

SAMPLE



# Quantity Surveyors Fees

**A Survey of the Fees Charged by  
Professional Quantity Surveying Practices**

**2016 edition**



Pages from Quantity Surveyors Fees which are included in this sample are highlighted in the contents list, below. This sample is intended for illustrative purposes only, to show the type of information covered and examples of the layout. Data has been amended - these are NOT the published tables / charts.

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The information in this publication is based on a survey of quantity surveying practices undertaken over the 24 month period ending in July 2015. Whilst every effort has been made to ensure the accuracy of information in this publication, Mirza & Nacey Research Ltd can accept no responsibility for any errors of fact, omissions, or opinions expressed. The information supplied should be used as an aid to decision making and not as the sole basis for taking such decisions.

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## Percentage Fee Charts

The fees data is presented as a series of tables and charts based on the data collected by a survey of quantity surveying practices. Fees are expressed as a per cent of total building construction cost. The **average fees line** on each chart is an indicative *'line of best fit'*. Reported fees charged vary around this line; the range of fees charged for jobs is discussed on page 14.

'Fees' relate to the **full service** provided by quantity surveyors, both pre- and post-contract. This full service will include: preparing full bills of quantities; tender documents; tender reports and contracts; valuation of works in progress; preparing final accounts. Fees **exclude** expenses and VAT.

Start by gaining an overview of these figures with the summary tables and charts on pages 10-13. These show average fees lines for the main types of building work (new build or refurbishment) and for two contract types (JCT or design & build).

Next, find the building sector closest to the job you are seeking from the list on page 25. Once in the appropriate sector, you will find charts

with the average fees line which reports on the data collected. In some cases insufficient jobs have been reported to us so it is not possible to include the full range of four charts for all work and contract type combinations.

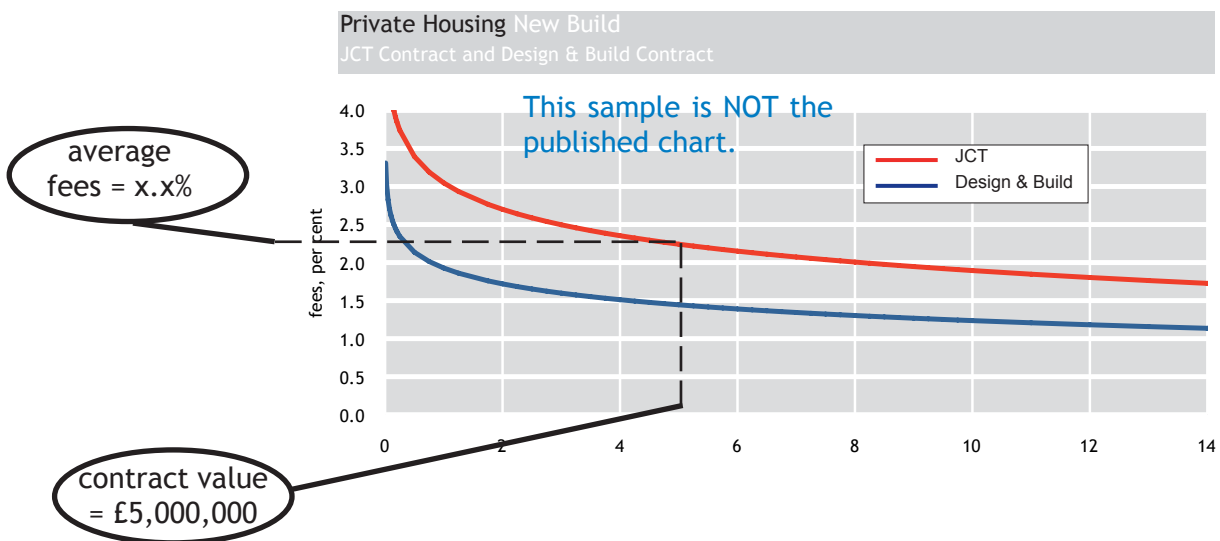
On the bottom scale (x axis) of this chart find the contract value of your job. Follow this point up until you reach the average fees line.

