

# Surveyors' Quarterly Gazette

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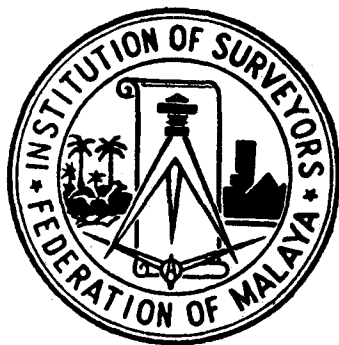
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## EDITORIAL

### Volume One, Number One

It is to be hoped that this will be the first of a long series of Gazettes. The reason why a Gazette is being published is to fill a gap. That gap at present exists between the work done by the many Committees which sit every month discussing various aspects of the Institution's business and the Members of the Institution.

Once a year we have an A.G.M. and that for most of us is the be all and end all of the Institution's business.

In future it is hoped that by reading this publication you will begin to feel a new 'esprit de corps'. To date many have asked "but what does the Institution do for **me**"?

We hope after reading this you will begin to know the answer.

There are a great many surveyors in this country who do not avail themselves of the honour of being members of this Institution. To them we would say that membership of this Institution is **not automatic**.

Those who have stood by on the side lines and watched during the difficult formative years of the Institution may have a rude awakening when they apply in the future saying "now it's becoming worth while to be a member, I think I'll join". They may find then that the Institution has no need of them.

We can do no better than parody the late President Kennedy's inaugural address "Ask not what the Institution can do for you but rather what you can do for the Institution."

C. M. Campbell,

Hon. Editor.

## FUTURE AIMS

The Gazette hopes to bring, in months to come, the following Sections which we hope will prove both informative and entertaining.

### Announcements from Members

This will comprise the usual hatches,, matches and despatches section combined with news of your friends overseas giving their movements and their present whereabouts.

As we do not have editorial staff, this Section must, of necessity, be compiled from information received. So if you know the whereabouts of any members, their changes of address or their new appointments, write and let us know. We are interested and we are sure others will be also.

Should you have any other intimations to make such as a birth in the family, an engagement. a marriage or new job, write and tell us.

We also intend publishing articles contributed by members of the Institution, the first of which appears in this issue. These articles need not be prosaic treatises on your work but might reveal some personal aspects of the profession — the humour or drama which we witness everyday and shortly forget.

## YOU

YOU cannot get up and speak at a Council meeting.

YOU cannot air your wonderful new ideas at your section sub-committee meeting.

YOU can however have your views and opinions expressed in print in this Gazette which will be sent to every member of the Institution and read (we hope) by many more besides.

YOUR views, perhaps because of your eloquence, majesty of thought or just your cool incisive brilliance may cause this Institution to bless its luck at having you as a member.

But we do not know what a wealth of talent lies concealed until YOU tell US through your "GAZETTE".

## THE COUNCIL

President	....	Mr. Yeoh Ho Huat
Vice President	....	Mr. A. R. Knight
Hon. Secretary	....	Mr. Ung Cheng Pee
Hon. Treasurer	....	Mr. W. G. Brittain
Council Members:		Mr. C. M. Campbell
		Mr. Laurence Chin Yun Howe
		Mr. W. J. Cumming
		Mr. Chong Toong Choong
		Tuan Haji Mohd. Yatim
		Mr. S. G. Khoo
		Mr. Lee Eng Kwang
		Mr. M. A. McLeod
		Mr. C. M. Narayanan
		Mr. N. Rameswaran
		Mr. M. H. Seah
		Mr. W. G. Wicks
		Mr. Yap Thean Ee.

The Council meets monthly in the Board Room of the Malaya Borneo Building Society and these meetings are well attended and provide a lively forum. The problems of the Institution are discussed vigorously and sometimes at great length but always with the advancement of the Profession as the goal. Here too the embryonic ideas of the three sections are put under the microscope to see whether they will live when exposed to the cold light of reality. Some are still-born but others, like Tibetan infants emerging from the icy waters, survive; the stronger for their 'ordeal'. Thus the process of elimination has begun. There are sub-committees formed where closer scrutiny can be given to the best of the ideas and reports on their feasibility are made to the Council. Often this process is repeated not once but many times. Thus decisions made in Council are not the result of a quick 'Aye' but a closely studied analysis of the problem, probably considered over several months. This ensures that Council decisions are considered decisions and however much you may disagree with them you can be sure that your point of view has been expressed by the representatives of your section and given a fair and unbiased hearing.

## **Headquarters Building**

This one time pipe dream has come a step nearer reality by the purchase of a site in Petaling Jaya. The site is a prominent one befitting the status of the Institution.

Having acquired and paid for the site it is now the Institution's intention to raise money to erect a three storey building. In this building will be housed the nerve centre of the Institution, the central office. Other facilities will follow in time such as an Institution Library with reading and study rooms. This too will be the future centre for meetings both professional and social. However this is still in the future, but it is the near future!

## **Changes to the Constitution**

An opinion was expressed at a recent Extraordinary General Meeting that changes to the Constitution should not be entertained so soon after its initial acceptance.

However it has been demonstrated that there is no such thing as a perfect constitution and our one proves no exception to the rule.

Take for example the number of persons required to vote in favour of an amendment to the Constitution before it can become legal. The Constitution states that the resolution must be passed ". . . by a three-fourths majority of the members of the Institution. . . ."

With our present membership at 90 thus it might appear that the wishes of 67 members can be denied by 23 abstainers, opposers or disinterested parties. However the situation may be even more ludicrous than it appears as mathematicians amongst us might argue that even if the voting were 78 for and 12 against this would give a majority of 66 and three-fourths of 90 is 67! Thus one dozen can frustrate the aims and ambitions of the Institution through perhaps complete lack of interest and it would be an exceptional Institution which could expect an 88% vote in favour of anything! This then illustrates one easily demonstrable weakness in the Constitution. Because it can be reduced to simple equations its logic is undeniable. Unfortunately all the problems of the Institution cannot be expressed mathematically.

The Federal Citizenship Clause for instance poses many basic questions. Should a professional Institution bar entry through Citizenships? — some say this is the realm of the Im-

migration Department—others argue that it is necessary to identify the Institution more closely with the country in which it exists.

Should the Clause be removed? Should it be altered to include Malaysian rather than Malayan Citizenship? — is citizenship consistent with our aims?

As it stands at present the Federal Citizenship Clause clearly limits the scope of the Institution to unify our profession throughout Malaysia. Singapore, for one, treats this Clause as anathema.

Is the change to Malaysian Citizenship then the answer?

It is a fact of life that a powerful force within the Institution and one which cannot be denied comprises those who are ineligible for Federal Malaysian Citizenship. To them this is an exclusion clause—there is no doubt of this. Is it in the wider interests of the Institution to cut itself off from this wealth of experience?

If twelve say 'Yes' or do not care—so be it. It is a fundamental question and one which must not be taken lightly or even worse swept aside in a wave of chauvenism.

Many have thought about this but too little of the arguments for and against have been heard—the real arguments that is—not the waffle and the smoke screens put up to confuse our efforts to find an amicable solution to this most serious problem.

The Council hopes you will find this a provocation subject and one worthy of a letter to your new Gazette.

### **A Bill for the Registration of Engineers, Architects and Surveyors.**

A joint sub-committee is now finalising its findings on the feasibility of such a Bill and we should soon hear what their views are.

Some may say 'not before time' but the difficulties have been enormous and the members of the joint sub-committee deserve a vote of thanks for the unrewarding task which they have undertaken.

These and many other matters have engaged the energies of your Council during the past months and every month there are new matters arising. This is a healthy sign however and far better an Institution with half the members arguing with the other half than an Institution sinking into a mire of self complacency which is the stage immediately prior to rigor mortis.

## QUANTITY SURVEYING SECTION

Chairman	....	Mr. W. J. Cumming
Vice Chairman	....	Mr. D. G. Vargeson
Hon. Secretary	....	Mr. M. A. McLeod

During the year 4 new members of this section were approved by Council.

This section has been very active during the past year having met monthly in the Board Room of the Selangor Club.

Visits were arranged to the Houses of Parliament in December 1963 and to the site of the International Airport in February 1964. A visit to the new Lumut Flour Mill and Pankor Island has been planned for the near future. The main work of the Committee has been concerned with the following:—

(a) **Production of Standard Form of Contract for Private Work**

After discussion with the F.M.S.A. it was decided that the Form of Contract should be based on the latest U.K. Form. A Sub-Committee was formed to investigate this and its recommendations after discussion in Committee have been forwarded to the legal advisors for approval. It is hoped that the new Form of Contract, which should be a considerable asset to building work in Malaya, will be published shortly.

(b) **Public Relations**

A Sub-Committee has been formed to study the possibilities of improving public relations and information to this effect is being sought as far afield as U.K., Australia and Hong Kong.

(c) **Fee Scale Revisions**

Another Sub-Committee has been formed to investigate general revisions to the Fee Scale.

(d) **Recognition of Australian Degrees**

The committee has been approached by the Institution of Quantity Surveyors (Australia) regarding the recognition of Australian degrees obtained by students returning to Malaya. The committee felt this was a matter to be taken up with the Government by the I.Q.S.(A) since the R.I.C.S. did not recognise Australian degrees and the I.S. (F.M.) has not yet been able to finalise the question of reciprocity.

## GENERAL PRACTICE SECTION

Chairman	....	Mr. W. G. Wicks
Vice Chairman	....	Mr. R. G. Fraser
Hon. Secretary	....	Mr. Yap Thean Ee

During the year 2 new Fellows and 5 Members of this Section were approved by Council.

This section has held two meetings the main business being as follows:—

### (a) Revisions to Fee Scales and to Code Practice

A sub-committee was appointed to prepare a Scale of Professional Fees and a Code of Practice appertaining to this section. It was decided that the Scale of Fees should be complementary to the Scale in existence in Singapore. This was found desirable due to the fact that many Members practising in Malaya also practise in Singapore.

### (b) Registration of Companies Bill

Another sub-committee was appointed to consider the effect the Bill of Registration of Companies would have on the Profession and on the Public. This matter is still under consideration.

### (c) Changes to the Constitution

The committee also considered certain changes to the Constitution. It was felt that Clause 17 requiring a three fourths majority to qualify for amending the Constitution was too rigid and proposed recommending an amendment to change this to two-thirds. It was hoped that this would enable speedy amendments to any part of the Constitution which were impeding the functioning of the Institution.

### (d) Chartered Surveyors' Journal

The R.I.C.S. was approached for permission to reprint articles of interest appearing in the Chartered Surveyors' Journal. It was hoped these articles could be reproduced in the Institution's Gazette.

### (e) Social and Professional Activities

Mr. W. G. Wicks and Mr. A. R. Knight were nominated to organise social and professional activities of interest to this section and the profession as a whole.

## LAND SURVEYING SECTION

Chairman	....	Tuan Haji Mohd. Yatim
Vice Chairman	....	Mr. Yeoh Ho Huat
Hon. Secretary	....	Mr. C. M. Narayanan

During the year 2 new Members and 1 Probationer from this Section were approved by Council.

During the Current Session 4 meetings were held and the main matters dealt with were as follows:—

### (a) Scale of Fees Revisions

A sub-committee was formed to consider amendments to the Scale of Fees. Their recommendations were approved by the Committee and referred to the Council for consideration. The proposed changes were approved by the Council and a Revised Scale of Fees has been printed.

### (b) Changes to the Constitution

Discussions were held to consider changes to the Constitution, particularly by-law 6(2) (the much discussed Federal Citizenship Clause). It was the opinion of the Committee that as the subject of the proposed change was mainly to enable members from the Borneo Territories and Singapore to join the Institution, this could be achieved by merely deleting the Federal Citizenship qualification and in its place substituting 'Citizenship of Malaysia'.

## QUANTITY SURVEYORS AND THE MYSTERIOUS

A.—C. Q.Q.F.A.

by Colin M. Campbell

Much of this article is not original. It is reproduced from a thousand conversations all remarkably similar in their content. The opening gambit is usually "You're an architect, aren't you?" ..... "Oh! a quantity surveyor" ..... "Yes of course I do, theodolites and all that" ..... "Oh! not that kind of surveyor" .....

Then comes a long silence while the embarrassed questioner raises enough courage to ask the inevitable question. He or she is on the horns of a dilemma; should one know about such an esoteric subject? If so, a knowing nod and a quick change of subject is called for. However this is never the case. Observing the strained demeanor of the quantity surveyor the questioner takes the plunge. "What exactly is a quality surveyor?..... "Did I? I meant quantitative surveyor of course."

At this point every quantity surveyor (hereinafter referred to as Q.S.) has a prepared speech varying from the abstruse enthusiastic ululations of the First Year Apprentice to the well practised offhand grunt of the Very Senior Surveyor.

And this I am sad to say is the method by which most people first learn of the very existence of the Q.S. and his part in the building industry. It often leaves the questioner with the impression that he has just met a brick counter who helps the architect with the plumbing work.

What then can be done in Malaysia to print the true image of the Q.S. clearly for clients, contractors, engineers and architects to understand? For only by making this image clear will the Q.S. be used at all in the bulk of building contracts.

In the advertising world the two alternatives would be the 'hard—'and the 'soft-sell'. As it is not compatible with professional ethics to undertake the former the latter must then be the method applied, almost to the extent of being subliminal.

The first person to 'work on' must be the architect as it is through him that the values of the Q.S. will be introduced to the public.

It is very unfortunate that the training of architects leaves so many of them with only the vaguest notion of the function of a Q.S. Indicative of the typical attitude is the following quotation from a passage written by an eminent architect, Professor Banister Fletcher:—

“It is probably also an advantage for Architects to have some knowledge of the quantity surveyors’ work in order to realise its importance and the difficulty of combining the qualities inherent in the designer with the different qualities required to translate the scheme into a bill of quantities and to deal with the contractual side of an undertaking.”

(The capital A and the small q.s. leave us in no doubt as to Professor Banister Fletcher’s opinion of the relative merits of these two parties in the ‘undertaking’).

One can almost imagine a neuro-surgeon writing in similar vein, “It is probably also an advantage for the Surgeon to have some knowledge of the anaesthetists’ work in order to keep the patient alive.”

Fortunately in Malaysia the young Q.S. profession has got off to a fairly good start. Many architects and some government departments do employ the services of the Q.S. But many do not. They wrongly feel that here is somebody who limits their sphere of influence by tightening the purse strings on occasion, little realising that the client may think more of their efforts if he is not bankrupted in the process.

