



THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

480A

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FRIDAY, MARCH 23, 2018

No. 28A

No. 28A

**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 LYNCH AND BALLARDS
PATENT IN THE PARISH OF ST. 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 Lynch and Ballards Patent, 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 was submitted to the Office of Titles at the National Land Agency to have the property brought under the the Registration of Titles Act. Subdivision approval 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 must 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 Plan 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 Lynch and Ballards Patent in the parish of Saint Elizabeth, butting and bounding as appears by survey pre-checked Plan bearing Plan Examination Number stated in the table below as follows:

Applicant Name	Plan Examination Number	Parcel Size (sq. M ²)	Place Name	Parish
Alvono Blossom Honeghan	255286	1,879.25	Lynch and Ballards Patent	Saint Elizabeth

FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Lynch and Ballards Patent in the parish of Saint Elizabeth as set out in the table at Part I above.

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

COURSES AND HORIZONTAL DISTANCES	
FR. 5	METRES
N04	10E 54.16
N56	18W 11.06
N80	48W 42.58
S62	42E 15.30
S02	55W 47.12
S70	22E 38.40 TO 5

SURVEY DEPT.
 EXAMINATION NO. **35286**
 CHECKED
 FOR DIRECTOR, TRINIDAD
 DATE **27.04.28**

Fr. Tap. Hill Part
 To Ballards Valley
 Fay Honeyghan Junction P.O.
 Ernest Stephenson Junction P.O.
 Enla Stephenson Junction P.O.

LYNCH & BALLARDS PATENT

20 10 0 20 40 60 80
 SCALE 1 cm = 10 m R/F: 1000

COMPASS READING: 305° 40'
 DATE: 30/12/02
 F.R. 4/96-38

35286

JAMAICA S.S.	AREA		
PARISH OF ST. ELIZABETH	1879.25 sq. metres		The Secretary St. Elizabeth
The name of the party at whom the survey was made.	Alfred Honeyghan	The name of the parties interested in the survey who were served with notices.	Patrick Stephenson
The name of the property surveyed, or of the property of which the land surveyed forms part.	Part of LYNCH & BALLARDS PATENT		Fay Honeyghan
The date on which the survey was made.	96/08/26		Ernest Stephenson
The grounds of objection to the survey, if any.	None	The names of those who appeared either personally or by their representatives.	Enla Stephenson
The marks of the survey.	Marks on ground & instructions		

Complete Survey

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 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 Top Hill to Ballards Valley 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 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.