From this point on the average fees line follow across to the left hand scale (y axis) to read off the percentage fees value.

When considering the fees data please bear in mind the following:

- the 'line of best fit' on each chart is exactly that - a 'best fit' of the individual values reported. Some fee values reported will lie above the line, others below it.
- the indicative lines of best fit take no account of the complexity of the work.
- the scale on each chart may vary. The range of contract values charted reflects the range of jobs reported to us.

### Worked example - to calculate the average fee for £5 million new housing development, JCT Contract

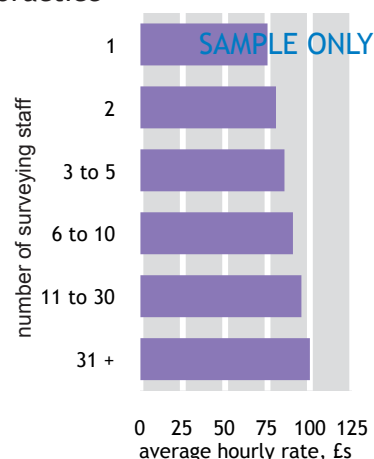


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### Practice size: 1 surveying staff

£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40

Principals' average hourly charge-out rates by size of practice



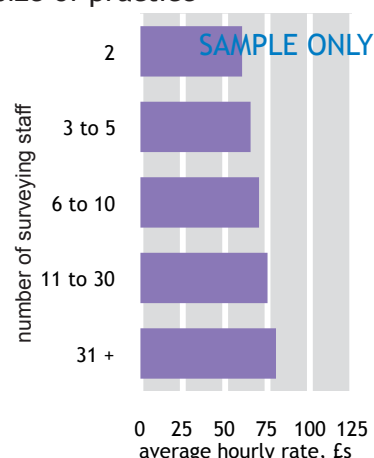
### Practice size: 2 surveying staff

£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40
Associate	40	40	40
Senior Surveyor	40	40	40
Surveyor	40	40	40
Postgraduate/Junior Surveyor	40	40	40

### Practice size: 3-5 surveying staff

£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40
Associate	40	40	40
Senior Surveyor	40	40	40
Surveyor	40	40	40
Postgraduate/Junior Surveyor	40	40	40

Senior Surveyors' average hourly charge-out rates by size of practice



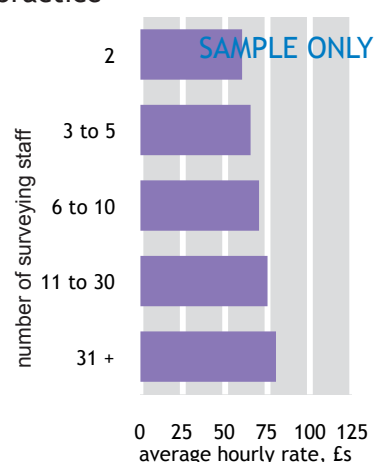
### Practice size: 6-10 surveying staff

£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40
Associate	40	40	40
Senior Surveyor	40	40	40
Surveyor	40	40	40
Postgraduate/Junior Surveyor	40	40	40

### Practice size: 11-30 surveying staff

£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40
Associate	40	40	40
Senior Surveyor	40	40	40
Surveyor	40	40	40
Postgraduate/Junior Surveyor	40	40	40

