



COMPANY PROFILE

キムQS株式会社



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**COMPANY
PROFILE**

キムQS株式会社



We are 私たちは、

- Our office is a company that specializes in Quantity Surveying (QS) services at the construction industry.
- 私たちのオフィスは、建設分野Quantity Surveying(QS)サービスを専門的に提供する会社です。
- Tristan Kim, who established our office, has leading experiences in QS and Construction Management (CM) for large-scale projects with a total cost of approximately 3 trillion KRW, including Songdo International City Development Project, Jeju Shinhwa World Development Project, and Jeju Odeumbong Neighborhood Park Special Project.
- 私たちのオフィスを設立したKim Byonghui QSは松島国際都市開発事業、済州神話ワールド開発事業、済州オドゥンボン近隣公園民間特例事業など事業費計約3兆ウォン規模の大型プロジェクトでQSと建設事業管理(CM)業務に主導的に参加した経験を持っています。



What is different? 何が違うの？

- Based on these experiences, we provide specialized QS services mainly for small and medium-sized projects with a project size of 200 billion KRW or less.
- このようなキャリアに基づいて、事業規模2,000億ウォン以下の中小規模プロジェクトを中心に特化したQSサービスを提供しています。
- In small and medium-sized projects, QS companies often place its employee with insufficient experience or no professional qualifications at the Client's business site. In this case, the Client does not fully enjoy the effectiveness of the QS service even after signing a QS service contract.
- 中小規模のプロジェクトでは、QS会社がキャリアが不足している、または専門資格のない従業員を発注先の事業現場に配置する場合があります。この場合には、発注者は、QSサービス契約を締結しても、QSサービスの効果を十分に享受できなくなります。



What is different? 何が違うの？



- The Client needs to urgently deploy a qualified Quantity Surveyor because its project is most important right now.
- 発注者は、すぐに私たちのプロジェクトが最も重要であるため、優れたQuantity Surveyorを早急に配置する必要があります。

- However, it is not easy to immediately obtain a qualified and experienced Quantity Surveyor from existing QS companies. This is because it is likely that they have already been put into other large-scale projects in progress.
- しかし、資格を備えキャリアのQuantity Surveyorを既存QS会社からすぐに確保するのは容易ではありません。なぜなら進行している大規模なプロジェクトで既に投入されている可能性が高いからです。

Differentiated Services

差別化されたサービス

- Therefore, our office manages all projects from the beginning to the end by Tristan Kim, who is surely guaranteed professionalism such as Member of the Royal Institution of Chartered Surveyor (MRICS), Professional Engineer license, doctor's course completion in law (ABD), and many large-scale project experiences.
- 私たちのオフィスは、Member of the Royal Institution of Chartered Surveyor(MRICS)、建築施工技師、法学博士修了、多数の大規模なプロジェクトを実施するキャリアなどの専門知識が確実に保証されているKim Byonghui QSが直接すべてのプロジェクトを最初から最後まで管理します。



Kim Byong-hui

on

17 August 2018

WAS ELECTED A PROFESSIONAL MEMBER OF
THE ROYAL INSTITUTION OF CHARTERED SURVEYORS

6680660

MEMBERSHIP NUMBER

John Hughes

PRESIDENT OF RICS



This diploma is held from year to year subject to the provisions of the bye-laws of the Institution.

Differentiated Services

差別化されたサービス



- In addition, Tristan Kim attends the overall projects in nationwide, confirms the each situation at the site and immediately judges it, makes quick and accurate measures.
- また、全国で行われているプロジェクトにKim Byonghui QSが会議に直接参加して、現場の状況を確認し、すぐに判断することで、迅速かつ正確な措置を取ります。

- Mistakes and errors caused by placing Junior Level QS in small and medium-sized projects are prevented.
- 中小規模のプロジェクトにJunior LevelのQSを配置することによって発生されるミスと錯誤を未然に防止します。

Transparent Prices 透明な価格

- Despite this high-quality QS service, our office can provide services at the lowest price by minimizing various overhead costs from the establishment stage of the corporation. The details of these service supply prices are transparently disclosed on our website, www.kimqs.com.
- これらの高品質のQSサービスにもかかわらず、私たちのオフィスは、法人の設立段階から各種間接費を最小限に抑えて、業界で最も手頃な価格でサービスを提供することができます。これらのサービスの供給コストの詳細は、当社ホームページwww.kimqs.comを通じて透明に公開されています。

