

Contents of Declaration

6. (1) A Declaration for the purposes of this Act shall comprise an instrument (which may be in several parts and have annexed thereto such drawings, plans and schedules as may be deemed necessary or convenient) duly executed under seal by the person or persons having the legal and equitable title in fee simple absolute to the property to which the Declaration relates and shall contain the following particulars—

- (a) a statement of the interests that the person or persons executing the instruments have in the property and his or their intention by virtue of the Declaration to subject the property to which it relates to the provisions of this Act;
- (b) a description of the property sufficient to identify it and its location precisely;
- (c) a description of the building, including its location in relation to the property, the number of storeys, basements, cellars and units and the principal materials of which it is or is to be constructed;
- (d) the distinguishing number or other symbol, the location, approximate floor area, limits, boundaries and any other data necessary for the proper identification of each unit;
- (e) the drawings and plans of the building in accordance with the provisions of section 7;
- (f) a statement of the covenants, conditions and restrictions covering the use, occupancy and transfer of the several units;
- (g) a schedule prescribing the unit entitlement of each unit on a basis prescribed by subsection (4);
- (h) a description of the common property;
- (i) the style and title of the strata lot corporation referred to in section 15 and, if it is a company registered under the Companies Act, a copy of its articles of incorporation and by-laws;
- (j) the by-laws applicable to the property;
- (k) any other matters (not inconsistent with the provisions of this Act) in connection with the property that the person or persons executing the Declaration may deem desirable to be prescribed;
- (l) the methods consistent with this Act to be observed and the conditions to be fulfilled for the amendment of the Declaration by the unit owners.

(2) No Declaration or any amendment thereof shall be valid or in any way affect the property to which it relates unless and until it is lodged for record in the Registry.

(3) Wherever it is practicable, the limits and boundaries of each unit in the building shall be defined by reference to floors, walls and ceilings and, unless the Declaration otherwise provides, the