

A Registered Title is the only sure way to prove ownership. Persons who are owners of lands, either by purchase or inheritance but do not have a Registered Title, are all encouraged to seek assistance in getting a title for the land by way of either a private attorney or the Land Administration and Management Programme (LAMP).

LAMP is a special programme set up by the government to help land owners to get a title. The cost of the process is based on a percentage of the unimproved value on your tax receipts.

DOCUMENTS REQUIRED FOR A TITLE THROUGH LAMP

1. Proof of Ownership (will, common-law title, purchase receipts, deed of gift)
2. Survey drawing – done by a licenced land surveyor
3. Two (2) references who can declare that you are the owner
 - Name, Address, Age and Occupation of each reference
 - They must know you over 30 years
 - Must be over 50 years old
 - NOT a relative
- 4a. The 40 Year history of the property
OR
- 4b. Death Certificate or will of the last registered owner
5. TRN
6. Two (2) forms of ID
7. Up to date Property Tax Certificate

Documents needed to support proof of ownership:

- Registered Title, TRN and National Photo ID
- Sales Agreement
- Probated Will
- Purchase Receipts
- Indentured Documents
- Letters of Administration
- Common Law Title/Conveyance



National Road Operating & Constructing
Company Ltd.
11A-15 Oxford Road
Kingston

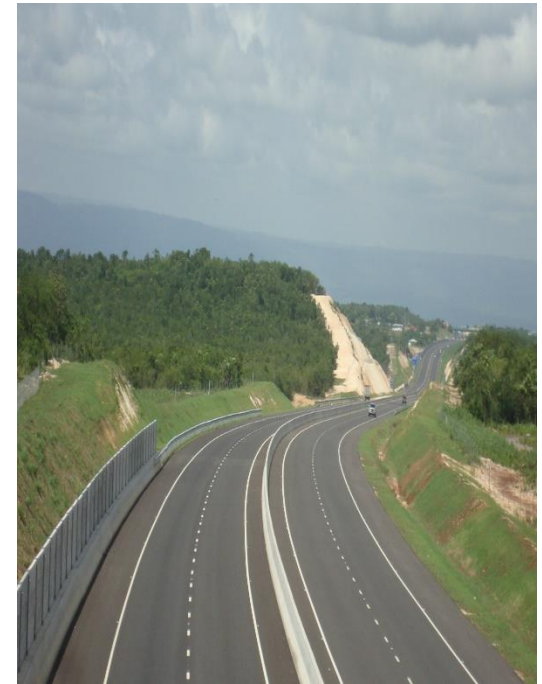
Email: Info@h2kjamaica.com.jm

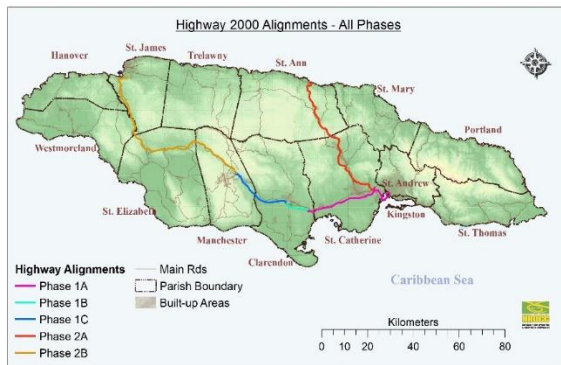
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The implementation of H2K has begun to change the face of our country and bring our people and our visitors closer together. When completed it is anticipated that H2K will spur development across the nation.

HIGHWAY 2000 PHASE 1C MAY PEN – WILLIAMSFIELD





PHASE 1C

Phase 1C begins at the western end of the existing Roundabout at May Pen, and continues in a westerly direction. Crosses the Rio Minho, parallel to where the existing A2 crosses the River. The route then continues in a westerly direction passing south of the Bustamante Highway, the Four Paths community, Osborne Store, Toll Gate, Clarendon Park, and unto St. Toolies. The design speed for this segment of the highway will be 110 km/h. At the entry point of St. Toolies, the alignment continues through hilly terrain and will have a design speed limit of 80 km/hr. A vertical gradient of 6% is required between St. Toolies and Williamsfield to achieve a change in ground level of almost 100 meters. The existing Melrose Bypass will be incorporated into the new alignment, upgrading to a four lane dual carriageway with a speed limit of 80 km/hr; crossing the railway line before terminating just east of the Corrugated Metal Pipe which is the overpass of the Haul Road in the vicinity of Williamsfield Roundabout.

Land Acquisition Process

NROCC will follow the following acquisition procedures once an approved alignment has been secured:

- Establish and set out the exact centerline of the right-of-way and limits of land required.
- Perform a legal survey of each parcel to be acquired

- Prepare a property valuation report in co-ordination with independent Registered and Chartered Valuation Surveyors.
- Present offers to the property owners who have registered titles
- Execute land transfer agreements and secure vacant and legal possession of the properties
- Payments will be made for the market value of lands, buildings and crops in exchange for title in the name of NROCC.

All compensation for lands, structures and crops are based on the current open market values determined by the preparation of a valuation report. Valuations are prepared by an independent company registered with the Real Estate Board of Jamaica and comprising Chartered (valuation) Surveyors.

The valuation report will assess the area to be taken by the highway and the replacement costs of all structures. These valuations also take into account modifications to fencing and utilities as required.

Land Acquisition Act, 1947

In the event that a property owner does not agree to the recommended offer and a negotiated settlement is unlikely, or where the owner of the lands could not be identified or is deceased, or where the land is unregistered, then the matter will be referred to the Commissioner of Lands and will be acquired under the provisions of the Land Acquisition Act, 1947.

The acquisition of Lands under the Land Acquisition Act has three main stages:

1. Service of a notice under Section 3 of the Act: advising that the lands might be required to be acquired for a public purpose and allows topographic, soil and other surveys and investigations to be conducted on or over the land.
2. Service of a notice under Section 5 of the Act: advising the area of take of the lands which are determined to be affected.
3. Service of a notice under Section 9 of the Act which provides for a Hearing to take place with the affected persons. On the completion of the Hearing the

Commissioner of Lands (COL) is empowered to make an award taking into account the fair market value of the property and such facts established at the Hearing and may take steps to secure possession under Section 15 of the Act. Once the Commissioner of Lands enters into possession of any land under the provisions of this Act, the land is vested in the Commissioner of Lands and is held in trust for the Government of Jamaica in keeping with the details outlined in Section 16.

The Commissioner shall provide the Parish Registrar of Titles with a copy of every notice published as well as a plan of the land.

Frequently Asked Questions (FAQs)

- **Ques:** Is my survey diagram and property tax receipts sufficient to confirm ownership?
Ans.: No, These documents are not sufficient to confirm ownership. Please contact the National Land Agency (www.nla.gov.jm) and the Land Administration Management Programme – LAMP (<http://www.lampja.com>) for more information about getting a Registered Title.
- **Ques:** How can I obtain employment on the project?
Ans.: All employment will be done by the road construction company management to recruit the necessary staff.
- **Ques:** Will I have a dust problem during construction?
Ans.: There will be continuous monitoring of dust generated during construction and every effort will be made to reduce the impact of dust on the community.
- **Ques:** What if I don't agree with the value offered for my property?
Ans.: You may get a valuation prepared by a Chartered Valuation Surveyor registered with the Real Estate Board of Jamaica.
- **Ques:** What if I don't agree with the award by the Commissioner.
Ans: The Act provides for persons to challenge the award within six (6) of it being made, by stating the grounds for objection and apply to have the Commissioner set the matter before the courts.