

The Weekend Property and Construction News

Published on behalf of

Weekend 9 / 10 July 2005

Circulation : exceeds 2,800 subscribers



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

INDEX

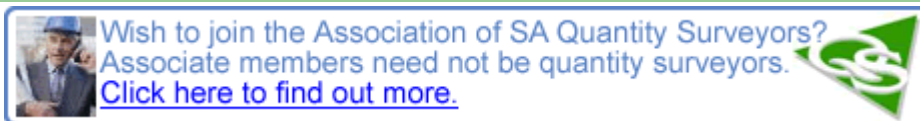
- [Construction and Development News](#)
- [Retail Roundup](#)
- [Newsflashes for Architects](#)
- [Project Management News](#)
- [Engineering News](#)
- [Quantity Surveying News](#)
- [News for Estate Agents and Home Owners](#)
- [Latest property news](#)
- [Business Incentives](#)
- [News from Africa](#)
- [Mining News](#)
- [The Agent's tool kit](#)
- [Building Terms](#)
- [Weekly Economic Indicators](#)
- [Key Economic Indicators](#)
- [Free Contracts](#)
- [Tailpiece](#)

SUBSCRIPTIONS

Get it delivered to your mailbox every weekend at no charge!

- [Subscribe to the Newsletter](#)
- [Update your information](#)

Update your information



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

[Bombela chosen for rapid rail project](#)

Bombela consortium has been selected for the multibillion-rand Gauteng Rapid Rail Link project.
(©www.eprop.co.za)

[Already running late, but it may revive stifled cities](#)

A winning bidder has been announced. Now for the tough job
(©www.eprop.co.za)

[Mittal to benefit from Gautrain project](#)

MITTAL Steel may benefit from steel demand for a new multi-billion rand high-speed train project, but would also lose out as some steel would need to be imported, the firm said on Friday.
(©www.businessday.co.za)

[Projects put strain on Midrand's roads](#)

A RASH of residential and commercial developments in Kyalami and Midrand are expected to create a major traffic congestion headache.
(©www.businessday.co.za)

[Bad neighbourliness puts limit on rights, court rules](#)

A RECENT judgment in the Free State Provincial Court has confirmed that while property owners are entitled to exercise their rights with respect to their properties, they are also obliged not to cause a nuisance or discomfort to their neighbours in doing so.
(©www.businessday.co.za)

[Dainfern good value after surging ahead of the pack](#)

LUXURY golf estate Dainfern, once one of the most expensive and exclusive suburbs in Johannesburg, is now offering value for upmarket home buyers.
(©www.businessday.co.za)

[India chain to build R800m luxury hotel in South Africa](#)

New development aimed at expanding tourism trade between the countries and creating jobs

SPONSORED LINKS



TWICE[®]
INTERNATIONAL
Exclusive furniture for working, learning and living

To subscribe to the Twice newsletter "Design Despatches" [please click here.](#)



...facilitates the preparation of financial feasibility studies for property developments



ULTRA CLEAN[®]
Proven Systems for Superior Results

First Name:

(©www.eprop.co.za)

Your profession
Other

[Lonrho sells Kenyan hotels](#)

Investment group Lonrho Africa has made progress in its efforts to sell its remaining African interests during the six months to March
(©www.eprop.co.za)

We wish to collect the names and professions of our old subscribers in order to personalise our newsletter in the future. All you need to do is submit your name and select your profession... our computers will do the rest!

[Protea Hotels in 54% BEE deal](#)

Protea Hospitality Corporation (PHC), has concluded a contract that will see 54% of the company's shareholding going to BEE partners
(©www.eprop.co.za)

[Slow start for empowerment in property sector](#)

THE real estate index on the JSE Securities Exchange SA has a long way to go to achieving its empowerment objectives.
(©www.eprop.co.za)

Subscribe to The Weekend
Property and Construction
Newsletter

[So what's the fuss?](#)

Property empowerment charter
(©www.eprop.co.za)

First Name:

[Building in Buffalo City booming](#)

Building in Buffalo City continues to boom with a 20,5% increase in the estimated cost of building plans approved by the municipality
(©www.eprop.co.za)

E-mail:

[Building of centre starts again after pollution scare](#)

The construction of a new shopping centre on prime land in the centre of Knysna resumed on Tuesday after building was put on hold, following the discovery of what was suspected to be contaminated soil beneath the site
(©www.eprop.co.za)

Your profession
Other

Subscribe:

Un-subscribe:

Please make sure that you are connected to the Internet before you press the GO! button. We value your subscription.

