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ROLE OF GOVERNANCE STRUCTURE IN MITIGATING BUILDING ABANDONMENT OF CONSTRUCTION WORKS IN SELECTED STATES IN SOUTH-SOUTH, NIGERIA

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ABSTRACT

This study investigated the extent to which governance structure can mitigate building abandonment of construction works in selected south-south states, namely - Bayelsa, Delta and Edo States using survey design. To achieve the study objective, copies of the structured questionnaire were administered to two hundred and fifty-five (255) respondents, out of which two hundred and thirty-six (236) were fully retrieved and analysed, thus representing 92.5 percent of the response rates. Data obtained were analysed using descriptive (frequency counts, simple percentages, mean, and standard deviation) and inferential (multiple regression) statistics. The multiple regression results revealed among others that governance structure (t-value = 4.84; p-value = 0.000), plays positive and significant roles in mitigating building abandonment of construction works in Bayelsa, Delta and Edo States. Based on the findings, the study recommends the promoter of construction work or building projects should conduct studies to determine the feasibility of their proposals to avoid unnecessary wastage of valuable resources. In addition, project governance strategies like risk management frameworks, competencies of contractors and financial capabilities of contractors, routine supervision of projects and the use of experienced project engineers to supervise projects should be strengthened.

Key words: *Building abandonment; Construction works; Governance structure; Nigeria; Project governance.*

1. INTRODUCTION

Regardless of the huge sum of money allocated for capital projects in Bayelsa, Delta and Edo States, there still exist, abandoned or failed building projects. In the last 20 years, it is estimated that over 56,000 projects, including homes worth N12 trillion, have been abandoned. Twenty (20) per cent of Nigeria's 216 million residents own a home, according to research, leaving an estimated 28 million people without a place to live; hence to fill this gap, N21 trillion will be required. According to the State House (2023), Nigeria's housing deficit is projected to be 28 million units by 2023, while the country's population is expected to grow to 223.8 million). However, by 2024, the country's real estate industry is projected to reach a

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value of US $2.2 trillion, with residential real estate accounting for the largest portion of the market with US $1.93 trillion.

According to Jones Lang LaSalle (JLL) Investment Management's 2022 Global Real Estate Transparency Index (GRETI), the country is placed 60thout of 94thnations and 156 cities low, despite the industry's predicted expansion (Uwaegbulam, 2023). In recent times, certain abandoned construction activities have been associated with poor project governance. For instance, in Bayelsa state, some of the abandoned projects include the five-star hotel at Berger roundabout, the senatorial district housing estate, the federal government housing estate at Bayelsa Palm, the silverbird viewing galleria, the re-modified shopping mall, general hospitals, former governors lodge, the Arietaline Hotel, Creek Motel, Anyama Housing estate, Okaka phase 2 Housing Estate, etc. The disclosure of Governor Douye Diri that there is in existence an estimated 1,700 abandoned projects by the Niger Delta Development Commission (NDDC) in Bayelsa State (Diri, 2022); these are clear evidence of high degrees of abandoned projects. On the other hand, Delta state had a series of abandoned projects like the Nkoyo Ibori Children Hospital at Agbarho, Health Centre, Umeghe, Abraka, Multipurpose Hall, School of Marine Technology, Umusam-Ogbe, Modern Civic Centre and Museum, Ndokwa, Classroom and Administrative Blocks, Patani, 22 Bed Hospital, Jesse, Technical School, Omadino, among others remained abandoned. However, in Edo State, the public schools in Owan East and West Local government areas of Edo State are roofless, doorless, and windowless. In one instance, grass has grown in a classroom. Beyond the dilapidated conditions of the buildings, the schools are generally foetid and grimy. Okpokhumi Emai Grammar School in Owan East founded in 1980, appears to have never been renovated, doors and windows have gone. Substantial parts of the roofs are gone too, while the remaining parts are punctured.

