respondents' collective work experiences align with the desired target timeframe.

Table 3: Distribution of Respondents by Years of Professional Experience.

Years of Experience	Frequency	Percent	Valid Percent	Cumulative Percent
1-5 y	24	53.3	53.3	53.3
6-10y	10	22.2	22.2	75.6
11-15y	5	11.1	11.1	86.7
16y-above	6	13.3	13.3	100.0
Total	45	100.0	100.0	

The data presented in Table 4 illustrates the distribution of respondents according to the types of companies they are employed in. It reveals that 48.8% of participants are affiliated with private companies, while 22.2% are associated with public enterprises. Furthermore, 11.2% are engaged in partnership companies, and 17.8% are involved with other types of organizations.

Table 4: Company Types.

	Frequency	%
Private Company	22	48.8
Public Company	10	22.2
Partnership	5	11.2
Others (Specify)	8	17.8
Total	**45**	**100%**

4.1 The Causes of Abandoned Building Projects in Ibadan

Table 5 presents a comprehensive overview of the factors contributing to abandoned building projects, as identified by the respondents. These factors were unanimously recognized as potential disruptors to project completion. Inflation emerged as a significant contributor, with 26 respondents (59.3%) strongly agreeing to its detrimental impact on project continuity, while 15 (37.0%) respondents simply agreed. Conversely, 14 respondents (40.7%) disagreed, and none expressed strong disagreement with this assertion. The demise of a client or sponsor was highlighted as another prominent factor, with a substantial majority of 30 respondents (74.1%) strongly affirming its influence, while 15 (25.9%) respondents agreed. None of the respondents disagreed or strongly disagreed with this notion. Additionally, bankruptcy and insolvency were identified as significant contributors to abandoned building projects in Ibadan, Oyo State. Eighteen respondents (40.7%) strongly agreed with this statement, while 19 (41.7%) simply agreed. Conversely, 5 respondents (14.8%) disagreed, and 3 (4.0%) strongly disagreed.

Table 5: Causes of Failed and Abandoned Building Projects in Ibadan.

CAUSES	SA	%	A	%	D	%	SD	%	Total
Inflation	26	59.3	15	37.0	14	40.7	-	-	45
Death of client/ sponsor	30	74.1	15	25.9	-		-	-	45
Bankruptcy/insolvency of Contractor	18	40.7	19	40.7	5	14.8	3	4.0	45
Change in project scope/creep	14	29.6	19	48.1	8	18.5	4	3.7	45
Changes in government policies	22	44.4	7	7.4	12	33.3	4	14.8	45
Delay of Materials and Equipment Procurement	11	14.8	24	51.9	10	33.3	-	-	45
Breach of building contract	12	22.2	25	51.6	4	11.1	4	11.1	45
Inaccurate Estimation	13	22.2	26	44.4	4	18.5	3	15.0	45
Land Disputes / Litigation	19	33.3	12	29.6	9	26.0	5	11.1	45
Appointment of Incompetent project manager	12	7.4	13	40.7	25	51.9	-	-	45
Failure to assess clients' financial capacity	9	22.2	16	29.6	12	26.0	8	22.2	45
Project complexity and technicality	4	14.8	23	33.3	12	29.6	6	22.2	45
Faulty Designs	30	74.1	15	25.9	-	-	-	-	45
Unmanaged project delays	26	59.3	15	37.0	14	40.7	-	-	45
Delay in contractor payment	19	33.3	12	29.6	9	26.0	5	11.1	45
Natural disaster	16	14.8	24	51.9	5	33.3	-	-	45

The analysis of the data revealed several key factors contributing to the abandonment of building projects in Ibadan, Oyo State. Among these factors, project change in scope or scope creep emerged as a significant challenge. This refers to alterations in project objectives, plans, or schedules that deviate substantially from previously approved terms. Such changes were strongly acknowledged by 14 (29.6%) respondents, with an additional 19 (48.1%) respondents in agreement. Conversely, 8 (18.5%) respondents disagreed, and 4 (3.7%) strongly disagreed with this assertion. Moreover, changing government policies were identified as a significant cause of abandoned building projects, with 22 (44.4%) respondents strongly agreeing and 7 (7.4%) simply agreeing. However, 12 (33.3%) respondents disagreed, and 4 (14.8%) strongly disagreed with this perspective. Furthermore, delays in material supply and equipment were highlighted as threats to project success. A notable proportion of respondents (14.8%) strongly agreed with this notion, while 24 (51.9%) agreed. In contrast, 10 (33.3%) respondents disagreed. Additionally, breach of building contracts and inaccurate cost estimations were recognized as factors impeding building projects, with varying levels of agreement among respondents. For instance, 12 (22.2%) respondents strongly agreed that breach of building contracts leads to project abandonment, while 25 (51.6%) simply agreed. Similarly, issues such as land disputes, appointment of incompetent project managers, failure to assess client financial capacity, project complexity and technicality, faulty design, unmanaged project delays, delay in contractor payments, and natural disasters were all identified as potential contributors to project abandonment, each garnering different levels of agreement among respondents.

4.2 The Effects of Abandoned Building Projects in Ibadan

According to the findings presented in Table 6, respondents identified various effects of abandoned building projects in Ibadan, Oyo State, which impact both individuals and society as a whole. One significant effect highlighted is the increased prevalence of criminal hideouts in abandoned buildings. A substantial majority of 25 respondents (74.1%) strongly agreed with this notion, while 15 respondents (18.5%) simply agreed. Conversely, 5 respondents (7.4%) disagreed with this perspective, and none expressed strong disagreement. Additionally, respondents recognized the detrimental impact of abandoned building projects on the standard of living in Ibadan. Specifically, 17 respondents (44.4%) strongly agreed that such projects contribute to a deteriorating standard of living, while 28 respondents (55.6%) agreed. None of the respondents disagreed or strongly disagreed with this assertion.

