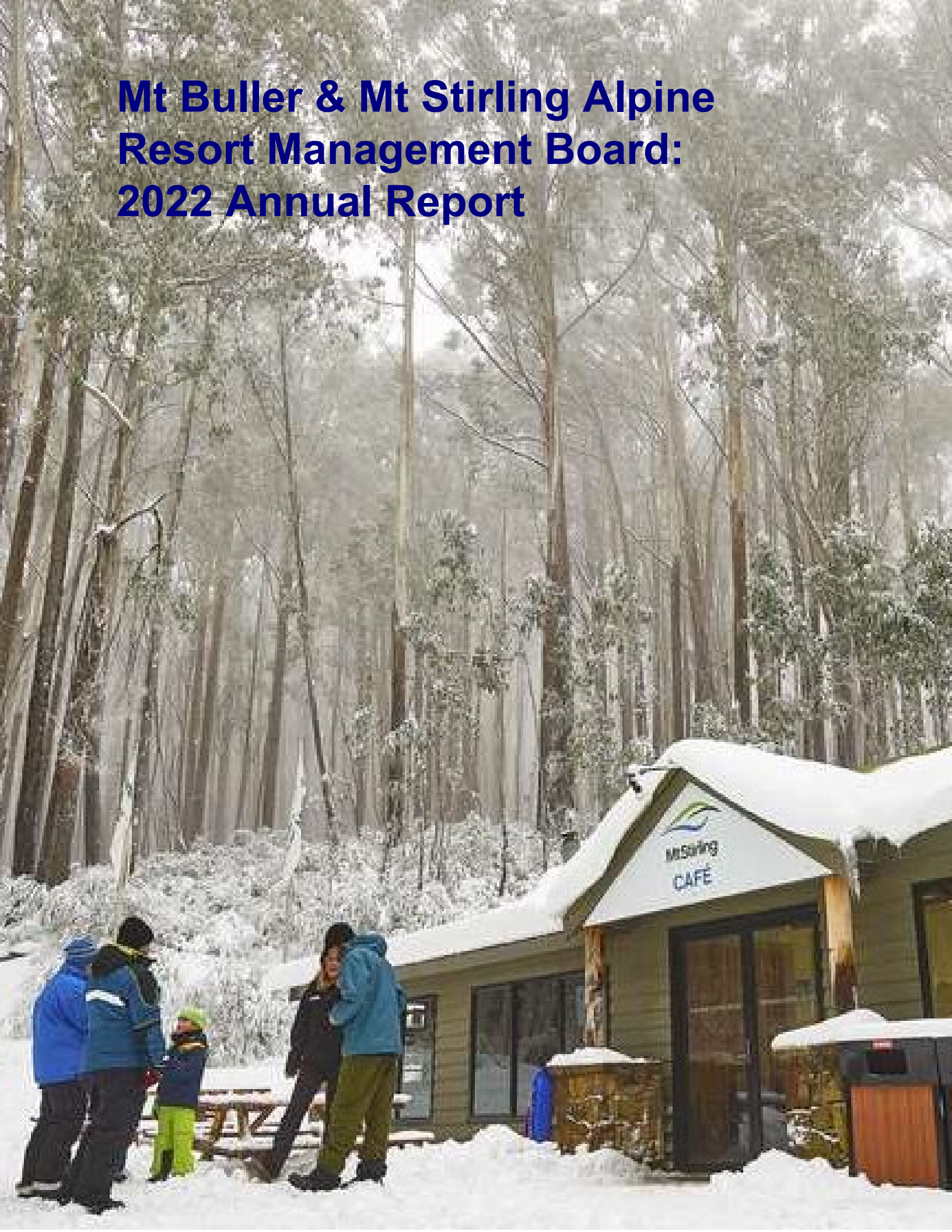



# **Mt Buller & Mt Stirling Alpine Resort Management Board: 2022 Annual Report**





*We acknowledge the Traditional Owners as the original custodians of Victoria's land and waters, their history of caring for the land and waters and their deep spiritual connection to Country.*

*We respect Elders past and present whose knowledge and wisdom has continued the Traditional Owner culture and practices.*

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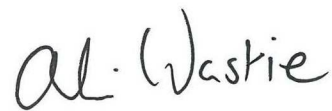
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### ACCOUNTABLE OFFICER'S DECLARATION

In accordance with the *Financial Management Act 1994*, I am pleased to present the final Mt Buller and Mt Stirling Alpine Resort Management Board's Annual Report for the abbreviated year ending 30 September 2022.



Ali Wastie  
Chair – Alpine Resorts Victoria

# BOARD CHAIR REPORT



This Annual Report coincides with the end of a 25-year era in the governance arrangements of Victoria's alpine resorts. My report therefore comprises a chronology of alpine governance for the record, an introduction to the newly legislated governance structure, and a summary of operations under the Mt Buller and Mt Stirling Resort Management Board (RMB) over recent years.

## History

Until 1983 the resorts were managed by the Forestry Commission. That changed in 1984 with creation of the Alpine Resorts Commission (ARC), which was based in Melbourne and struggled to develop effective stakeholder relationships and strategies at each resort. In 1998 the ARC was replaced with the Alpine Resorts Coordinating Council (ARCC) and six separate Resort Management Boards (RMB's) to run and grow each resort. In 2004 Mt Buller and Mt Stirling were combined into a single RMB.

In 2016 there was a governance review, followed by amalgamation of the Lake Mountain and Mt Baw Baw RMBs into Southern Alpine RMB in 2017, and the appointment of some common Board members across the Mt Buller and Mt Stirling, Falls Creek and Mt Hotham RMBs from 2018.

Following the COVID-19 pandemic, further alpine governance reform was pursued. The resultant governance model to replace the ARCC and RMBs with a single body called Alpine Resorts Victoria (ARV) was gazetted by the Victorian Parliament on 16 August 2022 to commence from 1 October 2022.

RMB and stakeholder representatives from Mt Buller and Mt Stirling were actively involved in preparing for the change, investing many hours in discussing issues and reviewing proposals with bureaucrats and consultants. They successfully advocated for Stakeholder Consultative Committees (SCCs) to be included in the ARV legislation, and for the ARV Board to have up to nine members to increase the likelihood of it being represented at all SCC meetings across the resorts.

## Year in review

While the ARV change has been on the horizon, that didn't stop the Mt Buller and Mt Stirling RMB's focus on making Mt Buller and Mt Stirling even better:

- The \$6.4m Mt Buller sewage treatment upgrade was completed to improve compliance and allow a 30% growth in peak visitor numbers.
- The \$2m mountain bike and walking trail upgrade across both resorts was completed.
- Planning and design continued on the \$3.6m project to increase electricity capacity to Mt Buller and allow further expansion of the snowmaking system.
- Strategic management plans were completed for both resorts and submitted for Ministerial approval.
- The Victorian Government and NBN Co committed to fund broadband speeds of around one gigabit per second across the Mt Buller Village.
- Work continued on core, sustainability oriented, green season and year-round visitor experiences.

Thankfully, after two years heavily impacted by COVID-19, Melbournians were able to return to the alpine resorts in 2022. And they sure did come! Usage of the mountain bike trails increased to a similar level as when the Epic trail first opened in 2014-15, despite trail closures and works throughout the green season. Winter accommodation bookings started early, with more bookings made in February than any other month in previous years, which was then exceeded in March, then April and again in May! The strong early season snow allowed Mt Buller and Mt Stirling to open one week early, with skiing, boarding, and tobogganing at Mt Buller continuing to the end of the season in early October. When it was all said and done, a record 463,000 visitors came to Mt Buller and Mt Stirling during winter. This took a huge effort from the RMB team and resort-based businesses struggling to attract staff due to the very low unemployment levels - and I thank them all.

In this final report as Chair of the final Mt Buller and Mt Stirling RMB, I am delighted to be able to say that the resorts are in vastly better shape than when I joined the Board in 2016. I cannot overemphasise the benefit to the resorts that has come from collaboration, cooperation, transparency, trust and respect between the Board, Management, and key stakeholder representatives from Buller Ski Lifts (BSL), Mt Buller Chamber of Commerce, Mt Buller Ratepayers Association, the Mt Stirling stakeholder group and the Mansfield Shire Council. Everyone has played a vital and essential role and it is with deep gratitude that I recognise their efforts working together to achieve a renaissance across the two resorts:

- Adding parking capacity and streamlining resort entry
- Building the 100ML Boggy Creek Reservoir and establishing the 364-hectare offset at Mt Stirling
- Acquiring three SnowFactory snowmaking systems to extend snowmaking capacity.
- Increasing sewage treatment plant capacity
- Tackling chronic and systemic transport issues
- Creating an Official Olympic Training Centre and the Buller Air Zone
- Producing the Stirling 2030 vision document
- Improving RMB effectiveness and efficiency
- Implementing a consistent approach to lease terms

- Implementing a robust asset management program to restore decayed assets
- Rebuilding the mountain bike and walking trails
- Improving the visitor experience and lowering the cost of coming to the resorts
- Implementing a safety oriented tobogganing model
- Welcoming significant private sector investments in developing Bella Vista, Il Posto, Kabuki, Kooroora, Timbuktu and Whitehorse Village
- Obtaining a government commitment to install fibre-based broadband across the Mt Buller Village
- Progressing plans to further improve the resorts including zip lines and treetop tour, via ferrata, alpine coaster, summit viewing platform, underground bus depot and enlarged village square.

I would like to thank my fellow Board members over the past seven years for their individual and complementary skills and exceptional dedication of time and spirit to the resorts. The camaraderie, trust and veracity of this Board has been exemplary. I would also like to thank the RMB staff for their guidance, stability, enthusiasm, and humour in an environment full of beauty and significant challenges.

And finally, I would like to recognise the extraordinary contribution to the resorts by our CEO Mark Bennetts. Mark joined us on the eve of the 2017 snow season and took over an RMB and stakeholder fraternity racked by the findings of an Ombudsman's report. His energy, determination, strategic thinking, solution orientation, communication, and ability to develop effective relationships has been remarkable and instrumental in making Buller and Stirling even better. This has seen him become universally respected and valued across the two resorts as well as a leader across the alpine resorts in areas such as sector marketing, medical services, COVIDSafe operating plans, financial support for COVID-19 impacted businesses, championing co-operation and reason, and providing insights to government bureaucrats and consultants that have delivered tangible outcomes. On behalf of us all, for his selfless dedication to an often thankless task - I say thank you.



Dr Jacqueline Jennings  
Chair





# CHIEF EXECUTIVE OFFICER REPORT



Stirling, 2022 was a whole lot better than the previous two years and allowed businesses to start recovering from some of their accumulated losses due to COVID-19.

A record 452,000 visitors came to Mt Buller during the 2022 snow season (32,000 more than attended the Melbourne Grand Prix!) and 10,000 to Mt Stirling (69% above the 10-year average). This was driven by pent-up demand over the two COVID-19 impacted seasons, excitement around the Beijing Winter Olympics including Mt Buller's own Jakara Anthony winning gold, and fabulous early season snow. Natural snow was boosted by the addition of two more portable SnowFactory systems and five docking stations at a cost of \$1.9m, allowing the factories to be used at various points around Mt Buller courtesy of a grant from the Victorian Government.

Accommodation was in high demand, and weekends were fully booked before the season started, which then boosted midweek demand. This, coupled with the lack of inbound tourism and fewer weekend visitors arriving by bus, meant visitation was better balanced than previous years. Ski school was often fully booked and will require additional terrain in the near future. Many visitors took a sightseeing chairlift ride, with a peak of 2,000 rides on 23 July alone. The new 'pay-to-slide' tobogganing model succeeded in the safety objective of basically eliminating toboggans from the ski area, while reducing RMB operating costs and adding \$80k to the RMB/BSL snowmaking fund. 59,000 tickets were sold, and improvements to the visitor experience identified for implementation in 2023.

The RMB worked with Orcoda and Busfleet to adjust the provision of transport services, with Orcoda focusing on systems and Busfleet running all on-mountain operations. This, coupled with efforts to increase the number of visitors who book their downward Rideshare transfer in advance, resulted in service levels being mostly achieved after some early season issues in June. The number of advance bookings also allowed the service to run with five fewer vehicles than ever before, which will help constrain future price increases.

At the start of 2022, Boggy Creek Reservoir held 80ML of water for potable usage and early season snowmaking. This was insufficient to last until 1 July when the RMB's licence allowed water harvesting to recommence. Goulburn Murray Water recognised this issue and approved 60ML being harvested in May and June.

An application was submitted to reinstate the previous six-month harvesting period to avoid running out of water in future years.

The Mansfield District Hospital completed its second season running the Mt Buller Medical Centre under contract to the RMB. It provided trauma and GP services to 2,191 patients in the same manner as its Urgent Care facility in Mansfield. 89 of these were transferred off-mountain by ambulance, which meant the centre saved Ambulance Victoria from having to transfer up to 2,102 further patients to a hospital.

The RMB continued its asset preservation program at a cost of \$1.5m. Two landslips on Corn Hill Road were repaired, and a \$3.6m project to repair earthquake damage scheduled over the 2022-23 green season. Windows were replaced in the gym and Medical Centre, a broken bridge replaced over the Delatite River, and more damaged concrete roads and gutters replaced.

The focus continued on strategic projects relating to climate change and growing year-round visitation. A Mirimbah masterplan was drafted for further consultation, plans developed for a safe and appealing viewing deck on the Mt Buller summit, preferred supplier identified to install Australia's longest ziplines, and a concept developed to move the bus area underneath the Village Square and significantly increase the size of Village Square Plaza to meet visitor demand while also developing the best village square in an Australian alpine resort.

The RMB started 2022 with no cash after reserves were used to fund operations in 2020 and 2021. Income in 2022 was impacted by the final two months of the government's Commercial Tenancy Relief Scheme at a cost of \$600k. High visitor demand contributed to total revenue of \$16.5m from January to September comprising \$6.2m in site rent and service charges, \$1.4m in Rideshare sales and \$8.2m in resort entry, parking and ski area rent. Operating expenses were \$15.7m, resulting in an operating surplus of \$0.8m to the end of September. This meant the RMB did not require any funding under the Minister's letter of comfort to ensure ongoing operation of the resort.

I would like to close by recognising the efforts of all RMB staff in what was a very busy year, the support of the Board in its final year responsible for the resorts, and the fabulous work, collaboration and camaraderie of all stakeholders that help make Mt Buller and Mt Stirling the best alpine resorts to visit in Victoria.

Mark Bennetts  
Chief Executive Officer

# RESORTS PROFILE

The Mt Buller Alpine Resort covers 2,000 hectares and the Mt Stirling Alpine Resort 2,820 hectares neighbouring the Mansfield Shire. The entry point to both resorts is at Mirimbah, which is 230km from Melbourne and 32km from the nearest town of Mansfield. The resorts sit on land that was traditionally occupied by the Taungurung people. The Taungurung was made up of nine clan groups. One of these was the Yowung-illam-balluk (translates to stone dwelling people), which inhabited the area along the Goulburn River from Alexandra through to the Howqua, Delatite and Jamieson rivers, and to Mt Buller and Mt Stirling which feed these rivers.

## MT BULLER

The Mt Buller Village is a three-hour drive from Melbourne. With approximately 30 commercial operators and 183 leased sites providing around 8,400 beds and a range of food, beverage and entertainment options, the variety and accessibility of Mt Buller make it Victoria's most popular alpine resort.

BSL is the largest commercial operator, managing the 300-hectare ski area, ski lifts, ski patrol, ski school and several food, beverage, and accommodation facilities.

Each year, Mt Buller welcomes approximately 400,000 visitors throughout the winter who generate around 550,000 visitor days, and account for nearly 45% of all visits to Victorian alpine resorts.

During the summer, 50,000 to 100,000 visitors come for the mountain bike trails, walking trails, summer events, sightseeing and the cooler climate.

## MT STIRLING

Mt Stirling is the only Victorian alpine resort with a largely undeveloped and unspoilt alpine summit, offering a readily accessible 'semi-wilderness' experience for visitors. The hub of Mt Stirling is Telephone Box Junction, located 9kms from Mirimbah via an unsealed road. The facilities and services include visitor information, café, ski school, ski hire, and ski patrol.

There are usually around 8,000 visitors each winter including nature lovers and school groups who participate in cross-country skiing, snowshoeing, alpine touring, snow camping and outdoor education. Accommodation is limited to the Alpine Camp (previously operated by Stirling Experience and now by Stirling Co Pty Ltd) and refuge huts.

Visitation increases in summer when approximately 30,000 people come for four-wheel driving, bush walking, horse riding, mountain biking, camping and to access the iconic Craig's Hut which lies just outside the boundary of the resort. Most activities and services at Mt Stirling are delivered by private operators under license agreements.



# ENTITY INFORMATION

The Mt Buller and Mt Stirling Alpine Resort Management Board (RMB) was a statutory authority established under the *Alpine Resorts (Management) Act 1997*.

The RMB operated:

- as a Body Corporate with perpetual succession
- with its own Common Seal
- with the power to sue or be sued
- to acquire, hold and dispose of real and personal property
- to carry out its functions as a Body Corporate may do at law.

The object of the Act was to make provision for:

- the development, promotion, management and use of the resorts on a sustainable basis and in a manner that is compatible with the alpine environment, having regard to environmental and ecological considerations (in particular, climate change), economic considerations, and cultural heritage considerations (in particular, Indigenous cultural heritage considerations)
- the use of the resorts primarily for alpine recreation and tourism, in all seasons of the year and by persons from varied cultural and economic groups.

## FUNCTIONS

The following RMB functions and obligations were detailed in the Act, and had to be performed in an environmentally sound way:

- plan for the development, promotion, management and use of the resorts
- develop and promote or facilitate the development and promotion of the resorts
- contribute to the development of the Alpine Resorts Strategic Plan and other strategic planning for alpine resorts as a whole

- manage the resorts in accordance with the Act
- undertake research into resort issues
- contribute to and support the operation of the former Alpine Resorts Coordinating Council (ARCC)
- act as a committee of management for Crown land at the resorts
- contribute (with Tourism Victoria and the ARCC) to the overall promotion of alpine resorts
- develop a tourism and marketing strategy to promote the resorts, and collect and expend voluntary contributions from commercial operators at the resorts for this purpose
- provide services and charge contributions for the provision of those services - garbage disposal, gas supply, drainage, electricity, roads, fire protection, snowmaking, transport
- collect fees prescribed by the regulations for the resorts
- attract investment for the improvement of the resorts
- carry out other functions conferred on the Board under any Act.

## STATUTORY REPORTING

The responsible Minister for the period from 1 January 2022 to 27 June 2022 was the Hon Lily D'Ambrosio MP, Minister for Energy, Environment and Climate Change and for the period 27 June 2022 to 30 September 2022 was the Hon Lily D'Ambrosio MP, Minister for Environment and Climate Action. The Minister was responsible for Crown land management and delegated authority to the RMB to implement government policy in relation to the use and management of the alpine resorts. The RMB accepted directions or guidelines from the Minister regarding its performance and the discharge of its functions, duties or power and reported to the Minister through the Annual Report, Corporate Plan and Quarterly Financial Reports. The RMB also complied with the directions of the Minister for Finance, granted leases in the resort, and liaised with the Department of Environment, Land Water and Planning (DELWP) regarding land use and development matters.





# YEAR AT A GLANCE

## OVERVIEW

The combination of pent-up demand from two lost snow seasons due to COVID-19, and interest stimulated by the 2022 Winter Olympics resulted in the strongest ever level of pre-season accommodation bookings - to the extent that many accommodation venues were largely booked out by the time the season started. Strong pre-season snowfalls then allowed the season to commence one week early, and the combination of snowmaking and late season snowfalls resulted in good skiing, boarding and snowplay conditions all the way through the snow season. The result was a total of 463,000 visitors across the two resorts, which was the highest ever recorded and 37% above the 10-year average (excluding the two COVID-19 impacted seasons).

Operating income of \$16.5m was received to 30 September 2022, which was 3.7% above the same period in 2019 (the most recent pre COVID-19 season). Income from cars entering the resort was above plan but offset by the combination of fewer visitors coming by bus and \$600k of site rent foregone in accordance with the government's COVID-19 Commercial Tenancy Relief Scheme. Operating expenses of \$15.7m were 12.5% above the same period in 2019, with savings from the new tobogganing model and outsourcing the Stirling Café insufficient to offset higher costs relating to staffing and medical centre operations. The final operating result was a profit of \$0.8m after allowing for depreciation. The RMB had cash reserves of \$4.4m at 30 September 2022 (excluding government grants for specific projects) which was expected to be fully expensed prior to the 2023 snow season on operating the two resorts and undertaking seasonal asset preservation works.

