



THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

522Z¹

Vol. CXLI

MONDAY, APRIL 16, 2018

No. 34E

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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 DRY HARBOUR
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 Dry Harbour 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 lodged 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 Municipal Corporation or that an

Order under section 5(a)(i) of the Registration of Titles, Cadastral Mapping and Tenure Clarification (Special Provisions Act), 2005 is required. 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 Maps 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 Dry Harbour 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>
Sheila Angella Nish and Migel Anthony Nish	217889	887.78	Dry Harbour	Saint Elizabeth

FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Dry Harbour, in the parish of Saint Elizabeth as shown in Part I above.

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

COURSES AND HORIZONTAL DISTANCES			
BOUNDARY			
Fr	Bearing	Feet	To
S 79	49 E	82.4	
S 12	13 W	109.1	
N 69	06 W	109.2	
N 28	06 E	93.3	

PART OF

SURVEY DEPT
EXAMINATION NO. **217889**
CHECKED
FOR DIRECTOR OF SURVEYS
DATE 12 12 90

AREA = 887.78 m²

DRY HARBOUR

SCALE 50 ft = 1 inch R.E.S. 1:800

Amended by C.R. Edwards
Cynthia R. Edwards
Commissioned Land Surveyor
Date 20/11/07/22

MEMORANDUM		All station marks are I.P. unless otherwise stated.	
Compass reading at Mona was 306° 45' on the 1/8/84	JAMAICA SS	AREA	0A OR 351P
PAR 5-1	St. Elizabeth	Adora Wilson	The names of the parties interested in the survey who were served with notices.
The name of the property surveyed, or of the property of which the land surveyed forms part	Part of Dry Harbour	9 / 10 / 90	The names of those who appeared either personally or by their representatives.
The dates between which the survey was made	None		
The grounds of objection to the survey, if any	Instructions & Marks on earth		
The grounds of the Surveyor's decision	Wild TO # 104613		
Marks and No. of instr.	Lufkin P 2052		
Marks and No. of tape used	19/2/90 Satisfactory		
Date of last tape check			

Commissioned Land Surveyor
K. V. Masters
7 Manchester Rd., Mandeville R.O.

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 open inwards.

SECOND SCHEDULE, *contd.*

13. Access to the said land shall be by way of the 16.5 metres wide Reserved Road leading to the said land from the Black River to Lacovia 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 11th day of April, 2018.

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