

## **FACTORS AFFECTING THE PERFORMANCE OF CONSTRUCTION JOINT VENTURE PROJECTS IN MALAYSIA**

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### **Abstract**

With such driving force behind this trend its catch the attention of scholars in studying the international joint venture performance in developed and developing countries, a number of studies found that international joint venture had perform poorly or fail to address perspective of the international joint venture relationship. This study was emphasized on the recent factors affecting performance of integrated joint venture construction industry in Malaysia. It was specifically aimed at identifying the factors that negatively affecting the performance of construction joint venture projects in Penang state. A scaled questionnaire survey was conducted among the construction firms within Penang State. Based on the results, it was found that the IJV performance are negatively influenced by the microeconomic, political, cultural differences, delayed in decision making dues to dispute, unclear statement of JV agreement, distrust among the partner, poor communication and cooperation among partners, different approach on accounting, interference of top management in daily management and other factors. From the findings, it can be concluded that extra steps must be taken in future IJV projects in order to improve the performance of the IJV.

**Keywords:** Joint venture, Construction, Factors, Penang, Malaysia.

**JEL classification:** L74, H10, H11