

**FOR SALE  
BY AUCTION**

**IN 2 ASSETS**  
Property Specialists

# LANDMARK INDIAN OCEAN BEACH HOTEL 230 SOUTH BEACH ROAD, LA MERCY



**WEB#:** AUCT-000854 | [www.in2assets.com](http://www.in2assets.com)

**ADDRESS:** 230 South Beach Road, La Mercy

**AUCTION VENUE:** The Durban Country Club, Isaiah Ntshangase Road, Durban

**AUCTION DATE & TIME:** 07 February 2019 | 11h00

**VIEWING:** By Appointment

**CONTACT:** Luke Hearn | 071 351 8138 | 031 574 7600 | [lukeh@in2assets.com](mailto:lukeh@in2assets.com)

**REGISTRATION FEE:** R 50 000-00 (Refundable Bank Guaranteed Cheque)

**AUCTIONEER:** Andrew Miller



The Rules of Auction can be viewed at [www.In2assets.com](http://www.In2assets.com) or at Unit 504, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration. The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above property is subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.

<b>CPA LETTER</b>	<b>2</b>
<b>PROPERTY DESCRIPTION</b>	<b>3</b>
<b>PROPERTY LOCATION</b>	<b>4</b>
<b>PICTURE GALLERY</b>	<b>5</b>
<b>ADDITIONAL INFORMATION</b>	<b>12</b>
<b>TERMS AND CONDITIONS</b>	<b>14</b>
<b>SG DIAGRAMS</b>	<b>15</b>
<b>TITLE DEED</b>	<b>19</b>
<b>ZONING CERTIFICATE</b>	<b>28</b>
<b>BUILDING PLANS</b>	<b>31</b>
<b>LICENCES</b>	<b>38</b>

**DISCLAIMER:** Whilst all reasonable care has been taken to provide accurate information, neither In2assets Properties (Pty) Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of In2assets Properties (Pty) Ltd or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction can be viewed at [www.In2assets.com](http://www.In2assets.com) or at Unit 504, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration.

In2Assets would like to offer you, our valued client, the opportunity to pre-register as a bidder prior to the auction day.

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practices and to protect consumers against deceptive, misleading, unfair or fraudulent conduct.

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

1. SA Identity Document;
2. Utility bill addressed to your physical address (not older than 3 months);
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
5. Copy of Entity's FICA Documents
6. Vat Registration Certificate
7. Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to the auction in order to avoid the time-consuming registration process as we endeavor to make this process as hassle free and efficient as possible.

# PROPERTY DESCRIPTION

230 SOUTH BEACH ROAD, LA MERCY

## General

Property Address:	230 South Beach Road
Township & Province:	La Mercy, KwaZulu-Natal

## Title Deed Information

Title Deed Number:	T19871/1981
Registered Owner:	Rajaire (Pty) Ltd
Title Deed Description:	Erf 5 La Mercy
Extent:	2 579m <sup>2</sup>

## Municipal Information

The local authority in which the property is situated is Ethekweni Municipality. According to the permitted zoning scheme the property is zoned as follows:

## Town Planning Information

Zoning:	General Residential 2
FAR:	0.75
Maximum Coverage:	30%
Max Permitted Height:	6 Storeys
Building Lines:	7.5m
Side Space:	4.5m
Rear Space:	4.5m
Parking Requirements:	Depends on Land Use

# PROPERTY LOCATION

## 230 SOUTH BEACH ROAD, LA MERCY

The property enjoys a central location within the heart of La Mercy on the Indian Ocean's edge, and is located at 230 South Beach Road.

La Mercy is situated between Ballito and Umhlanga. It forms part of the greater northern corridor, and is accessed via the M4, which is easily accessible to the N2 Freeway. The township forms an integral part of the expanding northern corridor with large scale developments underway in Umdloti to the south and Ballito and Zimbali to the North.

It is predominantly a middle to high income residential area, which is supported both by the Ballito and Umhlanga CBD's.

Most amenities are located within Ballito, Umdloti and Umhlanga, and are within a short driving distance. There are shopping centres in close proximity including the Umdloti Shopping Centre, the Gateway Shopping Centre, Ballito Lifestyle Centre, and the Umhlanga Shopping Centre.

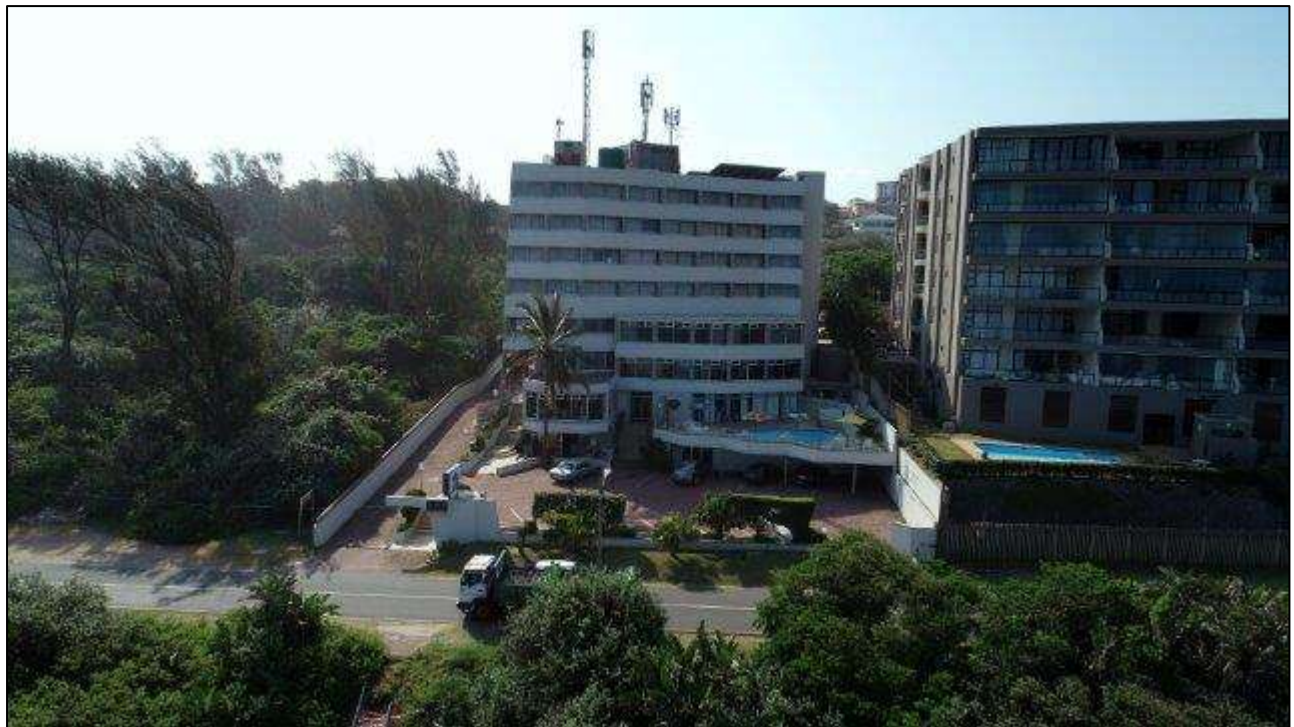
The Hotel is 12km away from King Shaka International Airport and 14km away from the Mount Edgecombe Country Club.



**SUBJECT PROPERTY:** 230 South Beach Road, La Mercy

# PICTURE GALLERY

230 SOUTH BEACH ROAD, LA MERCY



# PICTURE GALLERY

(Continued)

230 SOUTH BEACH ROAD, LA MERCY



# PICTURE GALLERY

(Continued)

230 SOUTH BEACH ROAD, LA MERCY





# PICTURE GALLERY

(Continued)

230 SOUTH BEACH ROAD, LA MERCY



# PICTURE GALLERY

(Continued)

230 SOUTH BEACH ROAD, LA MERCY



# PICTURE GALLERY

(Continued)

230 SOUTH BEACH ROAD, LA MERCY



# PICTURE GALLERY

(Continued)

230 SOUTH BEACH ROAD, LA MERCY



### Primary use

Set on the sunny shores of KZN's fast developing North Coast, The La Mercy Hotel caters for all. With 28 fully-fitted rooms, including three multiple room family-sized suites, the hotel accommodates over 68 people.

The property has a rich history within the area, and is a well-known location for a delicious Durban curry.

The Hotel caters for banquets, weddings and conferences in three separate halls of varying sizes, accommodating upwards of 250 people. The Hotel enjoys a very high average occupancy level of 70%.

Two large solar panels on the roof of the Hotel provide power to sustain the entire building, which is backed up by a 200 kva generator. The Hotel also has a 30 000 Litre JoJo tank as a backup water supply. The Hotel has also seen a recent upgrade of the internal lifts; it makes use of individual air-conditioning units in each room (currently under a 4-year guarantee); and is under constant surveillance with a CCTV system.

With the Hotel's prime location, customers can choose between lounging on the beach or enjoying a refreshment at the pool area. The Hotel offers meals at its restaurant, and customers can buy alcohol through either of the Hotel's two bar facilities.

The Hotel has ample parking space and also boasts staff accommodation, a workshop, and multiple storerooms.

Additional income is generated by the Hotel via 4 cell-phone tower leases, a bottle store, and a tote.

The sale includes all movables and employees.

# ADDITIONAL INFORMATION

(Continued)

230 SOUTH BEACH ROAD, LA MERCY

## Accommodation Details

The Gross building areas to be confirmed, as per Building Plans.

