

IN²ASSETS

PAIRING PROPERTY WITH EXPERTISE

GOING ² AUCTION

23 October 2025 @ 11h00



LANDMARK NORTH COAST BEACH HOTEL - LA MERCY BEACH HOTEL

LA MERCY BEACH HOTEL - 230
SOUTH BEACH ROAD,

WEB#: AUCT-002592 | www.in2assets.com

AUCTION VENUE: Mount Edgecombe Country
Club, Gate 2, 1 Golf Course Drive,
Mount Edgecombe

VIEWING: By Appointment

CONTACT: Marco Forno | 083 433 5913 |
031 574 7600 | mforno@in2assets.com

REGISTRATION FEE: R 50 000-00
(Refundable registration deposit. Strictly by EFT)

AUCTIONEER: Andrew Miller



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 or at Unit 508, 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. All properties are 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.

IN2ASSETS AUCTIONS



PUBLIC AUCTIONS

Hosted monthly at a selected venue. Our Group Auctioneer will conduct the auction and lead bidders Through the lots.

HOW DOES IT WORK?

- ✓ Physical auctions provide an exciting live event to bidders and viewers alike
- ✓ To participate in our auctions, all bidders will have to register and comply with all FICA regulations
- ✓ If you are unable to attend the auction, you may opt to bid via our online bidding platform
- ✓ You will be able to submit your bid with a wave of your hand
- ✓ Spectators are welcome to view the auction online

REGISTRATION REQUIREMENTS

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 endeavour to make this process as hassle-free and efficient as possible.

✉ **EMAIL US:** registrations@in2assets.com

CONTENTS

03	Property Description
04	Property Location
05	Picture Gallery
09	Additional Information
11	Terms and Conditions
12	Title Deed
20	SG Diagrams
20	Zoning Certificate
27	Licences
37	Movable Assets
40	Building Plans

Rules of Auction and Conditions of Sale

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 or at Unit 508, 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. In terms of the POPI Act, our contact details have been stated in this document. By responding to such, you hereby opt in for future marketing communication via email, mobile and WhatsApp. Email optout@in2assets.com to be removed from all future communication.

PROPERTY DESCRIPTION

LA MERCY BEACH HOTEL
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
Title Deed Description: Erf 5 La Mercy
Extent: 2 579 m²

✓ MUNICIPAL INFORMATION

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

✓ TOWN PLANNING INFORMATION

Zoning: General Residential 2
F.A.R: 0.75
Coverage: 30%
Height: 6 Storeys
Building Lines: 7.5 meters
Side Space: 4.5 meters
Rear Space: 4.5 meters
Parking Requirements: Dependent on use

PROPERTY LOCATION

LA MERCY BEACH HOTEL
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

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



PICTURE GALLERY

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



PICTURE GALLERY

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



PICTURE GALLERY

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



ADDITIONAL INFORMATION

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

✓ PRIMARY USE

Set on the golden shores of KwaZulu-Natal's fast-developing North Coast, The La Mercy Beach Hotel offers a unique blend of leisure, business, and hospitality. Ideally positioned between Ballito and Umhlanga, the hotel is a landmark destination along the Indian Ocean and is well recognised within the community.

The hotel features 28 fully fitted rooms, including three spacious family suites, providing comfortable accommodation for more than 68 guests. Guests can enjoy authentic Durban cuisine at the hotel's restaurant, refreshments at either of the two fully licensed bars, or relax by the swimming pool with direct access to the beach. Ample parking is available on-site, which consists of 16 parking's at the front of the building and 26 parking's at the rear of the property, complemented by staff accommodation, a workshop, and several storerooms, making the property a fully functional hospitality destination.

The La Mercy Hotel is a well-established venue for weddings, banquets, and corporate functions. It boasts three versatile halls of varying sizes that can accommodate over 250 guests, supporting its reputation as a popular choice for special events. High occupancy rates are consistently achieved, highlighting the property's strong demand and loyal client base.

Modern infrastructure and sustainability features ensure smooth operations throughout the year. The hotel is powered by two large solar panels, supported by a 200kVA generator, and further backed by a 30,000-litre JoJo tank for uninterrupted water supply. There are two Internal lifts that have recently been upgraded, all rooms are air-conditioned, and the premises are secured with a comprehensive CCTV system.

Beyond its core hospitality offering, the hotel benefits from multiple income streams. These include four lucrative cell-phone tower leases, an on-site bottle store, and a tote outlet, ensuring diverse and stable revenue generation.

With its prime coastal location, versatile facilities, and long-standing reputation, The La Mercy Hotel represents a rare opportunity to acquire a thriving hospitality asset in one of KwaZulu-Natal's most sought-after destinations.

The property is being sold with movable assets. The movable assets included in the sale are listed on pages 37-39 below. All other movable assets are specifically excluded and do not form part of the sale. The property is being sold with 29 employees. Copies of their payroll register & schedule are available on request.

Licences & Certificates are enclosed on pages 27 to 36 below.

To view property video - [Click to view](#)

The Purchaser acknowledges herewith that he has viewed and acquainted himself with the Property Disclosure Form which is annexured to the Rules of Auction and Conditions of Sale marked Annexure 2. This report is available to view and download from www.in2assets.co.za

ADDITIONAL INFORMATION

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

✓ ACCOMMODATION DETAILS

As per the Seller, the GLA is $\pm 2\,300\text{ m}^2$. This figure excludes the storage area and workshop.

SCHEDULE OF "AS BUILT" AREAS			
LEVEL	F.A.R.	COVERAGE	
Basement	36.0 m ²	68.5 m ²	Upper ground Floor Level gives Max. Covered area Building structure Including both Tower block & Podium levels
Lower Ground Level	242.9 m ²	See Upper Ground Level	
Upper Ground Level	553.4 m ²	620.6 m ²	
6 Under Cover Rear Parking Bays		78.0 m ²	
Functions Room Level	356.5 m ²		
2nd Bedroom Level	269.5 m ²		
3rd Bedroom Level	264.5 m ²		
4th Bedroom Level	259.5 m ²		
Penthouse Level	225.4 m ²		
New Coffee Shop	100.0 m ²		
	2 307.7 m²	767.1 m²	
Additions Since Built	Staff Quarters, Storage Area, Handyman's Workshop		

✓ BUILDING PLANS AND OCCUPATION CERTIFICATE

The Purchaser acknowledges herewith that he has fully acquainted himself with the improvements on the Property as well as the approved building plan and any internal deviations that may be applicable between the building plan and the improvements on the Property itself.

The Seller is not in possession of occupation certificates for the properties.

All costs pertaining to updating, passing and obtaining the necessary approvals of the building plans and all required compliance in order to obtain the occupation certificate will be solely for the **Purchaser's** account.

The Purchaser acknowledges that he will have no claim against the Seller or the Auctioneer in respect hereof or in respect of any discrepancies, occupation certificates, defects and or building plans that may / may not have been disclosed to the Purchaser.

ADDITIONAL INFORMATION

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

✓ LEASE DETAILS

TENANT	LEASE COMMENCEMENT	LEASE EXPIRY	MONTHLY RENTAL (EXCL VAT)	TOTAL ANNUAL INCOME (EXCL VAT)	ESCALATION
Telkom Tower	TBC	TBC	R8 387,96	R100 655,52	TBC
HIS Tower	01/07/2023	31/05/2033	R22 898,00	R274 776,00	7%
TOTAL			R31 285,96	R375 431,52	

Comment:

- Telkom pays the electricity of R2373,96 monthly.
- IHS Towers pays electricity on monthly consumption base.

✓ EXPENSES

The assessment rates for the year 2025/2026 amounts to R316 427.76, which equates to a monthly figure of R26 368.98.

✓ VAT STATUS

Property: The seller is a Vat Vendor, Option to Zero Rate the transaction.

Movables: The movable assets, licenses & employees are held/owned by Beachcomber Liquors CC. Vat is to be charged at 15% for the movable assets.

