

# Revolving Fund

Photo: Jenni Simpson

## Buying and selling properties with native biodiversity

### How does the revolving fund work?

The Biodiversity Conservation Trust's (BCT) revolving fund works by selecting and purchasing properties with significant conservation values (that aren't already protected) and returning them to the market, targeting buyers who are prepared to enter into an in-perpetuity **conservation agreement** over all or part of the property.

### What type of property is purchased?

The BCT is constantly on the lookout for properties across NSW that have high **biodiversity conservation values along with attributes such as lifestyle uses or agricultural production**. Properties are purchased in line with the NSW Government's Biodiversity Conservation Investment Strategy (BCIS). See reverse for more information.

### Where do the proceeds from sales go?

All proceeds from the sale of revolving fund properties are returned to the Biodiversity Conservation Fund **for the purchase of more conservation properties** across NSW.

### What part of the property is placed under the agreement?

In most cases the conservation agreement will cover the **high conservation value parts of the property**, leaving the remainder of the property available for agriculture or lifestyle uses.

Agreements placed on parts of a revolving fund property are covenants on the land title and are **in-perpetuity**, meaning the biodiversity will remain protected even when the property is passed on or sold to a new owner.

### Is management funding available?

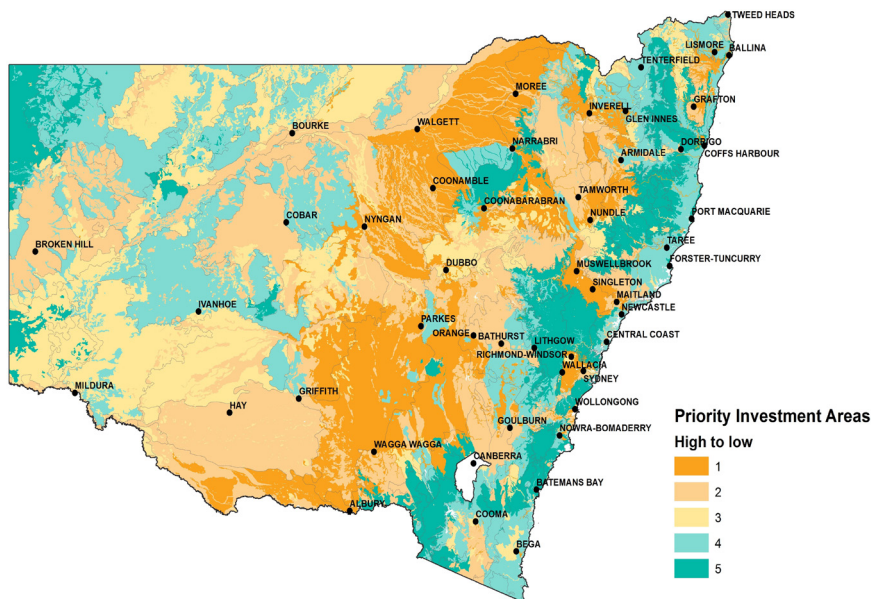
The agreements placed on BCT revolving fund properties vary depending on location and biodiversity values.

Some agreements have annual funding in-perpetuity under our **Conservation Management Program**, while others are unfunded but new owners may be eligible to apply for **grants under our Conservation Partners Program** to assist with conservation management actions.

The fund also has scope to revolve properties to establish funded **biodiversity stewardship agreements**, which offset biodiversity loss elsewhere as a result of development.

## Where are the target areas for BCT property purchases?

The BCT purchases property in line with the NSW Government's Biodiversity Conservation Investment Strategy (BCIS).



The BCIS guides the BCT to prioritise government investment in private land conservation. The BCIS is available on the [Environment NSW website](https://www.environment.nsw.gov.au/biodiversity-conservation-investment-strategy).

The BCIS provides a state-wide map of **priority investment areas** (PIAs) across NSW, as displayed left.

## What does the revolving fund look for in a property?

In addition to high conservation values, and in order to on-sell (revolve) the property as soon as possible, we buy property with attributes that **appeal to the broadest market**. The style of property is typically conservation/lifestyle or conservation/agriculture. Listed below are some of the key attributes considered when assessing a property for acquisition.

- |                             |  |
|-----------------------------|--|
| ✓ Dwelling                  | ✗ Land-locked                                  |
| ✓ Power                     | ✗ No dwelling (or entitlement)                 |
| ✓ Services                  | ✗ Poor Services                                |
| ✓ Good access               | ✗ Poor access                                  |
| ✓ Good infrastructure       | ✗ Poor water resources                         |
| ✓ Good condition vegetation | ✗ Poor condition or highly modified vegetation |
| ✓ Good water resources      |  |

