



With reference to the proposed disposal of Dublin City Councils fee simple interest in plot of ground at St. Esra Close, Killester Avenue, Dublin 5.

Under Indenture of Lease dated 23rd February 1995 a site at Killester Avenue, Dublin 5 was demised by Dublin City Council to Sonas Housing Association Limited, (now known as Sonas Domestic Violence Charity Limited) for the purposes of the development of residential accommodation to provide housing for people in need in that area for a term of 150 years from 16th December 1994. This development is now known as Killester Court.

PG Homes Limited, the developers of the adjoining residential development now known as St. Esra Close have discovered upon making an application for registration with the Property Registration Authority that a portion of the development which is adjacent to No. 6 St. Esra Close and which is more particularly shown outlined red and coloured pink on Map Index No. SM2016-0333 is owned by Dublin City Council and forms part of the Council's aforementioned lease with Sonas.

In order to regularise matters PG Homes Limited has applied to Dublin City Council to acquire the Council's fee simple interest therein. Sonas have confirmed in writing that they have no objection to this as they have agreed with PG Homes Limited to transfer their leasehold interest in this sliver to them upon acquisition by PG Homes Limited of the Council's fee simple interest.

The Council's Chief Valuer reports that agreement has been reached in respect of same and accordingly it is proposed to dispose of the Council's fee simple interest in the portion of ground adjoining No. 6 St. Esra Close, Killester Road, Dublin 5 to PG Homes Limited subject to the following terms and conditions:

- (1) That the Disposal price in full and final settlement shall be in the sum of €5000 (five thousand euro).
- (2) That the property is as shown outlined red and coloured pink on Map Index SM2016-0333 comprising 41sq.m or thereabouts.
- (3) That the property is held by Sonas Domestic Violence Charity Limited under Indenture of Lease dated 23rd February 1995, for a term of 150 years from 16th December 1994.
- (4) That on completion of the subject disposal, the applicant will deal directly with Sonas Domestic Charity Limited (the leaseholder) for acquisition of their leasehold interest.
- (5) That the applicant shall pay the Council's legal costs of transfer, together with a Valuers fee of €800 plus V.A.T.
- (6) That the above proposal is subject to satisfactory proof of title.

(7) That the above proposal is subject to the necessary approvals and consents being obtained.

The site to be disposed of was acquired from Premier Dairies Limited.

The proposed disposal shall be subject to such conditions as to title to be furnished, as the Law Agent in his discretion shall stipulate.

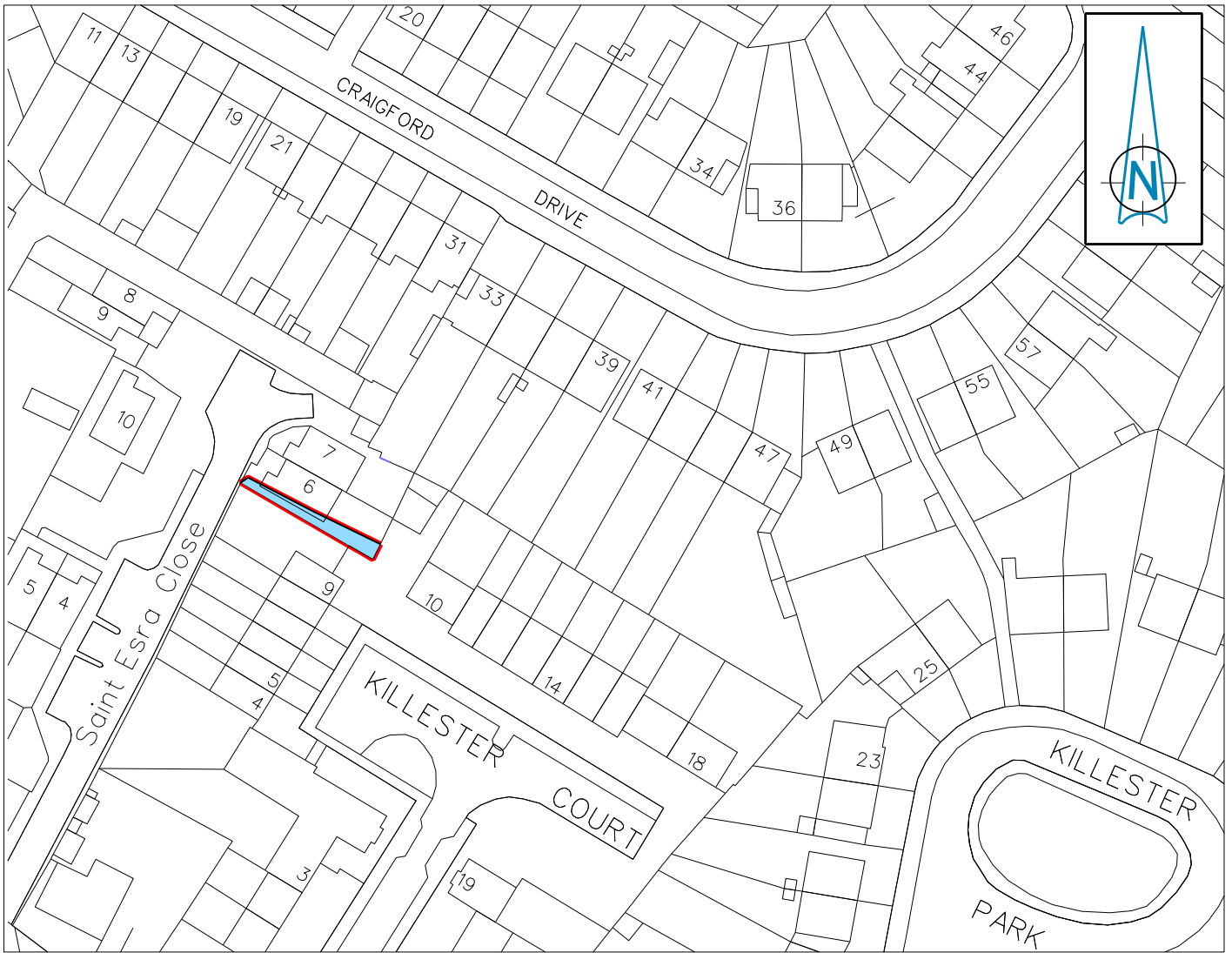
No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the North Central Area Committee at its meeting of the 19th September 2016.

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

Dated this the 20th day of September 2016

Paul Clegg
Executive Manager



St. EZRA CLOSE, KILLESTER, DUBLIN 5 - SITE ADJACENT TO No. 6

Map for information purposes

Note: site shown coloured blue registered on Folio DN89478F to DCC subject of proposed disposal to PG Homes Ltd.

Area 41 sq. metres approx.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Comhshaoil agus Iompair
Rannán Suirbhéireachta agus Léarscáilithe
Environment and Transportation Department
Survey and Mapping Division

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| O.S REF 3198-05 | SCALE 1-1000 |
| DATE 11-07-2016 | SURVEYED / PRODUCED BY PMcGinn |

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| INDEX No | FOLDER No | CODE | DWG No | REV |
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THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE
SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED _____
THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.
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