



THE  
**JAMAICA GAZETTE**  
**SUPPLEMENT**

**PROCLAMATIONS, RULES AND REGULATIONS**

6140

Vol. CXLI

FRIDAY, JULY 13, 2018

No. 60C

No. 63C

**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 ROWE'S CORNER 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) (Section 5—Part of Rowe's Corner in the parish of Manchester) 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 a 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 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 Rowe's Corner in the parish of Manchester, butting and bounding as appears by survey diagram bearing Examination Number set out in the table below as follows:

Applicant Name	Plan Examination Number	Parcel Size (m <sup>2</sup> )	Place Name	Parish
Osei Martin	376748	792.974	Rowe's Corner	Manchester

---

---

FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Rowe's Corner in the parish of Manchester as shown in Part I above.

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

COURSES AND HORIZONTAL DISTANCES BOUNDARY				PART OF	
From	Bearing	Metres	To		
12	S 74 50 53 E	26.862			
	S 18 18 04 W	31.761			
	N 64 58 01 W	27.256			
	N 18 49 21 E	27.091	12		

Diagram showing the survey area with labels: Sydney Rochester New Forest P.O., Steve Ashman Mandeville P.O., Hickford Thompson Mandeville P.O., Steve Ashman Mandeville P.O., and ROWES CORNER. The diagram includes a 'RESVD. ROAD' and a '4.88 wide' section. A scale bar indicates 10 to 100 METRES. A note states: 'SCALE One Millimetre = One Metre or 1:1,000'.

SURVEY & MAPPING DIVISION  
PLAN CHECKED  
FOR DIRECTOR OF SURVEY  
DATE: 2/14/2015

MEMORANDUM

PARISH OF <i>Manchester</i>	AREA 792,974 sq metres	The names of the parties interested in the survey who were served with notices.	<i>R52359</i> The Secretary of the Manchester Parish Council. Hickford Thompson Steve Ashman Sydney Rochester
The name of the party at whose instance the survey was made.	<i>Osei Martin</i>	The names of those who appeared either personally or by their representatives.	<i>Osei Martin</i> Steve Ashman
The name of the property surveyed or of the property of which the land surveyed forms part.	<i>Part of ROWES CORNER</i>		
The dates between which the survey was made.	<i>May 2, 2014</i>		
The grounds of objection to the survey if any.	<i>There were no objections</i>		
The grounds of the Surveyor's decision.	<i>Instructions and marks on earth</i>		
Make and No. of instrument.	<i>Leica TC 407 # 850490</i>		
Date of last instr. check & result.	<i>January 04, 2014 (Satisfactory)</i>		

M.D. ISMCS  
Commissioned Land Surveyor  
Mandeville P.O. Manchester.

File Name: OMARTIN FB -29/34 Amended

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

SECOND SCHEDULE, *contd.*

13. Access to the said shall be by the way of the 4.88 metres wide reserved road leading from the said land to the New Forest to Alligator Pond 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 Manchester Municipal Corporation.

17. There shall be no further subdivision of the land without prior 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 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.

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 1st day of July, 2018.

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