The data analysis unveiled a multitude of effects stemming from abandoned building projects in Ibadan, Oyo State, as reported by respondents. Among these effects, the utilization of abandoned buildings for criminal activities, particularly kidnappings, garnered significant attention. A substantial portion of respondents (40.7%) strongly agreed that abandoned structures serve as breeding grounds for criminal activities, with an additional 40.7% in agreement. However, 18.0% of respondents disagreed with this assertion. Furthermore, the perpetration of illegal activities within abandoned buildings was also highlighted, with 21 (33.3%) respondents strongly agreeing and 15 (43.3%) simply agreeing. These illegal activities encompass crimes such as rape, storage of stolen goods, and serving as hideouts for criminal elements, potentially compromising public safety and security.

Additionally, respondents recognized the detrimental impact of abandoned buildings on the environment and public health. Specifically, 26.0% of respondents strongly agreed that abandoned buildings contribute to the breeding of deadly organisms, while 37.5% strongly agreed that these projects adversely affect the reputation of building firms. Moreover, 18.5% of respondents strongly agreed that abandoned buildings pose risks to public health safety, and 33.3% strongly agreed that they contribute to environmental devaluation. Moreover, the economic ramifications of abandoned building projects were evident, with 26.0% of respondents strongly agreeing that these projects lead to reduced employment opportunities. Additionally, 11.1% of respondents strongly agreed that abandoned projects result in the wastage of government revenue, highlighting the fiscal impact of such endeavours.

Table 6: Effects of Abandoned Building Projects in Ibadan.

Effects	SA	%	A	%	D	%	SD	%	Total
Increased Criminals hid out	25	74.1	15	18.5	5	7.4	-	-	45
Deteriorating standard of living	17	44.4	28	55.6	-	-	-	-	45
Perpetrating of other forms of illegal activities	21	33.3	15	33.3	5	26.0	4	7.4	45
Kidnappings	19	40.7	19	40.7	7	18.5	-	-	45
Building decay/dilapidation	16	14.8	24	51.9	5	33.3	-	-	45
Breeding ground for deadly organisms	14	26.0	22	37.0	7	29.6	2	7.4	45
Affects government revenue	16	11.1	12	29.6	14	51.9	3	7.4	45
It leads to the waste of materials	15	26.0	20	22.2	10	44.4	2	7.4	45
Holding down useful capital	13	26.0	21	29.6	8	33.3	3	11.1	45
Environmental Devaluation	21	33.3	15	33.3	5	26.0	4	7.4	45
The firm's reputation is affected	23	37.5	15	29.2	10	23.2	4	8.0	45
Public health and safety are affected	13	18.5	18	22.2	10	33.3	5	26.0	45
Reduction in employment opportunities	13	26.0	21	29.6	8	33.3	3	11.1	45

4.3 The Recovery of Abandoned Building Projects in Ibadan

According to the findings depicted in Table 7, respondents identified various recovery methods for abandoned building projects in Ibadan, Nigeria which, if effectively implemented, could mitigate the prevalence of such projects. Notably, the implementation of good workmanship emerged as a crucial recovery method, with 20 respondents (44.4%) strongly agreeing and 17 (37.7%) agreeing. Conversely, 5 respondents (11.1%) disagreed, and 3 (6.6%) strongly disagreed with this proposition. Moreover, respondents highlighted the importance of fostering good communication among construction teams as another key recovery strategy. A significant majority of 30 respondents (74.1%) strongly agreed with this notion, while 20 (44.4%) simply agreed. However, 10 respondents (22.2%) disagreed, and 5 (11.1%) strongly disagreed. Furthermore, embracing continuity in government-building agendas was recognized as a potential recovery strategy, with 20 respondents (44.4%) strongly agreeing and 15 (33.3%) agreeing. However, 7 respondents (15.5%) disagreed, and 3 (6.6%) strongly disagreed with this approach.

Additionally, employing contractors with a strong financial base was identified as a recovery method, with 11 respondents (24.4%) strongly agreeing and 19 (42.2%) agreeing. Conversely, 7 respondents (15.5%) disagreed, and 8 (17.7%) strongly disagreed. Lastly, efficient planning at the inception of building projects was deemed essential in reducing the occurrence of abandoned projects. A significant majority of 20 respondents (44.4%) strongly agreed with this proposition, while 11 (24.4%) agreed. However, 9 respondents (20%) disagreed, and 5 (11.1%) strongly disagreed. The data analysis underscores the importance of various strategies in facilitating the recovery of abandoned building projects in Ibadan, Nigeria. Embracing consistency in government policies emerged as a crucial factor, with 12 respondents (26.6%) strongly agreeing and 17 (37.7%) agreeing. However, 6 respondents (13.3%) disagreed, and 10 (22.2%) strongly disagreed with this approach. Similarly, the inculcation of standard project management procedures was highlighted as a vital recovery method, with 23 respondents (51.1%) strongly agreeing and 8 (17.7%) agreeing. Conversely, 8 respondents (17.7%) disagreed, and 6 (13.3%) strongly disagreed with this strategy. Moreover, regular supervision of ongoing projects was identified as essential for project success, with 12 respondents (26.6%) strongly agreeing and 17 (37.7%) agreeing. However, 9 respondents (20%) disagreed, and 7 (15.5%) strongly disagreed with this assertion.