## Lease Details

Tenant Name	Lease Commencement	Lease Expiry	Monthly Rental (Excl. VAT)	Annual Rental (Excl. VAT)	Esc
Cell C	01/11/2017	31/10/2022	7,693.12	92,317.44	9%
MTN	01/07/2018	30/06/2023	15,000.00	180,000.00	8%
Telkom SA SOC Limited	01/06/2015	30/04/2020	4,683.79	56,205.48	6%
Beachcomber Liquors	TBC	TBC	26,470.94	317,651.30	TBC
<b>Totals</b>			<b>R 53,847.85</b>	<b>R 646,174.22</b>	

## Expenses

The assessment rates for the year 2018/2019 amounts to R279 125.04, which equates to a monthly amount of R23 260.42.

## Vat Status

The Seller is VAT registered – Option to Zero Rate.

### **If you are the successful bidder, kindly note the following:**

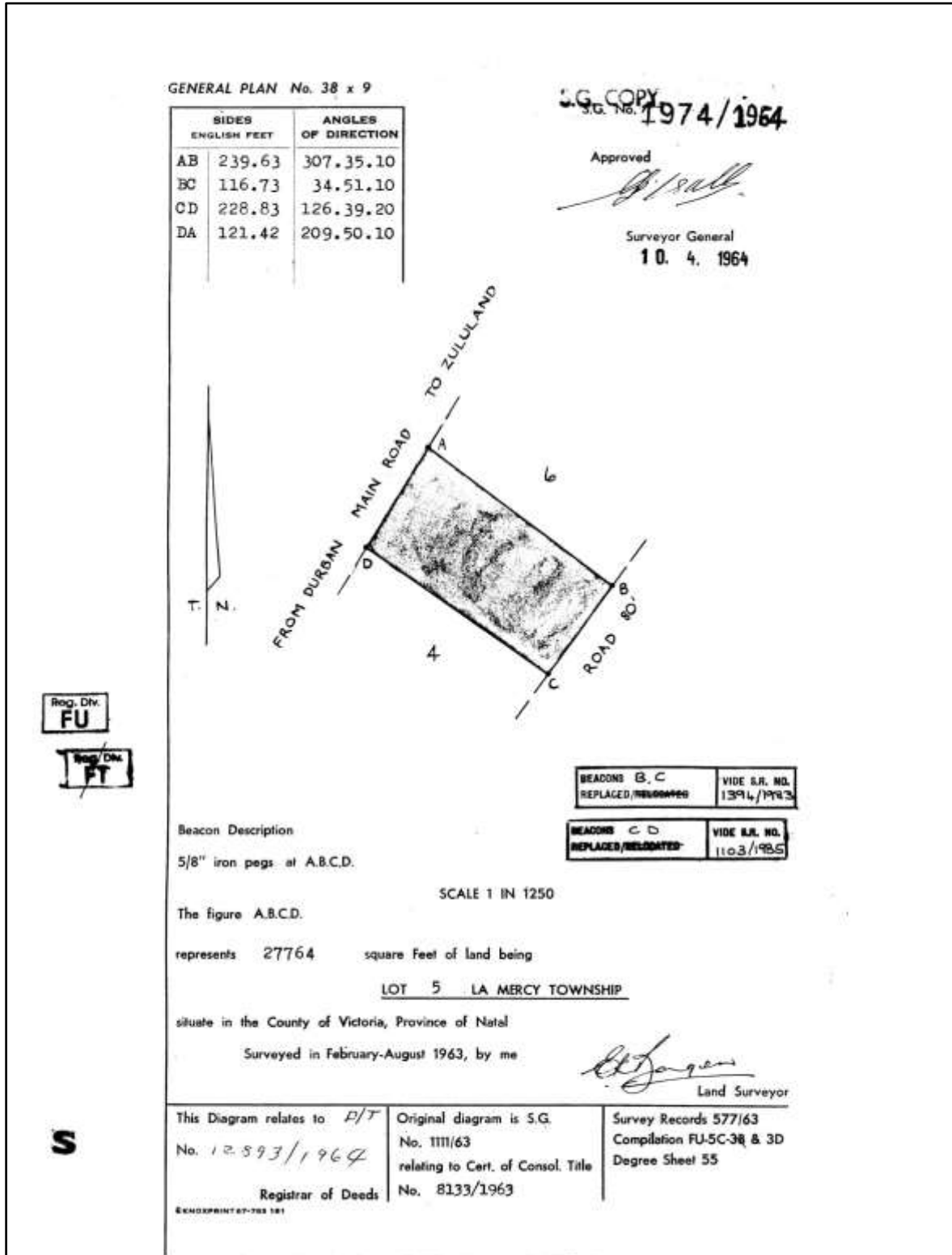
- 5% deposit payable by the Purchaser on the fall of the hammer
- 10% Auctioneers Commission plus 15 % Vat payable by the Purchaser on the fall of the hammer
- 24 Hour Confirmation period – 08 February 2019 @ 17h00
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Electrical, Entomologist and Gas Certificates for the SELLER'S account

### **Kindly note for EFT & Cheque payments, the following applies:**

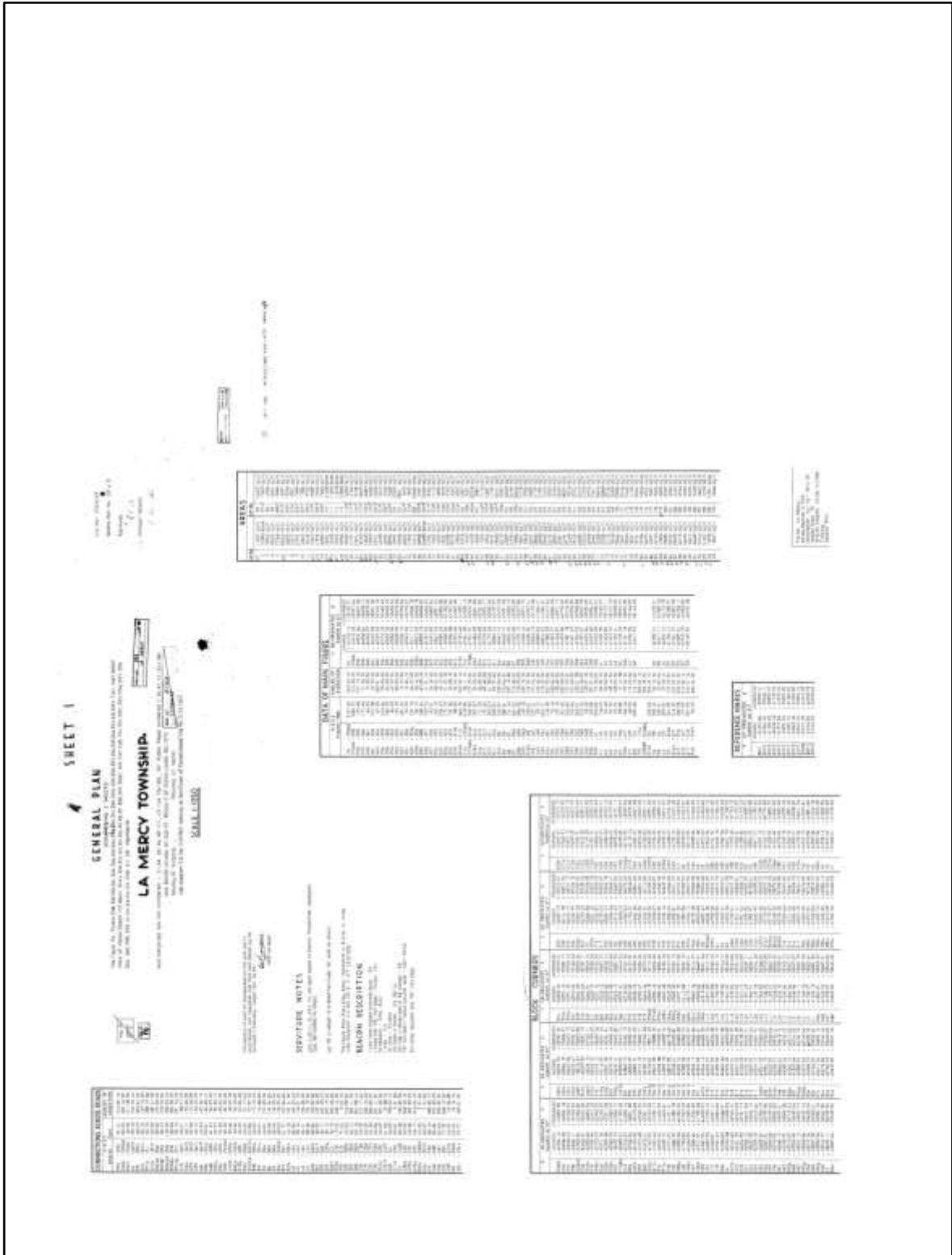
**Cheques** need to be made out to In2assets Properties (Pty) Ltd

