

# The Weekend Property and Construction News

Published on behalf of

Weekend 30 / 31 July 2004

**Circulation : exceeds 2,000 subscribers**The Association of South African  
Quantity SurveyorsProperty 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](http://www.asaqs.co.za/news/property_news.html)

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## CONSTRUCTION AND DEVELOPMENT NEWS

Editor's note: This weekend sees a slight change to the layout of this newsletter. Almost a quarter of our subscriptions are from people in project management. As from this issue, we will be doing away with the special reports section and replace it with a section on Project Management. The SAFCEC news will now be incorporated in our other new section entitled Engineering News.

### [CSIR assists the Construction Industry Development Board in preparing the Construction Industry Status Report](#)

The Construction Industry Development Board (CIDB) drew on the skills and past experience of CSIR Building and Construction Technology (Boutek) in compiling the 2004 Construction Industry Status Report. Four of the eight consultants appointed by the CIDB to assist in producing the Status Report were CSIR Boutek researchers.

©www.csir.co.za/akani/

### [No construction charter this year'](#)

LISTED construction companies have said it is unlikely that a black empowerment charter for the sector would be completed by year-end, which suggests the sector is out of kilter with government expectations.

©www.bday.co.za)

### [SA property association in drive for race parity](#)

The SA Property Owners' Association (Sapoa) says one of its priorities in the coming year will be to drive the industry Property Charter.

©www.busrep.co.za)

### [Is property your best pension option?](#)

A recent overseas study shows that individuals who retire at the age of 50 have an average lifespan of 86 while those who retire after the "traditional" age of 65 tend to survive only another two years.

©www.property24.co.za)

### [Listed property a safer bet](#)

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WITH the buy-to-let property market softening in some areas of SA, the average investor with surplus capital is advised to consider investing in the less risky listed property sector.  
(©www.bday.co.za)

**Listed property sector attracts more investors**

The listed property sector, specifically property loan stock companies, is becoming an increasingly popular asset class as a result of its continually escalating regular distributions to its unitholders.  
(©www.busrep.co.za)

**Returning expatriates are buying into the Cape**

AMERICAN and returning South African expatriates now feature strongly among those buying property in the Cape, says Lanice Steward, MD of Anne Porter Properties.  
(©www.bday.co.za)

**Desirable' Bloemfontein market is blooming at last**

WITH most residential property pundits focusing on the Cape Town and Johannesburg property markets, scant regard has been paid to Bloemfontein. But Bloemfontein is experiencing a boom of its own, and estate agents there attribute this to factors such as an emerging black middle class, a shortage of land and low interest rates.  
(©www.bday.co.za)

**MCI deal heralds new trend**

More black ownership of investment- grade commercial property expected.MILLENNIUM Consolidated Investments (MCI) Properties' acquisition of about 5% of Capital Property Fund this week signals a new empowerment trend in the listed property sector.  
(©www.bday.co.za)

**Jo'burg residential market will pass Cape'**

JOHANNESBURG's luxury homes will be more expensive than those in Cape Town or Durban within a decade, predicts Kent Gush, marketing manager at Montagu Property Group.  
(©www.bday.co.za)

**Melrose Arch FAULTY TOWERS**

The Atlantic Corporate Finance (ACF) property consortium that won the right to buy Johannesburg mixed-use icon Melrose Arch for R1,27bn is failing to come up with the funds.  
(©www.sapoonline.co.za)

**New money for newly fashionable Newtown**

A debate is brewing over whether public-sector development agencies should develop commercial property.  
(©www.sapoonline.co.za)

**C-Max to develop complex in Newtown**

C-MAX Investments was yesterday named as the preferred bidder for a multimillion-rand, mixed-use complex in Newtown, Johannesburg.  
(©www.sapoonline.co.za)

**Promising outlook for inner-city investors**

CAPITALISATION rates for commercial properties have maintained a declining trend over several quarters. This indicates an increase in market values.  
(©www.sapoonline.co.za)

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[Contact Bert van den Heever](#)

### [Carlton Centre - a phoenix rises](#)

Smack bang in the middle of Johannesburg, the Carlton Centre is a symbol of the inner city's rise and fall. As it battled decline, the Carlton boarded up its hotel, closed down its ice rink and mothballed its offices. But now that it is owned and occupied by state-controlled Transnet, it is poised to reclaim its position as a premier commercial destination in a reviving CBD.