Many brilliant architects would have been seriously hampered by the presence of a Q.S., that is true. Sir Christopher Wren in the submission of his drawings of St. Paul’s Cathedral to the approving authority, knowing their preference beforehand, showed a building with a spire. The building is now topped with one of the world’s most famous domes. How could he have managed this if a Q.S. has submitted Variation Order No. 1 “Omit — spire as approved, Add — dome as designed”? He may not have got away with it.

Other great architects such as Frank Lloyd Wright and Le Corbusier have shown a marked disregard to cost, often regarded in the architectural profession as an irksome adjunct to be subjugated before the cry “Aesthetics at any cost.”

Yes a Q.S. to these men would not have been a great deal of help. But are we not forgetting that buildings are built not for the architect but for the client. Since it is he who pays (and in the case of government projects that means you!) should not a little consideration and advice regarding cost be given to him? Have we in Malaysia room for the unfettered genius of a second Sir Christopher Wren? I am sure someone will now say with a sneer "Oh yes, let's have a commonly acceptable mediocrity, let's be bound hand and foot by the client and let the Q.S. help tie the knots." But is this the inevitable consequence of close cost control? I think not. Could there be another reason for the reticence of the architects? I quote now from "The Architects Journal" of May 8th., 1963.

"There is no doubt that since the war the Q.S. has become a very powerful force: the hand that can profess to control finance usually ends up on top. The innocent dreamy architect just doesn't realise the dangers ahead and the Q.S. is content to leave it that way."

Is it fear of the Q.S. that precludes his use on many contracts? If so it is unwarranted. Is it ethical of the architect in the interest of self preservation of ego to deny the client expert guidance on matters of cost?

Edinburgh in Scotland, to preserve the memory of Admiral Lord Nelson after the battle of Trafalgar, decided to build another Parthenon on a hill overlooking Princes Street. Today a lonely row of massive doric columns stands there. This was all that the money available could build. Can we afford this type of fiasco in Malaysia?

What then is to be done? What is the 'soft-sell' which the architect will accept? How can the client be brought to realise that the Q.S. does not simply mean another 2½% on his costs?

The answer may be (dare I say 'is') Cost Planning. Many people I have discussed Cost Planning with have vigorously argued that it is a complete waste of time. The vehemence of their argument is usually in reciprocal proportion to their knowledge of the subject. It is indeed sad that a relatively new field such as Cost Planning does not have an incomprehensible title such as "Ante-Contractual Quantitative, Qualitative and Fiscal Analysis" or better still, "A.—C.Q.Q.F.A."

It would then be a prerequisite to discussion of the subject that the persons contributing to the discussion should have read something about it. As it is everybody knows 'roughly' what Cost Planning is and does not see much new in it. The truth is that very few people (and in this category, I reluctantly have to include many Q.S.) have the slightest inkling of what it is all about. Were they to take the trouble to find out they would find an exciting new concept of the relationship among architects, surveyors, contractors and clients and a new approach to the preparation of the contract documents including the initial drawings.

Thus in Malaysia where we have young and vigorous bodies representing architects, engineers and surveyors it should be our aim that Cost Planning be accepted as the modus operandi from the initiation of every building or engineering undertaking. Every student architect, engineer and surveyor should be conversant with its principles and application and every client and contractor should have the desirability of its use pointed out simply and concisely. Only then will the Building Industry lose the taint of being a hit or miss business where to get what you want costs you a lot more than you think—or would even have believed possible from original discussions.

It is not the purpose of this article to explain the workings of Cost Planning but only to whet the interest. If you do not already know what it is all about it is your duty to find out and then go out and tell others about it. If you are still not tempted think not of it simply as Cost Planning but as the mysterious and exciting new A.—C. Q.Q.F.A.

## **FUTURE ARTICLES**

There will be no future articles in this series  
unless  
contributions are received from members.

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Mr. R. A. Fance.  
Gerald Eve & Co.,  
5 & 6, Queen Street,  
Mayfair, London, W.1.,  
United Kingdom.

Mr. Lam Kwok Chue,  
Malaya Borneo Building Society,  
13/15, Leboh Ampang,  
Kuala Lumpur.

Mr. Lim Yu,  
Treasury Valuation Dept.,  
12th. Floor, Lee Yan Lian Building,  
Kuala Lumpur.

Mr. Yap Thean Ee,  
Malaya Borneo Building Society,  
43-47, Penang Road,  
Penang.

Mr. G. R. Dass,  
Treasury Valuation Division,  
12th. Floor, Lee Yan Lian Building,  
Kuala Lumpur.

Mr. W. M. Hattersley,  
Gerald Eve & Co.,  
5 & 6, Queen Street,  
Mayfair, London, W.1.,  
United Kingdom.

Mr. Lee Yoke San,  
Municipal Valuation Dept.,  
7th. Floor, 1, Jalan Suleiman,  
Kuala Lumpur.

Mr. Tan Kim Choon,  
Municipal Valuation Dept.,  
7th Floor, 1, Jalan Suleiman,  
Kuala Lumpur.

---

## Associates in the Land Surveying Section

Mr. M. B. Emery,  
Survey Department,  
Penang.

Mr. Loh Kam Lak,  
Survey Department,  
Johore Bahru.

Mr. C. Renshaw,  
Survey Department,  
Johore Bahru.

Mr. Yaw Weng Chew,  
District Survey Office,  
Batu Gajah, Perak.

Mr. P. Garnham,  
Survey Dept., H.Q.,  
Jalan Gurney, Kuala Lumpur.

Mr. Phung Voon Seng,  
Topo. Party No. 3,  
Kuala Lipis.

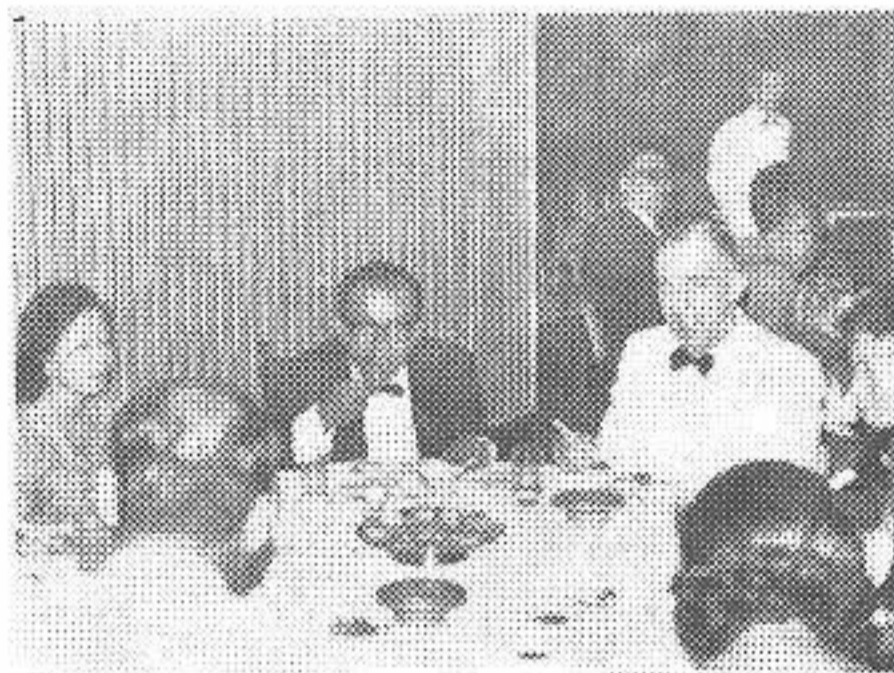
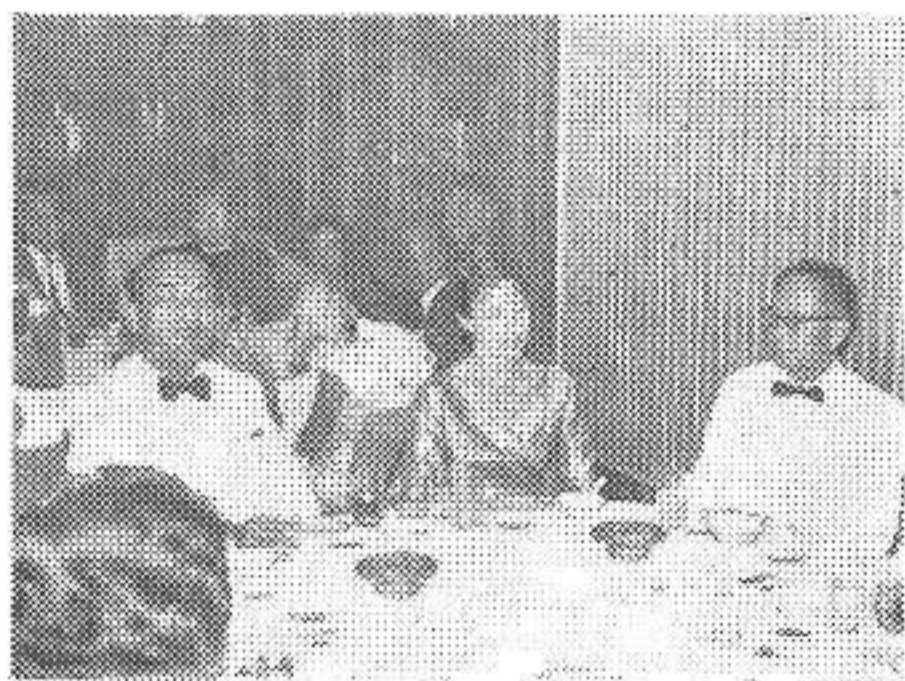
Mr. P. W. Roe,  
Survey Department,  
Kuala Lipis.

Mr. Teo Cheng Ann, (Probationer)  
Lau Fook Sing & Partners,  
173-B, Cecil Street,  
Singapore 1.

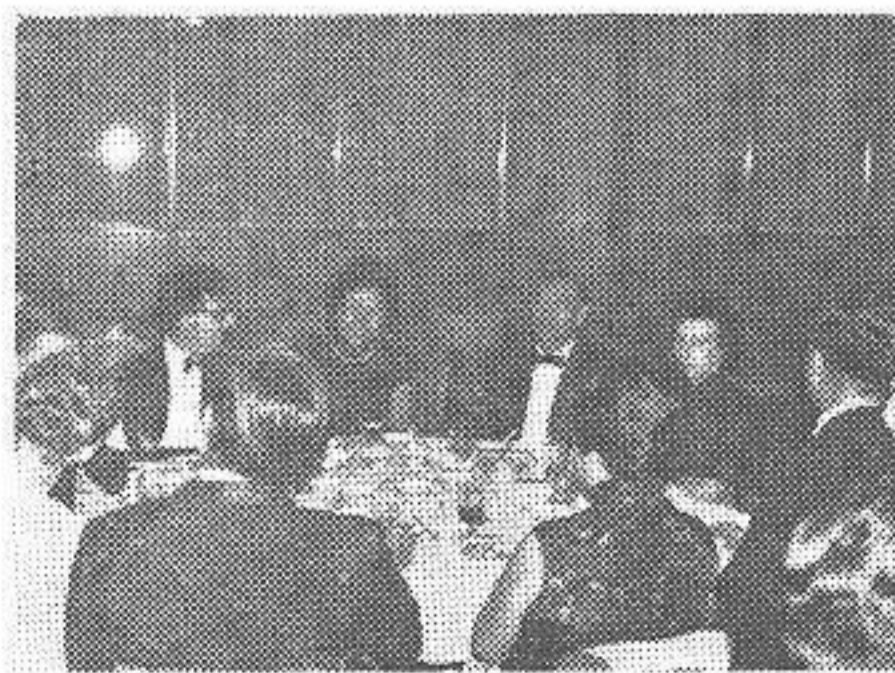
Mr. Toh Chee Seng, (Student)  
Housing & Development Board,  
P.O. Box 702,  
Singapore.

1st. May, 1964.

## THE ANNUAL DINNER 1964



## FEDERAL HOTEL—KUALA LUMPUR



Photographs by kind permission of Mr. Chong Toong Choong (M.).

# Surveyors' Quarterly Gazette

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## EDITORIAL

### “Quo Vadis”?

The very important Extraordinary General Meeting which was held on the 13th of February, 1965, was adjourned and will be continued on Saturday, the 19th of June, 1965, immediately after the Annual General Meeting. The reason for the adjournment was that the Police imposed a curfew throughout Kuala Lumpur to curb rioting which had broken out in the town centre.

One thing which the meeting showed was that there were some present who expressed their intention to vote against the proposed amendments to the Constitution. This is of course their prerogative and we would not condone any move to coerce them to vote against their own opinions.

Since we have been afforded this opportunity of commenting further on this issue before it is put to the vote maybe a few words to explain the consequences of a defeat of the motion will sway one or two in the opposite direction.

First let us consider what will happen if the motion is passed. The Institution will immediately become a Malaysian body without restrictions of nationality or race. We have no doubt that many new members will then join our ranks, especially from Singapore and a good few from Malaya who are at present not eligible for full membership.

There are indications that our numbers could easily double within the year and our standing as an Institution would rise accordingly. We are a vigorous body but one containing at the present moment only 84 members entitled to vote. This number we are sad to relate becomes smaller as time passes.

Now let us consider what will happen if the motion is defeated. We shall continue to be a Malayan body without representation from the other Malaysian territories. We shall continue to exclude the Singapore, Sabah, Sarawak and Commonwealth citizens who are most anxious to join our ranks. We shall continue to be a small Institution with at best a very slow rate of growth. If we are lucky we shall continue to exist as an Institution.

This last sentence perhaps sounds like an overstatement of the case but there is good reason to believe it true.

*(Continued)*

*EDITORIAL (Continued)*

At present there is a move in Singapore to establish a Malaysian Institution of Surveyors. This is not an ill-defined move but has received the backing of many within the profession. As there is no room in Malaysia for two Malaysian Institutions, the Surveyors in Singapore are delaying to see what will be the outcome of our Extraordinary General Meeting. If the motion is defeated they will carry on their efforts to set up the first Malaysian Institution and we see no reason why they should fail.

What then? Many members of our Institution have expressed the intention of joining that Institution and see no reason for remaining in our Institution. Thus our membership would diminish and without their backing the Institution would become parochial and die.

This then is the decision before you at the continuation of the Extraordinary General Meeting. Do you want our Institution to thrive or do you want it to die? The choice is yours.