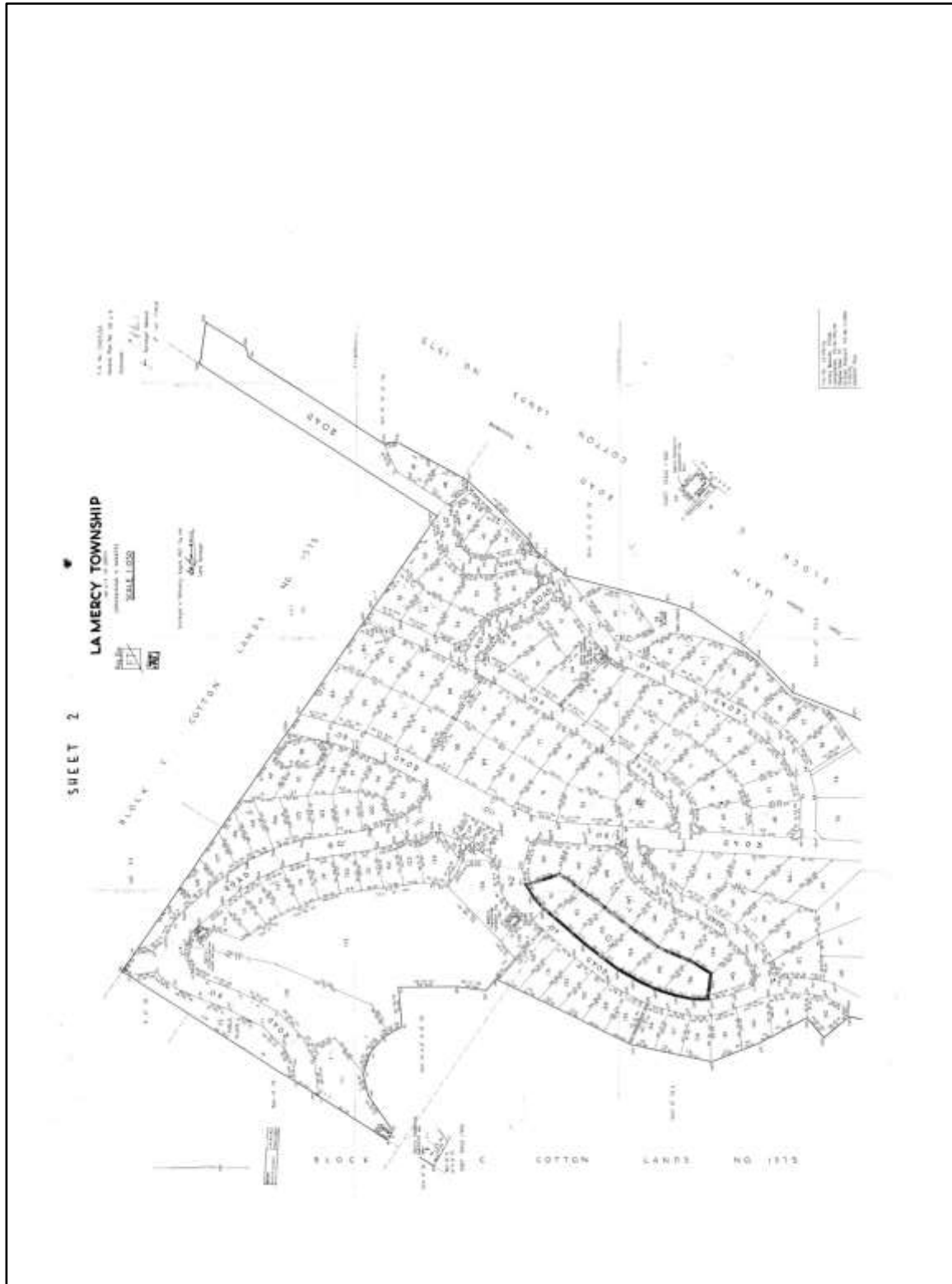
**EFT Payments**, our trust account banking details are as follows:

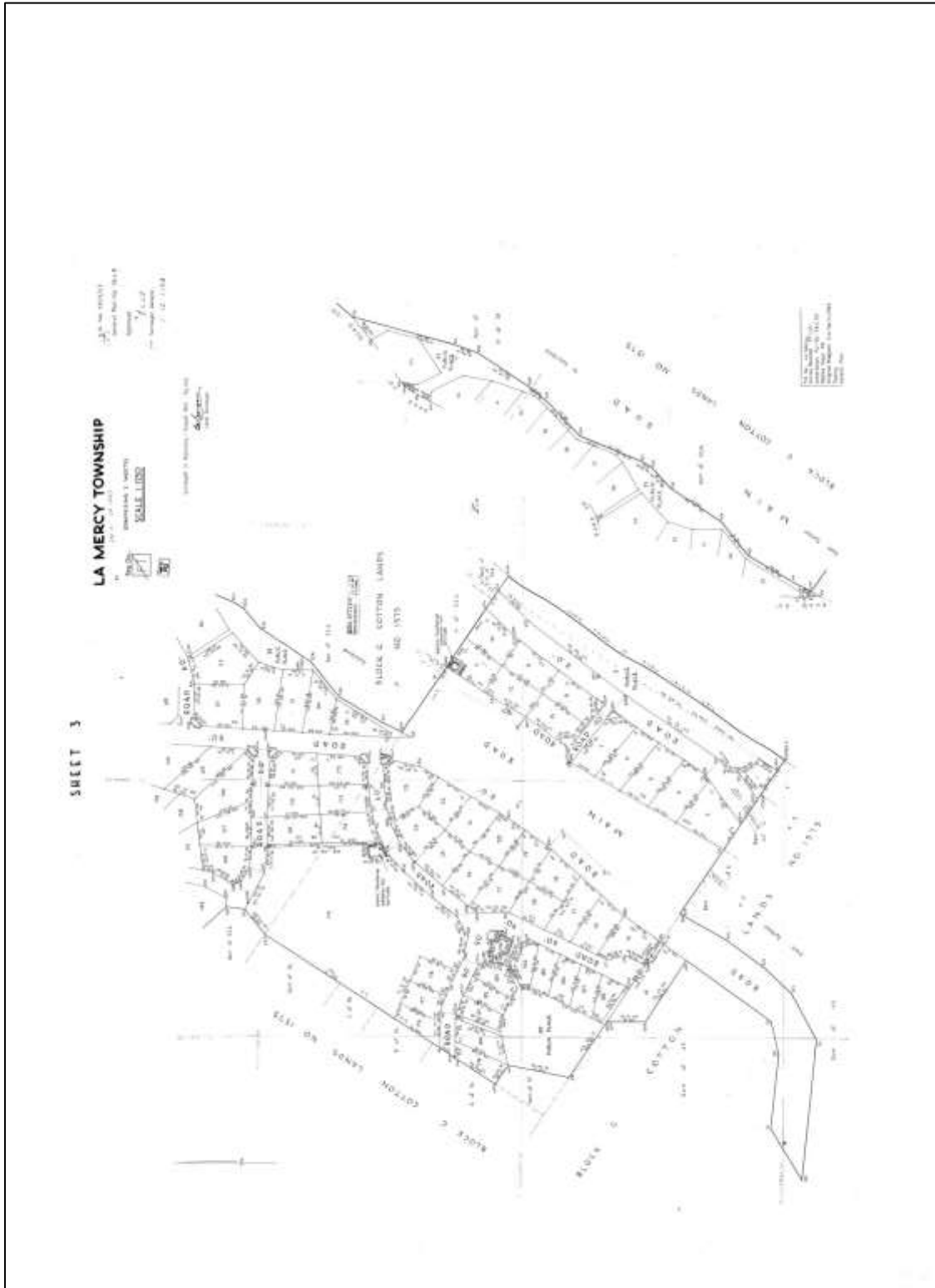
Bank : Standard Bank  
Account Name : In2assets Properties (Pty) Ltd  
Account No. : 050022032  
Branch Name : Kingsmead  
Branch code : 040026












BELASBAAR  
RATED

OPPERVLAKTE ONDERWORPE AAN WATERBELASTING  
WATER HATED AREA

T 19871 /1981

## Deed of Transfer.


*Prepared by me:*   
Conveyancer.

**Be it hereby made known:**

THAT ADRIAN WALTER STOWELL  
appeared before me, Registrar of Deeds for the Province of Natal, at Pietermaritzburg, he, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by

AHMED VALLY MAHOMED  
(Born 1st March 1928)

|

dated the 3rd day of July 1981 and signed at   
DURBAN. And/...

Reproduced under the Government Printer's Copyright Authority No. 325 of 18.6.1970. 1. Regal Stationers, 26 Queen Street, Durban. 4001

# TITLE DEED

(Continued)

## 230 SOUTH BEACH ROAD, LA MERCY

And the said Appearer declared that the said AHMED VALLY MAHOMED had on the 17th day of June 1981 truly and legally sold the undermentioned piece of land

and that the said Appearer in his capacity aforesaid did by these presents cede and transfer in full and free property to and on behalf of

RAJAIRE (PROPRIETARY) LIMITED  
NO. 71/12550

A Member of the Indian Group

its Successors in Title or Assigns a certain piece of land being :-

REGISTRATION DIVISION  
REGISTRARSIE AFDELING

F 4

INDIAN GROUP  
INDIER GROEP

Lot 5 La Mercy Township, situate in the Township of Tongaat and in the North Coast Regional Water Services Area, County of Victoria, Province of Natal, in extent TWO THOUSAND FIVE HUNDRED AND SEVENTY NINE (2 579) square metres

as will more fully appear upon reference to Deed of Transfer No. 12893/1964 dated 14th October 1964 in favour of the Appearer's Principal and to the Diagram annexed thereto.

THIS PROPERTY IS TRANSFERRED

- (a) Subject to such of the terms and conditions of the original Government Grant No. 1575, dated 20th April 1850, as are now in force and applicable.

(b) /.....

A  
S

- 3 -

(b) Subject to the following conditions imposed by the Administrator of the Province of Natal under the provisions of Ordinance No. 27 of 1949, Natal; provided that where two or more lots or portions thereof subject to similar conditions imposed at the instance of the Administrator are consolidated, such conditions shall apply to the consolidated area as a whole as created in said Deed of Transfer No. 12893/1964, namely :-

- (1) Except with the consent of the Administrator, the lot shall not be used for any purpose other than that of a dwelling house, or a boarding house, or an hotel, or a block of residential flats; provided that no semi-detached house or row of tenement houses and not more than one dwelling house, or one boarding house, or one hotel, or one block of residential flats, as the case may be, together with such outbuildings as are ordinarily used in conjunction therewith, shall be allowed or erected on the lot unless the prior approval of the Administrator is obtained therefor; provided further that, except with the consent of the Administrator, no such boarding house, or hotel, or block of residential flats shall be allowed or erected on the lot unless adequate provision is first made for a public water-borne or other sewerage disposal system to serve the lots to the satisfaction of the Administrator.
- (2) Except with the consent of the Administrator, the area of all floor levels of the buildings erected on the lot excluding garages shall not in the aggregate be greater than one-third (1/3) of the area of the lot and all buildings erected on the lot including garages shall not cover more than one quarter (1/4) of the area of the lot.

