

TAUBMAN CENTERS INC
Filed by
ALGELEMEEN BURGERLIJK PENSIOENFONDS

FORM SC 13D
(Statement of Beneficial Ownership)

Filed 11/22/95

Address	200 E LONG LAKE RD SUITE 300 P O BOX 200 BLOOMFIELD HILLS, MI 48303-0200
Telephone	2482586800
CIK	0000890319
Symbol	TCO
SIC Code	6798 - Real Estate Investment Trusts
Industry	Real Estate Operations
Sector	Services
Fiscal Year	12/31

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

SCHEDULE 13D

Under the Securities Exchange Act of 1934

TAUBMAN CENTERS, INC.

(Name of issuer)

Common Stock, Par Value \$.01 Per Share

(Title of class of securities)

876664103

(CUSIP Number)

Cornelius J. Dwyer, Jr.
Shearman & Sterling
599 Lexington Avenue
New York, New York 10022
Telephone: (212) 848-7019

(Name, address and telephone number of person
authorized to receive notices and communications)

November 14, 1995

(Date of event which requires filing of this statement)

If the filing person has previously filed a statement on Schedule 13G to report the acquisition which is the subject of this Schedule 13D, and is filing this statement because of Rule 13d-1(b)(3) or (4), check the following //.

Check the following box if a fee is being paid with the statement /x/. (A fee is not required only if the reporting person: (1) has a previous statement on file reporting beneficial ownership of more than five percent of the class of securities described in Item 1; and (2) has filed no amendment subsequent thereto reporting beneficial ownership of five percent or less of such class.)
(See Rule 13d-7.)

Note: Six copies of this statement, including all exhibits, should be filed with the Commission. See Rule 13d-1(a) for other parties to whom copies are to be sent.

*The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter disclosures provided in a prior cover page.

The information required on the remainder of this cover page shall not be deemed to be "filed" for the purpose of Section 18 of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

(Continued on following pages)

Exhibit Index on Page 10
(Page 1 of 11 Pages)

SCHEDULE 13D

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 CUSIP No. 876664103
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 Page 2 of 11 Pages
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1	NAME OF REPORTING PERSON	
	Algemeen Burgerlijk Pensioenfonds	
	S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON	
<hr/>		
2	CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*	
		(a) / /
		(b) / /
<hr/>		
3	SEC USE ONLY	
<hr/>		
4	SOURCE OF FUNDS* 00	
<hr/>		
5	CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEMS 2(d) or 2(e)	/ /
<hr/>		
6	CITIZENSHIP OR PLACE OF ORGANIZATION	The Kingdom of the Netherlands
<hr/>		
	NUMBER OF	7
	SHARES	SOLE VOTING POWER
	BENEFICIALLY	2,000,000
	OWNED BY	8
	EACH	SHARED VOTING POWER
	REPORTING	9
	PERSON	SOLE DISPOSITIVE POWER
	WITH	2,262,900
	10	SHARED DISPOSITIVE POWER
		--
<hr/>		
11	AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON	
	2,262,900	
<hr/>		
12	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES*	/ /
<hr/>		
13	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)	5.1%
<hr/>		
14	TYPE OF REPORTING PERSON*	EP
<hr/>		

Item 1. Security and Issuer.

This statement relates to the Common Stock, par value \$.01 per share (the "Common Stock"), of Taubman Centers, Inc. (the "Issuer"). The Issuer is a Michigan corporation and has its principal executive offices located at 200 East Long Lake Road, Bloomfield Hills, Michigan, 48304.

Item 2. Identity and Background.

This statement is filed by Algemeen Burgerlijk Pensioenfonds, an entity established under the laws of The Kingdom of the Netherlands (the "Fund"), whose principal business is investing funds held on behalf of public sector employees of The Kingdom of the Netherlands. The address of the Fund's principal executive office is Oude Lindestraat 70; postbus 2980, 6401 DL Heerlen, The Netherlands. The name, principal occupation, citizenship and business address of each director and of each executive officer of the Fund are as follows:

NAME	PRINCIPAL OCCUPATION	CITIZENSHIP	BUSINESS ADDRESS
J. Kleiterp	Executive Chairman of the Board of Trustees of the Fund	The Netherlands	Bestuur Abp P.O. Box 30909 2500 GX's-GRAVENHAGE
H.J. Albersen	Trustee of the Fund	The Netherlands	CMHF P.O. box 80204 2508 AM's-GRAVENHAGE
E.J. Anneveld	Trustee of the Fund	The Netherlands	C.F.O. P.O. box 84501 2508 AM's-GRAVENHAGE
W. Drees	Trustee of the Fund	The Netherlands	Wieringenmeen 36 3844 NA HARDERWIJK
P.H. Holthuis	Trustee of the Fund	The Netherlands	Ministerie van O&W/ BR/DG P.O. box 25000 2700 LZ ZOETERMEER
L. Koopmans	Trustee of the Fund	The Netherlands	Lange Voorhout 86, app. 24 2514 EJ DEN HAAG
R. van Leeuwen	Trustee of the Fund	The Netherlands	ABOP Herengracht 54 1015 BN AMSTERDAM

