

PROJECT INTELLIGENCE SA

INDUSTRY SURVEY | Q2 2026

SA Construction Industry Survey

Design Decisions, Project Pressures & Delivery Outlook 2026

Conducted by Project Intelligence SA | Independent Industry Research Initiative

OPEN TO: Architects | Quantity Surveyors | Consulting Engineers | Property Developers | Project Managers

WHY PARTICIPATE?

- Receive the free SA Project Intelligence Industry Report on completion
- First local cross-discipline dataset on design pressure and project delivery
- Most people complete this in under 6 minutes

Interpreting the Signals Shaping South African Construction

This survey takes approximately **5–6 minutes**. All responses are confidential — only aggregated findings are published. On completion you will receive the free *SA Project Intelligence Industry Report — Q2 2026*.

Questions marked with a discipline tag apply specifically to that group. All other questions apply to everyone.

1 Respondent Profile

1. Which best describes your discipline?

- Architect
- Quantity Surveyor
- Engineer — Civil
- Engineer — Structural
- Engineer — Services / Mechanical / Electrical
- Property Developer / Investor
- Project Manager

Other: _____

2. Your primary role within your organisation

- Principal / Partner / Director
- Senior Professional
- Professional
- Technologist / Technician / Associate

Other: _____

3. Organisation size

- 1–5 staff
- 6–20 staff
- 21–50 staff
- 50+ staff

4. Region you primarily work in

- Western Cape
- Gauteng
- KwaZulu-Natal
- Eastern Cape

- National / Multiple regions
- Rest of Africa
- International

5. Primary project sectors *(tick up to 3)*

- | | |
|--|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Mixed-use |
| <input type="checkbox"/> Commercial / Office | <input type="checkbox"/> Education / Healthcare |
| <input type="checkbox"/> Hospitality | <input type="checkbox"/> Industrial / Logistics |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Public / Infrastructure |

2 Pipeline & Market Outlook

6. Compared to 12 months ago, your project pipeline is:

- Much stronger
- Slightly stronger
- About the same
- Slightly weaker
- Much weaker

7. Looking ahead 12 months, you expect activity to:

- Increase significantly
- Increase slightly
- Stay stable
- Decline slightly
- Decline significantly

8. What is currently the biggest risk to projects proceeding? *(choose up to 2)*

- | | |
|---|---|
| <input type="checkbox"/> Funding / finance availability | <input type="checkbox"/> Contractor pricing volatility |
| <input type="checkbox"/> Rising construction costs | <input type="checkbox"/> Programme overruns |
| <input type="checkbox"/> Client confidence / hesitancy | <input type="checkbox"/> Fee pressure on consultants |
| <input type="checkbox"/> Planning / approval delays | <input type="checkbox"/> Political / regulatory uncertainty |

9. How would you rate the quality of client briefs you typically receive?

- Consistently clear and well-defined
- Usually adequate but often incomplete

- Frequently unclear — significant clarification required
- Rarely adequate — brief evolves substantially during design

3 Where Pressure Is Actually Happening

10. Rate current pressure on each area: (Low / Medium / High)

	Low	Medium	High
Budget constraints	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Client expectations vs affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Programme / timeline pressure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Contractor coordination	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Specification / procurement decisions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Material availability and lead times	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fee pressure and scope creep	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Regulatory and compliance burden	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4 Design Stage & Specification Decisions

Core section — questions vary slightly by discipline

11. At what stage are most product / system decisions effectively locked in on your projects?

- Concept design
- Developed design
- Technical / detailed design
- Tender stage
- During construction

FOR:

Architects

Engineers

12. What most influences product / system selection on your projects? (rank top 3)

Rank your top choices:	#1	#2	#3
Initial design intent / architectural vision	<input type="text"/>	<input type="text"/>	<input type="text"/>
Cost pressure from client or QS	<input type="text"/>	<input type="text"/>	<input type="text"/>
Contractor input or substitution requests	<input type="text"/>	<input type="text"/>	<input type="text"/>
Early supplier engagement during design	<input type="text"/>	<input type="text"/>	<input type="text"/>
Availability and lead time risk	<input type="text"/>	<input type="text"/>	<input type="text"/>
Maintenance / lifecycle considerations	<input type="text"/>	<input type="text"/>	<input type="text"/>
Sustainability / green rating requirements	<input type="text"/>	<input type="text"/>	<input type="text"/>

FOR: **Quantity Surveyors**

12. At what project stage do you typically first engage on cost planning?

- Concept / inception stage
- Schematic / developed design
- Technical design
- Pre-tender
- Post-tender only

13. How often does the initial concept cost estimate prove accurate at tender?

- Almost always within 10%
- Usually within 10–20%
- Frequently 20–30% out
- Regularly more than 30% out

14. What most influences your recommended product / specification decisions? (rank top 3)

Rank your top choices:	#1	#2	#3
Cost and value for money	<input type="text"/>	<input type="text"/>	<input type="text"/>
Lifecycle / maintenance cost	<input type="text"/>	<input type="text"/>	<input type="text"/>
Availability and lead time	<input type="text"/>	<input type="text"/>	<input type="text"/>
Specified by architect / engineer	<input type="text"/>	<input type="text"/>	<input type="text"/>
Client preference	<input type="text"/>	<input type="text"/>	<input type="text"/>
Sustainability / green rating	<input type="text"/>	<input type="text"/>	<input type="text"/>
Previous project experience	<input type="text"/>	<input type="text"/>	<input type="text"/>

FOR: **Developers** **Project Managers**

12. At what stage do you typically appoint your professional team?

- Before concept design
- At concept stage
- Once funding is confirmed
- At developed design stage