[SAMCO Report 2005/2006](#)

The SAMCO Report is an independent review of South African commercial and industrial property, featuring articles by professionals from the leading companies in the property industry on all aspects of the market. The SAMCO Report 2005/6 is the ninth consecutive edition of this annual publication. As in previous years, each contributor receives copies of the Report per page commissioned. In addition, copies of the Report were distributed to delegates at the SAPOA Convention, held at Sun City in May 2005.
(©www.samapping.co.za)

[Pam Golding publishes for property pundits](#)

Pam Golding Property Group has teamed up with Standard Bank and law firm Smith Tabata Buchanan Boyes to launch a publication aimed at property investors.
(©www.busrep.co.za)

[Speculation not so easy as laws change](#)

Does property speculation really pay off as an easy way to make money? Perhaps, but over the past



It's an open and shut case...
Progate is the best!
For gates and gate automation,
palisades and electric fencing call
011-440 2113



Now in electronic format and regularly updated. For more information call +27-21-855 2513 or [visit our website](#).



Offering South Africans the best available solutions since 1929

few years speculators' prospects have become less rosy as tax laws play catch up with their desire to make easy money.

(©www.busrep.co.za)

[Buyers, read between the lines first](#)

Home buyers should never be hurried or intimidated into signing an agreement of sale, or too embarrassed to ask questions on its legal contents - especially with relevance to their own commitments in the transaction, no matter how idiotic the inquiries may seem or the degree of obviousness the answer.

(©www.busrep.co.za)

[House price inflation slows to 23.3%](#)

House price inflation slowed for an eighth consecutive month in June to an annual 23.3 percent, as the country's property boom made prices unaffordable for some, Absa, the biggest home loan provider, said yesterday.

(©www.busrep.co.za)

[Government 'must help unlock wealth in township properties'](#)

GOVERNMENT intervention is needed to stimulate the residential property market in townships, says property economist Francois Viruly.

(©www.businessday.co.za)

[Namibian telescope throws new light on stellar wonders](#)

CAPE TOWN — An international team of astrophysicists has used the High Energy Stereoscopic System (HESS) telescope in Namibia to identify a new micro-quasar in the Milky Way...

(©www.businessday.co.za)

[Stiff new law to protect environment](#)

WITH effect from today, companies violating environmental regulations face a fine of up to R5m or 10 years in prison, following the expiry of government's "window period" for offenders last night.

(©www.businessday.co.za)

[AngloGold Ashanti moving to Newtown](#)

AngloGold Ashanti moving to Newtown Nick Wilson Property Correspondent IN A property construction project worth about R200m, world number two gold producer AngloGold Ashanti

(©www.businessday.co.za)

[Design District, East Rand landmarks up for sale](#)

Design District, East Rand landmarks up for sale Business Day Reporter NATIONAL asset disposals group Auction Alliance will conduct one of the country's largest auctions on July 26

(©www.businessday.co.za)

[The KZN boomtown](#)

The KZN boomtown Since one of the largest ports in SA was opened in Richards Bay in 1976, the area has evolved from a sleepy seaside town into being the largest export coal terminal in the world

(©www.businessday.co.za)

[An integrated housing solution](#)

An integrated housing solution Despite the controversy, many feel that mixed developments can help solve the country's low-income housing crisis

(©www.businessday.co.za)

Sponsorship of the Weekend Property and Construction News will assist ASAQS and ensure that the newsletter remains a free-issue to you.

Benefits of Sponsorship

- * We will place your logo in this area with a link to your website.
 - * We will assist you to bring your news to the attention of our readers.
 - * You will receive 3 banner ads on the ASAQS-website which currently records about 350,000 hits per month.
 - * Your products and/or services are brought to the direct attention of quantity surveyors and other role-players in the built environment.
 - * You are kept abreast of developments within the quantity surveying fraternity and will be granted opportunities to interact with our members.
- A standard sponsorship will only cost your company R425.00 (exclusive) per month.
- Interested?