C. M. CAMPBELL,  
Hon. Editor.

---

**QUOTATIONS FROM THE FAMOUS**

“Here is a scheme of existence which combines variety of experience with a sense of design and of responsibility. Here also is thoroughness, care and exactitude. Above all there is a strong element of creativeness.”

Sir Winston Churchill on Surveyors.

“ . . . . and none of the Surveyors seemed to be fanatical beer drinkers.”

Chap. 10 “In the Wet.” Nevil Shute.

## LETTERS TO THE EDITOR

### NO NEED FOR QUANTITY SURVEYORS

Sir,

Quantity Surveyors seem to believe that their services are essential to a construction contract, but their belief is not borne out by the facts.

The majority of building contracts are let on a specification, not on a bill of quantities, and these jobs are carried through to a satisfactory conclusion without the use of a Quantity Surveyor.

Similarly, nearly all civil engineering works contracts are let without the use of a Quantity Surveyor, and if bills of quantities are considered necessary, then the bills are prepared by the engineer.

Not only does it appear that the construction industry can manage without the services of Quantity Surveyors, but in addition the industry need not be burdened with a further 2½% fee on its construction costs.

“INDUSTRIALIST.”

---

Sir,

In view of the fact that the Institution has a small membership and therefore presumably very limited funds do you not consider it a luxury for us to be producing a Quarterly Gazette which must cost at least a few hundred dollars? Surely this money could be spent on introducing new members at reduced fees or helping with the Building Fund.

“SURVEYOR.”

---

*Due to advertising the Quarterly Gazette shows a comfortable profit.*

*It is unlikely to die through lack of money from this source. It could however wither and die through apathy.*

HON. EDITOR.

## OLDE ENGLISHE ANACHRONISM

Sir,

Having recently received and read, from cover to cover of the Surveyors' Quarterly Gazette, I thought you might like to know how impressed I was with this, the first issue.

I know that you have put a considerable amount of time and effort into this publication and have been subjected to a number of setbacks and frustrations during its preparation. I am, however, sure that you must now feel that your labour was worthwhile, and equally sure that all members will join me in congratulating you on your splendid effort and thanking our good fortune in having one amongst us who is prepared to put so much trouble into producing a journal worthy of the Institution.

My one criticism of the Gazette concerns the front cover. I do feel that, for a body which is endeavouring to present a modern and forward looking image, the use of 'olde Englishe' lettering was something of an anachronism.

Yours etc.,  
(RICHARD O. COLLETT),  
c/o Langdon & Every (Far East),  
44, Pudu Road,  
Kuala Lumpur.

*It was our deliberate intention to present a conservative image as we felt that any profession can look forward but not every one has a history such as ours on which it can look back. In this perhaps we were mistaken.*

*Suggestions for improving our front cover will be welcome and alternative designs should be sent to the Hon. Secretary.*

HON. EDITOR.

## EXAMINATIONS

The Examinations of the Royal Institution of Chartered Surveyors were recently held in Kuala Lumpur.

The statistics of those sitting the various sections were as follows:—

### First Examination

Land Surveying Section	....	3 candidates
General Practice Section	....	12 „

### Intermediate & Intermediate 'A' Examinations

General Practice Section	....	4 candidates
Quantity Surveying Section	....	28 „

### Final Part I & Part IA Examinations

Quantity Surveying Section	....	4 candidates
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### Final Examination

General Practice Section	....	1 candidate
Land Surveying Section	....	1 „
Quantity Surveying Section	....	1 „

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## CHANGES OF ADDRESS

Mr. A. A. MacLaren formerly with Messrs. Langdon & Every (Far East) in Kuala Lumpur is now at 7 Nea Street, Chatswood, Sydney, New South Wales, Australia.

Mr. R. O. Collet is now at Messrs. Langdon & Every (Far East)'s Singapore office, 4th Floor, Malaysia Building, 41, Robinson Road, Singapore 1.

# THE LIMITATIONS OF A BUILDING SOCIETY

by

A. R. KNIGHT

Building Societies began in a number of the smaller towns of northern England towards the end of the eighteenth century. The most likely claimant to be the first Building Society is Ketley's Building Society formed in Birmingham in 1775. In structure and method they were quite different from the present Societies; they were small; they were terminating and they built houses. A group of people, usually of the income group known as middle class, would make an initial cash contribution and undertake to follow this with regular weekly or monthly payments. If forty people contributed an initial £5 and a subsequent £1 per month, the first £200 was used to buy land and any surplus together with the income was used to build houses. Houses were allocated to members by balloting and the operation would continue until all the members had houses and all the houses were paid for. Then the monthly payments would stop and the society would cease to exist.

This modest beginning has grown to an organisation which in Britain had mortgage assets totalling £4,300 million at the end of 1963 and offshoots or counterparts exist in some twenty other countries.

At an early stage societies became permanent and, not long after, the construction of houses was discouraged and eventually in 1874 forbidden as too speculative. The lending of money to the buyer of a house for his own occupation was found to be a much smaller risk than that of building houses for sale.

This concentration on an operation having a small risk enables a comparatively small rate of interest to be charged to the borrower. A builder of houses for sale will expect a profit of perhaps 20% to 25% on his capital invested and would certainly not accept less than 15%. A building society lending on the security of the house and the borrowers promise to repay is content with half of this rate.

Initially the lenders to and the borrowers from a building society were the same people. Those who were lucky in the early stage of the ballot became primarily borrowers while those whose houses were built last were lenders for the most part of the life of the terminating society. Quite early in the history of building societies the lenders and borrowers separated into

two classes. Facilities were offered for savings at a rate of interest and for borrowings at a slightly higher rate; and although borrowers were often lenders, they did not need to be. The present proportion in Britain is for there to be approximately two members investing money for every one who takes a loan.

A recent development is for the money lent on houses to be obtained not from small savers but from any source which offers a suitable rate of interest and suitable terms of repayment. A more recent development still is the lending not to individuals but to groups of people, to housing associations and sometimes to developers of housing estates. Both these developments, bulk borrowing and bulk lending, are trends and form only a small part of the total activities of building societies.

The first limitation of a building society is the need to obtain money at a suitable rate per cent, on suitable terms of repayment and in sufficient quantity to satisfy the needs of borrowers. The lending rate is fixed by the borrowing rate and the margin needed for the operation of the society.

There is a second limitation which is the type of security that can be accepted for a long term loan. The longer the period of repayment of the loan can be, the lower is the monthly instalment (although the total of interest payments will be higher). Periods of loans vary considerably; in Britain loans of up to 40 years are sometimes considered although the maximum is usually about 30 years. In Malaysia the limit is usually 15 years but is sometimes increased to 20 years. This length of loan imposes some restrictions on the type of house that is acceptable. Clearly a house with a limited life or a house with particular maintenance problems is less desirable and this is the reason for a building society's reluctance to lend on houses built largely of timber or asbestos cement sheet. The security of a building society is the resale value which may be affected by the type of house and its situation. An unusual design which would not be popular or a remote situation which few buyers would like are both discouraged. A building society's reputation for conservatism is not accidental; it prefers to lend on a house which is generally acceptable as the market for this is larger.

The third limitation on the activities of a building society is the income of the prospective buyer. A common limit is that the monthly repayments shall not exceed a quarter of the monthly income. Usually the income is that of the applicant alone but it can sometimes include members of his immediate family. The limit is designed to avoid future difficulties for

borrower and lender and it does severely limit the market in which a building society can operate. If the cheapest house costs \$8,000 and the maximum loan is \$7,000, the monthly repayments, in Malaya, would be \$66.20 a month over fifteen years; the monthly income would need to be at least \$265.00 and the Household Budget Survey suggests that only 20% of all households have an income at or above this level.

The building societies' activities in Britain are strictly controlled by law, and even in countries where legislative control does not exist, there is a tendency for societies to restrict themselves to the traditional activities. The practical reason for this is that lending to owner occupiers is a very safe business, and the security of the loans enables the rate of interest to be low. A return to the more speculative activity of building houses would almost certainly increase the risk and consequently the interest rate that would have to be paid to attract funds.

In Malaysia, the market in which a building society operates is between the large proportion, 75%-80%, of families whose income is insufficient for house purchase and the small number of rich who do not need to borrow for this purpose. The present borrowers are not unlike their lower middle class predecessors who originated the idea nearly two hundred years ago.

But this market, although limited, contains about 200,000 families in Malaysia whose demand for building society loans is far from being satisfied.

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## LAND SURVEYORS' SCALE OF FEES

Those who require amendment slips to the Land Surveyors' Scale of Fees should get in contact with the Hon. Treasurer, Mr. Tan Kim Choon, Municipal Valuation Department, 7th Floor, 1, Jalan Suleiman, Kuala Lumpur.

## OBITUARY



Mr. Lim Yu, a member of the General Practice Section, who was employed in the Treasury Valuation Department, was killed in a car crash between Tapah and Trolak on the 29th of January, 1965.

He was born on 6th April, 1939, and received his early education at the Methodist Boys' School, Kuala Lumpur. He completed his secondary education in 1958 by obtaining distinctions in several subjects in the G.C.E. Examination at advanced levels. He was awarded a Selangor State Government Scholarship in 1959 to study Valuation at the College of Estate Management, London. During the period of 4 years in the College he obtained prizes every year for good examination results. He passed his final R.I.C.S. examination in 1963 and in the same year he also passed the Final B. Sc. (Estate Management) as an External Student. He was elected as a professional Associate in October, 1963.

On his return to Malaya in June 1963, he was appointed as a Valuation Officer, attached to the Treasury Valuation Division, Kuala Lumpur. He was a brilliant scholar and keen worker, and took great interest in the organisation of the local branch of the Institute and was a committee member of the General Practice Section at the time of his death. He was a keen sportsman and took active part in the activities of the Treasury Sports Club. His tragic death is a great loss to the Government in particular and to the Institution in general.

The Hon. Secretary and the Vice President represented the Institution at the funeral at Cheras Road Cemetery and a wreath was sent in the name of the President and members of the Institution.

## SECTIONAL COMMITTEES

### Land Surveying Section

<i>Chairman</i>	....	Tuan Haji Mohd. Yatim bin Yahaya
<i>Vice-Chairman</i>	....	Mr. Yeoh Ho Huat
<i>Hon. Secretary</i>	....	Mr. C. M. Narayanan
<i>Committee Members</i>	....	Mr. Chong Toong Choong
		Inche Ayob bin Saud
		Mr. Lau Choon Theam
		Mr. Nah Teng Cheng
		Mr. Ho Khye Soo
		Mr. F. E. G. Caswell
		Inche Ahmad bin Daud

### Quantity Surveying Section

<i>Chairman</i>	....	Mr. D. G. Vargeson
<i>Vice-Chairman</i>	....	Mr. L. Chin Yun Howe
<i>Hon. Secretary</i>	....	Mr. M. A. McLeod
<i>Committee Members</i>	....	Mr. K. A. Suckling
		Mr. I. J. Marshall
		Mr. C. M. Campbell
		Mr. Tan Jin Chin
		Mr. P. A. Dominey

### General Practice Section

<i>Chairman</i>	....	Mr. C. H. Williams
<i>Vice-Chairman</i>	....	Mr. R. G. Fraser
<i>Hon. Secretary</i>	....	Mr. Lee Yoke San
<i>Committee Members</i>	....	Mr. G. Wood
		Mr. Lam Kwok Chue
		Mr. G. R. Dass
		Mr. Tan Kim Choon
		Mr. A. B. Marbeck
		Mr. Yap Thean Ee

including the following who shall be ex-officio members:—

- (a) The President, Vice-President and Hon. Secretary of the Institution.
- (b) Any Immediate Past President of the Institution who is a member of that Section.
- (c) The Immediate Past Chairman of the Sectional Committee.

## COUNCIL FOR 1965/1966

<i>President</i>	....	Mr. A. R. Knight
<i>Vice-President</i>	....	Mr. M. H. Seah
<i>Hon. Secretary</i>	....	Mr. Ung Cheng Pee
<i>Hon. Treasurer</i>	....	Mr. Tan Kim Choon

### Land Surveying Section

<i>Chairman</i>	....	Tuan Haji Mohd. Yatim bin Yahaya
<i>Hon. Secretary</i>	....	Mr. C. M. Narayanan

### Quantity Surveying Section

<i>Chairman</i>	....	Mr. D. G. Vargeson
<i>Hon. Secretary</i>	....	Mr. M. A. McLeod

### General Practice Section

<i>Chairman</i>	....	Mr. C. H. Williams
<i>Hon. Secretary</i>	....	Mr. Lee Yoke San
<i>Ex-officio member</i>	....	Mr. Yeoh Ho Huat

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Three Fellows of the Institution

Three Members of the Institution

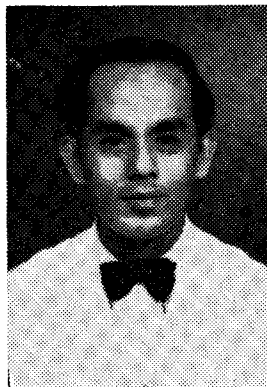
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According to Bye-Law 30 (4), the Institution shall elect the remaining six members of the Council for the ensuing year not earlier than the first Monday in May and not later than the second Monday in June.

## PRESIDENTS OF THE INSTITUTION

- 1962-1963 — Mr. S. G. Khoo  
1963-1964 — Mr. Laurence Chin Yun Howe  
1964-1965 — Mr. Yeoh Ho Huat  
1965-1966 — Mr. A. R. Knight

### OUR FIRST PRESIDENT



Mr. Khoo Soo Guan was born in 1921 in Penang. He was educated at Sin Kang Chinese School, Penang, Hillview School, Penang, (six months only), Wellesley Primary School, Penang, Penang Free School and Technical College, Kuala Lumpur, (six months only) and in 1951 he graduated as a Bachelor of Surveying from Queensland University. His career in Government Service was long and varied and was as follows:—

- 1951 District Surveyor, Selangor.  
1951/52 District Surveyor, Trengganu; Member, Town Board, Kuala Trengganu.  
1952/53 District Surveyor, North Kedah & Perlis; Member, Town Board, Kota Star.  
1953/54 Chief Surveyor's Deputy, Kedah & Perlis; Commandant, Police Volunteer Reserve, Kulim.  
1954/55 Acting Chief Surveyor, Trengganu; Member, Town Council, Kuala Trengganu.  
1955/56 Training & Research Officer, Survey HQ., Kuala Lumpur.  
1956/58 Chief Surveyor, Kedah & Perlis; Member, State Natural Resources Board, Kedah; Member, Town Board, Kulim; Member, Visiting Board, Kulim Hospital; Member, Board of Managers, Badlishah School; Chairman, St. John Ambulance Association & Brigade; President South Kedah Football Association; President South Kedah

Amateur Athletic Association; Represented Malaya at Commonwealth Surveyors Conference, Cambridge, England.

