

KARDINIA  
PARK

# ANNUAL REPORT 2022-23



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Acknowledgement of Country

Today, and every day, we pay our respects to the Traditional Owners of the land on which we live, work, and connect; the Wadawurrung people We pay respects to their Elders past and present.

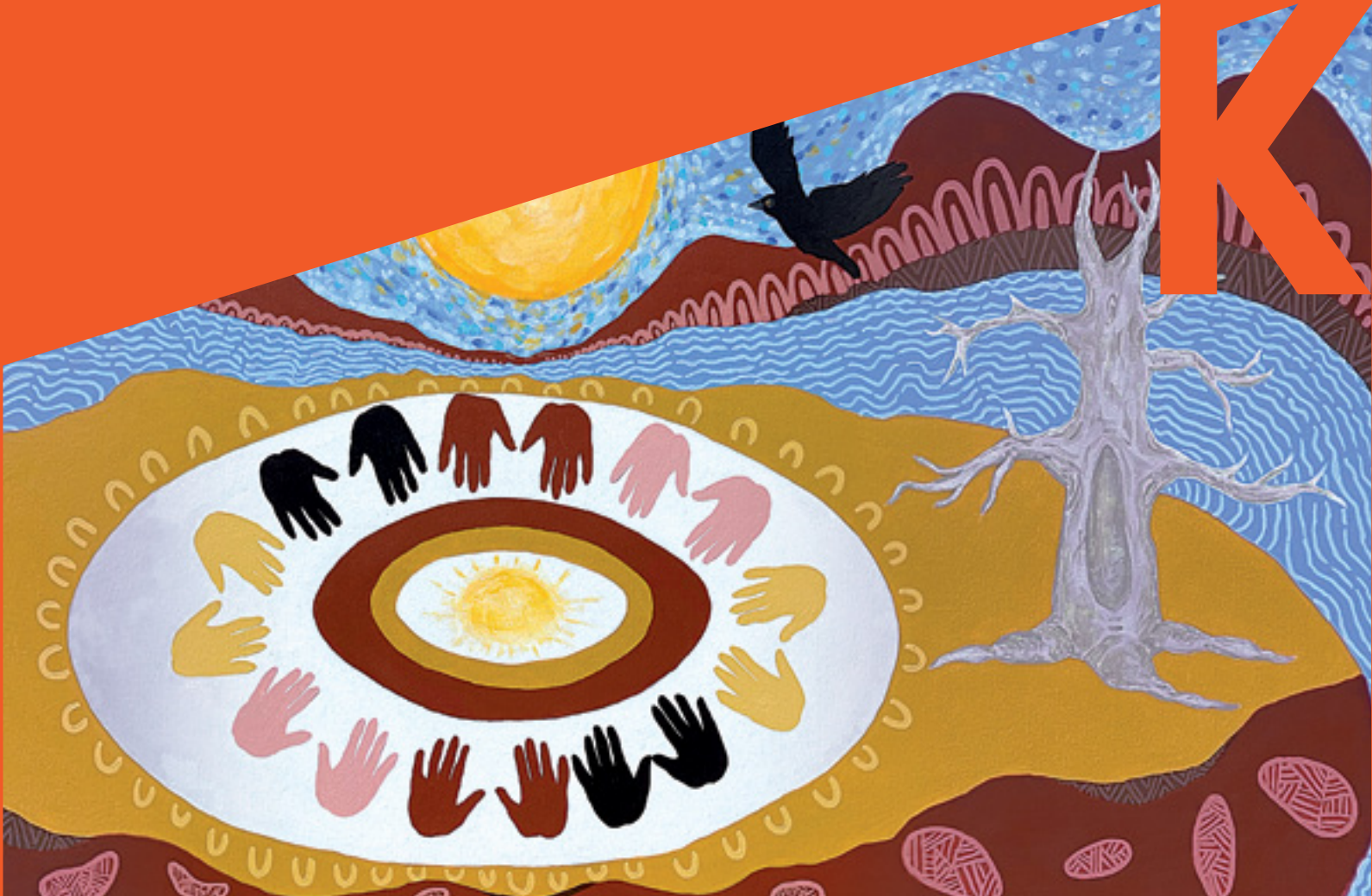
We recognise Aboriginal and Torres Strait Islander peoples as First Nations people and their continuous and inseparable connection to the land, its waterways, and skies.

