



higher education & training

Department:
Higher Education and Training
REPUBLIC OF SOUTH AFRICA

MARKING GUIDELINE

NATIONAL CERTIFICATE

QUANTITY SURVEYING N4

2 April 2026

This marking guideline consists of 7 pages.

SECTION A

QUESTION 1

2/	✓	33.88	0.22	✓	12.50	4.00	0.08	✓	33.88	2.58	1.1 Centreline 2/12 500 25 000✓ 2/4 000 8 000✓ 33 000✓ +880✓ =33880✓ 1.2 Height of the wall 2500✓ 75 2575✓ 1.3 Damp proof course on brick wall✓ 1.4 15 Mpa mass concrete to surface bed✓ 1.5 One brick wall in 1:4 cement mortar in stretcher bond✓ 1.6 <table> <tr> <td>Length</td> <td>Width</td> </tr> <tr> <td>12 500</td> <td>4000</td> </tr> <tr> <td>2/220 440</td> <td>440✓</td> </tr> <tr> <td>12 940</td> <td>4440✓</td> </tr> </table> 2/12 940 25880✓ 2/4440 8880✓ =34760✓ 1.7 Extra over brickwork in facings, including wall ties✓ ALTERNATIVE Extra over brickwork in facings, including wall ties✓	Length	Width	12 500	4000	2/220 440	440✓	12 940	4440✓	✓ 2/ 12.50 2.50 ✓ 2/ 4.00 2.43 ✓ 12.50 4.00 ✓ 2/ 2.50 ✓ 2/ 4.00 ✓ 12.50 4.00 ✓ 2/ 2.50 ✓ 2/ 4.00	1.8.1 Internal cement plaster on brick wall✓ & Two coats internal PVA paint to internal plaster✓ 1.8.2 20 mm cement screed on surface bed✓ & 400 mm x 400 mm vinyl acrylic tiles on screed✓ 1.8.3 75 mm meranti skirting✓ & 19 mm meranti quadrant✓ & Two coats varnish on meranti skirting and quadrant✓ 1.9 Tongue-and-groove South African pine ceiling on 38 mm x 38 mm brandering✓ & Two coats paint of ceiling✓ 1.10 75 mm cove rhino board cornice✓ & Two coats internal PVA paint✓
	Length	Width																			
	12 500	4000																			
	2/220 440	440✓																			
	12 940	4440✓																			
	2/	✓	12.94	2.58																	
	2/	✓	4.44	2.58																	

-1-

-2-

Abstracting

<u>superstructure</u> ✓ <u>Concrete</u> ✓ m³ ✓ 15 Mpa mass concrete to surface bed <u>4.00</u> 1 ✓ <u>4</u> m³ ✓ m² Extra over brickwork in facings, including wall ties <u>89.68</u> 1 <u>90</u> m²	<u>Masonry</u> m² ✓ One brick wall in 1:4 cement mortar in stretcher bond <u>87.41</u> 1 <u>87</u> m²
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Billing

NO	DESCRIPTIONS	UNIT	QTY	RATE	RAND	CENTS
	Superstructure ✓					
✓ 1	Concrete ✓ Bill no 1 15 Mpa mass concrete to surface bed	✓ m³	✓ 4			
	Bill no 1 Carried forward to summary				R.....	
2	Bill no 2 ✓ One brick wall in 1:4 cement mortar in stretcher bond	m²	87			
//////////	✓ Extra over brickwork in facings, including wall ties	m²	90			
//////////	Bill no 2					
//////////	Carried forward to summary✓				R.....	
//////////						
//////////						
//////////						
3						

TOTAL SECTION A: 50

SECTION B

QUESTION 3

3.1	3.1.1	m^2	(5 × 1)	(5)
	3.1.2	m^2		
	3.1.3	M		
	3.1.4	m^2		
	3.1.5	m^3		
3.2	3.2.1	Brick	(5 × 1)	(5)
	3.2.2	Brick on edge		
	3.2.3	Approved		
	3.2.4	Tongue and groove		
	3.2.5	Sawn South African Pine		
				[10]

QUESTION 4

4.1	4.1.1	D	(5 × 1)	(5)
	4.1.2	F		
	4.1.3	B		
	4.1.4	C		
	4.1.5	E		
4.2	4.2.1	False	(5 × 1)	(5)
	4.2.2	True		
	4.2.3	True		
	4.2.4	True		
	4.2.5	False		
				[10]

QUESTION 5

- 5.1
- Provides uniformity✓ in the preparation of the bill of quantities.✓
 - Lays down principles✓ for measurements.✓
 - Makes the bill of quantities understandable✓ and pliable.✓
 - Provides guidelines for measurements✓ that are not rigid, set rules.✓
 - Provides the order for setting out✓ the bill of quantities.✓
 - Simplifies the measurements of the bill of quantities. (Any 5 × 2) (10)
- 5.2
- Preparing✓ bill of quantities.✓
 - Preparing cost estimates✓ in the early stage of the building project.✓
 - Controlling all costs✓ during the construction period.✓
 - Pricing variation orders✓ and settling variation accounts.✓
 - Valuating work in progress✓ and recommending payments to be made to the contractor.✓
 - Preparing the final account on completion of all the contract work. (Any 5 × 2) (10)
- [20]

QUESTION 6

- 6.1
- Variable costs
 - Fixed costs
 - Direct costs
 - Indirect costs
 - Sunken costs (5)
- 6.2
- 6.2.1 Gross profit is a measure that analyses✓ the cost of sales efficiently.✓ (1 × 2) (2)
- 6.2.2 Productivity rate is the relationship✓ between goods produced✓ or services provided and the resources✓ used.
- Productivity rate is the amount of output produced in an hour of work. (1 × 3) (3)
- [10]

TOTAL SECTION B: 50
GRAND TOTAL: 100