## REVENUE

(\$000's)	2018	2019	2020	2021	2022*
Gate Entry	7,080	7,084	657	2,766	8,227
Site rental fees	4,515	4,608	1,886	3,305	2,835
Service charges	4,042	4,396	4,152	4,549	3,311
Sale of rights to lease / develop land	-	-	-	571	-
Government operational and capital funding	-	-	4,015	8,884	-
Government grant funding	-	3,943	3,684	2,153	2,544
Fair value of services provided free of charge	-	87	-	-	75
Rideshare revenue	-	1,170	90	414	1,393
Other revenue	713	814	598	626	622
Total revenue	16,350	22,102	15,082	23,268	19,007
Operating expenditure	15,106	17,158	13,038	16,187	15,687
Other economic flows	(36)	(112)	-	(101)	(38)
Net result	1,208	4,832	2,044	6,980	3,281

## ASSETS

(\$000's)	2018	2019	2020	2021	2022*
Total Assets	204,652	211,774	211,905	234,521	255,716
Total Liabilities	2,456	4,756	2,844	8,005	8,000
Net Assets	202,186	207,018	209,061	226,516	247,716
Assets comprise:					
Land	160,117	106,117	106,117	116,243	134,159
Other non-financial assets	91,261	95,678	101,324	107,009	111,272
Financial assets	7,274	9,979	4,664	11,089	10,286

\* Reflects period from January – September 2022 only, with the government abolishing the Resort Management Board from 30 September 2022 and incorporating it into Alpine Resorts Victoria. The results from October – December 2022 will be incorporated into a 15-month 2023 Annual Report.

## KEY STATISTICS

	2018	2019	2020	2021	2022*
<b>Tourism - Winter</b>					
Visitor days (Buller)	591,000	559,000	77,955	247,254	649,713
Visitors (Buller)	423,169	399,467	38,785	133,446	452,439
Visitor days (Stirling)	14,000	10,000	1,551	4,238	13,017
Visitors (Stirling)	11,280	7,762	1,331	3,307	10,374
Vehicles	88,434	91,934	13,604	34,444	111,446
Max. natural snow depth (Buller cm)	156	101	62	94	93
Total accumulated snowfall (Buller cm)	323	356	222	252	338
Water used for snowmaking (ML)	195	285	119	238	248

### Tourism - Summer

Visitors (Buller) <sup>+</sup>	75,225	89,497	56,916	38,875	107,498
Visitors (Stirling) <sup>+</sup>	29,182	43,285	21,384	18,209	17,647

### Tourism - Total

Visitors	538,856	540,011	118,416	193,837	587,958
All season index (non-winter/winter visitors)	24%	33%	195%	42%	27%

### Sustainability - Water

Recycled water produced (ML)	11.5	15	-	-	-
Statutory compliance (% of year)	100	100	88	96	100

### Sustainability – Energy (RMB)

Renewable energy consumption	n/a	n/a	n/a	n/a	n/a
Electricity greenhouse emissions (CO <sup>2</sup> )	2,544	2,753	1,987	2,695	2,437
LPG greenhouse emissions (CO <sup>2</sup> )	348	384	378	465	401
Diesel/petrol greenhouse emissions (CO <sup>2</sup> )	180	203	158	160	161

### Sustainability – Waste

Solid waste (tonnes)	795	732	270	486	639
Total waste to landfill (tonnes)	435	425	152	285	399
Winter waste to landfill (tonnes)	342	344	109	212	344
Winter waste / visitor day (kg)	0.58	0.62	1.37	0.84	0.52
Recyclables diverted from landfill (tonnes) <sup>#</sup>	360	307	118	201	240
Organics diverted from landfill (tonnes)	37	31	13	19	24

\* Reflects period from January – September 2022 only, with the government abolishing the Resort Management Board from 30 September 2022 and incorporating it into Alpine Resorts Victoria. The results from October – December 2022 will be incorporated into a 15-month 2023 Annual Report.

+ As determined by the Alpine Resorts Coordinating Council.

# Includes organics which are considered recyclables.

# VISION, MISSION AND STRATEGY

While run by a single RMB, Mt Buller and Mt Stirling are separate alpine resorts with individual visions and missions. The strategies of the resorts are guided by the Alpine Resorts Strategic Plan 2020-25, and Strategic Management Planning in this reporting period was undertaken in the context of the establishment of ARV.

## MT BULLER

### *Vision*

To be a vibrant, successful and sustainable year-round alpine resort.

### *Mission*

To develop, manage and promote the Mt Buller Resort as a year-round tourism destination:

- which is readily accessible by, and popular with, a broad range of Victorians
- which is valued by businesses, investors and government
- which delivers a 30% increase in winter visitation, 200% increase in summer visitation and increases the contribution to Gross State Product from \$336m to \$436m p.a by 2031 (compared with 2019)

within the context of environmental and ecological considerations, climate change, indigenous heritage and cultural heritage.

## MT STIRLING

### *Vision*

To provide year-round opportunities that engage visitors with the resort's core principles of environment, heritage, and climate adaptation. Sound environmental management, appropriate services, and infrastructure will uphold the mountain's natural and social values.

### *Mission*

To improve, manage and promote the Mt Stirling Resort as a year-round tourism destination within the context of ten key objectives:

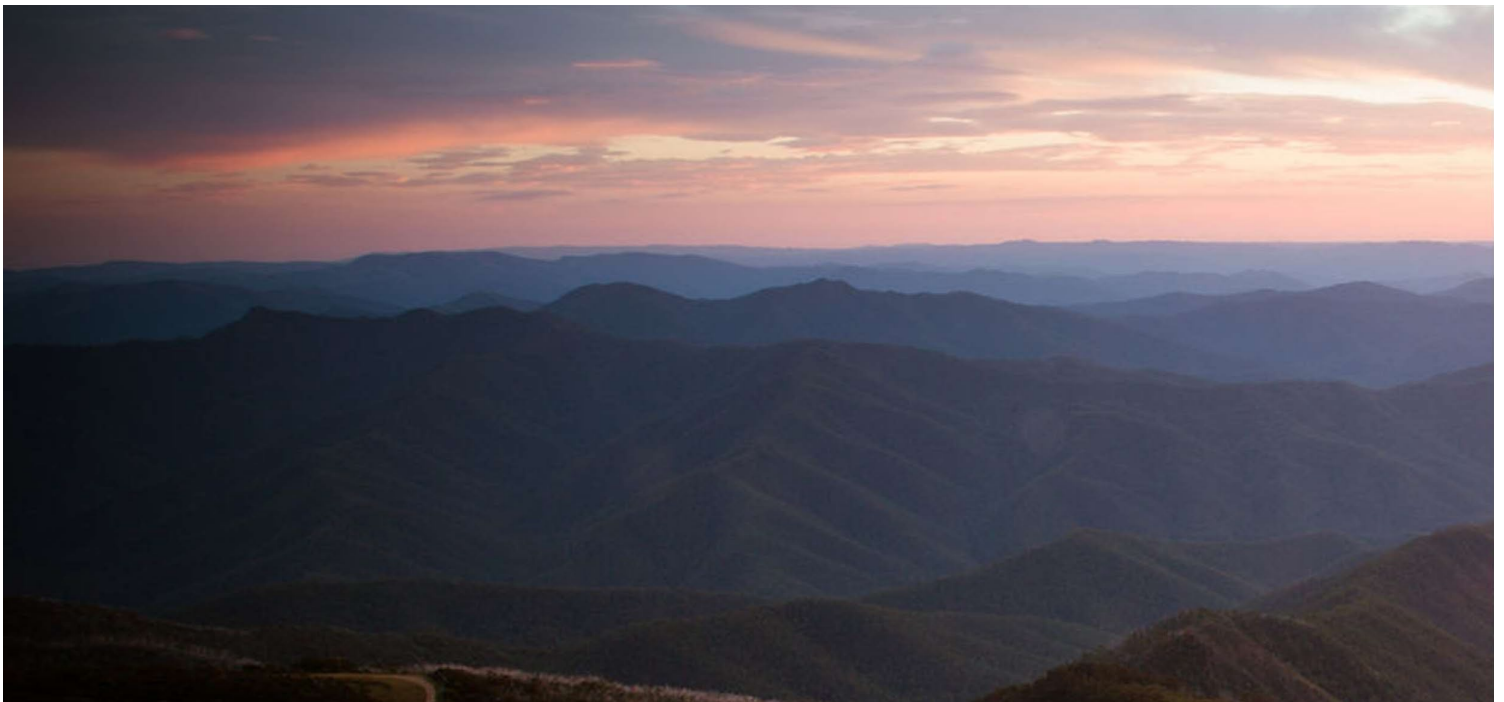
- Best practice environmental management that protects and enhances natural features and processes
- Cultural heritage is preserved and celebrated
- Operations and the mountain community that are resilient and adaptive to climate change
- Affordable nature-based adventures to support sustainable increases in visitation year-round
- Learning experiences that create social and environmental benefit
- Functional and appropriate infrastructure and services that support efficient, safe and positive visitor experiences
- High quality, safe and sustainable natural resources
- Strong relationships and engagement that enhance the community and environment
- An equitable, safe and easy getaway
- Operations and improvements that are delivered in a financially viable manner.

## STRATEGY

The RMB's strategic plans incorporated the directions identified in the ARCC's Alpine Resorts Strategic Plan 2020-25 (ARSP). These were developed in accordance with the government's Integrated Planning Framework for alpine resorts which specifies five strategic priorities:

- Enable investment that drives sustainable business within a prosperous regional economy
- Protect and enhance the mountain environment
- Enhance visitor experiences
- Deliver effective and efficient services in a financially sustainable way
- Improve organisational capability.

These two plans were submitted for Ministerial consideration in February and April 2022 respectively. While approval was pending at the time of reporting, this Annual Report is based on those five strategic priorities.



## PERFORMANCE MEASURES

The key actions contained within the 2022 Corporate Plan and performance to 30 September 2022 were as follows:

OBJECTIVE	KPI	2022 RESULT
Maintain a rating of 'competent' under the government's Asset Management Accountability Framework and continue the asset preservation program across the breadth of RMB assets.	Assets maintained under a cyclical program	Achieved
Acquire two new portable SF100 SnowFactory systems and develop additional docking stations to produce more early season snow and increase early season visitation at Mt Buller.	Two SF100s operational prior to the 2022 snow season	Achieved
Repair Geotech, earthquake, and landslip damage along Corn Hill Road in a manner that minimises future risk.	Road repaired before the 2022 snow season	Two sections repaired, with one to be completed after the season
Complete the mountain bike and walking trail upgrade to restore over 70km of trails, add new features and increase summer visitation.	Project complete	Completed
Progress the electricity upgrade project to increase peak capacity and provide supply certainty for snowmaking.	Project progresses in accordance with plan	Progressed
Complete the sewerage treatment plant upgrade project to remove non-compliances and increase capacity to underpin growth in peak visitation.	Project complete and operational	Achieved, although issues related to site levels and throughput are yet to be addressed
Establish and implement the first year in a three-year program of stimulating additional visitation in spring and summer.	Program established and first year delivered	Achieved
Continue the rehabilitation, revegetation and ecological monitoring related to the new reservoir and associated offset management at Mt Stirling.	Satisfactory monitoring results	Achieved
Finalise proposals to develop a new transit hub to release key real estate within the Mt Buller Village Square, and to redevelop the Village Square, public buildings, amenities and visitor attractions.	Concept plans and cost estimate finalised	Projects progressed but not to the point of proposals being finalised
Undertake planning and budgeting for removal of Burnt Hut Reservoir and relocated/new potable water treatment facilities.	Plans and costs established	Project commenced but plans and costs not established
Implement a new lease for the Mirimbah Store which maximises public benefit as the gateway to both resorts.	New lease implemented	Completed
Progress private sector development of glamping at Mirimbah and at Mt Buller to appeal to new markets year-round.	EOI processes completed	EOI completed but project deferred pending completion of a precinct master plan
Progress private sector development of ziplines at Mt Buller as a new year-round activity to increase visitation.	EOI process completed and developer selected	Achieved
Progress private sector development of an alpine coaster at Mt Buller as a new year-round activity to increase visitation.	Developer selected	BSL identified as having first option, and is considering if and when to proceed
Assist the private sector in developing a via ferrata at Mt Buller as a new summer activity to increase visitation.	Planning approval provided and product launched	Planning approval progressed but not complete
Progress a private / public partnership to deliver affordable staff accommodation.	Plans and funding arrangement agreed	Not achieved despite ongoing efforts
Work with Goulburn Murray Water to re-establish the original six-month water extraction period to provide sufficient quantities of potable water over summer and early season snowmaking water.	Six-month extraction period re-established	One-off approval given to extract 60ML in May and June 2022, and request submitted to re-establish six-month extraction period
Work with DELWP and other alpine resorts on a combined 2022 State budget bid for further investment within the resorts.	Budget bid approved	Budget bid submitted but not approved



# ENABLE INVESTMENT THAT DRIVES SUSTAINABLE BUSINESS

Winter is the driver of resort financial performance - which depends on snow. Climate change has been impacting natural snowfall for years, and Mt Buller has been adapting for over 20 years through summer slope grooming, snow fencing, snow grooming, increasing water storage, and continued expansion of the snowmaking system. While these steps need to continue, Mt Buller also needs to broaden its appeal to visitors who are not looking to ski or snowboard, and to attract significantly more visitors in the 'green season' to make that period financially viable.

Mt Stirling offers unique nature-based experiences with limited options for commercial activities in accordance with an Assessment and Panel Report on the Environment Effects Statement (February 1997). A ban on ski lifts is enshrined in legislation. This shapes the opportunities for investment, which need to be within the context of encouraging outdoor education groups/schools, alpine tourers, snowshoers, split-boarders and cross-country skiers in winter, and horse riders, mountain bikers, four-wheel drivers, hikers, campers, and people looking to reconnect with nature in summer.

## BROADBAND

The lack of high-speed broadband has been a chronic issue for many years, preventing people from living at Mt Buller and working remotely, and frustrating stakeholders and visitors. The RMB negotiated for Telstra to install a 'totem' during the 2022 snow season which improved performance within the Village Square precinct. It also worked with the Department of Jobs, Precincts and Regions on a permanent solution, and was delighted with the announcement late in the year, that the Victorian Government and NBN Co will fund fibre to the premise across the Mt Buller village to provide broadband speeds of around one gigabit per second.

## DISC GOLF

Plans were finalised for the development and installation of a green season 18-hole disc-golf course at a cost of \$30k, starting near the Mt Buller Village Square and to be progressively launched from late December 2022.

## ELECTRICITY UPGRADE

AusNet was engaged to increase the peak electricity supply to Mt Buller by 4MVA and allow further increases in the snowmaking system. Planning commenced in June 2021 and was nearing completion by the end of 2022, with the expectation that works will be complete before the 2023 snow season. Most work is required within the valley from Merrijig to Mirimbah. The project is being funded by a \$3.6m grant from the Victorian Government.

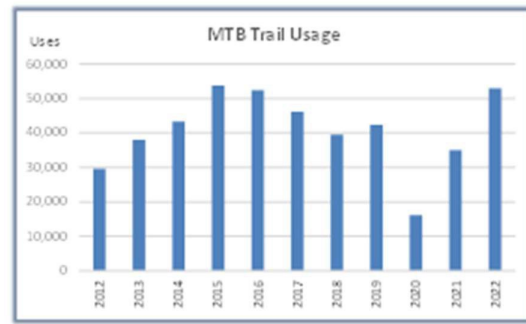
## MIRIMBAH PARK

This beautiful park is the gateway to both resorts, providing a tranquil setting beside the Delatite River. A draft precinct masterplan was developed to improve resort access, improve the function and amenity of the park, bring more people to the resorts during the green season, and generate additional income to the RMB. Further consultation will occur as part of finalising the plan.

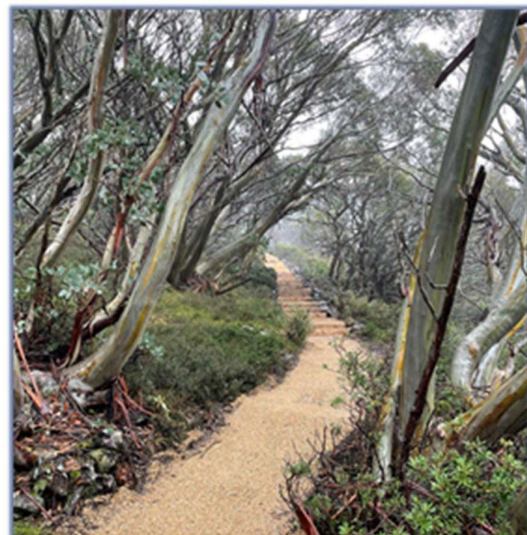
After a public Expression of Interest process, BSL took over the lease for the Mirimbah Store with a commitment to refurbish the store, open during the green season, and trial a pop-up facility within the park itself.

## MOUNTAIN BIKE AND WALKING TRAILS

Approximately 70km of mountain bike trails were progressively restored and upgraded throughout the 2021-22 green season, at a cost of \$1.2m from the Victorian Government's Regional Infrastructure Fund. Riders loved the upgrades, and trail usage increased to a similar level as when the Epic trail first opened in 2014-15, despite trail closures and works occurring throughout the 2021-22 green season.



Approximately 12km of walking trails were also refurbished just prior to the 2022 snow season, supported by \$750k from the Victorian Government. Walking trails are consistently the highest sought experience for green season visitors, and the upgraded trails are expected to be extremely popular in future years if maintained to the same standard. Work also continued on feature viewing decks at the Mt Buller Summit and McLaughlin's Shoulder in readiness for submitting the necessary planning application, with subsequent development subject to grant funding.



### PUMP TRACK

A new pump track was purchased at a cost of \$140k, supported by the Victorian Government's Regional Infrastructure Fund. It has a superior all-weather surface for riders to enjoy and can be assembled in a multitude of configurations. It will be based in the Mt Buller Village Square during green seasons from 2022-23.



### VILLAGE LIGHTING

The RMB installed four feature snowflake lights on Mt Buller's Athletes Walk which were much photographed by visitors over winter. \$100k was also allocated to the development and installation of eye-catching and immersive feature lighting in and around the Village Square prior to the 2023 snow season to help get visitors out and about after dark, activate the 'night-time economy', and encourage day visitors to stay for dinner before heading home.



### VILLAGE SQUARE

Work continued on redevelopment plans for the Mt Buller Village Square in accordance with the Ministerial approved master plan. The concept involves a new public building which triples the amount of indoor space and toilets available for day visitors, blocks the northerly winds, enlarges the Village Square into a vibrant civic space all year round, and moves the transit hub underground so that visitors arrive and depart under cover right beneath the square. This will require significant government investment to address the chronic shortage of public amenities and provide a safer and more enjoyable visit for the hundreds of thousands of day visitors who come to Mt Buller each year.

### VIA FERRATA

A via ferrata is a climbing route of steel cables, rungs and ladders fixed to rock to which climbers affix a harness with leashes. This allows climbing on otherwise dangerous routes without the risks of unprotected scrambling and climbing or the need for technical climbing equipment.

The RMB and BSL assisted a private operator in progressing their planning application with DELWP to develop a via ferrata on the western face of the Mt Buller Summit. This will provide an additional green feature attraction allowing visitors to follow a guided route. Subject to the discharge of planning permit conditions, it is expected to be developed and operational for the 2023-24 green season.

### WHITE CHRISTMAS

The RMB and BSL stockpiled snow at the end of the 2021 snow season and preserved it for visitors to enjoy a White Christmas snow play experience from Boxing Day to New Year's Eve. While often done in Europe and North America, this was the first time that snow is known to have been harvested, stored, and reused in the southern hemisphere. Snow was stockpiled again at the end of the 2022 snow season for use for a week at the end of 2022.



### ZIP LINES

After a public Expression of Interest process, the Treetops Adventure Group was selected as the preferred supplier to create Australia's longest zip line at Mt Buller, to operate during both the snow and green season. This will be complemented by treetop adventure routes through woolybutts and snowgums that will operate during the green season. Subject to final lease agreements, the zip line component is expected to be operational in time for the 2024 snow season.



# PROTECT AND ENHANCE THE MOUNTAIN ENVIRONMENT

The alpine environment covers 0.15% of Australia and is home to a broad range of endemic flora and fauna and is regulated through the *Federal Environment Protection and Biodiversity Conservation Act 1999* and the *Victorian Flora and Fauna Guarantee Act 1988*.

## BOGGY CREEK RESERVOIR COMPLIANCE

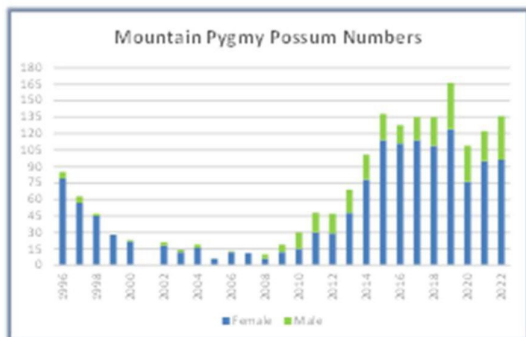
The 364-hectare native vegetation offset at Mt Stirling is managed through a 10-year management plan. Implementation of an ecological rehabilitation plan for the reservoir site and a rehabilitation plan for the alpine bogs downstream of the reservoir continued during 2022. The annual monitoring reports provided annually to DELWP, and the Commonwealth Department of Agriculture, Water and Environment were assessed as compliant in 2022. This compliance program cost \$160k in 2022.