Quantity Surveying (QS) Service Cost: 0.5% of construction cost

QSサービス費用: 建設事業費の0.5%

Project Management (PM) Service Cost: 0.7% of construction cost

PMサービス費用: 建設事業費の0.7%

Risk Management (RM) Service Cost: 0.3% of construction cost

RMサービス費用: 建設事業費の0.3%

NOTE: Construction cost includes construction cost, design cost, construction management / supervision cost, but excluding land cost 建設事業費は、建築コスト、設計コスト、建設事業管理/監理費を含む、土地のコストを除く金額

Cost Statement 원가계산서					
Subject 구분	Standard 기준	Formula 수식		Amount 금액	Remarks 비고
QS expert wages QS전문가 임금	Monthly working days 월간 근무일	22	Days 일	9,356,724	Professional Engineer MRICS 1 person 1 month 22 days Working basis 기술사 MRICS 1인 1개월 22일 근무기준
Engineer wage 기술자 노임단가	Professional Engineer 기술사	1	Days 일	369,831	1 person 1 day basis 1인 1일 기준
Addition of QS expertise QS 전문성 가산	MRICS 영국왕립평가사	15%		55,475	15% addition on the Professional Engineer wage 기술사 노임단가에 15% 할증
QS expert wage QS 전문가 임금	PE MRICS 기술사 영국왕립평가사	1	Days 일	425,306	Daily wage of Professional Engineer MRICS 기술사 영국왕립평가사의 1일 임금
Company contribution on the QS expert wages QS전문가 임금에 대한 회사부담금	Sub-total 합계			1,440,704	KRW/month 원/월
National Pension 국민연금	of the monthly wage 보수월액의	4.5%		218,700	Company burden 회사부담분: 4.5%, Personal burden 개인부담분: 4.5% 월 486만원보다 많으면 486만원을 기준소득월액으로 한다. If the monthly wage is more than 4.86 million KRW, apply 4.86 million won.
Health Insurance 건강보험료	of the monthly wage 보수월액의	3.335%		312,047	Company burden 회사부담분: 3.335%, Personal burden 개인부담분: 3.335%
Long-term Care Insurance 장기요양보험료	of the Health Insurance 건강보험료의	10.25%		31,985	Company burden 회사부담분: 50% (Surcharge according to company size 회사규모에 따라 할증), Personal burden 개인부담분: 50%
Employment Insurance 고용보험료	of the monthly wage 보수월액의	1.05%		98,246	Company burden 회사부담분: 0.8%, Personal burden 개인부담분: 1.05%
Retirement Allowance Reserve 퇴직금 적립금	of the monthly wage 보수월액의	8.333%		779,727	Company burden 회사부담분: 100%
Headquarters Management Fee 본사 관리비	Sub-total 합계			816,043	KRW/month 원/월
Office configuration cost per person 사무실 구성비용 1인 부담금		10%		230,100	Standard for actual use of 4.95m2 per month for 1 person in the 10-person office 10인 사무실 중 1인에 대하여 1개월 1.5평 실사용기준
Computer rental 컴퓨터 임대료				240,000	1 month, 1 person, standard notebook (including operating software, AutoCAD, Web-Cost) 1개월 1인, 보통 사양의 노트북 (운영 소프트웨어, AutoCAD, Web-Cost 포함)
Tax accounting and administrative expenses 세무회계 및 행정업무처리비용		10%		245,943	The minimum wage for a tax accounting and administrative clerk in the 10-person office 10인 사무실에 세무회계 및 행정담당 사무원 1인 최저임금 고용기준
Tax agency fee 세무기장 대행료				100,000	KRW/month, Tax agency fee 원/월, 세무사 사무소 기장대리
Business vehicle support cost 업무차량 지원비	Sub-total 합계			607,778	KRW/month, Hyundai Motors' Elantra-class 원/월, 아반떼 급 기준
Company profit 회사이윤		5%		611,062	5% of the sum of QS expert wages, Headquarters Management Fee and others QS전문가 인건비 및 본사 관리비 등 합계의 5%
QS expert wages, Headquarters Management Fee, profit and others total QS전문가 인건비, 본사 관리비 및 이윤 등 합계	Unit cost per person 1인의 투입단가			12,832,311	KRW/month (excluding VAT) 원/월 (부가세 별도)