Table 7: Recovery of Abandoned Building Projects in Ibadan.

Recovery	SA	%	A	%	D	%	SD	%	Total
Implementing good workmanship	20	44.4	17	37.7	5	11.1	3	6.6	45
Implementing good communication among the construction team	15	33.3	20	44.4	10	22.2	5	11.1	45
Embracing continuity in government building agenda	20	44.4	15	33.3	7	15.5	3	6.6	45
Employment of contractors having a strong financial base	11	24.4	19	42.2	7	15.5	8	17.7	45
Efficient planning at inception	20	44.4	11	24.4	9	20	5	11.1	45
Embracing consistencies in government policies	12	26.6	17	37.7	6	13.3	10	22.2	45
Inculcating standard project management procedure	23	51.1	8	17.7	8	17.7	6	13.3	45
Regular supervision of ongoing projects	12	26.6	17	37.7	9	20	7	15.5	45
Putting a gooddevelopment technique in place	13	28	14	31.1	9	20	9	20	45
Controlling inflation	24	53.3	8	17.7	10	22.2	3	6.6	45
Availability of construction material	16	35.5	19	42.2	6	13.5	4	8.8	45

Furthermore, implementing good development techniques was deemed crucial for project recovery, with 13 respondents (28%) strongly agreeing and 14 (31.1%) agreeing. Conversely, 9 respondents (20%) disagreed, and 9 (20%) strongly disagreed with this approach. Addressing the root causes of abandoned projects, such as inflation, was also emphasized, with 24 respondents (53.3%) strongly agreeing that controlling inflation could curb project abandonment. Additionally, ensuring the timely supply of construction materials emerged as another crucial factor, with 16 respondents (35.5%) strongly agreeing and 19 (42.2%) agreeing. However, 6 respondents (13.5%) disagreed, and 4 (8.8%) strongly disagreed with this proposition.

5. Discussion of Findings

This study aimed to analyse the causes, effects, and recovery strategies pertaining to abandoned building projects in Ibadan, Oyo State. The research revealed various factors contributing to project abandonment. The findings from a detailed understanding of the factors contributing to the abandonment of building projects in Ibadan, Nigeria, highlighted factors such as inflation, the death of a client or sponsor, and bankruptcy or insolvency, which are widely recognized in the literature as critical disruptors to project completion. These findings are consistent with a recent study by Oghenekevwe *et al.,* (2014) and theories in construction management, economics, and project finance. They stated that the strong impact of inflation on the continuation of building projects, as underlined by the majority of respondents, is consistent with current research on the volatility of construction costs. They contended that inflation, particularly in developing nations, has been shown to raise the cost of building supplies and labor, making it difficult for current projects to stay on budget. This frequently results in delays and, in severe circumstances, abandonment when project funding is insufficient to cover the rising costs. The findings supported the views of Okoro (2023), who claimed that the negative effects of inflation on building projects are amplified by a lack of access to financial instruments that can hedge against such economic risks, particularly in countries with volatile economies.

The failure of a client or sponsor as a primary contributor to abandoned projects, as strongly stated by respondents, highlights the vulnerability of construction projects to changes in stakeholder circumstances. This factor is well-documented in the literature and is consistent with the findings of Ogunlana (2008) who found that sudden loss of financial support frequently results in halted construction

activities and an inability to meet financial obligations, ultimately leading to project abandonment. This suggests that the death or departure of a significant financial sponsor can have severe consequences for project management. This issue is especially noticeable in initiatives that rely significantly on individual sponsors rather than institutional funders, who may have more solid contingency plans in place. Bankruptcy and insolvency, identified as important drivers of project abandonment, are consistent with previous research highlighting the financial fragility of many construction enterprises in developing nations. These views are consistent with those of Oladimeji & Aina (2018) who claimed that when enterprises experience financial difficulties, they may be unable to pay subcontractors, purchase materials, or satisfy other important commitments, resulting in project delays and final abandonment. The high-risk nature of construction projects, combined with inadequate financial planning and management, frequently leads to insolvency, which has a direct impact on the project's capacity to complete. These findings are consistent with the broader theoretical framework of construction project management, which emphasizes the relevance of financial stability, stakeholder management, and economic conditions in achieving project success. Inflationary interruptions, sponsor demise, and insolvency underscore the need for more robust risk management measures in building projects, especially in economically unstable countries.

The findings, which show the varied repercussions of abandoned building projects in Ibadan, Nigeria, highlight the tremendous impact these projects have on both individuals and society. These consequences, particularly the increased incidence of criminal hideouts and the decline in living conditions are consistent with recent literature and theories on urban ruin, social disorder, and public safety. The designation of abandoned houses as criminal hideouts is consistent with current research into the link between urban deterioration and crime. Abandoned buildings frequently become sites for unlawful activity such as kidnapping, drug usage, and other criminal behavior. Short *et al.,* (2021) found that abandoned structures, when left unchecked, provide a physical environment conducive to criminal activities, worsening safety concerns in metropolitan settings. The respondents' recognition of the negative impact of abandoned building projects on the quality of life in Ibadan is consistent with current concerns about urban blight and its socioeconomic consequences. Abandoned buildings frequently result in a drop in property prices, less investment, and a lower overall quality of life for residents in the impacted communities. This is corroborated by Mallach (2018) recent studies, which indicate how urban blight, defined as unoccupied and deteriorating buildings, contributes to a cycle of poverty and social degradation, exacerbating economic inequities in metropolitan areas. The notion that abandoned structures serve as breeding grounds for criminal activity, particularly kidnappings, is supported by recent urban security research by Chainey & Tompson (2008). They argued that the presence of abandoned and unmonitored structures allows criminals to operate with relative impunity, raising the probability of violent crimes. This issue is especially severe in areas with limited law enforcement resources, where the physical environment has a significant impact on crime trends. These findings are consistent with contemporary research and theories highlighting the interconnection of urban deterioration, crime, and social well-being. Abandoned building projects not only contribute to an increase in criminal activity, but they also have a significant detrimental influence on living standards, emphasising the critical need for policies and actions to revitalise neglected urban regions.