[Contact Bert van den Heever](#) or
[Click here for a sponsorship form](#)

[Luxury living in Sandton](#)

Luxury living in Sandton The Michelangelo Towers heralds a new era of highly exclusive, luxurious, secure and practical living in Sandton

(©www.businessday.co.za)

[Piece of paradise](#)

Piece of paradise If you have always dreamed of owning your little bit of paradise among the glamour and glitz of the French Riviera, then now is your chance to make your wishes come true

(©www.businessday.co.za)



[Back to Index](#)



RETAIL ROUNDUP

[Maponya builds his dream mall](#)

SOWETO, one of the largest townships in SA, will soon be getting its first upmarket “mega” shopping mall.

(©www.businessday.co.za)

[April shopping splurge to scare Bank off cutting rates](#)

GROWTH in retail sales surged in April, as that month's surprise interest-rate cut sent consumers on a renewed spending spree.

(©www.businessday.co.za)

[Pavilion expansion open soon](#)

ALREADY well supported with a successful retail mix, The Pavilion shopping centre will increase its boundaries by 5000m² when the R32m phase four expansion comes on-stream next month.

(©www.businessday.co.za)

CELEBRATING RETAIL – 10 th AFRICAN CONGRESS OF SHOPPING CENTRES :

21 – 23 September 2005 at the Cape Town Convention Centre. Further details from Sue Constance 011 480 4800 or confer@iafrica.com



[Back to Index](#)



NEWSFLASHES FOR ARCHITECTS

[Treat that quaint old building with respect](#)

Treat that quaint old building with respect Rules and regulations that are stipulated in the National Heritage Act could come as a surprise to those that are renovating their homes

(©www.businessday.co.za)

[Setting the stage](#)

Setting the stage With today's trend of open-plan living, it is important to have windows that are functional to allow an abundance of natural light into the room as well as aesthetically appealing

(©www.businessday.co.za)

BUSINESS INCENTIVES

[Tax Incentives](#)

[Research and development incentives](#)

[Competitive enhancement incentives](#)

[Export incentives](#)

[Industrial financing](#)

[Industrial participation](#)

[Social responsibility](#)

THE ASAQS WEBSHOP

Please note that the ASAQS webshop is currently undergoing a facelift to enable us to process online electronic payments and should be online soon.

Creating a branded lifestyle

Creating a branded lifestyle Plettenberg Bay remains the focus of heavy investment in expensive lifestyle estates, although getting projects approved will take a lot more work in future
(©www.businessday.co.za)

PIA CPD Course : Are you interested in attending the CPD course on 18 August 2005 ? This will be a re-run of the AAAMSA course which was presented in February 2005 by Hans Schefferlie. Costs will be R 250.00 for members and R350.00 for non-members. A lot of work goes into the hosting and presenting of such a course, hence our request for an indication of interest. Please indicate by e-mailing or phoning the PIA office before the 22 July 2005.

CALL FOR ENTRIES FROM INTERIOR DESIGNERS / ARCHITECTS – THE LOERIE AWARDS 2005:

The Loerie Awards 2005, SA's premier advertising, communication and design awards, wants more entries from the interior design and architectural communities. Brand-based architecture, as well as interior or exterior design, is eligible for entry in the "Three Dimensional & Environmental Design" sub-category of Design. Examples of work that could be entered are:

- Environmental graphics (signage, shop front, show stand, etc.)
- Interior design (retail, office, restaurant, show stand etc.)
- Signage programmes (informative, directional etc.)
- Package design
- Product design
- Architecture (contributing to brand equity).

Anyone involved in the creation, production or publication of the work may submit an entry. All work must 'come into being' for the first time between 1 June 2004 and 31 July 2005. The deadline for entries is 31 July 2005. All entry information is available on the website www.theloerieawards.co.za. Alternatively contact Petra Peacock on 011 794 4665.

