

MINISTRY PAPER 45

NO. 3 Molynes Road Housing Scheme,
St. Andrew

Appendix I

The approval of the House of Representatives is sought for the attached No. 3 Molynes Road Housing Scheme (Appendix I) to be undertaken by Saint Andrew Park Limited under the Housing Law, 1955. This is another of a series of Schemes which have been negotiated with a view to the construction of houses for sale to persons in the middle income group.

2. The Directors of the promoting Company are :-

Mr. W.F. Smith	-	Solicitor, Chairman
Mr. L.R.K. Lindo	-	Commissioned Land Surveyor
Mr. Othello B. Rose	-	Businessman and Land Developer
Mr. Cyril N. Soltau	-	Businessman and Road Contractor

3. The land for the Scheme which comprises approximately six acres and is owned by the promoters, is to be subdivided into building lots of approximately $\frac{1}{8}$ th acre to permit 38 houses to be constructed.

4. The houses will be of reinforced concrete with concrete slab roof and tiled floors. They will all be three bedroom houses 1,100 square feet in floor area and will be sold for £3,700 each. Purchasers however will have the choice of three different facades so as to prevent monotony.

5. In keeping with the provisions of the Mortgage Insurance Law (Law 26 of 1960) and Regulations, the minimum down payment required will be £440, i.e. approximately 12% of the purchase price of £3,700. The balance of approximately 88% will be lent on mortgage by Sceptre Trust Limited of Nassau, Bahamas, who will make available £100,000 for the purpose, but purchasers will be permitted to borrow less than approximately 88% of the purchase price and may, if they so desire, purchase for cash without taking any mortgage at all.

/The

The mortgage is repayable over a period of 20 years with interest at $7\frac{1}{2}\%$ per annum payable monthly. Repayment of the principal sum is to be by the Fixed Payment Plan, i.e., payment of fixed monthly sums covering both interest and principal which will liquidate the loan at the end of the period of 20 years. Purchasers will be allowed to reduce the principal in units of £100 and to repay the loan at any time by giving 3 months' notice in writing.

On the basis of a deposit of approximately 12% the monthly payments which the purchasers would be required to make would be £28.10.10 as under :-

Interest and Sinking Fund	£26.12.10
Insurance Premium against the usual hazards	<u>1.18. 0</u>
Total	<u><u>£28.10.10</u></u>

Purchasers will be required to insure the houses in the name of the Mortgagee in the Eagle Star Insurance Company or a Company selected by the Mortgagee for not less than the full insurable interest of the Mortgagee.

6. Arrangements are being made for the loans to be insured by the Development Finance Corporation under the Mortgage Insurance Law No. 26 of 1960 and any Regulations made thereunder. No Government Guarantee is involved.

7. The Statutory requirements regarding the submission of the Scheme to the Local Authority concerned, i.e., the Kingston and St. Andrew Corporation have been complied with. The Corporation however approved the scheme subject to certain modifications.

8. The Housing Association has accepted the modifications proposed by the Corporation with the exception of the modification with respect to the undergrounding of electric wires for domestic and street lighting. The

Minister

Minister of Housing is not insisting on this modification as it would result in a substantial increase in the price of the house.

9. It is proposed that the scheme should be completed within one year of the date of approval of the scheme by Parliament. Provision is made in the scheme, as required by Law, for the Director of Housing to carry out the scheme at the cost of the housing association in the event of the neglect or failure of the housing association to do so.

10. The Minister of Housing will in due course move a Resolution seeking approval of the House to the No. 3 Molynes Road Housing Scheme under the Housing Law, 1955.

MINISTRY OF HOUSING

1st October, 1962.

MHg. M.P. No. H399

APPENDIX I

SAINT ANDREW PARK LIMITED,
20 DUKE STREET,
P. O. BOX 142,
KINGSTON.

29th May, 1962.

Permanent Secretary,
Ministry of Housing & Social Welfare,
P. O. Box 116,
Kingston 5.

Dear Sir,

re: Proposed Housing Scheme at Molynes Road,
Saint Andrew.

We refer to an Application made by our Solicitors, Messrs. Livingston, Alexander & Levy, in connection with a Scheme for the lay-out and subdivision of land and the construction of houses thereon situated at 3 Molynes Road in the parish of Saint Andrew and we now enclose:-

Details and particulars of the Scheme as required by Section 46(a) of the Housing (Amendment) Law of 1958.

The lay-out of the area with the relevant Plans of houses as required by Section 46(a) has already been sent to you.

We hereby empower the Director of Housing to carry out the Scheme at the cost of this Association in the event of our inability or neglect to do so and we give the Director power to act accordingly.