This study also identified numerous significant recovery approaches for abandoned building projects in Ibadan, Nigeria. The study's methods, which include implementing good workmanship, encouraging effective communication among construction teams, ensuring continuity in government building agendas, hiring contractors with strong financial bases, and engaging in efficient project planning, are consistent with recent literature and theories in construction management and urban development. The emphasis on good workmanship as a critical recovery mechanism is consistent with recent studies that highlight the importance of superior craftsmanship in avoiding construction delays and assuring project completion. According to Adenuga & Dosumu (2012), excellent craftsmanship standards are crucial to minimizing building flaws, which can result in costly repairs, delays, and, eventually, project

abandonment if not handled. The significance of good workmanship is also linked to the larger notion of Total Quality Management (TQM) in construction, as given by Adamu (2017) which argues for continual improvement in quality processes to improve project outcomes. The respondents' assessment of effective communication among construction teams as a crucial recovery technique is backed by project management literature and is consistent with Rehan *et al.,* (2024). According to the authors, excellent communication is widely seen as a critical aspect in the successful completion of construction projects since it promotes coordination, avoids misunderstandings, and ensures that all stakeholders are aligned with project objectives. Communication is especially important in complicated projects, where different teams must work together to minimise delays and project abandonment.

Continuity in government building objectives was also identified as a critical recovery approach, emphasising the importance of continuous policy frameworks in supporting the construction industry. Ogunbiyi *et al.,* (2014) argue that frequent changes in government policies or priorities might disrupt ongoing projects, resulting in delays or abandonment, especially in locations where public projects rely largely on government funding and assistance. This viewpoint is supported by Akhanolu *et al.,* (2016). in the literature, who emphasise the importance of stable and predictable government policies to guarantee that building projects are not harmed by political changes or swings in government priorities. The importance of hiring contractors with a solid financial foundation emphasises the significance of financial stability in project performance. Contractors with adequate financial resources are better prepared to deal with unanticipated expenditures, delays, and other issues that may develop during construction, lowering the likelihood of project abandonment (Olatunji *et al.,* 2024). This is consistent with previous studies that recommend extensive financial vetting and risk assessment when selecting contractors, especially for large-scale or public projects. Furthermore, recognizing efficient planning at the outset of building projects as critical to preventing abandonment is consistent with recognized project management theories. Excellent planning is critical to the successful completion of construction projects since it requires careful coordination of resources, timeframes, and stakeholder expectations. Poor planning can result in resource shortages, scheduling problems, and other challenges that raise the risk of project failure. As a result, the findings of this study are consistent with recent literature and theories emphasising the importance of quality workmanship, effective communication, stable government policies, financial stability, and comprehensive planning in ensuring the success of construction projects.

6. Implications of the study for the construction industry, urban development, and policy-making

The rate at which construction projects fail to meet their objectives in Nigeria is worrying. As a result, the findings of this study are extremely significant, with both practical and theoretical ramifications. The findings of this study demonstrated that, in addition to technical and environmental difficulties, there are significant managerial challenges when managing building projects. For Nigerian construction managers to address these issues head-on, they must have the necessary abilities while also implementing a suitable strategy within the provided framework. The dynamic nature of clients, the complexity of construction projects, and the ongoing demand for improved and efficient project delivery have put pressure on construction managers, resulting in a slew of management challenges that require a high level of management acumen, capabilities, skills, and strategies to address. As a result, this study has opened the eyes of Nigerian construction managers. It has provided construction practitioners with the necessary skills and methods to address Nigeria's developing construction management difficulties. At the same time, it contributed to the expanding body of knowledge in construction management.

This study emphasises how important it is for the construction industry to have sound financial planning and management, especially in unstable economies like Nigeria. Construction projects need stronger risk management techniques, like financial hedging tools, to minimise desertion. Three major disruptors were identified: inflation, bankruptcy, and the death of sponsors. To reduce these risks, contractors and stakeholders must give financial analyses and planning top priority. The study's implications also emphasized how important it is for government policies to be constant and ongoing in order to support

the building industry. Public projects may be abandoned as a result of frequent shifts in government agendas and goals, underscoring the necessity of long-term policy frameworks that guarantee stability in project funding and implementation. Policymakers should prioritize developing conditions that are less vulnerable to political or economic changes. The study demonstrates that poor craftsmanship and insufficient communication among construction teams play a substantial role in project failures, emphasising the necessity for improved quality control methods and effective project management tactics.