EMPLOYMENT CORNER

Senior Architect & Project Manager (Riyadh, Saudi)

Degreed registered Architect sought by our client for their Project Desing and Management office in Riyadh.

Architectural desing and supervision

Exp in top firms

Exp in managing multi-discip & design teams

Exp in contracts & proposals

Strong communicator, organiser

Good client management skills

Client is a large group of companies, with Architectural services. Projects include low rise buildings, homes, palaces, shopping complexes, etc

[For more information click here](#) - or visit the Classifieds section on the [ASAQS](#) website

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

 [Back to Index](#)

PROJECT MANAGEMENT NEWS

[5 Keys to Mentoring Success](#)

Projects@Work asked members of the PMI-Montreal chapter to share their experiences and lessons learned in developing an award-winning mentoring program -- in effect, to mentor other organizations seeking to create and sustain their own mentoring efforts. Here are their five keys to success.
(©www.projectmanagement.com)

[A Recipe For Team Performance](#)

High-performance teams are essential to any organization's success. They have the ability to adapt in changing environments, persevere through tough times, and deliver results that reflect the bigger picture. Here are several key ingredients that must go into developing and sustaining these teams.
(©www.projectmanagement.com)

EMPLOYMENT CORNER

Project Manager

Metallurgy/Mining Co. seeks PM with 8 years exp in mining and/or engineering. Must know project software. Permanent position. Degree/Diploma essential.

[For more information click here](#) - or visit the Classifieds section on the [ASAQS](#) website

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](#)

 [Back to Index](#)

ENGINEERING NEWS

[State wants keen focus on efficacies as Eskom gears up of R84bn spend](#)

Public Enterprises Minister Alec Erwin has warned the leadership of State-owned electricity utility Eskom not to lose sight of the need to continue to extract efficiencies while rolling out an R84-billion, five-year

ProjectPro

[The Project Management Calendar](#)

View local and international events on the project management calendar as listed by ProjectPro.

ProjectPro ...linking vision to reality
[Visit ProjectPro® today](#)

capacity-expansion programme.
(©www.engineeringnews.co.za)

[It's like DNA for your car](#)

As fast as any new vehicle-theft deterrent enters the market, criminals are are hard at work, hacking its defences.

(©www.engineeringnews.co.za)

[Environmental law now has a sting in its tail](#)

South Africa's environmental legislation now has a sting in its tail.

(©www.engineeringnews.co.za)

[Taking a turn for the better](#)

CONSTRUCTION Construction activity in the civil engineering sector picked up notably during the second quarter of 2005, with business confidence subsequently also showing an improvement.

(©www.engineeringnews.co.za)

[Glass manufacturer pours R42-million into fresh air](#)

The R42-million waste-gas-treatment plant for reducing emissions at Consol Glass's manufacturing plant in Bellville South was fully commissioned last month.

(©www.engineeringnews.co.za)

[Six biotech projects in pre-commercialisation phase](#)

The South African government's drive to extract real economic value from the developments in the biotechnology field is beginning to produce results. The establishment in 2003 of Biopad, one of the regional innovation centres, has seen a number of projects flourish which might otherwise have been under-utilised.

(©www.engineeringnews.co.za)

EMPLOYMENT CORNER

Civil Engineer

Graduate required. Completed Diploma or Degree for Technical pre and post sales role. Company based in Alberton. Excellent customer liaison ability required, good command of English (both oral and written). Large corporate company with excellent growth potential, manufacturing concern.

[For more information click here](#) - or visit the Classifieds section on the [ASAQS](#) website

[From the Safcec newsletter:](#)

CETA Road Show

CETA are doing Road Shows in the regions and the KZN Road Show is scheduled for the 24 th August 2005. The venue is the MBA Building in Essex Terrace at 12h00. The topics are:

- CETA achievements over the last 5 yrs
- CETA plans for the next 5 years
- Introduction of the Construction Centres of Excellence (CCoE)
- Inform contractors of services CETA provide.

