

THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

468v¹

Vol. CXLI

MONDAY, MARCH 19, 2018

No. 23F

No. 201

**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 McVICAR'S PEN IN THE
PARISH OF ST. 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 McVicar's Pen 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 applicant become the registered proprietor. Subdivision approval is required from the Saint Catherine Parish

Council 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 for Title. 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 McVicar's Pen in the parish of Saint Catherine, butting and bounding as appears by survey pre-checked plan bearing plan Examination Number and area stated in the table below as follows:

Applicant Name	Plan Examination Number	Parcel Size (M ²)	Place Name	Parish	Vol/Fol
Ryland McKenzie	214926	808.43	McVicar's Pen	Saint Catherine	1103/794

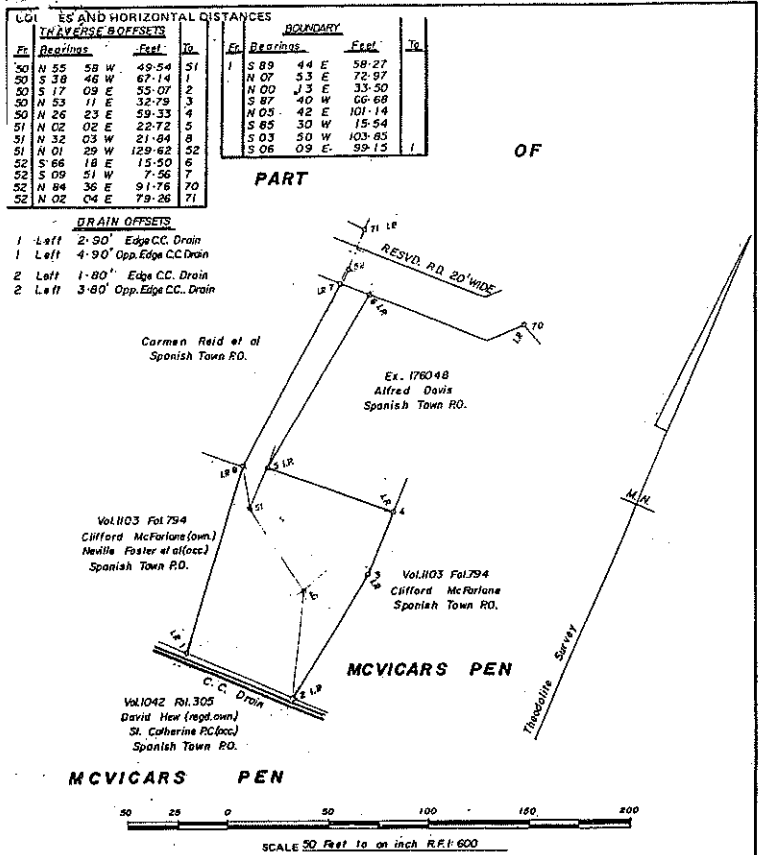
FIRST SCHEDULE, *contd.*

PART II

Plan of land part of McVicar's Pen in the parish of Saint Catherine as set out in table at Part I above.

FIRST SCHEDULE, *contd.*

PART II, *contd.*



Calculated and measured distances Compare favourably.

MEMORANDUM

JAMAICA S.S.	AREA		Carmen Reid
PARISH OF St. Catherine	8701 - 9 Sq Ft		Neville Foster
The name of the party at whose instance the survey was made.	Raymond George McKenzie	The names of the parties interested in the survey who were served with notices.	Alfred Davis
The name of the property surveyed, or of the property of which the land surveyed forms part.	Part of Mc VICAR'S PEN		Clifford McFarlane
The date between which the survey was made.	Vol. 1103 Fol. 794.		The Secretary Saint Catherine Parish Council.
The grounds of objection to the survey, if any.	18 - 7 - 89	The names of those who appeared either personally or by their representatives.	Alfred Davis
The grounds of the Surveyor's decision.	None		
Make and No. of instr.	Instructions B marks, on earth		
Make and S. D. No. of tape used.	W 11 d T.16 # 120019		
Date of last tape check. Result.	Lufkin P 2052		
	19/2/90 Satisfactory.		

J. T. Masters
 CONSULTING LAND SURVEYOR
 MASTERS, JOHNSON & ASSOCIATES
 9 KING STREET, SPANISH TOWN RD.

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 Catherine 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. That access to the said land shall be by way of the 20ft wide Reserved Road leading from the said land to the McVicar's Lane.
12. No factory or other manufacturing enterprises shall be erected on any residential lot.
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 Catherine Parish Council.

17. There shall be no further subdivision of the land without 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 Catherine 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 of the lands or any part thereof now or formerly comprised in the Certificate of Title registered at Volume 1103 Folio 794.

Dated this 8th day of March 2018.

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