(3) No/.....

(3) No building or structure of any kind whatsoever shall be erected on the lot unless the walls thereof are constructed of burnt brick, stone or concrete or of other permanent and fireproof material approved by the local authority; provided that a building, structure or fence of iron or asbestos sheeting or similar material fixed to a framework of wood or metal should not be permitted.

(4) No building whatsoever unless permitted under exceptional circumstances and in writing by the local authority shall be erected on the lot within a distance of 7,62 metres from any boundary abutting on a street nor within a distance of 1,83 metres from any other boundary.

(5) The local authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the lot along any boundary thereof other than a road frontage and within a distance of 1,83 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension.

The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.

If the owner of the lot be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator whose decision shall be final.

(6) The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the Lot along any boundary thereof other than a road frontage and within a distance of 1,83 metres from such boundary

and /.....

- 5 -

and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the lot shall, without compensation, be obliged to allow the sewerage and drainage of any other lot or street to be conveyed along such sewers and drains; provided that if the owner of the lot be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator whose decision shall be final.

- (7) The owner of the lot shall, without compensation be obliged to permit such deposit of material or excavation on the lot as may, in connection with the formation of any street in the township and owing to the differences in level between the lot and the street, be deemed necessary by the local authority, in order to provide a safe and proper slope to the cut and fill commencing from the boundary of the lot, unless he shall elect, at his own cost, to build a retaining wall, to the satisfaction of the local authority.
- (8) No dwelling house or other building, unless permitted under exceptional circumstances and in writing by the local authority, shall be erected on the lot without the provision of an efficient sanitary system, to the satisfaction of the local authority.
- (9) Except with the consent of the township owner, external coverings to all roofs shall be of tiles, shingles, slate or concrete and no external surface of any roof or of any fence or other visible structure of improvement of any kind shall be of corrugated material.
- (10) No building or structure whatsoever shall be erected on the lot within a distance of 7,62 metres measured from its boundary abutting the National Road Reserve without the written approval of the National Transport Commission, as the Controlling Authority as defined in Act No. 21 of 1940, read in conjunction with Act No. 44 of 1948.



- 6 -

(11) No direct access between the lot and the National Road Reserve shall be permitted without the written approval of the National Transport Commission, as the Controlling Authority as defined in Act No. 21 of 1940, read in conjunction with Act No. 44 of 1948.

(c) Subject to the following special condition imposed by the Minister of Housing on the issue of a permit dated 17th June 1964, issued under Section 18 of the Group Areas Act No. 77 of 1957 :-

"That in the event of the lot being utilised for the erection of a dwelling house, improvements to the value of R3 000 shall be erected on the lot within three years from the date of issue of this permit and in the event of the lot being utilised for the erection of a boarding house, an hotel, or a block of flats, improvements to the value of shall be erected on the lot within three years from the date of issue of this permit."

WHEREFORE/....

# TITLE DEED

(Continued)

## 230 SOUTH BEACH ROAD, LA MERCY

- 7 -

Wherefore the said Appearer renouncing all the right and Title which the said AHMED VALLY MAHOMED

REKENAAR: DATAVANLEGGING/COMPUTER: DATA CAPTURE		
OPGEGEEN/ENTERED	DA/TIJD/DATE	OPERATOR/OPERATOR
	11-8-81	MST
DEBIAAR/CERTIFIEER	12-8-81	

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the said

RAJAIRE (PROPRIETARY) LIMITED No.71/12550

its Successors in Title

or Assigns now is and henceforth shall be entitled thereto, conformably to local custom, State, however reserving its rights, and finally acknowledging the purchase price of the said piece of land to be the sum of

IN WITNESS WHEREOF, I, the said Registrar, together with the Appearer have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

Thus done and executed at the Office of the Registrar of Deeds at Pietermaritzburg, in the Province of Natal, on this 31<sup>st</sup> day of the month of July in the year of Our Lord One Thousand Nine Hundred and Eighty One (1981)

In my presence,

*[Signature]*  
Registrar of Deeds.

Registered in the La Mercy  
Register of .....  
Book ..... Folio 5  
Clerk in Charge. *[Signature]*

1. Transfer Duty Receipt No. 9459	issued at DURBAN
on 14.7.1981	for R
2. Rates Clearance Certificate issued by North Coast Reg. Water Serv. Board (11) Tongaat Town Board	
available until: 31.7.1981	
Checked: 1. ....	
2. ....	

# TITLE DEED

(Continued)

230 SOUTH BEACH ROAD, LA MERCY

-8-

BC 8846 1986	
ENDORSEMENT, ARTICLE 6 (1) VAN WET 24 VAN 1957. ENDORSEMENT, SECTION 6 (1) OF ACT 24 OF 1957.	
Voorwaardes... (b) (2)	Hielra is
Conditions	Herein are
gewysig / opgesig / aangepas / verander / verander / verander / verander	Administrateur's
Proklamasie Nr. 9/84	dated 1984-04-11
in Offisie No. 4414	
subject to conditions mentioned therein	
Date 1986-05-10	Registrar van Aktes
Datum	Registrar of Deeds


# TITLE DEED

(Continued)

230 SOUTH BEACH ROAD, LA MERCY

ANNEXED TO T19871/1981  
PAGE 10

Item 3 part 3 schedule 5

KRAGTENS DIE BEPALINGS VAN ARTIKEL VAN WET IS DIE BEPERKINGS VERVAT IN VOORWAARDE OP BLADSY NIE MEER VAN TOEPASSING NIE.	BY VIRTUE OF THE PROVISIONS OF ITEM 3 OF PART 3 OF SCHEDULE 5 THE RESTRICTIONS CONTAINED IN CONDITION B1 and B3 ON PAGE 3-4 HAVE CEASED TO APPLY
<b>Act 6/08</b>	 REGISTRAR OF DEEDS

# ZONING CERTIFICATE

## 230 SOUTH BEACH ROAD, LA MERCY



**Sustainable Development and City Enterprises  
Development Planning, Environment & Management Unit  
Land Use Management**

Zoning Certificate

North  
327 Umhlanga Rocks Drive, Umhlanga  
P O Box 680, Durban, 4000  
Tel: 031 311 1111, Fax: 031 311 7776  
www.durban.gov.za

ZC0007122018N  
GCFP No: 21/7/12

### NORTH SCHEME

Date : 12 December 2018  
Name of Enquirer : Chantell O'Kennedy

### SITE PARTICULARS:

Description : Erf 5 La Mercy  
Street Address : 230 South Beach Road

### GENERAL LAND USE MANAGEMENT INFORMATION

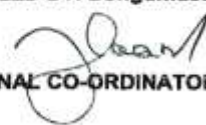
ZONING : General Residential 2  
FLOOR AREA RATIO : 0.75  
COVERAGE : 30%  
MAX. PERMITTED HEIGHT : 6 Storeys  
BUILDING LINE : 7.5m  
SIDE SPACE : 4.5m  
REAR SPACE : 4.5m  
(D'MOSS) : No  
ADDITIONAL CONTROLS (if applicable) : yes

**NB:** The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Scheme Clauses where, in certain cases, additional requirements can be called for at the discretion of the Head: Development Planning and Management and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

### REMARKS:

- Note 1:** This information has been compiled at the above date, but as the Scheme may be amended from time to time.  
**Note 2:** The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of the eThekweni Municipality - By-Laws, the National Building Regulations, Environmental Legislation or any restrictive conditions in Title Deeds.  
**Note 3:** See point 1 - 3 of Additional Controls for General Residential 2 Zone in Development Facilitation Table  
**Note 4:** For further information please contact: **Bongumusa Ndwandwe**, Tel No.: **031 311 6036**

COMPILED BY: **Bongumusa Ndwandwe** CHECKED BY: **Marius Taljaard**

  
REGIONAL CO-ORDINATOR: NORTH REGION

# ZONING CERTIFICATE

(Continued)