Abandoned Uzebba public health care (PHC) converted to a church. However, according to Tracka, a citizen advocacy group, the project, which was conceived as a health centre under the zonal intervention project with a borehole, was awarded in 2015 for N30 million. In Ojavun, a community in Owan East LGA, another health centre project constructed by the local council is about to go down the drain. The project, a primary health centre completed in 2019, has not been open for usage by residents of the community. The current Governor of Edo State, Mr. Godwin Obasaki averred that Edo State ranks the highest in NDDC abandoned projects. The State has reportedly received 738 infrastructural conventional projects valued

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over N118 Billion with 48 costing N36.6 billion considered abandoned inclusive buildings (Obasaki, 2019).

More worrisome is the fact that about 50 per cent of contractors who claimed to have executed the awarded contracts based on specifications and have purportedly completed with supporting engineers' valuation certificates were later found out that money were merely collected for work not executed (Urhobotoday, 2019). Despite the laudable measures put in place to ensure the aversion of abandoned building projects in Delta, Edo and Bayelsa states, several problems like poor governance structure, flawed communication channels, un-coordinated behavioural attitude of governance, shortage of skilled manpower, insufficient infrastructure amenities and housing finance had constrained the government in overcoming issues relating to abandoned project buildings in the country (Akeju, 2007; Sanusi, 1997 as cited in Abdulhaqq, 2022). In furtherance, notwithstanding the various control measures employed by the various state governments to ensure the smooth execution of building projects, key agencies of government such as Project Monitoring Directorate, Physical Planning Board, Ministry of Works and Housing Infrastructure and Due Process Bureau/Ministry of Budget on project monitoring, there are still exists failed or abandoned project buildings which raises concerns among stakeholders about the dependability of methods currently used in projects administration. Hence, a need to introduce project governance pillars to mediate the re-occurrence of housing/building project abandonment.
Numerous studies on project abandonment generally have discovered inconsistent policies and the project leadership's self-centredness in project conceptualization, lack of planning and funding amongst others, as the reasons for project abandonment without due attentiveness to whether governance structure affects project abandonment, particularly in Bayelsa, Delta and Edo States, Nigeria.

Against this backdrop, this study:

1. examined the extent to which project governance structure can mitigate the effects of building abandonment of construction works
2. seeks to find a solution(s) to building abandonments of construction works in Bayelsa, Delta and Edo States, Nigeria.

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2.1 LITERATURE REVIEW

2.1.1 Governance Structure

Governance structure refers to the various governance committee structures put in place by the government to oversee building construction works. It is the institutional framework that dictates the varied set of committees composed of top management and technocrats that drive the project direction and its activities. In the first instance, the Capital Expenditure Board sanctions resources (capital, human and other) to projects. Secondly, the portfolio committee ensures that the right project is selected. Moreover, the Project Board (Office of Goversnment Commerce, 2009) or Project Steering Committee, the broader governance environment may include various stakeholder groups and perhaps user groups that undertake critical decisions about a project. Additionally, there may be a Programme, governing a group of related projects and possibly some form of the portfolio decision-making group. The decision rights of all these committees and how they relate must be laid down in policy and procedural documentation; hence it integrates the project's governance into the overall governance framework.

According to studies conducted by Larson and Gobeli (1989) and Li (2019a), the type of structure used in a project influenced the outcome and performance of the project structure used even when other determinants are accounted for. It is the best organizational structure for the project to be successful. Although the research does not in specific based on the type of structure used it can however be concluded abd established that there is a relationship between project success and the project structure employed. It was also revealed by Wu et al. (2019) that unstably composed structures of project stakeholders negatively affect a project.

2.1.2 Building Abandonment

An abandoned building *project means any* building *project that is unusable, uninhabitable,* non-functional, and uncompleted. Morckel (2014) asserted that there is no consensus on the definition of an abandoned project. Project abandonment is the outcome of a failed project. Abandonment is defined as a project that has been totally or partially abandoned (Heeks, 2002). According to Ariffin et al. (2018), abandoned buildings are those where construction activity has been stalled for six months or longer while the project is being completed or delayed the scheduled date of completion. Given the varied viewpoints on building abandonment, it is widely acknowledged that no accepted definition of finished but unutilized construction projects exists in the literature. On the other hand, incomplete, inaccessible, or