1959 Assistant Surveyor General, Malaya & Singapore.

1960/62 Deputy Surveyor General, Federation of Malaya. (Singapore's Survey Department became separate in 1960); Member, Official Side, Whitley Council, Daily Rated Staff; Represented Malaya At International Photogrammetric Conference, London, 1960, and represented Malaya at German Photogrammetric Conference, Munich, 1960.

Mr. Khoo is now in private practice as Principal of Messrs. S. G. Khoo & Co., Land & Engineering Surveyors in Kuala Lumpur and Kulim. He is a life member of the Kulim Branch of the Malayan Chinese Association.

## OUR SECOND PRESIDENT



Mr. Laurence Chin Yun Howe was born in 1914 in Labuan, Sabah, and had his early education first in St. Thomas' School, Kuching, and then in St. Andrew's School, Singapore. After 5½ years service in the Sarawak Oilfields, he entered the Quantity Surveying profession in 1939 as a Trainee in the firm of Jones-Davis & Smith, Chartered Quantity Surveyors, Singapore, and passed the First Examination of the Surveyors' Institution in 1940.

The war in Europe caused the Surveyors' Institution to suspend its examination overseas and Mr. Chin then joined the Admiralty Singapore in 1941 until the Japanese occupied the island. He rejoined the Admiralty after the Reoccupation but left in 1947 to join the Royal Engineers Works Services as an Assistant Quantity Surveyor. After passing the Final R.I.C.S. Examination in 1953 he joined the Public Works Department and was promoted to Senior Quantity Surveyor in 1959 and Assistant Director (Quantity Surveying) in 1962.

Mr. Chin was a Committee Member of the Malayan Branch R.I.C.S. from 1957—1961 and a Founder Member of the Malayan Institution of Surveyors and of the Institute of Surveyors (F of M). He was elected Vice-President (1962—1963).

Mr. Chin is married, and has a son and daughter.

## ANNUAL DINNER 1964

*We reproduce below the speech made by the Commissioner of the Federal Capital, Tuan Haji Ismail bin Panjang Aris, on the occasion of the Annual Dinner of the Institution on the 27th of June, 1964.*

Mr. President, ladies and gentlemen,

It gives me great pleasure to be with you tonight at this Third Annual Dinner of the Institution of Surveyors (Federation of Malaya). I understand that your Institution is divided into three main divisions, namely land surveyors, quantity surveyors and general practice surveyors. I suppose most of us not in the surveying profession think of surveyors as people with chains and poles and optical instruments who map out the land and delineate our boundaries for us. However a quantity surveyor has pointed out to me that early Egyptian records show that even in these days reference was made to persons carrying out quantity surveying duties, but I have no doubt even then the Pharoes would have consulted a general practice surveyor to see if the proposed site of a pyramid would be better developed as a palace or a temple area.

Later in history the Romans too I believe employed land surveyors to lay out their roads, which to this day are still admired because they went in straight lines between the point of departure and the point of arrival. I am told it is more difficult to lay out a road in a curve than in a straight line. Therefore I assume that the surveyor who laid out the road to Fraser's Hill was of a more sophisticated variety than his poor Roman counterpart.

Although the Institution of Surveyors is a young body in Malaya I believe that surveyors have been organised as a professional body since 1794 and I am sure you are proud that your body was in existence before even the Institution of Civil Engineers and the Royal Institute of British Architects.

In fact tonight's gathering might be described as the 170th birthday party of surveying. I for one am thankful that there is no birthday cake. 170 candles, apart from ruining the air conditioning, would take a lot of blowing out!

There can be little doubt that in the future of Malaysia the surveying profession will have an ever increasing role to play. With the development of both rural and urban areas the task of the surveyor will become more and more onerous. To him will fall the task

of delineating areas of development; the arduous task of setting out our new roads through virgin jungle; the setting of a value on sites for industrial complexes and the preparation of contracts which will assure us that we develop our assets as rapidly and as economically as possible. In Sabah and Sarawak particularly he will play a major part in opening up the country, literally giving access to the untapped natural wealth of these areas. In so doing he will contribute greatly to the raising of the standard-of-living of all the people who live in these areas; a higher standard of living dependent not on subsidies and charity but soundly based on an increase of natural wealth giving rise to an increase in employment, improvement of housing conditions, facilities for education and hospital treatment, greater mobility of labour and with it eventually a degree of unification which will prove to be a stout bastion against the expansionist aims of others.

It is to be hoped that in the future one of the tasks of the surveyor will be to remove from the maps of South East Asia the man-made demarcation lines between country and country. Let us hope that the roads in the near future will not be stopped at political borders but will link up all the peoples of South East Asia in a great and prosperous multiracial community.

This then must be your aim for the future and with good will and stout hearts, these roads can eventually be made. Along them will travel a two-way exchange of people and ideas, the result of which must lead to lasting prosperity, happiness and peace.

Ladies and gentlemen, I would now ask you to join me in a toast to the Institution of Surveyors.

---

## HONOURS



Mr. R. G. Fraser, Chief Valuer, Treasury Valuation Division, was made a Member of the Most Excellent Order of the British Empire (M.B.E.) in the New Year's Honours List.

## DESIGNING TO A COST

NOT

## COSTING TO A DESIGN

by

COLIN M. CAMPBELL

If you can remember the title of this article you will have taken your first big step forward in understanding what Cost Planning is. Read it again, revolutionary isn't it? Did I hear someone say "I'm none the wiser!" As a famous English barrister said to an angry judge who made the same comment "None the wiser; but the better informed." Thus like the barrister I cannot impart wisdom, however if you have the inclination to read on you will probably come out at the far end "the better informed."

So revolutionary is the concept of designing to a cost that it completely alters the inter-relationship among Clients, Architects and Surveyors

Let us examine the present approach to having, let us say, a house built. Ask an Architect what the first stage is and he will reply "Consult a registered Architect." Ask a Quantity Surveyor and he will probably say, "Give me the sketch design and I will tell you how much it will cost." Of course neither of these courses is really the first stage. The first thing the Client must do is find out how much money he has available. If the Building Industry were perfect he would then ask the Architect to prepare sketch drawings from which the Quantity Surveyor would prepare estimates amounting to approximately the figure he had in mind. The job would then go out to tender and in would come a tender at the correct price and lo-and-behold he would have his house at his price. But does it work this way? Never. And why not? Because always we are relegating to a subordinate position the all-important aspect of COST.

The sketch drawing represents the architect's conception of what can be built for the money available. The Quantity Surveyor's estimate brings the likely cost nearer the truth and then finally the contractor's tender confirms all the previous guesstimates—we hope. What happens if the tender figure is much higher than the estimates? "Well look here old chap, tell you what we'll do—we'll reduce the standard of the floor and

ceiling finishes, change the type of doors and windows, reduce the contingencies by 5% and there we are, our estimate—exactly.” And so the hotch potch begins. Usually the original concept of the building is not drastically altered but bang goes the parquet flooring, the double glazing and those lovely Belgian pantiles which you fell in love with on your continental holiday. So the job starts and usually so does the financial explosion.

“I’m afraid the tiles I mentioned are just not available at present. Never mind old chap how about these, bit dearer of course but listen to them ring—sign of a good tile.”

With the ringing in his ears the Client authorises his first increase. And so it goes on, every change whether brought about by site conditions, architects’ whims or contractors shrewdness always costs the Client more money. Why does none of the changes save the Client money? Blame human nature. In order to get the Client interested most of the finishes have been priced in the lower bracket—thus the Client has the maximum size of house for the minimum amount of money.

Quantitatively this suits everybody but qualitatively it is not very satisfactory, and soon the Architect’s natural feelings are offended seeing the floors in granolithic. The Client too would like the house to look just that little bit better finished. So back comes the parquet flooring and up goes the cost.

The Client too helps to put up the cost by not realising what he is getting until after he has got it—then he doesn’t want it. Where is the money to come from to do it the way he imagined it would be done in the first place? I know and you know and the Architect knows but it always seems to come as a shock to the Client.

By this time the worried Client has gone so far that he can’t turn back and all he sees before him is a series of extras each costing just that few dollars more than he anticipated.

At the end of the job, the Client has his house and a firmly fixed opinion that the Architect, Quantity Surveyor and Contractor have ganged up on him and had him over the proverbial barrel.

With this kind of reputation the Building Industry falls into disrepute and the great bête noir of building ‘The Package Deal’ appears more and more attractive to future clients.

“Why should I pay an Architect and a Quantity Surveyor a fee when they do nothing for me. I know a Contractor who will guarantee me a building at a fixed price, no worries, no variations and no professional fees.”

Sounds attractive doesn't it. You see what you are getting, get it and save 10% in fees. Of course the Client doesn't know what the pitfalls are, especially if he has an unscrupulous Contractor and a 'flexible' specification. And of course you get nothing for nothing. The fees are there but you don't see them.

But what has all this to do with the title? Was it just put there as a ruse to get you to read a few pages of platitudes? Up to this point that is all you have had, a list of the unsavoury aspects of dealing with the professionals of the Building Industry. They are platitudinous only because we accept them—they are inherent in our system and anyway what can be done?

Design to a cost and not cost to a design. Instead of designing and then trying to get the client's budget to fit our ideas let us rather make the launching platform the Client's desired cost and let us always keep this as our main objective. This must become our immutable law, “What the Client wants to pay he pays.” Fine talk but how can it be made to work.

Let us assume the Client has \$100,000 with no possibility of getting more and let us assume he wants a house of a certain quality.

Having decided how much he is going to spend his second move should be to engage a Quantity Surveyor. “But surely you mean an Architect, after all the Quantity Surveyor can't price a non-existing building.” Wrong. That is just what the Quantity Surveyor is about to do. Remembering always that COST is to be our Main objective we must first prepare a COST TARGET. As a simple equation we get.

$$\text{COST OF HOUSE} = \$100,000.$$

We are not, at this stage, interested whether or not the house has parquet floors in the dining room or chromium plated fittings in the bathroom—these things will come later. At present we want to find out what constitutes the left hand side of the equation.

The Quantity Surveyor will now consult his records to see what sort of cost target per square foot suits this type of building. Let us assume the cost from his records is \$20 per square foot. His records tell him more however, they show him how this \$20 is made up.

For a very simple example let us say he has had a building similarly situated with exactly the same quality of finishes. To simplify it further let us pretend that the building comprises only 9 elements:— Foundations, Floors, Roof, External Walls, Partitions, Floor Finishes, Wall Finishes, Plumbing and Electrical.

These would all be expressed in his records in terms of cost relative to the floor area, appearing thus:—

ELEMENT	%	COST/SQ. FT.
Foundations	.... 20	4.00
Floor	.... 5	1.00
Roof	.... 15	3.00
Ext. Walls	.... 15	3.00
Partitions	.... 10	2.00
Floor Finishes	.... 5	1.00
Wall Finishes	.... 10	2.00
Plumbing	.... 10	2.00
Electrical	.... 10	2.00
	----- 100%	----- 20.00 -----

(Note:—the actual costs per square foot are of course too high, this is due to the fact that many elements have been omitted in this simplified example).

By a simple division the Quantity Surveyor can now tell the floor area which the client can afford

$$\frac{100,00}{20} = 5,000 \text{ square feet.}$$

The Architect can now prepare sketch drawings having a total floor area of 5,000 square feet.

When the Quantity Surveyor receives this drawing he must consider three aspects of each element:—

- (1) the quantity of the element
- (2) the quality of the element and
- (3) the current price of the element.

As an example let us take the external walls. In the building with which we are making our comparison let us assume the wall area to be 1,800 square feet and that of our present building to be 2,700 square feet.

Firstly we must make our adjustment for Quantity. \$3.00 per square foot represents NOT the cost of the wall but the cost of the wall in terms of the floor area i.e. assuming the original example has a floor area of 4,000 square feet and our new build-an area of 5,000 square feet, the actual cost of the external wall in the original building is \$3.00 x 4,000=\$12,000 this would then be divided by the actual area of wall

$$= \frac{\$12,000}{1,800} = \$6.66 \text{ per square foot.}$$

In our new building the calculation is

$$\begin{aligned} & \$6.66 \times 2,700 = \$17,982 \text{ divided by the area of the} \\ \text{floor} & = \frac{\$17,982}{5,000} = \$3.60 \text{ per ft. sup.} \end{aligned}$$

Thus to adjust for quantity the formula is

$$x = \frac{\text{Recorded Cost x Total Floor Area From Records}}{\text{Total Area of Element from Record}} \times \frac{\text{Total Area of New Element}}{\text{Total Floor Area of New Building}}$$

Thus all elements can be expressed in terms of the floor area from records of other buildings even although the actual quantities in the two buildings vary.

The second adjustment is for Quality. This depends on the experience of the Architect and the Quantity Surveyor. This adjustment will normally be expressed in terms of a percentage.

From our case above let us assume that the Architect considered the quality far too high and decided to reduce it by say 15%

$$\$3.60 \text{ minus } 15\% = \$3.06$$

The third adjustment made is for price and again a sound knowledge is required by the Architect and especially the Quantity Surveyor, of how prices have moved since the building on record was built. Let us say the Quantity Surveyor decides that labour and material have caused a 10% rise in this element we would thus have

$\$3.06 \text{ plus } 10\% = \$3.37$  and this figure would be our TARGET COST for this element.

Each element would be dealt with in a similar manner until the whole ELEMENTAL TARGET COST PLAN was complete.

It might appear for the new building like this.

TARGET COST = \$20

<u>ELEMENT</u>	<u>COST/SQ. FT.</u>
Foundations	3.69
Floor	1.10
Roof	2.75
Ext. Walls	3.37
Partitions	2.25
Floor Finishes	1.20
Wall Finishes	2.10
Plumbing	1.64
Electrical	1.90
	<hr/>
	\$20.00 per square foot
	<hr/>

In practice this would not work out to be the same figure and the difference would be divided among the different elements as thought fit or it might be added to or deducted from the Contingencies item which would normally appear. The indices of cost for each element (for that is what the Targets are) are an immediate indication of the economy of the Architect's design.

