

Key BCF Charge System values and data sources

Calculator Component	Value	Source and Data
Annual index <i>(used in calculating predicted credit price and monthly indexation)</i>	5.8%	Updated to March 2025 Management cost index = 2.83% (ABS Indices 10 years to March 2024) Land Value Index = 8.7% (Rural Bank 20-year Rural Property values for NSW)
Best Available OTG Map <i>(BSA size estimation)</i>		SVTM V2.1 Published November 2024
Property Data <i>(BSA size estimation)</i>	93,503/162,127 properties	Baltom Pty Ltd analysis
TFD Data	See below	348 sites approved at May 2025, based on 3.2% discount rate
Land Value	Land valuation date, May 2025	Baltom Pty Ltd sales database to March 2025
Species Credit Pricing	Credit sales data to 30 April 2025	M1D1 and M2D1 transactions 1 May 2023 - 30 April 2025
Species Credit Price Categorisation	Species Credit Price Categorisation for the Biodiversity Offset Payment Calculator	403 species categorised using TBDC data up to 25 June 2025
Species Credit Weighting		Species polygons available to March 2022
Econometric Model		Not implemented 2025/26
Risk Premium – Greater Sydney	13.2% of predicted credit price	Monte-Carlo Simulation of TFD data to May 2025, based on 65th Percentile

Calculator Component	Value	Source and Data
Risk Premium – Non-Sydney and species credits	12.3% of predicted credit price	(as above)
Delivery Fees	Greater of 5% of predicted credit price or \$120/credit	