dysfunctional buildings are what Atamewan (2020) defines as abandoned building projects. Owing to the obvious flaws, this study regards it as an incomplete venture that was abandoned, postponed, or uninhabited. According to Olalusi and Otunola (2012) and Ubani and Ononuju (2013) abandoned projects refer to projects that have started at an earlier date, but which the construction works for one reason or the other have stopped. In order words, it means projects in which some money had been spent and the physical work had stopped before commissioning. Mac-Barango (2017) describes an "abandoned project" as a project which has been totally abandoned or indefinitely delayed compared to the project timelines. Similarly, Mac-Barango (2017), added that abandoned building projects in the United Kingdom and the United States refer to unoccupied buildings showing visible signs of distress. According to Wu et al. (2019), project abandonment is the ensuing effect of reneging on existing commissioned projects that its outcome occasioned failure *abinitio*.

Project abandonment as opined by Uju and Uzonwanne (2017) is giving up completely on a project entirely with the intention of not continuing with it. For instance, when a project is put on hold without time to commence work on the project, such a project is referred to be abandoned. According to Fareed and Su (2022), a building project is deemed abandoned if and only if the contractor or government is not willing to resume work on the project. According to Olusegun and Michael (2011), Nigeria has become one of the world's largest yards of abandoned projects and the summation of the abandoned projects monetarily culminated in billions of naira. A report according to Olusegun and Michael (2011) showed that there are numerous abandoned governmental projects to the tune of about 4,000 which require a whooping amount of over 300 billion naira and may require an estimated three (3) decades to complete. The duos opined further that in Nigeria, public officials have treated project abandonment with indifference, hence the increasing rate of abandoned projects in the country. According to Olapade and Anthony (2012), in Nigeria today, the landscape is littered with abandoned buildings projects. They further stated that abandoned building projects can be described as projects that have started at an earlier date, but the construction work stopped for one reason or the other. This phenomenon is not limited to building projects, also observable in; roads, industrial structures, bridges, factories, dams, electricity, and communication projects. A study carried out by Kolawole (2006) showed that a good number of building projects initiated with good intentions are abandoned at different stages of the design and construction process. As opined by Mac-Barango (2017), the criterion in assessing an abandoned project is centred on when a project is not finished at the delivery date specified

in the contract agreement and no significant activity is noticed at the construction site for six (6) continuous months. According to Dosumu and Akinsiku(2014), the effect of project abandonment cannot be underestimated, as it has consequences on stakeholders (clients, consultants, contractors, etc) and the nation as a whole. This then suggests that, for there to be a sustainable environment, abandoned properties must be done away with in our neighbourhood.

Similarly, Atilola (2009) acknowledged that the abandonment of a project has a tremendous effect on the physical environment and poses a serious threat to the sustainability of the environment. Carrero et al. (2009) described the impacts of an abandoned project as both socio-economic and environmental. On the other side, Hanachor (2012) opines that project abandonment has an effect on individuals, the community, and the government. Brachman (2005) puts the problem and effect of vacant and abandoned infrastructure as a problem with ramifications for the quality of our public and private lives because abandonment can lead to other detrimental social and fiscal impacts: depressed property values of the surrounding properties, increased criminal activity and health/safety concerns due to the environmental hazards and additional disinvestment that occured.

2.1.3 Causes of Project Abandonment

Olusegun and Michael (2011) investigated the root reasons and consequences of construction project abandonment in Nigeria. The study findings indicated that several factors contributed to project abandonment, including poor project planning, insufficient funding, contractor insolvency, project duration variations, political influences, client death, incapable project managers, inaccurate estimates, insufficient cost control, defective design, and payments being delayed. Soyinka (2004) looked at the causes of abandoned projects in Nigeria, he demonstrated that finance and high cost of building materials are the major causes. Ayodele and Alabi (2011), investigated the root reasons and effects of construction project abandonment and identified eighteen factors considered critical which include: inappropriate project planning, insufficient funding, rising prices, contractor bankruptcy, changing the project's dimension, political unrest, client deaths, ineffective project managers, and inaccurate estimates, inadequate cost control, faulty design, change of priority, improper documentation, unqualified/inexperienced consultants, administrative/legal action, delayed payment, disputes and natural disaster. Similarly, Mac-Barango (2017), observed insufficient planning, insufficient finance, price increases, contractor liquidation, a change in the scope of