By comparing our two hypothetical cases it is apparent that the design for the second house is less economical so far as the walls are concerned. This indicates that the Architect has enclosed the given floor area uneconomically and this might

cause him to alter his basic design at this early stage rather than trying to effect savings by reducing the standard of the finishes at a later date.

Thus we have an ELEMENTAL TARGET COST PLAN comprising TARGET COSTS for each element and giving us a TARGET COST PER SQUARE FOOT for the whole building.

It should be kept in mind that the Cost Plan is NOT an estimate. It is a guide to the architect to show him how much he can spend on each element and no more. For instance if our external wall finish had been based on an 11" hollow brick wall faced one side with precast panels and lined inside with plywood panelling it does not mean that these are the materials which the Architect is bound to use. He can design as he pleases, so long as he does not exceed the Target Cost for that Element.

It is here we encounter the COST CHECK. As the Architect designs each element so does the Quantity Surveyor check it to see if it is within the Target Cost.

Let us say we have external walling at \$3.37 per square foot (of floor area remember) and the Quantity Surveyor on checking discovers that the cost of the Architects design is \$3.42 In the bad old systems we have an extra; here one of two things happens:—

- (1) The Quantity Surveyor advises the Architect of the excess cost and the Architect re-designs to come within the target, or
- (2) The architect decides that, in spite of the excess cost, that is what he wants, extra 5 cents or not. The Quantity Surveyor and the Architect must now decide where the extra 5 cents is to come from, excluding always the Client's pocket. Thus one or more of the other elements is adjusted so that the overall target cost remains at \$20. For example we might reduce plumbing by 2 cents and electrical by 3 cents per square foot.

When tenders are received we enter the final stage of the COST PLAN. The tenders are analysed within their elements and comparisons made to see the accuracy of the Cost Plan. Even if in spite of the work put into the Cost Plan, we find discrepancies between it and the tender we are in a strong position. Instead of floundering about with vague feelings

that this or that rate seems too high we can with accuracy pinpoint those elements which are too expensive and adjust them accordingly.

To make Elemental Cost Planning work the following rules must be adhered to

1. The Architect must be willing if necessary to alter his design to stay within the Cost Plan.
2. The Estimate must be realistic and reflect current costs.
3. Whenever an extra appears within an element it must be reduced or a saving made on another element.

With the use of the Cost Plan the function of the Quantity Surveyor alters from being solely an adviser on costs of materials and labour to an adviser on design efficiency. His position becomes similar to the business efficiency expert who sorts out the problems before they arise rather than the auditor who gives advice on what went wrong when it is too late to do anything about it.

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## SPORT



Mr. A. D. Bridges and partner took second prize in the Tunku Abdul Rahman Birthday Golf Tournament at the Royal Selangor Golf Club on the 7th February, 1965, beaten only by His Majesty the Yang Di-Pertuan Agong and partner.

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## EDITORIAL

### “The Institution of Surveyors (Malaysia)”

At times it was touch and go but good sense prevailed and after a long session the New Institution arose like Boticelli's 'Aphrodite' out of the waves. Not to strain the simile too far out of a sea of words had arisen in all its pristine beauty our new Constitution. But like Aphrodite at Paphos the Constitution is untried and only time will tell if it is as good as it looks.

The seventy to nil vote by secret ballot showed that the members of our Institution are unified in their aim to further the Institution throughout Malaysia. Many must have made compromises but the good will engendered by their tolerance will be amply repaid. This new esprit de corps was the most gratifying aspect of the unanimous vote and bodes well for the future of our Institution.

However in the euphoria of having become a Malaysian Institution we must not forget that there is still a lot of hard work to be done. The President in his excellent and well received speech stated that we hoped to double our numbers within the year. This will not be achieved solely by the changes we have made within our own house.

Like ancient zealots we must now go out and win converts. There is plenty of scope here for all the present members of the Institution to do something practical. We hope to this end the Royal Institution of Chartered Surveyors (Singapore Branch) will help us through the offices of their President who is a Fellow of our Institution.

Also let it be remembered that it is not only within the Borneo Territories and in Singapore that potential new members exist. Within Malaya itself there are many who for a variety of reasons have not yet joined us. Every effort should be made to bring these surveyors into our body now. Royal Charters are not easily obtained and the likelihood of this distinction being bestowed upon our Institution increases with our numbers.

Therefore the effort in finding new numbers is not wholly altruistic. With the granting of a Royal Charter we will be elevated from Surveyors to Chartered Surveyors. Once this title becomes known and respected throughout Malaysia as the hallmark of a competent professional, those to whom the

President referred as “unqualified and sometimes unscrupulous people” at present undertaking “professional and brokerage work” will find that hard times lie ahead.

Thus in one blow we will have achieved an elevated status for our Institution, greater unification within our profession, further protection for our clients and eventually the removal of the charlatans from our midst.

No small achievement!

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### **Apologia**

For reasons of economy all the covers for the first four issues of the Gazette were printed at the same time. This now leaves us in the embarrassing position of having the June and September issues with covers which do not give cognisance to the new changes of title so recently achieved.

We hope however that this will not detract from the keen interest which has been shown in the Gazette as evidenced by the number of speakers who rose to answer with enthusiasm the President’s question at the A.G.M., “Are there any comments about the Quarterly Gazette.” Such enthusiasm is gratifying to an Hon. Ed. and without it the Gazette could quietly fade away.

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### **The New Hon. Editor**

Mr. Khoo Soo Guan has volunteered to hold the fort as Hon. Editor whilst we are on leave. Due to pressure of work he can however only assume the duties of an editor in its definitive sense thus leaving us temporarily without a Business Manager. We trust that you will give Mr. S. G. Khoo all the support he deserves and lighten his task by coming forward with letters and articles.

We also hope that an Institution member will grasp this opportunity to get into the world of advertising by offering his services as Business Manager.

C. M. CAMPBELL,  
Hon. Editor.

## LETTER TO THE EDITOR

Sir,

I read the letter of "Industrialist" in the March issue with great interest.

I would venture to suggest that "Industrialist" is either envious of the Quantity Surveying profession or he has little or no knowledge of the services that a quantity surveyor renders. In large contracts, his professional services are not only essential but also indispensable.

In the preliminary planning stage, his expert knowledge of approximate estimates is sought and the cost of the project trimmed to suit the pocket of the client. In the tendering stage, his bills of quantities not only enable all contractors to tender on equal basis but also save them the cost of employing scores of estimators, the expenses of the individual contractor's estimators will undoubtedly be reflected in the building cost. This surely will add far more than the 2½% professional fee.

Referring to the contention of "Industrialist" that the majority of building contracts are let on a specification, I would suggest that he qualifies his statement with the words "very small contracts." Most if not all large contracts are on bills of quantities. It has been proved that with the use of a quantity surveyor, a client will get better value for his money, save himself from unnecessary headaches arising from disputes and bring the job to a satisfactory conclusion.

It is heartening to add that the Quantity Surveying profession is gaining recognition that its services cannot be dispensed with and is enjoying an ever increasing popularity in the building industry. The increasing demand for the quantity surveyor's services is sufficient proof that it is not a "belief" but a "fact" that his services are essential.

JURU UKOR BAHAN.

All these strips are appropriate in joints where positive pressure is available to deform or compress the strips. The Rubber-Bitumens are for heavy applications such as the sealing of bolted extractor units to concrete, metal to metal ducting systems or sectional steel water tanks.

The oil and butyl based tapes have some surface tack but adhesion develops considerably under pressure. They are for light duty sealing as at the laps of roof sheets, prefabricated asbestos-cement or aluminium cladding panels or smaller metal to metal assemblies. The oil bound tapes are resistant to certain oils and greases whilst the butyls are better for oxidation resistance.

(c) **Hot poured, heavy duty, compounds** — By their nature and method of application these are suitable only for horizontal joints in floors, roofs and paved areas. Hand applied 'bituminous putties' which require warming only, are however available for inclined or vertical joints up to 1½" wide.

These sealing compounds require the use of special primers to develop and maintain sufficient adhesion to the joint sides. Various grades are available to accommodate movements up to 25% of the joint width, whilst formulations, resistant to certain alkalis, petroleum fuels, oils and greases are useful for factory and garage floors.

Indirect heating via an oil jacket reduces the risk of over-heating and simple machinery can be constructed, purchased or hired.

For traffic areas, tropical grades of sealing compound should be specified to obviate unsightly transference of compound from joints to the surrounds.

(d) **Two-component synthetic sealers** — The best known synthetic sealers of this type are those incorporating polysulphide rubber. The polysulphide rubber component and the catalyst or accelerator component are cold mixed on site and applied by caulking gun to the joint. The Mixture cures to form a tough and elastic seal with outstanding resistance to attack by natural ageing influences as well as many chemicals, oils, fuels and solvents.

The performance of polysulphide rubber sealers is impressive but the high initial cost should be balanced against the requirements of the system as a whole. It can be remarked however, that an effective seal with a very long life expectancy can be achieved using a smaller amount of polysulphide rubber sealer than with other sealing compounds.

Whilst properly applied, polysulphide rubber sealers give outstanding results, it is particularly true that joint cleanliness and workmanship must be of a high order. Reputable suppliers must provide adequate equipment site demonstration if these materials are to be used successfully.

Polysulphide sealers can normally be used for movements of up to 33¼% of joint width. Up to 50% can be allowed by incorporating precautions in the design of the joint.

## **WATERSTOP**

These are strips, 2½" to 18" wide of Natural Rubber or virgin P. V. C. built into concrete slabs across the joints. Basements, retaining walls, roofs and water retaining structures such as swimming pools frequently incorporate waterstops.

A complete and continuous network should be specified and lapping waterstop lengths should never be permitted. Simple site welding in the case of P. V. C. or electrical vulcanising in the case of Natural Rubber should be arranged with the waterstop manufacturer. Built in moulded intersection pieces should also be specified where joints cross or change direction.

Displacement of waterbars can occur in lift or 'Kicker' joints and specially designed waterbars are now available to deal with this potential weakness. Bifurcated waterstops whilst they avoid the use of split shuttering cannot be used if joints intersect.

Care should again be exercised in the choice of waterstops; types, profiles and widths vary widely and Architects, Engineers and Builders have few specifications to indicate minimum safety standards. In cases of doubt, test should be conducted and a reputable manufacturer consulted.

## **EXPANSION JOINT CLOSURERS**

Of architectural and functional interest are devices to close expansion joints at the surface. These may be plastic cover-strips, of a section which can be pressed into the joint giving an almost flush finish to a joint. These closures greatly improve the appearance of corridors and large halls where these are crossed by expansion joints.

Of more recent design are a series of aluminium coverstrips, plain or anodised in various colours which seek to make a feature of a joint. The best of these sections can accommodate 1" joint movement. They are pressed into retaining springclips inserted at intervals along the length of the joint. The spring clips are rust-proofed and the force of retention is sufficient so that the addition of strip or gum mastic sealers under the wings of the coverstrip can permanently weatherproof the joint at its face. Robust aluminium alloy and stainless steel floor sections are made and these are of additional benefit wherever wheeled trollies run.

In this brief survey covering joints and the need for care in the selection and use of joint sealing devices it has only been possible to condense a complex subject. Good joint design has at least equal effect as the choice of a device on the long term performance of a seal and deserves separate study.

Decisions on jointing systems as a whole are best made at the drawing board stage of a building's design where a manufacturer's technical knowledge can greatly assist in arriving at the most satisfactory solution.

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# "Everything Moves!"

With acknowledgements to Heracleitus

## JOINTS

Today, carefully detailed joints and the provision of adequate sealing compounds and devices are becoming accepted by the Architect, Engineer and Builder as an integral part of a structure's design.

The raison d'être for joints in building can be summarised by the types of movement which occur:—

Shrinkage; thermal; moisture; settlement and soil movements and those caused by deformation under load.

Two categories of joint can be discussed:-

- (A) Joints occurring as an inevitable consequence of design; for example between doors, window frames and the walls.
- (B) Those deliberately introduced to accommodate more major movements such as wet construction shrinkage or roof slab expansion.

Whilst in general type (A) are subject to lesser movements than (B) joints, magnitude of movement is not the sole criterion. Frequency and rate as well as percentage movement at a joint may determine the choice of a suitable sealing compound or device.

## SEALING COMPOUNDS

Basically two classes may be considered:-

- Class (1)** materials which are soft during application but stiffen relatively quickly and accommodate only fractional movements.
- Class (2)** flexible sealing compounds designed to accommodate significant movements at the joint. This class may be further subdivided into the following:
  - (a) 'non hardening' gunnable mastics.
  - (b) pre-formed strips or tapes.
  - (c) hot poured, heavy duty, compounds.
  - (d) two-component synthetic sealers.
- Class (1)** covers compounds such as the traditional putties and bitumens. These harden quite rapidly at first and then more slowly. The rate of hardening is dependant on exposure and on the application of protective films such as paint.

In Malaysia and similar climates, adjustment to putty compositions must be made during manufacture to allow for the severe U.V. exposure. In addition allowances must be made for the tendency for slumping to occur at high ambient temperatures. 'Tropical Grade' or adjusted putties should be specified to avoid early drying out of the essential oils which leads to severe cracking of the putty.

- Class (2)** Adequate sealing of movement joints has suffered in Malaysia and in other parts of the world by the practice of specifying this class of compounds as 'bitumen or asphalt mastics' or more often, simply as 'mastics'. This places the onus on the builder who may be forgiven if he uses any 'mastic' like material which comes to hand.

Contemporary usage is now tending to confine the term 'mastic' to those semi-stiff pastes suitable for application at normal temperatures by caulking gun — that is, to type (a) compounds.

- (a) '**Non hardening' gunnable mastics** — In common use, these are frequently specified by the main active ingredient used in the manufacture; although marked differences in durability and performance is known to occur with different formulations using similar bases.

**Bitumen based gun mastics** — These still have a useful role in sealing laps in corrugated roofing sheets, gutters and downpipes. They tend to harden rapidly if fully exposed; are black only in colour and can accept only fractional movements even when freshly applied. In Malaysian conditions, the poorer formulations are better considered under Class (1) above.

**Oil based gun mastics** — Although the most widely known of the gun applied mastics the inclination today is to consider them outdated. Once again it must be admitted that poorly compounded oil based mastics are rather worthless since they are more expensive than bitumen based mastics giving similar performance. The oils seep to adjacent surfaces causing staining; the mastic fillet shrinks appreciably and hardens rapidly.