Attendees must confirm their intention to attend by informing the Regional CETA office on (031) 701 0712.

eThekwini Procurement

There are concerns about the interpretation of the PPP Framework ACT. eThekwini Procurement may differ from Stakeholder views when awarding a contract and/or when execution the contract (appointment of sub-contractors). Members must be aware of this and be prepared to:

- Follow the eThekwini Appeals procedure policy
- Challenge the conditions legally
- Request SAFCEC support by completing the "Irregular Contract Award" questionnaire, which also assists to build a database of facts for presentation to CIDB and National Treasury.

One-day Course on the New FIDIC Conditions of Contract for Construction for Building and Engineering Works designed by the Employer – to be held in the MBA building on 3 August 2005

Brief Synopsis of the course:

- Introduction to FIDIC itself and the new (1999) set of Conditions.
- The particular application of each of the four FIDIC documents.
- A detailed analysis of the "Maroon Book" – "Conditions of Contract for Construction" including comparisons with GCC2004 and the previous FIDIC document (1987).
- A review and analysis of the provisions of the Short Form of Contract – "The Green Book" and its applications and suggested use.
- An examination of the Guidance Sections of both of the above documents.

NOTE: It is important that participants be in possession of a copy of the New FIDIC "Maroon Book" (1999). These are imported from Switzerland and are sold by both SAFCEC and SAICE. Should you require a copy at R450 please let us know well in advance.

NEC Conditions of Contract

The ICE have communicated to SAICE that they will, during the course of this month, publish the new NEC3 Standard Form of Contract. NEC3 is based on the feedback received during its use over the last 10 years. Some members of the existing family are still at first edition, but to avoid out of sequence revision, all members of the family including the new contracts have been branded "NEC3 [Contract Name] June 2005".

Full box sets will be available in London by late July 2005 and in South Africa by mid August 2005.

[The attached SAICE Appendix](#) sets out the changes between the NEC3 and the earlier editions:

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](#)

 [Back to Index](#)

[Africa aid plan](#)

EDINBURGH - Leaders of the world's top G8 industrial nations have vowed to give an extra \$50bn in development aid by 2010 and promised urgent measures to combat global warming. The pledges, including a Group of Eight (G8) commitment to help Palestinians with \$3bn in additional help, proved the politics of hope were stronger than terrorists' acts of hate, said British Prime Minister and G8 summit host Tony Blair.

"The politics that we represent will win and triumph over terrorism," said Blair, standing shoulder to shoulder with African leaders invited to the G8 meeting in Gleneagles.

(©www.businessday.co.za)

[New houses for Zimbabwe](#)

ZIMBABWE has started construction of 5000 houses for some of the people rendered homeless by Operation Murambatsvina, a Zimbabwean government spokesman said yesterday.

(©www.businessday.co.za)

[Ten ways to help Africa to help itself](#)

AFRICA needs more financial aid like an alcoholic needs a stiff whisky. Instead of Tony Blair, the British prime minister, and his Group of Eight colleagues providing more cash in Gleneagles, here are 10 ways to help Africa help itself

(©www.businessday.co.za)

[Getting away with graft in Africa](#)

WHILE leaders of the Group of Eight meeting in Scotland deliberate on poverty and corruption in Africa, businesses operating on the continent can bribe government officials with impunity because there are very few laws to stop them.

(©www.businessday.co.za)

[Zambia, Rwanda meet bank conditions for debt relief](#)

CAPE TOWN — The African Development Bank group has provided irrevocable debt relief of \$224m each to Rwanda and Zambia.

(©www.businessday.co.za)

[Silence will be seen as consent](#)

The Zimbabwean media is filled with the pitiful images of homeless women and children, whose houses and livelihood have been destroyed by the ferocious conduct of President Robert Mugabe's police officials.

(©www.businessday.co.za)



[Back to Index](#)



MINING NEWS

[Afplats gets prospecting right for Inkosi project](#)

AFRICAN Platinum (Afplats) on Friday announced that it had been granted the prospecting right by the department of minerals and energy for its Inkosi project area.

(©www.businessday.co.za)

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 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.

GET ACROBAT READER



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

[De Beers offers 7.5% increase](#)

The world's biggest diamond producer, De Beers, had offered South African workers a conditional 7 percent to 7.5 percent wage hike, it said yesterday.