230 SOUTH BEACH ROAD, LA MERCY

ZONE: GENERAL RESIDENTIAL 2							
<p><b>SCHEME INTENTION:</b> To provide, preserve, use land or buildings for higher density of residential accommodation, a range of ancillary uses which service the day to day needs of a residential community and limited commercial activity that is not detrimental to the residential amenity of this zone.</p> <p><b>MAP REFERENCE:</b> NS / 05 / 2012 <span style="float: right;"><b>COLOUR NOTATION:</b> Black dots with Light Brown background</span></p>							
<b>PRIMARY</b>		<b>PRECLUDED</b>					
<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Chalet Development</li> <li>• Conservation Area</li> <li>• Dwelling House*</li> <li>• Flat*</li> <li>• Hotel</li> <li>• Multiple Unit Development</li> <li>• Public Open Space</li> <li>• Retirement Centre</li> </ul>		<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery / Crematorium</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fueling and Service Station</li> </ul>		<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government / Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Industry - Extractive</li> <li>• Industry - General</li> <li>• Industry - Light</li> <li>• Industry - Noxious</li> <li>• Landfill</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> </ul>		<ul style="list-style-type: none"> <li>• Office - Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public of Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restricted Building</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>	
<b>SPECIAL CONSENT</b>							
<ul style="list-style-type: none"> <li>• BTTS*</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Health Studio</li> <li>• Institution</li> <li>• Laundry</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Shop*</li> <li>• Special Building</li> </ul>							
<b>ADDITIONAL CONTROLS</b>							
<ol style="list-style-type: none"> <li>1. All landscaping to the satisfaction of the Municipality. BTTS shall mean Base Telecommunications Transmission Station.</li> <li>2. Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres.</li> <li>3. Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.</li> <li>4. Shop permitted on the ground floor in a Flat only by Special Consent.</li> <li>5. The maximum site Coverage may be increased by not more than 10% solely for the purpose of providing covered parking.</li> <li>6. Umdlot District: - No building shall exceed a height of 6 storeys above natural ground level provided that no building shall protrude higher than 2 storeys above the highest natural ground level.</li> </ol>							
<b>DEVELOPMENT PARAMETERS</b>							
DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MIN ERF SIZE	HGT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts	7.5 m	4.5 m	Not Applicable	2 000 m <sup>2</sup>	6	30 %	0.75
Umdlot*	7.5 m	4.5 m	Not Applicable	2 000 m <sup>2</sup>	6	30 %	0.65
Tongaat	7.5 m	4.5 m	Not Applicable	2 000 m <sup>2</sup>	6	40 %	Up to 1 000 m <sup>2</sup> = 0.45 Greater than 1 000 m <sup>2</sup> to 2 000 m <sup>2</sup> = 0.9 Greater than 2 000 m <sup>2</sup> to 3 000 m <sup>2</sup> = 1.0 Greater than 3 000 m <sup>2</sup> = 1.1

# ZONING CERTIFICATE

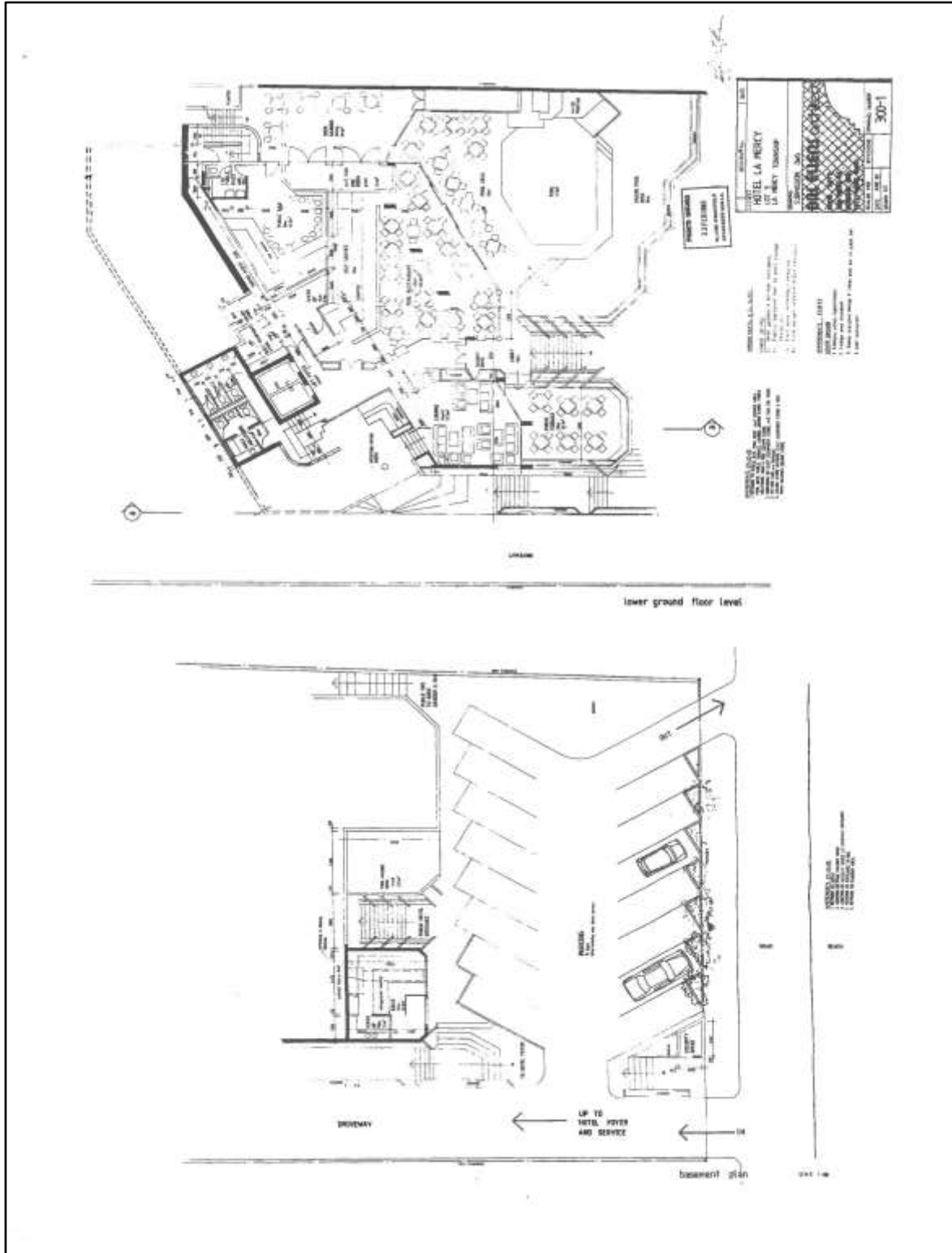
(Continued)