the project, flawed design, delayed payment, and quackery (incompetence), as the main causes of construction project abandonment in Nigeria. Olalusi and Otunola (2012) also outlined incorrect assessment, a shortage of qualified workers, insufficient planning, poor risk management, miscommunication about work requirements, poor quality control by regulatory agencies, corruption, and communication gaps among personnel, as the major reasons for construction project abandonment. Woka and Miebaka (2014) examined the causes and consequences of abandoned development projects on Nigerian real estate values and found 22 reasons why projects are abandoned. They determined that the most significant factors were, according to a level of significance, payment remittance delays, inadequate fund allocation, unstable leadership, the passing of the investor, client, or owner, inconsistent laws and regulations, inappropriate project conceptualization and execution, improper project costing, land disputes/legal issues, and changes in investment present.

Within the Malaysian setting, Addul-Rahman et al. (2013), abandonment can be attributed to the following factors: monetary, legal, economic, mansard, selling system-related, developed-rated, and unforeseen risk. In Malaysia, Hoe (2013) found 41 reasons why building projects are abandoned, of which the forefront 10 are: monetary difficulties faced by owners, financial difficulties faced by contractors, unexpected bad economic conditions, inappropriate modes of financing projects, delay in payment, insufficient project evaluations, inexperienced contractors or subcontractors, issues with project control, improper planning and execution of the project, and bureaucracies and red tape within the project. Nwanekezie and Nwanguma (2019) averred that several important issues, including inaccurate estimates, price increases, poor risk management, poor preparation, and insufficient financing among others.

2.2 Theoretical Framework

The classical management theory (CMT) by Max Weber advocates that the role of a manager is to get work done via the process of directing, managing and coordinating the resources of an organization. The role of the manager and the process of getting the work done is well captured by the three (3) pillars of project governance - People, Structure and Information. The CMT opines that a better-performing entity depends on a structured hierarchy of authority, structured procedure and rules (Structure), impersonality (Information) and career (People) (Ul-Musawir et al., 2020). In the construction industry, the industry is primarily embodied by developers and contractors where people, information and structure must be managed to get a project done.

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The classical management theory assumes that management wants to get work done without failure; thus, they deploy rules and structured procedures inorder to realize the project objective through the completion of a work or task. On the other hand, the weaknesses of CMT are that it fails to recognize frustration, dispute or challenges experienced by people (e.g., contractors) in getting the work (project building) done. Again, CMT fails to talk about creativity and innovation which can be applied to have project buildings completed as when due. Young et al. (2019) opined that as a result of the lack of experience of developers and contractors, construction projects become difficult to execute and complete. In support of the proceeding view, Abdulhaqq et al. (2022) in their study discovered other causes that contribute to the rationale why contractors and developers fail to complete projects. The discoveries include poor governance structure, inexperience, desires to increase profit and lack of hierarchical control. Thus, to ensure the completion of building projects, developers, contractors, and supervisors must do adequate planning, controlling, scheduling and coordinating from a classical management point of view.

3. METHODOLOGY

The study employed a cross-sectional research design to conduct the research activity. According to Nachmias and Nachmias (2009), the usage of cross-sectional research is characterized by observations of phenomena. The cross-sectional design model extracts information from research participants and different groups of individuals (Ohaja, 2006), such as Structural Engineers, Architects, and Quantity Surveyors termed Professionals) and Contractors in Bayelsa, Delta and Edo States respectively using survey collection, archival data and questionnaires that cover a broader population. The population of this study comprised all registered structural engineers, architects, quantity surveyors and contractors with the governments in Bayelsa, Delta and Edo States of Nigeria. In Delta State, there are two hundred and twenty-six (226) while, in Edo a total of (265) registered structural engineers, architects, quantity surveyors and contractors with the governments and Bayelsa State has two hundred and thirty (230) registered quantity surveyors, structural engineers and architects (professionals) (Ministry of Works and Infrastructure and Housing, Bayelsa, Delta, Edo States, 2024). Hence, making an aggregate population of seven hundred and five (705); the above figure is made up as follows:

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Table 1: Structural Engineers, Architects, Quantity Surveyors and Contactors

A	DELTA STATE	NUMBER
1	Structural Engineers	31
2	Architects	22
3	Quantity Surveyors	78
4	Contractors	95
	Sub-Total	226
B	BAYELSA STATE	
1	Structural Engineers	25
2	Architects	27
3	Quantity Surveyors	91
4	Contractors	87
	Sub-Total	230
C	EDO STATE	
1	Structural Engineers	33
2	Architects	30
3	Quantity Surveyors	105
4	Contractors	97
	Sub-Total	265
	GRAND TOTAL	703

Source: Compiled by the Researcher, 2024

These numbers were obtained from registered professional quantity surveyors, structural engineers, architects, and contractors registered with the Due Process Bureau, Ministry of Lands and Housing, and Ministry of Work in Bayelsa, Delta and Edo States. The sample of this study was obtained from registered Structural Engineers, Architects, Quantity Surveyors, and Contractors registered with the Due Process Bureau, Ministry of Lands and Housing, and Ministry of Work in Bayelsa, Delta and Edo States.

The stratified sampling technique was used in selecting the sample of the study; in specific, the stratified sampling technique was used such that all items (such as registered structural engineers, architects, quantity surveyors, and contractors) in the study population had an equal chance of being selected in the sample. The sample size of the study was obtained based on the Taro-Yamane (1967) free online sample size calculator to determine sample size accurately with a probability sample resulting in a sample of 255. The usage of Taro-Yamane

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is based on the study population size which takes account of the population size and the desired level of confidence.

Table 2: Sample Size Distribution in Bayelsa, Delta and Edo States

States	% Representation	Sample Size
Delta State (Population Size = 202)	254.9 x 220/703	80
Bayelsa State (Population Size = 242)	254.9 x 224/703	81
Edo State (Population Size = 259)	254.9 x 259/703	94
Total	100%	255

Source: Authors' Compilation (2024)

The structured questionnaire was designed in two (2) sections: characteristics of respondents' bio-data and project-building undertakings and thematic issues relating to governance structure. The questionnaire was designed on a 0–4-point scale of 4 (mandatory), 3 (very relevant), 2 (relevant), 1 (good to have it) and 0 (irrelevant); also, the questions aimed at probing the knowledge of respondents on project governance was designed on a scale of 0-4, to a very great extent (VGEs - 4), to a great extent (GEX - 3), to some extent (SEX - 2), to a very little extent (VLE - 1), and not all (NAT – 0). Cronbach Alpha reliability technique was employed in ascertaining the reliability of the research instrument (see Table 3)

Table 3: Results of Cronbach Alpha Coefficients

Variables	**Cronbach Alpha Index**
Governance Structure	0.76
Building Abandonment of Construction Works	0.82

Source: Compiled by the Researcher (2024).

The responses from the administered questionnaire were coded and analysed using descriptive statistics (frequency counts, simple percentages, mean, standard deviation), and inferential statistics (Simple Regression). The regression model is given as follows:

$BUABDO = F(GOVS)$ ……*Eqn 1*

$BUABDO_i = a0 + \beta_1 GOVS_i + \varepsilon_i$ ……*Eqn 2*

Where: BUABDO is Building Abandonment of Construction Works; GOVS is Governance Structure

