

CAN YOU APPEAL THE DECISION OF THE LOCAL AUTHORITY?

It is within your legal rights to appeal the decision of the Parish Council. Your "Notice of Appeal" letter should be addressed to the Minister of Planning along with the following documents:

1. Copy of refusal letter from the Council
2. Copy of the Subdivision Plan

WHEN CAN YOU BEGIN TO SUBDIVIDE?

If your plan is approved, the Local Planning Authority will contact you within three days after the final decision has been made. The plans need to be registered at the Land Titles Division of the National Land Agency.

With your subdivision formally registered you may now proceed with the development.

Your development is legal as long as all approved conditions that you had accepted are adhered to.

SHOULD INFRASTRUCTURE BE PUT IN MY PLAN?

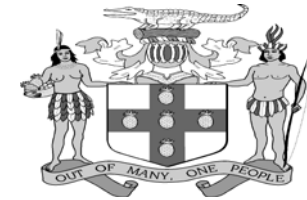
There are essential services that must be put in place when subdividing; the main one is access to the lots. The others are potable water and electricity. These regulations help to maintain standards and protect buyers.

ARE APARTMENTS SUBDIVISIONS?

An apartment building or condominium whether for residential or commercial use, may be sold or rent separately. Each unit will have a different title that shows the properties of the apartment as well as the shared land space on the lot. This is called a strata title. As apartments in a building have different titles and may be sold separately they will come under the umbrella of subdivisions.

Please do not hesitate to contact your Local Planning Authority for more information.

Trelawny Parish Council
Water Square
Falmouth
Trelawny
Tel: 954-3228,4838
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TRELAWNY PARISH COUNCIL

Citizens' Guide

SUBDIVISION PLAN SUBMISSION



INTRODUCTION

“Jamaica, Jamaica, Jamaica Land we Love”.

Land is one of our most important resources; it affects everyone’s lives. The idea of **Sustainable Development** is so important as it allows us to arrange our land in an orderly and complementary way that the best interests of the community are served

Good land use or physical planning answers questions of where to locate residences, shopping malls. Gas stations and parks or how utilities should be distributed.

Physical Planning guides the development process so that land use needs are met. This is general information and not a complete breakdown of the Local Improvements Act (1914). It is a valuable tool to answer questions of the Jamaican citizen as far as subdivision processes are concerned.

WHAT DOES SUBDIVISION MEAN?

Whenever someone splits land into two or more pieces or parcels for sale or gift, they have subdivide it. The regulations of the Local Improvements act govern this process so that:

- The proposed use is suitable for the land
- The plan fits in with local legislation and policies
- The people in the area are protected from developments that are unsuitable or cause distress on the services in the area.

If a subdivision plan does not go through the correct process problems may arise such as a residential area which is flood prone or a customer buys land from someone who is not sure about who owns it himself.

WHO APPROVES SUBDIVISIONS?

The Parish Council known as the Local Planning Authority approves subdivision plans for the public, government agencies and private sector in the parish. Recommendations are received from the National Environment & Planning Agency but **final approval rests with the Parish Council.**

WHAT IS A SUBDIVISION PLAN?

A Subdivision plan is a large scale map showing the surveyed space for subdivision as well as other information required by the Parish Council including:

- The number of lots you plan to divide the land into
- Name and widths of the existing and proposed roads
- The Parish Council also requires the heights and sizes of the buildings so that very heavy buildings are not built on weak soils.

HOW DO YOU GO ABOUT SUBDIVIDING?

The best thing to do is to **CONSULT YOUR PARISH COUNCIL.**

They will take you through the entire process.

HOW ARE APPLICATIONS ASSESSED?

When a subdivision application is received, it is assessed based on several different criteria. These include:-

- How the plans match the zoning regulations (in the development Order).
- How suitable the propose use is, considering the adjoining uses.
- Whether the area falls into a hazardous area.
- Size, number and types of the lots.
- Availability of utilities.

ARE YOU A PART OF THE PROCESS?

Yes, you are!!! After all the assessments are made the applicant is given the conditions of acceptance; you can halt the process at this point by refusing them or you may agree.