(©www.sapoonline.co.za)

### [Empowerment firm in R390m city development](#)

IN WHAT will be the first major inner city development in SA for a black economic empowerment group, Coessa Holdings in partnership with Johannesburg businessman Wandila Mtolana plans to develop a new R390m residential, commercial and retail lifestyle centre.

(©www.sapoonline.co.za)

### [The Quays to take position of Houtbaai landmark](#)

Landmark for 20 years, is to be demolished to make way for an upmarket residential development called The Quays. Dirty Dicks, the pub and restaurant that has been a Hout Bay landmark for 20 years, is to be demolished to make way for an upmarket residential development called The Quays.

(©www.sapoonline.co.za)

### [Call Centres continue to grow in the West Cape](#)

The Western Cape's call and contact centre industry is still growing rapidly and should deliver at least the targeted 1,000 new jobs by the end of this year, according to CallingtheCape executive director Luke Mills.

(©www.sapoonline.co.za)

### [Exciting developments at Somerset West](#)

THE first phase of the R12 million AECI Centenary Bridge, a development undertaken by Heartland Properties as a donation to the people of Somerset West, was officially opened by Tasneem Essop, Minister of Transport, Public Works and Property Management, in March this year.

(©www.sapoonline.co.za)

### [WBHO adds more muscle to Simbithi](#)

Phase One of the Simbithi EcoEstate was launched late last year and additional phases are equally successful, writes MICHELLE SWART. THE amazing success of the Simbithi Eco-Estate development in Ballito, northern KwaZulu-Natal, has ensured that the doubters are wishing they had been involved from the beginning, and those who tested the market with a small stake are wishing they had dived in with their life savings.

(©www.bday.co.za)

### [Aveng's plans line it up for government business](#)

THE construction sector would do well to introduce black economic empowerment partners as soon as possible because some large government contracts are expected to be put out to tender in the next year or so.

(©www.bday.co.za)



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## RETAIL ROUNDUP

### [Stellenbosch Square to open for trade in September](#)

A new R84 million shopping centre, Stellenbosch Square, under construction on a site between Stellenbosch to Somerset West, will open for trade on September 23.

(©www.sapoaonline.co.za)

### [Retail space in vibrant Green Point are in high demand](#)

Pam Golding Commercial leasing and sales consultant Sandra Dicky has concluded a lease for 187sqm of prime retail space in Jarvis House in Jarvis Street.

(©www.sapoaonline.co.za)

### [A fashionable new line-up for Hatfield Plaza](#)

A fresh new fashion node has been created in Hatfield Plaza to position the 19 000m2 Pretoria shopping centre ahead of customer expectations.

(©www.sapoaonline.co.za)



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## NEWSFLASHES FOR ARCHITECTS

### [Libeskind sues WTC developer Silverstein for design fees](#)

The quarrel between architect Daniel Libeskind and World Trade Center developer Larry Silverstein escalated further yesterday when Libeskind filed suit to recover \$843,750 in fees for creative services he claims the developer owes him.

The lawsuit for unspecified damages and legal fees comes nine days after both men proudly sat on the same stage as crews laid the cornerstone for the Freedom Tower, Ground Zero's signature building.

(©www.bdcmag.com)

### [Architects, engineers boosting their fees](#)

Architecture, engineering, and environmental consulting firms (in the USA) are charging more for their employees' time than ever before, a new report shows. Data in ZweigWhite's 2004 Fee & Billing Survey of A/E/P & Environmental Consulting Firms show that across the 29 employee positions reviewed for the report, hourly billing rates increased an average of 16% over the past five years. Six percent of that increase has come in the past year.

## BUSINESS INCENTIVES

[Tax Incentives](#)

[Research and development incentives](#)

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### Employment offered

BOOGERTMAN & PARTNERS ARCHITECTS PRETORIA are looking for architects and architectural technicians with 5 - 10 years experience. Autocad 14 essential. Please contact Mr AD Smit @ (012) 346 8686

DbM ARCHITECTS (Jhb) (Pty) Ltd: Offices in Fourways. Looking for a Senior Architectural Technologist with 5 - 10 years experience. Must be Autocad (preferably 14) proficient, with experience in office complexes and retail developments. E-mail or fax CV's to: dbmjhb@mweb.co.za / fax no.: 011 658-1681 / tel.: 011 658-1004.