Surveyors' average hourly charge-out rates by size of practice

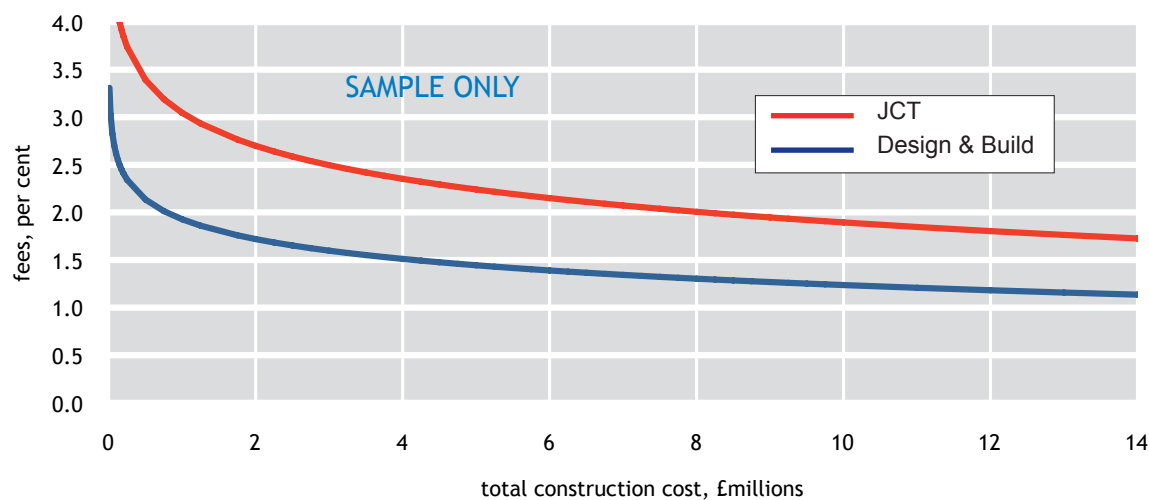


### Practice size: 31+ surveying staff

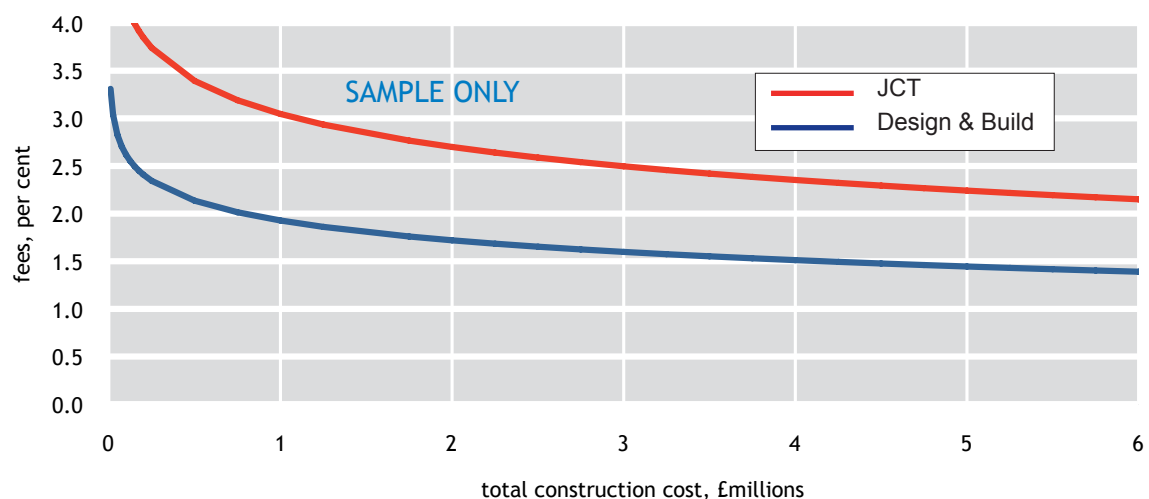
£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40
Associate	40	40	40
Senior Surveyor	40	40	40
Surveyor	40	40	40
Postgraduate/Junior Surveyor	40	40	40

This sample is intended for illustrative purposes only, to show the type of information covered and examples of the layout. Data has been amended - these are NOT the published tables / charts.