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4. RESULT AND DISCUSSIONS

Table 4: Demographic Variables of Respondents

S/N	Variables	Respondents	Frequency N=236	Percent (%)
1	Gender	Male	165	69.9%
		Female	71	30.1%
		Total	236	100%
2	Profession	Architects/structural engineers, contractors& quantity surveyors	91	38.56%
		Contractor	145	61.44%
		Total	236	100%
3	Years of Experience	1-5years	31	13.10%
		6-10years	67	28.39%
		11-15years	81	34.32%
		16-20years	36	15.25%
		21-25years	21	8..94%
		Total	236	100%
4	Location	Bayelsa State	77	32.62%
		Delta State	69	29.23%
		Edo State	90	38.15%
		Total	236	100%
5.	Building projects embarked on in recent years.	0-10	84	35.59%
		10-20	75	31.77%
		20-30	44	18.64%
		30-40	33	14.00%
		Total	236	100%
6.	Clients involved in abandoned projects	Private Client	49	20.77%
		Public Client	187	79.23%
		Total	236	100%
7.	The type of building project	Residential	30	12.71%
		Commercial	41	17.37%
		Industrial	112	47.45%
		Institutional	53	22.47%
		Total	236	100%
8.	abandoned the most.	Yes	191	80.93%
		No	45	19.07%
		Total	236	100%
9.	Delay in Payment Certificate	Yes	191	
		No	45	80.93%
		Total	236	19.07%

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Delayed Payment caused the abandonment.	

Source: Field Survey (2024)

Table 4 shows the demographic characteristics of the respondents; from the table, it can be seen that 165(69.9) of the respondents are males while 71(30.1%) are females. Also, it was found that 91(38.56%) and 145(61.44%) of the respondents are architects, structural engineers, quantity surveyors and contractors respectively. Furthermore, it was shown that 31(13.1%) and 67(28.39%) of the respondents had 1-5years and 6-10years of experience as architects, structural engineers, quantity surveyors and contractors while 81(34.32%), 36(15.25%) and 21(8.94%) had 11-15years, 16-20years and 21-25years of experience as architects, structural engineers, quantity surveyors and contractors respectively.

Furthermore, it was revealed that 84(35.59%) and 75(31.77%) of the respondents had embarked on 0-20 and 20-40 projects in recent times respectively while 44(18.64%) and 33(14%) had embarked on 40-60 and 60-80 projects respectively. Also, it was found that the majority of the respondents consented that public clients are the ones involved in abandoned projects. The 187(79.23%) and the most probable, type of building project abandoned the most are industrial buildings 49(20.77%).

More so, it was shown that the majority of the respondents agreed that they experienced cases of total withdrawal/late honouring of certificates of payment 191(80.9%) and the total withdrawal/late honouring of certificates of payment resulted in project abandonment 45(19.7%). The next section dealt with the analysis of research questions which were earlier raised in section one of this study.

Table 5: Descriptive Analysis of Project Governance and Building Abandonment of Construction Works in Bayelsa, Delta and Edo States

Statistics	**MeanValue**	**Std. Dev.**	**Max Value**	**Min. Value**
Governance Structure (Bayelsa)	2.7847	0.9195	4	0
Governance Structure (Delta)	2.6400	0.8000	4	0
Governance Structure (Edo)	2.8932	0.8767	4	0
Abandonment of Construction Works	2.5410	0.8390	4	0

Source: Field Survey (2024);

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Table 5 shows the descriptive analysis of project governance and building abandonment of construction works. From the table, it was revealed that the governance structure in Bayelsa State (mean = 2.7847), Delta State (mean = 2.6400), and Edo State (mean = 2.8932), had mean ratings above 2.50 cut-off point; this implies that the respondents agreed that to an extent when there is poor governance structure, it results to building abandonment of construction works in Bayelsa, Delta and Edo States.

Table 6: Summary Statistics for Governance Structure and Abandonment of Construction Works in Bayelsa, Delta and Edo States

Statistics	Q1	Q2	Q3	Q4	Q5
Mean	3.1200	3.1100	3.1030	3.0100	3.4100
Standard Deviation	0.5430	0.7030	0.6480	0.7330	0.6730
Maximum	4	4	4	4	4
Minimum	0	0	0	0	0
Observation	236	236	236	236	236

Source: Field Survey (2024); Aggregate Mean = 3.1500

Table 6 presents the summary statistics of the extent to which governance structure influences building abandonment of construction works in Bayelsa, Delta and Edo States of Nigeria. The Table showed that all 5 items had mean ratings above the 2.5 cut-off point; this implies that the respondents agreed with the fact that to a very large extent, governance structure influence the abandonment of construction works in Bayelsa, Delta and Edo States.

