



**With reference to the proposed exchange of lands at Ellis Court and Clipper View
Apartment, Liffey Street West, Dublin 7
between Sarsfield Management Company Ltd and Dublin City Council.**

Housing and Residential Services has advised that An Tuath Housing Association has been approved in principle for funding to refurbish the vacant City Council building on Ellis Court. In the course of investigation into the Council's title in the site, it has come to light that Sarsfield Management Ltd hold the title to part of the Council's site at Ellis Court and the City Council holds the title to part of their site at Clipper View Apartments Liffey Street West. The Chief Valuer has reported that agreement has been reached with Ms Emma Coffey of Emma Coffey Solicitors on behalf of the Sarsfield Management Limited to dispose of the Council's interest in two plots of land in Clipper View Apartments Liffey Street West, coloured pink on attached Map Index SM-2015-0761-04 to Sarsfield Management Ltd in exchange for their interest in four plots of land in Ellis Court, coloured blue on the same map. It is therefore proposed to exchange the lands described above subject to the following terms and conditions:

1. That Dublin City Council (DCC) shall dispose of its interest in the plots of land as shown shaded pink on attached Drawing No. SM-2015-0761-04 to Sarsfield Management Company Ltd in exchange for the interest held by Sarsfield Management Company Ltd in the plots of land shaded blue on the same drawing.
2. That no consideration will be payable by either party.
3. That DCC hold the freehold title or equivalent in the plots of land as shown shaded pink on Drawing No. SM-2015-0761-04
4. That Sarsfield Management Company Ltd holds the freehold title or equivalent in the plot of land as shown shaded blue on Drawing No. SM-2015-0761-04
5. That each party shall be responsible for their own professional fees plus VAT in this matter.
6. That each party shall be responsible for their own V.A.T, Stamp Duty or other costs arising if applicable.
7. That the relevant blue and pink plots have total areas of 16 Sq.M and 18 Sq.M or thereabouts respectively and are shown on the attached copy map (SM-2015-0761-04).

The property is part of the City Estate.

The dates for the performances of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Executive Manager.

The disposal shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.

No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the Central Area Committee at its meeting on 12th July 2016.

This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Dated this 16th day of August 2016.

Jim Keogan
Assistant Chief Executive