Transparent Contract Terms 透明な契約条件

- Since our office has the responsibility and ability to prepare all contracts in the construction business fairly and reasonably, we transparently disclose the contracts for the services provided by our company through our website www.kimqs.com. The Client can check all contract terms in advance, review them, and compare them with other QS companies.
- 当事務所は、建設事業のすべての契約書を公正かつ合理的に作成しなければ責任と能力を持っている会社であるだけに、私たちの会社が提供する役務の契約を当社ホームページwww.kimqs.comを通じて透明に公開しています。発注先からのすべての契約条件を事前に確認して、他の企業と比較することができます。

Quantity Surveying (QS) Service Standard Contract QS用役標準契約書

Project Management (PM) Service Standard Contract PM用役標準契約書

Risk Management (RM) Service Standard Contract RM用役標準契約書

NOTE: Service Period is from the date of signing the service contract to the 60th day after approval for use of the building 契約期間はサービス契約締結日から建築物の使用承認後60日まで

Customized Services カスタマイズされたサービス

- **Telephone Consultation:** We provide PM / Cost / Contract / Dispute management consulting service for your construction project through telephone.
- **電話相談:** 電話で、お客様の建設プロジェクトのPM/コスト/契約/紛争管理コンサルティングサービスを提供しています。
- **Visit Consultation:** Customers who wish to visit our office for consultation will not be charged a separate consultation fee for only once (within 1 hour). Consultation fees will be charged from the second time
- **訪問相談:** 私たちの事務所を直接来訪いただき相談を受けたいお客様には、1回に限り(1時間以内)、別の相談費用を受けません。2回から相談料がかかります。
- **Business Trip Service:** We provide on-site business trip service on an hourly basis without formal QS and PM service standard contracts.
- **出張サービス:** 正式QS、PM用役標準契約なしで、時間単位の現場出張サービスを提供しています。

Customized Services カスタマイズされたサービス

- **Dispute Management Service:** If there is a dispute between the Client and the Contractor, QS will proceed to the on-site dispute mediation committee as a third party. Through in-depth dispute settlement procedures, we create mediation results that can be mutually agreed upon by both management and working staff.
- **紛争調整サービス:**発注者と施工者の間で紛争が発生した場合には、QSが第3者として現場紛争調整委員会を進行します。深みのある紛争調停手続を通じ、双方の幹部との実務者が相互に合意することができる調整の結果を生成します。
- **Freelancer Service:** Freelance QS service on a daily basis is provided to small and medium-sized companies that are difficult to hire full-time QS. In particular, by maximizing the quality of writing contracts, we guarantee the effect of preventing the risk of disputes against large companies.
- **フリーランスのサービス:**フルタイムQSサービスの提供を受けることは困難、中小企業に週1日出勤する条件で、フリーランスのQS事務処理の委任契約を締結して、契約、入札、コスト、紛争管理などの業務を委任されて処理しています。特に、契約書作成、品質を最大化することで、大企業を相手にした紛争の危険を予防する効果を保証します。

Past Track Records

過去の実績



Theme Park in Jeju Shinhwa World

Past Track Records

過去の実績



Waterpark in Jeju Shinhwa World

Past Track Records

過去の実績



Hotel Marriott



Hotel Shinhwa



Hotel Landing

Past Track Records

過去の実績



Shinhwa Villas



**Casino in
Hotel Marriott**



Hotel Somerset

Past Track Records (CM)