TERMS & CONDITIONS

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

✓ IF 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 – 24 October 2025 @ 17h00
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Electrical, Gas & Entomologist Certificates for the Sellers account

✓ KINDLY NOTE FOR EFT PAYMENTS, THE BELOW APPLIES:

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

TITLE DEED

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

Only

BELAS3AAR
R A T E D

OPPERVLAKTE ONDERWORPE AAN WATERBELASTING
WATER RATED AREA

FOR FURTHER ENCLOSURES SEE
VIR VERVOLG IN POSSESSIE VAN ...

T 19871 /1981

Deed of Transfer.

Prepared by me : *[Signature]*
Conveyancer.

Be it hereby made known :

THAT
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

dated the 3rd day of July 1981 and signed at *[Signature]*
DURBAN. And/...

Reproduced under the Government Printer's Copyrights Authority No. 4325 of 18.6.1970 - 1.
2 Regal Stationers, 96 Queen Street, Durban, 4001.

For Information Only

TITLE DEED

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

- 2 -

And the said Appearer declared that the said
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

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

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

INDIAN GROUP
INDIER GROEP

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) ^{subject}) 1

M. 4

Reproduced under the Government Printer's Copyright Authority No. 4025 of 18.6.1970 - 2 - Regal Stationers, 96 Queen Street, Durban, 4001.

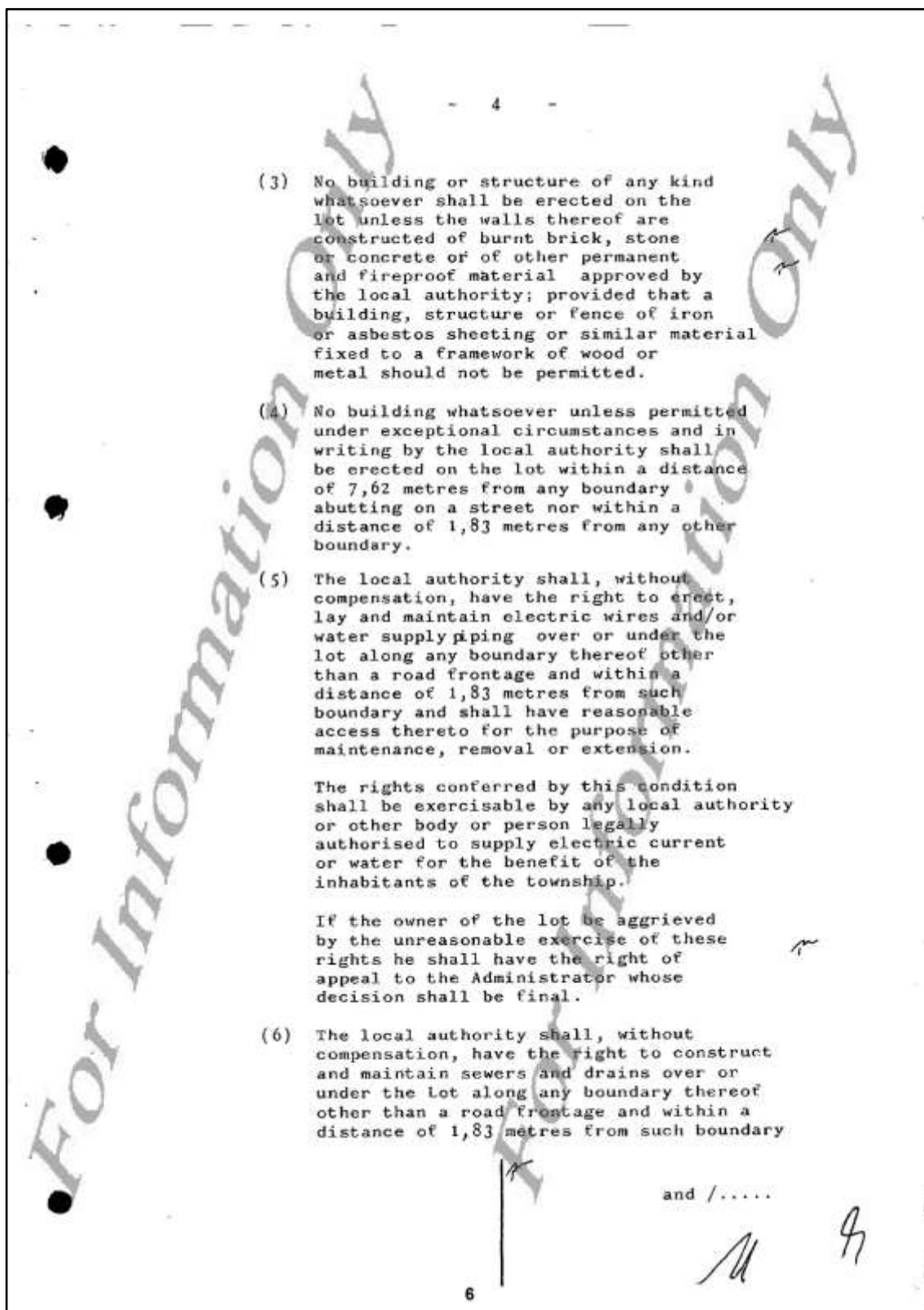
- 3 -

(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 ($\frac{1}{3}$) of the area of the lot and all buildings erected on the lot including garages shall not cover more than one quarter ($\frac{1}{4}$) of the area of the lot.

(3) No/.....



- 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.

11. No /

- 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 R10 000 shall be erected on the lot within three years from the date of issue of this permit."

8

WHEREFORE/....

TITLE DEED

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

- 7 -

Wherefore the said Appearer renouncing all the right and Title which the said

REGISTRAR: DATE: 11-8-81 INDEXED: 12-8-81 DATA CAPTURED		
UPDATER/ENTERED	ISSUED DATE	ISSUED BY/OPERATOR
11-8-81	12-8-81	12/8/81
CLERK/VERIFIED		

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

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

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 31st day of the month of July in the year of Our Lord One Thousand Nine Hundred and Eighty One (1981)

q.q.

In my presence,

Registrar of Deeds.

Registered in the La Mercy

Register of

Book 1 Folio 5

Clerk in Charge.

1. Transfer Duty Receipt No. <u>9459</u> issued at <u>Durban</u> on <u>14.7.1981</u> for
2. Rates Clearance Certificate issued by <u>(1) North Coast Reg. Water</u> <u>(2) Tongaat</u> <u>Town Board</u> available until <u>31.7.1981</u>
Checked: 1. <u>[Signature]</u> 2. <u>[Signature]</u>

9

Reproduced under Government Printer's Copyright No. 4325 of 18.6.1970 - 3 Regal Stationers, 96 Queen St. Durban 4001.

TITLE DEED

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

BC 8846 /1984

ENDOSSEMENT, ARTIKEL 6 (1) VAN WET VAN 1967.
ENDORSEMENT, SECTION 6 (1) OF ACT 64 OF 1967.