NAME -----	PRINCIPAL OCCUPATION -----	CITIZENSHIP -----	BUSINESS ADDRESS -----
C.L.J. V. Overbeek	Trustee of the Fund	The Netherlands	Katholieke Onderwijs Vakorganisatie Verrijn Stuartlaan 36 2280 EL RIJSWIJK
A.C. van Pelt	Trustee of the Fund	The Netherlands	Ned. Genootschap van Leraren P.O. box 407 3300 AK DORDRECHT
D.M. Sluimers	Trustee of the Fund	The Netherlands	Ministerie van Financien Casuariestraat 32 2511 VB's-GRAVENHAGE
C. van Tilbourg	Trustee of the Fund	The Netherlands	Vereniging van Nederlandse Gemeenten P.O. box 30435 2500 GK's-GRAVENHAGE
H. v.d. Walle	Trustee of the Fund	The Netherlands	Bisschopsstraat 16 7513 AK ENSCHEDE
J.W.E. Neervens	Executive Chairman of the Board of Directors of the Fund	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
P.J. Bezemer	Member of the Board of Directors of the Fund	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
J.M.G. Frijs	Member of the Board of Directors of the Fund	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
J. Mensonides	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
P.A.W.M. Spijkers	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN

NAME -----	PRINCIPAL OCCUPATION -----	CITIZENSHIP -----	BUSINESS ADDRESS -----
J. Th. A.M. Jeurissen	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
M.G.J. Thijssen (mrs.)	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
G.J.M. van de Kerkhof	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
W. Borgdorff	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
L.C.G. Mesters	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
D.M.P. Swieringa	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
J.H. Meijer	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
H.G. Hilverink	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
W.J.M. Moes	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
M.J.M.C. Vaessen	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
H. Berkhouwer	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN

NAME -----	PRINCIPAL OCCUPATION -----	CITIZENSHIP -----	BUSINESS ADDRESS -----
M.A. Ruys	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
D.J. Houwen	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
A.J.M. Pierik	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
H.J.P. Penders	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
J.H.J. Bijsmans	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
E.M.G. Creusen	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
J. van Eeghen	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
J.W.L.M. Croonen	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
G.H.G.M. Vankan	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN
J. van den As	Managing Director	The Netherlands	ABP Oude Lindestraat 70 6411 EJ HEERLEN

During the last five years, neither the Fund nor any of its executive officers or directors has been (i) convicted in a criminal proceeding (excluding traffic violations or similar misdemeanors) or (ii) a party to a civil proceeding of a judicial or administrative body of competent jurisdiction and as a result of such proceeding was or is subject to a

judgment, decree or final order enjoining future violations of, or prohibiting or mandating activities subject to, United States federal or state securities laws or finding any violation with respect to such laws.

Item 3. Source and Amount of Funds or Other Consideration.

On November 14, 1995, the Fund acquired 6,000 shares of Common Stock for an aggregate purchase price of \$57,287.50, raising the number of shares of Common Stock beneficially owned by the Fund to 2,213,400 (approximately 5.01% of aggregate number of shares outstanding) and requiring the Fund to file this statement on Schedule 13D. From November 15 - 17, 1995, the Fund acquired an additional 49,500 shares of Common Stock, as described in more detail in Item 5 below, raising the number of shares of Common Stock beneficially owned by the Fund to 2,262,900 (approximately 5.1% of the aggregate number of shares outstanding).

The funds for the foregoing purchase of shares of the Common Stock by the Fund were supplied from Dutch public sector pensioners' contributions to the Fund.

Item 4. Purpose of Transaction.

The Fund has acquired the Common Stock for the purpose of making an investment in the Issuer and not with the present intention of acquiring control of the Issuer's business.

The Fund from time to time intends to review its investment in the Issuer on the basis of various factors, including the Issuer's business, financial condition, results of operations and prospects, general economic and industry conditions, the securities markets in general and those for the Issuer's securities in particular, as well as other developments and other investment opportunities. Based on such review, the Fund will take such actions in the future as the Fund may deem appropriate in light of the circumstances existing from time to time. If the Fund believes that further investment in the Issuer is attractive, whether because of the market price of the Issuer's securities or otherwise, it may acquire shares of Common Stock or other securities of the Issuer either in the open market or in privately negotiated transactions. Similarly, depending on market and other factors, the Fund may determine to dispose of some or all of the Common Stock currently owned by the Fund or otherwise acquired by the Fund either in the open market or in privately negotiated transactions.