We are deeply honoured to play our role in caring for this stadium at Kardinyu; a place of morning sun where our community comes together to celebrate and connect just as First Nations people did before us.

We aspire to continue to work towards a more sustainable future that protects not only this precious land of Kardinyu, but all lands, waterways, and skies of the Wadawurrung peoples of the Kulin nation.

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“HOSTING THE 6 OPENING MATCHES OF THE ICC MEN’S T20 WORLD CUP WAS AN OPPORTUNITY FOR THE TRUST TO PERFORM ON THE WORLD STAGE”



In accordance with the *Financial Management Act 1994*, it is with pleasure that we present the Annual Report for Kardinia Park Stadium Trust (Trust) for the year ending 30 June 2023.

The Trust was created in 2016 and as a young business we have achieved much since our inception. These past 12 months we have focussed on ensuring that we have the correct foundations in place to be able to fulfil our remit to the Victorian Government and our community as a truly multi-purpose stadium. This past financial year we were pleased to host the opening 6 matches of the International Cricket Council (ICC) Men’s T20 World Cup, Big Bash League (BBL) matches, our annual Festival of Sport and to continue to be the home of the Geelong Football Club (GFC) for their Australian Football League (AFL), AFLW, Victorian Football League (VFL) and VFLW. Alongside our events at the stadium, we also completed a large capital works package, saw further progress on the Stage 5 Redevelopment and took strides forward in our diversity and inclusion and environmental sustainability plans.

We would like to thank the Victorian Government for funding both our operations and the significant capital works we have undertaken in the past year including the Stage 5 Redevelopment and the building works stimulus package.

EVENTS

In the past financial year we welcomed 279,689 visitors to the stadium with our highest attendance at 23,134. These events were hosted while the stadium was under construction, which reduced our occupancy to 26,000. We were pleased to host a variety of content at the stadium including AFL, AFLW, ICC Men’s T20 World Cup, BBL Cricket, a National Rugby League (NRL) Pre-Season Trial Game and several community events. We look forward to opening the new stand and welcoming more fans back to the stadium with our increased capacity of 40,000 next year.

Events hosted:

- AFL Matches – 9
- AFLW Matches – 4
- U18 AFL Matches – 1
- AFL Other – 8
- BBL Matches – 2
- ICC Men’s T20 World Cup Matches – 6
- NRL Pre-Season Trial Game – 1
- Community Events – 6

We congratulate the GFC on their successful 2022 Season culminating in the AFL Premiership. The Trust was proud to see the Premiership Flag unfurled at GFC’s first game in the 2023 Season. We hosted 9 games of AFL and 4 games of AFLW; this was the third AFLW season we have hosted in 2 years with the new fixturing season. The Trust also hosted several open training sessions for AFL and AFLW.

Hosting the 6 opening matches of the ICC Men’s T20 World Cup was an opportunity for the Trust to perform on the world stage with the opening match – Sri Lanka versus Namibia – being broadcast across the cricketing world. We welcomed fans from these countries as well as the Netherlands and United Arab Emirates across 3 match days together with many local cricket fans. This event showed that the venue is capable of hosting elite sporting matches from other sporting codes. As well it provided our team with further experience in managing global events.

We were pleased to welcome back more cricket to the stadium with BBL in January 2023. We hosted 2 Melbourne Renegades home matches against the Brisbane Heat and Sydney Sixers with the Renegades versus Sixers match aligning with our own Festival of Sport. The Festival of Sport is a free event for our community to come and try various sport options and aligns with the Victorian Government’s Active Victoria Framework.

We have a strong diversity and inclusion focus at the Trust and as such we hosted the Respect Cup. This is an important opportunity for high schools from Geelong and Ballarat to stage an AFL competition with the main event being the women’s match, which was won by Sacred Heart College Geelong. We also held the opening matches of the All-Abilities League, the first league of its kind in Australia to enable All-Abilities participants to play in their own football and netball league, with many participants taking to the hallowed turf of GMHBA Stadium for their first ever game.

