



THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

550H

Vol. CXLI

MONDAY, MAY 7, 2018

No. 43B

No. 43B

**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 WALLENS
IN THE PARISH OF SAINT CATHERINE) 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 Wallen in the parish of Saint Catherine) 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 and a subdivision approval would be 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 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 Wallens in the parish of Saint Catherine, butting and bounding as appears by survey diagram bearing Plan Examination Number in the table below as follows:

Applicant Name	Plan Examination Number	Parcel Size (M ²)	Place Name	Parish	Volume/ Folio
Wendy Rivero	236051	3,298.536	Wellens	Saint Catherine	1490/300

FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Wallens in the parish of Saint Catherine as set out in the table at Part I above.

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

COURSES AND HORIZONTAL DISTANCES		
B. Q. U. N. O. P. R. Y.		
B. 212	N 34 04 W	72.04
E. 21	N 28 59 W	12.04
	N 37 38 W	64.57
	S 20 42 E	15.80
	S 70 24 E	27.11
	S 76 21 E	5.73
	N 82 55 E	49.28

SURVEY DEPT.
 EXAMINATION NO. **236051**
 CHECKED
 DATE **25/5/94**

Remainder of Lot 11
 Vol. 1173 Fol. 212
 Aluminium Co. of Canada Ltd (own)
 Mark Edwards (acc)
 Linstead P.O.

Remainder of Lot 11
 Vol. 1173 Fol. 212
 Aluminium Co. of Canada Ltd (own)
 D. Fuller (acc)
 Linstead P.O.

Remainder of Lot 11
 Vol. 1173 Fol. 212
 Aluminium Co. of Canada Ltd (own)
 J. P. Easy (acc)
 Linstead P.O.

Vol. 1173 Fol. 212
 Aluminium Co. of Canada Ltd
 Ewarton P.O.

Restricted Road 10.06m Wide

W A L L E N S

SCALE 1/10000 Feet

MEMORANDUM

See Exam No 175545 or R20950

JAMAICA S.S.	AREA	THE SECRETARY ST. Catherine
PARISH OF ST. CATHARINE	3,299.536 Sq M.	Parish Council, J. P. Easy
The name of the party at whose instance the survey was made.	Wingel Corbett	Mark Edwards, D. Fuller
The name of the property surveyed, or of the property of which the land surveyed forms part.	Part of WALLENS VILLAGE	The Manager, Aluminium Co. of Canada Ltd.
The date between which the survey was made.	13/11/93	No one appeared
The grounds of objection to the survey, if any.	None	
The grounds of the Surveyor's decision.	Instructions and marks on the ground	
Make and No. of map.	With TO 53206	
Make and S.D. No. of tape used.	Lufkin P. 2072	
Date of last tape check. Result.	18/2/93 Satisfactory	

JUBEN MASTERS
 MASTERS, JOHNSON & ASSOCIATES
 Commissioned Land Surveyors
 9 King Street, Spanish Town P.O.

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 occupiers 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 Catherine 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 10.06 metres wide parochial road leading from Cheesefield to Linstead.

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 Catherine Municipal Corporation.

17. There shall be no further subdivision of the land without prior approval from the Local Planning Authority.

18. That the landowners 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 Catherine 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 now or formerly comprised in the Certificate of Title registered at Volume 1490 Folio 300.

Dated this 6th day of May, 2018.

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