(©www.busrep.co.za)

[New minerals bill to take effect by end of 2005](#)

The government plans to enact two bills, aimed at ensuring equitable access to diamonds and precious metals, as well as encouraging foreign direct investment, by the end of this year.

(©www.busrep.co.za)

[Miners get too little compensation, says lawyer](#)

Levels of statutory compensation paid to mine workers who suffered from occupational diseases were insufficient and made no provision for pain and suffering, the main component of damages in personal injury claims, Richard Meeran, a consultant attorney in compensation claims against Anglo American, said yesterday.

(©www.busrep.co.za)

[De Beers sees diamond price rising, higher profits](#)

South Africa's De Beers, the world's biggest diamond producer, expects prices to increase in the year ahead and earnings at its domestic unit to rise thanks to growing demand for gems and a more...

(©www.miningweekly.co.za)

[State groups in R1,6bn coal logistics plan](#)

State-owned enterprises Eskom and Transnet are interrogating a R1,6-billion mini heavy-haul coal corridor, linking the coalfields of Mpumalanga to Eskom's Majuba and Tutuka power stations in Kwazulu-Natal and Mpumalanga respectively.

(©www.miningweekly.co.za)

[State prioritising mining environmental hotspots](#)

The mining industry will have to gear up to comply with more-stringent air-pollution legislation due to come into effect in September.

(©www.miningweekly.co.za)



[Back to Index](#)



NEWS FOR ESTATE AGENTS AND HOME OWNERS

[Estate agents prepare for scorecard](#)

A sub-sectoral scorecard in the property charter applicable to 61 000 estate agents in the residential property sector countrywide is on the cards.

(©www.busrep.co.za)

[Golf Estate Drives Rustenburg Market](#)

Rustenburg's first golf estate, Brigadoon, is proving to be a strong driver for the local property market.

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](#)

(©www.property24.com)

[Time to go GASH again](#)

Developers who want a significant share of the new home market going forward are going to have to return to the fundamentals of the good-address-small-home (GASH) concept - and deliver well-built, compact homes in sought-after areas.

(©www.property24.com)

[Rents rising fastest in Durban, Gauteng](#)

The latest statistics show that rentals are still rising faster than inflation, with an average 8 percent increase in the year to end-June, compared to inflation at 4 percent for the same period. The star performers were the Durban metro and urban Gauteng, showing average increases of 15,8 percent and 14,3 percent respectively.

(©www.property24.com)

[A taxing time for property owners](#)

With the focus being on tax this week, property owners should note that recent changes to the Transfer Duty Act mean that conveyancers are now required to obtain and fully declare all relevant details of transactions to SARS. This information includes the income tax reference numbers of both buyer and seller, the details of the bank involved in the financing and even the date the property was originally acquired by the seller, presumably to assist in Capital Gains Tax (CGT) collection.

(©www.property24.com)

[Clean up coming for laundries?](#)

In the US, "laundry rooms" have become a priority for homebuyers, with families being willing to pay up to \$30 000 for the extra accommodation. Will SA buyers follow the trend?

(©www.property24.com)

[Retirement village renting](#)

People facing retirement these days have much more choice when it comes to deciding where they will live, with a wide range of sectional title complexes, estates and retirement villages providing attractive alternatives to the traditional "old age home". And now there's a further option: Renting a retirement unit while using the rental from a family home to subsidise the outlay.

(©www.property24.com)

[Neighbours can put a kink in your plans](#)

Rezoning can be very lucrative but objections by neighbours and other local ratepayers can cause long and costly delays.

(©www.property24.com)

[New Act tough to implement](#)

There have to be serious doubts about the practicalities of implementing the new Municipal Property Rates Act, which is aimed at creating a standard method of calculating rates in all of the country's 284 municipalities. It could take years to value all the properties in a municipality and in view of the constant flux of sales and purchases in the market, it may never be possible to complete the task. Also, where valuations have been made, they will almost certainly be rapidly out of date, leading to numerous disputes.