過去の実績



Songdo D20/21 Residential Project



Songdo D13/14 Residential Project



Songdo D7/8 Residential Project

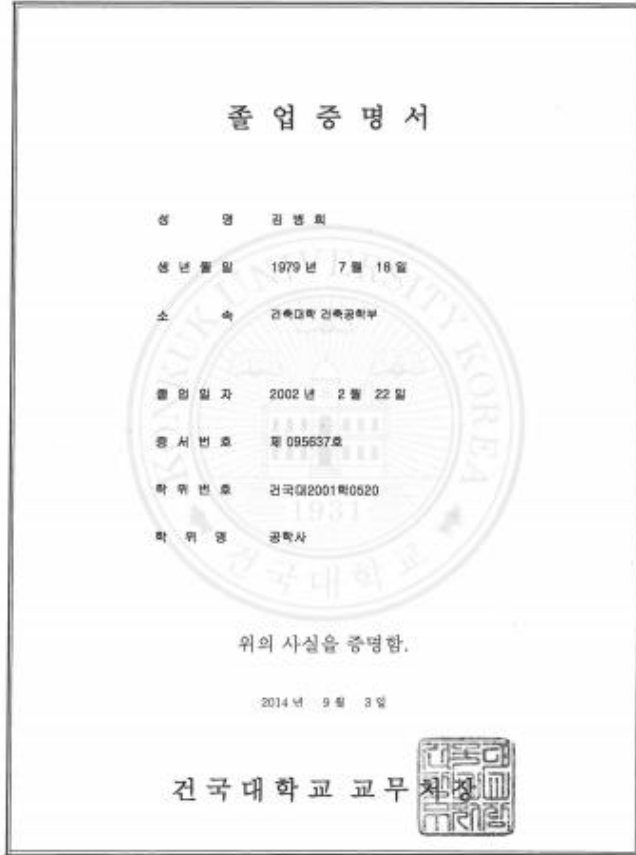
Specialty 専門



Professional Engineer 技術士



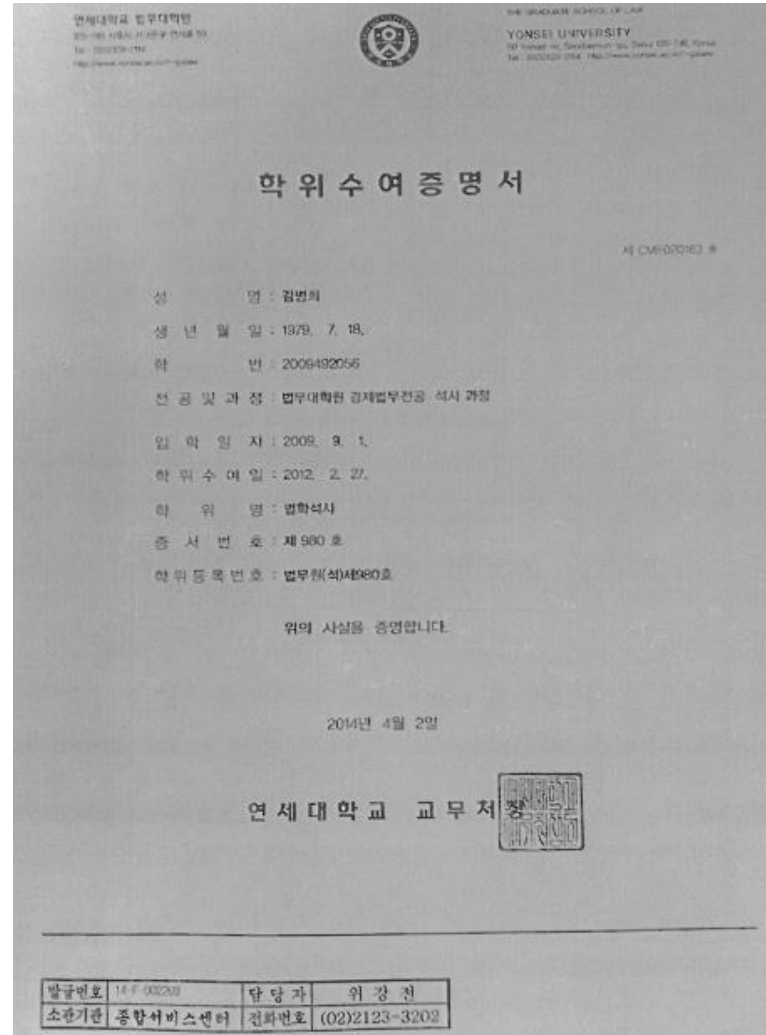
Member of the Royal Institution of Chartered Surveyor (MRICS)



*본 증명서는 건국대학교 행정안전부 등록증명서, 원본확인(www.konkuk.ac.kr)에서 원본확인 문서번호를 통해 원본여부를 가늠할 수 있습니다. *재출발은 원본확인 후 발급 가능합니다.



Bachelor's degree in Architectural Engineering
건축공학 학사



발급번호	14-F-002293	담당자	위정진
소관기관	종합서비스센터	전화번호	(02)2123-3202

Master's degree in Law
법학 석사



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Doctor's course completion in Law (ABD)
법학 박사 수료


Testimonial 表彰状


제 840 호

표 창 장

제 3 공 병 여 단
대위 김 병 희

귀하께서는 평소 도정과 지역사회 발전을 위하여 많은 성원을 보내 주셨으며 특히 적극적인 대민지원 활동을 통해 재난 극복에 기여하신 공이 크므로 이에 표창합니다.