In addition to the events above we also hosted an NRL pre-season trial game between the Melbourne Storm and Sydney Roosters. This was a good opportunity to diversify our content further and we welcomed nearly 8000 fans to the stadium as a result.



Stephen Gough AM  
Chair



Gerard Griffin  
Chief Executive Officer



CAPITAL WORKS

The business has completed a large suite of capital works across the stadium to improve facilities, comply with building regulations and improve the customer experience. Signature projects included: Audio-visual upgrades to the Stadium bowl, significant information, communications and technology (ICT) upgrades throughout the stadium, physical security works, new turf grow lights for the playing surface, cladding rectification, finalisation of the high-voltage ring main, new LED ribbon boards, turf contractor compound upgrades and stadium accessibility improvements. These projects have been completed in parallel with the Stage 5 Redevelopment, which required careful coordination skills from the Trust's management team.

STAGE 5 REDEVELOPMENT

Once the Stage 5 Redevelopment is completed the new 14,000 seat grandstand will allow for more varied content through a new venue control room, security control room, event muster spaces, gender-neutral change rooms, new function rooms, an additional changing places facility and parents room, cricket broadcast studio, improved food and beverage options plus an additional on-field access point. The new stand will allow us as venue operators to have the appropriate facilities to be able to host a variety of events at a greater total capacity (40,000). The redevelopment will also create a new northern entry plaza featuring First Nations artworks and the opening of the Geelong Sports Museum plus a new Regional Cricket Hub. This redevelopment has been supported by the Victorian Government and the Trust is grateful for the ongoing support of our region's premier sporting facility. The redevelopment is overseen by a Project Steering Committee consisting of representatives from the Trust, GFC, Cricket Australia, Sport and Recreation Victoria and the Department of Treasury and Finance, chaired by Stephen Gough AM, Chair of the Trust. We thank all involved for their contribution.

LEASES

We have continued to make progress on the GFC and Geelong Cricket Club leases and look forward to finalising these in the coming months. We have also progressed a new Ground Occupancy Agreement with the AFL, which will be finalised in the next financial year. We have several leases with Sports House tenants and value the expertise these businesses bring to GMHBA Stadium as well as the mix of organisations.

AWARDS

Following on from the success of our first concert in March 2022 we entered the Victorian Tourism Industry Council Awards for hosting the ALWAYS LIVE Foo Fighters concert and received the bronze award. We were also awarded Australia's Best Regional Stadium in the recent Austadium Awards. We were proud to receive both these accolades, which recognised the success of our stadium and staff.

TRUSTEES

We would like to thank our Board of Trustees for their support and guidance, Ms Gil Costa (Trust Deputy Chair and Chair of the Remuneration Committee), Mr Joe Calafiore (Chair of the Finance Audit and Risk Committee), Ms Bernadette Uzelac (Chair of the Kardinia Park Advisory Committee), Ms Clare Amies, Mr Rob Hulls AM and Mr Dan Simmonds. We were pleased to see Ms Costa and Ms Uzelac reappointed for additional terms as Trustees.

KARDINIA PARK ADVISORY COMMITTEE (KPAC)

Under the guidance of Chair, Ms Bernadette Uzelac, we thank the members of KPAC for their support and guidance throughout the reporting period. There are a number of matters that required their attention and input to work towards a balance between the use of the stadium and use of the parklands. The coordination of works associated with the Stage 5 Redevelopment and scheduling improvements were a significant part of their focus.

BUSINESS IMPROVEMENTS

We have worked hard in a number of areas to improve our business foundations. We continue to aim for industry excellence in facility and venue management and have undertaken several venue visits across Australia. This has included visits to the Melbourne and Olympic Parks precinct for the Australian Open and NBL Basketball, Melbourne Storm training camp, Optus Stadium, the West Australian Cricket Ground, Cockburn Aquatic and Recreation Centre, Sydney Swans Training Centre, and Allianz Stadium. During this year we held tailored learning and development programs with the highlight being the Brené Brown 'Dare to Lead' initiative. Additionally, we authored a new customer experience strategy, upgraded our signage and wayfinding, undertook a venue study to develop the relevant configuration for hosting future concerts, researched the options for the future use of our land, completed a number of projects from our IT roadmap and refined our business resilience testing and training regime.