Voorwaardes (6)(2) herein is
Conditions (6)(2) herein are
gewysig / opgeskort / opgehef / gewysig / opgeskort / opgehef
altered / suspended / removed / altered / suspended / removed
Proklamatie Nr. 9/84 1984-04-11
in Offisiële Koerant No. 4414
In Official Gazette No. 4414
onderworpe aan voorwaardes / subject to conditions mentioned herein

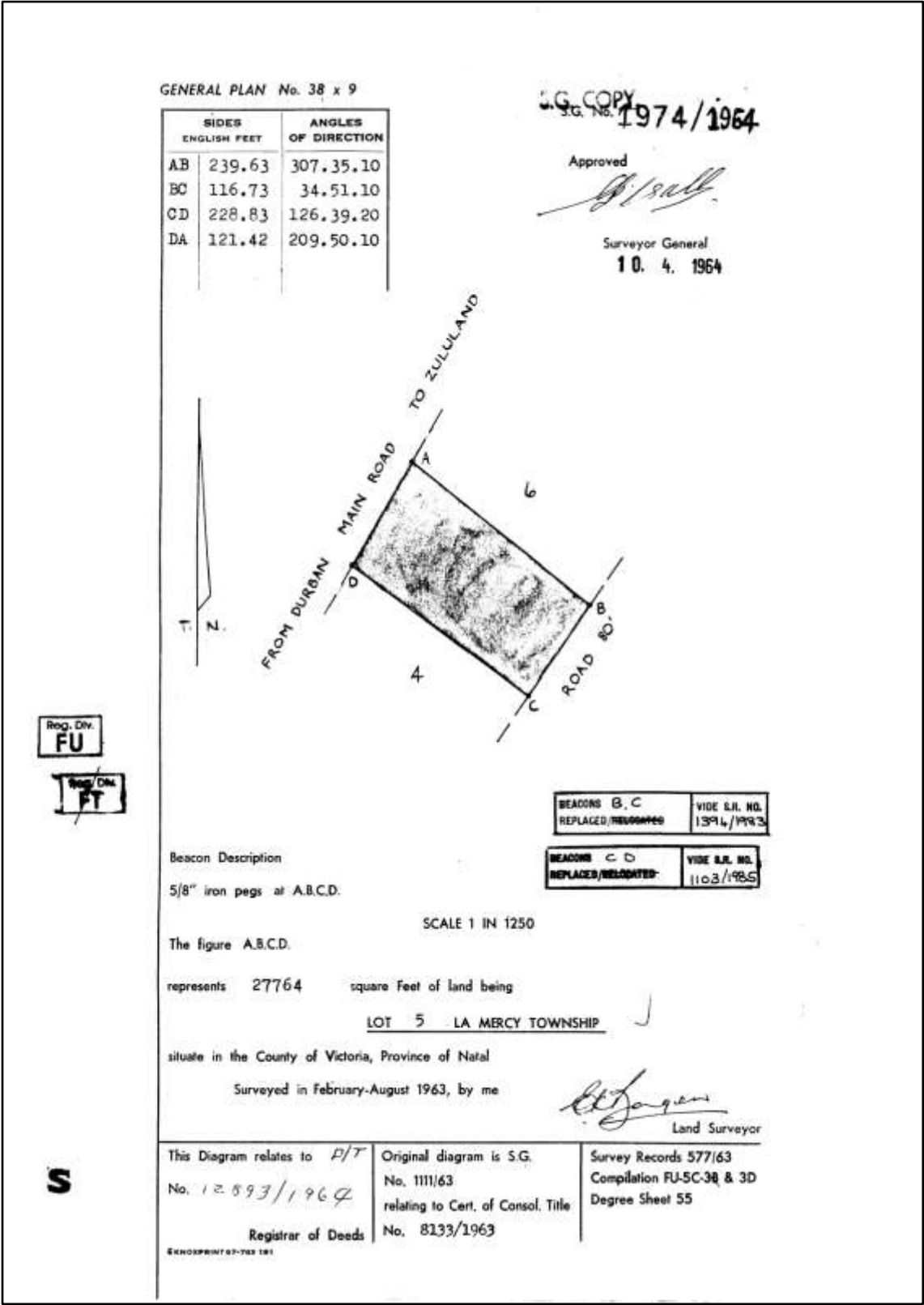
Date 1984-05-10
Datum 1984-05-10

Wolfaardt
G. J. WOLFAARDT
Reg. Officer van Aktes,
Reg. Registrar of Deeds.

For Information Only

FO

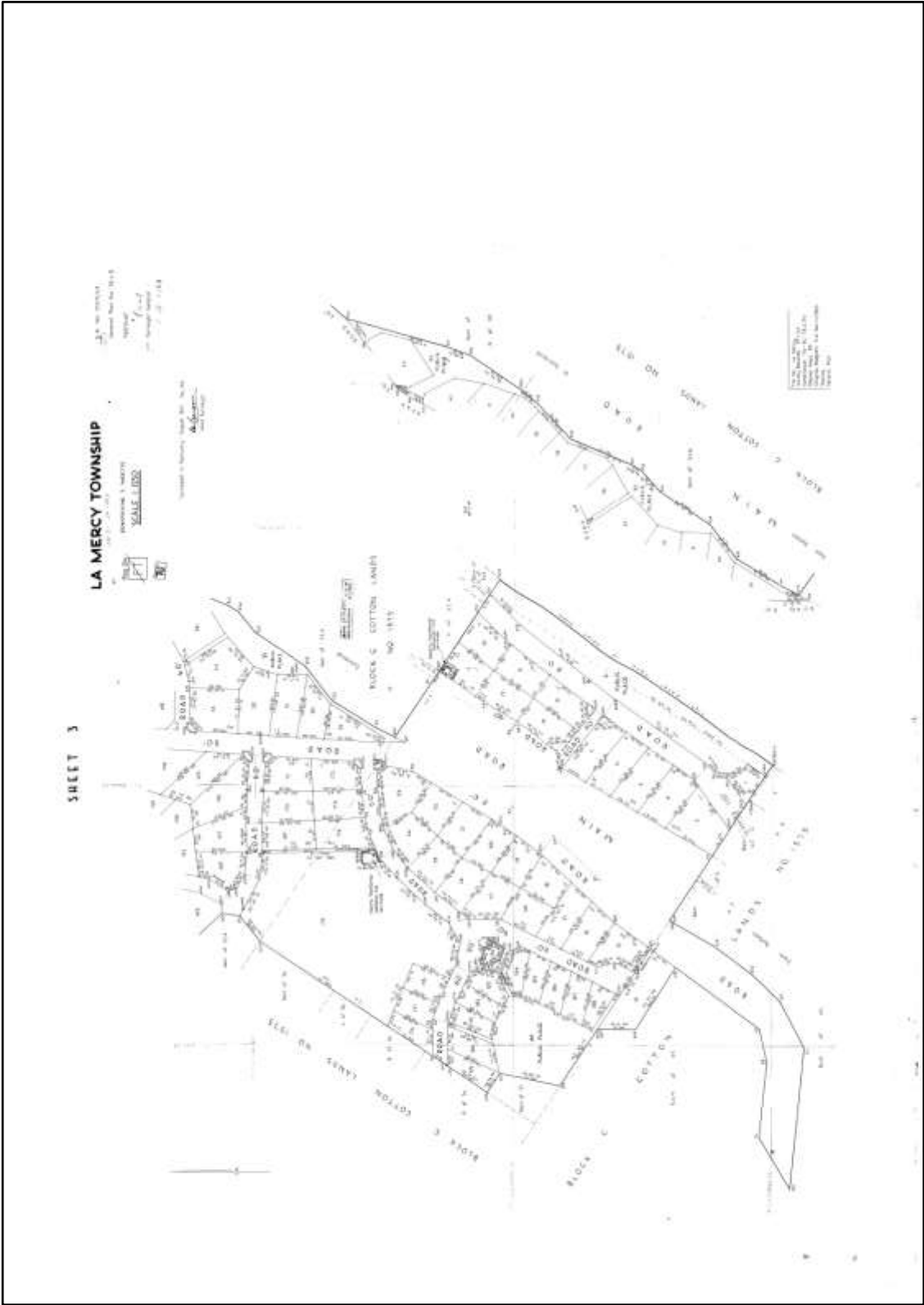
3



LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY







ZONING CERTIFICATE

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



GCFP No : 21/7/12
Our Reference : ZC0004/08/2025N
Enquiries : S. SINGH
Telephone : 031 311 6062
eMail : sunitha.singh@durban.gov.za

DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT UNIT Development Planning Department Land Use Management Branch

North
327 Umhlanga Rocks Drive
Private Bag X4, Umhlanga, 4320
Tel: (031) 3116063

eTHEKWINI MUNICIPAL LAND USE SCHEME: NORTH SUB-SCHEME

Date : 12 AUGUST 2025
Name of Enquirer : VARSHA BASKALI

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 : Up to 1 000 m² = 0.45
Greater than 1 000 m² to 2 000 m² = 0.9
Greater than 2 000 m² to 3 000 m² = 1.0
Greater than 3 000 m² = 1.1
COVERAGE : 40%
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
BEACH AMENITY RESERVE 1 : N/A

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.