(©www.property24.com)

[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](#)

PROPERTY NEWS



[Receive weekly property news updates via e-mail.](#)

[Click here to register.](#)



PROPERTY WEALTH EDUCATION

Read the latest YDL newsletter by clicking on their logo


[Back to Index](#)


THIS WEEK'S ECONOMIC INDICATORS

The indicators as on 8 July 2005 17:55		
	This week	02/07/05
Rand/\$	6.9000	6.8600
Rand/£	11.9800	12.1200
Rand/€	8.2400	8.1900
Gold/oz	\$423.42	\$427.55
Gold Mining	1820.11	1777.59
JSE All Share	14457.80	14244.13

[International Markets Report](#)

US STOCKS tumbled yesterday as oil prices climbed to a new record on fears of refining shortages and caused investors to look past a report showing strong growth in the service sector of the economy.
(©www.businessday.co.za)

[Golds in vogue as investors seek a safe haven after UK blasts](#)

South Africa's blue chip index closed lower yesterday, but petrochemicals firm Sasol and gold stocks jumped as investors sought safe havens following bomb explosions in London.
(©www.busrep.co.za)

[SA's foreign exchange reserves leap by \\$1.5bn](#)

Net gold and foreign exchange reserves leaped by nearly \$1.5 billion (R10.3 billion) to \$15.176 billion during June, boosted in part by inflows of foreign direct investment (FDI), the Reserve Bank said.
(©www.busrep.co.za)

[Health insurance tax will leave R3bn shortfall](#)

If a 4.5 percent social health insurance tax was implemented, there would still be a shortfall of R3 billion, principal consultant Toska Cloete said yesterday at an Alexander Forbes healthcare seminar for corporate clients.
(©www.busrep.co.za)


[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

GET THAT SUFFIX RIGHT!

Are you a PMAQS or a PQS? Should you use Pr.QS or PrQS if you are registered with Council? We have prepared lists that you can print out and keep so as to ensure that you get it right in future.

Members are also urged to ensure that the correct suffixes be displayed on their practice letterheads, business cards and promotional material. Suffixes such as RQS, Consultant, Corporate, Salaried, Practising, Contracting, etc were done away with completely during the year 2000 and should thus not be used any longer. We would therefore earnestly appeal to our members that any outdated practice letterheads and business cards be corrected and replaced immediately. [Visit the ASAQS website](#) to download lists detailing the correct suffixes for both Association and Council purposes. Council has agreed in principle to introduce a system of tiered registration categories - read more about it on the website.

DIRECTOR TAKES A BREAK

Please be advised that Egon Wortmann will be out of the office on leave all of next week (11th to 15th July 2005).

Hoffie Cruywagen will be in charge of the office, as he will by then be back from Australia where he presented a paper to a construction congress.

Renny Moodley will also be back in the office all week. Similarly, Pat Adcock will be back in the office after her leave to the UK to visit her children.

THE CONSTRUCTION CONFERENCE 2005

“A CELEBRATION OF THE CONSTRUCTION INDUSTRY – OPPORTUNITY FOR GROWTH & DEVELOPMENT”

The Construction Conference will be taking place between the 9th and 11th October 2005 at Sun City. For further information and registration forms please view the conference brochure [by clicking here](#) (In PDF format)

[Megatrend emerging in local property market](#)

There are increasing signs that the demand for listed property cannot be adequately met by existing property funds. Garth Johnson, editor of Rode's Report, a quarterly overview of the local property market, predicts that this phenomenon is giving rise to the emergence of a new megatrend in the local property market — that of greater specialization of property funds, both in terms of type and grading. (©www.rode.co.za)

[Gross leases are becoming the order of the day](#)

Tailpiece

Relaxing ...

Naidoo was enjoying the sun at the beach in Durban. A lady came and asked him, "Are you relaxing?" Naidoo answered, "No, I am Kishore Naidoo." Another guy came and asked the him the same question. Naidoo answered, "No! No! Me I am Kishore Naidoo!" A third one came and asked him the same question again.

Naidoo was totally annoyed and decided to shift his place. While walking he saw another indian gentleman soaking up the sun. He went up to him and asked, "Are you Relaxing?" The other gentleman was a lot more educated and answered, "Yes, I am relaxing." Kishore slapped him on his face and said, "Stupid, idiot. Everyone is looking for you and your are sitting over here!"

Hypnotist

A woman comes home from the hypnotist and tells her husband:

"Remember those headaches I've been having all these years? Well, they're gone."