Furthermore, we are preparing to take on new responsibilities to operate the new facilities in the Stage 5 Redevelopment, namely the Geelong Sports Museum and Regional Cricket Hub.

ENVIRONMENTAL SOCIAL GOVERNANCE

Alongside the events we hosted which aligned with our diversity and inclusion strategy, we also made progress in this space by introducing an Inclusion Officer at events, a mobile pod as a prayer room or additional sensory space, celebrated dates of significance (including Wear It Purple Day, IDAHOBIT day, Refugee Week and International Women's Day), provided tours for local organisations and disadvantaged groups, supported the Mark West Foundation and continued improvement of our sensory zone initiative in partnership with the GFC. Additionally, we have begun work on a Respect at our Stadium strategy and commenced key partnerships in this space. We continue to embed our Reconciliation Action Plan into the business with cultural acknowledgements in partnership with our hirers. In addition, as part of the Stage 5 Redevelopment there has been significant involvement with First Nations organisations.

Several key actions from our Environmental Sustainability Plan were implemented this past year, including the procurement of over 900 individual solar panels for installation on the roof of the new Northern Grandstand, replacement of the stadium sports lights to LED, upgrades to the stadium's Energy Management System, commencement of a patron transport study and completion of an organic waste trial.

CONCLUSION

This year marked the end of our current strategic plan for 2019-2023, which aimed to establish, consolidate, and grow the business and bring the venue up to standard and be fit for purpose. We are very nearly there and have recently authored the next Strategic Plan for the Trust for 2023-2027. This next strategic plan focusses on continued improvement, growing into our potential and achieving our objective as a multi-purpose stadium. All while continuing to contribute to the economic, community and liveability benefits for the region.

We thank our Minister, Steve Dimopoulos MP, Minister for Tourism, Sport and Major Events for his leadership and the department now known as the Department of Jobs, Skills, Industry and Regions (DJSIR) for entrusting such an important community asset to us. We would also like to thank Mr Peter Betson, Deputy Secretary – Sport, Tourism and Events for his ongoing contribution.

The Geelong community's passion for GMHBA Stadium is something we are very conscious and proud of, and we thank them for their contribution to this venue – Australia's best regional stadium.

Stephen Gough AM  
Chair

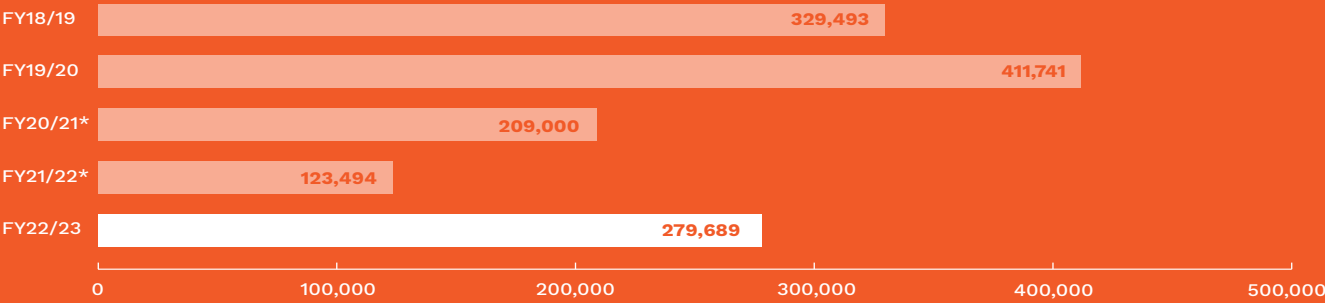
Gerard Griffin  
Chief Executive Officer



