

PRE-CHECK PLANS

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Requirements for Pre-checking of Plans & the Turn-around- Time
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Outline

- Preparing for success
- Pre-checking plans
- Why you need the survey plan
- Importance of the plan
- Requirements of the Land Surveyors Act
- Turn-around-time for checking plans
- Conclusion

Preparing for Success Pre-checking Plans

Applicable Law

Plans must be submitted for checking in accordance with Section 33 of the Land Surveyors Act

Why you need the survey plan

Section 126 of the Registration of Titles Act requires a deposited plan for Subdivision for Sale by Lots

Importance of the plan

- A commissioned land surveyor is responsible for its accuracy.
- Parcel boundaries are defined precisely and unambiguously, which can prevent or resolve future disputes.
- A surveyor can accurately re-establish the boundaries.
- The Land Surveyors Act facilitates checking of the plan, and the checkers can discover errors.
- The plan enjoys the full confidence of the public and also of financial institutions.

Requirements of the Land Surveyors Act

- A surveyor must make the survey of the land and the plan resulting from that survey.
- The Director of Surveys must check the plan prior to registration.
- The check may include the physical examination of the survey marks on ground
- The Director of Surveys will :
 - Certify the plan if it is not found to be incorrect.
 - Bounce the plan if it is found to be incorrect.

- Return the certified or uncertified plan to the person from whom it was received.
- Where a plan has been checked and certified by the Director of Surveys, the surveyor remains responsible for the correctness of the plan.
- The Director of Surveys may make a copy of the plan.

Registrar of Titles (RT) Check

- Where the certified plan is attached to an application for title, the Registrar of Titles will request that the Director of Surveys check the plan again and make a report to the Registrar of Titles.
- If the plan is not found to be incorrect the Director of Surveys reports that the plan may be accepted for registration.
- If the plan is found to be incorrect the Director of Surveys reports that the plan is not acceptable for registration.

Turn-around-time for checking plans

- Standard pre-checking operation
- This relates to the checking of a plan that is not attached to an application for title.
- Average time ranges between 7 and 10 weeks.
- Simultaneous Lodgement option
- This relates to the simultaneous processing of plan with titles application.
- This option eliminates the need for a pre-check plan followed by a Registrar of Titles check. Only one check is done.
- The check is prioritized and takes between 1 and 2 weeks as opposed to the time of 7 -10 weeks for the regular service.

Conclusion

- Successful and profitable housing development in Jamaica requires the collaborative effort of the key players in the industry.
- This Seminar has brought us together to address the key issues that impact the industry
- This collaboration brings synergy to the industry