A good quality, well compounded oil mastic will however, give satisfactory service in Malaysia with a minimum mastic depth of  $\frac{3}{8}$ ". Shielding from direct exposure by careful joint design, will appreciably lengthen the life expectancy. Movement should not exceed 10% of joint width if work hardening is to be minimised.

**Butyl gun mastics** — are based on butyl rubber and whilst relatively new and without long term assessment are generally recognised to have greater resistance to oxidation and other ageing influences. 'Skinning' and 'non-skinning' varieties are manufactured but for building work the non-skinning types are not recommended because they discolour by the pick up of dirt and dust particularly in industrial atmospheres.

Butyl gun mastics which form a protective skin are therefore recommended for severe exposure and where movement does not exceed 20% of joint width.

- (b) '**Pre-formed sealing tapes or strips** — Available in a variety of sections they are also manufactured from a range of ingredients. The main bases are: Rubber-Bitumen; Oil bound tapes; Butyl based tapes; and Butyl rubber strips of cured or uncured butyl rubber or a combination of these.

## PRESIDENT'S SPEECH

*At the Annual Dinner held on 19th June, 1965.*

Hon. Minister, Distinguished Guests, Ladies & Gentlemen.

I have the greatest pleasure and honour to welcome you all tonight on the occasion of the 4th Annual Dinner of the Institution of Surveyors, Federation of Malaysia.

Tonight sees the close of what for me has been a memorable year. I have met many people within the membership of our Institution, who have convinced me in their thoughts and actions that we belong to an Institution and a profession that has the ability to play a worthwhile part in the development of the country, and that we as a profession can contribute to the progress and well-being of our national life.

We know that the best way to promote the interests of the profession is by educating ourselves to give the public the services they require. Equally important is the need to educate the public to demand those services. Any person who has dealings with the land should exclusively employ the services of a properly qualified surveyor. The substantial volume of professional and brokerage work at present handled by unqualified, and sometimes unscrupulous people can, and must, come to members of this Institution, provided our educational system is properly directed, and provided that we, as individual members of a corporate body, whatever branch of the profession we are in, lose no opportunity for emphasising the immeasurable advantages of employing the qualified man.

As the central and leading spirit of the profession, the Institution should take the initiative by embarking on a vigorous policy of public education. But that policy is unlikely to succeed unless it is fully supported and implemented by individual effort.

I wish to state that it is the intention of our Institution to seek the approval of the Cabinet for a Royal Charter, which is essential for the increased strength of the Institution to fulfil the duty to maintain and extend the usefulness of the profession for the public advantage and also to play its role as the National Surveying body of the country. The granting of the Charter would be a fitting recognition of the role played by Surveyors and their contribution to the development and progress achieved in the country.

We have purchased a plot of land in Petaling Jaya and the site is a prominent one befitting the status of the Institution. It is now the Institution's intention to raise money to erect a three-storey building. In this building will be housed the nerve centre of the Institution, the Central Office, with other facilities such as an Institutional Library with reading and study rooms. This will be the future centre for the propagation and advancement of the profession of surveying.

This morning we passed a motion to amend our constitution. The Institution will henceforth become a Malaysian body without restrictions to nationality or race. There are indications that our members will double within the year and our standing as an Institution will rise accordingly.

*"In the long run a profession will be judged by its usefulness to the community and by its belief in itself."* How does the surveyor stand on this?—Our usefulness to the community and our belief in ourselves is in our hands and this is a very real responsibility that we must accept.

No professional man can stay within the four walls of his profession and expect to profit thereby. Surveyors are by their very activity inclined to be insular in their outlook and it behoves each member to take stock of himself, and to see where he can, by his own individual effort, assist his profession to enjoy a better public image.

Professional practice is thus seen as implying undeviating devotion to a calling and to the interests of a client; it implies the observance of a strict ethical code; above all it implies service before self. As Richard Hughes has said:—

*"Whereas the economic man looks on work as the means to get money, the professional man looks on money as the means to do work."*

This conception of work as an end in itself, something to be enjoyed for its own sake, may seem to us a little difficult to apply to some of the duties which we are required to perform. It is, nevertheless, a fine ideal at which to aim.

In conclusion, on behalf of the Institution of Surveyors, Federation of Malaysia, I would like to thank all our guests who are with us tonight and to express the hope that we shall have many opportunities of seeing more of them in the future and getting to know them better.

We are honoured and pleased to have with us tonight:—

The Hon. Minister of Local Government & Housing—Mr. Khaw Kai Boh & Mrs. Khaw.

Yang Mulia—Brigadier Tengku Ahmad dan Isteri.

The Vice-President of the Institution of Engineers, Federation of Malaya, Mr. Ow-Yong Hong Chiew (Director D.I.D.) & Mrs. Ow-Yong.

The President of F.M. Society of Architects, Mr. William Chen & Mrs. Chen.

The President of the Technical Association of Malaysia, Mr. Tan Soo Hai & Mrs. Tan.

The Vice-President of The Town Planning Institute, Mr. Chan Peng Fook.

Also, I would like to thank all other guests of members and especially the “Ladies” who have added to the colour harmony of this occasion.

Now all members, please rise and take up your glasses—

I now give you the toast—To Our Guests.

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## HONOURS

Tuan Haji Mohamed Yatim bin Yahaya, Surveyor-General (Fellow), was made a Johan Mangku Negara in the Yang di-Pertuan Agong's Birthday Honours List.

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## EXAMINATIONS

The following were successful in the Final Examination of the Royal Institution of Chartered Surveyors held in March, 1965:—

Land Surveying Section—Mr. Ung Cheng Pee (Fellow).

Quantity Surveying Section—Mr. L. Teo Cheng Ann (Probationer).

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*With Best Compliments*

*from*

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## A PECULIAR CASE IN LAND DEVELOPMENT IN SELANGOR

by A SELANGOR SURVEYOR

It is a well-known fact among land developers that apart from everything else, the land concerned must be subdivided into building lots, roads, etc., but it is not so well-known that where a scheme covers more than one original lot (or parcel of land) amalgamation of the lots concerned before subdivision will facilitate matters in the hands of various Government Departments.

A case has arisen in Selangor that causes a great deal of disappointment and it is being discussed here in the hope that the authorities concerned may take steps to amend things before matters get worse.

The Town Planner can hardly be blamed for putting up a scheme covering several lots. By the nature of his work and because of the irregular shapes of land lots in existence, schemes must cover adjoining lots even when they are under different ownership.

It is because the Town Planner's plan covers adjoining lots (in this case under the same ownership but under different types of titles) that trouble has arisen.

In the case under review, a scheme covers adjoining lots, one of which is held under a Grant, one under a Certificate of Title and one under an Extract from the Mukim Register. A strip of State Land is also involved. Under the law these pieces of land cannot be amalgamated unless conversion is approved under Section 109 of the Land Code.

Grants will be issued for all the pieces not held under Grants; all the new Grants will then be amalgamated into one Grant for subdivision into Certificates of Titles. All these actions can be allowed to take place in rapid successions provided the right sequence is followed.

The owners of the land submitted an application to the Government for conversion of their titles for building purposes and what was approved was rescission of cultivation condition in the titles to enable building under Section 41 of the Land Code. BUT neither were the owners advised, nor approval granted by the authorities concerned under Section 109 of the Land Code.

The owners paid the required premium and agreed to an increased annual rent in respect of their lands. Then came survey and because no such action had taken place before, the landowners were advised by their surveyor to submit an application under Section 109 of the Land Code to enable amalgamation and subdivision; the process of subdivision can be effected at the same time as amalgamation by the surveyor.

When this was done, the owners were informed by the authorities concerned that a further increase in annual rent would be levied on the lands because the land had appreciated in value meanwhile. This further increase appears to be difficult to justify.

If the authorities concerned had taken action under both Section 41 and 109 of the Land Code when the owners applied for conversion, this further increase would not have been levied although the value of the land would have increased all the same.

Again, instead of amalgamating and subdividing, the owners could proceed with just subdivision, resulting in building lots straddling old boundaries being issued with two or more different types of titles; these titles could then be subjected to the process of amalgamation only, action being taken under Section 109 of the Land Code.

This subsequent action would result in additional work for the authorities concerned but would surely not result in an increased annual rent in respect of these lots considering that similar building lots not subjected to these difficulties would not be required to pay the extra rental.

As annual rent paid in respect of a piece of land held under a freehold title is money being paid annually in **perpetuity**, proper consideration must be given to this problem and the writer recommends that if Government must obtain extra revenue through land rent, this extra rent must be levied on every piece of land within a gazetted limit such as a town boundary under the Land Code and not on just a few pieces within a particular scheme just because when the owners applied for conversion, the authorities concerned did not take action under both Section 41 and Section 109 of the Land Code.

*Speech delivered at the Annual Dinner held at the Cosmopolitan Club, Kuala Lumpur, on Saturday, 19th June, 1965, by the Hon. Minister of Local Government and Housing, Mr. Khaw Kai Boh.*

Mr. President, Ladies & Gentlemen,

When I was asked to speak to this learned society, I was very much perplexed by the term "Surveyor." I tried to look for the meaning of the "Institution of Surveyors" when I arrived here this evening and I was even more confused to find that there are General Practice surveyors and quantity surveyors among our hosts—indeed, a gathering of no mean magnitude and highly technical professionals.

I wonder if this, the institution of "the second oldest profession", as I was told, would consider the possibility of accommodating other members from the "surveying field", since the field of "surveying" is getting more and more technical and diversified in the world today. I am sure you will agree with me that before long, we will have a highly technical branch of "aerial and space survey" to cope with the fast development of space exploration. Likewise, with the advanced development of modern economic activities, we find market surveyors becoming more and more indispensable to entrepreneurs, investors and international corporations. In the field of politics, we also have people surveying the situation, and I wonder if you would accept such members into your institution. If you do, I would encourage, with all my blessings, our political secretaries to join this learned society.

However, my presence here tonight does indicate that we are in some way related, if not associated, in our fields of work. I understand that the Department of Town and Country Planning in my portfolio is relying on your survey information in our planning layout. I hope your information does not read the same way as what is seen through your land surveyors' telescope—everything upside down.

I must commend you for the good work you have contributed in the survey leading to the selection of the F.L.D.A. village schemes, and we thoroughly appreciate your co-operation in paving the basic groundwork for the launching of our development schemes.

The advice of your valuers and other specialists is becoming more and more important in our urban development

projects, and it is gratifying to note that the subject of town planning is included in one of your surveying courses, and some measure of assistance is afforded students by our Department of Town and Country Planning. This is a facet of co-operation, and I hope that such co-operation will grow in the years to come.

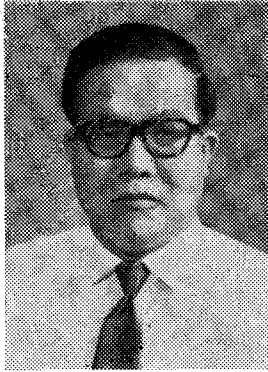
Indeed, with a young and underdeveloped country like ours, we have a wide horizon that would take thousands of your telescopes to survey. We have large areas of land to be developed. We have hundreds of thousands of houses to build for our homeless. We have gorges and rapids in Sabah to tackle. We have miles of road to be built in the east coast, in Sarawak and in Sabah. All these are tasks lying ahead of us awaiting men of your talents to pave the way.

From the North of Perlis to the south of the Kinabatangan valley in Sabah, we have countless projects to launch. But we need money, skill, stability and most of all, co-operation in every field before we can get these projects off the launching pads. We could be much better off if we did not have to drain a great portion of our revenue on the senseless confrontation which Indonesia has posed against us. Nevertheless, we are still determined to carry on with our development schemes without being curbed by our heavy defence expenses. I have made it publicly known that we are launching our ambitious low cost housing scheme. My colleagues and I are doing our level best to tailor from our limited resources to meet our needs. We believe that democracy can only take root when the people are well fed, clothed and housed. This will repel the evil touch of communism which has already brought enough chaos and harm to this part of the world.

This is just the beginning of a steep road, and the road upwards is stony. We have ridges to climb, and we have dark and treacherous valleys in our way. But this is the road we have to make and the way we have to fight. I can assure you that with unswerving determination and perseverance, we shall come through these dark and treacherous valley into the sunlight.

And now, Ladies & Gentlemen, may I ask you to assist me in proposing a toast to the Institution of Surveyors (Federation of Malaya) which I very much hope to be the Institution of Surveyors (Malaysia) in your next annual convention.

## OUR THIRD PRESIDENT



Mr. Yeoh Ho Huat was born in 1916 in Penang. He was educated at the Government English School, Penang; Hutching's School, Penang; Penang Free School, Penang, and the Technical College, Kuala Lumpur. He attended the Survey Certificate Course in Surveying at University College, London, during the session 1952/1953. He passed the Licensed Surveyors' Examination of Australia in 1956.

Mr. Yeoh was in Government Service for about 25 years, namely 1934 to 1959, and served in Penang, Kelantan and Malacca.

Mr. Yeoh was a Municipal Councillor, Town of Malacca in 1961 and 1962, and served in the Finance, Works, Health, Establishment, Water and Consultative Committees as a Councillor.

Mr. Yeoh is an Ex-service man, having served in the "Malayan Campaign" as a Sergeant in the F.M.S. Volunteer Force, (Field Survey Coy.) in 1940 to 1942.

He is at present a Member of the Licensed Land Surveyors' Board, Federation of Malaya. He has been in private practice as a Land and Engineering Surveyor since July 1959, and has his Head Office in Malacca.

## OUR FOURTH PRESIDENT



Mr. Alan Richard Knight was born in 1923, qualified as a Professional Associate of the Royal Institution of Chartered Surveyors in 1950 and joined the Malaya Borneo Building Society as Staff Surveyor in Penang in 1954. He was elected a Fellow of the RICS in 1960 and a Fellow of the Institution of Surveyors (F.M.) in 1961 and in the same year became an Associate of the Building Societies Institute. For two years in Penang he was a Governor of the Technical Institute and is now a joint Governor of the Technical Institute in Kuala Lumpur.