Application No: ZC0004/08/2025N

Page 1 of 2

ZONING CERTIFICATE

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

REMARKS:

1. All landscaping to the satisfaction of the Municipality.

2. Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres.

3. Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.

4. Shop permitted on the ground floor in a Flat only by Special Consent.

5. The maximum site Coverage may be increased by not more than 10% solely for the purpose of providing covered parking.

6. Umdloti 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.

7. Property might be impacted by SLR Bruuns Lines

COMPILED BY: NAME: S. SINGH

SIGNATURE: 

DATE: 25/08/25

CHECKED BY: NAME: M Taljaard.....

SIGNATURE 

DATE: 25/08/2025.....

ZONING CERTIFICATE

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

ZONE: GENERAL RESIDENTIAL 2							
SCHEME INTENTION: 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.							
MAP REFERENCE: NS / 05 / 2012				COLOUR NOTATION: Dark Brown			
PRIMARY		PRECLUDED					
- Boarding House - Chalet Development - Conservation Area Dwelling House* Flat* - Hotel - Multiple Unit Development - Retirement Centre		- Action Sports Bar - Adult Premises - Agricultural Activity - Agricultural Land - Airport - Arts and Crafts Workshop - Betting Depot - Builder's Yard - Bus and Taxi Depot - Car Wash - Cemetery / Crematorium - Container Depot - Convention Centre - Correctional Facility - Direct Access Service Centre - Display Area - Escort Agency - Flea Market		- Fuelling and Service Station - Funeral Parlour - Garden Nursery - Government / Municipal - Health & Beauty Clinic - Industry - Extractive - Industry - General - Industry - Light - Industry - Noxious - Landfill - Mortuary - Motor Garage - Motor Display Area - Motor Vehicle Test Centre - Motor Workshop - Museum - Nature Reserve - Night Club		- Office - Office - Medical - Parkade - Pet Grooming Parlour - Place of Public Entertainment - Place of Public of Worship - Recycling Centre - Reform School - Refuse Disposal - Riding Stables - Scrap Yard - Transport Depot - Transport Use - Truck Stop - Veterinary Clinic - Warehouse - Zoological Garden	
SPECIAL CONSENT							
- Crèche - Educational Establishment - Health Studio - Institution - Laundry - Mobile Home Park & Camping Ground - Private Open Space Restaurant / Fast Food Outlet* Shop* - Special Building - Student Residence - Telecommunications Infrastructure							
ADDITIONAL CONTROLS							
1. All landscaping to the satisfaction of the Municipality. 2. Where an Erf is developed exclusively for a Dwelling House the Side and Rear Spaces shall be 3.0 metres. 3. Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent. 4. Shop permitted on the ground floor in a Flat only by Special Consent. 5. The maximum site Coverage may be increased by not more than 10% solely for the purpose of providing covered parking. 6. Umdloti 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.							
DEVELOPMENT PARAMETERS							
DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUB DIVISION	HGT	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE	SIDE & REAR SPACE					
All Other Districts	7.5 m	4.5 m	Not Applicable	2 000 m²	6	30 %	0.75
Umdloti*	7.5 m	4.5 m	Not Applicable	2 000 m²	6	30 %	0.65
Tongaat	7.5 m	4.5 m	Not Applicable	2 000 m²	6	40 %	Up to 1 000 m² = 0.45 Greater than 1 000 m² to 2 000 m² = 0.9 Greater than 2 000 m² to 3 000 m² = 1.0 Greater than 3 000 m² = 1.1

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY





Greetings Aben Naidoo

Your establishment, La Mercy Beach Hotel Conference Centre, membership number 829683612, has been awarded Three Star grading in the Venues category as a result of the assessment performed by Steve Scott on 21 August 2024.

We congratulate you and your team on this achievement and we acknowledge your efforts to contribute to the sustainability of the Tourism Industry in South Africa through your commitment to quality assurance.

What you need to know:

1. Please continue to proudly display the TGCSA logo on all your marketing collateral i.e. brochures, websites etc giving further prominence to the fact that your establishment has been quality assured and that your star grading status is appropriately acknowledged.
2. As a star graded establishment, should a plaque be due to you, it will be couriered to you within 60 days from your approval date. As part of the conditions of joining our quality family, it is critical to display this marketing tool to the public during the duration of your valid grading status. It is important to familiarise yourself with the Schedule of Conditions you accepted when applying for grading as these conditions govern the use of TGCSA insignia (Stars, grading certificate and plaque).

In an effort to continually improve quality standards within the tourism sector, we identified the following four training programmes which have been uploaded on the TGCSA's YouTube channel. Click below to find out more:

- [Front Desk Operations](#)
- [Guest Room Attendants](#)
- [Housekeeping and Cleaning Guest Room](#)
- [Restaurant Service](#)

Once again congratulations on this achievement and we are all looking forward to working with you to "put the stars where they belong".

Nelisiwe Yengwa

National Quality Assessment Manager

Tourism Grading Council of South Africa



KWAZULU-NATAL ECONOMIC REGULATORY AUTHORITY
A: 22 Dorothy Nyembe Street, 1st & 18th Floor, Marine Building, Durban &
1 George McFarlane Lane, Redlands Estate, Pietermaritzburg +27 (33) 345 2714
SWID: +27 (31) 302 0600
Email: BaloyiP@kznqba.org.za

9 January 2025

BEACHCOMBER LIQUORS CC
COMPANY REG/ID NO: 1986/0160380/23

BEACHCOMBER LIQUORS
230 SOUTH BEACH ROAD
LA MERCY
DURBAN
4405

YOUR REF: BEACHCOMBER LIQUORS

Our ref: KZNL/ETH/02/2805140017

Dear Sir/Madam,

RE: KWAZULU NATAL LIQUOR LICENSE STATUS: BEACHCOMBER LIQUORS

This is to confirm that the above mentioned premises is licenced as Liquor store and has been renewed for the year 2024/2025. It is deemed valid as from the 4th of November 2024 until the 4th of November 2025.

Kindly note that due to challenges being experienced with our system we are currently unable to print confirmation of payments.

Signed by: Portia Nontlanhla Baloyi
Signed at: 2025-01-13 17:57:15 +02:00
Reason: Witnessing Portia Nontlanhla Ba

MS Portia Baloyi

INTERIM CEO: KWAZULU-NATAL ECONOMIC REGULATORY AUTHORITY

   / www.kznera.org.za



*Spearheading Economic Growth
and Societal Values*

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



CONFIRMATION OF ANNUAL EVALUATION PAYMENT & LICENCE VALIDITY	
Name of license holder	BEACHCOMBER LIQUORS
Identity number/CK Registration number	06/16380/23
Registered trading name	BEACHCOMBER LIQUORS
License number	KZNLA/ETH/02/2805140017
Physical address of premises	230, SOUTH BEACH ROAD, LA MERCY, DURBAN, 4405
District	ETHEKWINI METROPOLITAN MUNICIPALITY (ETH)
License category	Off-Consumption
Type of premises	Liquor Store
Date of payment	05 Nov 2024
Date of issue	2024/11/07
Period of validity	2025/05/28

Banking Details	
Name of Account	KZN LIQUOR AUTHORITY
Bank	ABSA BANK
Account No.	4082120975
Branch Code	632005
Reference Number	KZNLQA/64/24/06/14/0031



LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



KWAZULU-NATAL ECONOMIC REGULATORY AUTHORITY
A: 22 Dorothy Nyembe Street, 1st & 18th Floor, Marine Building, Durban &
1 George McFarlane Lane, Redlands Estate, Pietermaritzburg +27 (33) 345 2714
SWED: +27 (31) 302 0800
Email: BaloyiP@kznghb.org.za

19 December 2024

BEACHCOMBERS LIQUORS
COMPANY REG/ID NO: 1986/016380/23

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD
LA MERCY
TONGAAT
4400

YOUR REF: LA MERCY BEACH HOTEL

Our ref: KZNLVETH/01/3005140027

Dear Sir/Madam,

RE: KWAZULU NATAL LIQUOR LICENSE STATUS: LA MERCY BEACH HOTEL

This is to confirm that the above mentioned premises is licenced as an Accommodation and has been renewed for the year 2024/2025. It is deemed valid as from the 4th of November 2024 until the 4th of November 2025

Kindly note that due to challenges being experienced with our system we are currently unable to print confirmation of payments.