"No more headaches?" the husband asks, "What happened?"

His wife replies: "Margie referred me to a hypnotist. He told me to stand in front of a mirror, stare at myself and repeat 'I do not have a headache, I

Rode & Associates property valuers recommend that commercial and industrial property investors conclude gross leases because it simplifies budgeting exercises and administration, and improves tenant relations.
(©www.rode.co.za)

CLASSIFIEDS

Professional Quantity Surveyor

Stable PQS firm seeks a strong PrQS who has good building experience. Project / Construction management experience would be beneficial. Minimum of 5 years experience needed & B.Tech or higher.

SENIOR QUANTITY SURVEYOR - JHB

Well established PQS firm seeks PrQS with an excellent track record and good experience on large building projects. Must be well versed in all PrQS functions. Must be able to handle large Multi Million Rand building projects. Relevant tertiary qualification needed

QS WANTED

We are looking for a qualified qs - junior - we offer, experience the luxury residential market, and commercial developments.

You will be based in Mossel Bay, Southern Cape.

WANTED: 2 QS's

Looking for 2 qualified QS's with aprox. 5 yrs exp.in the construction industry, one with exp. in commercial and one with exp. in residential. Two great opportunities for two young Qs's in the Jhb area.

QS Windhoek Namibia

The services of a quantity surveyor is needed in a private practice.The successful applicant will be involved in all facets of quantity surveying.Salary is negotiable in accordance to experience.

Browse to [Classifieds](#) for full details.

CALENDAR

Date : 18 - 19 July 2005

Event: Project Management Demystified - NQF Level 4

Time: 8:15 AM - 4:30 PM

Information: This course will be held on the 18-19 July 2005 at the Centurion Lake Hotel, Centurion.

For more info contact Terry Deacon @ 0825573119

Contact: Antoinette Monama training@projectpro.co.za (012) 346 6674

Date : 18 -19 July 2005

Event: COST ENGINEERING DEC I

Time: 8:30 AM - 4:00 PM

Information: Cost Engineering can open doors for you. Opportunities world wide.

Contact: Marié Voogt elpavo@absamail.co.za (011) 478 1540

do not have a headache. I do not have a headache.' It worked! The headaches are all gone."

The husband replies: "Well, that is wonderful."

His wife then says: "You know, you haven't been exactly a ball of fire in the bedroom these last few years. Why don't you go see the hypnotist and see if he can do anything for that?"

The husband agrees to try it. Following his appointment, the husband comes home, rips off his clothes, picks up his wife and carries her into the bedroom.

He puts her on the bed and says: "Don't move. I'll be right back."

He goes into the bathroom and comes back a few minutes later and jumps into bed and makes passionate love to his wife like never before.

His wife says: "Boy that was wonderful!"

The husband says: "Don't move! I will be right back." He goes back into the bathroom, comes back and round two was even better than the first time.

The wife sits up and her head is spinning. Her husband again says:

"Don't move, I'll be right back."

With that, he goes back in the bathroom. This time, his wife quietly follows him and there, in the

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

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

New members to be announced next week

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 Pat Adcock 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](#).

 [Back to Index](#)

bathroom, she sees him standing at the mirror saying:

"She's not my wife. She's not my wife. She's not my wife!"

Dad's Trick

Little Tony was so happy to see his grandmother that he ran up and gave her a big hug. "I'm so happy to see you, grandma. Now daddy will have to do that trick he's been promising to do!"

His grandmother was curious. "What trick is that, sweetie?"

The little guy grinned at her. "I heard daddy tell mommy that he would climb the gosh-darn walls if you came to visit us again!"





Change of e-mail address?

Do you wish to continue your subscription to the Weekend Property and Construction News? Then do the following :

- 1- unsubscribe your old e-mail address.
- 2- subscribe using your new e-mail address with our subscription box on the left

Please Note:

The Weekend Property and Construction Newsletter is at present only available in HTML format.
Webmaster ASAQS

© www.asaqs.co.za. All content belongs to the respective media companies as referred to in each summary.
All other information remains the ownership of www.asaqs.co.za.
All rights reserved.