



THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

507

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THURSDAY, MARCH 29, 2018

No. 33

No. 33

**THE REGISTRATION OF TITLES, CADASTRAL MAPPING AND TENURE
CLARIFICATION (SPECIAL PROVISIONS) ACT**

THE REGISTRATION OF TITLES, CADASTRAL MAPPING AND TENURE
CLARIFICATION (SPECIAL PROVISIONS) (SECTION 5—PART OF PHANTILANDS
IN THE PARISH OF SAINT ELIZABETH) ORDER, 2018

In exercise of the power conferred upon the Minister by section 5 of the Registration of Titles, Cadastral Mapping and Tenure Clarification (Special Provisions) Act, 2005, the following Order is hereby made:—

1. This Order shall be cited as the Registration of Titles, Cadastral Mapping and Tenure Clarification (Special Provisions) (Section 5—Part of Phantilands, in the parish of Saint Elizabeth) Order, 2018.

2. The Order is required because the landowner has informally subdivided the land as outlined below and has occupied it in its present state. An application has been submitted to the Office of Titles at the National Land Agency to have the property brought under the operation of the Registration of Titles Act. The Referee of Titles has requested that

subdivision approval be secured from the Saint Elizabeth Parish Council or that an Order under section 5(a)(i) of the Registration of Titles, Cadastral Mapping and Tenure Clarification (Special Provisions) Act, 2005 be furnished. In light of the above the Honourable Minister is being asked to make an Order waiving the requirement for subdivision approval pursuant to section 5 of the said Registration of Titles, Cadastral Mapping and Tenure Clarification (Special Provisions) Act, 2005.

3. The *Local Improvements Act*, the *Natural Resources Conservation Authority Act* and the *Town and Country Planning Act* shall not apply in relation to any transfer or registration of any portion of the land described in Part I of the First Schedule.

4. Any transfer or registration of any portion of the land described in Part I of the First Schedule must be in conformity with the map described in Part II of the First Schedule and must be subject to the conditions outlined in the Second Schedule.

FIRST SCHEDULE

(Paragraph 2)

PART I

All that parcel of land part of Phantilands in the parish of Saint Elizabeth, butting and bounding as appears by survey diagram bearing Plan Examination Number set out in the table below as follows:


Applicant Name	Plan Examination Number	Parcel Size (M ²)	Place Name	Parish
Renny McKenzie	374787	559.352	Phantilands	Saint Elizabeth

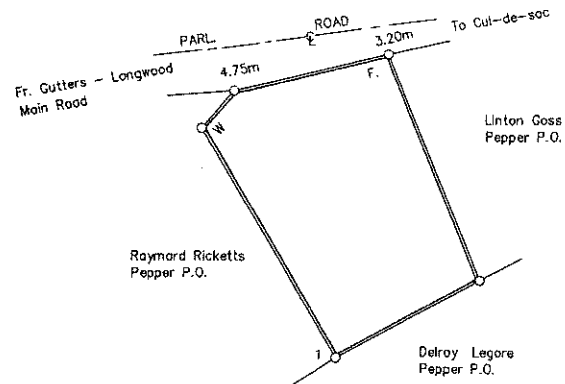
FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Phantilands in the parish of Saint Elizabeth as shown in Part I above.

FIRST SCHEDULE, *contd.*PART II, *contd.*

BOUNDARY Bearing	NOTES Dist (m)	PART	<div style="border: 1px solid black; padding: 5px; text-align: center;"> SURVEY & MAPPING DIVISION PLAN CHECKED  FOR DIRECTOR OF SURVEY DATE: <u>2014/02/05</u> </div>	OF
Fr. 1 N 30° 11' W	28.644			
N 40° 46' E	5.270			
N 76° 20' E	16.986			
S 22° 02' E	26.248			
S 61° 17' W	17.549 To 1			



PHANTILANDS

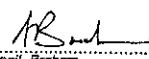
Metres 5 2.5 0 5 10 15 20 25 30 35 40 45 50

SCALE: 1cm = 5m, R.F. = 1/500
M E M O R A N D U M

R52123

REMARKS:

1. Calculated and measured distances compare favourably.
2. All permanent marks are iron Pegs unless where otherwise stated.
3. All boundaries are open unless where otherwise stated.