JUNIOR ARCHITECT TECHNOLOGIST: Junior Architectural Technologist with MicroStation experience required at Minnaar & Minnaar Architects. Phone Elize at (012) 460 1313 / 30 to arrange appointment.

STREY ARGITEKTE is op soek na dinamiese argitek/argitekstegnoloog/persone wat meeste/al van die pligte van 'n argitek/tegnoloog/grafiese voorsteller kan vervul, en ten minste 3 jaar ondervinding in ontwerp, tegniese dokumentasie en goedkeuring van munisipale planne en TOPs en/of voorstellings het. 'n Geskikte aplikant moet AutoCAD 2002 of nuwer en/of ADT3.3 of nuwer geletterd wees en/of kleur 3D voorstelle kan doen op 3Dstudio VIZ/MAX vir voorleggings. Geletterdheid in Powerpoint en corel Draw en/of Photoshop sal voordelig wees. Die persoon moet ook oor die nodige ondervinding besit om al die komponente van konstruksie tekening te kan behartig. Die posisies is onmiddelik beskikbaar. Kontak Friedrich 083 254 1862.

JEREMIE MALAN ARCHITECTS has a position for a junior architect in their Brooklyn offices. Forward CV to malanarc@mweb.co.za

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

A REMINDER OF THE PIA'S OWN WEBSITE FOR INTER-MEMBER COMMUNICATIONS, FORUMS, DISCUSSIONS, ETC. [www.pia.org.za](http://www.pia.org.za)



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**PROJECT MANAGEMENT NEWS**

#### [So what is PRINCE2?](#)

PRINCE was established in 1989 by CCTA (the Central Computer and Telecommunications Agency), since renamed the OGC (the Office of Government Commerce). The method was originally based on PROMPT, a project management method created by Simpect Systems Ltd in 1975. PROMPT was

ProjectPro

#### **OPM3 - A Major Project Management Development**

The Project Management Institute (PMI) has released the long-awaited Organizational Project Management

adopted by CCTA in 1979 as the standard to be used for all Government information system projects. When PRINCE was launched in 1989, it effectively superseded PROMPT within Government projects. PRINCE remains in the public domain and copyright is retained by the Crown. PRINCE is a registered trademark of OGC. [Click here to find out more....](#)  
(©www.prince2.com)

**The official PRINCE2 website describes it as follows:**

PRINCE, which stands for Projects in Controlled Environments, is a project management method covering the organisation, management and control of projects. PRINCE was first developed by the Central Computer and Telecommunications Agency (CCTA) now part of the Office of Government Commerce (OGC) in 1989 as a UK Government standard for IT project management.

Since its introduction, PRINCE has become widely used in both the public and private sectors and is now the UK's de facto standard for project management. Although PRINCE was originally developed for the needs of IT projects, the method has also been used on many non-IT projects. The latest version of the method, PRINCE2, is designed to incorporate the requirements of existing users and to enhance the method towards a generic, best practice approach for the management of all types of projects.  
(©www.ogc.gov.uk)

[Click here to order books. etc.](#)

**Council examination will be effective As from the 01 August 2004**

The South African Council for the Project and Construction Management Professions do hereby announce that the National Department of Public Works has during a meeting on the 19 May 2004 informed the Council that the Minister has determined a cut-off date for automatic registration in terms of section 42(1) of the PCMP Act (48 of 2000). The proposed date is the 31 July 2004 and will soon be published in the Government Gazette.  
(©www.sacpcmp.co.za)

**CEASA IN ASSOCIATION WITH BRIAN NORTON PLANS TO PRESENT A WORKSHOP ON  
Critical Chain based on the Theory of Constraints**

The Workshop will focus on the Project Application of the Theory of Constraints

When: 28 AUGUST 2004

Where: Roses-inn Guest House Secunda (Map on request)

Cost: CEASA Members R1000. Non-member of CEASA R1200

Who Should Attend?