Implementing Total Quality Management (TQM) principles and encouraging clear, open communication channels among all project stakeholders can considerably reduce the likelihood of project abandonment. As a result of abandoned building projects leading to urban blight and an increase in crime rates, urban planners and law enforcement should work together to prevent urban deterioration and crime by reusing abandoned structures or enforcing restrictions that prevent their abandonment. Efforts to revitalise and monitor abandoned properties can boost public safety and living conditions. Furthermore, the study demonstrates that abandoned projects have a detrimental impact on communities by lowering property values and decreasing living circumstances; this highlights the need for socioeconomic interventions and policies to revitalise neglected metropolitan regions. Governments and urban development organisations should undertake community-based development programs to mitigate the long-term impacts of project abandonment.

The study emphasises the necessity of selecting financially solid contractors who can handle unexpected obstacles; this finding supports tougher screening processes and risk assessments when granting construction contracts, particularly for large-scale public projects. This method may reduce the likelihood of project delays and abandonment caused by contractor insolvency. Thus, a comprehensive approach that includes better financial risk management, ongoing government assistance, quality project execution, and urban revitalisation is critical for addressing and preventing abandoned building projects.

7. Contribution of the study

The study contributes to the causes, effects, and recovery strategies associated with abandoned building projects in Ibadan, Nigeria. Several factors contributing to project abandonment were identified, such as inflation, inadequate financing, and increased government regulations. Issues like financial constraints, ambiguous designs, contractor insolvency, indiscriminate contract awards, and volatile government policies were highlighted as key problems. The impacts of abandoned projects were found to be severe, including resource loss, diminished living standards, criminal hideouts, kidnapping sites, and breeding grounds for organisms. Furthermore, the study outlined recovery strategies for the revitalization of Ibadan city that, if appropriately implemented, could mitigate the occurrence of abandoned projects in Ibadan, Nigeria. These strategies encompassed elements like ensuring good workmanship, fostering effective communication among construction team members, adhering to continuity in government construction agendas, timely contractor mobilization, engaging financially stable contractors, and undertaking adequate planning from project inception. These factors and methods were elucidated through a questionnaire and subsequent analysis.

8. Conclusion

The study looked at the causes, impacts, and recovery measures for abandoned building projects in Ibadan, Nigeria. Abandoned building projects in Ibadan have wide-ranging effects on clients, consultants, contractors, the economy, and society at large. To mitigate these effects, recovery measures must be enacted to uplift society. The key findings identified three major variables contributing to project abandonment: inflation, the death of a client or sponsor, and insolvency. Inflation was noted as a significant disruptor, raising construction costs and frequently causing project delays or abandonment, particularly in fragile nations. The death or departure of a client or sponsor exposed the vulnerability of projects that rely on individual financial sources. Bankruptcy and insolvency among construction

companies also contributed to project failures, emphasising the necessity of financial stability. The study also identified severe societal consequences, such as an increase in crime and lower living conditions. Abandoned houses were discovered to function as hideouts for criminal activity, lending credence to the "broken windows theory," which relates urban deterioration to increased crime rates. These projects also reduced property values and caused urban blight, aggravating social inequality and economic problems in the afflicted communities. The recommended recovery techniques included assuring high-quality craftsmanship, enhancing communication among construction teams, maintaining consistency in government policy, employing financially stable contractors, and competent project management. These tactics are congruent with existing construction management theories, emphasizing the importance of quality, financial stability, and sound planning in preventing project abandonment and ensuring project success.

Recommendations for professionals and policymakers:

Professionals:

- There should be an improvement in risk management strategies through the implementation of financial risk management measures such as the use of inflation hedging instruments, contingency budgeting, and insurance to cover unforeseen circumstances like inflation or sponsor bankruptcy. This will reduce project abandonment risks caused by volatile economic conditions.
- Provision should be made to enhance the financial vetting of contractors by conducting thorough financial assessments of contractors and subcontractors before awarding contracts. It is important to ensure that contractors have the necessary financial stability to handle unexpected costs and delays. This will reduce the likelihood of project insolvency and ensure project continuity.
- Effective Project Planning should be put in place by developing comprehensive project plans that include realistic timelines, detailed resource allocation, and stakeholder engagement. This should be coupled with the use of advanced project management software for better coordination. This will prevent delays and interruptions caused by poor planning and resource management.
- Improved communication within construction teams should be established by establishing clear communication protocols across construction teams, including regular meetings, reporting structures, and collaboration platforms to enhance coordination. This will minimize misunderstandings and misalignment that often lead to delays or project abandonment.
- Priorities exceptional craftsmanship by establishing defined quality standards and adopting strict quality control methods throughout construction. This will ensure high-quality workmanship, reducing the likelihood of mistakes, delays, and costly reworks, and allowing for a smoother project completion.

Policymakers:

- To avoid project disruptions caused by shifting government priorities, long-term, stable construction policies and financial frameworks should be established across political regimes. This would ensure that ongoing public projects are not abandoned due to political changes, while simultaneously promoting infrastructure growth.
- Establish financial support mechanisms for construction projects, including project bonds, loans, and subsidies, to mitigate economic volatility and inflation. This would lower financial obstacles, allowing projects to proceed even in poor economic conditions.
- Implement laws to prevent project abandonment, including frequent inspections and clear exit routes for developers in case of financial issues or sponsor withdrawal. This will lessen the likelihood of abandonment by ensuring that projects are regularly monitored and contingency plans are in place.
- Prioritise revitalizing abandoned projects for the public good by creating policies to repurpose buildings for public services like affordable housing or community centres. Private investors could potentially be offered incentives to renovate existing structures. This will reduce urban blight, increase community safety, and raise living standards in affected communities.

