



THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

550T¹⁷

Vol. CXLI

MONDAY, MAY 7, 2018

No. 43F

No. 43L

**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 FAIRFIELD
IN THE PARISH OF MANCHESTER) 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 Fairfield in the parish of Manchester) 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 is to be submitted to the Office of Titles at the National Land Agency to have the land owner become the registered proprietor under the Registration of Titles Act. Subdivision approval from the

Manchester Municipal Corporation or an Order under section 5(a)(i) of the Registration of Titles, Cadastral Mapping and Tenure Clarification (Special Provisions) Act, 2005 is required in support of the application. 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 Fairfield in the parish of Manchester, 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
Michael Murray	398939	1,037.767	Fairfield	Manchester

FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Fairfield in the parish of Manchester as shown in Part I above.

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

BOUNDARY NOTES		
Fr. - To	Bearings	Dist. (m)
1009-1010	N 49°43'42" E	3.617
1010-1008	S 84°11'41" E	23.766
1008-1007	S 05°11'15" W	43.147
1007-1006	N 69°29'50" W	27.089
1006-1009	N 04°54'23" E	33.668
AREA = 1037.767 Sq. Metres		
JAD 2001 COORDINATES		
Point	Northing	Easting
1008	651591.3558	689468.1944
1010	651593.7597	689443.5507

PART OF

ROAD

FAIRFIELD

164 05016017

Stephen Morrison
Spur Tree P.O.

Sonia Warren
Spur Tree P.O.

164 05016019

1007 I.P. (old)

1006 I.P. (old)

1010 W.F.

5.03

5.03

To: Lincoln

To: Cul-de-sac

RESERVED (4.88m wide) ROAD

THEODOLITE SURVEY

SURVEY & MAPPING DIVISION
PLAN CHECKED
[Signature]
FOR DIRECTOR OF SURVEY
DATE: 20/05/20

Metres 20 10 0 20 40 60 80 100 Metres

SCALE: 1cm = 10m R.F. 1/1000

M E M O R A N D U M			
REMARKS: 1. All marks are iron pegs unless otherwise stated. 2. This Plan supersedes Plan at P.E.#353047 because of changes in the boundaries.			
JAMAICA S.S. PARISH OF <u>Manchester</u>	AREA: see above	NOTICES WERE SERVED ON	Sonia Warren, Stephen Morrison. The Sect. of Manchester Parish Council
NAME OF PROPERTY: <u>Part of Fairfield</u> (unregistered)		THOSE WHO APPEARED	No one
SURVEYED FOR: <u>Michael Murray & Miriam Murray</u>			
GROUNDS OF OBJECTIONS: <u>None</u>			
DATE OF SURVEY: <u>29/04/2017</u>			
GROUNDS OF THE SURVEYOR'S DECISION: <u>Instructions, plans and marks on earth.</u>			
INSTRUMENT: <u>Topcon Hiper II GNSS Base Receiver # 949-10045</u> <u>Topcon Hiper II GNSS Rover Receiver # 949-10012</u>			
DATE OF INST. CHECK: <u>14/04/2016</u>			
		Surveyed by: <i>[Signature]</i> THE V B M GROUP COMMISSIONED LAND SURVEYORS Shop 7, Spur Tree Plaza, Spur Tree P.O., Manchester, Jamaica. Tel.: 876-285-5375 Email: vbmahonpls@aim.com	

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 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 Manchester Municipal Corporation.

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 5.03 metres wide Reserved Road leading from the said land to the Spur Tree to Lincoln Parochial Road.

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 Manchester Municipal Corporation.

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 Manchester Municipal Corporation 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 6th day of May, 2018.

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