

The Weekend Property and Construction News

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The Association of South African
Quantity Surveyors

Property and Construction related articles featured on the Internet during the past week brought to you by [ASAQS](#).

Editor: Bert van den Heever

News specific to the quantity surveying profession is reflected at the bottom of this newsletter. Click on the blue headline if you wish to read the full article on the Internet.

Past issues of this newsletter can be found at http://www.asaqs.co.za/news/property_news.html

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Wish to join the Association of SA Quantity Surveyors?
Associate members need not be quantity surveyors.
[Click here to find out more.](#)

CONSTRUCTION AND DEVELOPMENT NEWS

[Investment fever hits Hibiscus Coast](#)

Visitors to the KwaZulu-Natal South Coast these days are much less likely to be affected by the famous "Natal fever" - a languorous holiday mood brought on by sunshine and sea air - than by rampant investment fever.
(©www.property24.com)

[Research reveals minimal foreign influence](#)

Deeds Office records show that foreign buyers have been involved in about R25-billion worth of commercial and residential property transactions in South Africa in the past seven years - accounting for just over 0,5 percent of the total value of property transactions during this time.
(©www.property24.com)

[Mtunzini Prices Surge](#)

Although it is over an hour's drive from the white-hot property market of Ballito, the little town of Mtunzini is currently experiencing similarly heady gains in property prices as investors thrust northwards up the KwaZulu coast in pursuit of affordability.
(©www.property24.com)

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[Irish investors launch Cape property development](#)

Eurocape Investments Limited has launched a new residential, hotel and commercial development project in the center of Cape Town valued at over R500m. Eurocape Investments Limited, a company formed from major Irish-UK property development group Howard Holdings, has launched a new residential, hotel and commercial development.
(©www.property24.com)

[Action at the airport](#)

Property Partners, the Cape based property financier established by Stuart Chait, with backing from UK's Highneal Limited, is concluding a deal which will involve the funding and project management of a retail and value centre at Cape Town International Airport.
(©www.property24.com)

[Keeping ahead of the game](#)

Wilson Bayly Holmes-Ovcon makes the contracting business look easy - until you look at the performance of its peers in the construction sector. Wilson Bayly Holmes-Ovcon (WBHO) makes the contracting business look easy - until you look at the performance of its peers in the construction sector.
(©www.property24.com)

[Property sector neglected by asset managers](#)

Despite recent hype about the superior performance of property, institutional asset managers continue to hold low levels of it in retirement fund portfolios.
(©www.property24.com)

[2.2 Acres in Front of Simbithi Golf Estate](#)

KwaZulu Natal at its best. Developers Paradise. Ideal for development of cluster complex, upmarket accommodation or restaurant with accommodation.
(©www.property24.com)

[Manufacturing sector recovery continues](#)

In its manufacturing sector survey, the Bureau of Economic Research (BER) found that general business conditions continued to improve during the second quarter of the year, in South Africa.
(©www.engineeringnews.co.za)

[Trade and Industry HQ](#)

Department of Trade and Industry (DTI) staff began taking occupation of their new campus-style head office in Pretoria at the beginning of June.
(©www.engineeringnews.co.za)

[Runway upgrade completed at Lanseria](#)

Air traffic in Johannesburg will receive a major boost this coming week when the Lanseria International Airport completes the second phase of its upgrade. Currently, the last finishing touches are being done to both the runways and taxiways, after both were lengthened and widened to accommodate up to Boeing 757-300 and Airbus 319 aircraft.
(©www.engineeringnews.co.za)

[Strong support for industry exhibition](#)

The Star Interbuild Africa, with collocated shows Woodpro Africa, Plumbdrain Africa, Aircon-Vent Africa and Mall Expo, is the largest building and construction exhibition in Africa, covering industrial,



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Interested?

[Contact Bert van den Heever](#)

commercial and residential sectors.
(©www.engineeringnews.co.za)

[Cape Town ready for Regional Electricity Distributor](#)

The South African Department of Minerals and Energy yesterday announced that Cape Town has fulfilled all criteria to host the country's first Regional Electricity Distributor (Red).
(©www.engineeringnews.co.za)

[R550m renewal project launched in Cape Town](#)

Eurocape Investments, backed by Irish property development company Howard Holdings, has started work on a R500-million project to rejuvenate seven buildings in the historic part of Cape Town.
(©www.engineeringnews.co.za)

['Railways should strengthen nations' competitiveness'](#)

