

Land Tax (Block 6 Section 25 Ainslie) Exemption 2025

Notifiable instrument NI2025–692

made under the

Land Tax Act 2004, section 34(1) (Exemption from land tax)

1 Name of instrument

This instrument is the *Land Tax (Block 6 Section 25 Ainslie) Exemption 2025*.

2 Commencement

This instrument commences on the date after it is notified.

3 Definitions

In this instrument:

corresponding dwelling in relation to a shareholder means the dwelling set out in Rule 5.2 of the company’s Constitution.

owner means the company ‘Stellulata Pty Ltd (ACN 626 741 857)’.

personal representative – see the Act, Dictionary.

relevant period means the period of time when the owner is the sole registered owner of the whole interest in the parcel of land.

rent—see the Act, section 7.

shareholder or shareholders means a natural person whose name is also entered in the register of members or shareholders under the *Corporations Act 2001* (Cwlth) as the holder of a share in the company Stellulata Pty Ltd (ACN 626 741 857).

the Act means the *Land Tax Act 2004*.

the parcel of land means Block 6 Section 25 Ainslie also known as 24 Angas Street, Ainslie ACT 2602.

4 Exemption

- (1) During the relevant period, the owner is exempt from payment of land tax for the parcel of land under section 9 of the Act if all shareholders physically occupy (live in) their corresponding dwelling located on the parcel of land as their principal place of residence.
- (2) If one or more shareholders die, the exemption will continue to apply while all the surviving shareholders physically occupy (live in) their corresponding dwelling located on the parcel of the land and the shares of the deceased shareholder(s) are held by their personal representative, until either—
 - (a) the shares are transferred to a new person; or
 - (b) 2 years after the death of the shareholder(s)whichever is sooner.

5 Cessation of the Exemption

This exemption will cease if either:

- (a) the land is transferred out of the name of the current owner ‘Stellulata Pty Ltd (ACN 626 741 857); or
- (b) at any time, a corresponding dwelling is left vacant (subject to section 4(2)(b) of this Instrument); or
- (c) at any time, any corresponding dwelling is rented.

Chris Steel
Treasurer

19 December 2025