- Project Managers
- Lead Engineers
- Project Planners
- Cost Engineers / Cost Controllers

1 Day Introductory Workshop

A Practical Approach to Using Critical Chain Philosophy based on the Theory Of Constraints in a Project Environment

Deliver more projects on Time and within Budget

REGISTRATION INFORMATION

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Maturity Model (OPM3), which has been under development since mid-1998. OPM3 was essentially a project that involved analysis of nearly 30 existing maturity models and surveyed over 30 000 project management practitioners. Over 700 volunteers have helped to develop the model. [Read More](#)

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### VISIT SACPCMP

SACPCMP was established to provide for statutory professional certification, registration and regulation of Project and Construction Management Professions in order to protect public interest and advance construction and project management education.

To visit the [The South African Council for the Project and Construction Management Professions.... click here](#)

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### ENGINEERING NEWS

#### [SA construction group extends Seychelles quay](#)

In the Seychelles, South African construction group Franki Africa has embarked on a challenging marine construction contract to extend the Tuna Quay, in the Port of Victoria, on the island of Mahé.  
(©www.engineeringnews.co.za)

#### [Lesotho case shows that the corruptor is as guilty as the corrupted](#)

The conviction of international civil-engineering consulting firms and contractors on charges of bribing their way to lucrative contracts on the multibillion-rand Lesotho Highlands Water Project (LHWP) gives the lie to the perception that corruption is a Third-World phenomenon and that developed-world firms which pay bribes only do so under pressure from venal officials.  
(©www.engineeringnews.co.za)

#### [Science park ready for first tenants by December](#)

It's not South Africa's answer to Silicon Valley, says The Innovation Hub CEO Dr Neville Comins of his charge. It's a science park. However, the environment to be shared by many South African entrepreneurs will hopefully share one result similar to the famous California IT-millionaire factory: It will produce a series of companies developing high-tech, commercially-competitive products that were once nothing but ideas.  
(©www.engineeringnews.co.za)

#### [R62m e-govt gateway to provide efficient services](#)

The Gauteng Province is to be the pilot site of the South African government's long-awaited electronic government portal, called the Batho Pele e-Government Gateway, in a R62-million initiative to be

launched on August 3.  
(©www.engineeringnews.co.za)

#### [Mvela-Rebserve conclude BEE transaction](#)

Diversified black economic empowered (BEE) group Mvelaphanda Holdings and Rebserve yesterday announced the finalisation of an earlier agreement involving a reverse takeover of Rebserve by Mvela, which will lead to the creation of a R3-billion black-controlled, owned and managed services company.  
(©www.engineeringnews.co.za)

#### [Second edition of structural steel design guide now available](#)

The revision of SABS 0162, now referred to as SANS 10162, led CSIR Building and Construction Technology to publish a second edition of the guide, Design of Structural Steelwork to SANS 10162. The carefully revised book provides engineers and students in structural engineering with the fundamental theory of practical design rules, based on the principles of limit-states philosophy.  
(©www.csir.co.za/akani/)

#### [Scientist create super strong 'liquid' steel](#)

U.S. scientists have made amorphous steel, which has molecular bonds that resemble those of a liquid more than a metal, and a hardness and strength more than double the best ultra-high-strength conventional steels.  
The new steel could find use in everything from submarine hulls to skyscrapers, experts told United Press International.  
(©www.bdcmag.com)

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#### [From the Safcec newsletter:](#)

##### **REGISTRATION AS CONSTRUCTION MANAGER READ THIS !!**

As notified to members in earlier Newsletters, anyone who is responsible for a construction site MUST, in terms of the Project and Construction Management Act, 2000, (Act No. 48 of 2000), be registered as a professional construction manager with the SA Council for Project and Construction Management Professionals (SACPCMP).

##### **Client Liaison Meeting – eThekwini Council**

Liaison Committee members are reminded of the eThekwini Client Liaison Meeting to be held on 18 August 2004 at 14:00 in Old Fort Road, Durban. Should any members have items for the Agenda, or if they would like to attend, please contact Denise or Keith.

##### **Construction Transformation Charter**

We have no KZN representatives on any of the seven committees. We have one more opportunity to have a KZN member on any one of the seven groups and thereafter it will be a case of "you lead and we will follow" before the Technical Teams start functioning on 5 August 2004.