Railways should effectively play their rightful role in the global competitiveness of nations, and management must face the challenge of balancing the need to achieve financial sustainability with the macroeconomic imperatives for growth and development, while balancing the two with the social responsibilities of corporate citizenship, Transnet CE Dolly Mokgatle said yesterday.
(©www.engineeringnews.co.za)

[City of Johannesburg issues R1bn bond](#)

The City of Johannesburg issued a R1-billion, 12-year bond at 164 basis points above the government's R157 paper, Treasurer Jason Ngobeni said yesterday.
(©www.engineeringnews.co.za)

[R34m contract under way](#)

Out of three tendering companies, a contract worth nearly R34-million for the refurbishment of Camden's Unit 6 boiler plant, as part of the Eskom return-to-service (RTS) project, was awarded to Steinmüller Engineering Services on February 4.
(©www.engineeringnews.co.za)

[Eskom's R50bn investment](#)

Included in State-owned power utility Eskom's R50-billion budget to raise its overall installed capacity by 10 000 MW by 2014, is the mothballing of its Simunye plant, which includes Camden, Komati and Grootvlei power stations. "Mothballing on this scale has never been done before in the world, especially for this amount of time," states Simunye return to service (RTS) manager Nigel Volk.
(©www.engineeringnews.co.za)

[R2,3bn project is on track](#)

Paper and Pulp group Mondi's R2,3-billion upgrade to its Richards Bay pulp mill is within budget and on track to be completed in February 2005, according to project director John Saunders.
(©www.engineeringnews.co.za)

[Finlay backs Rivonia facelift](#)

PROPERTY management company Finlay & Associates will help with the financial backing of the initial stages of establishing a city improvement district in Rivonia.
(©www.bday.co.za)

[SA housing market robust](#)

ALTHOUGH the fundamentals of the South African residential property market are still strong, it is possible that price crashes in Australia and England could cause investors here to start investing in

other areas .
(©www.bday.co.za)

[Upbeat outlook from Liberty International](#)

BRITISH-based property group Liberty International, which has a 50% South African shareholding, says it has enough UK retail developments to keep it busy for a good deal of the next 10 years.
(©www.bday.co.za)

[Gold rush breathes new life into inner Cape Town](#)

THE centre of Cape Town is getting more like Jo'burg every day. The Jo'burg of the late 19th century, that is, when the air was clean, the streams clear and every man and his dog was rushing to stake a claim in the hope of striking it rich.
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RETAIL ROUNDUP

[Steenberg centre to be expanded by 47%](#)

The 30-month-old Steenberg Village retail centre at the Rabie/Cavcor facilitated Westlake, Constantia development, is about to be expanded.
(©www.property24.com)

BUSINESS INCENTIVES

- [Tax Incentives](#)
- [Research and development incentives](#)
- [Competitive enhancement incentives](#)

[Online retail sites burgeon despite sales dip](#)

The number of SA retail websites has exploded to more than 700 at the end of last year from 215 at the end of 2001.
(©www.bday.co.za)

[New mall for Tyger Valley](#)

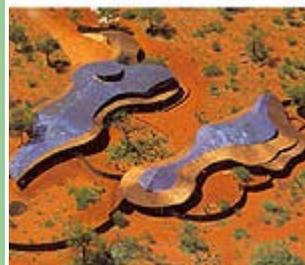
MINI Cape Developments, a joint venture between black empowerment group Kagiso Property Holdings and Trakprops, has bought the 7ha Mini Cape site adjacent to Tyger Valley Centre from the city council.
(©www.bday.co.za)

(©www.financialmail.co.za)



NEWSFLASHES FOR ARCHITECTS

THE ASAQS WEBSHOP



[Gregory Burgess Australia's Gold Medal](#)

An Australian architect known internationally for his culturally sensitive designs, and work with and for indigenous Australians, has won the nation's most prestigious architectural prize - the Royal Australian Institute of Architects Gold Medal for Architecture.

Uluru Kata-Tjuta National Park Cultural Centre

[Off the Grid](#)

Foster and Partners reimagines the office tower—and the London Skyline—with a design that gets back to nature.
(©www.architecturemag.com)



[Twice Cape Town on the move!](#)

Delightfully enticing showrooms for Twice International, Rooms International and Satelliet Hospitality are currently being developed in the heart of Cape Town. The launch of our new premises is scheduled for August 2004. Please be informed that the Cape Town office telephone and fax numbers remain the same:
Tel: (021) 400-9060

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Thanks to the PIA for some of the information published in this section - drop them a note at admin.pia@saia.org.za