Signed by: Bheki Msonjane
Signed at: 2024-12-19 15:42:17 +02:00
Reason: Witnessing Bheki Msonjane

MS Portia Baloyi

INTERIM CEO KWAZULU-NATAL ECONOMIC REGULATORY AUTHORITY

/ www.kznera.org.za



*Spearheading Economic Growth
and Societal Values*

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



CONFIRMATION OF ANNUAL EVALUATION PAYMENT & LICENCE VALIDITY	
Name of license holder	LA MERCY BEACH HOTEL
Identity number/CK Registration number	1986/016380/23
Registered trading name	LA MERCY BEACH HOTEL
License number	KZNLA/ETH/01/3005140027
Physical address of premises	230 SOUTH BEACH ROAD, LA MERCY TONGAT, 4400
District	ETHEKWINI METROPOLITAN MUNICIPALITY (ETH)
License category	On-Consumption
Type of premises	Accommodation
Date of payment	22 Oct 2024
Date of issue	2024/11/08
Period of validity	2025/05/30

Banking Details	
Name of Account	KZN LIQUOR AUTHORITY
Bank	ABSA BANK
Account No.	4082120975
Branch Code	632005
Reference Number	KZNLQA/64/24/06/14/0034





ACCOMMODATION ESTABLISHMENT BY LAWS CERTIFICATE OF REGISTRATION

REGISTRATION NO.

AEN1857

DATE:

2014-12-18

NAME OF PERSON TO WHOM CERTIFICATE IS ISSUED:

BEACHCOMBER LIQUORS CC

NAME OF PERSON IN ACTUAL AND EFFECTIVE CONTROL OF THE BUSINESS:

RUBENDRAN NADARAJAN PILLAY & ABENDRA DHANAPAL NAIDOO

STREET ADDRESS OF PREMISES:

230 SOUTH BEACH ROAD

LA MERCY

NAME OF THE ACCOMMODATION ESTABLISHMENT IF ANY:

LA MERCY BEACH HOTEL

CONDITIONS

1. This license should be displayed on the premises at all times and be produced on demand to the law enforcement officials.
2. Restricted to a hotel business activity.
3. No smoking on the premises.
4. No noise / odour nuisance to arise from the activities of the business. Owner to remedy immediately.
5. All fire equipment to be serviced annually by a competent person.
6. Fire exit doors to be kept unclosed at all times.
7. Adherence to Accommodation General Bylaws.

2023-01-27

LICENSING AUTHORITY



LICENCES

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

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.: **BN024127** **VALID FROM:** **2015-06-02**

LICENCE HOLDER: **BEACHCOMBER LIQUORS CC**

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

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

DESCRIPTION OF PREMISES AND ADDRESS:
230 SOUTH BEACH ROAD
LA MERCY
4036

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. Licence is restricted to have five (5) gaming machines on premises.
5. All fire equipment to be serviced annually by a competent person.
6. Adherence to the eThekweni General By-laws.

M. Naidoo
LICENCE 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 first 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.

LICENSING AUTHORITY
ANNUAL NOTIFICATION FOR 2025
LICENSE NUMBER: BN024127
RECEIVING BY: *M. Naidoo*
DATE: *20 December*
SIGNATURE: *[Signature]*

ETHEKWINI MUNICIPALITY
Business Licensing Authority

LICENCES

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

 **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.: BN023957 **VALID FROM:** 2014-12-18

LICENCE HOLDER:
BEACHCOMBER LIQUORS CC

TRADING NAME OF BUSINESS:
LA MERCY BEACH HOTEL

DESCRIPTION OF PREMISES AND ADDRESS:
230 SOUTH BEACH ROAD
LA MERCY
4405

CONDITIONS:

1. All used cooking oil no longer required to be removed by a certified contractor only.
2. No noise / odour nuisance 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 eThekweni General Bylaws.


LICENSING AUTHORITY

Terms And Conditions Apply:

ANNUAL NOTIFICATION OF CARRYING ON OF BUSINESS
The licence holder shall lodge the completed and signed form;
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(1) 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.

LICENSING AUTHORITY
ANNUAL NOTIFICATION FOR 2025
LICENSE NUMBER: BN023957

LICENSING AUTHORITY
RECEIVING BY: Munahle
DATE: 20 December 2024
SIGNATURE: [Signature]

ETHEKWINI MUNICIPALITY
Business Licensing Authority

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



BEACHCOMBER LIQUORS CC
T/A: LA MERCY BEACH HOTEL /
P O BOX 140
TONGAAT 4400
SOUTH AFRICA

Tax Invoice
Customer no: 2321280
Invoice number: 00028252
VAT registration: 4480176355
Date: 01-Dec-2024
Currency: ZAR
Customer PO Nbr:

"BANKING"
PERFORMING RIGHTS fees in terms of tariff:
H1B RN Multi room establishments
License Number: 00267302
Assessment for the Period 12/1/2024 to 11/30/2025
1 Dec 2024

Seats: 52
Premises: BEACHCOMBER LIQUORS CC

Minimum Fee
Sub Total
VAT 15%
Total

AUTHORISED
20 DEC 2024
D.S. NAIDOO

1021.500
3,151.56
472.73
ZAR / 3,624.29

PAID
VIA EFT

Unauthorised By	<i>W</i>	<i>21/12/2024</i>
Checked By		
Amount		<i>3624.29</i>
Authorised By	<i>N</i>	
Processed By	<i>W</i>	<i>21/12/2024</i>

AUTHORISED
21 DEC 2024
R.N. PILLAY

SCHWARTZ

Our terms are 30 days from invoice date, please deposit directly into our bank account using invoice number as reference. Our bank details are: Bank: Standard Bank, Account number: 200332376, Branch: Braamfontein, Code: 004805, our VAT number: 4600107863

Southern African Music Rights Organization NPC • Reg. No. 1981/00250908
SAMRO Place, 20 De Korte Street, Braamfontein, Johannesburg 2001 • P.O.Box 31939, Braamfontein 2017 • T+27 (0)11 712 8500 • F+27 (0)86 832 070
Affiliated to the Confederation of International Societies of Authors and Composers (CISAC) V 2015-01