We have furnished the K.S.A.C. with the lay-out plan of the area to which the Scheme relates and a statement giving particulars in regard to the matters referred to in paragraphs a, b, c, d, and f of Sub-section 2 of Section 46(a) of the Law mentioned above.

Yours truly,

SAINT ANDREW PARK LIMITED.

Per: W.F. Smith.
DIRECTOR.

SAINT ANDREW PARK HOUSING SCHEME SUBMITTED
UNDER THE HOUSING LAW 1955 and THE HOUSING
(AMENDMENT) LAW 1958 BY SAINT ANDREW PARK
LTD. (A HOUSING ASSOCIATION)

The approval of the Minister is sought for a Housing Scheme on land at Molyne's Road to be undertaken by Saint Andrew Park Ltd. under the Housing Law 1955 and the Housing (Amendment) Law 1958. This is a Scheme for the construction of houses for sale to persons in the middle income and lower income groups.

2. The Promoting Company, Saint Andrew Park Ltd., has been declared a Housing Association under the provisions of the Housing Law 1955 and the Housing (Amendment) Law 1958. The Directors of the Company are:-

Mr. W. F. Smith - Solicitor, Chairman,
Mr. L.R.K. Lindo - Commissioned Land Surveyor,
Mr. Othello B. Rose - Businessman and Land Developer,
Mr. Cyril N. Soltau - Businessman and Road Contractor,

and it is felt that the Company commands sufficient financial and technical resources to undertake the Scheme.

The land is owned by the Company and the Scheme calls for the construction of 38 three bedroom houses. The houses will be of reinforced concrete with tiled floors and concrete slab roofs, and will consist of eleven squares and purchasers will be offered a choice of three different elevations. The houses will be sold for Three Thousand Seven Hundred Pounds and will be constructed on approximately one-eighth of an acre lots.

Owners will be required to effect and construct fences around the lots purchased and to construct driveways to the carports. A paved entrance and access will be provided from the road across the sidewalk to the entrance of each lot by the Company.

3. A minimum down payment of 12% will be required of purchasers of houses, the balance not exceeding 88% being lent on mortgage by Sceptre Trust Ltd. through a local company.

4. The mortgage loans will bear interest at the rate of 7½% per annum and will be repayable in 20 years by the annuity amortization method, that is to say, the Mortgagors will pay a fixed monthly sum of which a decreasing amount will be for interest and a correspondingly increasing amount for sinking fund. Monthly payments will be at the rate of 17/6d for every £100 borrowed, made up as follows -

Interest and sinking fund.....	£ - . 16. 4
Insurance.....	£ - . 1. 2
	<u>£ - . 17. 6</u>

EXAMPLE of monthly payments:-

Sale price.....	£3,700. 0. 0
12% deposit.....	<u>440. 0. 0</u>
Amount of loan on Mortgage.....	<u>£3,260. 0. 0</u>
Interest and Sinking Fund.....	£26.12.10
Insurance Premium against the usual hazards of fire, hurricane and earthquake and including flood, riots, civil commotion, malicious damage and aircraft damage	<u>1.18. 0</u>
Total monthly payment.....	<u>£28.10.10</u>

5. No Government Guarantee of the mortgage moneys is involved and each loan will be insured by the Development Finance Corporation under the Mortgage Insurance Law No.26 of 1960 and any regulations made thereunder.

6. The statutory provisions governing the Scheme have been complied /with....

with, that is to say, certain plans of the Scheme have been submitted by the promoters to the Local Authority concerned, The Kingston and St. Andrew Corporation. The Corporation has approved the plans furnished subject to certain modifications acceptable to the Housing Association and embodied in the Scheme. In addition provision has been made for the Director of Housing to carry out the Scheme at the cost of the Housing Association in the event of their neglect or failure to do so.

SAINT ANDREW PARK HOUSING SCHEME SUBMITTED UNDER
THE HOUSING LAW 1955 AND THE HOUSING (AMENDMENT)
LAW 1958 BY SAINT ANDREW PARK LTD. (A HOUSING ASSOCIATION)

A. Area layout and land use will be as shown on the plan of the area attached hereto and available for inspection and is explained by legends and explanatory notes appearing thereon.

Proposed layout plans for the construction of roads, sidewalks, kerbs, etc. have been submitted to The Kingston & Saint Andrew Corporation and The Director of Housing, and have been approved by The Town Planner. The location of firehydrants has been settled with The Superintendent of the Fire Brigade.

Provision has been made on the plan as to the manner in which storm water will be discharged and in this connection a grant of easement or right of way has been obtained by the Association from The Kingston & St. Andrew Corporation over a portion of the latter's land as is disclosed on the said Plan and the Association will construct adequate culverts and drains, details of which shall be approved by The City Engineer.