##### **MINIMUM WAGE RATES**

In many instances Clients and Consulting Engineers are determining minimum wage rates in tender documents. This practise is occurring frequently and is illegal as the minimum wages for the civil engineering construction industry are determined by the Department of Labour. In cases such as

these, Members are requested to notify SAFCEC head office who will report this to the Department of Labour. This practice of determining wage rates is highly illegal and should be stopped.

### REGISTRATION AS A CONSTRUCTION MANAGER

On 23 July 2004, the following appeared in Government Gazette No. 26576: NOTICE 1469 OF 2004 DETERMINATION OF DATE IN TERMS OF SECTION 42(1) OF THE PROJECT AND CONSTRUCTION MANAGEMENT PROFESSIONS ACT, 2000.

### NORTH BRANCH AGM & COCKTAIL PARTY

The North Branch AGM and Cocktail Party will be held on 25th August 2004 at the Sunnyside Park Hotel, Parktown. The guest speaker will be Danny Jordaan, CEO of the World Cup Soccer Bid. [Click here](#) for full details and a registration form. Members are encouraged to invite clients and consultants.

### 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

##### [Botswana diamond miners threaten strike](#)

Thousands of diamond miners are planning to go on strike next week in Botswana unless the president steps in to resolve a dispute.

(©www.bday.co.za)

##### [Southern Africa discusses growing power needs](#)

Chief executives of power utilities from 13 southern African nations have begun a meeting in the Namibian capital Windhoek to discuss the burgeoning needs of the region.

(©www.bday.co.za)

#### VIRUS OR HOAX?

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

### [Zambia to export maize to four neighbours](#)

Zambia will export maize to four neighbouring countries including the Democratic Republic of Congo and Zimbabwe after recording a bumper harvest.

(©www.bday.co.za)

### [Nigeria approves \\$45m in loans to Ghana, Sao Tome](#)

Nigeria has approved loans totalling \$45m to Ghana and Sao Tome and Principe following emergency requests from them.

(©www.bday.co.za)

### [WTO agrees to open membership talks with Libya](#)

The trade body's 147 member states have agreed to open membership talks with Libya, as the North African state took advantage of the thaw in its diplomatic relations with western countries.

(©www.bday.co.za)

### [Khumalo to invest R100m in Zimbabwe, says Gono](#)

Mining magnate Mzi Khumalo has pledged to invest R100 million in Zimbabwe if the government puts incentives for foreign investment in place.

(©www.miningweekly.co.za)

### [New Moz gasoline contract awarded](#)

In Mozambique, WBHO Construction in joint venture with Shearwater Construction has been awarded an Engineering Procurement & Construction (EPC) contract to build a natural-gas pipeline from Ressano Garcia to Matola.

(©www.engineeringnews.co.za)

### [Moz load control centres up next week](#)

A joint venture between Trans African Concessions (TRAC), ANE and the Mozambican Traffic Police has resulted in the construction of two load control centres in the Matola and Boane areas, in Mozambique.

(©www.engineeringnews.co.za)

### [Botswana expects delay in De Beers licence renewal](#)

Negotiations between Botswana and diamond giant De Beers on the renewal of a major mining concession are unlikely to be concluded by a July 31 deadline, Finance Minister Baledzi Gaolathe said.

(©www.miningweekly.co.za)

### [Zim nickel-mine mulls big low-grade prospect](#)

Zimbabwe's Bindura Nickel Corporation (BNC), now majority-owned by former Anglo American Corporation of South Africa executive Kalaa Mpinga's Mwana Africa, is evaluating a huge but low-grade nickel deposit in the former British colony's Midlands province, in a development which could pave the way for the construction of an opencast mine producing 8 000 t of nickel in concentrate a year over a 15-year operating life.

(©www.miningweekly.co.za)

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 **MINING NEWS**

**[Gold Fields looks to adjust SA operations](#)**

Gold Fields is looking to further restructure its local operations, following the decline in the rand gold price.

(©www.bday.co.za)

**[Platinum player keeps its place](#)**

As expected, Anglo Platinum's interim earnings have risen strongly from the low base set a year ago, when the performance was marred by production problems.