## ENERGY AND RESOURCE EFFICIENCY

The RMB continued to deliver 100% green energy to the Mt Stirling Ski Patrol, café, ski hire, and visitor amenities through the micro-hydro plant commissioned in 2018. In addition, solar powered webcams continued to broadcast real-time snow conditions at Mt Stirling, and solar powered lighting continued to light the Mt Buller chain fitting bay.

## MOUNTAIN PYGMY-POSSUMS

These are an endangered species due to habitat degradation, predators, and climate change. Successful recovery of the species is guided by the Mt Buller Mountain Pygmy-possum Recovery Plan, the National Recovery Plan, and the Operational Contingency Plan (developed in response to a reduction in Bogong moths across the Australian Alps). Annual population monitoring showed a continued increase in numbers in 2022 after a decline in 2019 due to lower numbers of Bogong Moths.



## MT STIRLING

Implementation of a tiered action plan continued in 2022 to protect and celebrate the environmental values of the Mt Stirling summit area and the Stirling Tree. This included improving education and awareness through social media posts, ranger presence and connection with visitors, rehabilitation of horse-riding trails, and installation of seasonal fencing to protect the area from damage by unauthorised vehicles. The Mt Stirling 2030 Vision document continued to guide strategic management and on-mountain operations.

## NATIVE FLORA AND FAUNA

RMB staff continued to facilitate the catch and release of small mammals from village buildings using special traps designed to prevent injury. Monitoring of threatened species continued including the Mountain Pygmy-possum, Broad-toothed rat, Mt Stirling Stonefly and Barred Galaxias. During 2022, support continued for environmental research projects including snow gum dieback caused by Longicorn Beetle infestation, Mt Stirling Stonefly distribution and conservation, and the impacts of climate change on native vegetation.

## PEST ANIMAL & PLANT CONTROL

The RMB's pest animal control program continued including baiting, shooting, trapping, and electronic monitoring. Foxes are now uncommon within the resorts and feral cat numbers appear to be slowly reducing. Rabbits continue to be a significant problem requiring control between spring and autumn.

Orange Hawkweed was monitored from October 2021 to May 2022 within an established quarantine area to minimise risk of spread. Funding assistance from the Victorian Government continued to enable an intensive surveillance program. Despite favourable conditions for weed growth, no plants were detected during summer 2021-22 compared with two in summer 2020-21 and none in 2019-20. Waterway weeds continued to be targeted and blackberries sprayed on mountain trails and the upper reaches of the Delatite River at Mirimbah.

## REVEGETATION AND REHABILITATION

RMB environmental staff continued to provide advice to BSL, developers and lessees regarding revegetation, and several locally indigenous native gardens are now well established within the resort. Over 3,000 tubestock of genetic provenance were planted to improve Mountain Pygmy-possum and alpine bog habitats.



# ENHANCE VISITOR EXPERIENCES

During the reporting period the RMB continued its focus on delivering high-quality visitor experiences, as well as upgrades to visitor services. Continued investment in snowmaking improvements ensure guests can experience snow-based activities for as long as possible during the snow season, while green season improvements round out the resorts' year-round offering.

## BULLER AIR ZONE

The Air Zone trampolining, airbag and climbing facility operated on most afternoons throughout the 2022 snow season and welcomed 6,006 visitors compared with 2,989 in 2019. The combination of strategically focused opening hours and an innovative staff sharing arrangement with other businesses allowed the Air Zone to record a profit of \$55k for the first time since it opened in 2018. It also opened at key times to support the growing of green season visitation.

## DISABLED WINTER SPORTS AUSTRALIA (DWA)

DWA is a member-based organisation that assists people with disabilities to participate in snowsports across the Australian Alps. The RMB and BSL continued to partner with DWA to assist people living with disabilities to ski, snowboard or snow play at Mt Buller. Discussions also continued on the possibility of making land available to the DWA for development of an integrated facility providing accessible accommodation, facilities, and equipment within close proximity to the ski area. A wheelchair accessible vehicle continued to be available to transport disabled visitors from the carparks to the ski area.

## EDUCATION

Mt Buller continued to offer several education options for children living in-resort through the snow season. During term three, 60 students progressed their education through the Mt Buller Primary School, 18 through the Mansfield Secondary College Annex, and 52 through a private tutor-based program – all of which were based in the RMB's Alpine Central building.

Long-standing educational programs continued during 2022. Students from the Geelong Grammar School Timbertop Campus participated in the annual wood chop at Mt Stirling to supply wood for refuge shelters during winter. Students from Timbertop and Lauriston Howqua Campus visited Mt Stirling to continue their outdoor educational and environmental studies.

## GUEST SERVICES

Guest Services staff continued to support and assist guests from the carparks through to the ski area during the 2022 snow season, through a partnership between BSL and the RMB.

## NATIONAL ALPINE MUSEUM OF AUSTRALIA (NAMA)

The RMB's five-year sponsorship agreement with the National Alpine Museum of Australia entered its third year in 2022, with the first full winter since the museum was extended to nearly double the footprint and allow new and additional displays, improved visibility and accessibility, and a free immersive cinema experience. NAMA staff and volunteers also successfully trialed hosting events within the museum. This resulted in 3,016 visitors compared with 2,298 in 2019. NAMA successfully retained its accreditation under from Australian Museums and Galleries Association (Vic) and continued to drive development of a life-size sculpture celebrating the life of Mt Buller legend Hans Grimus.

## OLYMPIC TRAINING CENTRE

The Olympic Training Centre at Mt Buller is underpinned by a partnership between the RMB, BSL, the Olympic Winter Institute of Australia, and Snow Australia, and provides accommodation and training facilities for Australia's aerial and mogul skiers. Visitors were able to watch athletes while training on trampolines and on the snow, while the ABOM Challenge and Interschools moguls events were held on the Olympic Training Centre moguls course.

## PRE-PURCHASES

The 20% discount for pre-purchasing resort entry and car parking continued in 2022, with the day vehicle price of \$49.60 being only \$4.60 higher than in 2017. This discount is aimed at better managing parking capacity limitations by encouraging visitors to book before leaving home. 65% of day vehicles and 82% of overnight vehicles were booked in advance in 2022, compared with 21% and 53% in 2017 before the discount was implemented.

The use of strategic pricing to encourage overnight stays also continued. The advance price for an overnight carpark midweek was only \$8.30 compared with \$28.80 on weekends, while the advance price for transfers between carparks and accommodation houses using the Rideshare service was only \$15.40 compared with \$23.00 in 2017.

## SKI PATROL

Ski patrol at Mt Buller continued to be provided by BSL as part of its long-term lease of the ski area. Its combination of paid and volunteer patrollers attended 1,341 incidents in 2022, with 819 requiring transfer to the Mt Buller Medical Centre for further treatment. This compared with 349, 79, 1,042 and 1,364 incidents in 2021 to 2018.

Ski patrol services at Mt Stirling were again provided by the RMB, in conjunction with the Mt Stirling Volunteer Ski Patrol Inc. who are an essential part of winter safety and operations. Patrollers attended eight incidents in 2022 compared with four in 2021, one in 2020, and eight in 2019.

## SPONSORSHIP

The RMB continued to provide sponsorship support in the form of a financial contribution, rent waiver or goods-in-kind to help bring events, activities, and visitors to the resorts. Recipients included the Alpen Flow Festival, Buller Interschools Championship, Disabled Winter Sports Australia, Mansfield Primary School, Mansfield Secondary School, Mansfield Hospital, Mt Buller Education, Mt Buller Race Club, National Alpine Museum of Australia, Targa High Country, Team Buller Riders, Victorian Down Hill Mountain Bike Series, and the Olympic Winter Institute of Australia.

## SNOW

The combination of early snow and previous investments in two snow factories allowed Mt Buller to open for skiing and boarding one week earlier the traditional Queens Birthday Opening weekend. These were complemented by two additional portable snow factories and five docking stations at a cost of \$1.9m purchased with support from the Victorian Government to help rebuild visitation and yield, and which helped keep the two Mt Buller toboggan parks covered in snow for the entire snow season.

## TOBOGGANING

A new 'pay to slide' model was implemented in 2022 to address the long-standing safety risk of visitors tobogganing within the ski area. Rather than hiring or bringing their own toboggan, visitors paid \$15 per person per day to have unlimited use of the two Mt Buller toboggan parks (subject to capacity limits), with courtesy toboggans provided within the parks. Visitors with a valid lift ticket could use the parks for free. Toboggans were not allowed to be carried on any form of RMB transport.

Despite some complaints about the new approach and cost, the change was extremely successful in virtually eliminating toboggans from the ski area. The outsourcing of park management reduced RMB annual operating costs by \$145k, and the share of profits above a visitor threshold resulted in \$80k being added to a snowmaking fund to benefit the resort. A total of 59,000 tobogganing tickets were sold for the season.

There were some operational issues related to ticketing, path to purchase and confusion over session times, and changes in those areas will be implemented in 2023.

## TARGA HIGH COUNTRY

The Targa High Country was rescheduled from November 2021 to February 2022 due to COVIDSafe Principles. Vaccine mandates for events, and lingering concerns about the virus amongst competitors resulted in 171 entries compared with 208 in 2019. There will be modifications to the event format in 2023 due to a death in the subsequent Targa Tasmania event.

## TRANSIT SERVICES

Orcoda completed its third season as the principal transport contractor, supported by BusFleet Australia P/L which provided all on-mountain services under a restructured approach aimed at improving effectiveness and efficiency.

Carpark and village shuttle services were effectively scaled to meet the highly variable visitation levels throughout the season. The Snow Play Express operated from Mirimbah on the peak weekends of July and August.

After struggling on several days during June, the Rideshare service improved significantly for the remainder of the season and mostly achieved its service level targets. This largely came from a successful increase in the number of visitors booking their departure transfer in advance, which had the unexpected benefit of allowing the service to run with five fewer vehicles than under the previous operator. The next step is to consistently provide passengers with courtesy messages advising if their vehicle has been delayed and when it has been dispatched, so that they can minimise the time waiting on the side of the road.

The RMB incurred a net transport cost of \$1.8m (Rideshare income less all transport and related staff costs) for the season compared with the budget of \$1.9m.

Two private operators, Double Black and Snowgum Express, continued to provide private transfer services to visitors wanting an exclusive service from outside the resort or when transiting within the resort.

## VICTORIAN INTERSCHOOLS CHAMPIONSHIPS

The RMB, BSL, Mt Buller Chamber of Commerce and Mt Buller Ratepayers Association continued to collectively contribute funds to host the Victorian Interschools Championships after the event was cancelled in 2020 and 2021 due to COVID-19. The event continued to be an important part of driving visitation to Mt Buller while helping children pursue their dream of representing Australia in winter sports. A total of 2,714 students from 208 schools competed in 2022, which was lower than the 3,110 and 228 in 2019 due to lingering concerns around COVID-19 and the difficulty in obtaining accommodation.

## VISITOR EXPERIENCE TEAM

The Visitor Experience Team continued in 2022, comprising representatives from the RMB, BSL, Buller Holidays, Ski Patrol, Busfleet and Victoria Police, who met throughout the snow season to discuss weekend operations based on snowfall, weather, expected visitor numbers, transport requirements, and other logistical arrangements to deliver the best possible visitor experience.

# DELIVER EFFECTIVE AND EFFICIENT SERVICES

The RMB continued to deliver a range of municipal services in accordance with the Act. These were funded through three main revenue streams – site rent, service charges, and resort entry/overnight parking during the snow season. Stakeholders and visitors expect that the fees and charges they pay will result in services which represent value for money, while regulatory authorities require full compliance. The RMB also continued to strive to achieve an operating surplus to help fund future assets.

Mt Stirling was funded through three main revenue streams – resort entry/overnight parking during the snow season, fees paid by commercial operators, and a significant subsidy from Mt Buller. Winter visitation to Mt Stirling would need to more than double to cover the cost of running the resort without cross-subsidisation.

## ASSET PRESERVATION AND RESTORATION

The RMB continued its focus on restoring and preserving existing assets, spending \$1.5m from January – September 2022 including:

- \$489k on replacing plant and equipment
- \$456k on roads and carparks
- \$271k on RMB buildings
- \$203k on sewage assets
- \$79k on potable water assets
- \$12k on systems
- \$10k on Geotech works.

## CARPARKS

Carparking capacity has been a chronic issue at Mt Buller for many years, exacerbated by increasing visitation. Additional parking was developed on Corn Hill Rd in 2019 and the bookable Snowplay Express service introduced from Mirimbah to increase parking capacity.

Water and earthquake caused two landslips on Corn Hill Road in 2020 which were addressed prior to the 2022 snow season at a cost of \$1.7m. Another section of the road that suffered earthquake damage could not be addressed before the 2022 snow season, which reduced parking capacity by 80. Contracts to undertake repairs were awarded to commence in October 2022, at an estimated cost of \$3.3m. The RMB's insurer accepted it was responsible for funding rectification, which will be overseen by DM Roads, a VicRoads Alliance Partner.

## EMERGENCY MANAGEMENT

The Mt Buller and Mt Stirling Alpine Resorts and the RMB's role are covered by the *Emergency Management Act 1986* and the *Emergency Management Act 2013*. The RMB continued to manage the Municipal Emergency Management Plan and committee, which met three times with representatives from Ambulance Victoria, BSL, Country Fire Authority, Department of Health, DELWP, State Emergency Services, and Victoria Police.

## HEALTH SERVICES

Medical services were not an RMB obligation under the Act but were vital for the community and visitors. The Mansfield District Hospital completed its second season running the Mt Buller Medical Centre under contract to the RMB, and provided a high-quality service to visitors, residents, and stakeholders. The RMB paid \$625k for these services.

A total of 2,191 patients were treated in 2022 mostly for injuries to wrists, knees, and heads/faces. 89 of these were transferred off-mountain by road or air ambulance, which meant the centre saved Ambulance Victoria (AV) from having to transfer up to 2,102 further patients to a hospital in 2022.

The RMB continued to provide AV with an on-mountain base for its vehicle and officers during the snow season. It started paying a licence fee of \$29k in 2022 in lieu of site rent and service charges which it typically pays elsewhere.

Regulatory services relating to building standards and food compliance across the mountain continued to be carried out by the Mansfield Shire Council in accordance with the *Public Health and Wellbeing Act 2008* and *Food Act 1984*.

## LEASING AND COMMERCIAL OPERATORS

Lessees pay a site rental fee to use Crown Land for accommodation, food and beverage, retail, or recreational purposes. 183 head leases are administered at Mt Buller including 128 standard alpine leases which recognise the lessee's improvements and their first right to negotiate a new lease prior to expiry.

Many entities faced enormous pressures given the lack of income during the COVID-19 impacted snow seasons in 2020 and 2021. A total of 137 entities (commercial and registered not-for-profit head lessees/licensees) qualified for rent relief under the Victorian Government's Commercial Tenancies Rent Scheme for January and February 2022 totalling \$0.6m, which had to be shared with their qualifying sub-tenants.

Service charges were levied on all leased sites in accordance with Section 13 of the Act. Charges for 2022 were based on 0.7% of the 2021 Capital Improved Values issued by the Victorian Valuer-General.

Mt Stirling has no lessees, but instead allows operations through Commercial Operator Licences and building licences, as appropriate. Commercial Operators pay a fee to run operations such as 4WD, bushwalking and horse-riding tours, dog sledding, cross-country ski lessons and mountain bike shuttles. There were 13 Commercial Operator Licences issued in 2022 compared with 11 in 2021, 13 in 2020 and 20 in 2019.

## MARKETING, EVENTS AND SPONSORSHIPS

Integrated destination marketing continued to be delivered through an RMB contract with BSL, covering Mt Buller and Mt Stirling in the white and green seasons. This was supported by a Marketing Committee comprising members of the RMB, BSL, Mt Buller Chamber of Commerce, and Mt Buller Ratepayers Association, to help shape and monitor the development and delivery of marketing strategies and programs. The RMB spent \$548k on destination marketing for Mt Buller's snow season in 2022, which was matched by BSL.

The RMB also paid \$96k to the Regional Tourism Board (Tourism North East) to participate in regional snow, walking and cycling campaigns. A further \$84k was spent on RMB staff, materials, and contractors to deliver events including the September program of events and Christmas Festival aimed at driving visitation and satisfying visitors.

A total of \$305k was provided in contracted sponsorships including the Bike Buller Festival, the Victorian Interschool Championships, and the Targa High Country Rally.

## MARKETING STATISTICS

	2018	2019	2020	2021	2022*
<b>New Website Visits</b>					
mtbuller.com.au	1,100,079	1,158,963	725,734	1,015,251	1,193,440
mtstirling.com.au	32,091	26,822	26,044	31,479	25,003^
<b>Unique App Users</b>					
Mt Buller live app	16,909	30,026	28,547	22,877	47,768
<b>Social Media Followers</b>					
Mt Buller Facebook	112,356	121,778	126,244	132,001	137,898
Mt Buller Instagram	45,000	54,400	59,300	65,000	72,642
Mt Stirling Facebook	2,300	2,757	2,971	3,234	3,570
Mt Stirling Instagram	1,300	1,534	1,774	2,196	2,902
Bike Buller Instagram	5,300	5,819	6,166	6,441	6,795
Bike Buller Facebook	11,500	11,624	11,781	12,309	12,529

\* Reflects period from January – September 2022 only, with the government abolishing the Resort Management Board from 30 September 2022 and incorporating them into Alpine Resorts Victoria. The results from October – December 2022 will be incorporated into a 15-month 2023 Annual Report.

^Due to change in website hosting provider, new website visits during June were not captured.



Southside



### MUNICIPAL BUILDING SURVEYOR

On 5 July 1999 the Minister gazetted that the Board was responsible for administering and enforcing Parts 3, 4, 5, 7 and eight of the *Building Act 1996 (Vic)* and the building regulations. BSGM Properties Pty Ltd is contracted to provide municipal building surveyor and building compliance services at Mt Buller and Mt Stirling, and the Municipal Building Surveyor is Peter Shaw (Building Surveyor (Unlimited) BS-U1283). During 2022 BSGM issued seven building permits, seven building notices/orders and inspected 15 properties as part of a proactive program to improve safety and compliance.

### SNOW CLEARING

The RMB continued to clear snow off the 16km Mt Buller Road from Mirimbah to the Mt Buller Village, the 9km Mt Stirling Road to Telephone Box Junction, the 4km of roads around the Mt Buller village, and the 12 carparks. Staff were rostered according to forecast visitation and snow conditions, and a total of 2,425 hours were spent on this activity compared with 1,549, 1,070 and 2,200 in the previous three years, at a total cost of \$319k compared with \$253k, \$212k and \$343k in the previous three years.

### SNOWMAKING

This critical activity was enabled through a partnership between the RMB and BSL to equally share all snowmaking costs including the provision of water, operation of the snowmaking system, and maintenance and depreciation on all associated assets. Snowmaking commenced in April 2022 to stockpile snow for the season opening. It then continued through the season as conditions allowed, to supplement natural snowfall and provide good coverage on the snowplay parks and ski runs. As a result, the RMB paid \$691k to BSL compared with \$714k, \$605k and \$783k in the previous three years.

### STIRLING CAFÉ

The café had been running at a net cost to the RMB of approximately \$40k p.a. It was leased to BSL from the start of the 2022 snow season as part of a public Expression of Interest process associated with operating the Mirimbah Store, reducing RMB expenditure accordingly.

### WASTE COLLECTION AND RECYCLING

Reduction of waste to landfill and increasing recycling were core RMB objectives, in partnership with the waste contractor 4SITE Australia P/L, the North-East Waste and Resource Recovery Group and Recycling Victoria. Waste to landfill collected during winter was 344 tonnes compared with 212, 109, 344 and 342 over the previous four years. The proportion of recyclables (including organics) diverted from landfill was 38% of the total waste collected compared with 41%, 44%, 44% and 45% in the previous four years.

Several further steps were taken to try and reduce illegal dumping by a small number of contractors, lessees, lodge members and visitors who ignored the clear signage on all huts. Stakeholders were able to deposit old ski clothing and equipment for recycling through a partnership with Game On Recycling, and two hard-waste collection days were offered for the easy disposal of furniture and electrical items.

### WATER AND WASTEWATER

The RMB maintained and operated the Mt Buller sewage treatment plant, Mirimbah and Telephone Box Junction septic systems, and Mt Stirling pit/tank toilets in accordance with a monitoring program aimed at minimising disturbance to the water quality in local streams. There were no non-compliances in 2022, compared with one, three, three, four, eight and nine in the previous six years.

The project to increase capacity of the Mt Buller sewage treatment plant by 30% and reduce the risk of non-compliances was completed in May 2022 at a total cost of \$6.4m. Some design issues related to the site levels emerged towards the end of the project which influence the peak flow rates that the plant can handle, and which need to be addressed in the next 12 months.

The RMB treated water using combinations of filtration, chlorination, and ultra-violet disinfection as part of supplying drinking water to Mt Buller, Mirimbah and Telephone Box Junction in accordance with the *Safe Drinking Water Act 2003*. Water quality was monitored in accordance with the resorts' Safe Drinking Water Risk Management Plan.

