



higher education & training

Department:
Higher Education and Training
REPUBLIC OF SOUTH AFRICA

MARKING GUIDELINE

NATIONAL CERTIFICATE

QUANTITY SURVEYING N4

28 November 2025

This marking guideline consists of 7 pages.

SECTION A

QUESTION 1

		1.1 Adjustments Ddt: Wall 1.20 External wall finishes 0.22 Internal wall finishes 0.08 Add: Threshold 1.20 Reveals Lintel 1.2.1 1.20 Ddt 0.22 One brick wall a.b 1.20 2300 75 2375 1.2.2 0.22 Ddt 2/ External cement plaster a.b 2.30 & Two coats PVA paint on external plaster 1.2.3 1.20 Ddt 0.22 Internal cement plaster a.b 2/ 0.22 Two coats PVA paint to internal plaster Height 2300 Less 75 2225 Ddt 1.20 19 mm × 75 mm South African pine skirting & Two coats enamel paint on skirting surfaces not exceeding 300 mm girth 			1.3 Threshold Add Concrete in surface bed a.b Formwork to edges of threshold n.e 300 mm high 20 mm cement screed a.b Ditto, to isolated tread 1.4 Reveals External cement plaster to brick wall in narrow width & Two coats PVA paint to external plaster n.e 300 m width External cement plaster to soffit 19 mm × 75 mm South African pine skirting a.b & Two coats enamel paint on skirting n.e 300 mm girth 1.5 100 mm × 75 mm precast concrete lintel n.e 3.0m in length & One coat bitumen Length 1200 2/200 400 1600 Turning piece for lintel 220 mm wide
	1.20 2.38				
	1.20 2.38		2/	0.22 2.30	
	1.20 2.30		2/	0.22	
	1.20 2.22		2/	1.60	
	1.20			1.50	

QUESTION 2

2.1 Squaring

2/	<u>1.90</u>	<u>3.80</u>	100 mm × 75 mm precast concrete lintel n.e 3.0m in length & One coat bitumen				
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2.2 Abstracting

<u>Pre-cast concrete</u> m ~~100mm x 75 mm precast concrete lintel not exceeding 3.0 m in length & One coat bitumen~~ 3.80 <u>2</u> <u>4 m</u>	PLAIN OPENING
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2.3 Billing

NO	DESCRIPTIONS	UNIT	QTY	RATE	RAND	CENTS
	PLAIN OPENING					
	Pre-cast concrete					
	Bill no 1					
1.	100 mm x 75 mm precast concrete not exceeding 3,0 m in length	m	4			
	Carried forward to summary				R.....	

<u>Squaring</u>		
Check dimensioning (ticks)	0,5	
Square dimensions	0,5	
Transfers to abstract	0,5	(2)
Running through	0,5	

<u>Abstracting</u>		
Section of work	0,5	
Trades	0,5	
Units	0,5	
Page referencing	0,5	(4)
Use of columns	0,5	
Transfers to bill	0,5	
Reducing	0,5	
Description	0,5	

<u>Billing</u>		
Section of work	0,5	
Bill no.	0,5	
Trade	0,5	
Item no.	0,5	(4)
Descriptions (no abbreviations)	0,5	
Units	0,5	
Quantities	0,5	
Summary	0,5	

[10]

TOTAL SECTION A:

SECTION B

QUESTION 3

3.1	3.1.1	m ³	(5 × 1)	(5)
	3.1.2	m ²		
	3.1.3	m ³		
	3.1.4	m ²		
	3.1.5	Item		
3.2	3.2.1	Strike off and cure	(5 × 1)	(5)
	3.2.2	Underside		
	3.2.3	Purpose-made		
	3.2.4	Formwork		
	3.2.5	Surface trenches		
				[10]

QUESTION 4

4.1	4.1.1	C	(5 × 1)	(5)
	4.1.2	G		
	4.1.3	A		
	4.1.4	F		
	4.1.5	D		
4.2	4.2.1	Preliminary calculations preceding the description of items and the measurement of any of the items.		(1)
	4.2.2	The list of items to be measured under each section of measuring work in the taking-off list.		(2)
	4.2.3	Used to indicate something already said.		(1)
	4.2.4	Amount withheld from interim payment until final satisfactory.		(1)
				[10]

QUESTION 5

- 5.1
- It promotes financial control to the benefit of all parties concerned.
 - Reduces risks.
 - Tenders are fully competitive.
 - Tenders are able to obtain competitive prices from their sub-contractors.
 - A mechanism for adjustment is provided, which reduces causes for dispute.
 - It provides contingency money (for unforeseen events) to cover risks that would normally have been carried by the contractor.
 - It provides a service to the clients, architect and contractor.
 - It can be used for a future database as an estimating guide and tool.
- (Any 5 × 2) (10)
- 5.2
- Provides uniformity in the preparation of bill of quantities.
 - Lays down principles for measurement.
 - 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.
 - Simplify the measurement of bill of quantities.
- (Any 5 × 2) (10)
[20]

QUESTION 6

- Faulty work: poorly executed work that has to be redone or repaired.
 - Overcrowded work areas: site congestion due to excessive workers, materials, tools or equipment in reduced areas, which hampers average on-site performance.
 - Equipment unavailability: lack of appropriate equipment when needed or inadequate equipment.
 - Material unavailability: lack of material when needed due to poor planning or delays in delivering times.
 - Poor material quality
 - Lack of project information.
 - Poor workmanship
 - Inspection delays
 - Project design changes during the execution phase.
 - Weather conditions
 - Employee strikes
 - Theft of material and equipment
 - Stacking of trades
- (Any 10 × 1) [10]

TOTAL SECTION B: 50
GRAND TOTAL: 100