PARISH: SAINT ELIZABETH	AREA: 559.352 m ²	The names of the parties interested in the survey who were served with notices	Raymond Ricketts, Delroy Legore, Linton Goss and
The name of the party at whose instance the survey was made.	Renny McKenzie Medlin McKenzie		The Secretary of St. Elizabeth Parish Council
The name of the property surveyed or of the property of which the Land surveyed forms part	Part of Phantilands	The names of those who appeared either personally or by their representatives	Raymond Ricketts, Linton Goss and Delroy Legore
The dates between which the survey was made.	February 20, 2014		
The grounds of objections to the survey if any.	None	Surveyed by:  Atrial Braham Commissioned Land Surveyor Shop No. 25, 72 Main Street Santa Cruz P.O.	
The grounds of the surveyors decision	Instructions and marks on ground.		
Make and No. of instrument.	Topecon GTS 229 UP 0850		
Date of last instrument check	March 04, 2013		
Make and S.D. No. of tape used.	N/A		
Date of last tape check. Result.	N/A		

SECOND SCHEDULE

(Paragraph 3)

Covenants

1. There being no breach of existing covenants or supportable objections.

Details

2. Submission to and approval by the Local Authority of layout plans indicating the form(s), type(s) of development, phasing and details of each and every type of building to be constructed.

3. Development of any lot within the subdivision must be submitted to the Local Authority in the form of an application with detailed drawings for approval before any such development is undertaken.

Road, Access and Drainage

4. That the natural drainage onto the land shall be unimpeded.

5. Drainage resulting from work done on the subdivision shall be satisfactorily intercepted and disposed of before it reaches the main/parochial road.

6. The owners shall not in any manner restrict or interfere with the discharge of storm water from any road onto the land (hereinafter called "the said land") and the road authority shall not under any circumstance be liable to the owner or occupier of the said land for any damage occasioned by the storm water flowing off the roadways.

7. No bath water or any water except storm water shall be permitted or allowed to flow from any lot onto any portion of any road, street or land adjacent to the lot, but all such water as aforesaid shall be disposed of by being run into an absorption pit or pits or by evaporation or percolation on the said lot or existing sewer system.

8. Septic Tank, Manholes (M.H.), Trap Gully Basins (T.G.B.), Grease Traps (G.T.) and Inspection Chambers (I.C.) should be constructed according to standards and specifications approved by the Saint Elizabeth Parish Council.

9. No waste (sullage or effluent) disposal shall be permitted to be discharged from any lot onto any roadway or part of any adjoining lands.

10. There being a satisfactory building site on each residential lot, with satisfactory ingress/egress.

11. No factory or other manufacturing enterprises shall be erected on any residential lot.

12. All gates and doors in or upon any fence or opening onto any road shall open inwards.

13. Access to the said land shall be by way of the Parochial Road leading from the Gutters to Longwood Main Road to the said land.

SECOND SCHEDULE, *contd.**Utilities*

14. The provision of adequate domestic water supply shall be the responsibility of the individual lot owners.

15. The owners shall permit the erection of poles and guys to facilitate the extension of electricity and telephone services at all times—these to be erected as near as practicable to the boundary lines.

Adjustments

16. The subdivision works shall be undertaken in accordance with the plans and specifications approved by the Saint Elizabeth Parish Council.

17. There shall be no further subdivision of the land without prior approval from the local planning authority.

18. That the landowner makes the necessary arrangements with the relevant authority to comply with requirements for solid waste disposal.

19. Titles are released with the distinct understanding that the Saint Elizabeth Parish Council will not be called upon to maintain or take over the infrastructure, namely roads, drainage, street lights, sewage disposal arrangements, water supplies until they are brought up to a satisfactory condition.

20. The restrictive covenants abovementioned shall run with the said land and shall bind as well the registered proprietors, their heirs, personal representatives and transferees as the registered proprietors and shall enure to the benefit of and be enforceable by the registered proprietors for the time being of the lands or any portion thereof.

Dated this 8th day of March, 2018.

ANDREW HOLNESS, ON, MP,
Prime Minister and Minister of Economic
Growth and Job Creation.