



THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

524B⁹

Vol. CXL1

TUESDAY, APRIL 17, 2018

No. 35A²

No. 35A²

**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 COMFORT 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 Comfort 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 property brought under the operation of the Registration of Titles Act and subdivision approval is required in support thereof. 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 *Nature! 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 Comfort in the parish of Manchester, butting and bounding as appears by survey pre-checked Plan bearing Plan Examination Number stated in the table below as follows:

<u>Applicant Name</u>	<u>Plan Examination Number</u>	<u>Parcel Size (m²)</u>	<u>Place Name</u>	<u>Parish</u>
Carlene Denise Lake	370150	358.348	Comfort	Manchester

FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Comfort in the parish of Manchester as set out in table at Part I above.

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

PART OF

Vol. 1399 Fol. 192
Eric Watt et ux.
Williamsfield P.O.

7.32m

Fr. Cul-de-Sac

Wide Road

To Part Road
Comfort-Williamsfield

Carlyle Wright
Williamsfield P.O.

Pauline McLeod
Kirkvine P.O.

COMFORT

—Metres 10 5 0 10 20 30 40 50 Metres—

SCALE: 1cm = 5m R.F. 1/500

MEMORANDUM

NB: All marks are iron pegs unless otherwise stated.

R51469

PARISH: <u>Manchester</u>	Area: <u>358.348 Sq.metres</u>	Eric Watt
The name of the party at whose instance the survey was made.	<u>CARLENE BARCLAY</u>	Carlyle Wright
The name of the property surveyed, or of the property of which the land surveyed forms part.	<u>PART OF COMFORT</u>	Pauline McLeod
The date between which the survey was made.	<u>September 14, 2013</u>	No one
The grounds of objection to the survey if any.	There were no objections to the survey	
The grounds of the surveyor's decision.	Instructions, plans and marks on site	
Make and number of instrument	<u>Wild TO 158803</u>	Surveyed by
Make and S.D. no. of tape used	<u>Lufkin P 3039</u>	<u>R.L. WILSON</u>
Date of last tape check. Result.	<u>April 3, 2013</u> Satisfactory	Commissioned Land Surveyor Shop 18 Northside Plaza, 23 Northside Dr. Kgn.6

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. That access to the said land shall be by way of the 7.32 metres wide reserved road leading from the said land to the Comfort to Williamsfield Parochial Road.

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

SECOND SCHEDULE, *contd.*

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

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 of the lands or any portion thereof.

Dated this 11th day of April, 2018.

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