



THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

400Q

Vol. CXLI

WEDNESDAY, JANUARY 24, 2018

No. 9D

No. 8Q

**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 SHORT HILL
IN THE PARISH OF SAINT 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 Short Hill, 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 operation of the Registration of Titles Act. The Referee of Titles has requested that

subdivision approval be secured from the Saint Elizabeth Parish Council or 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 Short Hill in the parish of Saint Elizabeth, butting and bounding as appears by survey pre-checked Plan bearing Examination Number stated in the table below as follows:

Applicant Name	Plan Examination Number	Parcel Size (M ²)	Place Name	Parish
Diana Montague	391256	2,664.951	Short Hill	Saint Elizabeth

FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Short Hill in the parish of Saint Elizabeth as set out in table at Part I above.

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

FIELD NOTES			
Fr.	Bearings	Dist.(m)	To:
1	S 18°32'E	39.268	2
	N 80°24'E	25.519	3
	N 78°23'E	41.387	7
	N 13°54'W	32.325	8
	N 89°20'W	37.814	5
5	S 74°04'W	33.605	1

PART OF
 SURVEY A MATHEMATICAL DIVISION
 PLAN CHECKED
 [Signature]
 20/11/16

Wilhel McLean
 Treasure Beach P.O.
 Clover Mantague
 Treasure Beach P.O.
 638 552,295 N
 671 257,897 E
 639 544,170 N
 671 257,738 E
 Clover Mantague
 Treasure Beach P.O.
 To Short Hill
 100m reserved road
 5,000 reserved road
 Fr. Cul-de-sac
 Fr. Cul-de-sac
 Alphonsa Campbell
 Treasure Beach P.O.

SHOR T H I L L

—Metres 20 10 0 20 40 60 80 100 Metres—
 SCALE: 1cm = 10m R.F. 1/1000
 —MEMORANDUM—

REMARKS: All permanent marks are iron Pegs unless otherwise stated. The coordinates were obtained using a Sokkia GSR 2700 1SK GPS Receiver.

JAMAICA S.S.	AREA: 2664.951 sq.metres	NOTICES WERE SERVED ON	Icyda Forester
PARISH OF St. Elizabeth	Part of SHOR T H I L L		Wilhel McLean
NAME OF PROPERTY:	Diana Mantague	THOSE WHO APPEARED	Alphonsa Campbell
SURVEYED FOR:	2015/12/16		Clover Mantague
DATE OF SURVEY:	None		Joshua Gordon for Clover Mantague
REASONS OF OBJECTIONS:	Instructions and marks on earth.		
INSTRUMENT:	Nikon DTM322 / 160.175		
TAPE USED:	Ergoline(BM) / P 5146		
DATE OF TAPE CHECK, RESULT:	2015/05/26, Satisfactory.		

Surveyed by: [Signature]
 Duai A. Thomas
 Commissioned Land Surveyor
 GEOLAND TITLE LIMITED
 1 1/2 Altamont Crescent, Kgn 5
 TEL: 908-0192

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 the 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. Access to the said land shall be by way of the 6.40 metres wide Reserved Road leading from the said land to Short Hill Parochial Road.

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

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 approval from the Saint Elizabeth Parish Council.

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 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 23rd day of January 2018.

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