Page: 1 of 1

MOVABLE ASSETS

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

ANNEXURE A

SCHEDULE OF FIXED ASSETS YEAR ENDS : 28 February 2025	
Beachcomber Liquors cc t/a La Mercy Beach Hotel	
ITEMS	
ACC NO : 615 /000	
Remaining Useful Life as at 29.02.08	
PLANT & EQUIPMENT	
1 x Vacuum	Pnp Microwave
1 x Vacuum	Pnp Duravac Vacuum Cleaner
Vacuum : Makro	Tafelberg Furniture Hoover Vacuum Cleaner
Hand Planner : Makro	Tafelberg Furniture Samsung Washing Machine
Urn 20lt : Makro	Tafelberg Furniture Electrolux Vacuum Cleaner
2 Way Radio : Makro	Hasmart Que Barrier
4 x Fans : Games	Aucor Magnetic White Board
Accural/Aircon Har Maintenance	Capital Catering Gas Fryer
Airetronic Aircons - second floor	Berry's Mower Edgetrimmer
Aircon - North Coast Air rg office	
DSTV Decoders x 8 - SAMSAT	
Airtronic Aircons 3rd,4th,5th floors	
	Pn blender millex
Airtronic Aircons 3 ; 4 ; 5 floors	Pnp toaster
Erabason Diesel Generator	Pnp fryer
	Hirsch kenwood mini chopper
CCTV cameras	China Plaza amplifier
Makro : LG Projector	Value co hyper
JB Electrical : Install generator	Hirsch 1x iron
National Shrinkage : CCTV's cameras	Hirsch 2x steam iron
Basic Shopfitters : Lift revamp	Gauche Air >>
Har Maintenance aircon units >	
> Frangipani Restaurant	3rd floor condensor
Har Maintenance aircon units	Hirschs defy 9kg washing machine
> Ripples Function Room	Hirschs 21lt gensis vacuum
Har Maintenance	Wahl hairdryers x4
> larger aircon new conference room	Russel Hobbs toaster
Solar Priming Storage Tank	Hirschs 30lt gensis vacuum
National Shrinkage Control >>	Hirschs salton 8lt urn
>> cctv cameras	Hirschs defy bar fridge 93lt
Aucor : ovens	
Natal Refrigeration	Hirschs
>> 2 x upright coolers	defy chest freezer
Har Maintenance 1x36000 dunham bush	Makro kic chest freezer
>> underceiling aircon unit	Clicks 3lt deep chip fryer
	Hirsch
Makro : Beverage Dispenser	dischem 4slice toaster
Makro : Bennet Vacuum Cleaners 2x Bennet	Hirschs defy 17kg washing machine
	Builders Warehouse 2 x fans
Hirsch : 2 x chest freezers	
Game : Defy microwave oven	
Pick n Pay : Fans & Irons	
Makro : Samsung microwave oven	
Makro : Hisense 8 bar fridges @ R 1051.75	
Sigatronix 3x two radios	
Solar Priming : Hot Water Revamp	
Solar Priming : Hot Water Revamp	
Solar Priming : Water Tanks	
Makro : 3 x Karcher Vacuum	
Burnsies Catering : burners + grill	
Makro : Juice Dispensers	
Burnsies Catering : burners + grill	
Lead Laundry : Tullis Roller Iron	
Tim Brooks Bar Aircon	
Caterquip : 1 x gas grill	
Gatetech : ecco amp audio bank	
Gauche Air : Kitchen Extractor	
Game Store : Blender A Bar	
Dixon Amp	
Hirsch Russel Hobs Toaster	
Bidfood Wrapping Machine	
Pnp Alm Microwave	
Poolcraft pool cleaner	
Makro Toaster	

MOVABLE ASSETS

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

ANNEXURE A

RAJAIRE (Pty)Ltd t/a La Mercy Beach Hotel	
ITEMS	
ACC NO : 635/000	
Remaining Useful Life as at 29.02.08	
FURNITURE & FITTINGS	
Pool Furniture : Makro	Makro 3 x hisense 40 inch tv's Makro 1 x hisense 40 inch tv's Goodnight Bedding 8 x double beds 1 x queen bed 9 x mattress protectors 16 x pillows CK Awnings Charlenes Décor curtains rm35/36 Charlenes Décor curtains x6 Goodnight Bedding 4 x 92cm single beds & base Auror Cot Bed Makro : Sinotec 3 x 43 inch TV's Goodnight Bedding 6 x double beds Charlenes Décor curtains
1 x Sinotec 32 inch LCD TV - Makro	pnp microwave
8 x base sets 91 cm - Mattress King	makro hisense tv x 5
Rooms Revamp :	charlenes decor
U & G Fabrics : Curtains	9 x ottoman + 9 x cane chair seats
Fabric for curtains	Builders Warehouse
Laurie Kaplan Carpets :	x 8 umbrellas
Carpeting Bedrooms passage staircase	makro samsung 65inch x2
Second Floor	makro hisense 43inch
Third Floor	charlenes décor 5th floor
Fourth Floor	5th floor curtains
Accruals : 29 Feb 2008	charlenes decor
- Staircase	5th floor sliding door
- Fifth Floor	charlenes decor rm 52 curtain
Makro : Sony Hi Fi	Charlenes Decor
28 x Digital Safes : House & Home	second floor curtains x8
8 x 32 inch Sinotec LCD TV : Makro	Charlenes Decor
Wallpaper & Light Fittings	second floor curtains x8
Frasers Interior - carpets	Charlenes Decor
Frasers Interior - curtains	fourth floor curtains x8
Makro Sinotec 32inch LCD TV	Makro 4x Hisense 40inch TV
Makro 7 LCD 32 inch Sinotec @ R 3 507.89	Charlenes Decor
Hirsch : 2 x samsung 32 inch TV's	fourth floor 8x curtains
Sinotec : micro dvd system	Hirschs Ballito 5 x 152cm beds
Mattress King : 14 mattresses	Hirschs Ballito 3 x 137cm beds
Makro 2 Samsung 32 inch hd tv's @ R 3 033.33	Hirschs Ballito 10x matt protectors
Makro 1 x High Back Chair	Hirschs Ballito 6x matt protectors
Parthenon Invest : 46inch Sony TV	Hirschs Hallito beds
PnP :1 AWM LED TV	Charlenes Décor
Makro : 2 x Samsung 40inch TV	8 x ottoman
Makro : Samsung 3 x 40 inch TV's	
Mattress King : 12 x single beds	
Makro : Samsung 2 x 32 inch TV's	
Makro : Samsung 3 x 40 inch TV's	
Makro : Sinotec 2 x 40 inch TV's	
Makro : Samsung 2 x 40 inch TV's	
Makro : Samsung 2 x 40 inch TV's	
Makro : Samsung 1 x 40 inch TV's	
Makro : Samsung 2 TV's	
Esquire : 9 x hisense 40 inch tv's	
Esquire : 2 x hisense 55 inch tv's	
Esquire : hd decoder	
Makro 8 x hisense 40 inch tv's	
Makro 3 x hisense 40 inch tv's	
Makro skyworth 40 inch tv	
Makro LG 40 inch tv	
Makro 8 x decoders	

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

RAJAIRE (Pty)Ltd t/a La Mercy Beach Hotel	RAJAIRE (Pty)Ltd t/a La Mercy Beach Hotel
ITEMS	ITEMS
ACC NO : 625/000 Straight Line <u>COMPUTER EQUIPMENT</u> Software : HTI APEX upgrade Cbee Micro Systems 16 channel DVR Cbee Micro Systems LG Monitor Cbee Micro Systems MAN 3000 tel pc Cbee Micro Systems Apex front desk pc Mehlo Mamba CCTV Cbee Micro Systems A Bar pos pc Cbee Micro Systems LG 17inch monitor Cbee Micro Systems B Bar pos pc Mehlo Mamba CCTV camera outdoor HRR Marketing : Kitchen Epson printer Cbee Micro 2 x Proline 17 inch monitors Mehlo Mamba CCTV Cbee Micro 19 inch Samsung monitor APEX Tplink 4g router Tplink mesh wifi HEFI Corporation - Cellphone Samsung Galaxy Aucor mesh wifi Aucor samsung monitor Aucor Tplink mesh wifi cbee micro systems tplink wifi 4th floor cbee micro systems tplink wifi 3rd floor	ACC NO : 655/000 Straight Line <u>Audio & Electrical Equipment</u> Comelec : Sound & PA System Makro : samsung dvd player Yamaha all weather speakers The Aerial Tech - sound sysytem