- Collaborate with law enforcement and urban planners to protect and monitor abandoned structures to prevent criminal activity. Penalties could be imposed on property owners who leave projects abandoned for extended periods. This reduces the use of abandoned structures as criminal hideouts, so boosting public safety and urban quality of life.

Implementing these ideas would help practitioners better manage construction projects, while policymakers will create a more stable and supportive environment for the industry.

More research is needed to investigate the influence of economic conditions and inflation on building projects, with a special focus on the impact of inflation and economic instability on construction costs in developing nations. The study can look deeper into how financial mechanisms such as inflation hedging, cost-cutting techniques, and dynamic budget planning might reduce inflation-related risks in the construction business. This research may result in more refined financial models geared to uncertain economies, potentially lowering the chance of project abandonment. Another suggestion for future research is to consider the function of stakeholder management in reducing project abandonment. This could include discussing how changes in stakeholder circumstances (for example, sponsor death or departure) effect project abandonment and what contingency plans can be implemented to reduce such risks. The study could look into the effectiveness of various stakeholder management strategies, particularly the role of institutional funders versus individual sponsors in maintaining project continuity. Understanding the success of various stakeholder involvement and finance arrangements can help projects maintain resilience and continuity. Furthermore, future studies should concentrate on urban deterioration and crime by investigating the link between abandoned structures and urban crime, particularly in quickly urbanising places. The study could look into specific intervention options (such as repurposing or securing abandoned homes) and their effectiveness in reducing urban crime in various contexts. Such research could equip policymakers with targeted urban planning ideas to minimise crime rates in areas impacted by project abandonment.

Because abandoned building projects have long-term socioeconomic effects on urban communities, such as property values, investment levels, and overall quality of life, future research could quantify the economic and social toll of abandoned projects, including health implications and migration patterns within affected communities. Such research could inform urban regeneration programs targeted at combating socioeconomic deterioration in places with a high rate of abandoned initiatives. Furthermore, strong risk management frameworks must be developed to handle the unique issues that building projects in emerging nations face. This could be addressed by research that identifies, tests, and implements realistic risk reduction solutions such as insurance, financial planning, and stakeholder diversity. Improved risk management frameworks would result in more robust building projects, lowering the possibility of abandonment due to financial or economic disruptions.

There is also a need for research into the efficacy of government policies in promoting long-term construction projects. The study could look into the effect of government policy continuity on the success and sustainability of construction projects, particularly public ones. Such research would help guide policy changes targeted at creating stable environments for long-term construction projects, particularly those involving public infrastructure. Another study might be conducted that compares abandoned initiatives across geographies. A comparative investigation of the causes and consequences of abandoned building projects in various regions of Nigeria or other developing nations would be required. Such comparison research can help reveal regional differences in causal causes and successful healing techniques. The study would provide a broader understanding of the problem, resulting in more region-specific recommendations for preventing and managing abandoned building projects. By focusing future research on these topics, scholars can fill knowledge gaps, improve practical solutions, and broaden the study's contributions to the larger discourse on construction management, urban development, and socioeconomic policy.

Acknowledgements
This research did not receive any specific grant from funding agencies in the public, commercial, or not-for-profit sectors.

Conflict of Interests
The Authors declare that there is no conflict of interest.

Funding
This research did not receive any specific grant from funding agencies in the public, commercial, or not-for-profit sectors.

CRedit author statement
Conceptualization: O.A.O., S.K.A. **Data curation:** S.K.A., **Formal analysis:** O.A.O., S.K.A. O.K.A. **Investigation:** S.K.A. **Methodology:** O.A.O., S.K.A. O.K.A. **Project administration**: O.A.O., S.K.A. **Writing—original draft:** O.A.O., S.K.A. O.K.A. **Writing—review and editing**: O.K.A., O.A.O., S.K.A.
All authors have read and agreed to the published version of the manuscript.

Data availability statement
The data that support the findings of this study are available from the corresponding author, [O.K.A.], upon reasonable request.

References

Adamu, S. (2017). Improving project delivery process using lean construction approach. *Unpublished MSc Thesis*, Faculty of Engineering, Ahmadu Bello University, Zaria, Nigeria.

Adebisi, E. O., Ojo, S. O., & Alao, O. O. (2018). Assessment of factors influencing the failure and abandonment of multi-storey building projects in Nigeria. *International Journal of Building Pathology and Adaptation, 36*(2), 210-231. https://doi.org/10.1108/IJBPA-10-2017-0048

Adenuga, O. A., & Dosumu, O. S. (2012). Assessment of procurement methods used for executing maintenance works in Lagos state. *Ethiopian Journal of Environmental Studies and Management EJESM, 5*(4), 477-483. https://doi.org/10.4314/ejesm.v5i4.S6

Ahadzie, D. K. (2007). A model for predicting the performance of project managers in mass house building projects in Ghana. *Unpublished PhD Thesis*, School of Engineering, University of Wolverhampton, UK.

Ahadzie, D. K., & Badu, E. (2011). Success indicators for self-build houses in two Ghanaian cities. *Journal of Science and Technology (Ghana), 31*(3), 86-96. https://doi.org/10.4314/just.v31i3.10

Akande, O. K., Olagunju, R. E., Aremu, S. C., & Ogundepo, E. A. (2018). Exploring factors influencing project management success in public building projects in Nigeria. *YBL Journal of Built Environment, 6*(1), 47-62. https://doi.org/10.2478/jbe-2018-0004

Akande, O. K., Olagunju, R. E., Obiora, O. C., Nsofor, C., Edem-Nse, Y. G., Lawal, A., ... & Kolo, W. (2018b). Evaluation of failures in public project management practices in Minna, Nigeria. *Unpublished manuscript*.