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Table 7: Regression Result for Project Governance and Abandonment of Construction Works in Bayelsa, Delta and Edo States

Source	SS	Df	MS	F (4, 231)	=	25.46
Model	4.3046	4	1.0761	Prob. > F	=	0.0000
Residual	38.2472	231	0.1971	R-Squared	=	0.8012
Total	42.5519	235	0.2149	Adj. R-Squared	=	0.7061
Stp	Coefficient	Std Error	t-value	P>/t/		
GOVS	0.0005	0.0006	4.84	0.000		
Constant	2.5832	0.1977	15.06	0.000		

Source: Field Survey (2024)

In Table 7, we presented the regression results for governance structure (GOVS) and building abandonment of construction works in Bayelsa, Edo and Delta States. The results revealed that values of R-squared and adjusted R-squared were 0.8012% and 0.7061% respectively. This indicates that the independent variable explained about 80.12% of the systematic variation in building abandonment of construction works. The large R-squared revealed among others that few excluded variables could drive the dependent variable (building abandonment of construction works) which was not included in the empirical model of the study.

The F-statistics (df=4, 231, F-ratio= 25.46) with a p-value of 0.0000 indicates that the result is significant at a 5 percent level. Also, the regression coefficient and t-value for GOVS carry positive signs. This implies that there is a significant positive effect of GOVS on building abandonment of construction works. Given that the t-value = 4.84 with a p-value of 0.000, which is less than 0.05%, it thus means that governance structure plays a strong, positive and significant role in mitigating building abandonment of construction works in Bayelsa, Delta and Edo States.

In the management literature, governance of activities is considered fundamental towards realizing success and the configuration or composition of the methods of controls are vital as well. The governance structure is the set of arrangements that are put in place to ensure the absolute realization of the project(s) (roles and responsibilities, task and management levels performance). Hence, in this study, we employed governance structure as a measure for

assessing the link between project governance and building abandonment of construction works in the Bayelsa, Delta and Edo States of Nigeria.

First, at the individual state level, the respondents perceived differently that poor governance structure has been the main reason for building abandonment of construction works; this result was compared for Bayelsa, Delta and Edo States. On the aggregate basis of the analysis, we found that governance structure plays a significant role in mitigating building abandonment of construction works in Bayelsa, Delta and Edo States (See Table 6). The implication is that the right governance structure in place in project management will positively decrease the abandonment of construction works. Also, respondents agreed to the fact that to a large extent, governance structure affects abandonment of construction works in Bayelsa, Delta and Edo States of Nigeria.

The study established that governance structure plays a significant role in mitigating building abandonment of construction works in Bayelsa, Delta and Edo States. The findings of our study agree in part with the results of Fareed and Su (2022); Khathutshelo and Phatlhane (2021) and Naeema and Akbarb (2021) who found that project governance significantly and positively influences the abandonment of construction works.

CONCLUSION AND RECOMMENDATIONS

One of the most debatable research themes in the project governance or project management literature is whether project governance affects the abandonment of construction works or projects. Prior studies indicate that the reduction in the abandonment of construction works or projects can be realized with effective and efficient use or practice of project governance. The fact that project governance is a dynamic way of reducing the abandonment of projects, there is a dearth of studies empirical that have assessed whether governance structure affects the abandonment of construction works in Bayelsa, Edo and Delta State, Nigeria.

In light of the above, we investigated the extent to which governance structure can mitigate the effects of building abandonment of construction works in Bayelsa, Delta and Edo States, Nigeria. The study concludes that governance structure plays a significant role in mitigating building abandonment of construction works. Based on the findings, the study recommends that promoters of construction work or building projects should conduct studies to determine the feasibility of their proposals to avoid unnecessary wastage of valuable resources. In addition, project governance strategies like risk management frameworks, competencies of

contractors and financial capabilities of contractors, routine supervision of projects and use of experienced project engineers to supervise projects should be put in strengthened.

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