In May of 1962, Mr. Knight was transferred to K.L. as Chief Staff Surveyor for the Malaya Borneo Building Society and shortly afterwards was elected to the Council of the Institution of Surveyors (F.M.). He has been responsible for a training and recruitment programme in the Malaya Borneo Building Society which has produced, so far, three Malaysian Staff Surveyors and he has lectured for two years at the Technical College, K.L., on the subject of Land Valuation. In 1964, he presented a paper on 'Land Use in Malaysia' to a Building Societies International School in Oxford, England, and he has recently written a book on low cost housing which has yet to find a publisher.

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## EDITORIAL

With an Institution to protect and succour the interests and welfare of its constituents, it is a pity that in Malaysia today, professionalism appears to be lacking especially among us, a comparatively young body.

2/. It is a well-known fact that in occidental countries and in other countries with occidental origins, codes of ethics are well observed, malpractice such as under-cutting of prices being indeed minimum, and it is unnecessary for a prospective client to obtain quotations for a job from various sources.

3/. In Malaysia, however, it appears firm practice for a prospective client to knock at the doors of various firms, knowing that by a little clever manipulation with the tongue, a sucker can be found who will undertake his job cheaply.

4/. The reason that has most often been heard is that dealing with Chinese clients, a margin for bargaining must be allowed. This reasoning is poor in attitude, dignity and sense. It says very little for professional people when tradesmen, who have not had the benefit of an education to university level, can stand firm and charge prices not subject to bargaining. Who has ever heard of a quotation being obtained for a hair-cut or bargaining resorted to at a restaurant or hotel? Who has ever heard of the developer of a housing estate selling some of his houses cheaper than others because of bargaining? When these people can set and maintain their prices, why cannot we?

5/. Minimum fees set by your Institution will ensure a comfortable living for you; the aim in setting these fees is not to enrich the professional man, nor is it to milk the client dry. The fact a minimum scale of fees is proclaimed means that fees can be higher. Why then do we have in our midst professionals who would go lower than the minimum scales?

6/. The main reasons, it appears, lie in the fact that there are clever Alecs in our midst, clever Alecs who will agree with any scale of fees proposed but who will under-cut all the same. Just because these clever Alecs are used to a low standard of living and therefore are willing to receive pitiful payments for services rendered does not mean that they must be allowed by their irresponsible actions to lower the standard of living of all others.

7/. We feel that while the Institution is still young, this is the time to lay our foundation firmly and we feel that firm action must be taken to educate our public and ourselves. It is our opinion that this re-education, as it may be termed, must begin with our members. We therefore advocate that members against whom even verbal accusations are made be investigated and

brought for questioning and, if found necessary, be subjected to disciplinary action; such disciplinary action must include, in the case of the Land Surveyor, a recommendation to the Board of Land Surveyors for withdrawal of his Licence to Practice.

8/. Let us not be squeamish in our attitude towards the institution of disciplinary action. Let us not think in terms of being afraid to take away a person's livelihood but let us realise that by under-cutting, that person has already in fact robbed the livelihood of his fellow-men in the same profession. We strongly feel therefore that verbal evidence should be allowed.

9/. When we sit back to think, we must come to the conclusion that our clients come mainly from housing developers, miners and estate owners and when we consider that a housing developer makes a few thousand dollars on every house sold, a miner makes thousands of dollars from his mines and the estate-owner either makes a few hundred dollars or more per acre on selling his land or gets \$750:- per acre in replanting grants, we find no reason whatsoever in under-cutting; all these people are able, willing and ready to pay our fees if under-cutting does not exist. When we see that ordinary tradesmen can co-operate and maintain their prices, we feel ashamed that a small body of supposedly highly educated persons cannot do so; we feel ashamed that so called educated persons should resort to cutting one another's throats.

10./ We make this call because the person who undercuts must take on more jobs than the person who does not, to get the same amount of income and in turn, by virtue of his trying to exceed his own capacity, must become haphazard with his work; thus he brings a bad reputation to his Institution and perhaps to the Government body that licenses him to practice. He also brings a bad reputation that contaminates others in the same profession. Surely, we cannot all sit back and allow this contamination to spread like a cancerous growth in our midst just for lack of written evidence. A case or two severely dealt with will, we feel, put a stop to this and will awaken our more complacent members to the fact that Malaysia need not be the graveyard of professional men slaughtered by their own brothers who do not feel ethically wrong in price-cutting and it may be stated here that those who under-cut are known even now.

11/. Any action taken to rectify this aspect of professional life in this country will be a step in the right direction and, insofar as Surveyors are concerned, we advocate drastic action in the hope that repairs required while the profession is still young will be much less than when the profession becomes older. Let

us hope then that if members refuse to feel for others while thinking of themselves, we, as a body, will feel sufficiently strong to set our house in order and effect the change to a fair standard of life for the professional man.

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## LETTERS TO THE EDITOR

The Editor,  
Surveyors Quarterly Gazette,  
Malaysia.

Kuala Lumpur.  
29.8.65.

Sir,

The National Language 'Month' has just come to an end and it appears opportune to consider whether the National Language (Bahasa Kebangsaan) could be effectively used in technical documents and in particular specification writing and bills of quantities.

The Central Government has repeatedly affirmed that the Bahasa Kebangsaan will be the sole official language in 1967 and in a number of States, the Bahasa Kebangsaan is being used more and more by Government Departments in official correspondence as well as in meetings. The use of the Bahasa Kebangsaan as the sole official language by 1967 is in accordance with the Constitution and Government has given ample notice of its declared intention of implementing its use as the official language.

The Quantity Surveying profession should now look into the possibility of preparing specifications and bills of quantities in the National Language and to make an assessment as to what extent it can be used for this purpose, bearing in mind the deficiency of technical terms in the Bahasa Kebangsaan. This may appear a formidable task but it is a challenge which the profession in Malaysia must be prepared to meet, if it is to play its part in maintaining and extending its usefulness for the public advantage.

A committee of the Dewan Bahasa dan Pustaka has, it is understood, completed compiling a list of about 2,000 technical terms (mostly civil engineering and land surveying). It can be

expected that further lists dealing with other subjects including architecture and building construction would be compiled in due course but this may take many months. It is therefore suggested that, to expedite matters, the Quantity Surveying profession should offer its service by compiling a list of those terms which are commonly used in architectural drawings, specifications and bills of quantities. This list (translated into the National Language) could then be submitted to the Dewan Bahasa dan Pustaka for vetting and acceptance. (If bills of quantities are to be prepared in the National Language, it follows that the Forms of Contract will also have to be in the Bahasa Kebangsaan. The translation of legal documents, however, should be left to the Legal Department).

Close liaison with the Dewan Bahasa and the Federation of Malaya Society of Architects will be essential to ensure that there is no duplication of effort. The task of compiling the list will not be an easy one, but it should not be beyond the capacity or ingenuity of the quantity surveying and architectural professions. We are fortunate in having a number of Malay members in both professions whose service could be enlisted to translate into the Bahasa Kebangsaan the words on the list. A joint National Language Committee of Architects and Quantity Surveyors should be formed now, so that they would have sufficient time in which to complete their work before the end of next year. In undertaking this task, not only will the two professions be helping themselves but also they will have made a worthwhile contribution in assisting the Government in the use of the Bahasa Kebangsaan.

Yours faithfully,  
A. SURVEYOR.

## **INSTEAD OF A PRESIDENTIAL ADDRESS:**

By A. R. KNIGHT, PRESIDENT 1965 — 1966

Section 13 of our Byelaws describes the duties of the officers of the Institution and gives the main, and almost the only duty of the President as being the delivery of an address at the opening Ordinary General Meeting of each session. Since we have comparatively few members and long distances to travel, we do not normally hold Ordinary General Meetings and a Presidential Address has not been given.

The publication of the Surveyors Quarterly Gazette of which this is the fourth number offers another means by which an incoming President can give his opinions to members and these notes may be the beginning of a series in which the President addresses the members of the Institution in the third quarter of the year.

Now is a particularly good time to look both backwards and forwards. We have a sufficient background, just four years, to constitute a history and we have just overcome the most important obstacle to future progress. The fact that we needed to alter the Constitution after less than four years does not mean that the founding members of our Institution were wrong. The fact that we were able to achieve the alteration with much more than the necessary three quarters majority shows strongly the increasing confidence with which Surveyors are working together. The voting at the Extraordinary General Meeting on the 19th June was in many ways remarkable. It was that comparatively rare event, a situation from which everybody concerned can take credit. If there had been one adverse vote we would have known that one member was now unhappy with the result. An unanimous vote showed the confidence of members in their Council and also in the future of their Institution.

Nobody can take more credit from this than your President at the time, Mr. Yeoh Ho Huat. In his year of office, not

only was this vital decision made but also a site for a Headquarters Building was bought and the Surveyors Quarterly Gazette was launched. All these events are of great importance to the future of our Institution and Mr. Yeoh deserves the gratitude of all members.

The separation of Singapore from the other States of Malaysia has reduced the effect of the alteration to our Constitution. We had hoped that all Singapore surveyors would wish to join our Institution. Although they can do so, and we hope many of them will, they may, in their own interests, wish to retain an independent organisation. We must keep closely in touch with them. Already many of our members are living in Singapore. If a separate Institution is formed, there are many Malaysians who will wish to join it. The future interests of Surveyors in Singapore and Malaysia are closely related, and it is not, I think, a political comment to hope that the separation will not be permanent.

We hope our membership will be increased by Surveyors from Sabah, Sarawak and Singapore. There must also be many Surveyors in the states of Malaya who have the necessary qualifications for admission but who have not become members. Our present members can help by telling other Surveyors of the existence of our Institution and its objectives.

The qualifications we accept for membership are of the greatest importance. They are the test which we have all passed and by which our future members will be selected. The ideal situation will arise only when we are able to set examinations ourselves based on the needs of this country but this is many years ahead. In the meantime we will have to accept qualifications obtained elsewhere and we need to consider carefully what these should be. As an example of this problem and the kind of situation that can arise a number of Colombo Plan students were sent recently to New Zealand to study valuation. Valuers both in Government service and outside are urgently needed but the qualification these students will obtain is not one which we accept for membership. This is not an isolated example, and, in my opinion, we should examine our requirements for membership to see if they can be extended without lowering the present high standard. This is a subject of importance and one on which the Council would value the views of members.

The Council would, in fact, value the views of members on any subject on which they feel inclined to comment. An AGM once a year does not give the average member much opportunity to express his views. There is now this Quarterly Gazette which would welcome a more active correspondence section or the alternative of a letter to the Secretary. Some members may be reluctant to express their views because they consider themselves to be junior members. It is probable that the majority of our members are only recently qualified and the Institution itself has been in existence for no more than four years. Consequently no one has very much seniority and the opinions of junior members are very welcome.

Your Institution has been successfully started and is developing. Its continued success will depend on the interest and support of all members.

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## INSTITUTION HEADQUARTERS BUILDING FUND

(Up to and including 30/9/65)

We are glad to have received the following promises towards the above fund:—

Gerald Eve & Co.	\$2,000
Tuan Haji Maidin bin Haji Manap	1,000
Mr. A.R. Knight	500
Mr. K.V. Joseph	250
Mr. K.I. Thomas	100
Partners of Langdon & Every (F.E.)	2,000
Mr. Yeoh Ho Huat	1,000
Mr. Khoo Soo Guan	1,000
Mr. Ung Cheng Pee	100
	Total: \$7,950

*It is hoped that with this start, other Members and their friends will come forward with their support.*

*EDITOR.*

# LARGE SCALE PHOTOGRAMMETRIC SURVEYS

By KHOO BOO KHEAN

Following the invention of photography in 1839, the science of photogrammetry began to develop. During the nineteenth century, little real progress in photogrammetry was made as photographic technique was still crude and the preparation of plans was slow and laborious. The early developments and first application took place in France. At that time, means of taking air photographs were very limited. It was done mainly from kites and captive balloons. As the kites and balloons could not possibly get up very high in the sky, the art and science of photogrammetry, at that time, chiefly concerned large scale mapping. Development was very slow until the use of aeroplanes.

Photogrammetry has progressed rapidly during the past half century and it is not surprising to note that almost all the topographical mapping in the world is being done by photogrammetric methods. It was in fact the impact of war which caused this rapid development. Air photographs were of considerable value in piercing camouflage. Even in the First World War, it was realised that reliable maps could be made from vertical air photographs which were at first taken with hand cameras.

It is common knowledge that photogrammetry can be and is applied in large scale surveys, but there is often a certain amount of reluctance among some surveyors or administrators to adopt the new method. The probable reasons for this can be briefly listed as follows:—

- (a) The suspicion of its accuracy. In other words, they are not too sure whether air survey can give the requisite accuracy as demanded in large scale surveys.
- (b) The high capital cost in purchasing new sets of high precision equipment for photography, plotting and supplying of ground controls.
- (c) Large scale surveys are generally for engineering, planning or cadastral purposes. These surveys are usually carried out in piecemeal manner and cover comparatively small areas. Hence it is considered uneconomical.
- (d) Photogrammetry gives only pictorial or graphical register while ground survey provides numerical record. In case of

any boundary dispute or land litigation, it is considered doubtful whether by photogrammetric method the boundary can be re-established, surely and accurately to the satisfaction of a court, if necessary.

Let us review the above four points to see whether they still hold good:

(a) From experiments conducted in Germany, Switzerland, Netherlands and Canada, ample evidence has been furnished concerning the accuracy of photogrammetric measurements for large scale surveys. The settlement survey in Austria has proved beyond any doubt that the precision of the coordinates of beacons and control points, determined by photogrammetric methods, is more than sufficient and probably, as an average, better than those obtained by regular ground methods. In short, it is a well established fact that photogrammetric measurements made with first order instruments are sufficiently accurate for engineering or even cadastral purposes.

(b) The initial capital cost to purchase new sets of equipments may be high, but if the survey organisation can keep the instruments employed most of the time, the cost will be recovered thereby, as conducted experiments show that the time saving for large scale mapping is about 50% and time means money. Quoting the figure given by Professor W. Schermerhorn of Delft, large scale mapping by photogrammetric method, in terrain with European circumstances, shows a saving of about 20% — 35% of the total production cost of a map. It indicates that photogrammetric method is an economical way of surveying and mapping.

It is also true that the amount of ground controls required in large scale mapping for the same area is relatively more than those for small scale mapping, because for the same area, there will be more overlaps and more models to be set up. Generally, five vertical control points and four horizontal points are required to level and scale each model. To supply all these controls by ground methods would entail a lot of field work and a corresponding increase in production cost. This, however, can be avoided by employing the high precision instruments such as

A7, C8 and Thompson Watts. The planimetric controls for each model setting can be greatly reduced by Aerial Triangulation, i.e. limited to those located in a traverse around the block; other subsidiary control points for each overlap can be provided by block adjustments. Height points too, can be bridged from one model to another. The least squares solution of the height and plan points can also be obtained by using the Jerie Analogue Computer. Electronic means of distance measurements once again provide a quick and easy way of supplying ground controls.

