**8COMHAIRLE CHONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL**



**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday, 13th November 2023**

**H-I 8(a)**

**LD 1543 Proposed disposal of plot of land at 1A Hazelgrove, Tallaght, Dublin 24 to DHQ Investments Limited**

DHQ Investments Limited has made an application to regularise ownership of plot of land already contained within the curtilage of 1A Hazelgrove, Tallaght, Dublin 24. The subject area is highlighted in red on attached Drawing No. LR/27/22 – Council Folio DN118048F refers.

The matter was referred to the Council’s Valuer for examination and he has recommended the following terms and conditions which he considers to be fair and reasonable, and which have been accepted by DHQ Investments Limited.

Accordingly, I now recommend that the Council disposes of the plot of land measuring 13.55 square metres or thereabouts at 1A Hazelgrove, Tallaght, Dublin 24 as outlined in red on attached Drawing No. LR/27/22 to DHQ Investments Limited in accordance with Section 211 & 212 of the Planning and Development Act, 2000 and subject to the provisions of Section 183 of the Local Government Act, 2001 subject to the following terms and conditions as recommended by the Council’s Valuer:-

1. That the subject plot of approximately 13.55 square metres or thereabouts is shown outlined in red on the attached Drawing No. LR/27/22.
2. That the disposal price shall be the sum of €8,000 (eight thousand euro) plus VAT (if applicable).
3. That the Applicant holds the freehold or equivalent interest in 1a Hazelgrove, Tallaght, Dublin 24.
4. That the Applicant pays the Council’s Valuer fee of €1,500 (one thousand and five hundred euro) plus VAT.
5. That the Applicant pays the Council’s legal fees of €1,500 (one thousand and five hundred euro) plus VAT.
6. That the Applicant shall be responsible for any VAT and stamp duty liability associated with this disposal.
7. That in the event of any name change to Applicant prior to formal completion of the legal transfer, the Applicant must provide documentary evidence to the Council proving that the new named party is one and the same as the named Applicant heretofore to enable the transfer to complete.
8. That each party shall use their best endeavours to complete the transaction within a reasonable timeframe following adoption of the disposal resolution.
9. That the Law Agent shall draft the necessary legal agreements and shall include any further terms deemed appropriate in Agreements of this nature.
10. That no contract enforceable at Law is created or intended to be created until such time as contracts have been exchanged.
11. That the disposal is subject to the necessary approvals and consents being obtained.

The lands being disposed of form part of the lands acquired from Dublin City Council (formerly Dublin Corporation) in 1997 under the Scheme of Transfer of Lands pursuant to the Local Government (Dublin) Act, 1993.

**Colm Ward**

**Chief Executive**