Akande, O. K., Obi-George, L. C., Lembi, J. J., Umar, I. A., Tarni, A. M., Nwokorie, A. J., & Baba, P. H. (2024). Public housing project delivery in Nigeria: Quality versus quantity. *Journal of Contemporary Urban Affairs, 8*(1), 37-56. https://doi.org/10.25034/ijcua.2024.v8n1-3

Akhanolu, I. A., Ikpetan, O. A., & Chibuzor, O. T. (2016). Project financing: Causes and effects of financing abandoned building projects in Nigeria. *The Social Sciences, 11*(24), 5818-5823.

Alao, O. O. (2016). Resuscitating strategies of abandoned building projects in public tertiary educational institutions in Osun State, Nigeria (Doctoral dissertation, Obafemi Awolowo University, Ile-Ife, Nigeria). *Unpublished MSc Thesis*.

Alao, O. O., & Jagboro, G. O. (2017). Assessment of causative factors for project abandonment in Nigerian public tertiary educational institutions. *International Journal of Building Pathology and Adaptation, 35*(1), 41-62. https://doi.org/10.1108/IJBPA-07-2016-0016

Albert, I., Shakantu, W., & Ibrahim, S. (2021). The effect of poor materials management in the construction industry: A case study of Abuja, Nigeria. *Acta Structilia, 28*(1), 142-167. https://doi.org/10.18820/24150487/as28i1.6

Amade, B., Ubani, E. C., Amaeshi, U. F., & Okorocha, K. A. (2015). Factors for containing failure and abandonment of public sector construction projects in Nigeria. *Journal of Building Performance, 6*(1), 1-13.

Ariffin, N. F., Jaafar, M. F. M., Ali, M. I., Ramli, N. I., Muthusamy, K., & Lim, N. H. A. S. (2018). Investigation on factors that contribute to the abandonment of building in construction industry in Malaysia. In *E3S Web of Conferences* (Vol. 34, p. 01025). EDP Sciences. https://doi.org/10.1051/e3sconf/20183401025

Blaikie, N., & Priest, J. (2019). *Designing social research: The logic of anticipation* (3rd ed.). John Wiley & Sons.

Chainey, S., & Tompson, L. (Eds.). (2008). *Crime mapping case studies: Practice and research*. John Wiley & Sons. https://doi.org/10.1002/9780470987193

Cronbach, L. J. (1951). Coefficient alpha and the internal structure of tests. *Psychometrika, 16*(3), 297-334. https://doi.org/10.1007/BF02310555

Damoah, I. S., & Kumi, D. K. (2018). Causes of government construction projects failure in an emerging economy: Evidence from Ghana. *International Journal of Managing Projects in Business, 11*(3), 558-582. https://doi.org/10.1108/IJMPB-04-2017-0042

Efenudu, F. O. (2010). Causes and effect of abandonment of project on property value; a case of Port Harcourt. *Unpublished BSc Dissertation*, Rivers State University of Science and Technology, Nigeria.

Eja, K. M., & Ramegowda, M. (2020). Government project failure in developing countries: A review with particular reference to Nigeria. *Global Journal of Social Sciences, 19*, 35-47. https://doi.org/10.4314/gjss.v19i1.4

Field, A. (2005). *Discovering statistics using SPSS for Windows* (2nd ed.). SAGE Publications Ltd.

Haruna, P. B., Zubairu, S., Olagunju, R. E., & Akande, O. K. (2023). Liveability considerations: Towards designing sustainable public housing in Niger State, Nigeria. *Journal of Contemporary Urban Affairs, 7*(2), 262-278. https://doi.org/10.25034/ijcua.2023.v7n2-16

Ikediashi, D. I., Ogunlana, S. O., & Alotaibi, A. (2014). Analysis of project failure factors for infrastructure projects in Saudi Arabia: A multivariate approach. *Journal of Construction in Developing Countries, 19*(1), 35-52.

Jagboro, G. O. (2016). Unmasking the Tower of Babel and the scourge of abandoned projects in Nigeria. *Inaugural Lecture*, Obafemi Awolowo University, Ile-Ife, Nigeria.

Mallach, A. (2018). *The divided city: Poverty and prosperity in urban America*. Island Press. https://doi.org/10.5822/978-1-61091-782-7

Nagamany, D. (2016). A study of the causes and effects of abandoned residential projects in Malaysia. *Unpublished MSc Dissertation*, University Tun Hussein Onn, Malaysia.

Nunnally, J. C. (1978). *Psychometric theory* (2nd ed.). McGraw-Hill.

Nwachukwu, C., & Emoh, F. I. (2011). Building construction project management success as a critical issue in real estate development and investment. *American Journal of Social and Management Sciences, 2*(1), 56-75. https://doi.org/10.5251/ajsms.2011.2.1.56.75

Obakin, O. A., Adebumola, I. A., & Akande, O. K. (2024). Quantifying the combined effects of time, cost, and quality control on project delivery in Nigeria: The Lagos construction industry case. In *Proceedings of the 8th International Project and Construction Management Conference (IPCMC2024)* (pp. 993–1003). Yildiz Technical University, Faculty of Civil Engineering, Department of Civil Engineering.

