UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM 3

INITIAL STATEMENT OF BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(f) of the Investment Company Act of 1940

	Name and Address		======================================	=====	=========				
	n den Berg,		S.						
			(Middle)						
PG	GM oostweg Noord 149	Posthus 117							
			(Street)						
37	00 AC Zeist. The								
-	(City)		(State)	 1	 (Zip)				
	, ,,		,						
			:=====================================		========				
	09/24/98								
					========				
3.	IRS or Social Se	curity Number of	Reporting Person (Voluntar	·y)					
			. Overh - 1	-===:	========				
4.	Issuer Name and	•		.+	Tno (CDC)				
		=======================================	with SPG Realty Consultar 						
υ.	(Check all appli		to issue:						
	[X] Director [] Officer	(give title below	[] 10% Ow () [] Other	vner (sped	cify below)				
	======== If Amendment, Da		======================================	-====	========				
Ο.	11 Americanette, Da	te or original (F	ionen/rear j						
			(Check applicable line)	=====	========				
[X] Form Filed by One Reporting Person									
	[] Form Filed	by More than One	e Reporting Person						
==									
==			ve Securities Beneficially						
			2. Amount of Securities		. Ownership Form: Direct (D) or				
1.	Title of Securit (Instr. 4)	у	Beneficially Owned (Instr. 4)		Indirect (I) (Instr. 5)	4. Na	ature of Indire Instr.5)	ect Beneficial	Ownership
-									
	No securities be	neficially owned							
-									
-									
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-									

* If the Form is filed by more than one Reporting Person, see Instruction 5(b)(v)

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

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FORM	3 ((continued

Table II -- Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

	2. Date Exercisable and Expiration Date (Month/Day/Year)		3. Title and Amount of Securities Underlying Derivative Security (Instr. 4) Amount or		5. Conver- sion or Exercise	Owner- ship Form of Derivative Security: Direct (D) or	5. Nature of Indirect
1. Title of Derivative Security (Instr. 4)	Date Exer- cisable	Expira- tion Date	Title	Number of Shares	Price of Derivative Security	Indirect (I) (Instr.5)	Beneficial Ownership
Explanation of Responses	:	===========			.=======		========

/s/ Pieter S. van den Berg

September 24, 1998

**Signature of Reporting Person

Date

 ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations.

See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space provided is insufficient. See Instruction 6 for procedure.

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