230 SOUTH BEACH ROAD, LA MERCY



# BUILDING PLANS

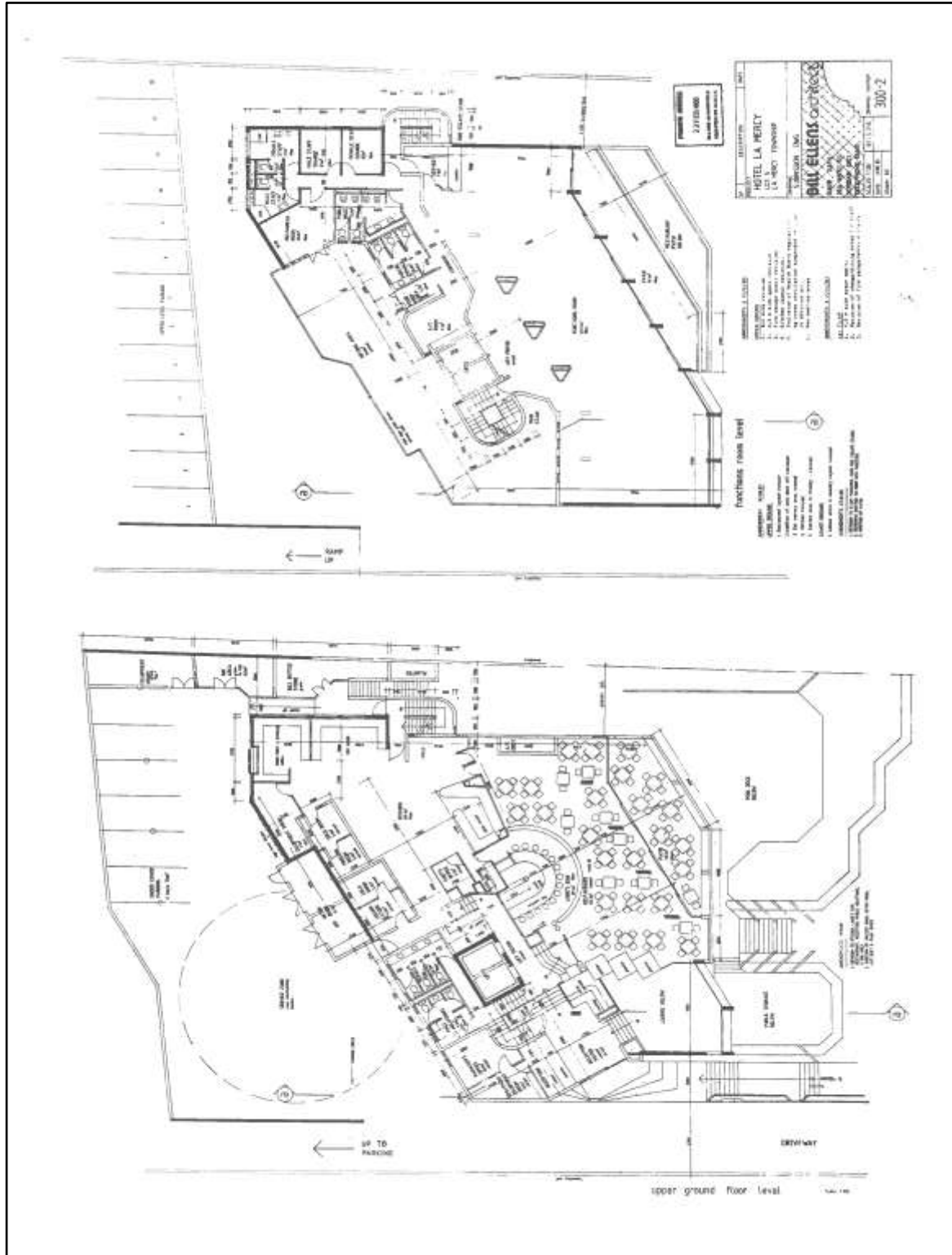
## 230 SOUTH BEACH ROAD, LA MERCY





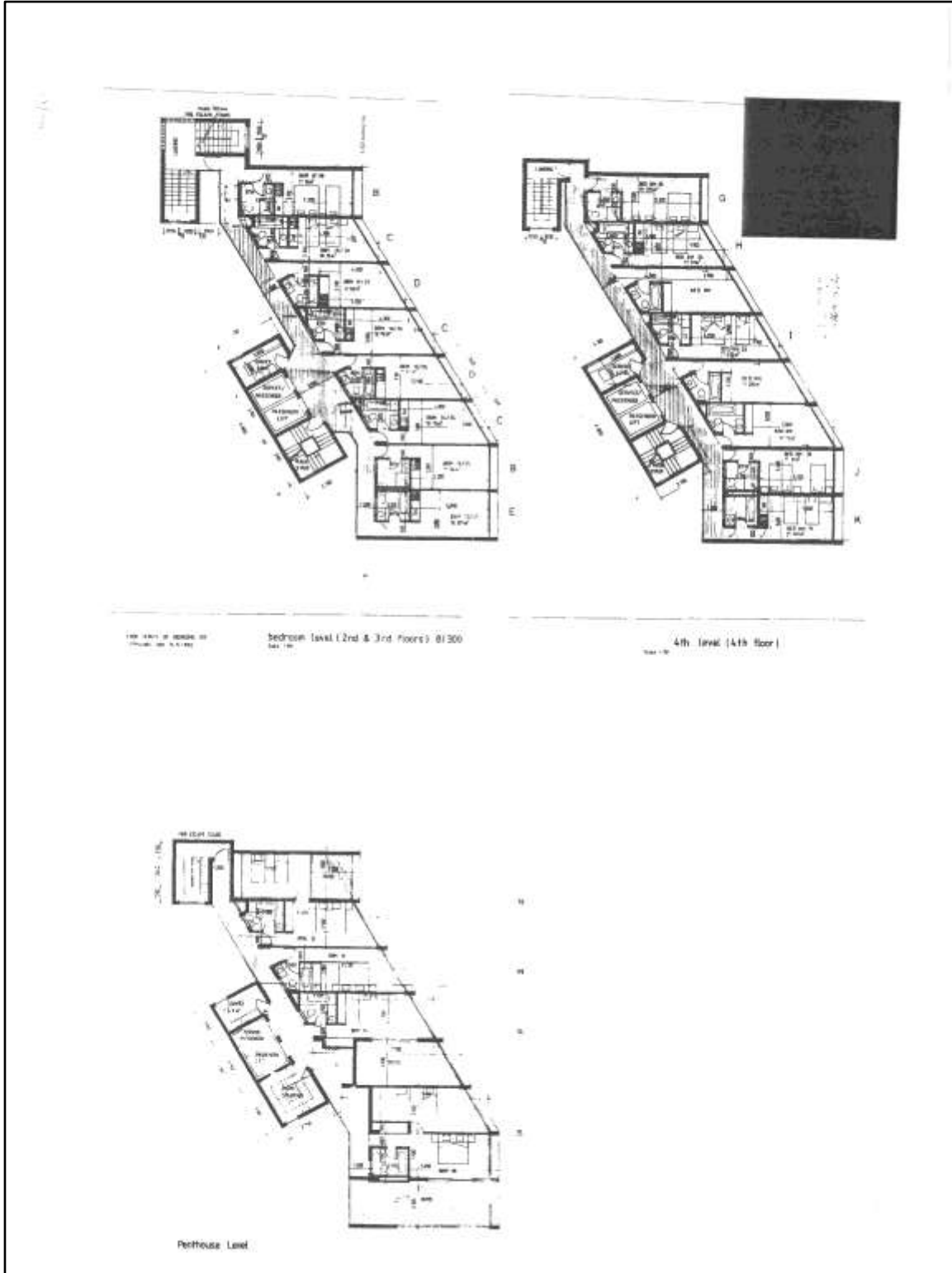
# BUILDING PLANS (Continued)

230 SOUTH BEACH ROAD, LA MERCY



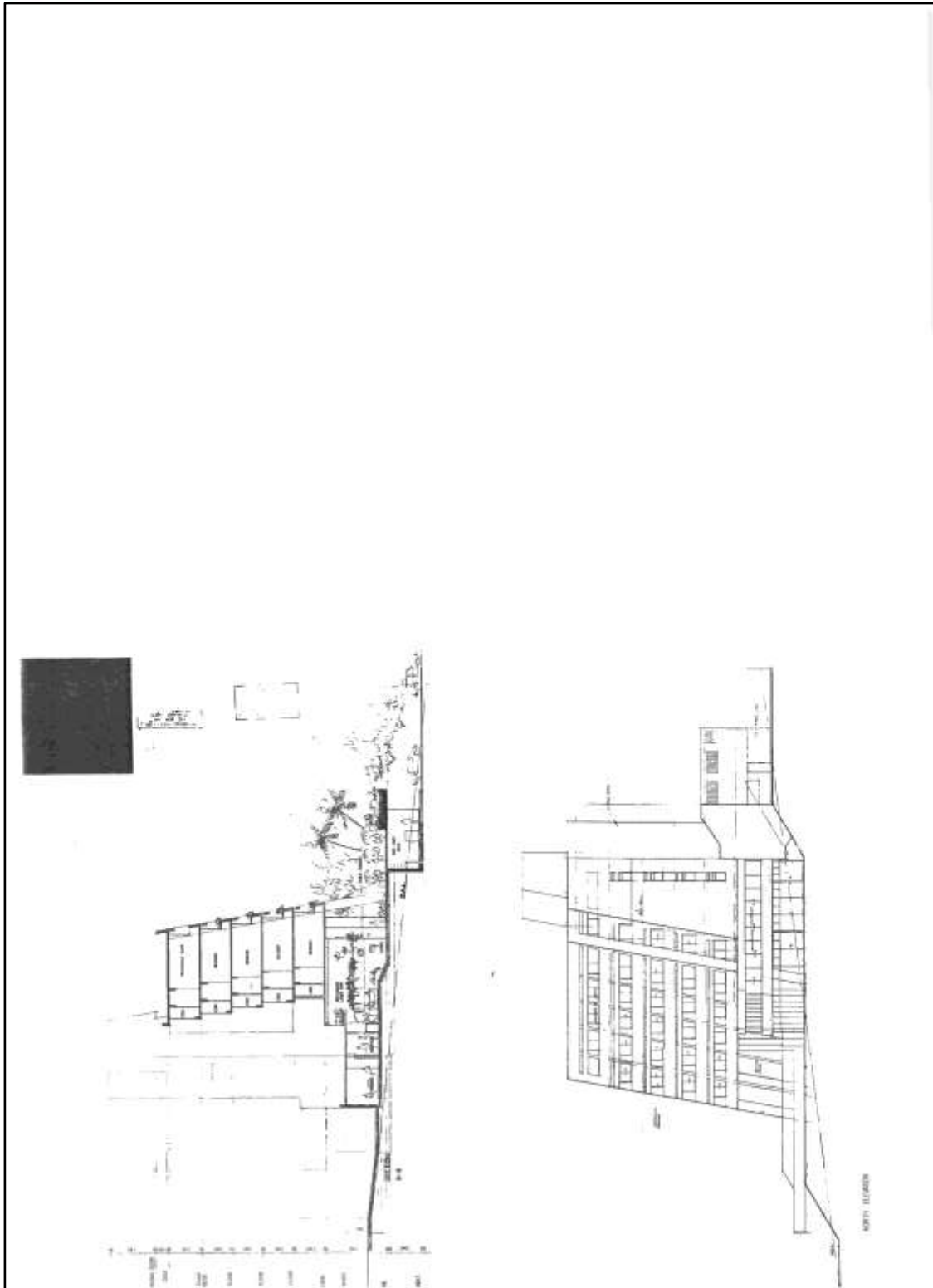
# BUILDING PLANS (Continued)

230 SOUTH BEACH ROAD, LA MERCY



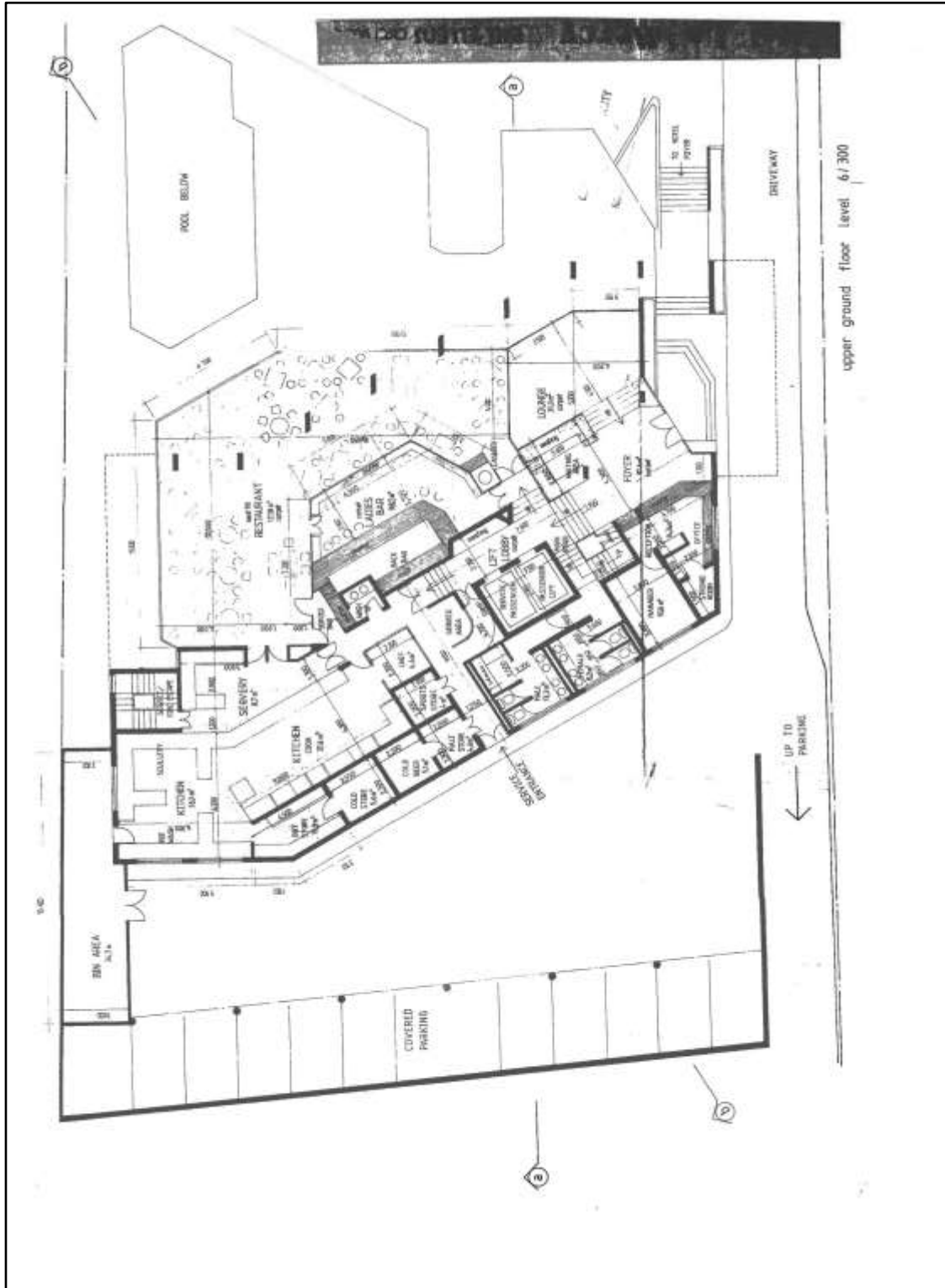
# BUILDING PLANS (Continued)

