



THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

5760

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FRIDAY, MAY 25, 2018

No. 49C

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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 MOUNTAINSIDE
CALLED MANGO WALK 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) Act 2005 (Section 5—Part of Mountainside called Mango Walk 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 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 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 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 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 that parcel of land part of Mountainside called Mango Walk in the parish of Saint Elizabeth, butting and bounding as appears by survey diagram bearing Examination Number, set out in the table below as follows:

<u>Applicants Name</u>	<u>Plan Examination Number</u>	<u>Parcel Size (m²)</u>	<u>Place Name</u>	<u>Parish</u>
Valin Duffus and Steve Duffus	382133	1,013.300	Mountainside called Mango Walk	Saint Elizabeth

FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Mountainside called Mango Walk, in the parish of Saint Elizabeth as shown in Part I above.

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

FIELD NOTES			
Fr.	Bearing	Dist.(m)	To
1	S81°15'44"E	17.788	
	N08°48'08"E	48.860	
	N77°32'28"W	24.935	
	S00°24'35"W	48.864	1

PART OF
 Utan Daley Mountainside P.O.
 4.0m wide Road
 To: Cul-De-Sac
 Fy. Mountainside-Reserved
 Burnt Savannah Main Road
 Avia Hepburn Mountainside P.O.
 Manley Hackwood Mountainside P.O.
 Marlene Dowdie Mountainside P.O.

SURVEY & MAPPING DIVISION
 PLAN CHECKED
 FOR DIRECTOR OF SURVEY
 DATE: 2015/04/20

MOUNTAINSIDE CALLED MANGO WALK
 5 2.5 0 5 10 15 20 25 30 35 40 45 50 Metres
 SCALE 1cm = 5m RF. = 1:500

All marks are IP's unless otherwise stated.

MEMORANDUM		
PARISH OF SAINT ELIZABETH	AREA 1013.300 Sq. Metres	NOTICES WERE SERVED ON Utan Daley, Manley Hackwood, Marlene Dowdie and Avia Hepburn
The name of the property surveyed or the property which the land surveyed forms part.	MOUNTAINSIDE CALLED MANGO WALK	
The name of the party at whose instance the survey was made.	Steve Duffus, e.i.o.l.	
The date of survey.	February 4, 2015	THOSE WHO APPEARED
Surveyed by.	Patrick Hendricks.	No one.
The grounds of objection to the survey if any.	There were no objections.	
The grounds of the Surveyor's decision.	Instructions and marks on earth.	
Make and No. of instrument.	NIKON DTM 310 No.842809	
Date checked, Result.	2013/07/25- Satisfactory	

R53322
 PATRICK HENDRICKS
 Commissioned Land Surveyor
 PATRICK HENDRICKS & ASSOCIATES Ltd
 Junction P.O., St. Elizabeth. Phone: 807-8190

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 Municipal Corporation.

9. 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.

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

SECOND SCHEDULE, *contd.*

13. Access to the said land shall be by way of the 4.0 metres wide Reserved Road leading from the said land to the Mountainside to Burnt Savannah Main Road.

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 Municipal Corporation.

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

18. That the land owner 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 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 for the time being of the lands or any portion thereof.

Dated this 24th day of May, 2018.

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