

# 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 biodiversity values** (that are not already adequately protected) and **returning them to the market**, targeting buyers who are prepared to enter into an in-perpetuity **conservation agreement** over part(s) of the property.

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

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

A conservation agreement is a covenant on the land title and is in-perpetuity, meaning the areas placed under the agreement will remain protected even when the property is passed on to a new owner.

### Where do proceeds from sales go?

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

### Is management funding available?

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

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

The revolving fund also has scope to sell property with biodiversity credits under a **Biodiversity Stewardship Agreement**, which offsets biodiversity loss elsewhere as a result of development.

### What type of property does the revolving fund look for?

In addition to **high biodiversity values**, and to on-sell (revolve) property as soon as possible, the revolving fund buys property with **attributes that appeal to the broadest market**. The style of property sought is usually **conservation/lifestyle** or **conservation/agriculture**. To learn more about the revolving fund assessment and acquisition process view our **Information for property sellers and real estate agents**.

### Contact the revolving fund team

Please send all revolving fund enquiries to our email [properties@bct.nsw.gov.au](mailto:properties@bct.nsw.gov.au) and provide your best contact phone number. You will be put in touch with one of our team members.