

Dear Applicant,

Since its inception, Food for the Poor has been tackling the crippling issue of homelessness amongst the poor by building and donating houses for the poor and needy island wide (“beneficiary”).

Before donating a house, Food for the Poor must be satisfied that the beneficiary of the house is either the owner of the land on which the house will be erected or has a right to occupy the land under the circumstances set out below. If Food for the Poor builds on land belonging to someone other than the beneficiary or where the beneficiary has no legal right to occupy the land, this could result in law suits, disputes, costs and ultimately demolition of the house. To avoid any such dispute or demolition, Food for the Poor has established some guidelines for applicants to follow in applying for a house.

Categories of Persons Who May Apply

The following persons may submit an application for a “build on land” house for consideration by Food for the Poor in order to become a beneficiary:

1. a person who has purchased land;
2. a person who has received land as a gift;
3. a person to whom land has been transferred by an Executor or Administrator;
4. a person who is the guardian or caretaker of an infant, an individual suffering from a mental disease or who is incapacitated but who is entitled to the land in question;
5. a person who has resided on privately owned land for a continuous period of a minimum of 12 years without any interruption or on Government owned (Crown) lands for a continuous period of a minimum of 60 years, and
6. a person who has a lease with the registered proprietor for the property for a minimum 10 year period as at the date the Applicant submits an application for a “build on land” house.

Please note that the foregoing list is not comprehensive and applications will be determined on a case by case basis. Further, the fact that a person has submitted an application does not mean that he or she will qualify for or receive a house from Food for the Poor.

Documents To Buttress Applications

The following may be provided to Food for the Poor as evidence of land ownership or right to legally occupy land:

1. a certified copy of a Certificate of Title from the National Land Agency with the name of the Applicant endorsed thereon;
2. a Statutory Declaration by the Applicant proving exclusive possession of the land for a continuous period of at least 12 years for privately owned land and at least 60 years for Government owned (Crown) lands without any interruption;
3. 2 Statutory Declarations by independent persons (persons who are not related to the Applicant) in the community who have known the land for at least 12 years for privately owned land and at least 60 years for Government owned (Crown) lands and can attest to the fact that the Applicant has been living uninterrupted and exclusively on the land for at least 12 years for privately

owned land and at least 60 years for Government owned (Crown) lands and also that no other person has claimed an interest in the land during that time period;

4. up-to-date certificate of payment of Land Taxes;
5. any other document that proves ownership or interest including Receipts, Agreements for Sale, Wills, Court Orders, and Deeds of Conveyance;
6. a copy of a Lease Agreement between the owner of the land and the Applicant granting a lease to the Applicant for a minimum of 10 years to come certified by a Justice of the Peace for the parish where the land is situated;
7. a letter from a landowner certifying that permission has been granted to the Applicant to erect a house on the land, which letter must be certified by a Justice of the Peace for the parish where the land is situated together with a certified copy of the Title for the land in question from the National Land Agency.

Please note that that Food for the Poor will not construct houses:

1. where it has seen or been notified of a Notice to Quit or a Notice to Vacate being given or made to the Applicant;
2. where it has seen or been notified that a sign was placed on the property in question by a person other than the Applicant indicating, amongst other things, that trespassing is not permitted, or
3. where to do so would result in Food for the Poor breaching the laws of Jamaica, standing orders, guidance and practice directions and/or directive issued by any appropriate authority.

Please also note that there may be other documents required or requested of the Applicant by Food for the Poor depending on the facts of each case.

You should note carefully that Declarations given in support of an Application to obtain housing from Food for the Poor are sworn documents. Hence, a failure to tell the truth under oath will bear serious ramifications/consequences for which the Declarant shall be held accountable.