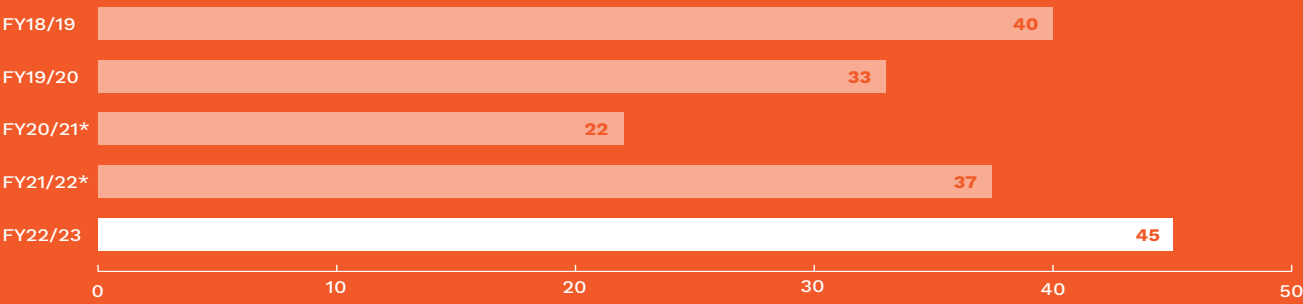


# CONTRIBUTING TO OUR COMMUNITY

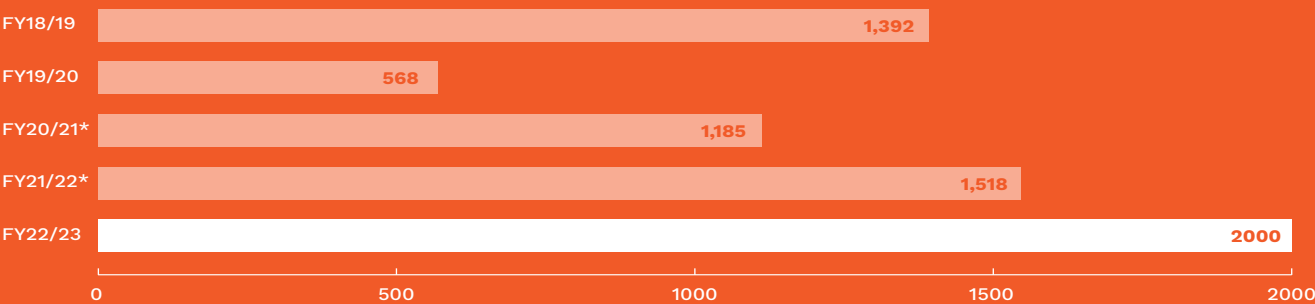
## TOTAL ATTENDANCES



## NUMBER OF CONTRACTED EVENTS



## TOTAL GROUND USAGE HOURS





PURPOSE AND FUNCTIONS

The Kardinia Park Stadium Trust (the Trust) was established as a statutory authority pursuant to the *Kardinia Park Stadium Act 2016 (Act)*.

The Trust was established to administer, promote and manage Kardinia Park Stadium Trust Land, within an over-arching objective of contributing to the economic, community, and liveability benefits to Geelong and the broader region, which arise from the use of the Stadium.

The Trust was originally entrusted as the custodian of the Stadium and adjacent hard stand car park facilities equating to 7.035 hectares of space within Kardinia Park. In February 2021, by Order of Governor in Council, an additional parcel of land, 0.7744 hectares to the north was specified as Kardinia Park Trust Land. This land will facilitate the Stage 5 stadium redevelopment including the northern plaza area.

On major event days (inclusive of AFL Match Days), the Trust assumes custodian responsibility for the Stadium and adjacent parkland (excluding Kardinia Pool), equating to 20.6 hectares of space within Kardinia Park.

The Stadium is home to the GFC and acts as a host to other professional sporting codes such as the A-League Football, Australian Rugby Union, NRL, Cricket Victoria and Cricket Australia.



THE PURPOSE OF THE TRUST IS:

TO OVERSEE THE KARDINIA PARK TRUST LAND TO OPTIMISE ECONOMIC, COMMUNITY AND LIVEABILITY BENEFITS FOR THE REGION AND THE STATE.