 2006년 12월 31일


강원도지사 김 진 


제 423 호

표 창 장

육군제7358부대
중위 김 병 희

귀하는 공무원으로서 맡은 바 직무를 성실히 수행하여 왔으며 특히 지난 8월 수해복구업무 추진에 이바지한 공이 크므로 이에 표창합니다.

 2005년 9월 30일


정읍시장 유 성 


제 196 호

표 창 장

육군제9627부대
대위 김 병 희

귀하께서는 평소 군정과 지역발전을 위하여 적극 협조해 주셨을 뿐만 아니라, 특히 봉사과 희생정신을 바탕으로 수해복구에 기여하신 공이 크므로 이에 표창합니다

 2006년 10월 30일

인제군수 박 삼 래 

Service Price List 서비스 종합가격표

Subject 구분	Standard 기준	Quantity 수량	Unit 단위	Amount 금액	Remarks 비고
Telephone Consultation 전화상담		1	minutes 분	1,300	KRW/minute, (excluding VAT) 원/분, (부가세 별도)
Visit Consultation 방문상담		1	minutes 분	1,300	KRW/minute, (excluding VAT) 원/분, (부가세 별도)
Business Trip Service 현장 출장 서비스		1	hours 시간	80,000	KRW/hour, (excluding VAT), Travel time 40,000 KRW/hour, travel expenses excluded 원/시간, (부가세 별도), 이동시간 40,000원/시간, 출장 경비 별도
Freelancer Service 프리랜서 서비스	8 hours a day/week 주 1일 8시간	1	개월	2,479,000	KRW/month, (excluding VAT) 원/월, (부가세 별도)
	8 hours a day/week 주 1일 8시간	1	개월	2,254,000	KRW/month, (excluding VAT), Jeju project 원/월, (부가세 별도), 제주도내 프로젝트 기준
Quantity Surveying Service QS 서비스	40 hours 5 days/week 주 5일 40시간	1	개월	12,832,000	KRW/month, (excluding VAT) 원/월, (부가세 별도)
	8 hours a day/week 주 1일 8시간	1	개월	3,208,000	KRW/month, (excluding VAT) 원/월, (부가세 별도)
	Not on-site 비상주	1	개월	1,925,000	KRW/month, (excluding VAT), in case of on-site business trip, additional labor cost and expenses 원/월, (부가세 별도), 현장 출장시, 출장 인건비 및 경비 별도
Proeject Management Service PM 서비스	40 hours 5 days/week 주 5일 40시간	1	개월	13,966,000	KRW/month, (excluding VAT) 원/월, (부가세 별도)
	8 hours a day/week 주 1일 8시간	1	개월	3,492,000	KRW/month, (excluding VAT) 원/월, (부가세 별도)
	Not on-site 비상주	1	개월	2,095,000	KRW/month, (excluding VAT), in case of on-site business trip, additional labor cost and expenses 원/월, (부가세 별도), 현장 출장시, 출장 인건비 및 경비 별도
Risk Management Service 리스크관리 서비스	40 hours 5 days/week 주 5일 40시간	1	개월	16,460,000	KRW/month, (excluding VAT) 원/월, (부가세 별도)
	8 hours a day/week 주 1일 8시간	1	개월	4,115,000	KRW/month, (excluding VAT) 원/월, (부가세 별도)
	Not on-site 비상주	1	개월	2,469,000	KRW/month, (excluding VAT), in case of on-site business trip, additional labor cost and expenses 원/월, (부가세 별도), 현장 출장시, 출장 인건비 및 경비 별도
	1 day basis 1일 투입	1	회	935,000	KRW/month, (excluding VAT) 원/월, (부가세 별도)
Dispute Management Service 분쟁조정 서비스	8 hours a day/week 주 1일 8시간	1	개월	4,115,000	KRW/month, (excluding VAT) 원/월, (부가세 별도)
	Not on-site 비상주	1	개월	2,469,000	KRW/month, (excluding VAT), in case of on-site business trip, additional labor cost and expenses 원/월, (부가세 별도), 현장 출장시, 출장 인건비 및 경비 별도
	1 day basis 1일 투입	1	회	935,000	KRW/month, (excluding VAT) 원/월, (부가세 별도)



THANK YOU

ありがとうございます

www.kimqs.com