A REMINDER OF THE PIA'S OWN WEBSITE FOR INTER-MEMBER COMMUNICATIONS, FORUMS,

DISCUSSIONS, ETC. www.pia.org.za



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SAFCEC NEWS

[From the Safcec newsletter:](#)

WAGE NEGOTIATIONS 2003: TASK TEAM ISSUES & DISPUTE WITH NUM

In the SAFCEC newsletter dated 21st May 2004 members were informed of the dispute declared by the NUM on the CIRBF contribution, LDC risk benefits and LDC gratuity benefits. At a meeting of the National Negotiating Forum held on 24th May 2004 the dispute could not be resolved. On 4th June 2004 the NUM referred the dispute to the CCMA for conciliation. A date for the conciliation has been set as 5th July 2004.

CIDB REGULATIONS

The CIDB Regulations, covering the Registration of Contractors, the Registration of Projects, the Standard of Uniformity in Construction Procurement and Construction Best Practice Guidelines have been published in Government Gazette No. 26427 of 9 June 2004.

GCC 2004

As indicated in previous Newsletters, the GCC 2004 is now available and will be incorporated in contract documents in the near future. [Click here](#) for a synopsis of the development of GCC 2004 and why it was necessary to develop it.

OH&S MANUAL

SAFCEC ANNOUNCES ANOTHER FIRST!! Ray Strydom, the SAFCEC SHE Management Consultant, has just published his second OH&S Manual for Construction. The first manual was produced in 1991 whilst he was employed by BIFSA and thousands of copies were used by contractors since then to assist them in their SHE programmes. The new manual is a complete rewrite and is in response to the new Construction Regulations, 2003 published in July 2003 under the Occupational Health & Safety Act (85 of 1993). The manual contains all the supporting documentation for a contractor to comply with the requirements of the new regulations in a very "user friendly" electronic format on compact disk.

VISIT SAFCEC

Sixty three years constitute two generations. [The South African Federation of Civil Engineering Contractors](#) has celebrated over sixty years of being the "midwife" of the development of South Africa. Its members were intimately involved in the creation of the infrastructure that became the envy of our continent. In the same spirit, SAFCEC has prepared itself for the challenges awaiting us in the new millennium.

To catch up on the latest news [click here](#)



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NEWS FROM AFRICA

VIRUS OR HOAX?

In case you ever receive an e-mail containing a virus warning please check carefully

[Developing nations support Mugabe](#)

Zimbabwean President Robert Mugabe wins support for his anti-West views from the African, Caribbean and Pacific group of nations.
(©www.bday.co.za)

[Moroccan king leaves Gabon for Niger](#)

Morocco's King Mohammed VI left Gabon for Niger, in a bid to strengthen ties between the region and his country.
(©www.bday.co.za)

[French envoy signs aid deal for war-torn Sudan](#)

Senior French foreign ministry envoy Renaud Muselier signed an agreement to donate three million euros (\$3.6m) in French aid to war-torn Sudan.
(©www.bday.co.za)

[Nigeria to host summit between DR Congo and Rwanda](#)

President Kabila of the DRC and his Rwandan counterpart are to meet in Abuja on as renewed tensions push the two neighbours back to the brink of war.
(©www.bday.co.za)

[IMF gives Malawi three months to improve finances](#)

The International Monetary Fund is giving Malawi three months to improve its finances before it will resume talks on fresh aid.
(©www.bday.co.za)

[Zimbabwean prices fall on forex clampdown](#)

Residential prices in some parts of Harare have dropped 20% since the start of the year as the market sits it out Property Reporter RESIDENTIAL property market prices in Zimbabwe have slumped about 20% since the beginning of the year after last year...
(©www.bday.co.za)

(©www.miningweekly.co.za)

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whether it refers to a real virus or a hoax. Usually e-mail warnings encouraging you to forward the information to all and sundry are hoaxes. You can make sure by visiting the [Virus or Hoax?](#) web site or by visiting the hoax list on [Symantec](#)

Be an informed Internet user and check the facts before forwarding an e-mail hoax to others!

If you suspect that you have opened an e-mail containing a virus visit the virus information section on [Virus or Hoax?](#) The site also links to free virus-removal programs.

[You can also try the BitDefender online virus scanner](#)

FREE ANTI-VIRUS

Free Anti-Virus Protection!
Use our unique offer - AVG 6.0 Free Edition. Download, install and use AVG 6.0 Anti-Virus system to reliably protect your computer and data free of charge. Go to [Free Download Page](#) to get more information.