(c) As for the piecemeal manner in which cadastral and engineering surveys are carried out, it is somehow unavoidable. But sometimes settlement and re-settlement schemes have been carried out in a systematic manner and they covered relatively big areas. For instance, in Kenya the land consolidation scheme for a large area of Kikuyu land was carried out by air survey method, practically at all stages. It resulted in great reduction in cost. Considering the saving of time and thereby money and the great amount of instantaneous informations obtainable from air photographs, it is worthwhile employing the method even if it covers only a comparatively small area. For small coverage, we may resort to the old way of taking photographs — by balloons. It will probably be more economical and possibly produce better photography as the effect of image movement, one of the chief defects of low altitude photography, will be removed.

(d) It is no longer true to say that photogrammetry provides only pictorial register. With the first order instruments coupled with other accessory parts such as the Wild Co-ordinate printer E.K. 5 machine co-ordinates of points required can be obtained. These machine coordinates can then be easily transformed to ground coordinates either by high speed electronic computers or even by desk machines. Once a point is fixed and its coordinates known, the position can be re-established accurately whenever it is required.

The advantages of photogrammetric methods are obvious from the fact that the method is becoming increasingly popular and it is adopted when circumstances allow. It saves time and cost. It is much more systematic and probably gives better consistency and accuracy as a whole.

The required working programmes are simple and can be arranged into easy routine. Photogrammetry offers a degree of unity and completeness over the entire surveyed area, hard to achieve otherwise.

The photographs have many uses; they can be used as a legal document of proof of the location of boundaries and they can also be utilized in the construction of topographical maps for engineering works, for statistics or planning purposes.

Since photogrammetric methods can comply with the accuracy required, it is very much preferable to "leg-tiring methods", but the accuracy aimed at, must be realistic and allied to land values. Provision should also be made for ground survey to determine ill-defined details because photogrammetry cannot be substituted for ground survey entirely; it merely helps to speed up work.

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## VALUATION OF RENT-CONTROLLED SHOPHOUSES

By LIM MAU CHIN

It is intended here to describe in general some possible methods of approach to capital valuation of rent-controlled shophouses in relation to certain circumstances commonly met with in practice.

The current legislation relating to the control of rent of shop premises is the Control of Rent Ordinance, 1956 which superseded the Control of Rent Ordinance, 1948. This Ordinance is effective only for a year and has to be renewed annually for its operation. By virtue of its provisions shophouses built before 31st January, 1948 are brought within control.

The Ordinance provides that the maximum recoverable rent is the "standard rent" plus "permitted increases". The standard rent is the rent at which the shophouse was let on 25th September, 1940. In the case of a shop which was then unlet, unoccupied or unbuilt it is the rent at which it was first let after 25th September, 1940 provided that where the first letting was

before 5th September, 1945 the Rent Assessment Board may by order determine the standard rent by reference to rentals prevalent on the material date. This special proviso is necessary in view of the fact that conditions during the Japanese occupation were rather uncertain. The permitted increases are:—

- (a) Increase in rates borne by the landlord.
- (b) A reasonable return in respect of the landlord's expenditure in the restoration or improvement of the premises other than decoration and ordinary repairs.
- (c) An increase of 25% where the standard rent is up to \$150 per month and 50% where it exceeds \$150 per month.

This Ordinance also confers on the tenant security of tenure in that it restricts the landlord's right to recover possession of the premises except on the following grounds which are also applicable to other rent-controlled properties:—

- (a) where the rent due is in arrear for 14 days;
- (b) where the tenant is in breach of any other tenancy obligation which is consistent with the provisions of the Ordinance;
- (c) where the landlord in seeking to increase the rent in pursuance of Section 6 of the Ordinance has served on the tenant a notice to quit and the tenant holds over without paying or agreeing to pay the increased rent;
- (d) where the tenant or any person residing or lodging with him or his sub-tenant has been guilty of nuisance or annoyance to neighbours, of using or permitting the use of the premises for illegal or immoral purposes, of breach of any written law under which any business is carried on upon the premises, or has caused substantial damage to the premises;
- (e) where the tenancy has been determined by notice to quit given by the tenant;
- (f) where the owner reasonably requires the premises for occupation by himself or any member of his

family or any person for whom he holds the premises in trust provided there has been no change by purchase in the ownership since 15th February, 1942 or the tenancy has been determined by not less than one year's notice to quit and there has been no change by purchase in the ownership within one year next preceding the date of such notice. No order or judgement for the recovery of possession shall be made unless the Court is satisfied that (a) when taking into account all relevant circumstances and the availability of other accommodation no greater hardship would be caused and (b) the owner requires the premises for his own business, trade or profession;

- (g) where the premises were let to the tenant by reason of his employment by the landlord and such employment has ceased;
- (h) where the landlord who personally was in occupation has let the premises furnished for a term during his absence from the area of the local authority area where the premises are situated and has returned to such area and required the premises for re-occupation by himself;
- (i) where neither the tenant nor any member of his family is personally in occupation of the premises or part of them;
- (j) where the tenant having sub-let the premises or part receives in respect of sub-letting rents exclusive of rates for any sub-let part in excess of the maximum permitted rent for the part or rents which includes the apportioned rental of any part not sub-let by him exceed in the aggregate by more than 10% the rent for the whole premises;
- (k) where the tenant or any other person occupying under him has committed a breach of any provision of any Enactment or Ordinance in force relating to local authorities, or of any rule or byelaw, affecting the premises which exposes the landlord to any penalty, fine or forfeiture, and the Court considers that such order or judgement should be made;

- (l) where the premises when originally let consisted of vacant land and there has since been erected a temporary building or buildings and such premises are required by the owner for the erection of a permanent building or buildings for which plans have been approved by the local authority;
- (m) where the President or Chairman of the Board has certified that the Board is satisfied that the owner intends to demolish the premises for rebuilding and in its opinion it is in the public interest that he should be permitted to do so provided that the Court is satisfied that the owner has complied with any order or conditions which the Board may have seen fit to make or impose; and
- (n) in any case, whether falling within any of the preceding grounds or not, where the Court considers it reasonable that such an order or judgement be made and is satisfied that suitable alternative accommodation is or will be available when the order or judgement takes effect.

As the tenancies which are usually verbal are on a monthly basis they automatically become statutory tenancies. In practice, subletting is common and one often wonders about the extent to which the provisions of the Ordinance has been followed. Subletting is again on a monthly tenancy and never in writing.

A feature common to any town is the large number of terraced prewar shophouses. Most of them are two to three stories high and of brick and tile construction. In small towns and villages their construction becomes less substantial mainly in the form of corrugated iron and timber. Their site areas range from 800 to 2400 square feet. Generally, the ground floor is used for dual purposes — shop at the front and dwelling and or store at the rear. In Petaling Street, a busy shopping street in Kuala Lumpur, the ground floor of a few shops has been converted into a shopping arcade with each store occupying a floor area capable of accommodating one or two display cases. The upper floors are used for

residential purposes but in commercial centres of large towns they are used to a great extent as offices and for other commercial uses. A typical shophouse has an air-well at the rear to ventilate and light the premises. The frontage of shops in a particular street does not vary greatly and a 20-foot frontage is a common one. On the other hand, the tenant often partitions off portion of the shop space for use as dwelling, office or store in accordance with his specific requirements and this has caused variation in shop depth which in practice usually ranges from 20 to 40 feet.

The rent passing in respect of a controlled shophouse may not be reflective of the rent properly chargeable under the provisions of the Ordinance. It may have been based on market rents as the landlord often erroneously thinks that the shophouse becomes decontrolled when the existing tenant quits the premises. It is not specifically provided when and under what circumstances the premises would become decontrolled except that it can be constructed that the property becomes decontrolled on being redeveloped. Sometimes, permitted increases may have been incorrectly calculated and added to the rent. These difficulties can be resolved by comparing the rent passing with other controlled rents paid in respect of comparable properties in the neighbourhood. The Assessment List in force prior to 1961 may be of assistance as the annual values then were based on controlled rents.

The landlord seldom carries out repairs to the premises because he feels that he derives no benefit in doing so. It is apparent that disrepair of the premises shortens its life and hastens the landlord's right to recover possession. Therefore, it is not surprising to find tenants of controlled shops in busy streets expending substantial sums on improvement and renovation without receiving any deduction in rental in order to extend the useful life of the building. Another plausible reason is the keen competition in business offered by other traders in occupation of modern types of shops. However, there are still tenants who are not worried about the condi-

tion of the premises. One of the usual out goings borne by the landlord is rates but he is entitled to pass over any increase to the tenant. This to some extent is to the advantage of the landlord particularly in local authority areas where annual values are reflective of the tone of current values. It will be interesting to know how many landlords actually take out a fire insurance policy on the premises. In most cases the landlords manage the properties themselves.

Values realised by rent-controlled shophouses vary greatly. A rent-controlled shop with vacant possession will certainly fetch a value greatly in excess of one without vacant possession particularly in the centre of large towns. By virtue of the provisions of the Ordinance vacant possession in respect of tenant-occupied shophouses is not readily forthcoming. Furthermore, controlled rents chargeable though well secured are exceedingly low and incapable of being raised to their proper values. Both these factors render this type of premises unattractive as an investment. But at this juncture, an important point to note is that purchasers of such premises are influenced more by the prospect of resuming possession at some later date as a result of the repeal of the Ordinance. If a controlled shophouse becomes decontrolled it can be sold with vacant possession or let at its proper rental value thereby enhancing its capital value. There are also possibilities of purchase for occupation purposes and purchase by sitting tenants. In recent years the building industry is experiencing a boom period. There is demand for sites in important shopping streets in large towns for development purpose. However, vacant sites in such location are scarce and the inevitable alternative is to redevelop prewar shophouses thereby spiralling their site values. The value that can be realised depends on the most profitable manner in which the site can be redeveloped subject to planning permission being likely to be forthcoming.

Apart from seeking recovery of possession in pursuance of the provisions of the Ordinance the owner could pursue the practice whereby he pays a reasonable amount of compensation to the tenant in order to induce him to quit the premises. The owner would resort to this practice under the following circumstances:—

- (a) where his grounds for recovering possession under Section 12 are not conclusive;
- (b) where the tenant is reasonable, recovery of possession is expedited; and

- (c) where he had previously received premium (locally termed as "tea money") from the tenant which is forbidden by the Ordinance.

On the other hand, the tenant's bargaining position is strengthened by his ability to dispose of his goodwill to the incoming tenant at a substantial sum.

This payment of compensation to the tenant is never legal but is a factor which is difficult to disregard because it is reflected in the purchase price in many cases. The amount of compensation is a sum arrived at after negotiation between the owner and the tenant. The tenant probably bases his claim tentatively on the goodwill of his business concern. On the other hand, the owner would relate the amount of compensation he is prepared to pay to the capital appreciation or vacant possession value he is able to obtain in the market. Incidentally, this is also the amount which a prospective purchaser would take into account in deciding the capital value he is prepared to pay for a shophouse subject to a controlled tenancy. Sums paid in respect of similar premises in the district can be used as a yardstick for comparison purposes. The degree of accuracy obtained depends to a great extent on experience and sound judgment.

It is possible to value a tenanted controlled shophouse in fair or fairly good condition by the investment basis. It has been mentioned earlier that the purchase of this class of property is often motivated by the prospect of repeal of rent Control at some future date. There has been recent publication in the newspaper that the Government has formed a committee to review the position of rent control in this country. However, no official announcement has been made by the committee of their findings and proposals. Therefore, it is difficult to predict whether these premises will be decontrolled or not in the immediate future. This being the case, the valuer can only at best reflect this possibility by using a lower rate of interest to capitalise the net income in perpetuity rather than to value the net controlled rent for a period in which rent control is expected to continue and then revert to its proper rental value. In practice, the rates of interest realised in the market are comparatively low ranging from  $3\frac{1}{2}$  to  $7\frac{1}{2}$ %. The form in which this basis can be set out is as follows:—

Controlled Rent		\$2,400 per annum
Less Rates 15% on Annual Value of \$4,200	=	\$630
Insurance & Management say 6%	=	\$144 per annum
Net Income		<u>\$1,626 per annum</u>
Years' Purchase in perpetuity at 4%		25
		<u>\$40,650</u>
		<u>Say \$41,000/-</u>

Where there is possibility of the tenant being induced to give up his tenancy by payment of a reasonable sum of compensation the approach would be to estimate this amount and deduct it from the value with vacant possession. The following is an example of this method:—

Value with vacant possession 2,000 square feet @ \$70 p.f.s.	=	\$140,000
Less Estimated Compensation to tenant	=	\$ 30,000
Capital Value		<u>\$110,000</u>

In the case of a shophouse which is in such a dilapidated state that it is apparent that its useful life is relatively short the approach would be to capitalise the net controlled rent at a dual rate for the estimated economic life of the building and then revert to its site value. An example of this is as follows:—

Net Controlled Rent	\$1,600 p.a.	
Y.P. for 8 yrs. @ 10 & 2½%	4.7	
		<u>\$ 7,520</u>
Reversion to 2,400 f.s. @ \$80/- p.f.s.	= \$192,000	
P.V. of \$1 in 8 yrs. @ 7%	0.6	\$115,200
		<u>\$122,720/-</u>
		<u>Say \$123,000/-</u>

It is extremely rare to find an owner expending capital expenditure on improving and altering the premises in order to receive a reasonable return. The reason is that he finds it not worth his while to do so as the increased rent would still be below its proper rental value.

Where it has been ascertained that vacant possession is available in respect of a controlled shophouse it should be valued on the comparison basis based on recent sales effected in respect of comparable premises in the vicinity. This basis can also be used to ascertain the capital value of a shophouse subject to controlled tenancy. The choice of the appropriate price per square foot depends on the circumstances of the particular case. A significant point to note here is that sales available should be examined carefully so as to find out what factors are reflected in the purchase prices.

It is hoped that any future legislation regarding rent control of shop premises would be to improve the present position of the landlord and at the same time protect the interests of the tenant. Broadly, this can be achieved by permitting the landlord a reasonable return on his property and conferring security of tenure on the tenant.