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

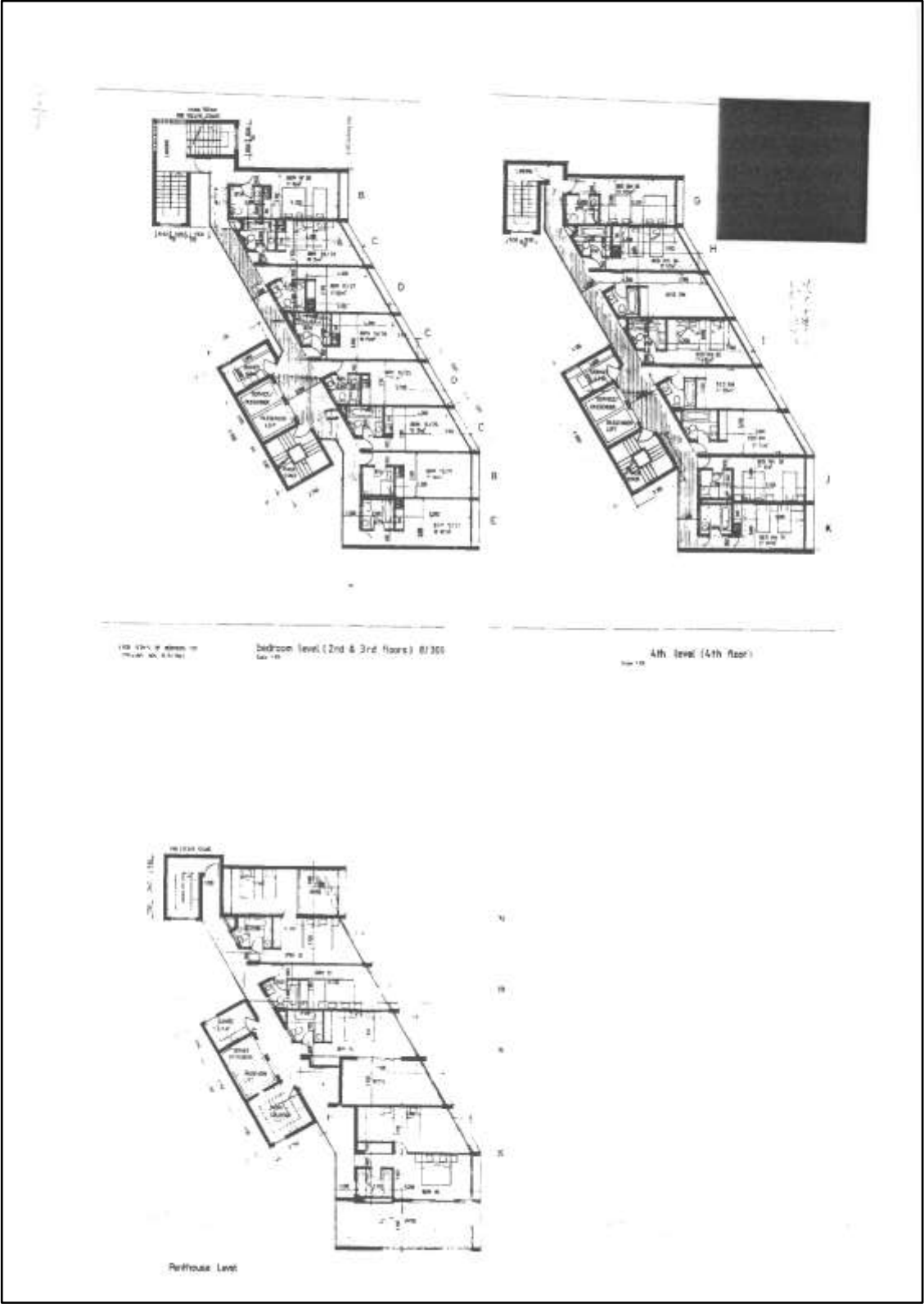


LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



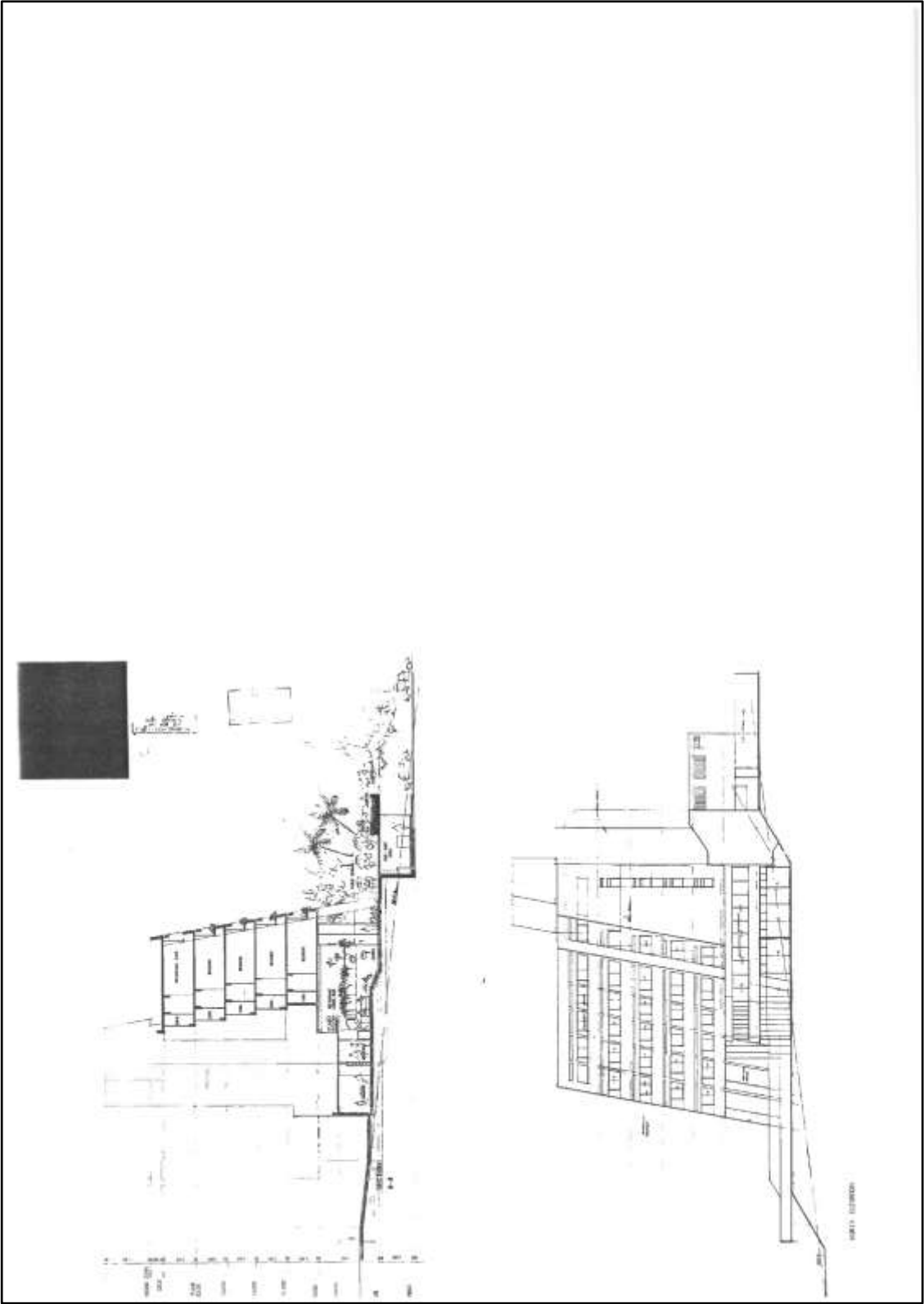
BUILDING PLANS

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



BUILDING PLANS

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



BUILDING PLANS

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



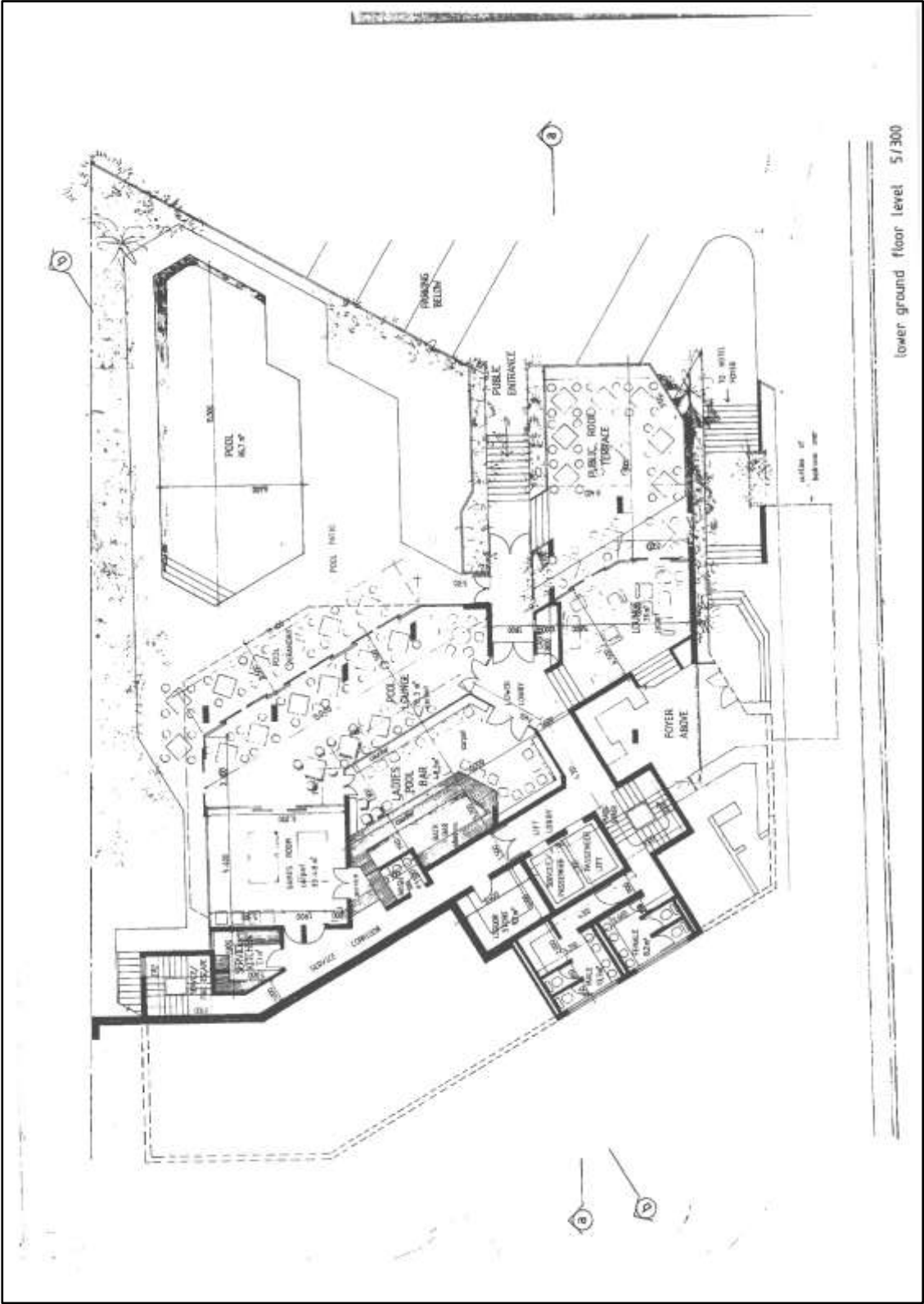
BUILDING PLANS

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY



BUILDING PLANS

LA MERCY BEACH HOTEL
230 SOUTH BEACH ROAD,
LA MERCY

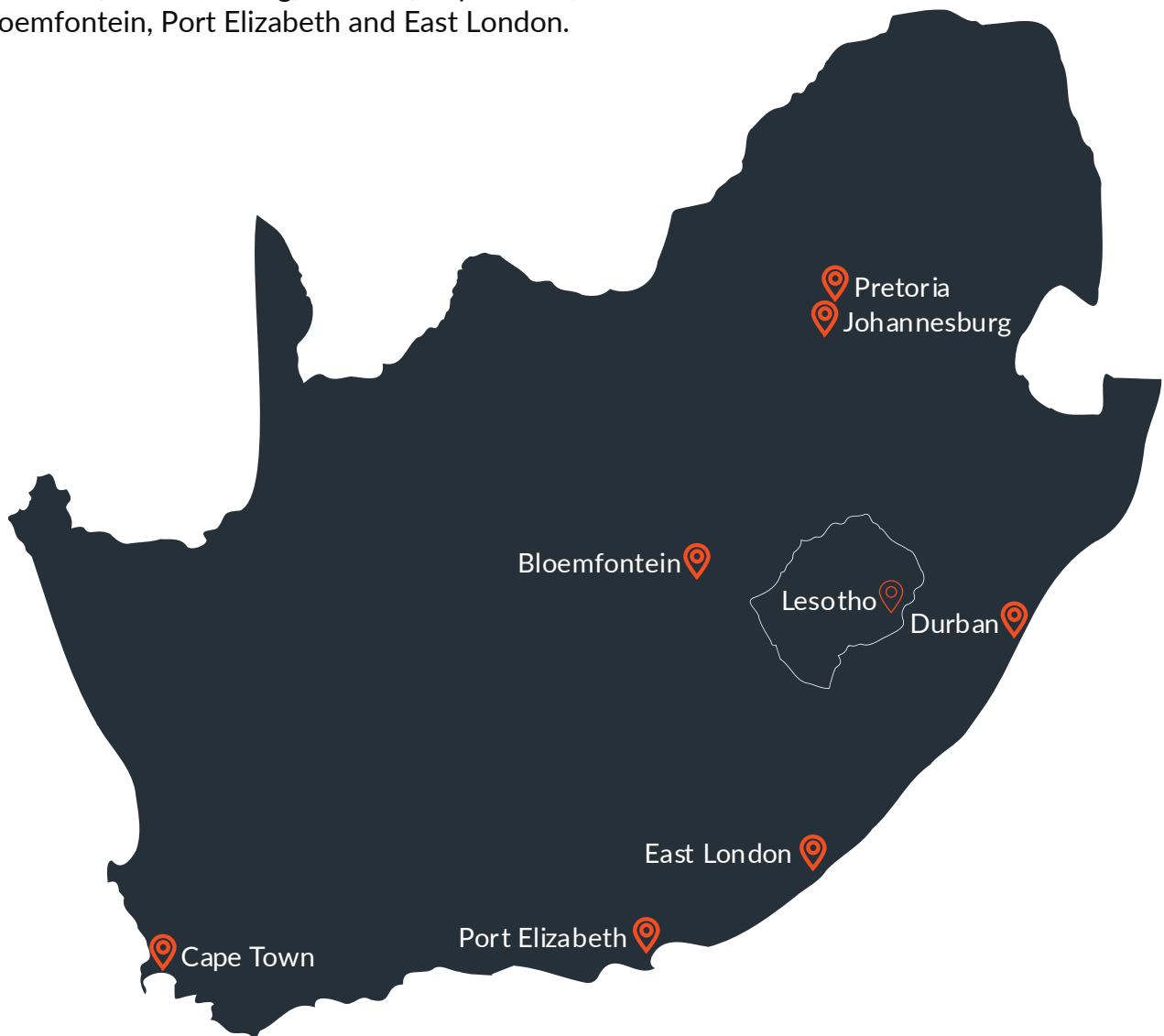


NOTES

NOTES

NATIONAL FOOTPRINT

In2Assets has a national footprint with offices in Durban, Johannesburg, Pretoria, Cape Town, Bloemfontein, Port Elizabeth and East London.



HEAD OFFICE

Durban

Unit 508, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge, Kwazulu-Natal 4023

Bloemfontein

104 Kellner Street,
Westdene

Johannesburg

8th Floor, Illovo Point,
68 Melville Road, Illovo,
Sandton

Cape Town

13th Floor Touchstone House,
7 Bree Street

Port Elizabeth

1st Floor Strauss Daly Place,
35 Pickering Street,
Newton Park

East London

10 Princes Road,
Vincent

Pretoria

Centaur House,
38 Ingersol Street,
Lynnwood Glen