PC PITSTOP

At PC Pitstop they will help you get your PC in top form -- running fast, stable and secure. PC Pitstop runs diagnostics on your PC to identify things that might help improve performance. [Visit PC Pitstop](#) - it's free.

 **MINING NEWS**

ProjectPro

[Impala Platinum workers embark on strike](#)

Hundreds of striking mineworkers gathered at Impala South Platinum sports grounds near Rustenburg on Thursday where they were to be addressed by leaders of the National Union of Mineworkers.
(©www.bday.co.za)

[Resources lead JSE rebound](#)

The JSE roared ahead on Thursday, boosted by higher commodity prices and strong performances by heavyweight dual-listed stocks offshore
(©www.bday.co.za)

[Market happy despite profit dip](#)

The latest figures of chemicals group Omnia seem to indicate it is taking profit margin strain.
(©www.bday.co.za)

[ExxonMobil, Qatar plan major plant](#)

Texan oil giant ExxonMobil says it has agreed with state-owned Qatar Petroleum to study building a major petrochemicals complex in Qatar.
(©www.bday.co.za)

[New law to ban production and use of asbestos](#)

CAPE TOWN Government plans to outlaw the manufacture and use of asbestos with new legislation due before Parliament later this year. Asbestos mining has long been under fire for being a health hazard, but no asbestos is currently mined in SA.
(©www.bday.co.za)

(©www.miningweekly.co.za)

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Project Management Journal goes On-line

The Project Management Institute (PMI) is beginning an upgrade to its research and academic quarterly the Project Management Journal® to increase its reach and status. As part of that upgrade, beginning in April 2004, electronic distribution of the Project Management Journal® will be emphasized, and PMI will discontinue automatically mailing printed versions of the Journal to members who do not specifically request a printed copy [Read More](#)

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You will require the FREE Acrobat reader to enable you to read reports in this newsletter published in .PDF format

NEWS FOR ESTATE AGENTS AND HOME OWNERS

[Township Home-owners Out In The Cold](#)

Property owners in former "black" townships do not share in the riches that the flourishing residential market sector offers to other homeowners country-wide, according to a report in Sake Beeld, a sister publication of Property24.

(©www.property24.com)

[ApexHi Mothballed office space to be converted to residential apartments](#)

ApexHi sells art deco castle mansions. ApexHi Properties Limited has sold the mothballed office component of one of its central Johannesburg properties, Castle Mansions, to property developers, AFHCO Group Holdings for R800 000.

(©www.property24.com)

(©www.rodneyhayter.com)

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SPECIAL REPORTS

[Commercial Property Discount Rates](#)

Returning to the challenges facing the valuation of commercial property, one of the areas of debate remains the employ of the rate used to discount future cash flows.

(©www.sapoonline.co.za)

[Don't be caught out by utility expenses](#)

Marketing, sales, labour costs and materials are the buzzwords which surround most companies competing for a slice of the corporate pie.

((©www.sapoonline.co.za)

THE AGENTS' TOOLKIT

[Bond Repayment Calculator](#)
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BUILDING TERMS

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The indicators as on 25 June 2004 12:13		
	This week	18/06/04
Rand/\$	6.4600	6.4600
Rand/£	11.8800	11.8800
Rand/€	7.8200	7.8200
R150	8.54%	8.54%
Gold/oz	\$394.55	\$394.55
Gold Mining	1685.70	1685.70
JSE All Share	10176.60	10176.60

[JSE opens firmer in quiet trade](#)

The JSE extends Thursday's rally in early trade, with heavyweight dual-listed and resources stocks leading the market higher

(©www.bday.co.za)

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 [Back to Index](#)**KEY ECONOMIC INDICATORS**

[Key monthly economic indicators](#)
[Economic perspective](#)
[ABSA house price index](#)
[Residential Property Market](#)
[Building statistics](#)
[Household debt](#)
[Survey of average monthly earnings](#)
[National nominal flat rental growth](#)
[Transfer statistics](#)
[Tourism and migration](#)
[Consumer Price Index](#)
[Home loan market share](#)
[Sectoral Financial Ratios](#)

FREE CONTRACTS

[Domestic Employment](#)
[Offer to purchase](#)
[Lease agreement](#)
[Loan agreement](#)
[Agreement of sale](#)
[Will](#)
[An Agreement giving General Power of Attorney](#)
[Contract for Housing and Minor Works](#)

 **ASAQS NEWS**

ASAQS Exco/Marketing Meetings

This is a final reminder for the ASAQS Exco/Marketing Meetings, details of which are as follows:

Tuesday 29 June 2004:

11h30 to 12h30 - BIFSA Good Practice Meeting (EFW and ON only)

15h00 to 18h00 - ASAQS Marketing Meeting (all Exco members)

Wednesday 30 June 2004:

08h30 to 15h30 - ASAQS Exco Meeting (all Exco members)

Work at risk

A document on this subject, prepared by Des Linder and Corné de Leeuw, is in the final editing stage and should be available to members soon.