454ML of water was withdrawn from Boggy Creek compared with 418ML, 350ML and 467ML in the previous three years. The RMB's license only allows withdrawal from July to October each year, and the first full year of operating the 100ML Boggy Creek Reservoir showed that this means the resort is likely to run out of water over the other eight months each year. Therefore, an application was lodged with Goulburn Murray Water to reinstate the previous license (allowing withdrawal from May to October each year) prior to the 2023 season. The first year of operating Boggy Creek Reservoir also confirmed that the water treatment facilities will need to be upgraded to handle algae from 2023.

# IMPROVE ORGANISATIONAL CAPABILITY

Board Members were appointed by the Minister based on the skills necessary to oversee the running of the resorts. The Minister appointed five Members for two years from 30 June 2021 to 29 June 2023.

## BOARD OF DIRECTORS

### *Dr Jacqueline Jennings (Chair)*

Jacqueline has extensive executive experience in sales, marketing, business development, strategy, and financial management and sits on the Alpine Resorts Coordinating Council Board. She is a Director at the Futurity Investment Group Limited where she is Chair of the Investment Committee and a member of the Sustainability Committee. She is also a Director on the Darwin Waterfront Corporation Board, Campaspe Port Enterprises, and Injalak Arts (a community arts Board based in West Arnhem). Previously Jacqueline was a Board Director at Peoplecare Health Insurance where she was a Director of its non-health fund subsidiary and a member of the Finance and Risk Committee.

### *Richard Leder (Deputy Chair)*

Richard is a partner in the national law firm Corrs Chambers Westgarth and specialises in commercial litigation and in media and defamation law. He is also the Corrs Melbourne office pro bono partner. He serves on several not-for-profit boards including the Royal Children's Hospital Foundation, The Conversation Media Group and Australian Friends of Asha for Slums. He is a lifelong Mt Buller skier and visitor to the region. He and his family are members of the Mt Buller Race Club and he sits on the MBRC Committee. He is also a member of the Ski Club of Victoria. In June 2019 Richard was awarded a medal in the Order of Australia for his contribution to the community.

### *Michael Monester*

Michael is a lawyer, Director and project specialist experienced in many industries and operating environments. He is a Director of a number of companies and not for profits. He is a director of Bank First where he chairs the property committee and has chaired the governance committee. He is a Fellow of the AICD. He previously sat on the Mt Buller and Mt Stirling Committee of Management and is a member of Patscherkofel Ski Lodge and the Ski Club of Victoria. He managed and developed ski resorts in Canada and USA and consulted widely in those fields. He was an Executive Director and GM of BSL.

### *Peter Valerio*

Peter has over 30 years of experience in commercial, public sector and business roles within the tourism sector and is respected for his destination marketing expertise. He has been General Manager for one of Australia's largest ski tour operators and accommodation providers, and co-developed and applied destination branding for the Australian Tourist Commission. In 20 years of heading Tourism Development Strategy Services, he has helped the Hong Kong Tourism Board re-shape their global strategy, redefined the market image of Wollongong, and developed product strategies for the NSW National Parks and Wildlife Service

### *Helen Moran*

Helen is an executive leader with extensive knowledge and expertise within the ski resort and tourism industries. She has a record of tangible results that impact on organisational performance and initiated change that improved efficiency and bottom-line profitability without compromising quality of service or standards. Helen is adept at providing organisational leadership and is recognised as an industry leader. She has significant experience on committees and Boards in alpine resorts and the tourism industry.

## BOARD COMMITTEES

### *(a) Risk Audit and Finance Committee*

Helen Moran (Chair) Jacqueline Jennings, Peter Valerio

Oversaw financial performance, accounting, management reporting, policies and procedures, risk management, external and internal audit, and compliance with the Financial Directions issued by the Minister for Finance. It was responsible for monitoring the framework and processes in accordance with the *Financial Management Act 1994*, and laws and regulations that impacted on RMB code of conduct. All Members were deemed independent under the *Financial Management Act 1994*.

### *(b) People, Remuneration and Culture Committee*

Jacqueline Jennings (Chair), Richard Leder, Helen Moran

Oversaw activities regarding remuneration, CEO, and management team performance, staffing strategies, staff culture, staff satisfaction, enterprise agreement and stakeholder engagement.

### *(c) Strategy and Development Committee*

Richard Leder (Chair), Michael Monester, Peter Valerio

Oversaw activities regarding the identification, prioritisation and realisation of strategies, business development and physical developments to enhance the visitor experience, grow year-round visitation and adapt to climate change.

### *(d) Sewage Treatment Plant Project Control Group*

Helen Moran (Chair) Lisa Opray (DELWP), Mark Bennetts (RMB), Amanda Vogt (RMB)

Oversaw the project to increase capacity and reduce the risk of non-compliance including contract award, concept design, project plans, expenditure, variations, risks,

Meeting	Jacqui Jennings	Richard Leder	Michael Monester	Peter Valerio	Helen Moran
Board	7	7	7	7	7
(a)	4	n/a	n/a	5	5
(b)	2	2	n/a	n/a	2
(c)	n/a	4	3	4	n/a
(d)	n/a	n/a	n/a	n/a	1
(e)	n/a	n/a	n/a	4	n/a
(f)	n/a	n/a	3	n/a	n/a

progress, and reporting related to the government contribution of \$6.4m.

(e) *Mountain Bike and Walking Trails Project Control Group*

Peter Valerio (Chair), Lisa Opray (DELWP), Mark Bennetts (RMB), Louise Perrin (RMB), Matt Elliott (RMB)

Oversaw the project to restore close to 100km of existing trails including contract award, concept design, project plans, expenditure, variations, risks, progress, and reporting related to the government contribution of \$2m.

(f) *Electricity Capacity Upgrade Project Control Group*

Michael Monester (Chair), Gillian Dobson (RDV), Laurie Blampied (BSL), Mark Bennetts (RMB), Amanda Vogt (RMB)

Oversaw the project to increase peak electricity capacity to Mt Buller including contract award, concept design, project plans, expenditure, variations, risks, progress, and reporting on grant funding.

#### INDUSTRIAL RELATIONS

The CEO was employed under a standard 'Office for the Public Sector Executive Remuneration' contract approved by the Victorian Government. All other RMB employees were employed under the Mt Buller and Mt Stirling Resort Management Enterprise Agreement 2021-23.

#### ORGANISATIONAL STRUCTURE



*Note: during 2022 the functions of the Projects and Infrastructure Manager were split and performed by the Sales and Development Manager and the Property and Contracts Manager.*

#### ORGANISATIONAL TRAINING

A total of \$65k was spent on training undertaken by 29 staff members in 2022, including Authorised Officer training, safe driving, traffic control, working safely at heights and chemical safety.



## ORGANISATIONAL WORKFORCE DATA

The RMB remained focused on merit and equity when appointing staff. Selection processes included applicants being assessed and evaluated fairly, equitably and without discrimination. The following table shows the headcount and full-time equivalent (FTE) of active RMB employees as at the last full pay period in September 2022 compared with December 2021.

		December 2021					September 2022				
		Total Staff	Full Time	Part Time	Season Casual	Total FTE	Total Staff	Full Time	Part Time	Season Casual	Total FTE
Demographic data	Gender										
	Male	50	27	-	16	28.5	59	22	2	35	28.8
	Female	31	12	3	23	16.2	36	12	4	20	18.0
	Self-described	1	1		-	1	3	1	-	2	1.2
	Age										
	15-24	12	9	-	3	4.5	13	4	-	9	5.0
	25-34	11	8	-	3	7.3	18	11	-	7	10.5
	35-44	13	6	1	6	7.2	18	8	1	9	10.0
	45-54	18	10	-	8	10.8	18	8	1	9	9.5
	55-64	19	6	1	12	11.7	21	4	4	13	10.7
65+	9	2	-	7	0.9	10	-	-	10	2.4	
Classification data	Band										
	1	-	-	-	-	-	1	-	-	1	1
	2	33	10	-	23	11.55	40	5	-	35	9.7
	3	13	4	-	9	5.7	16	4	-	12	8.0
	4	17	10	1	6	10.75	20	10	2	8	11.8
	5	5	4	1	-	4.8	9	5	3	1	6.3
	6	7	4	2	1	3.97	7	6	1	-	6.3
	7A	-	-	-	-	-	-	-	-	-	-
	7B	5	5	-	-	4.5	4	4	-	-	4.0
	OPSER	1	1	-	-	1	1	1	-	-	1

## OCCUPATIONAL HEALTH AND SAFETY

The RMB continued to strive for a safe and healthy working environment for all employees and contractors, who were each responsible for complying with organisational policies and procedures and always following safe work practices. The Work, Health and Safety Committee comprising representatives from staff and management continued to focus on organisational safety, toolbox meetings and cross-training to broaden the range of staff who can safely undertake different tasks.

	2018	2019	2020	2021	2022*
<b>Staff</b>					
Lost Time Injuries	3	1	-	2	-
Incidents requiring medical attention only	3	3	-	4	3
Near misses	3	23	10	5	4
<b>Visitors / Stakeholders</b>					
Incidents reported in areas under RMB control <sup>(+)</sup>	19	51	8	43	37
Near misses reported in areas under RMB control	-	-	-	6	1
<b>WorkCover</b>					
Resolved claims	3	2	2	1	0
Unresolved claims	3	3	1	0	0
Average cost per claim	\$62k	\$1k	\$4k	n/a	n/a

\* Reflects period from January – September 2022 only, with the government abolishing the Resort Management Board from 30 September 2022 and incorporating it into Alpine Resorts Victoria. The results from October – December 2022 will be incorporated into a 15-month 2023 Annual Report.

+ There has been a focus on capturing visitor/stakeholder incidents in areas under RMB control since 2019, with a noticeable drop in 2020 due to the extensive COVIDSafe settings during that snow season.

## PARTNERSHIPS

Cooperation and respect are essential in managing and developing Mt Buller and Mt Stirling. This includes the wide range of on-mountain stakeholders as well as Traditional Owners, off-mountain communities and businesses, and local and state government departments.

### PARTNER AND STAKEHOLDER ENGAGEMENT

An extensive range of partners and stakeholders again worked closely with the RMB through a wide range of meetings, workshops, focus groups and conversations during 2022 including:

- Alpine Resorts Coordinating Council
- Apartment owners
- BSL
- Business and commercial operators
- District communities
- Educational authorities and organisations
- Emergency services including Ski Patrol
- Environmental interest groups
- Goulburn Broken Catchment Management Authority
- Industry groups
- Land and property developers
- Mansfield Shire Council
- Mt Buller Chamber of Commerce
- Mt Buller Ratepayers Association
- Mt Stirling Stakeholder Group
- Neighbouring land management authorities
- North-East Victorian Regional Waste Management Group/Recycling Victoria
- Olympic Winter Institute of Australia
- Other Victorian alpine resorts
- Recreational groups
- Regional Roads Victoria
- Residents
- Ski clubs
- Victorian Government
- Stirling Experience
- Taungurung Land and Waters Council
- Tourism North East
- Victorian National Parks Association
- Visitors and guests.

### MAJOR STAKEHOLDER GROUPS

The Mt Buller Chamber of Commerce, Mt Buller Ratepayers Association, BSL and Mt Stirling Stakeholder Group collectively represent the majority of stakeholders across Mt Buller and Mt Stirling, and continued to regularly meet with RMB Directors and Management to hold open dialogue on matters of shared importance. Meetings regarding Mt Stirling also included representatives from the 4WD Victoria, Friends of Mt Stirling, Mt Stirling Development Taskforce, Taungurung Land and Waters Council, and the Victorian National Parks Association.

## TAUNGURUNG LAND AND WATERS COUNCIL

2022 was the seventeenth year of RMB connection and collaboration with the Taungurung Clans first nations people. Under the second National Landscapes Program (2020-23) with the Goulburn Broken Catchment Management Authority and the Taungurung Land and Waters Council, indigenous participation continued in several vital land management and conservation tasks including Mountain Pygmy-possum and Bogong Moth monitoring, pest plant and animal control and revegetation and habitat restoration projects. This follows the successful delivery of the first National Landscapes Program from 2016-19.

Efforts to establish Traditional Owner-led cultural heritage walking tours at Mt Buller continued in 2022.

### LOCAL AND REGIONAL AUTHORITIES

The RMB continued to work with industry experts and authorities in progressing matters of importance to Mt Buller and Mt Stirling including the Alpine Resorts Coordinating Council, CFA, DELWP, Goulburn Murray Water, Mansfield Shire, Parks Victoria, Regional Roads Victoria, Tourism North East, and Victoria Police.

The connection with Mansfield Shire remained strong through a shared focus on regional tourism, regional accommodation, bushfire recovery and emergency management.

### RESTRUCTURED GOVERNANCE ARRANGEMENTS

In 2021 the Victorian Government announced its intention to replace the four RMBs with a single entity called Alpine Resorts Victoria from 1 October 2022. RMB staff and resort stakeholders were actively engaged in an extensive amount of work on legislation, governance, structure, policies, funding, finances, staffing, systems and engagement. The RMB Chair was a member of the Project Control Group, the RMB CEO was a member of the Transition Team, and two Directors and other stakeholders were members of the Stakeholder Reference Group.

The required legislation was passed in March 2022. The Resort Management Board of five Directors therefore ceased to exist from 30 September 2022, and was replaced by an Alpine Resorts Victoria Board of nine Directors. The new Board appointed by the Minister included Michael Monester from the Mt Buller and Mt Stirling RMB and Helen Moran who a common Director on each of the Mt Buller/Mt Stirling, Falls Creek and Mt Hotham RMBs.

# COMPLIANCE

## ASSET MANAGEMENT ACCOUNTABILITY FRAMEWORK

The target maturity rating under the Asset Management Accountability Framework (AMAF) is 'competent', meaning systems and processes are fully in place, consistently applied and systematically meeting the AMAF requirement. The RMB met this target maturity in all categories:

- Leadership and accountability (AMAF requirements 1 to 19)
- Planning (AMAF requirements 20 – 23)
- Acquisition (AMAF requirements 24 and 25)
- Operation (AMAF requirements 26-40)
- Disposal (AMAF requirement 41).

## CAPITAL PROJECTS

The RMB undertook no capital projects exceeding the disclosure threshold of \$10 million in 2022.

## COMPETITIVE NEUTRALITY POLICY

Where government services compete or potentially compete with the private sector, competitive neutrality requires government businesses to remove any advantage arising solely from their government ownership if it is not in the public interest. Government businesses are required to cost and price these services as if they were privately owned.

Competitive neutrality supports fair competition between public and private businesses and provides government businesses with a tool to enhance decisions on resource allocation. This policy does not override other policy objectives of government and focuses on efficiency in the provision of service.

The RMB continued to comply with the requirements of the Competitive Neutrality Policy.

## COMPLIANCE WITH THE BUILDING ACT

The RMB owned buildings at Mt Buller and Mt Stirling and is required to include a statement on its compliance with the building and maintenance provisions of the *Building Act 1993* in relation to those buildings.

The RMB required appropriately qualified consultants and contractors to be engaged for all works on land and buildings controlled by the RMB and that their work and services complied with current building standards. All such consultants and contractors were expected to have appropriate mechanisms in place to achieve compliance with the building and maintenance provisions of the *Building Act 1993*, *Building Regulations 2018* and the National Construction Code.

The RMB was responsible for Essential Safety Measure maintenance and testing for the buildings it owns in accordance with relevant standards and has established contracts with qualified suppliers to undertake this work.

In 2022:

- Three projects greater than \$50k were undertaken on RMB buildings – replacing Medical Centre windows, gymnasium windows, and the grit shed

- Five permits and approvals were issued under the Building Act in relation to buildings owned by the RMB
- Two building orders were issued in relation to the Clock Tower and Medical Centre, which exempted fire system upgrades from requiring a planning permit and brought those buildings into conformity with building standards.

## CONSULTANCIES

### *Details of consultancies (valued at \$10,000 or greater)*

In 2022, there were 11 consultancies where the total fees payable were \$10k or greater. The total expenditure incurred in 2022 in relation to these consultancies was \$486k (excl. GST). Details of individual consultancies are outlined on the RMB's website, at [rmb.mtbuller.com.au](http://rmb.mtbuller.com.au).

### *Details of consultancies (valued at less than \$10,000)*

In 2022, there were three consultancies where the fees payable were less than \$10k. The total expenditure incurred during 2022 was \$16k (excl. GST).

## DATAVIC ACCESS POLICY

Consistent with the DataVic Access Policy (2012), any applicable data tables produced by the RMB would be available at [www.data.vic.gov.au](http://www.data.vic.gov.au) in machine readable format.

## FREEDOM OF INFORMATION

The purpose of the *Freedom of Information Act 1982* is to extend as far as possible the right of the community to access information held by government departments, local councils, Ministers and other bodies subject to the Freedom of Information Act.

An applicant had a right to apply for access to documents held by the RMB. This comprised documents both created by the RMB or supplied to the RMB by an external organisation or individual, and could also include maps, films, microfiche, photographs, computer printouts, computer discs, tape recordings and videotapes. Information about the type of material produced by the RMB was available on the RMB website under its Part II Information Statement.

The *Freedom of Information Act 1982* allowed the RMB to refuse access, either fully or partially, to certain documents or information. Examples of documents that may not be accessed include - cabinet documents, some internal working documents, law enforcement documents, documents covered by legal professional privilege such as legal advice, personal information about other people, and information provided to the RMB in confidence.

From 1 September 2017, the *Freedom of Information Act 1982* was amended to reduce the Freedom of Information (Fol) processing time for requests received from 45 to 30 days. In some cases, this time may be extended.

If an applicant is not satisfied with a decision made by the RMB, under section 49A of the *Freedom of Information Act 1982*, they have the right to seek a review by the Office of the Victorian Information Commissioner within 28 days of receiving a decision letter.

### Making a request

FoI requests can be lodged online at [www.foi.vic.gov.au](http://www.foi.vic.gov.au). An application fee of \$31.80 applies. Access charges may also be payable if the document pool is large, and the search for material, time consuming. Access to documents can also be obtained through a written request to the RMB's Freedom of Information Officer, as detailed in s17 of the *Freedom of Information Act 1982*. When making a FoI request, applicants should ensure requests are in writing, and clearly identify what types of material/documents are being sought.

Requests for documents in the possession of the RMB should be addressed to:

Freedom of Information Officer  
Colin Pollard  
Alpine Resorts Victoria  
19 Highett St  
Mansfield, Victoria, 3722

### FoI statistics/timeliness

The RMB received no FoI applications during the nine months to 30 September 2022.

### GOVERNMENT ADVERTISING EXPENDITURE

The RMB spent nothing on government campaign expenditure in 2022.

### INFORMATION AND COMMUNICATIONS TECHNOLOGY

Total Information and Communications Technology expenditure was \$131k from January – September 2022:

Business as usual	Cost to create or enhance capability		
	Operating	Capital	Total
\$119,000	-	\$12,000	\$12,000

### LOCAL JOBS FIRST

The *Local Jobs First Act 2003* introduced in August 2018 brings together the Victorian Industry Participation Policy and Major Project Skills Guarantee Policy which were previously administered separately.

The Victorian Industry Participation Policy and Major Project Skills Guarantee Policy continue to apply to applicable projects where contracts were entered into prior to 15 August 2018. The *Local Job First Act 2003* in all projects valued at \$1 million or more, and the Major Project Skills Guarantee Policy guidelines to all construction projects valued at \$20 million or more that were entered into after 15 August 2018.

In 2022, the RMB continued with the Mt Buller Sewerage Treatment Plant Upgrade Project which had total contract expenditure of \$6.4m. Based on the available information, the outcomes from the implementation of the Local Jobs First policy to this project were:

- an average of 82.7% local content
- 10.7 jobs (annualised employee equivalent (AEE)), including three new jobs and the retention of 9.6 existing jobs (AEE) in Victoria and 1.6 across Australia.

### MINISTERIAL DIRECTIONS

In February 2022 the Minister for Energy, Environment and Climate Change revoked all previous directions and issued new directions relating to:

- Delivering on the Alpine Resorts Strategic Plan 2020-2025
- Working cooperatively with DELWP to progress alpine governance reforms and the establishment of Alpine Resorts Victoria
- Acting on climate change by ensuring that RMB corporate plans were consistent with the Victorian Government's climate change strategy.

### PUBLIC ADMINISTRATION ACT

The RMB had adopted the Public Sector Values and Employment Principles as per sections seven and eight of the *Public Administration Act 2004* respectively. These were embedded in RMB policies and procedures, recruitment, performance management and in the resolution of any disputes. The RMB advised its employees on how to avoid conflicts of interest, how to respond to offers of gifts and how it deals with misconduct.

The RMB complied with the *Public Administration Act 2004* by maintaining a workplace free of discrimination in line with the Victorian Government's merit and equity principles. The RMB periodically reviewed its human resource policies and processes in areas such as equal opportunity and recruitment. Employees are selected/promoted for positions based on relative ability, knowledge, experience, and skill, in fair and open competition measured against the requirements of the position involved. All employees are treated in a fair and equitable manner without regard to race, religion, political opinions, sexual preference, age, physical or mental disability, family responsibility, pregnancy, national extraction, or social origin.

### PUBLIC INTEREST DISCLOSURES ACT

The *Public Interest Disclosure Act 2012* enables people to make disclosures about improper conduct by public officers and public bodies. It aims to provide openness and accountability by encouraging people to make disclosures and protecting them when they do.