Olubajo, O. O., Akande, O. K., & Daniel, E. I. (2024). Managing ambiguity in construction projects in Nigeria: The case for selecting and achieving set milestones. In *Proceedings of the 8th International Project and Construction Management Conference (IPCMC2024)* (pp. 838–847). Yildiz Technical University, Faculty of Civil Engineering, Department of Civil Engineering.

Ofori, P. A., Twumasi-Ampofo, K., Danquah, J. A., Osei-Tutu, E., & Osei-Tutu, S. (2017). Investigating challenges in financing contractors for public sector projects in Ghana. *Journal of Building Construction and Planning Research, 5*(2), 58. https://doi.org/10.4236/jbcpr.2017.52005

Oghenekevwe, O., Olusola, O., & Chukwudi, U. S. (2014). An assessment of the impact of inflation on construction material prices in Nigeria. *PM World Journal, 3*(4), 1-22.

Ogunbiyi, O., Goulding, J. S., & Oladapo, A. (2014). An empirical study of the impact of lean construction techniques on sustainable construction in the UK. *Construction Innovation, 14*(1), 88-107. https://doi.org/10.1108/CI-08-2012-0045

Ogunde, A. O., Olaolu, O., Afolabi, A., Owolabi, J., & Ojelabi, R. (2017). Challenges confronting construction project management system for sustainable construction in developing countries: Professionals' perspectives (a case study of Nigeria). *Journal of Building Performance, 8*(1), 2017.

Ogunlana, S. O. (2008). Critical COMs of success in large-scale construction projects: Evidence from Thailand construction industry. *International Journal of Project Management, 26*(4), 420-430. https://doi.org/10.1016/j.ijproman.2007.08.003

Okoro, O. A. (2023). Evaluation of project failures in the public sector in Nigeria. *Interdisciplinary Journal of Agriculture and Environmental Sciences (IJAES), 10*(4), 16-33. https://doi.org/10.5281/zenodo.10371541

Oladimeji, O., & Aina, O. O. (2018). Financial performance of locally owned construction firms in southwestern Nigeria. *Journal of Financial Management of Property and Construction, 23*(1), 112-128. https://doi.org/10.1108/JFMPC-01-2017-0003

Olalusi, O., & Otunola, A. (2012). Abandonment of building projects in Nigeria—A review of causes and solutions. *Politics, 50*(20), 2.

Olatunji, O. A., Rotimi, J. O. B., Rotimi, F. E., & Silva, C. C. (2024). Causal relationship between project financing and overruns in major dam projects in Africa. *Engineering, Construction and Architectural Management*. https://doi.org/10.1108/ECAM-03-2023-0286

Rashid, Y. (2020). Analysis of delay factors and their effects on construction projects. *Management Science Letters, 10*(6), 1197-1204. https://doi.org/10.5267/j.msl.2019.11.039

Razak, D. A., Mohammed, M. O., & Tarique, K. M. (2015). Abandoned housing projects in Malaysia and the prospect of DP: An overview. *Procedia Economics and Finance, 31*, 813-822. https://doi.org/10.1016/S2212-5671(15)01171-5

Rehan, A., Thorpe, D., & Heravi, A. (2024). Project success factors for leadership practices and communication: Challenges in the construction sector. *International Journal of Managing Projects in Business, 17*(3), 562-590. https://doi.org/10.1108/IJMPB-12-2023-0279

Saidu, I., & Shakantu, W. (2017). An investigation into cost overruns for ongoing building projects in Abuja, Nigeria. *Acta Structilia, 24*(1), 53-72. https://doi.org/10.18820/24150487/as24i1.3

Shehu, Z., Endut, I. R., & Akintoye, A. (2014). Factors contributing to project time and hence cost overrun in the Malaysian construction industry. *Journal of Financial Management of Property and Construction, 19*(1), 55-75. https://doi.org/10.1108/JFMPC-04-2013-0009

Short, P. C., Short, D. F., & McConnell, J. R. (2021). Seeking homeostasis in a heteroscedastic world. In *Age of Inference: Cultivating a Scientific Mindset* (pp. 393-409). Springer.

Stanley, O. (2014). Tackling growing menace of abandoned buildings in Abuja. *Publication of Peoples Daily Inc.*

Tijan, M. A., & Ajagbe, W. O. (2016). Professional view on the causes and effects of construction projects abandonment in Ibadan metropolis, Nigeria. *Ethiopian Journal of Environmental Studies and Management, 9*(5), 593-603. https://doi.org/10.4314/ejesm.v9i5.6

Ubani, E. C., & Ononuju, C. N. (2013). A study of failure and abandonment of public sector-driven civil engineering projects in Nigeria: An empirical review. *American Journal of Scientific and Industrial Research, 4*(1), 75-82. https://doi.org/10.5251/ajsir.2013.4.1.75.82

Wanjari, S. P., & Dobariya, G. (2016). Identifying factors causing cost overrun of the construction projects in India. *Sādhanā, 41*, 679-693. https://doi.org/10.1007/s12046-016-0498-3

Zuofa, T., & Ochieng, E. G. (2014). Project failure: The way forward and panacea for development. *International Journal of Business and Management, 9*(11), 59-72. https://doi.org/10.5539/ijbm.v9n11p59

How to cite this article? (APA Style)

Obakin, O. A., Afolami, S. K., & Akande, O. K. (2024). Causative factors of abandoned urban housing projects and strategies for revitalization in Ibadan, Nigeria. *Journal of Contemporary Urban Affairs, 8*(2), 582–602. https://doi.org/10.25034/ijcua.2024.v8n2-17