230 SOUTH BEACH ROAD, LA MERCY



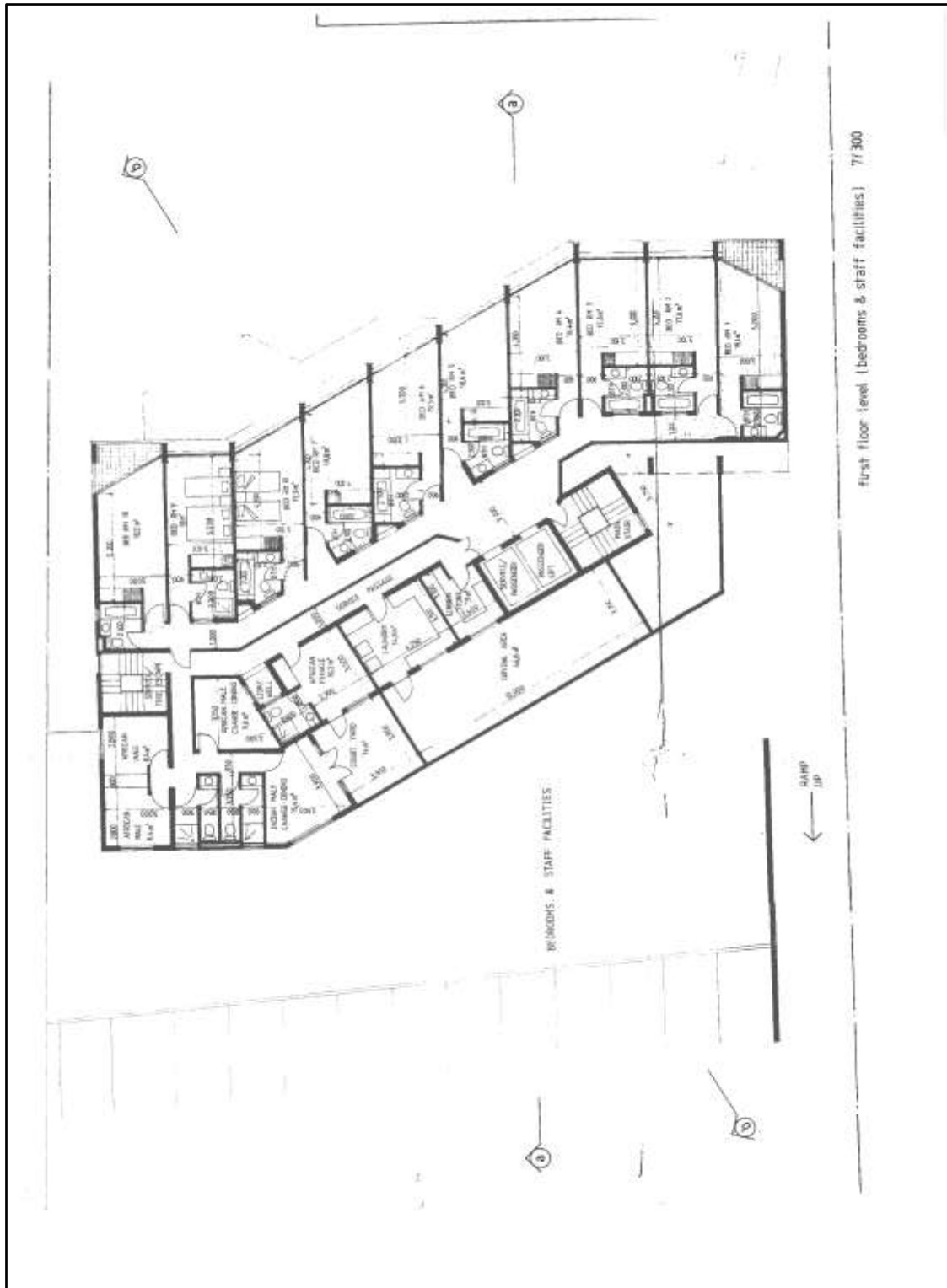
# BUILDING PLANS (Continued)

230 SOUTH BEACH ROAD, LA MERCY



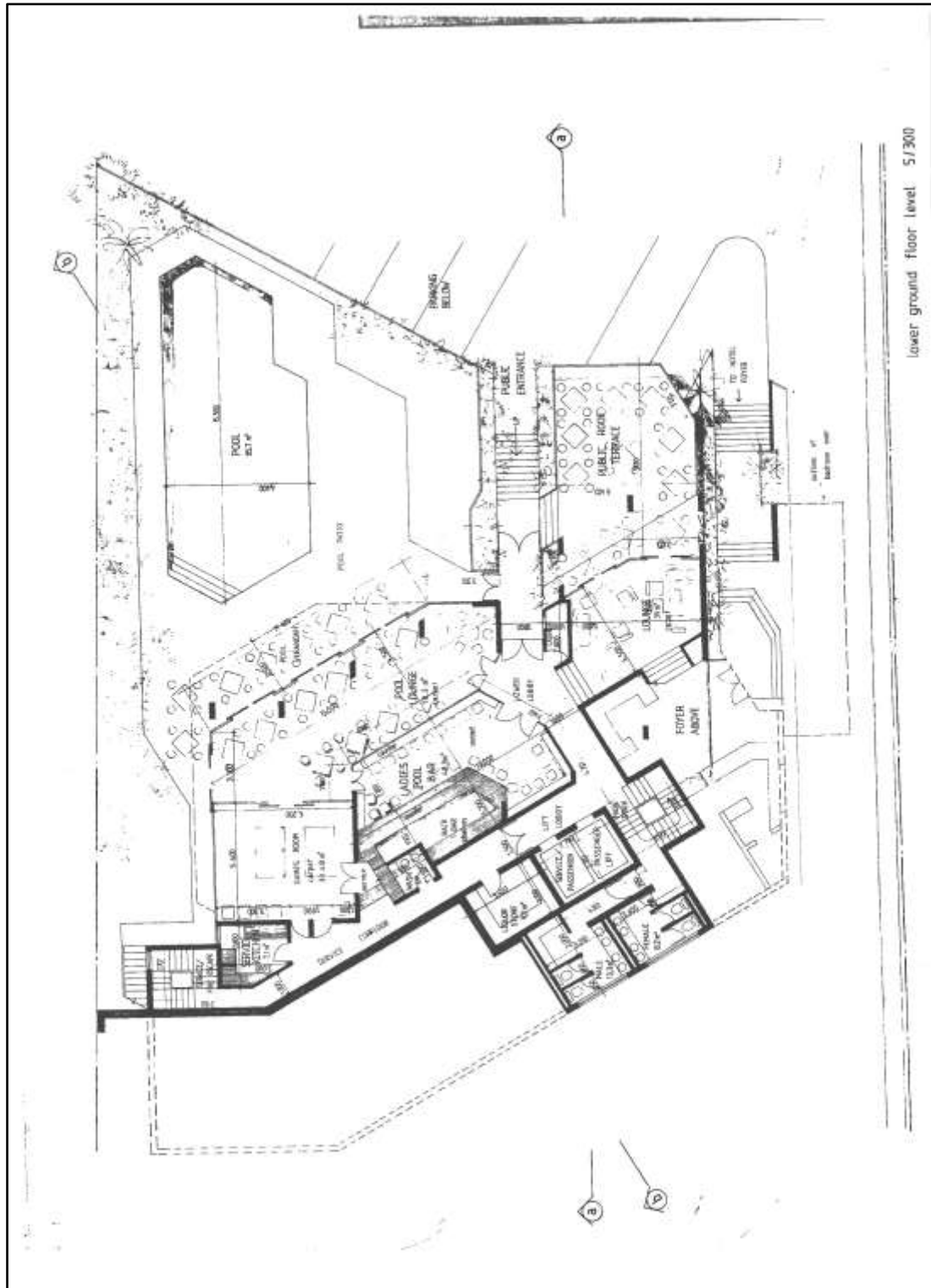
# BUILDING PLANS (Continued)

230 SOUTH BEACH ROAD, LA MERCY



# BUILDING PLANS (Continued)

230 SOUTH BEACH ROAD, LA MERCY



COPY

**LICENSING AUTHORITY**

**ANNUAL NOTIFICATION FOR 2018**

LICENSE NUMBER: BN024127

ANNUAL NOTIFICATION FOR 2018

TRADING NAME: .....