#### What is a public interest disclosure?

A public interest disclosure is a complaint of corrupt or improper conduct by a public officer or a public body. The RMB was a public body for the purposes of the *Public Interest Disclosure Act 2004*.

#### What is improper or corrupt conduct?

Improper or corrupt conduct involves substantial:

- mismanagement of public resources
- risk to public health or safety or the environment
- corruption.

The conduct must be criminal in nature or a matter for which an officer could be dismissed.

#### How do I make a Public Interest Disclosure?

You can make a public interest disclosure about the RMB, its board members, officers, or employees by contacting

the Independent Broad-Based Anti-Corruption Commission on the contact details provided below. The RMB was not able to receive protected disclosures.

Independent Broad-Based Anti-Corruption Commission  
Address: Level 1, North Tower, 459 Collins Street,  
Melbourne Victoria 3000.

Mail: IBAC, GPO Box 24234, Melbourne Victoria 3001

Internet: [www.ibac.vic.gov.au](http://www.ibac.vic.gov.au) Phone: 1300 735 135

Email: See the website above for the secure email disclosure process, which also provides for anonymous disclosures.

*How can I access RMB procedures for the protection of persons from detrimental action?*

The RMB had procedures for the protection of persons from detrimental action in reprisal for making a protected disclosure available on the RMB's website, at [rmb.mtbuller.com.au](http://rmb.mtbuller.com.au).

#### RISK MANAGEMENT

Risk management principles applied to all areas of RMB operations and included health and safety, property, environment including climate change risk, finance, and internal controls. The RMB's organisational culture was built around providing a safe and rewarding experience for guests, residents and employees visiting, living, or working in the resorts.

The RMB had a Risk Management policy, appetite, and framework to assist staff to understand their responsibilities. The RMB maintained a risk register which identified risks to the organisation and those associated with the use of Crown Land. The register, developed in association with the Victorian Managed Insurance Authority, featured controls and mitigation strategies and is reviewed on a regular basis.

#### SOCIAL PROCUREMENT FRAMEWORK

The RMB supported these government directions through its' Social Procurement Strategy which contains four objectives as follows:

Social procurement objectives	Outcomes sought	Target	2022 Outcome
Opportunities for Victorian Aboriginal people	Purchasing from Victorian Aboriginal businesses.	1% (gov't target)	Compliant
	Employment of Victorian Aboriginal people by suppliers to the Victorian Government.		Compliant
Supporting safe and fair workplaces	Purchasing from suppliers that comply with industrial relations laws and promote secure employment	All contractors to attend RMB induction	Compliant
Sustainable Victorian social enterprise and Aboriginal business sectors	Purchasing from Victorian social enterprises and Aboriginal businesses	1% (gov't target)	Compliant
Sustainable Victorian regions	Job readiness and employment for people in regions with entrenched disadvantage	10% of spend with local business (gov't target)	In Progress
	Sustainable local economies		Compliant

#### STAFF BONUSES

No bonuses were paid during 2022.

#### MAJOR CONTRACTS

The RMB did not enter into any major contracts over \$10m in 2022.

#### SUBSEQUENT EVENTS

DELWP committed to continued support of the RMB until April 2023, and it is understood that this will continue under Alpine Resorts Victoria if required. On that basis, it has been concluded that the going concern assumption continues.

#### AVAILABILITY OF OTHER INFORMATION

In compliance with the requirements of the Standing Directions of the Minister for Finance, details in respect of the items listed below have been retained by the RMB and are available (in full) on request, subject to the provisions of the *Freedom of Information Act 1982*:

- details of publications produced by the RMB about itself, and how these can be obtained
- details of any major external reviews carried out on the RMB
- details of major research and development activities undertaken by the RMB
- details of major promotional, public relations and marketing activities undertaken by the RMB to develop community awareness of the entity and its services
- details of changes in prices, fees, charges, rates and levies charged.

The information is available on request from:

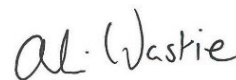
Mt Buller and Mt Stirling Resort Management Board

Phone: (03) 5777 6077

Email: [info@mtbuller.com.au](mailto:info@mtbuller.com.au)

#### FINANCIAL MANAGEMENT COMPLIANCE ATTESTATION

I, Ali Wastie, certify that the Mt Buller and Mt Stirling Resort Management Board has complied with the applicable Standing Directions of the Minister for Finance under the Financial Management Act and Instructions.



Ali Wastie

Chair- Alpine Resorts Victoria

31 August 2023

# DISCLOSURE INDEX

The annual report of Mt Buller and Mt Stirling Alpine Resort Management Board is prepared in accordance with all relevant Victorian legislations and pronouncements. This index has been prepared to facilitate identification of the Mt Buller and Mt Stirling Alpine Resort Management Board's compliance with statutory disclosure requirements.

Legislation	Requirement	Page
Report of Operations		
Charter and Purpose		
FRD 22H	Manner of establishment and the relevant Ministers	8
FRD 22H	Purpose, functions, powers and duties	8
FRD 8D	Departmental objectives, indicators and outputs	8
FRD 22H	Key initiatives and projects	13 – 29
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FRD 8D	Performance against output performance measures	12
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Declaration		
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Other disclosures as required by FRDs in notes to the financial statements (a)		
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FRD 11A	Disclosure of Ex gratia Expenses	57
FRD 21C	Disclosures of Responsible Persons, Executive Officers and other Personnel	57
FRD 103H	Non-Financial Physical Assets	44
FRD 110A	Cash Flow Statements	36
FRD 112D	Defined Benefit Superannuation Obligations	41
FRD 114C	Financial Instruments – general government entities and public non-financial corporations	50
<i>Note (a) References to FRDs have been removed from this Index if they don't contain requirements of the nature of disclosure.</i>		
Legislation		
Alpine Resorts (Management) Act 1997		
Building Act 1993		
Protected Disclosure Act 2012		
Local Jobs Act 2003		
Financial Management Act 1994		
Freedom of Information Act 1982		

# Independent Auditor's Report

## To the Board of the Mount Buller and Mount Stirling Alpine Resort Management Board

<b>Opinion</b>	<p>I have audited the financial report of the Mount Buller and Mount Stirling Alpine Resort Management Board (the authority) which comprises the:</p> <ul style="list-style-type: none"> <li>• balance sheet as at 30 September 2022</li> <li>• comprehensive operating statement for the period then ended</li> <li>• statement of changes in equity for the period then ended</li> <li>• cash flow statement for the period then ended</li> <li>• notes to the financial statements, including significant accounting policies</li> <li>• declaration.</li> </ul> <p>In my opinion, the financial report presents fairly, in all material respects, the financial position of the authority as at 30 September 2022 and its financial performance and cash flows for the period then ended in accordance with the financial reporting requirements of Part 7 of the <i>Financial Management Act 1994</i> and applicable Australian Accounting Standards.</p>
<b>Basis for Opinion</b>	<p>I have conducted my audit in accordance with the <i>Audit Act 1994</i> which incorporates the Australian Auditing Standards. I further describe my responsibilities under that Act and those standards in the <i>Auditor's Responsibilities for the Audit of the Financial Report</i> section of my report.</p> <p>My independence is established by the <i>Constitution Act 1975</i>. My staff and I are independent of the authority in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 <i>Code of Ethics for Professional Accountants</i> (the Code) that are relevant to my audit of the financial report in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code.</p> <p>I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.</p>
<b>Other Information</b>	<p>The Board is responsible for the "Other Information" included in the authority's Annual Report for the period ended 30 September 2022. The Other Information in the Annual Report does not include the financial report and my auditor's reports thereon. My opinion on the financial report does not cover the Other Information included in the Annual Report. Accordingly, I do not express any form of assurance conclusion thereon.</p> <p>In connection with my audit of the financial report, my responsibility is to read the Other Information when it becomes available and, in doing so, consider whether the Other Information is materially inconsistent with the financial report, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work I have performed, I conclude that there is a materially misstatement of this Other Information, I am required to report that fact. I have nothing to report in this regard.</p>
<b>Board's responsibilities for the financial report</b>	<p>The Board of the authority is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the <i>Financial Management Act 1994</i>, and for such internal control as the Board determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error. In preparing the financial report, the Board is responsible for assessing the authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is inappropriate to do so.</p>

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**Auditor's responsibilities for the audit of the financial report**

As required by the *Audit Act 1994*, my responsibility is to express an opinion on the financial report based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the authority's internal control
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board
- conclude on the appropriateness of the Board's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the authority's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the authority to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the Board regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

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MELBOURNE  
27 September 2023



Paul Martin  
*as delegate for the Auditor-General of Victoria*



# DECLARATION

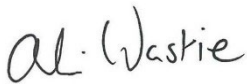
Declaration by the Alpine Resorts Victoria Board Chairperson of the Board and Accountable Officers who are the Chief Executive Officer and Chief Financial Officer.

The attached financial statements for the Mt Buller and Mt Stirling Alpine Resort Management Board have been prepared in accordance with Direction 5.2 of the Standing Directions of the Assistant Treasurer, under the Financial Management Act 1994 applicable Financial Reporting Directions, Australian Accounting Standards including Interpretations, and other mandatory professional reporting requirements.

We further state that, in our opinion, the information set out in the comprehensive operating statement, balance sheet, statement of changes in equity, cash flow statement and accompanying notes, presents fairly the financial transactions during the period ended 30 September 2022 and financial position of the Mt Buller and Mt Stirling Alpine Resort Management Board as at 30 September 2022.

At the time of signing, we are not aware of any circumstance which would render any particulars included in the financial statements to be misleading or inaccurate.

We authorise the attached financial statements for issue on 31 August 2023.



Ali Wastie  
Chairperson  
31 August 2023



Amber Gardner  
Chief Executive Officer  
31 August 2023



Colin Pollard  
Chief Financial Officer  
31 August 2023

# COMPREHENSIVE OPERATING STATEMENT

For the financial period ended 30 September 2022

(\$000's)	Note	2022	2021
<b>Continuing Operations</b>			
Revenue and income from transactions			
Gate entry	2.1	8,227	2,766
Rideshare revenue	2.1	1,393	414
Site rental	2.1.2	2,835	3,305
Service charges	2.1	3,311	4,549
Sale of rights to lease and develop Crown land	2.1	-	571
Government grants	2.1	2,544	11,037
Fair value of services received free of charge	2.1.2	75	-
Other revenue	2.1.1	622	626
Total Revenue and income from transactions		19,007	23,268
Expenses from transactions			
Employee Expenses	3.1.1	3,390	4,311
Contracted Services, Utilities and Materials	3.1.4	6,703	5,982
Administration & Compliance	3.1.4	1,300	1,330
Marketing & Communications		1,236	740
Depreciation	4.1.1	2,466	3,344
Interest expense	6.1	1	14
Other Operating Expenses	3.1.5	591	466
Total expenses from transactions		15,687	16,187
Net result from transactions (net operating balance)		3,320	7,081
Other economic flows included in net result			
Net gain/(loss) arising from revaluation of long service leave	8.1	12	7
Net gain/(loss) on other non-financial assets	8.1	(38)	(108)
Ex-gratia expenses	8.2	(12)	-
Total other economic flows included in net result		(38)	(101)
Net result		3,282	6,980
Other economic flows – other comprehensive income			
Items that will not be reclassified to net result			
Changes in physical asset revaluation surplus	8.3	17,916	10,475
Total other economic flows – other comprehensive income			
Comprehensive result		21,198	17,455

*This format is aligned to AASB 1049 Whole of Government and General Government Sector Financial Reporting*

*The above Comprehensive Operating Statement should be read in conjunction with the notes to the financial statements.*

# BALANCE SHEET

For the financial year ended 30 September 2022

(\$000's)	Note	2022	2021
<b>Assets</b>			
<b>Financial Assets</b>			
Cash and cash equivalents	6.2	8,251	6,242
Receivables	5.1	2,035	4,847
Total Financial Assets		10,286	11,089
<b>Non-Financial Assets</b>			
Inventories		46	42
Intangibles		12	12
Prepayments	5.3	570	342
Infrastructure, property, plant and equipment	4.1	244,802	223,036
Total Non-Financial Assets		245,430	223,432
<b>Total Assets</b>		<b>255,716</b>	<b>234,521</b>
<b>Liabilities</b>			
Payables	5.2	2,452	3,082
Borrowings	6.1	-	216
Employee Benefit Provisions	3.1.2	874	849
Contract liabilities	5.4	4,674	3,858
Total Liabilities		8,000	8,005
<b>Net Assets</b>		<b>247,716</b>	<b>226,516</b>
<b>Equity</b>			
Contribution by Owner		137,489	137,489
Accumulated Surplus		27,201	23,917
Physical Asset revaluation surplus	8.3	83,026	65,110
<b>Net Worth</b>		<b>247,716</b>	<b>226,516</b>

*This format is aligned to AASB 1049 Whole of Government and General Government Sector Financial Reporting  
The above Balance Sheet should be read in conjunction with the notes to the financial statements.*

# STATEMENT OF CHANGES IN EQUITY

For the financial year ended 30 September 2022

(\$000's)	Physical Asset Revaluation Surplus	Accumulated Surplus	Contributions by Owner	Total
Balance as at 1 January 2021	54,635	16,937	137,489	209,061
Net result for the year	-	6,980	-	6,980
Other comprehensive income for the year				
Revaluation of non-current assets	10,475	-	-	10,475
Balance as at 31 December 2021	65,110	23,919	137,489	226,516
Net result for the period	-	3,282	-	3,282
Other comprehensive income for the period				
Revaluation of non-current assets	17,916	-	-	17,916
Balance as at 30 September 2022	83,026	27,201	137,489	247,716

*This format is aligned to AASB 1049 Whole of Government and General Government Sector Financial Reporting  
The above Balance Sheet should be read in conjunction with the notes to the financial statements.*

# CASH FLOW STATEMENT

For the financial year ended 30 September 2022

(\$000's)	Note	2022	2021
Cash Flows from operating activities			
<i>Receipts</i>			
Receipts from customers		21,280	10,884
Receipts from government		3,285	15,288
Interest received		-	-
Total receipts		24,565	26,172
<i>Payments</i>			
Payments to suppliers and employees		(15,930)	(12,910)
Interest and other costs of finance paid		(1)	(14)
Net Goods and Services Tax paid to the ATO		535	420
Total payments		(15,396)	(12,504)
Net Cash Flow from/(used in) operating activities	6.2.1	9,169	13,668
Cash flows from investing activities			
Payments for infrastructure, property, plant and equipment		(6,975)	(8,735)
Proceeds from sale of property, plant and equipment		31	96
Net cash from/(used in) investing activities		(6,944)	(8,639)
Cash Flows from financing activities			
Repayment of borrowings		(216)	(202)
Net cash from/(used in) financing activities		(216)	(202)
Net increase/(decrease) in cash and cash equivalents		2,009	4,827
Cash and cash equivalents at the beginning of the financial period		6,242	1,415
Cash and cash equivalents at the end of the financial period	6.2	8,251	6,242

*This format is aligned to AASB 1049 Whole of Government and General Government Sector Financial Reporting  
The above Cash Flow Statement should be read in conjunction with the notes to the financial statements.*

# NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022

## 1. ABOUT THIS REPORT

The Mt Buller and Mt Stirling Alpine Resort Management Board (RMB) was constituted under the Alpine Resorts (*Management*) Act 1997. The RMB was a public body acting on behalf of the Crown, and reporting to the Department of Environment, Land, Water and Planning (DELWP).

Its principal address was:

Mount Buller and Mount Stirling Alpine Resort Management Board  
Alpine Central  
Summit Road  
Mount Buller VIC 3723

These annual financial statements represent the audited general purpose financial statements for the RMB for the period ended 30 September 2022. A description of the nature of its operations and its principal activities is included in the Report of Operations, which does not form part of these financial statements.

### Basis of preparation

These financial statements cover the Board as an individual reporting entity and have been prepared on a going concern basis. Due to the transition to Alpine Resorts Victoria, the 2022 financials have been prepared over a 9-month period and this is compared to a 12-month period in 2021. During the 2021 financial year the number of Board members reduced to five, this continued through the 2022 financial year until 30 September 2022 when the entity transitioned to Alpine Resorts Victoria. This change in the Alpine Resort Management Board structure into Alpine Resorts Victoria has not impacted the going concern of the organisation.

These financial statements are in rounded Australian dollars and the historical cost convention is used unless a different measurement basis is specifically disclosed in the note associated with the item measured on a different basis.

The accrual basis of accounting has been applied in preparing these financial statements, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

Consistent with the requirements of AASB 1004 Contributions, contributions by owners (that is, contributed capital and its repayment) are treated as equity transactions and, therefore, do not form part of the income and expenses of the Board.

Additions to net assets which have been designated as contributions by owners are recognised as contributed capital. Other transfers that are in the nature of contributions to or distributions by owners have also been designated as contributions by owners.

Judgements, estimates and assumptions are required to be made about financial information being presented. The significant judgements made in the preparation of these financial statements are disclosed in the notes where amounts affected by those judgements are disclosed. Estimates and associated assumptions are based on professional judgements derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and in future periods that are affected by the revision. Judgements and assumptions made by management in applying Australian Accounting Standards (AASs) that have significant effects on the financial statements and estimates are to be disclosed in the notes under the heading: 'Significant judgement or estimates.'

All amounts in the financial statements have been rounded to the nearest \$1,000, unless otherwise stated. Refer to Note 8.9 for a style convention guide and explanation of minor discrepancies resulting from rounding.

### Compliance Information

These general-purpose financial statements have been prepared in accordance with the *Financial Management Act 1994* (FMA) and applicable Australian Accounting Standards (AASs) which include interpretations, issued by the Australian Accounting Standards Board (AASB). They are presented in a manner consistent with the requirements of AASB 1049 Whole of Government and General Government Sector Financial Reporting.

Where appropriate, those AASs paragraphs applicable to not-for-profit entities have been applied. Accounting policies selected and applied in these financial statements ensure that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events are reported.

### COVID-19 impact

On 16 March 2020 the State Government declared a State of Emergency as a result of COVID-19 global health pandemic. This continued to have a significant impact on the operating and economic environment for the Board which led to a number of restrictions that have impacted the ability of the Board to trade.

In 2022, Mt Buller & Mt Stirling was able to open a week earlier than the usual Queen's Birthday long weekend due to early snow fall and had a successful 2022 snow season.

Similar to the 2020 and 2021 financial years, the State Government announced various grant and relief programs. A rent relief program similar to 2020 was announced covering the period 28 July 2021 to 15 March 2022 with stakeholders applying for this relief directly to the Board, reducing the revenue received by the Board for site rent. No programs were available for a reduction or relief in Service Charges, noting this revenue line was not impacted by COVID-19.

Similar to the 2021 financial year, the Board reduced its transactional expenditure wherever possible, although with the success of the 2022 snow season, contracts and events occurred as planned.

The Board worked closely with the State Government through the Minister and DELWP to maintain adequate financial support during these periods of closure to the public, including the provision of regular and detailed cash flow forecasts. DELWP provided an advance of \$nil funding throughout 2022 (2021: \$8.8m) for COVID-19 funding support (see note 2.4).

The responsible Minister through DELWP further committed to provide ongoing financial support for the resort to meet its financial responsibilities, including the provision of a letter of financial support for the period until 30 April 2023.

Further disclosures to reflect the Board's judgements, assumptions and consequential impact of COVID-19 can be found in:

- Note 2.1 Government and other grants
- Note 2.1.2 Site Rent
- Note 3.2 Employee Expenses
- Note 3.1.4 Other Expenses
- Note 4.1.1 Depreciation, amortisation and impairment of property, plant and equipment and vehicles
- Note 5.1 Receivables
- Note 7.3.2 Fair Value Determination

### Establishment of Alpine REsorts Victoria (ARV) and abolishment of Mt Buller & Mt Stirling Alpine Resort Management Board (MBMSRMB)

The *Alpine Resorts Legislation Amendment Act 2022*, (the Act) passed by the Victorian Parliament in March 2022, abolished the four Alpine Resorts Management Boards (ARMB's), including MBMSARMB on 1 October 2022.

The Act established ARV, a single entity, which commenced as successor in law to the ARMB's on 1 October 2022. ARV will be responsible for managing Mt Buller, Mt Stirling, Falls Creek, Mount Baw Baw, Mt Hotham and Lake Mountain.

It will undertake strategic and sector-wide planning for the common challenges faced by the resorts, including those associated with climate change, and help the sector recover from the pandemic.

The Act transferred all ARMB assets, powers, works, rights, liabilities and obligations, which also included financial and other reporting obligations to ARV. All employees of the ARMB's transferred to ARV on its commencement date.

In accordance with *FRD119 Transfers Through Contributed Capital*, the transfer of all assets and liabilities by the ARMB's to the ARV is recognised as a direct adjustment to equity and designated as Distributions to Owners.

ARV will account for the transfer in its financial report as a Contribution by Owners.

The transfer of assets and liabilities occurred on the first day of the financial year, 1 October 2022:

There was no change in the carrying amounts, which are reported at fair value, of assets or liabilities between 30 September 2022 financial reporting date, and 1 October 2022 date of abolishment of the ARMB's.