Except as set forth above, the Fund has not formulated any plans or proposals which relate to or would result in: (a) the acquisition by any person of additional securities

of the Issuer or the disposition of securities of the Issuer, (b) an extraordinary corporate transaction involving the Issuer or any of its subsidiaries, (c) a sale or transfer of a material amount of the assets of the Issuer or any of its subsidiaries, (d) any change in the present board of directors or management of the Issuer, (e) any material change in the Issuer's capitalization or dividend policy, (f) any other material change in the Issuer's business or corporate structure, (g) any change in the Issuer's charter or bylaws or other instrument corresponding thereto or other action which may impede the acquisition of control of the Issuer by any person, (h) causing a class of the Issuer's securities to be deregistered or delisted, (i) a class of equity securities of the Issuer becoming eligible for termination of registration or (j) any action similar to any of those enumerated above.

Item 5. Interest in Securities of the Issuer.

(a)-(b) As of the date hereof, the Fund beneficially owns 2,262,900 shares of Common Stock. Based upon information provided to the Fund by the Issuer on November 21, 1995, such shares constitute approximately 5.1% of the outstanding shares of Common Stock. The Fund has the sole power (i) to vote and to dispose of 2,000,000 of such shares and (ii) to dispose of but not vote 262,900 of such shares which are held by the Fund in separate securities accounts with ABN AMRO BANK N.V. managed by Cohen & Steers Capital Management Inc. and ABKB/La Salle Securities, respectively. To the knowledge of the Fund, no shares of Common Stock are beneficially owned by any director or executive officer listed under Item 2 above.

(c) The Fund has effected the following open market purchases of the Common Stock during the past 60 days:

DATE OF PURCHASE	NUMBER OF SHARES PURCHASED	PRICE PER SHARE
11/17/95	35,000	\$9.3000
11/17/95	7,000	9.3750
11/16/95	7,500	9.3750
11/14/95	2,300	9.6250
11/14/95	3,700	9.5000
11/13/95	50,000	9.6250
11/13/95	25,000	9.6250
11/10/95	25,000	9.7500
11/9/95	25,000	9.7500
11/9/95	25,000	9.8000
11/8/95	25,000	9.7130
11/8/95	15,000	9.6250
11/7/95	25,000	9.5000

11/7/95	29,000	9.5000
11/6/95	25,000	9.6250
11/3/95	12,200	9.7270
11/2/95	25,000	9.6250
11/1/95	13,000	9.7500
10/31/95	25,000	9.6250
10/30/95	25,000	9.5250
10/30/95	46,000	9.5000
10/26/95	25,000	9.7500
10/25/95	25,000	9.8250
10/24/95	8,500	9.7500
10/24/95	11,000	9.7500
10/24/95	4,100	9.7500
10/23/95	25,000	9.7600
10/23/95	91,500	9.7500
10/20/95	25,000	9.8750
10/19/95	25,000	9.8750
10/18/95	25,000	9.8750
10/13/95	25,000	9.8750
10/10/95	20,000	9.9840
10/9/95	3,000	9.8750
10/9/95	5,000	9.8750
10/6/95	10,000	9.9500
10/6/95	3,000	9.8750
10/5/95	100,000	9.9740
10/5/95	11,500	9.8750
10/4/95	6,000	9.8750
10/4/95	14,400	9.8750
10/4/95	6,000	9.8750
10/3/95	2,000	9.8750
10/3/95	49,900	9.9820
10/2/95	67,900	9.9920
10/2/95	3,500	9.8750
10/2/95	700	9.8750
9/29/95	23,500	9.8750
9/29/95	15,000	9.8750
9/29/95	100,000	9.9640
9/28/95	9,000	9.8750
9/28/95	9,000	9.8750

9/28/95	7,400	9.8750
9/27/95	55,100	9.8750
9/27/95	50,000	9.8750
9/27/95	52,000	9.8750
9/26/95	50,000	10.0000
9/26/95	50,000	10.0000
9/25/95	26,500	10.0000
9/22/95	40,900	10.0000
9/22/95	50,000	10.0000
9/21/95	10,900	10.0000
9/20/95	75,000	10.0000
9/20/95	7,200	9.8750
9/18/95	25,000	10.0000
9/18/95	25,000	10.0000
9/14/95	50,000	10.0000
9/14/95	100,000	10.0000
9/14/95	21,900	10.0000

(d) To the knowledge of the Fund, no other person has the right to receive or the power to direct the receipt of dividends from, or the proceeds from the sale of, any shares of Common Stock beneficially owned by the Fund.

(e) Not applicable.

Item 6. Contracts, Arrangements, Understandings or Relationships with Respect to Securities of the Issuer.

Neither the Fund nor any of its executive officers or directors has any contracts, arrangements or understandings with any person with respect to any securities of the Issuer.

Item 7. Material to Be Filed as Exhibits.

None.

Signature

After due inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

Dated: November 22, 1995

ALGEMEEN BURGERLIJK PENSIOENFONDS

By s/s Wim Borgdorff

Name: Wim Borgdorff

*Title: Executive Managing Director of the
Real Estate Division*

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