CHAPTER REPRESENTATIVES

Eastern Cape :M Butt

Free State : JJP Verster

Gauteng : A Alexander

Gauteng : I Pieterse

KwaZulu Natal : I Pillay

Limpopo : YM Cassim

Mpumalanga : TM Brunette

Northern Cape : EH van den Berg

Northwest : GT Chaane

Western Cape : PT Waterson

PROPERTY LAW WORKSHOP

Wednesday **23rd June 2004**

From 08h30 - 12h30

Sponsored by Standard Bank Properties

Venue: The Johannesburg Country Club, Woodmead,
Corner Woodland Drive and Lincoln Street Woodmead

Speaker: Arthur Schoeman

Did you hear?

Scottish Dentist

A Scotsman goes to the dentist and asks how much it is for an extraction.

"£85 for an extraction sir" was the dentists reply.

"Och huv ye no got anything cheaper", replies the Scotsman getting agitated.

"But that's the normal charge for an extraction sir", said the dentist.

"What about if you didn't use any anaesthetic?", asked the Scotsman hopefully,

"Well it's highly unusual sir, but if that's what you want, I suppose I can do it for £70", said the dentist.

"Hmmm, what about if you used one of your dentist trainees and still without anaesthetic", said the Scotsman,

"Well it's possible but they are only training and I can't guarantee their level of professionalism and it'll be a lot more painful, but I suppose in that case we can bring the price down to say £40", said the dentist,

"Och that's still a bit much, how

Cost: SAPOA Members R630.00 incl VAT
Non-members R1 200.00 incl VAT
Light snacks will be served
RSVP: Susan du Toit. Fax 011 883 0684 or email susan@sapoa.org.za

[CLASSIFIEDS](#)

Quantity Surveyor - Port Lois

An excellent opportunity is available for a Graduate Quantity Surveyor within a growing organisation working on a fast track five star hotel project. Your role will be varied and will include overseeing works on site in addition to maintaining databases and the cost management system

Durban - QS

Butler & Chappe require a Quantity Surveyor with 3-5 years experience. Please reply by email with CV.

QS REQUIRED

Due to motor accident of our incumbent, we urgently require services of qualified QS preferably with project experience.

Browse to [Classifieds](#) for full details

[CALENDAR](#)

Date : 22-25 June 2004

Event: **Intermediate: ProjectFlow NQF Level 5**

Time: 8:15 AM - 4:30 PM

Information: This course will be held on the 11 June 2004 at the Centurion Lake Hotel, Centurion. For more info contact Terry Deacon at 082 557 3119

Remember: Visit the [ASAQS website](#) for new updates!

We wish to welcome the following new members to the ASAQS Closed User Group:

Charles Garnett

Tadi Modipa - Department of Public Works

Edgar Detert - SBDS Quantity Surveyors

Poso Mwanza - Botswana Housing Corporation

Please note : Only paid-up members of the Association of South African Quantity Surveyors are allowed entrance to the CUG. We still receive a number of applications every month from non-members. If you have any questions regarding membership contact Mrs Barbara Morgan on 011-3154140

Also note that your registration to the CUG will remain in force as long as you remain a member of ASAQS and there is no need to register every year. If you have not received an e-mail confirming your

about if you make it a training session and have your student do the extraction and the other students watching and learning", said the Scotsman hopefully.

"Hmmmmm, well OK it'll be good for the students I suppose, I'll charge you only £5 in that case", said the dentist.

"Wonderful, it's a deal" said the Scotsman..."Can you book the wife in for next Tuesday"

The following excerpts are actual answers given on history tests and in Sunday school quizzes by children in 5th and 6th grades in Ohio. They were collected over a period of three years by two teachers.

Ancient Egypt was old. It was inhabited by gypsies and mummies who all wrote in hydraulics. They lived in the Sarah Dessert. The climate of the Sarah is such that all the inhabitants have to live elsewhere.

The Greeks were a highly sculptured people, and without them we wouldn't have history. The Greeks also had myths. A myth is a young female moth.

In the first Olympic games, Greeks ran races, jumped, hurled biscuits, and threw the java. The games were messier then than they show on TV now.

registration contact [ASAQS](#).

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