The carrying amounts of assets and liabilities transferred are disclosed in the MBMSARMB Balance Sheet for the period ended 30 September 2022 included in this financial report.

### Going Concern

The going concern basis was used to prepare the financial statements as the intent of the legislation is that the substantive functions, rights and obligations of ARMB's will continue under ARV.

The annual financial statements were authorised by ARV – the successor in law to the ARMB's on 1 October 2022.

Future revenue generated by the resorts is contingent on the snow fall for the year and may be impacted by other factors outside the control of management such as the COVID-19 pandemic and subsequent restrictions. The Department of Energy, Environment and Climate Action (DEECA) has committed to providing ongoing cash flow support to meet the new ARV Boards' current and future obligations as and when they fall due.

Letters of support were previously in place for the Alpine Boards preceding their abolishment and incorporation into ARV. A new letter of support is in place for ARV (the new entity) covering the period up to 30 April 2024. DEECA has confirmed with ARV

management than a new letter will be issued upon the expiry of the one currently in force. It has been determined that the going concern assumption remains to be the appropriate basis for the preparation of the 2022 annual financial report.

## 2. FUNDING DELIVERY OF OUR SERVICES

### 2.1 Revenue and Income from transactions

Income is recognised to the extent that it is probable that the economic benefits will flow to the RMB and the income can be reliably measured at fair value.

#### *Gate entry*

Gate entry revenue is recognised at point of entry. The performance obligation is satisfied when the customer enters the resort and obtains control of the service. Revenue related to season access passes received in advance of the period to which the season pass relates to is recognised as a liability and released as income in the period to which the season pass relates.

#### *Rideshare revenue*

Rideshare revenue is recognised at a point in time when the performance obligation is satisfied, which is when the Rideshare service is provided.

#### *Service charges*

Service charges are payable under Section 13 of the *Alpine Resorts (Management) Act 1997*. Service charge revenue is brought to account over time as performance obligations are met, with performance obligations being met over the period to which the service charge levy relates. A service charge infrastructure fee is also levied upon site holders where development or redevelopment leads to an increased number of beds. This is levied upon completion of the development.

#### *Government grants*

The RMB has determined that all grant income is recognised as income of not-for-profit entities in accordance with AASB 1058, except for grants that are enforceable and with sufficiently specific performance obligations. These are accounted for as revenue from contracts with customers in accordance with AASB 15.

Where grant revenue arises from an agreement which is enforceable and contains sufficiently specific performance obligations, then the revenue is recognised when control of each performance obligation is satisfied.

The performance obligations are varied based on the agreements. Each performance obligation is considered to ensure that the revenue recognition reflects the satisfaction of the performance obligations. Within grant agreements, there may be some performance obligations which are satisfied at a point in time and others which are satisfied over time.

Where performance obligations are satisfied over time, generally the input methods, being either costs or time incurred, are deemed to be the most appropriate methods to reflect the transfer of benefit. Grants received in advance of performance obligations being satisfied are deferred on the balance sheet as a contract liability (refer to note 5.4).

Income from grants without any sufficiently specific performance obligations, or that are not enforceable, are recognised when the RMB has an unconditional right to receive cash which usually coincides with receipt of cash.

The strong snow season assisted in recovering from the impacts of COVID-19 meaning financial support from the Department of Environment, Land, Water and Planning was not required, previously this cashflow funding was recorded as an Operating Grant under AASB 15.

Grant transfers received to enable the entity to acquire or construct a recognisable non-financial asset to be controlled by the entity are accounted for under AASB 1058. The initial transfer received is recognised as a 'deferred capital grant revenue' liability (refer to note 5.6), which is released to profit or loss as income over time as the entity satisfies the performance obligation under the transfer. In most cases the performance obligations are deemed to be met in line with the stage of completion of the underlying non-financial asset.

(\$000's)	2022	2021
Government Grants		
Operating Grants under AASB 15	152	8,884
Capital Grant under AASB 1058	2,392	2,153
Total	2,544	11,037

#### *Sale of right to release and develop Crown Land*

Revenue received from the sale of rights to lease and develop crown land is normally received in advance of the related lease period. This income is deferred on the balance sheet as a 'contract liability' and released to profit and loss when the related performance obligations are met. In most cases the performance obligations are deemed to be met over the period of the underlying lease contract.

No contract assets have been recognised as of 30 September 2022 (2021: Nil).

Refer to note 5.4 for disclosure of contract liabilities and unsatisfied performance obligations.

### 2.1.1 Other Revenue

(\$000's)	2022	2021
Operating Revenue under AASB 15		
Marketing Revenue	10	20
Interest Revenue	9	-
Gas Revenue	104	89
Other Revenue	499	517
Total	622	626

#### Marketing Revenue

Marketing revenue is recognised when the performance obligation is satisfied and the service has been provided.

#### Interest

Interest revenue is recognised using the effective interest rate method, which allocates the interest over the relevant period.

#### Other Revenue

Other revenue includes miscellaneous commissions, consent fees, licence fees and miscellaneous rental. These revenue items are recognised when the performance obligation is satisfied, being when the goods or services have been provided.

### 2.1.2 Leases

RMB as lessor: Rental revenue from operating leases is recognised on a straight-line basis over the term of the relevant lease.

#### Crown land – Site rental

Crown Land is recorded in the accounts of the RMB at the Valuer-General Victoria valuation. The RMB has brought to account the rental revenue in relation to the leased sites and does not account for depreciation since the class of assets is defined as land. The RMB, acting as a Committee of Management under Section 38 of the *Alpine Resorts (Management) Act 1997*, manages 176 Crown lease arrangements with site holders. The lease arrangements cover lease periods up to ninety-nine years. The RMB maintains the risks and rewards of ownership of the land and classifies the leases as operating leases.

Due to the COVID-19 pandemic, the Victorian Government provided a site rent relief business support package for rent due in 2020, 2021 and a period at the start of 2022 for applicable site holders. The impact of this package adversely affected the revenue generated from site rent.

#### Gas network

The right to operate the LP Gas system was licensed to Indigo Shire Council.

The RMB has retained the majority of the infrastructure assets associated with the delivery of gas to the site holders on the mountain. In 2013 the RMB has extended the lease to use these assets to Indigo Shire Council for ten years and will receive 3% of Gross revenue from the sale of gas during the period of the lease. The lease contains provisions for further ten year options. All assets remain the property of the RMB at the conclusion of the lease period. The RMB maintains the risks and rewards of the related assets and classifies the leases as operating leases. Gas revenue is brought to account inline with the provision of gas to relevant customers.

(\$000's)	2022	2021
Non-cancellable operating lease revenue		
Site rent	2,835	3,305
Gas revenue	104	89
Total	2,939	3,394
Non-cancellable operating lease receivables		
Not longer than 1 year	5,019	4,645
Longer than 1 year and not longer than 5 years	16,008	15,587
Longer than 5 years	72,993	70,827
Total	94,020	91,059

### 2.1.3 Fair value of services received free of charge

Contributions in the form of Volunteer services provided to the RMB are recognised as income only when a fair value can be reliably determined and the services would have been purchased if not donated. These services are recognised at fair value upon the services being provided.



(\$000's)	2022	2021
Volunteer Ski Patrol services	75	-
Total	75	-

### 3. EXPENSES INCURRED IN DELIVERY OF SERVICES

Expenses from transactions are recognised as they are incurred and reported in the financial period to which they relate.

#### 3.1.1 Employee benefits in the comprehensive operating statement

(\$000's)	2022	2021
Superannuation expense	295	358
Salaries, wages, annual leave and long service leave	3,035	3,861
Other employee benefits	60	92
Total employee expenses	3,390	4,311

Employee expenses include all costs related to employment including wages and salaries, fringe benefits tax, leave entitlements, redundancy payments and WorkCover premiums.

The amount recognised in the comprehensive operating statement in relation to superannuation is the employer contributions for members of defined contribution superannuation plans that are paid or payable during the reporting period.

Termination benefits are payable when employment is terminated before the normal retirement date, or when an employee accepts an offer of benefits in exchange for the termination of employment. The RMB recognises termination benefits when it is demonstrably committed to either terminating the employment of current employees according to a detailed formal plan without possibility of withdrawal or providing termination benefits as a result of an offer made to encourage voluntary redundancy. Benefits falling due more than 12 months after the end of the reporting period are discounted to present value.

#### 3.1.2 Employee benefits in the balance sheet

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave (LSL) for services rendered to the reporting date and recorded as an expense during the period the services are delivered.

(\$000's)	2022	2021
Current provisions		
<i>Annual leave</i>		
Unconditional and expected to settle within 12 months	306	291
Unconditional and expected to settle after 12 months	27	28
<i>Long Service Leave entitlements</i>		
Unconditional and expected to settle within 12 months	15	16
Unconditional and expected to settle after 12 months	337	368
<i>Other Employee Benefits</i>		
<i>Accrued day off (ADO) entitlements</i>	49	36
<i>Provision for on-costs</i>		
Unconditional and expected to settle within 12 months	10	9
Unconditional and expected to settle after 12 months	11	12
Total current provisions for employee benefits	755	760
Non-current provisions:		
Employee benefits		
Conditional long service leave entitlements	115	86
On-costs	4	3
Total non-current provisions for employee benefits	119	89
Total provision for employee benefits	874	849
Reconciliation of movement in on-cost provision		
Opening Balance	25	25
Additional provisions recognised	8	7
Reductions arising from payments/other sacrifices of future economic benefits	(8)	(8)
Closing Balance	25	24
Current	21	21
Non-Current	4	3
Closing Balance	25	24

Wages and salaries, annual leave and sick leave: Liabilities for wages and salaries (including non-monetary benefits, annual leave and on-costs) are recognised as part of the employee benefit provision as current liabilities, because the RMB does not have an unconditional right to defer settlements of these liabilities.

The liability for salaries and wages are recognised in the balance sheet at remuneration rates which are current at the reporting date. As the RMB expects the liabilities to be wholly settled within 12 months of reporting date, they are measured at undiscounted amounts.

Annual Leave: The annual leave liability is classified as a current liability and measured at the undiscounted amount expected to be paid, as the Department does not have an unconditional right to defer settlement of the liability for at least 12 months after the end of the reporting period.

Long service leave: Long service leave entitlements for those employees with 7 or more years' continuous service are treated as a current liability. Long service leave entitlements for those employees with less than 7 years continuous service are treated as a non-current liability.

Liability for long service leave (LSL) is recognised in the provision for employee benefits.

Unconditional LSL is disclosed as a current liability; even where the RMB does not expect to settle the liability within 12 months because it will not have the unconditional right to defer the settlement of the entitlement should an employee take leave within 12 months.

The components of this current LSL liability are measured at:

- undiscounted value—if the RMB expects to wholly settle within 12 months; or
- present value—if the RMB does not expect to wholly settle within 12 months.

Conditional LSL is disclosed as a non-current liability. There is a conditional right to defer the settlement of the entitlement until the employee has completed the requisite years of service. This non-current LSL liability is measured at present value.

Any gain or loss following revaluation of the present value of non-current LSL liability is recognised as a transaction, except to the extent that a gain or loss arises due to changes in bond interest rates for which it is then recognised in the net result as an 'other economic flow'.

Sick Leave: No provision has been made for sick leave as all sick leave is non-vesting and it is not considered probable that the average sick leave taken in the future will be greater than the benefits accrued in the future. As sick leave is non-vesting, an expense is recognised in the Statement of Comprehensive Income as it is taken.

Employment on-costs: Costs such as payroll tax, workers compensation and superannuation are not employee benefits. They are disclosed separately as a component of the provision for employee benefits when the employment to which they relate has occurred.

### 3.1.3 Superannuation contributions

Employees of the RMB are entitled to receive superannuation benefits and the RMB contributes to defined contribution plans.

Superannuation contributions paid or payable for the reporting period are included in the Comprehensive Operating Statement of the RMB.

The name, details and amounts expensed in relation to the major employee superannuation funds and contributions made by the RMB are as follows:

(\$000's)	Paid contribution for the year		Contribution outstanding at year end	
	2022	2021	2022	2021
Defined Contribution				
Vic Super	68	90	9	4
Aust Retirement Fund	48	73	8	7
First Super	41	33	5	2
Host Plus Superannuation	25	43	3	3
Other	113	119	17	16
Total	295	358	42	32

## 3.1.4 Expenses from transactions other than employee benefits

(\$000's)	2022	2021
<b>Contracted Services, Utilities &amp; Materials</b>		
Contractors & Contracted Services	1,406	2,265
Transport Services	2,943	1,260
Utilities	1,096	1,105
Waste Services	664	699
Materials & Maintenance	568	564
Consultants	26	89
<b>Total</b>	<b>6,703</b>	<b>5,982</b>
<b>Administration &amp; Compliance</b>		
Insurance	460	579
ARCC Contributions	125	7
Other Administration & Compliance	715	744
<b>Total</b>	<b>1,300</b>	<b>1,330</b>

*Contractors & Contracted Services*

Contracted services costs relate to the costs incurred by delivering services and maintaining the infrastructure of the resort. The costs associated with the expense items above are recognised either when the goods or service have been received, or on the terms agreed to in contracts. The reduced COVID-19 restrictions and high visitation resulted in an increase in contracted services, with service levels returning to normal.

*Transport Services*

Transport Services costs relate to the costs incurred with delivering and managing the transport service requirements of the resort. The costs associated with the expense items above are recognised either when the goods or service have been received, or on the terms agreed in settlement.

*Utilities*

Utilities costs relate to the usage costs of gas and electricity within the resort. The costs associated with the expense items above are recognised either when the goods or service have been received, or in the terms agreed to in contracts. The utilities costs were higher than expected due to an increase in prices as well as using gas to heat the sewerage treatment plant to maintain optimal temperature.

*Waste Services*

Waste services costs relate to the costs of delivering waste collection services within the resort. The costs associated with the expense items above are recognised either when the goods or service have been received, or in the terms agreed to in contracts.

*Materials & Maintenance, Consultants*

Materials & Maintenance, Consultants costs of relate to the costs incurred in delivering services within the resort. The costs associated with the expense items above are recognised either when the goods or service have been received, or in the terms agreed to in contracts. These costs were higher due to increased visitation from 2021.

*Administration and Compliance*

Administration and compliance are the costs associated with compliance with Ministerial Directions, for example ARCC contributions, insurance, and other expenses related to consumables. These costs are recognised when the goods or services are received, or on the terms stated in agreements.

## 3.1.5 Other Operating Expenses

Other operating expenses costs include miscellaneous items associated with general operations. The associated costs are recognised when the goods or services have been received.

Volunteer Services provided to the RMB are recognised as expenditure only when a fair value can be reliably recognised and the services would have been purchased if not donated. These services are recognised at fair value upon the services being provided. Volunteer Services provided to the RMB are recognised as expenditure only when a fair value can be reliably recognised and the services would have been purchased if not donated. These services are recognised at fair value upon the services being provided. After two years of no volunteer services due to Covid restrictions in 2022 volunteers were able to participate in our Mt Stirling ski patrol.

(\$000's)	Note	2022	2021
Other Operating Expenses			
Volunteer Services Costs	2.1.3	75	-
Other Operational		591	466
Total		666	466

#### 4. KEY ASSETS AVAILABLE TO SUPPORT OUTPUT DELIVERY

##### 4.1 Total, Infrastructure, Property, Plant & Equipment

(\$000's)	2022	2021
Land at fair value		
Mount Buller - Village	116,860	98,408
Mount Buller - Other	4,739	4,886
Mount Buller	7,299	7,525
Mount Stirling	5,261	5,424
Total	134,159	116,243
Buildings at fair value		
Buildings	22,127	22,036
Less Accumulated Depreciation	(677)	-
Total	21,450	22,036
Infrastructure at fair value		
Garbage	261	327
Less accumulated depreciation	(61)	(19)
Total - Garbage	200	308
Gas	1,233	1,233
Less accumulated depreciation	(54)	-
Total - Gas	1,179	1,233
Mt Stirling	8,891	8,712
Less accumulated depreciation	(164)	-
Total - Mt Stirling	8,727	8,712
Sewerage	12,584	10,152
Less accumulated depreciation	(245)	(45)
Total - Sewerage	12,339	10,107
Village Services	5,137	2,697
Less accumulated depreciation	(284)	(18)
Total - Village services	4,853	2,679
Water	21,432	21,246
Less accumulated depreciation	(370)	(60)
Total - Water	21,062	21,186
Roads & Carparks	37,350	34,406
Less accumulated depreciation	(531)	(27)
Total - Roads & carparks	36,819	34,379
Total of infrastructure assets at fair value	85,179	78,604
Plant, equipment and motor vehicles at fair value		
<i>Plant, equipment and motor vehicles</i>	6,813	6,298
Less accumulated depreciation	(5,310)	(5,195)
Total of plant, equipment & motor vehicles at fair value	1,503	1,103
Artwork at fair value	117	117
Capital work in progress at cost	2,395	4,933
<b>Total Infrastructure, Property, Plant and Equipment</b>	<b>244,802</b>	<b>223,036</b>

Initial recognition: All non-financial physical assets are measured initially at cost and subsequently revalued at fair value less accumulated depreciation and impairment. Where an asset is received for no or nominal consideration, the cost is the asset's fair value at the date of acquisition.

The cost of non-financial physical assets includes the cost of all materials used in construction, direct labour on the project, and an appropriate proportion of variable and fixed overheads.

Subsequent measurement: All non-financial physical assets are subsequently measured at fair value less accumulated depreciation and impairment. Fair value is determined with regard to the asset's highest and best use (considering legal or physical restrictions imposed on an asset, public announcements or commitments made in relation to the intended use of the asset). Refer to note 7.3 for fair value disclosures.

#### 4.1.1 Depreciation and impairment

(\$000's)	2022	2021
Charge for the period		
Buildings	677	785
Plant, equipment and motor vehicles	249	399
Infrastructure		
Garbage	42	42
Gas	53	36
Mt Stirling	164	83
Sewerage	200	295
Village services	266	242
Water	310	444
Roads & carparks	504	1,018
Total depreciation	2,466	3,344

All infrastructure assets, buildings, and plant, equipment and motor vehicles (excluding assets held for sale) that have finite useful lives are depreciated. Depreciation is calculated on a straight-line basis, at rates that allocate the asset's value, less any estimated residual value, over its estimated useful life. The estimated useful lives, residual values and depreciation method are reviewed at the end of each annual reporting period and adjustments made where appropriate.

Land, land under declared roads, and core cultural assets, which are considered to have an indefinite life, are not depreciated. Depreciation is not recognised in respect of these assets because their service potential has not, in any material sense, been consumed during the reporting period.

The following useful lives are used in the calculation of depreciation consistent with the prior year:

Asset category	Useful life
Buildings	15 to 85 years
Infrastructure - Garbage	2 to 25 years
Infrastructure - Gas	9 to 31 years
Infrastructure - Mt Stirling	2 to 36 years
Infrastructure - Sewerage	3 to 29 years
Infrastructure - Village Facilities	2 to 91 years
Infrastructure - Water	2 to 29 years
Infrastructure - Sewerage Treatment Plant	80 years
Infrastructure - Water Storage	100 years
Infrastructure - Roads & Carparks	3 to 31 years
Plant, equipment and motor vehicles	3 to 30 years

Impairment: The recoverable amount of primarily non-cash generating assets of not-for-profit entities, which are typically specialised in nature and held for continuing use of their service capacity, is expected to be materially the same as fair value determined under AASB 13 Fair Value Measurement, with the consequence that AASB 136 does not apply to such assets that are regularly revalued.

## 4.1.2 Reconciliation of movements in carrying amount of infrastructure, property, plant and equipment

(\$000's)	At Fair Value						
	Land	Buildings	Infrastructure Assets	Plant, Equipment & Vehicles	Art Works	CWIP	Total
<b>2021</b>							
Opening balance	106,117	20,746	74,171	1,040	147	4,797	207,017
Additions	-	-	-	-	-	9,110	9,110
Disposals	-	-	-	(43)	(30)	(150)	(222)
Depreciation	-	(785)	(2,160)	(399)	-	-	(3,344)
Transfers	-	224	8,094	505	-	(8,824)	-
Revaluations	10,126	1,850	(1,501)	-	-	-	10,475
Closing balance	116,243	22,036	78,604	1,103	117	4,933	223,036
<b>2022</b>							
Opening balance	116,243	22,036	78,604	1,103	117	4,933	223,036
Additions	-	-	-	-	-	6,399	6,399
Disposals	-	-	-	(18)	-	(64)	(82)
Depreciation	-	(677)	(1,540)	(249)	-	-	(2,466)
Transfers	-	91	8,113	668	-	(8,872)	-
Revaluations	17,916	-	-	-	-	-	17,916
Closing balance	134,159	21,450	85,179	1,503	117	2,395	244,802

## 5. OTHER ASSETS AND LIABILITIES

## 5.1 Receivables

(\$000's)	2022	2021
<b>Contractual</b>		
Sale of good and services	2,033	4,734
Accrued investment income	2	
Total	2,035	4,734
<b>Statutory</b>		
GST input tax recoverable	-	113
Total	-	113
<b>Total current receivables</b>	<b>2,035</b>	<b>4,847</b>

Contractual receivables are classified as financial instruments. They are initially recognised at fair value plus any directly attributable transaction costs. Subsequent to initial measurement they are measured at amortised cost using the effective interest method, less any impairment.