All Industrial New Build  
JCT Contract and Design & Build Contract



All Industrial Refurbishment  
JCT Contract and Design & Build Contract



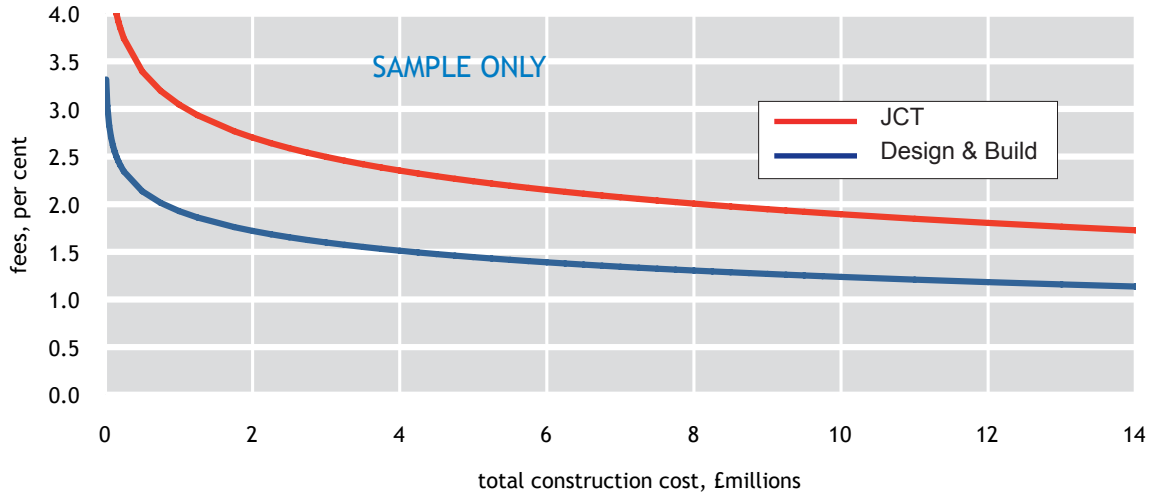
Industrial - All Work

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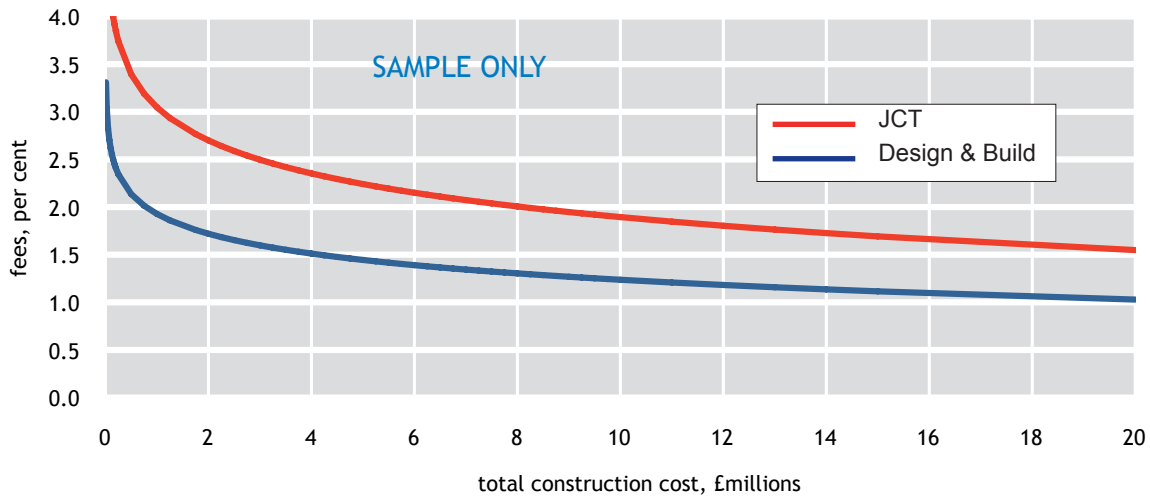
contract value	average fees (per cent of total construction cost)			
	New Build		Refurbishment	
	JCT	Design & Build	JCT	Design & Build
£250,000	4.5	4.5	4.5	4.5
£500,000	4.5	4.5	4.5	4.5
£750,000	4.5	4.5	4.5	4.5
£1,000,000	4.5	4.5	4.5	4.5
£2,500,000	4.5	4.5	4.5	4.5
£5,000,000	4.5	4.5	4.5	4.5
£7,500,000	4.5	4.5	4.5	4.5
£10,000,000	4.5	4.5	4.5	4.5

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**Factory / Units New Build**  
JCT Contract and Design & Build Contract



**Warehousing New Build**  
JCT Contract and Design & Build Contract



**Light Industrial Units New Build**  
JCT Contract