All the proposed roads shall be constructed to a standard at least equal to The Kingston & Saint Andrew Corporation's specifications for subdivision roadways and shall be 40 ft. wide with a carriageway of 20 ft. and sidewalks of 10 ft. each.

The construction of all roadways shall be supervised by an officer of The Kingston & Saint Andrew Corporation to be appointed by The City Engineer.

All roads in the subdivision will be named in such a manner as not to duplicate previous street names.

All road signs will be constructed in metal in accordance with the approved specification of the Kingston & Saint Andrew Corporation.

The grades of the proposed roads should range from 1:10 to 1:150.

To prevent unsatisfactory conditions developing the following endorsements as restrictive covenants shall be placed on the Titles of all lots:-

- (a) that the owner or owners of the land comprised in the Scheme or any lots forming part thereof shall not in any manner restrict or interfere with the discharge of storm water flowing off the roads on to his land and the Road Authority shall not in any circumstances be liable to the owner or occupier of the land for any damage occasioned by storm water flowing off the roads.
- (b) That no bath water or water used for domestic purposes in respect of the said lands or any part thereof or any water except storm water shall be permitted or allowed to flow from the said lands or any part thereof on the remaining portion of the said lands or any road street or lane adjacent thereto but that all such water as aforesaid shall be got rid of by being run into an absorption pit or pits or by evaporation or absorption or percolation on the said lands.

AND the following on the Titles for corner lots only:-

- (c) That no fence, hedge or other construction of any kind, tree or plant of a height of more than 3 ft. 6 ins. over the road level be permitted within 15 ft. of any road intersection.
- (d) The Road Authority shall have the right to enter upon any lot of land on any road intersection shown on the subdivision plan deposited and remove cut or trim any fence hedge tree or plant which may be placed or grown on the land in contravention of these restrictions without liability for any loss or damage thence arising and the owner shall pay to The Road Authority the costs incurred.

- B. The approximate area of land to which the Scheme relates is six acres.
- C. The approximate number of houses is Thirty-eight.
- D. The average number of houses to be constructed is approximately six units per acre.
- E. Type of houses to be constructed, method of construction and materials to be used -

"Reinforced concrete house with concrete roof slab and tiled floors". The method of construction to be used is reinforced concrete.

The materials to be used are predominantly cement and steel.

- F. Particulars relating to water supply, drainage, sewerage disposal and other matters of like nature are as follows:-

The Water Commission has agreed to make a water supply available for this Development and detailed plans have been provided.

Sewerage will be disposed of by absorption pits.

- G. The total purchase price payable by a purchaser, which will include the price of land, house, all legal costs incident to the purchase and mortgage, survey fees, stamp duties and registration fees but excluding any fees payable for mortgage insurance will be Three Thousand Seven Hundred Pounds.

- H. Saint Andrew Park Ltd. have arranged with a Mortgage Finance Organization through Sceptre Trust Ltd. to make available to each purchaser who requires same a sum on First Mortgage on Lot and House of not more than 88% of the purchase price, the period of mortgage being 20 years. Purchasers will be required to deposit at the time of making the contract of purchase a sum of not less than 12% of the purchase price. Purchasers will be permitted to borrow less than 88% of the purchase price and may if they so desire purchase for cash without taking any mortgage at all.

Interest on the mortgage will be at $7\frac{1}{2}\%$ per annum and purchasers will carry the mortgage by a Fixed Payment Plan, that is to say, a payment of a fixed monthly sum which covers both interest and principal and liquidates the loan at the end of twenty years.

We set out hereunder the monthly payment on the above plan:-

Sale price.....	£3,700. 0. 0
12% deposit.....	<u>440. 0. 0</u>
Amount of loan on mortgage.....	<u>£3,260. 0. 0</u>
Interest and sinking fund	£26.12.10
Insurance premium against the usual hazards of fire, hurricane and earthquake and including flood, riots, civil commotion, malicious damage and aircraft damage.....	<u>£ 1.18/-</u>
Total monthly payment.....	<u>£28.10.10</u>

Purchasers will be required to insure the houses in the name of the mortgagee in the Eagle Star Insurance Company or a Company selected by the mortgagee for not less than the full insurable interest of the mortgagee.

- I. Arrangements will be made for giving notice of repayment on account of principal in units of One Hundred Pounds and purchasers may repay the loan at any time on giving three months notice in writing.

- J. It is proposed to complete the Scheme within one year of the date of the approval of the Scheme by the Legislature.

3.

in an amount of £32,000 to cover the anticipated expenditure in connection with this acquisition which will have to be met during the current financial year 1962/63 and which cannot be met from the approved provision for Land Acquisition in the Housing Fund Estimates.

Ministry of Housing

5th October, 1962

M. P. No. H388