



THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

572A

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THURSDAY, MAY 24, 2018

No. 47A

No. 47A

**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 BELMONT CALLED
COAKLEY IN THE PARISH OF SAINT ANDREW) 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 Belmont called Coakley in the parish of Saint Andrew) 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 land owner become the registered proprietor under the Registration of Titles Act. The Referee of Titles has requested that subdivision approval from the Kingston and Saint Andrew Municipal Corporation or

an Order under section 5(a)(i) of the Registration of Titles, Cadastral Mapping and Tenure Clarification (Special Provisions Act), 2005 be furnished 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 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 Belmont called Coakley in the parish of Saint Andrew, butting and bounding as appears by survey diagram bearing Plan Examination Number in the table below as follows:

<u>Applicants Name</u>	<u>Plan Examination Number</u>	<u>Parcel Size (m²)</u>	<u>Place Name</u>	<u>Parish</u>
Gilroy Terrelonge and Naphlene Terrelonge	352612	403.085	Belmont called Coakley	Saint Andrew

FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Belmont called Coakley in the parish of Saint Andrew as set out in table at Part I above.

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

FIELD NOTES		BOUNDARY	
Bearing	Metres		
Fr. 3			
N 12 05 10 W	2.302		
N 6 38 26 W	8.743		
N 15 47 22 W	3.631		
N 81 55 52 E	27.001		
N 62 44 26 E	4.982		
N 68 56 13 E	3.157		
S 47 43 46 E	5.123		
S 53 54 42 W	3.519		
S 48 46 18 W	9.812		
S 64 29 32 W	16.870		
S 72 38 53 W	3.313		
S 80 47 05 W	7.131 To 3		

P A R T O F

B E L M O N T c a l l e d C O A K L E Y

SCALE One Millimetre = 0.5 Metre or 1: 500

MEMORANDUM

All marks are L.P.s. unless otherwise stated

PARISH OF: <i>Saint Andrew</i>	AREA: <i>803.085 Sq. Metres</i>	NOTICES WERE SERVED ON: <i>Maria Terrelonge, Barbara Wilcox, DeRoy Harry</i>
PROPERTY SURVEYED: <i>Part of BELMONT called COAKLEY</i>		
SURVEYED FOR: <i>Gilroy Terrelonge & Nephelene Terrelonge</i>		THOSE WHO APPEARED: <i>No one appeared.</i>
SURVEYED ON: <i>May 1, 2011</i>		
MAKE and NO. of INSTRUMENTS: <i>NKON, OTM 310, 840636</i>		
REASONS OF OBJECTION TO THE SURVEY IF ANY: <i>None</i>		
REASONS OF THE SURVEYOR'S DECISION: <i>None</i>		
DATE: <i>May 1, 2011</i>		

Garfield Johnson
 Government Land Surveyor
 Saint Vincent and the Grenadines

Surveyor's Seal

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 Kingston and Saint Andrew 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.

SECOND SCHEDULE, *contd.*

13. Access to the said land shall be by way of the 4.48 metres wide reserved road leading from the said land to the Belmont to Rosemount Parochial Road.

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 Kingston and Saint Andrew 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 Kingston and Saint Andrew 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 for the time being and shall enure to the benefit of and be enforceable by the registered proprietors of the lands or any portion thereof.

Dated this 7th day of May, 2018.

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