Statutory receivables do not arise from contracts and are recognised and measured similarly to contractual receivables (except for impairment) but are not classified as financial instruments. The RMB applies AASB9 for initial measurement of the statutory receivables and, as a result, statutory receivables are initially recognised at fair value plus any directly attributable transaction cost.

Allowance for expected credit losses and bad debts: Details of the RMB's impairment policy, exposure to credit risk and the calculation of the expected credit loss allowance are detailed in note 7.1. Credit loss allowance is classified as other economic flows in the net result. Contractual receivables are written off when there is no reasonable expectation of recovery and impairment losses are classified as a transaction expenses. Subsequent recoveries of amounts previously written off are credited against the same line item.

The Board has reviewed the carrying value of receivables including payments received subsequent to the end of the financial year and has determined that there are no receivable impairments to bring to account as a result of COVID-19, or increased expected credit losses. The Board has implemented a hardship policy for tenants. This allows the RMB to agree a repayment plan of outstanding debts over an agreed period of time. In addition, the RMB has the ability to recover defaults against lease re-sale provisions.

## Ageing analysis of receivables

(\$000's)	Carrying amount	Not past due and not impaired	Past due but not impaired		
			1-3 months	3 months – 1 year	Greater than 1 year
Receivables					
2021	4,734	1,098	2,067	1,151	418
2022	2,035	396	862	397	380

The carrying value of debtors at 30 September 2022 approximates fair value. Interest is charged on overdue site rentals and utility charges at a rate fixed by Section 2 of the *Penalty Interest Rates Act 1983*, which, as at 30 September 2022 was 10% per annum. (2021: 10.0%). Due to COVID-19, the RMB has currently provided an interest concession on overdue balances.

## 5.2 Payables

(\$000's)	2022	2021
Contractual		
Supplies and services	443	281
Accrued expenses	1,442	2,649
Other payables	206	66
Total	2,091	2,996
Statutory		
FBT payable	6	4
GST payable	240	-
Other tax payable	115	82
Total	361	86
Total payables	2,452	3,082

Payables consist of:

Contractual payables, classified as financial instruments and measured at amortised cost. Accounts payable represent liabilities for goods and services provided to the Department prior to the end of the financial year that are unpaid; and

Statutory payables, that are recognised and measured similarly to contractual payables, but are not classified as financial instruments and not included in the category of financial liabilities at amortised cost, because they do not arise from contracts.

All Contracted Payables are non-interest bearing. The carrying amount of creditors at the end of the reporting period approximates fair value.

## Maturity analysis of contractual payables

(\$000's)	Carrying amount	Nominal amount	Past due but not impaired				
			Less than 1 month	1-3 months	3 months – 1 year	1 – 5 years	More than 5 years
Payables							
2021	2,996	2,996	679	2,317	-	-	-
2022	2,091	2,091	1,073	1,018	-	-	-

## 5.3 Prepayments

(\$000's)	2022	2021
Total prepayments	570	342

Prepayments represent part of expenditure for goods and services made in one accounting period covering a term extending beyond that period.

## 5.4 Contract Liabilities

(\$000's)	2022	2021
Deferred Capital Grant Revenue	3,897	3,561
Contract Liability - Land Release	-	-
Other contract liabilities		
Unearned revenue - current	777	297
Total Other Liabilities	4,674	3,858

The related unsatisfied performance obligations are expected to be satisfied within the following periods:

(\$000's)	2022	2021
Within 1 year	4,674	3,858

#### *Deferred Capital Grant Revenue*

The Deferred Capital Grant Revenue balance relates to grant funding received for the construction of non-financial assets such as the Electricity upgrade, to be controlled by the RMB, for which obligations under the transfer are yet to be satisfied. Grant funding is received as contract milestones are met in line with the underlying grant agreements, whereas revenue is recognised over time of a stage of completion basis. Accordingly, this balance represents the amount of capital grant funding received in excess of the percentage completion of the related capital project. The related capital projects for 2022 are the construction of a mountain bike park, mountain bike and walking trail refurbishments, electricity upgrade and the Alpine Business Support project.

(\$000's)	2022	2021
Grant consideration for capital works that was included in the deferred capital grant liability balance at the beginning of the year	3,561	31
Add: Grant consideration for capital works received during the year	2,728	5,631
Less: Grant revenue for capital works recognised consistent with the capital works undertaken during the year	(2,392)	(2,101)
Total Deferred Capital Grant Revenue	3,897	3,561

#### *Contract Liability – Land Release*

The contract liability – land release balance relates to revenue received from the sale of rights to lease and develop crown land. The revenue is received in advance and deferred as a contract liability which is then released to profit or loss when the related performance obligations are deemed to be met. Performance obligations are deemed to be met over the period of the underlying lease contract.

(\$000's)	2022	2021
Opening balance brought forward from 31 December adjusted for AASB 15	-	250
Add: Payments received for performance obligations yet to be completed during the period	-	-
Less: Revenue recognised in the reporting period for the completion of a performance obligation	-	(250)
Total contract liability – Land Release	-	-

#### *Other contract liabilities*

The unearned revenue balance relates to season pass gate entry, grant revenue, site rent and service charges revenue received in advance for which the related services are yet to be provided, accordingly performance obligations are yet to be met. This revenue will be released to profit or loss over time as the related performance obligations are met. The unsatisfied performance obligations in 2021 were met in the 2022 year. Accordingly, the 2022 balances are expected to be recognised in the 2023 year.

(\$000's)	2022	2021
Opening balance brought forward from 31 December adjusted for AASB 15	297	88
Add: Payments received for performance obligations yet to be completed during the period	777	297
Less: Revenue recognised in the reporting period for the completion of a performance obligation	(297)	(88)
Other Contract Liabilities	777	297



## 6. HOW WE FINANCED OUR OPERATIONS

## 6.1 Borrowings

(\$000's)	2022	2021
Current		
Interest bearing loan – La Trobe University (i)	-	216
Total borrowings	-	216

## Maturity analysis of borrowings

(\$000's)	Carrying amount	Nominal amount	Maturity rates				
			Less than 1 month	1-3 months	3 months – 1 year	1 – 5 years	More than 5 years
Borrowings							
2021	216	216	-	216	-	-	-
2022	-	-	-	-	-	-	-

(\$000's)	2022	2021
Interest expense	1	14

Interest expense represents costs incurred in connection with borrowings. Interest expense is recognised in the period in which it is incurred.

## 6.2 Cash flow information

Cash and deposits recognised on the balance sheet comprise cash on hand and cash at bank, deposits at call and those highly liquid investments (with an original maturity of three months or less), which are held for the purpose of meeting short term cash commitments rather than for investment purposes, and readily convertible to known amounts of cash and with an insignificant risk of changes in value.

Cash flows are classified according to whether or not they arise from operating, investing, or financing activities. This classification is consistent with requirements under AASB 107 *Statement of cash flows*.

## 6.2.1 Reconciliation of net result for the period to net cash flows from operating activities

(\$000's)	2022	2021
Net Result for the period	3,282	6,980
Non-cash movements:		
Depreciation	2,466	3,344
Net (Gain)/Loss on Sale of Fixed Assets		
Impairment of Non-current assets	(31)	(56)
Movements in assets and liabilities:		
Decrease/(Increase) in Trade and Other Debtors	2,812	(1,798)
Decrease/(Increase) in Inventories	(4)	8
Decrease/(Increase) in Other Current Assets	(228)	20
Increase/(Decrease) in Payables	(38)	1,400
Increase/(Decrease) in Current Provisions	(5)	16
Increase/(Decrease) in Non-Current Provisions	30	101
Increase/(Decrease) in Other liabilities	816	3,489
Net cash flows from/(used in) operating activities	9,169	13,668

## 6.3 Commitments for expenditure

Commitments for future expenditure include operating and capital commitments arising from contracts. These commitments are disclosed at their nominal value and inclusive of the GST payable. In addition, where it is considered appropriate and provides additional relevant information to users, the net present values of significant individual projects are stated. These future expenditures cease to be disclosed as commitments once the related liabilities are recognised in the balance sheet.

The following commitments have not been recognised as liabilities in the financial statements:

(\$000's)	Years			
	Less than 1	1 - 5	5+	Total
<b>2021</b>				
Capital expenditure commitments payable	1,836	-	-	1,836
Other commitments payable	5,052	10,792	36,432	52,276
Total commitments (inclusive of GST)	6,888	10,792	36,432	54,112
Less GST recoverable	-	-	-	(4,919)
Total commitments (exclusive of GST)	-	-	-	49,193
<b>2022</b>				
Capital expenditure commitments payable <sup>(i)</sup>	320	-	-	320
Other commitments payable <sup>(ii)</sup>	5,872	9,172	33,844	48,888
Total commitments (inclusive of GST)	6,192	9,172	33,844	49,208
Less GST recoverable	-	-	-	(4,473)
Total commitments (exclusive of GST)	-	-	-	44,735

(i) The above capital expenditure commitments are for works on Capital Projects with the majority in relation to the Mountain bike trail upgrades \$55k, and Sewer preservation works \$39k.

(ii) The above operating expenditure commitments are for operating agreements with the majority in relation to the Ski Patrol services provided by Mount Buller Ski Lifts and transport services provided by Orcoda Limited.

## 7. RISKS, CONTINGENCIES AND VALUATION JUDGEMENTS

### 7.1 Financial instruments specific disclosures

#### Introduction

Financial instruments arise out of contractual agreements that give rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Due to the nature of the RMB's activities, certain financial assets and financial liabilities arise under statute rather than a contract (for example taxes, fines and penalties). Such assets and liabilities do not meet the definition of financial instruments in *AASB 132 Financial Instruments: Presentation*.

Guarantees issued on behalf of the Department are financial instruments because, although authorised under statute, terms and conditions for each financial guarantee may vary and are subject to an agreement.

The following refers to financial instruments unless otherwise stated.

#### Measurement

All financial instruments held are initially recognised at fair value plus any directly attributable transaction costs. Subsequent to initial measurement these financial instruments are measured at amortised cost using the effective entered rate method (and less any impairment for assets).

#### Impairment of financial assets

##### *Contractual receivables at amortised cost*

The RMB applies AASB 9 simplified approach for all contractual receivables to measure expected credit losses using a lifetime expected loss allowance based on the assumptions about risk of default and expected loss rates. The RMB has grouped contractual receivables on shared credit risk characteristics and days past due and selected the expected credit loss rate based on the RMB's past history and existing market conditions. Based on this assessment management has assessed a nil expected credit loss over contractual receivables at as 30 September 2022 (2021: Nil).

The Board has reviewed the carrying value of receivables including payments received subsequent to the end of the financial year, and has determined that there are no receivable impairments to bring to account as a result of COVID-19, or increased expected credit losses. The Board has implemented a hardship policy which allows the RMB to agree a repayment plan of outstanding debts over an agreed period of time. In addition, the RMB has the ability to recover debts at carrying value against lease re-sale provisions in the event of default.

While cash and cash equivalents are also subject to the impairment requirements of AASB 9, the identified impairment loss was immaterial.

##### *Statutory receivables at amortised cost*

The RMB's non-contractual receivables arising from statutory requirements are not financial instruments. However, they are nevertheless recognised and measured in accordance with AASB 9 requirements as if those receivables are financial instruments.

The statutory receivables are considered to have low credit risk, taking into account the counterparty's credit risk rating, risk of default and capacity to meet contractual cash flow obligations on the near term. As a result, the loss allowance recognised for these financial assets during the period was limited to 9 months expected losses. No loss allowance has been recognised at 30 September 2022 (2021: Nil).

### 7.1.1 Financial instruments: Categorisation

The carrying amounts of the RMB's financial assets and financial liabilities by category are listed in the table below:

(\$000's)	Note	Category	Carrying amount	
			2022	2021
Contractual financial assets				
Cash and deposits	6.2	Amortised Cost	8,251	6,242
Receivables	5.1	Amortised Cost	2,035	4,734
Total contractual financial assets			10,286	10,976
Contractual financial liabilities				
Payables	5.2	Amortised Cost	2,091	2,996
Interest bearing liabilities	6.1	Amortised Cost	-	216
Total contractual financial liabilities			2,091	3,212

### 7.1.2 Financial risk management objectives and policies

The main purpose in holding financial instruments is to prudentially manage the RMB's financial risks within the government policy parameters.

The RMB's main financial risks include liquidity, credit and interest rate risk. The RMB manages these financial risks in accordance with its financial risk management policy.

The RMB is not exposed to any significant foreign currency risk.

#### Financial instruments: Credit risk

Credit risk associated with the RMB's financial assets is minimal because the majority of debtors arise under lease arrangements and default of payment would constitute a breach of the contractual lease agreement which could result in termination of the lease by the RMB.

Due to COVID-19 and the introduction of a hardship policy, lessees can apply for an extension of payment terms, minimising the risk of default. In cases where an agreement cannot be reached, the RMB has the ability to recover debts via the lease re-sale provisions.

The RMB does not engage in hedging for its financial assets and mainly obtains financial assets that are on fixed interest or cash assets which are mainly cash at bank.

The RMB uses different methods to measure and manage the different risks to which it is exposed. Primary responsibility for the identification and management of financial risks rests with the Board.

The carrying amount of financial assets recorded in the financial statements, net of any allowances for losses, represents the RMB's maximum exposure to credit risk without taking account of the value of any collateral obtained.

#### Financial instruments: Liquidity risk

Liquidity risk is the risk that the RMB would be unable to meet its financial obligations as and when they fall due. The RMB operates under the Government fair payments policy of settling financial obligations within 30 days and in the event of a dispute, making payments within 30 days from the date of resolution.

The RMB's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed in the face of the balance sheet. The RMB manages its liquidity risk by:

- close monitoring of its short-term and long-term borrowings by senior management, including monthly reviews on current and future borrowing levels and requirements;
- maintaining an adequate level of uncommitted funds that can be drawn at short notice to meet its short-term obligations; and
- careful maturity planning of its financial obligations based on forecasts of future cash flows.

The RMB's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

#### Financial instruments: Market risk

The RMB's exposure to market risk is primarily through interest rate risk which might arise primarily through the Board's interest bearing liabilities. Minimisation of risk is achieved by mainly undertaking fixed rate or non-interest bearing financial instruments.

#### Financial instruments: Interest rate risk

Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate because of changes in market interest rates. The RMB does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk.

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The RMB has minimal exposure to cash flow interest rate risks through its cash and deposits, that are at floating rate.

The RMB manages this risk by mainly undertaking fixed rate or non-interest bearing financial instruments with relatively even maturity profiles, with only insignificant amounts of financial instruments at floating rate. Management has concluded for cash at bank and bank overdraft, as financial assets that can be left at floating rate without necessarily exposing the RMB to significant risk. Management monitors movement in interest rates on a daily basis.

The RMB's exposure to interest rate risk is set out in the following tables:

2021 year

(\$000's)	Weighted average effective interest rate %	Carrying amount	Interest rate exposure			Interest rate risk			
			Fixed interest rate	Variable interest rate	Non-interest bearing	-2%		2%	
						Net result	Equity	Net result	Equity
Financial assets									
Cash at bank and on hand	0.01	6,242	-	6,242	-	(125)	(125)	125	125
Short-term Deposits	-	-	-	-	-	-	-	-	-
Receivables	-	4,734	-	-	4,734	-	-	-	-
Total		10,976	-	6,242	4,734	(125)	(125)	125	125
Financial liabilities									
Payables	-	2,996	-	-	2,996	-	-	-	-
Borrowings	5.22	216	216	-	-	-	-	-	-
Total		3,212	216	-	2,996	-	-	-	-
Total increase / (decrease)						(125)	(125)	125	125

2022 year

(\$000's)	Weighted average effective interest rate %	Carrying amount	Interest rate exposure			Interest rate risk			
			Fixed interest rate	Variable interest rate	Non-interest bearing	-2%		2%	
						Net result	Equity	Net result	Equity
Financial assets									
Cash at bank and on hand	0.55	8,251	-	8,251	-	(165)	(165)	165	165
Short-term deposits	-	-	-	-	-	-	-	-	-
Receivables	-	2,035	-	-	2,035	-	-	-	-
Total		10,286	-	8,251	2,035	(165)	(165)	165	165
Financial liabilities									
Payables	-	2,091	-	-	2,091	-	-	-	-
Borrowings	5.22	-	-	-	-	-	-	-	-
Total		2,091	-	-	2,091	-	-	-	-
Total increase / (decrease)						(165)	(165)	165	165

## 7.2 Contingent assets and Contingent liabilities

Contingent assets and contingent liabilities are not recognised in the balance sheet, but are disclosed and, if quantifiable, are measured at nominal value.

Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

There are 4 claims that have been made against the RMB by visitors. The claims are currently being investigated by insurance assessors. In 2022 the RMB has provided for \$6,500 (2021: \$4,000) of costs in respect to these claims.

There are no other contingent assets or contingent liabilities as at 30 September 2022 (2021: Nil)

### 7.3 Fair value determination

Fair value determination requires judgement and the use of assumptions. This section discloses the most significant assumptions used in determining fair values. Changes to assumptions could have a material impact on the results and financial position of the RMB.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Consistent with AASB 13 *Fair Value Measurement*, the RMB determines the policies and procedures for both recurring fair value measurements such as property, plant and equipment and financial instruments and for non-recurring fair value measurements such as non financial physical assets held for sale, in accordance with the requirements of AASB 13 and the relevant Financial Reporting Directions.

#### Fair value hierarchy

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1. Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2. Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3. Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, the RMB has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

The Valuer-General Victoria (VGV) is the RMB's independent valuation agency.

The RMB, in conjunction with VGV, monitors changes in the fair value of each asset through relevant data sources to determine whether revaluation is required.

#### 7.3.1 Fair value determination of financial assets and financial liabilities

The fair values and net fair values of financial assets and liabilities are determined as follows:

- Level 1. the fair value of financial instrument with standard terms and conditions and traded in active liquid markets are determined with reference to quoted market prices;
- Level 2. the fair value is determined using inputs other than quoted prices that are observable for the financial asset or liability, either directly or indirectly; and
- Level 3. the fair value is determined in accordance with generally accepted pricing models based on discounted cash flow analysis using unobservable market inputs.

The fair value of financial assets and financial liabilities is based upon market prices, where a market exists or by discounting the expected future cash flows at current interest rates. As such the fair value measurements of interest bearing liabilities are classified as level 1 instruments.

Financial assets and financial liabilities are measured at amortised cost.

The carrying amounts of cash and cash equivalents, receivables and payables are assumed to approximate their fair values due to their short-term nature. These are disclosed as level 1 instruments.

The carrying amount of interest bearing receivables approximates their respective fair values. The RMB intends to allow these receivables to run in accordance with their maturities and, accordingly, has decided not to write them down to their fair value.

## 7.3.2 Fair value determination of non-financial assets

Fair value measurement hierarchy for assets as at 31 December 2021:

(\$000's)	Carrying amount as at 31 December 2021	Fair value measurement at end of reporting period using		
		Level 1 <sup>0</sup>	Level 2 <sup>0</sup>	Level 3 <sup>0</sup>
Land at fair value				
Non specialised Land (non-leased)	420	-	420	-
Specialised land (Leased)	98,408	-	-	98,408
Specialised land (non-leased)	17,415	-	-	17,415
Total of land	116,243	-	420	115,823
Buildings at fair value				
Non-specialised buildings	280	-	280	-
Specialised buildings	21,756	-	-	21,756
Total of buildings	22,036	-	280	21,756
Plant, equipment and vehicles at fair value				
Vehicles	685	-	-	685
Plant and equipment	418	-	-	418
Total of plant, equipment and vehicles	1,103	-	-	1,103
Infrastructure at fair value				
Garbage	308	-	-	308
Gas	1,233	-	-	1,233
Mt Stirling	8,712	-	-	8,712
Sewerage	10,107	-	-	10,107
Village facilities	2,679	-	-	2,679
Water	21,186	-	-	21,186
Roads & carparks	34,379	-	-	34,379
Total of infrastructure	78,604	-	-	78,604
Cultural assets at fair value				
Artworks	117	-	117	-
Total of cultural assets	117	-	117	-

## Fair value measurement hierarchy for assets as at 30 September 2022:

(\$'000's)	Carrying amount as at 30 September 2022	Fair value measurement at end of reporting period using		
		Level 1 <sup>(i)</sup>	Level 2 <sup>(i)</sup>	Level 3 <sup>(i)</sup>
<b>Land at fair value</b>				
Non specialised Land (non-leased)	407	-	407	-
Specialised land (Leased)	116,859	-	-	116,859
Specialised land (non-leased)	16,893	-	-	16,893
<b>Total of land</b>	<b>134,159</b>	<b>-</b>	<b>407</b>	<b>133,752</b>
<b>Buildings at fair value</b>				
Non-specialised buildings	280	-	280	-
Specialised buildings	21,170	-	-	21,170
<b>Total of buildings</b>	<b>21,450</b>	<b>-</b>	<b>280</b>	<b>21,170</b>
<b>Plant, equipment and vehicles at fair value</b>				
Vehicles	784	-	-	784
Plant and equipment	719	-	-	719
<b>Total of plant, equipment and vehicles</b>	<b>1,503</b>	<b>-</b>	<b>-</b>	<b>1,503</b>
<b>Infrastructure at fair value</b>				
Garbage	200	-	-	200
Gas	1,179	-	-	1,179
Mt Stirling	8,727	-	-	8,727
Sewerage	12,339	-	-	12,339
Village facilities	4,853	-	-	4,853
Water	21,062	-	-	21,062
Roads & carparks	36,819	-	-	36,819
<b>Total of infrastructure</b>	<b>85,179</b>	<b>-</b>	<b>-</b>	<b>85,179</b>
<b>Cultural assets at fair value</b>				
Artworks	117	-	117	-
<b>Total of cultural assets</b>	<b>117</b>	<b>-</b>	<b>117</b>	<b>-</b>

(i) Classification in accordance with the fair value hierarchy

There have been no transfers between levels during the period (2021: Nil)

Non-specialised land, non-specialised buildings and artworks are valued using the market approach. Under this valuation method, the assets are compared to recent comparable sales or sales of comparable assets which are considered to have nominal or no added improvement value.