(©www.bday.co.za)

**[NUM, ERPM in retrenchment agreement](#)**

The National Union of Mineworkers and the East Rand Propriety Mine have struck an agreement regarding 800 retrenched workers at the mine.

(©www.bday.co.za)

**[Oil price reaches new high on supply fears](#)**

Oil prices reached new record high levels on Friday as traders sweated over the risk of disruption to exports from Russia.

(©www.bday.co.za)

**[Opec concerned by Yukos problems](#)**

The Organisation of Petroleum Exporting Countries is extremely concerned about the problems at Russia's largest oil producer, Yukos.

(©www.bday.co.za)

**[BHP iron ore production at record levels](#)**

Sydney - The world's biggest diversified mining group, BHP Billiton, has reported record iron ore production for the year through June, driven by strong consumer demand and the expansion of mining projects in Western Australia.

(©www.busrep.co.za)

**[De Beers profit jumps 26%](#)**

De Beers, which sells three of every five rough diamonds, said first-half profit jumped 26 percent as rising jewellery demand allowed the company to raise prices before a planned expansion in the US.

(©www.busrep.co.za)

**[Analysts expect De Beers' sales to grow 6%](#)**

Johannesburg - Global diamond giant De Beers should have grown half-year sales by about 6 percent to \$3.1 billion (R18.16 billion) as economies worldwide perk up and consumer confidence grows, boosting demand, analysts said yesterday.

(©www.busrep.co.za)

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### [Gold Fields revises survival strategy for R80 000/kg gold price](#)

South African gold-miner Gold Fields (GFL), which employs 44 000 people, is responding to the fall in the rand gold price to below R80 000/kg by initiating a far-reaching restructuring process that could ultimately lead to significant job losses at all three of its local operations.

(©www.miningweekly.co.za)

### [Gold producer's earnings hit by strong rand](#)

The world's second-biggest gold producer AngloGold Ashanti posted a lower-than-expected 29% fall in second quarter adjusted headline earnings per share today (Friday), hit by a strong rand.

(©www.miningweekly.co.za)

### [PGE project study ahead of schedule](#)

Platinum-group metals miner Ridge Mining announced yesterday that the prefeasibility study at its Sheba Ridge project will now be completed in the first quarter of 2005, and that results from the initial metallurgical test work are significantly better than projected in the scoping study.

(©www.miningweekly.co.za)



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## NEWS FOR ESTATE AGENTS AND HOME OWNERS

### [Bond borrowers getting younger](#)

South Africa's home owners are getting younger. That's the word from the country's banks and home loan origination companies, which are battling for the borrowing business of the 22 to 32-year-old sector.

(©www.busrep.co.za)

### [Make sure of ownership](#)

Homebuyers anxious to close a quick deal in today's hot property market must make sure that the seller they deal with is, in fact, the legal owner of the property.

(©www.property24.co.za)

### [Breaking up: Love suffers and so does the landlord](#)

Cohabitation- living together - is on the increase, but experience has shown that landlords should be particularly careful when signing up these couples for long-term rents.

(©www.busrep.co.za)

### [How to avoid the many pitfalls involved in selling a house](#)

Thinking of selling your home? Maybe it's time to downsize from your spacious nest. You want to upgrade to a better, safer area. Or the arrival of children has changed your needs from a penthouse to a suburban home.

(©www.busrep.co.za)

### [Estate agent industry watchdog to widen campaign](#)

The consumer protection body for the estate agent industry will continue its awareness campaign in

## THE AGENTS' TOOLKIT

[Bond Repayment Calculator](#)

[Maximum Home Loan Amount](#)

[Minimum Monthly Income Required](#)

[Total Monthly Installment](#)

[Fast Forward calculator](#)

[Estimated Building Replacement Cost](#)

[Bond Cost Calculator](#)

[Buying a home - step by step guide](#)

[Selling a home - step by step guide](#)

## BUILDING TERMS

Don't know your architraves from your dados? Don't know your flaunchings from your transoms?