13. What most influences your procurement / contractor selection decisions? (rank top 3)

Rank your top choices:	#1	#2	#3
Track record and references	<input type="text"/>	<input type="text"/>	<input type="text"/>
Price / tender sum	<input type="text"/>	<input type="text"/>	<input type="text"/>
Programme certainty	<input type="text"/>	<input type="text"/>	<input type="text"/>
Subcontractor network and depth	<input type="text"/>	<input type="text"/>	<input type="text"/>
Financial stability	<input type="text"/>	<input type="text"/>	<input type="text"/>
BEE compliance	<input type="text"/>	<input type="text"/>	<input type="text"/>
Local presence and market knowledge	<input type="text"/>	<input type="text"/>	<input type="text"/>

5 Fee Pressure & Scope Creep

For Quantity Surveyors and Engineers

FOR:

Quantity Surveyors

Engineers

14. How frequently does project scope expand beyond the original brief without fee adjustment?

- Very frequently — almost every project
- Often — more than half of projects
- Occasionally
- Rarely

15. What is the most common cause of uncompensated scope expansion? (choose up to 2)

- | | |
|---|--|
| <input type="checkbox"/> Client changes post-appointment | <input type="checkbox"/> Incomplete or changing brief at appointment |
| <input type="checkbox"/> Design development beyond brief | <input type="checkbox"/> Value engineering iterations |
| <input type="checkbox"/> Coordination issues requiring rework | <input type="checkbox"/> Contractor queries and RFIs |

16. Are you typically able to recover fees for scope additions?

- Yes — routinely
- Sometimes — depends on client
- Rarely
- Almost never

6 Procurement Strategy

For Property Developers and Project Managers

FOR:

Developers

Project Managers

17. Which procurement route do you most commonly use?

- Traditional (design then tender)
- Design-and-build
- Construction management
- Negotiated contract with preferred contractor
- EPC / Turnkey

18. Where do projects most commonly run into trouble during procurement? (choose up to 2)

- | | |
|---|---|
| <input type="checkbox"/> Tender prices exceeding budget | <input type="checkbox"/> Incomplete documentation at tender |
| <input type="checkbox"/> Too few competitive tenderers | <input type="checkbox"/> Subcontractor pricing volatility |

Contractor capacity constraints

Programme not achievable at tender sum

19. How often do you engage a QS or cost manager from concept stage?

- Always
- Usually
- Sometimes — depends on project scale
- Rarely — typically only at tender stage

7 Information Flow Into Design & Decisions

20. Where do you most often get product / supplier information from? (rank top 3)

Rank your top choices:	#1	#2	#3
Supplier representatives	<input type="text"/>	<input type="text"/>	<input type="text"/>
Technical documentation / product specs	<input type="text"/>	<input type="text"/>	<input type="text"/>
BIM libraries	<input type="text"/>	<input type="text"/>	<input type="text"/>
Peer recommendations	<input type="text"/>	<input type="text"/>	<input type="text"/>
Contractor input	<input type="text"/>	<input type="text"/>	<input type="text"/>
Online research	<input type="text"/>	<input type="text"/>	<input type="text"/>
CPD / industry presentations	<input type="text"/>	<input type="text"/>	<input type="text"/>
Previous project experience	<input type="text"/>	<input type="text"/>	<input type="text"/>

21. At what stage do product suppliers typically engage with your team?

- Concept stage
- Developed / schematic design
- Technical design
- Tender stage
- Mostly only after tender

22. Earlier supplier engagement in the design process would:

- Improve design certainty significantly
- Improve it slightly
- Make no meaningful difference
- Sometimes complicate or bias decisions

22b. Which of these would most improve your design or project process? (choose up to 2)

- Better technical specifications from suppliers
- Early design support from manufacturers
- Cost certainty data at design stage
- Case studies from comparable local projects
- BIM-ready system and product information
- Independent performance testing / certification
- data

8 Delivery Reality

23. How often do your projects experience significant budget pressure after design completion?

- Almost all projects
- Most projects
- About half
- Few projects
- Almost none

24. Where do projects most commonly struggle during delivery? (choose up to 2)

- | | |
|---|---|
| <input type="checkbox"/> Cost overruns | <input type="checkbox"/> Programme slippage |
| <input type="checkbox"/> Trade coordination | <input type="checkbox"/> Contractor capability |
| <input type="checkbox"/> Material substitutions | <input type="checkbox"/> Client changes post-tender |

9 Technology & AI (Optional)

25. Have you experimented with AI tools in your professional work?

- Yes — regularly
- Occasionally
- Aware but not yet using
- Not using

26. Where do you see the most potential for AI in your discipline? (choose up to 2)

- | | |
|---|--|
| <input type="checkbox"/> Product / supplier research | <input type="checkbox"/> Design generation / optimisation |
| <input type="checkbox"/> Specification writing | <input type="checkbox"/> Programme planning and monitoring |
| <input type="checkbox"/> Cost estimation and benchmarking | <input type="checkbox"/> Risk identification |
| <input type="checkbox"/> Document coordination and management | <input type="checkbox"/> Not sure yet |

✓ Receive the Industry Report

27. Would you like to receive the free SA Project Intelligence Industry Report when published?

- Yes — please send me the report
- No thanks

If yes, please leave your email address below:

Email address: _____

Thank you for completing this survey. Your responses are strictly confidential and will only be used in aggregated form in the SA Project Intelligence Industry Report — Q2 2026, distributed free to all participants.

Project Intelligence SA produces independent construction intelligence briefings for developers, consultants, suppliers and investors across South Africa.