

If you would like more information about selling or buying a property which has a conservation covenant registered on the title please contact:

Lyn Pullen, Stewardship Officer (South)
Private Land Conservation Program
Phone. 03 6233 3117
Email. lynette.pullen@dpiw.tas.gov.au

Stu King, Stewardship Officer (North)
Private Land Conservation Program
Phone. 03 6336 5427
Email. stuart.king@dpiw.tas.gov.au



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Selling or buying a property with a Conservation Covenant on title



For more information about
the Private Land Conservation
Program contact:

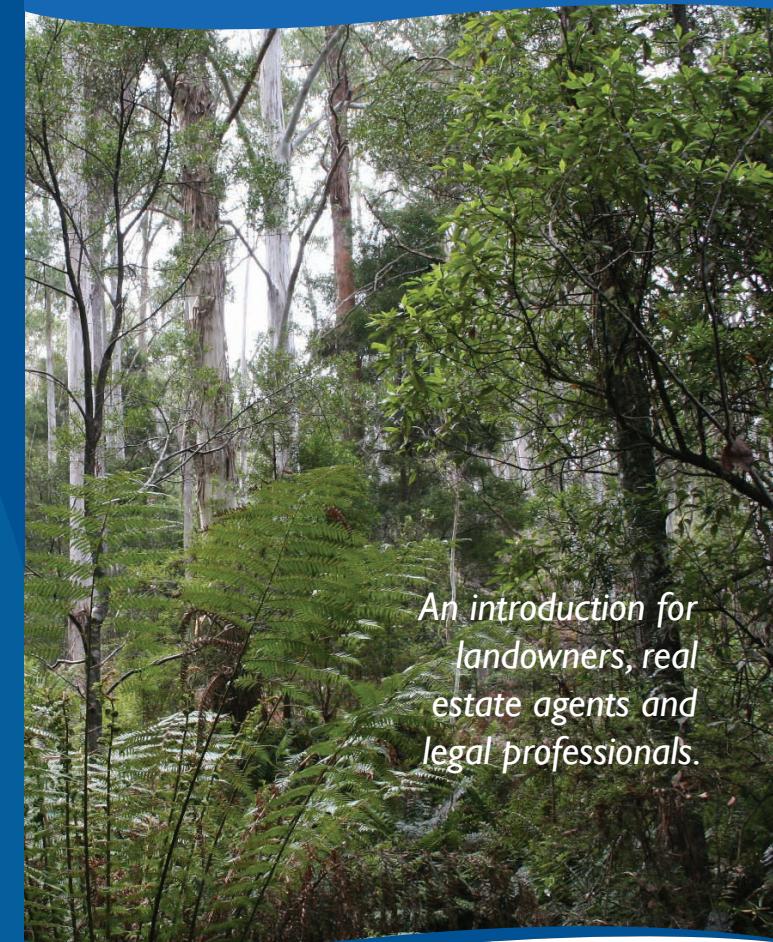
134 Macquarie Street
GPO Box 44
Hobart TAS 7001

Phone: 03 6233 3654

Fax: 03 6223 8603

Email: [PrivateLandConservation.
Enquiries@dpiw.tas.gov.au](mailto:PrivateLandConservation.Enquiries@dpiw.tas.gov.au)

Website: www.dpiw.tas.gov.au



*An introduction for
landowners, real
estate agents and
legal professionals.*

Department of
Primary Industries and Water



Are you selling or buying a property which has a conservation covenant registered on the title?

A conservation covenant under Tasmania's *Nature Conservation Act* (2002) is an effective way of protecting Tasmania's unique natural values on private land.

Covenanted areas contain significant natural values and are considered to be part of Australia's National Reserve System.

Owners of covenanted areas have the support of dedicated Stewardship Officers who are available to assist with advice, management and in some cases financial support.

Stewardship Officers can provide agents with information about the unique value of a particular private reserve - information that may assist to secure a sale.

With the permission of the vendor, a Stewardship Officer may provide an agent or a prospective buyer with a copy of the Nature Conservation Plan, which is the document that guides management activities for the reserve.

There are two Stewardship Officers in Tasmania, based in the north and south of the State

Some quick facts about conservation covenants:

- » A conservation covenant is a legally binding agreement attached to the title of a property.
- » A conservation covenant does not dissolve on the sale of a property.
- » Covenanted properties are supported by the Private Land Conservation Program (PLCP) of the Department of Primary Industries and Water.
- » Conservation covenants restrict the use of land within the reserved area, and often give additional responsibilities to the owner of the covenant.
- » Many ordinary activities are either not permitted, or have strict guidelines applied to them. The intent of these restrictions is to conserve the habitat of Tasmania's unique flora and fauna.
- » In some circumstances, changes to the Nature Conservation Plan may be negotiated with the PLCP. However, changes that may threaten the natural values will not be authorised.
- » Conservation covenants are surprisingly common. In mid 2009 there were approximately 450 covenants registered on land titles in Tasmania.

Benefits of a conservation covenant include:

- » Exemption from land tax (for the area under covenant);
- » Rate rebates in some council areas;
- » Salinity and erosion protection by managing remnant native vegetation;
- » Access to support, expertise and advice;
- » Monitoring and stewardship of the area under covenant;
- » Supporting applications for funding for environmental works; and
- » A sense of well-being from knowing that you have protected your land for future generations and will be making an important contribution to nature conservation in Australia.