[GET TO GRIPS WITH BUILDING TERMS](#)

light of the positive response it has had following media reports about unscrupulous estate agents.  
(©www.busrep.co.za)

#### [Five-fold increase in the price of Amazimtoti vacant stand](#)

A recent land sale of a modestly-sized 1 084 sqm, elevated residential building site in the coastal resort of Amanzimtoti, south of Durban, indicates the current high level of purchasing interest in the town and particularly coastal homes.

(©www.rodneymhayter.com)

#### [Is property the new route to pension security?](#)

A recent overseas study shows that individuals who retire at the age of 50 have an average lifespan of 86 while those who retire after the "traditional" age of 65 tend to survive only another two years.

(©www.rodneymhayter.com)

#### [Buyers cautioned against over-commitment](#)

Massive residential development in and around the greater Durban area has prompted a leading estate agent to caution speculative buyers on the possibility of over-committing themselves financially.

(©www.rodneymhayter.com)

#### [Make sure of ownership](#)

Homebuyers anxious to close a quick deal in today's hot property market must make sure that the seller they deal with is, in fact, the legal owner of the property.

(©www.property24.co.za)

#### [Brisk Blouberg Sales Reflected In Soaring Prices](#)

Property prices in West Beach have surged 33 percent in past year, highlighting the ongoing demand for property in the Blouberg area on the Cape West Coast.

(©www.property24.co.za)

#### [Time For Caution, Says Top Auctioneer](#)

There is no doubt that words of caution to investors in the property market are "not misplaced" at this time.

(©www.property24.co.za)

#### [Drop In Agent Numbers Predicted](#)

Thousands of estate agents are expected to drop out of the market over the next 12 months as the real estate industry goes through a shake-out.

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**THIS WEEK'S ECONOMIC INDICATORS**

**KEY ECONOMIC INDICATORS**

[Key monthly economic indicators](#)

The indicators as on 30 July 2004 15:45		
	This week	23/07/04
Rand/\$	<b>6.2100</b>	6.2000
Rand/£	<b>11.3100</b>	11.3900
Rand/€	<b>7.5100</b>	7.5500
R150	<b>8.54%</b>	8.54%
Gold/oz	<b>\$391.65</b>	\$392.75
Gold Mining	<b>1674.00</b>	1555.40
JSE All Share	<b>10255.00</b>	10088.20

### [JSE opens flat on AngloGold](#)

The JSE Securities Exchange opens flat on Friday as the positive close on overseas markets was offset by poor results from AngloGold.

(©www.bday.co.za)

### [Medical aid body slams hospitals](#)

South Africa's private hospitals have been accused of fleecing patients in order to deliver shareholder returns.

(©www.bday.co.za)

### [Oil hits 14-year high](#)

Oil prices have reached the highest level since October 1990 as traders worried over the risk of supply from Russia.

(©www.news24.com)

### [Clock ticking for fin advisors](#)

The Financial Services Board has been overwhelmed by applications of financial advisors in a last minute rush to meet a July 31 deadline.

(©www.news24.com)



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**ASAQS NEWS**

### [WinQS Version 5.9.0.0 is NOW available](#)

The latest release of WinQS is now available for downloading. This latest release contains some new features and enhancements.

**Tailpiece**  
Analysing the Male

### CONVERTING Projects to WinQS-SQL

During the past six months, WinQS has been undergoing a MAJOR re-write. WinQS was developed back in 1996 when most clients ONLY had Windows for WorkGroups (Windows 3.1). At that stage the best database option to use was a Paradox database. This has become outdated (even though more than 2000 WinQS clients still successfully use it.) As part of the ongoing development and improvement of WinQS, we have implemented a whole NEW database behind the familiar WinQS screens/forms. This modern database is a true 32bit database and has better multi-user /networking capabilities.

### [Building Teams \(Part3\)](#)

#### **Team Building Techniques**

Teams operate by different communication patterns of informal networks that link team members. These patterns are called group communication networks. There are two types of communication networks: centralized networks and decentralized networks. [Read on....](#)  
(©www.projectmagazine.com)



University of Pretoria

The Department of Construction Economics at the University of Pretoria is commemorating the 75-year existence of quantity surveying as field of study this year. TUKS Alumni are invited to register for this important event on the [REGISTRATION FORM](#), which also provides more details of the festivities planned.