LICENCE NUMBER: .....

PREMISES ADDRESS: .....

POSTAL ADDRESS: .....

RECEIVED BY: Naman Kandas  
04/01/2018

1. I hereby confirm that the business for which the licence was issued is continuing to be conducted from the premises specified in the licence, and that no other business for which a licence is required in terms of the Act is being conducted from the same licensed premises without the required licence.

2. (a) Please complete applicable field below with the Licence Holders Details:  
 - Close Corporation / Company (Pty) Ltd / Sole Proprietary / Trust: (Please attach the relevant document)  
DS NAIDOO, PBI PILLAY, ADIVASAN FAMILY TRUST

(b) Please furnish this department with the following:  
 The name and Identity number of the person in actual and effective control of the business: (For Entertainment Licenses only)

Name and Surname	ID Number
<u>RONALD GOVENDER</u>	<u>5201255127086</u>
<u>ANURADHA SUBRAMANIAM</u>	<u>7107300110052</u>
<u>QUEEN MADURAI</u>	<u>3107115125084</u>
<u>MUBIN SAIB</u>	<u>2710255210086</u>

3. To be completed by owner or proxy:

<u>[Signature]</u>	<u>MEMBER</u>		<u>030-9441026</u>
SIGNATURE	CAPACITY	DATE	TELEPHONE NO

DIHANAFIL SIVASAM NAIDOO  
 PRINT NAME

i. NB: Please submit these forms in the area where you obtained your Licence IN PERSON.  
 ii. Should there be any amendments made to the licence issued please notify the Department ASAP.  
 iii. Failure to comply with the notification renders you liable for penalty of R50pm consecutive following the closing date.  
 iv. We do not accept any faxed, emailed and posted renewal forms.

This licence is to be produced on demand to the business licence inspector or any Law Enforcement Officer. The Licence should be displayed on the premises at all times.

**LICENSING AUTHORITY**

LICENCE IN TERMS OF THE BUSINESS ACT, 1991  
(ACT 71 OF 1991) ITEM 2 OF SCHEDULE 1

PROVISION OF CERTAIN TYPES OF HEALTH FACILITIES  
OR ENTERTAINMENT

**BUSINESS LICENCE NO.:** BM024127 **VALID FROM:** 2015-06-02

**LICENCE HOLDER:** BEACHCOMBER LIQUORS CC

**PERSONS IN ACTUAL AND EFFECTIVE CONTROL OF BUSINESS:**  
DHANAPAL SINIVASAN NAIDOO  
RUBENDRAN NADARAJAH PILLAY  
ABENDRA DHANAPAL NAIDOO

**TRADING NAME OF BUSINESS:** LA MERCY BEACH HOTEL

**DESCRIPTION OF PREMISES AND ADDRESS:**  
230 SOUTH BEACH ROAD  
LA MERCY  
4038

**CONDITIONS:**

**Amusement/Gaming Machines (Item 2d)**


1. No smoking on the premises unless a designated smoking area is provided.
2. No noise / odour nuisance to arise from the activities of the business.  
Owner to remedy immediately.
3. All activities to be confined to within the premises.
4. Licensee is restricted to have five (5) gambling machines on premises.
5. All fire equipment to be serviced annually by a competent person.
6. Adherence to the eThekweni General Bylaws.

*[Signature]*  
LICENSING AUTHORITY

Terms and Conditions Apply:

**ANNUAL NOTIFICATION OF CARRYING ON OF BUSINESS**  
Every licence holder shall lodge the completed and signed form, with the relevant Licensing Authority not later than 15:00 on the last working day of January in each year.

**COMPLIANCE WITH OTHER LAWS**  
Your attention is drawn to the provisions of Section 2(11) of the Act, which reads as follows:  
The issue of a licence shall not relieve the licence holder of complying with any law or legal requirement in connection with the business or premises concerned.





# LICENCES

(Continued)

230 SOUTH BEACH ROAD, LA MERCY

ANN

TRADING NAME

LICENCE NUMBER

PREMISES ADDRESS

POSTAL ADDRESS

Documents to submit:

- Original licence
- Identity document of owners
- Proxy letter
- SAPS Fingerprint clearance with "No Effective Authority Identified" (FOR ALL PEOPLE IN EFFECTIVE CONTROL OF THE BUSINESS FOR ENTERTAINMENT (Item 2) LICENCE HOLDERS ONLY)

**LICENSING AUTHORITY**

**ANNUAL NOTIFICATION FOR 2019**

LICENSE NUMBER: **BNO 23957**

RECEIVED BY: ALVIN KANGSE

DATE: 11/02/2018

[Signature]

**COPY**

**BUSINESS**

RECPT, 4405

1. I hereby confirm that the business for which the licence was issued is continuing to be conducted from the premises specified in the licence, and that no other business for which a licence is required in terms of the Act is being conducted from the same licenced premises without the required licence.

2. (a) Please complete applicable field below with the Licence Holders Details:

- Close Corporation / Company (pty) Ltd / Sole Proprietary / Trust: (PLEASE ATTACH THE RELEVANT DOCUMENT)

D. S. NAIDOO, R. S. PILLAY, ADNYASAN FAMILY TRUST

(b) Please furnish this department with the following:

The name and Identity number of the person in actual and effective control of the business: (FOR ENTERTAINMENT LICENCES ONLY)

Name And Surname	ID Number
.....	.....
.....	.....
.....	.....

3. To be completed by the owner or proxy:

<u>[Signature]</u>	<u>MEMBER</u>		<u>032-9441125</u>
SIGNATURE	CAPACITY	DATE	TELEPHONE NO.

DHARMAPAL SIVAYASAN NAIDOO


PRINT NAME

1. NB: Please submit these forms in the area where you obtained your licence IN PERSON.

2. Should there be any amendments made to the licence issued please notify the Department ASAP.

3. Failure to comply with the notification renders you liable for a penalty of R50pm consecutive following the closing date.

4. We do not accept any faxed, emailed and posted renewal forms.



**ETHEKWINI  
MUNICIPALITY**

### LICENSING AUTHORITY

LICENCE IN TERMS OF THE BUSINESS ACT, 1991  
(ACT 71 OF 1991) ITEM 1 OF SCHEDULE 1

**SALE OR SUPPLY OF MEALS OR PERISHABLE FOODSTUFFS**

BUSINESS LICENCE NO.: 6  
BN023957

VALID FROM: 2014-12-18

LICENCE HOLDER:

BEACHCOMBER LIQUORS CC

---

TRADING NAME OF BUSINESS:

LA MERCY BEACH HOTEL

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DESCRIPTION OF PREMISES AND ADDRESS:

230 SOUTH BEACH ROAD

LA MERCY


4405


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**CONDITIONS:**

1. All used cooking oil no longer required to be removed by a certified contractor only.
2. No noise / odour nuisances to arise from the activities of the business. Owner to remedy immediately.
3. No smoking on the premises.
4. Premises to be neat and tidy at all times and free from flies, cockroaches, rodents and pests. All food handlers to be provided with protective clothing.
5. All fire equipment to be serviced annually by a competent person.
6. On and Off consumption.
7. Adherence to the ethekwini General Bylaws.

  
LICENSING AUTHORITY



**ETHEKWINI MUNICIPALITY  
Business Licensing Authority**

Terms And Conditions Apply:

**ANNUAL NOTIFICATION OF CARRYING ON OF BUSINESS**  
Every licence holder shall lodge the completed and signed form, with the relevant Licensing Authority not later than 15:00 on the last working day of January in each year.

**COMPLIANCE WITH OTHER LAWS**  
Your attention is drawn to the provisions of Section 2(11) of the Act, which reads as follows:  
The issue of a licence shall not relieve the licence holder of complying with any law or legal requirement in connection with the business or premises concerned

# LICENCES

(Continued)

230 SOUTH BEACH ROAD, LA MERCY



KwaZulu-Natal

2018-09-04

Your ref : KZN/230818011  
Enquiries : 087 232 2333  
Date : 24 August 2018

RAJAIRE (PTY) LTD  
P O BOX 140  
TONGAAT  
4100

#### APPLICATION IN TERMS OF SECTION - 64 OF THE LIQUOR ACT, 2010/ACT 6 OF 2010:

We are in receipt of the following application. The application has been allocated the reference number as stated below.

LA MERCY BEACH HOTEL  
Ref:KZN/230818011

ETHEKWINI METROPOLITAN MUNICIPALITY (ETH)

The application will be forwarded to the processing officers for pre-screening to ensure that it complies with all the requirements of the Liquor Act and all relevant documents are attached.

If it is non-compliance with the Act and there are outstanding documents, you will be notified in writing. If it is compliant with the Act, it will be forwarded to the relevant office for further processing and you will be notified of the progress thereof in writing.

Should you not hear from us in 60 working days kindly contact our call centre on 087 232 2333 or view the application status by accessing our website: [www.kznli.a.co.za](http://www.kznli.a.co.za).

Yours faithfully

RP

REGISTRY  
KZN LIQUOR BOARD











# GEOGRAPHIC REPRESENTATION

Through our major Shareholders, Strauss Daly Attorneys we have offices in the following regions:

