



THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

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No. 50D

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**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 SPRINGS AND
ELIM 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) Act 2005 (Section 5 — Springs and Elim, Manchester, 2018).
2. The Order is required because the land is registered, has been informally subdivided and sold, and is being regularized under the LAMP Programme. 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 Provision) Act, 2005.

3. Pursuant to which Order, 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 map 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 those parcels of land known as part of Springs and Elim, in the parish of Manchester together containing by survey 261 Acres of the shape and dimensions and butting as appears by the plans thereof hereunto annexed and being all of the land comprised in Certificate of Title registered at Volume 1328 Folio 897 of the Register Book of Titles.

Applicants' Name	Plan Examination Number	Beneficiary	Lot	Parcel Size (meters)	Place Name	Parish	Volume and Folio
Commissioners of Land	399597	George Morgan	8	4,282.566	The Spring and Elim	Manchester	1328/897
Commissioners of Land	399597	Serrant Becford	9	7,563.381	The Spring and Elim	Manchester	1328/897
Commissioners of Land	399597	John Watt	10	6,998.506	The Spring and Elim	Manchester	1328/897
Commissioners of Land	399597	Altmon Jones	11	Lot 11 — 5,732.144	The Spring and Elim	Manchester	1328/897

FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Springs and Elim in the parish of Manchester as shown in Part I above.

FIRST SCHEDULE, *contd.*

PART II, *contd.*

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 relevant authority in the form of an application with detailed drawings for approval before any such development is undertaken.

4. The registered proprietors and/or occupiers of these lots shall not at any time permit or suffer any garbage to remain or be burnt on these lots otherwise than in accordance with the requirements of the Public Health Authorities.

5. No sign or hoarding or other advertisement shall be erected on the land without the specific permission of the Local Planning Authority.

Road, Access and Drainage

6. That the natural drainage onto the land shall be unimpeded.

7. Drainage resulting from work done on the subdivision shall be satisfactorily intercepted and disposed of before it reaches the Main/Parochial Road.

8. The owners shall not in any manner restrict or interfere with the discharge of storm water from any road on the land comprised in the said Certificate of Title (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.

9. 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 and shall be the responsibility of the individual lot owner.

10. Septic Tank, Manholes (M.H.), Trap Gully Basins (T.G.B.), Grease Traps (G.T.) and Inspection Chambers (I.C.) shall be constructed according to standards and specifications approved by the Municipal Corporation.

11. No waste (sullage or effluent) disposal shall be permitted to be discharged from any lot onto any road way or part of any adjoining lands.

12. There being a satisfactory building site on each residential lot, with satisfactory ingress/egress.

SECOND SCHEDULE, *contd.*

13. No factory or other manufacturing enterprises shall be erected on any residential lot.
14. Lot boundaries to be splayed at all road junctions to enhance visibility.
15. All gates and doors in or upon any fence or opening onto any road shall open inwards.
16. Access to Lot 8 shall be by way of the 3.82 metres wide Reserved Road leading Cul-de-sac to the Christiana—Spaldings Main Road.
17. Access to Lots 9, 10 and 11 shall be byway of the 10.06 metres wide Reserved Road leading from the Richard Crossing to Spalding Main Road.
18. The landowners shall cover construction material during transport to prevent the generation of fugitive dust.
19. The landowners shall ensure that solid waste generated during the construction and operational phase of the development shall be disposed at the nearest approved dumpsite.
20. Soil conservation measures must be employed during construction phase.

Utilities

21. The provision of adequate domestic water supply shall be the responsibility of the individual lot owners.
22. 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.
23. The underground utility services and pipes within the Scheme and wherever else soil and general conditions permit, shall be to the satisfaction of the local authority.
24. The lot owners shall be responsible to make proper and adequate arrangement with the Jamaica Public Service Company Limited or any other utility company for the extension of electric supply (a complete distribution system including of street lighting) and other utilities to serve the lots on this subdivision scheme and shall duly and punctually pay all cost and expense (if any) thereby occasioned.
25. The reserved roads shown on plans shall be kept and maintained by the lot owners and this shall be covenanted in their titles.
26. The Road Authority/Local Planning Authority shall not under any circumstance be liable to the owner or occupier of the said land, for any damage occasioned by storm water flowing off roadways. This shall be endorsed on the titles.

SECOND SCHEDULE, *contd.**Adjustments*

27. The subdivision works shall be undertaken in accordance with the plans and specifications approved by the relevant authority.

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

29. Agricultural lots should be maintained and retained in agricultural use until permission is given to remove it by the Ministry of Agriculture and the Local Planning Authority.

30. Any building to be constructed on lots over two acres in size shall not be of a size greater than fifty per cent (50%) of the lot area.

31. The land owner should make necessary arrangements with the relevant authority to comply with requirements for solid waste disposal.

32. Titles are to be 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.

33. The Restrictive Covenants above-mentioned shall run with the said land and shall bind the registered proprietors as well as their heirs, personal representatives and transferees and shall enure to the benefit of and be enforceable by the registered proprietor of the land or any portion thereof now or formerly comprised in Certificate of Title registered at Volume 1328 Folio 897.

34. The Minister/Local Authority may impose additional Covenants to Titles.

Dated this 24th day of May, 2018.

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