#### **Saturday 11 September 2004:**

Morning 8:30 – 12:30 CPD seminar  
Evening 18:30 for 17:00 Banquet

#### **RSVP by 13 August 2004**

[Klik hier vir 'n inskrywingsvorm in Afrikaans](#)

The forms are available in PDF format. Your details can be filled in on the form (use "Tab" to move to the different fields) and can be submitted electronically by clicking on the e-mail address at the bottom of the form.

### [CLASSIFIEDS](#)

#### **Quantity Surveyor Needed**

Quantity Surveyors / Construction Consultants QS based in Johannesburg. Must have 3-5 years working experience Must be SA citizen

Men who have pierced ears are better prepared for marriage. They've experienced pain and bought jewelry.

Marrying a divorced man is ecologically responsible. In a world where there are more women than men, it pays to recycle.

All men hate to hear "We need to talk about our relationship." These seven words strike fear in the heart of even General Schwartzkopf.

Women take clothing much more seriously than men. I've never seen a man walk into a party and say "Oh, my, I'm so embarrassed; get me out of here. There's another man wearing a black tuxedo."

Most men hate to shop. That's why the men's department is usually on the first floor of a department store, two inches from the door.

If a man says, "I'll call you," and he doesn't, he didn't forget... he didn't lose your number... he didn't die. He just didn't want to call you or talk to you.

Getting rid of a man without hurting his masculinity is a problem. "Get out" and "I never want to see you again" might sound like a challenge. If you want to get rid of a man, I suggest saying, "I love you... I want to marry you... I want to have your children." Sometimes they leave skid marks.

Bumper stickers for women

Veni, Vedi, VISA: I Came, I Saw, I

### Site Q.S

Site Q.S with relevant Q.S / Building Management qualification and three years experience required for expanding company in Stellenbosch, Cape Town.

Own vehicle needed (travel costs re-embursed) and exposure to CCS advantageous.

### Q.S Project Co-ordinator

Main Job Functions:

Project planning.

Budgeting and financial control.

Co-ordinate activities of the professional teams.

Co-ordinate marketing of projects.

Establish project plans and manage ad-hoc projects.

A property related Degree or Diploma (i.e. Building Management, Quantity Surveying, etc).

Computer literacy – Word, Excel and Powerpoint.

Drivers' Licence.

At least five years post qualification experience.

Browse to [Classifieds](#) for full details

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### [CALENDAR](#)

#### **Date : 16-19 August 2004**

Event: **Factored Estimating, Contingency and Earned Value**

Time: 8:30 AM - 4:00 PM

Information: Final step before writing Interim Cost Consultant. Be recognised for your skills and knowledge as a Cost Engineer not only in Africa but World wide.

We can help you to achieve this Certification by end of 2004.

Contact: [Marié Voogt](#)

#### **Date : 14 August 2004**

Event: PMP Saturday workshops

Time: 9:00 AM - 1:00 PM

Information: PMP Saturday workshops to be held at ProjectPro from the 14 August - 9 October 2004.

For more info contact Terry Deacon on 082 557 3119

Contact: [Antoinette Monama](#)

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

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

*Cynthia Hibbert - Retired - Windhoek*

*Nicol Anderson - Davis Langdon Farrow Laing*

*Milné van Leeuwen - Department of Transport & Public Works*

did a little shopping.

Next mood swing: 6 minutes

As a matter of fact, I do own the road.

Well-behaved women rarely make history

---

Two drag queens at a fairground see the Big Wheel. One wants a go, but his boyfriend is too scared, so he just stays on the ground and watches.

Shortly after the ride has got under way there is a huge creak, then the whole Big Wheel collapses and falls to the ground. Scrambling through the twisted wreckage the panic stricken spectator eventually finds his boyfriend in the carnage.

"Are you hurt?" he shouts.

"Hurt? Hurt? Of course I'm \*&!@#\$\$! hurt! I went round twice and you only waved once!"

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Real Engineers...

Real Engineers consider themselves well dressed if their socks match

Real engineers have a non-technical vocabulary of 800 words.

Real Engineers think a "biting wit" is their fox terrier.

Real Engineers will rather make four sets of drawings (with seven revisions) before making a bird bath.

**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 registration contact [ASAQS](#).

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*Webmaster ASAQS*