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**THE KEY FACTORS AFFECTED THE QUALITY OF
LEADERSHIP IN CONSTRUCTION PROJECTS**

Dissertation submitted in partial fulfillment of the requirement for the award of
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ABSTRACT

The Construction industry is one of the most important sectors in the world. The sector is the fastest growing industry in Malaysia and contributed to the country's economic growth. A construction project consists of a variety of management-level including top to bottom. Each level has its responsibility to carry out a specific task at a particular time. Therefore, it is critical to ensure that the project team is led in a quality manner to achieve the project goals. Leadership is an important characteristic for a project leader in managing construction projects. Lack of leadership skills will stimulate many problems during the construction period, such as cost overrun, project delay, and safety problem. Therefore, this research aim is to assist the project leader to enhance their leadership quality in ensuring the successful of the project. The objective of this research is to determine the key factors that affected the leadership's quality in the construction projects, to identify the barriers faced by a construction project leader in construction projects and to propose the method for construction project leader to enhance the leadership quality in construction projects. This study has reviewed and synthesized the literature to identify this research variable. The variables are distributed into three (3) main area, including thirteen (13) variables of factors that affected the leadership quality, twelve (12) barriers that faced by a construction project leader in construction projects and seven (7) potential method to enhance the quality of leadership. This study adopted a simple random sampling method for data collection. The questionnaire was developed and distributed to Contractor grade 7, registered with Construction Industry Development Board (CIDB) and has PPK, SPKK, and STB certificated. Moreover, the researcher also chooses a population that has experienced more than 20 years in this industry. From 158 sets of distributed questionnaires, only 109 sets have successfully returned. The collected data were then analyzed statistically by using descriptive analysis. The results indicate that many barriers faced by project leaders due to a lack of quality in their leadership. Ultimately, this research is potentially contributing to the improvement of the implementation of leadership quality for Project Leader to achieve successful construction project.

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CHAPTER 1

INTRODUCTION

1.1 RESEARCH BACKGROUND

The Construction industry is one of the most important sectors in the world. The industry is the fastest growing industry in Malaysia, and it had contributed to the country's economic growth because its demand depends on the increase of the growing economy. Therefore, it is a very important asset to our country. However, even though this industry gives various benefits to our country, many of the construction activities cause many problems in completing the project. One of the problems that commonly occur is the delays in construction projects which is it will be scratching our country's image. Therefore, the quality of leadership is an important thing that every leader need in handling construction projects. That is because quality leadership can enhance construction productivity, where its outcomes include effectiveness, satisfaction and extra effort (Zakaria et al., 2015).

In addition, the rapid growth of the construction industry in Malaysia also leads to the demand for quality and efficient leader for handling the constructions project. According to Mat Isa et al. (2016), lacking a spirit of leadership while handling construction project can weaken the organization in its ability to cope with the challenges in the construction industry. Furthermore, according to (McManus, 2003), leadership quality will affect the execution of missions and offers guidance for a more well organized and realistic organization. Based on the previous researcher, lack of experience, lack of communication, poor planning, poor adaptability with complex circumstances, wrongful use of power, lousy strategy management, and lack of resources are among several leadership issues in the construction industry. A study has found that good leadership has contributed almost 76 percent to the