An independent valuation of the ARMB's land and buildings was performed by the Valuer-General Victoria. The effective date of the valuation is 31 December 2021. The valuation, which conforms to Australian Valuation Standards, was determined by reference to the amounts for which assets could be exchanged between knowledgeable willing parties in an arm's length transaction. Fair value is determined by direct reference to recent market transactions on arm's length terms for land and buildings of comparable size and location to the ARMB. The valuation was based on independent assessments.

The market is being impacted by the COVID-19 pandemic. As at the date of valuation, the Valuer-General Victoria consider that there is market uncertainty resulting in significant valuation uncertainty. The replacement value assessed for non-specialised land and non-specialised buildings may change significantly over a short period of time (including as a result of factors that the Valuer could not have reasonably been aware of as at valuation date).

To the extent that non-specialised land, non-specialised buildings and artworks do not contain significant, unobservable adjustments, these assets are classified as Level 2 under the market approach.

Specialised land and specialised buildings: Fair value for specialised leased land classified as level 3 is determined by adopting the site value for each leased site then calculating the present value of the income combined with the reversion value of the site at the expiration of the current site lease term. A further discount rate is applied to this valuation to reflect the valuer's best estimate for the current conditions, expectations of activity and risks in respect to these leased land assets.

The fair value of specialised non-leased land classified as level 3 is determined using the market approach and is adjusted for the community service obligation (CSO) to reflect the specialised nature of the land being valued.

The CSO adjustment is a reflection of the valuer's assessment of the impact of restrictions associated with an asset to the extent that is also equally applicable to market participants. This approach is in light of the highest and best use consideration required for fair value measurement, and takes into account the use of the asset that is physically possible, legally permissible, and financially feasible. As adjustments of CSO are considered as significant unobservable inputs, specialised land would be classified as Level 3 assets.

An independent valuation of the RMB's specialised land was performed by Valuer General Victoria. The effective date of the valuation was 31 December 2021.

The market is being impacted by the COVID-19 pandemic. As at the date of valuation, the Valuer-General Victoria consider that there is market uncertainty resulting in significant valuation uncertainty. The replacement value assessed for specialised land may change significantly over a short period of time (including as a result of factors that the Valuer could not have reasonably been aware of as at valuation date).

For the RMB's majority of specialised buildings, the current replacement cost method is used, adjusting for the associated depreciations. As depreciation adjustments are considered significant, unobservable inputs in nature, specialised buildings are classified as Level 3 fair value measurements.

An independent valuation of the RMB's specialised buildings was performed by PWC on behalf of the Valuer-General Victoria. The effective date of the valuation was 31 December 2021.

The market is being impacted by the COVID-19 pandemic. As at the date of valuation, PWC consider that there is market uncertainty resulting in significant valuation uncertainty. The replacement value assessed for specialised buildings may change significantly over a short period of time (including as a result of factors that the Valuer could not have reasonably been aware of as at valuation date).

Land under roads is held at fair value. The fair value of land under roads is determined based on assessing the market value, in line with that applied to non-specialised land above, and adjusting for englobe (undeveloped and/or un-serviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input into the valuation. The adjustment has no impact on the comprehensive income statement.

Infrastructure and road infrastructure and earthworks are valued using the current replacement cost method. This cost represents the replacement cost of the asset after applying depreciation rates on a useful life basis. Replacement costs relate to costs to replace the current service capacity of the asset. Economic obsolescence has also been factored into the current replacement cost calculation.

Where it has not been possible to examine hidden works, the use of reasonable materials and methods of construction have been assumed bearing in mind the age and nature of the asset. An independent valuation of the RMB's infrastructure and road infrastructure was performed by PWC on behalf of the Valuer-General Victoria. The valuation was performed based on the depreciated replacement cost of the assets. The effective date of the valuation was 31 December 2021.

The market is being impacted by the COVID-19 pandemic. As at the date of valuation, PWC consider that there is market uncertainty resulting in significant valuation uncertainty. The replacement value assessed for infrastructure and road infrastructure may change significantly over a short period of time (including as a result of factors that the Valuer could not have reasonably been aware of as at valuation date).

Vehicles are valued using the current replacement cost method. The RMB acquires new vehicles and at times disposes of them before the end of their economic life. The process of acquisition, use and disposal in the market is managed by experienced fleet managers in the RMB who set relevant depreciation rates during use to reflect the utilisation of the vehicles.

Plant and equipment is held at fair value. For plant, equipment and motor vehicles, existing depreciated historical cost is generally a reasonable proxy for current replacement cost because of the short lives of the assets concerned.



There were no changes in valuation techniques throughout the period to 30 September 2022.

For all assets measured at fair value, the current use is considered the highest and best use.

(\$000's)	At Fair Value				
	Specialised land	Specialised buildings	Vehicles	Plant & Equipment	Infrastructure
<b>2021</b>					
Opening balance	105,727	20,646	516	523	74,171
Purchases (sales)	-	225	311	151	8,095
Depreciation	-	(785)	(142)	(257)	(2,161)
Revaluations <sup>(1)</sup>	10,096	1,670	-	-	(1,501)
Closing balance	115,823	21,756	685	418	78,604
<b>2022</b>					
Opening balance	115,823	21,756	685	418	78,604
Purchases (sales)	-	91	204	446	8,113
Depreciation	-	(677)	(104)	(146)	(1,538)
Revaluations <sup>(1)</sup>	17,929	-	-	-	-
Closing balance	133,752	21,170	785	718	85,179

(1) Gains or losses recognised in other economic flows – other comprehensive income.

*Description of significant unobservable inputs to Level 3 valuations*

	Valuation technique	Significant Unobservable Inputs
Specialised Land		
Land under Roads	Market approach	Extent & Impact of Restriction of Use
Specialised Land – Leased	Present value of site income combined with the reversion value of the site at the expiration of the lease term	Discount Rate and lease income receipts
Specialised Land – Non-Leased	Market approach	Community Service Obligation (CSO)
Specialised buildings- General	Current replacement cost	Direct cost per square metre
Specialised buildings- Alpine Central	Current replacement cost	Useful life of specialised buildings
		Direct cost per square metre
		Useful life of specialised buildings
Vehicles	Current replacement cost	Cost per unit
		Useful life of vehicles
Plant and equipment	Current replacement cost	Cost per unit
		Useful life of plant and equipment
Infrastructure - Garbage	Current replacement cost	Cost per unit
		Useful life of the infrastructure
Infrastructure - Gas	Current replacement cost	Cost per unit
		Useful life of the infrastructure
Infrastructure – Mt Stirling	Current replacement cost	Cost per unit
		Useful life of the infrastructure
Infrastructure – Sewerage	Current replacement cost	Cost per unit
		Useful life of the infrastructure
Infrastructure – Village	Current replacement cost	Cost per unit
		Useful life of the infrastructure
Infrastructure – Water	Current replacement cost	Cost per unit
		Useful life of the infrastructure
Infrastructure – Roads & Carports	Current replacement cost	Cost per unit
		Useful life of the infrastructure

These significant observable inputs remain unchanged from 30 September 2022.

## 8. OTHER DISCLOSURES

### 8.1 Other economic flows included in net result

Other economic flows measure the change in volume or value of assets or liabilities that do not result from transactions.

Other gains/(losses) from other economic flows include:

- The revaluation of the present value of the long service leave liability due to changes in the bond interest rates.

- Net gain/(loss) on disposal of non-financial assets: any gain or loss on the sale of non-financial assets is recognised at the date of disposal and is determined after deducting from the proceeds the carrying value of the asset at that time.

(\$000's)	2022	2021
Net gain/(loss) arising from revaluation of long service leave liability <sup>(a)</sup>	12	7
Net gain/(loss) on non-financial assets		
Impairment of Capital works in progress	(69)	(134)
Net gain/(loss) on disposal of physical assets	31	26
Total Net gain/(loss) on non-financial assets	(38)	(108)
Total other economic flows included in net result	(26)	(101)

(a) Revaluation gain/(loss) due to changes in bond rates.

## 8.2 Ex-gratia expenses

Ex gratia expenses are the voluntary payments of money or other non-monetary benefit (e.g. a write off) that is not made either to acquire goods, services or other benefits for the entity or to meet a legal liability, or to settle or resolve a possible legal liability of or claim against the entity.

(\$000's)	2022	2021
Forgiveness or waiver of debt	12	-

Forgiveness or waiver of debt relates to service charges on settlement of a lease and other minor accounts receivable.

## 8.3 Physical asset revaluation surplus

(\$000's)	2022	2021
Balance of land revaluation surplus at beginning of the financial year	10,208	82
Revaluation of land	17,916	10,126
Balance of land revaluation surplus at the end of the financial year	28,124	10,208
Balance of buildings revaluations surplus at beginning of the financial year		
Revaluation of buildings	14,813	12,964
Balance of buildings revaluation surplus at the end of the financial year	-	1,849
Balance of infrastructure revaluation surplus at beginning of the financial year	14,813	14,813
Revaluation of infrastructure	40,089	41,589
Balance of infrastructure revaluation surplus at the end of the financial year	-	(1,500)
Balance physical asset revaluation surplus at end of year	83,026	65,110

Non-financial physical assets are measured at fair value on a cyclical basis in accordance with the Financial Reporting Directions (FRD's) issued by the Minister for Finance. A full revaluation normally occurs every five years, based upon the asset's government purpose classification but may occur more frequently if fair value assessments indicate material changes in values. Independent valuers are used to conduct these scheduled revaluations. Certain infrastructure assets are revalued using specialised advisors. Any interim revaluations are determined in accordance with the requirements of the FRDs. Revaluation increases or decreases arise from differences between an asset's carrying value and fair value.

Net revaluation increases (where the carrying amount of a class of assets is increased as a result of a revaluation) are recognised in 'Other economic flows – other comprehensive income' and accumulated in equity under the physical asset revaluation surplus. However, the net revaluation increase is recognised in the net result to the extent that it reverses a net revaluation decrease in respect of the same class of property, plant & equipment previously recognised as an expense (other economic flows) in the net result.

Net revaluation decreases are recognised in 'other economic flows – other comprehensive income' to the extent that a credit balance exists in the asset revaluation surplus in respect of the same class of property, plant & equipment. Otherwise, the net revaluation decreases are recognised immediately as other economic flows in the net result. The net revaluation decrease recognised in 'other economic flows – other comprehensive income' reduces the amount accumulated in equity under the physical asset revaluation surplus.

Revaluation increases and decreases relating to individual assets in a class of property, plant & equipment are offset against one another within that class but are not offset in respect of assets in different classes. The physical asset revaluation surplus is not transferred to accumulated funds on de-recognition of the relevant asset.

## 8.4 Responsible persons

### 8.4.1 Who is a Responsible person

In accordance with the Ministerial Directions issued by the Assistant Treasurer under the *Financial Management Act 1994*, the following disclosures are made regarding responsible persons for the reporting period.

The names of persons who were responsible persons at any time during the financial year were:

- Lily D'Ambrosio MLA (*Minister for Energy, Environment and Climate Change from May 2016*)
- Jacqueline Jennings, (*Chairman of RMB*) - reappointed 29/03/2018, Chairperson from 01/04/2017
- Richard Leder, (*Deputy Chairman of RMB*) – appointed 29/03/2018
- Helen Moran, (*RMB Member*) – appointed 29/03/2018
- Michael Monester, (*RMB Member*) – appointed 29/03/2018
- Peter Valerio, (*RMB Member*) – appointed 29/03/2018
- Mark Bennetts, (*Chief Executive Officer*) – appointed 09/06/2017

#### 8.4.2 Remuneration of Responsible Persons

Remuneration received, or due and receivable by Responsible persons from the RMB in connection with the management of the RMB for the financial period ended 30 September 2022 was \$247,300 (2021: \$345,606). The number of responsible persons whose remuneration from the RMB was within the specified bands is as follows:

(\$000's)	2022	2021
1-10	-	2
11-20	5	5
261-270	1	-
271-280	-	1
Total number of executives	6	8

The relevant Minister's remuneration is reported separately in the financial statements of the Department of Parliamentary Services.

#### 8.5 Remuneration of executives

The number of executive officers, other than Ministers and accountable officers, and their total remuneration during the reporting period are shown in the table below. A total annualised employee equivalent provides a measure of full time equivalent executive officers over the reporting period.

Remuneration comprises employee benefits in all forms of consideration paid, payable or provided by the entity or on behalf of the entity, in exchange for services rendered, and is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

Post-employment benefits include pensions and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Other long-term benefits include long service leave, other long service benefits or deferred compensation.

Termination benefits include termination of employment payments, such as severance packages.

(\$000's)	2022	2021
Total remuneration of executive officers (incl. key management personnel disclosed in Note 8.5)		
Short-term employee benefits	499	774
Post-employment benefits	63	69
Other long-term benefits	13	15
Total remuneration <sup>(a)</sup>	575	858
Total number of executives	5	6
Total annualised employment equivalents (AAE) <sup>(b)</sup>	3.7	5.4

(a) The total number of executive officers includes persons who meet the definition of Key Management Personnel (KMP) of the entity under AASB 124 Related Party Disclosures and are also reported within the related parties note disclosure (Note 8.6).

(b) Annualised employee equivalent is based on the time fraction worked over the reporting period.

#### 8.6 Related party transactions

The RMB is a public body acting on behalf of the Crown, and reporting to the Department of Environment, Land, Water and Planning.

Related parties of the RMB include:

- all key management personnel and their close family members and personal business interests (controlled entities, joint ventures and entities they have significant influence over);
- all cabinet Ministers and their close family members; and

- all departments and public sector entities that are controlled and consolidated into the whole of state consolidated financial statements.

All related party transactions have been entered into on an arm's length basis.

#### Significant transactions with government-related entities

The RMB received funding \$864k (2021: \$11,036k) from Government related entities, made operational payments of \$358k (2021: \$196k), accrued operational payments of \$0k (2021: \$93k) and recognised \$3,897k (2021: \$3,668k) of funding received where a performance obligation was yet to be met.

(\$000's)	2022	2021
<b>Receipts</b>		
DELWP - Letter of comfort	-	8,478
DELWP – Capital Grants	724	852
Dept of Jobs Precincts and Regions – Capital Grants	-	1,301
Dept of Economic Development, Jobs, Transport and Resources – Government Service Income	38	38
DELWP – Youth Employment Program	102	368
<b>Total Receipts</b>	<b>864</b>	<b>11,037</b>
<b>Payments</b>		
DELWP – Valuation and Planning	139	104
ARCC – Ministerial Directive Contributions	219	92
<b>Total Payments</b>	<b>358</b>	<b>196</b>
<b>Liabilities</b>		
Dept of Jobs Precincts and Regions – Contract Liability	25	25
Dept of Jobs Precincts and Regions – Deferred Capital Grant Revenue	3,621	3,413
DELWP – Deferred Capital Grant Revenue	276	148
DELWP – Youth Employment Program	-	102
ARCC – Accrued Ministerial Directive Contributions	-	93
<b>Total Liabilities</b>	<b>3,922</b>	<b>3,781</b>

Key management personnel of the RMB during the year include the Portfolio Minister, the Hon. Lily D'Ambrosio MP, Governing Board Members and the Chief Executive Officer.

Entity	Key Management Personnel	Position title
RMB	Jacqueline Jennings	Chairperson
RMB	Richard Leder	Deputy Chairperson
RMB	Helen Moran	Governing Board member
RMB	Michael Monester	Governing Board member
RMB	Peter Valerio	Governing Board member
RMB	Mark Bennetts	Chief Executive Officer

The compensation detailed below excludes the salaries and benefits the Portfolio Minister receives. The Minister's remuneration and allowances is set by the Parliamentary Salaries and *Superannuation Act 1968* and is reported within the Department of Parliamentary Services' Financial Report.

(\$000's)	2022	2021
<b>Compensation of Key Management Personnel</b>		
Short-term employee benefits	221	310
Post-employment benefits	22	30
Other long-term benefits	4	6
<b>Total remuneration<sup>(a)</sup></b>	<b>247</b>	<b>346</b>

(a) Note that some Key management Personnel are also included in the disclosure of remuneration of executive officers (Note 8.5).

Given the breadth and depth of RMB activities, related parties transact with the Victorian public sector in a manner consistent with other members of the public e.g. stamp duty and other government fees and charges. Further employment of processes within the Victorian public sector occur on terms and conditions consistent with the *Public Administration Act 2004* and Codes of Conduct and Standards issued by the Victorian Public Sector Commission. Procurement processes occur on terms and conditions consistent with the Victorian Government Procurement Board requirements.

The following additional transactions have been entered into with related party entities:

(\$000's)	2022	2021
Mansfield District Hospital		
Expense payment <sup>(1)</sup>	525	702
Kabuki Chalets Pty Ltd		
Revenue received <sup>(2)</sup>	16	7

<sup>(1)</sup>The above related party transaction relates to contract payments to Mansfield District Hospital for medical services provided during the winter season. The Chief Executive Officer's wife is a director on the board of the hospital.

<sup>(2)</sup>The above related party transaction relates to apartments owned by board members for which site rental and service charges are paid to the RMB on an arm's length basis.

There are no other related party transactions over \$6k in value (2021: nil)

#### 8.7 Auditor's Remuneration

(\$000's)	2022	2021
Audit Services		
Internal Auditor	31	22
Victorian Auditor-General	30	50
Total Audit Services	61	72

#### 8.8 Other accounting policies

##### Accounting for the Goods and Services Tax (GST)

Income, expenses and assets are recognised net of the amount of associated GST, except where the GST incurred is not recoverable from the taxation authority. In this case GST is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the taxation authority, are presented as operating cash flow.

Commitments and contingent assets and liabilities are also stated inclusive of GST.

#### 8.9 Subsequent Events

The *Alpine Resorts Legislation Amendment Act 2022*, (the Act) passed by the Victorian Parliament in March 2022, abolished the four Alpine Resorts Management Boards (ARMB's), including MBMSARMB on 1 October 2022.

The Act established Alpine Resorts Victoria (ARV), a single entity, which commenced as successor in law to the ARMB's on 1 October 2022.

Please refer to Note 1.1 Basis for preparation for detailed information.

#### 8.10 Australian Accounting Standards (AASs) issued that are not yet effective

Certain new AASs have been published that are not mandatory for the 30 September 2022 reporting period. The RMB assess the impact of all these new standards to determine their applicability and early adoption.

As at 30 September 2022 the following standards and interpretations that are applicable to the RMB had been issued but are not mandatory for the financial year ending September 2022. The RMB has not early adopted these standards.

Standard/ Interpretation	Summary	Applicable for annual reporting periods beginning on	Impact on RMB financial statements
AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current	<p>This Standard amends AASB 101 to clarify requirements for the presentation of liabilities in the statement of financial position as current or non-current. For example, the amendments clarify that a liability is classified as non-current if an entity has the right at the end of the reporting period to defer settlement of the liability for at least 12 months after the reporting period. The meaning of settlement of a liability is also clarified.</p> <p>AASB 2020-6 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current – Deferral of Effective Date was issued in August 2020 and defers the effective date to annual reporting periods beginning on or after 1 January 2023 instead of 1 January 2022, with earlier application permitted.</p>	1 January 2023	The assessment has indicated that there will be no significant impact for the RMB.

In addition to the new standards and amendments above, the AASB has issued a list of other amending standards that are not effective for the 2022 reporting period (as listed below). In general, these amending standards include editorial and reference changes that are expected to have insignificant impacts on public sector reporting.

- *AASB 2020-3 Amendments to Australian Accounting Standards – Annual Improvements 2018-2020 and Other Amendments.*
- *AASB 2020-7 Amendments to Australian Accounting Standards – Covid-19-Rent Related Concessions: Tier 2 Disclosures.*
- *AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definitions of Accounting Estimates.*

#### 8.11 Rounding

Figures in the tables and in the text have been rounded. Discrepancies in tables between totals and sums of components reflect rounding. Percentage variations in all tables are based on the underlying unrounded amounts.