THE OBJECTIVES OF THE TRUST ARE TO:

- Promote the Precinct and facilitate alignment of stakeholder objectives.
- Manage and develop the Trust’s assets.
- Increase utilisation of the Trust’s assets.
- Support and engage the Precinct’s users and community groups.

As defined in *the Act*, the Trust has all powers necessary to perform the following functions:

- (a) To be responsible for the care, improvement, use and promotion of the Trust Land as facilities for sports, recreation and entertainment and related social and other activities.
- (b) To be responsible for the proper financial management of the Trust Land.
- (c) To provide for the planning, development, promotion, management, operation and use of other sports, recreation and entertainment facilities and services in Victoria for which the Trust has responsibility.
- (d) To provide for the planning, development, promotion, management, operation and use of facilities and services for car parking and other necessary services to be used in conjunction with any of the facilities operated or managed by the Trust.
- (e) To accept appointment and act as the Committee of Management of Crown Lands.
- (f) To be responsible for the operation of the Trust Land with the objective of contributing to the economy, community and liveability of the Geelong region and the State.
- (g) To perform any other function conferred on or given to the Trust by or under this *Act* or any other *Act*.

OUR VISION

TO BE AUSTRALIA’S BEST REGIONAL STADIUM

OUR MISSION

TO EVOLVE, EXPAND AND ENHANCE PEOPLE’S EXPERIENCES

OUR VALUES

COURAGE  
BE BOLD, BE YOURSELF  
AND REACH BEYOND BOUNDARIES

ACCOUNTABILITY  
OWN YOUR PROCESS AND  
STAND BY YOUR OUTCOME

INTEGRITY  
BE AUTHENTIC AND HAVE BEST  
INTENTIONS FOR THE TRUST

EQUITY  
LEARN AND UNDERSTAND FROM EACH  
OTHER AND CREATE OPPORTUNITIES

CARE  
BE GENUINE IN YOUR APPROACH, SHOW  
COMPASSION AND TRUST IN ALL THAT YOU DO

COLLABORATION  
SEEK DIVERSE INPUT TO  
REACH THE COMMON GOAL



**“WE WERE PLEASED TO HOST A VARIETY OF CONTENT AT THE STADIUM INCLUDING AFL, AFLW, ICC MEN'S T20 WORLD CUP, BBL CRICKET, A NATIONAL RUGBY LEAGUE PRE-SEASON TRIAL GAME AND SEVERAL COMMUNITY EVENTS.”**

**Gerard Griffin,**  
Chief Executive Officer

## EVENTS HELD 2022–23

**9** AFL EVENTS

**8** VFL EVENTS

**4** AFLW EVENTS

**1** AFL U18 EVENTS

**8** AFL – OTHER

**2** BBL EVENTS

**6** INTERNATIONAL CRICKET EVENTS (ICC MEN'S T20 WORLD CUP)

**1** NRL EVENT

**6** COMMUNITY EVENTS

**TOTAL EVENTS HELD**

**45**

**CROWD ATTENDANCE IN 2022–23**

**279,689**

YEAR IN REVIEW

The Trust operates to manage and provide world-class facilities and ancillary services for the conduct of sport, entertainment and events for the people of the state of Victoria. As a public authority subject to the direction and control of the Minister for Tourism, Sport and Major Events, the Minister provides the Trust with a Statement of Expectations which sets out the Victorian Government’s key priorities, governance, and performance requirements for the Trust.

As manager of Australia’s Best Regional Stadium, the Victorian Government expects the Trust to continue to ensure all Victorians can access and utilise Kardinia Park Stadium; develop and implement plans and strategies and meet the legislative requirements of the *Kardinia Park Stadium Act 2016*.

EXPECTATION	OUTCOME
1. KARDINIA PARK STADIUM	
Act as Senior Responsible Owner for project delivery of the Stage 5 Redevelopment, and ongoing operations and maintenance of the stadium.	The Trust’s Chairman is the appointed Chair of the Project Steering Committee for the Stage 5 Redevelopment.
Work with Visit Victoria to maximise event opportunities including hosting the ICC Men’s T20 World Cup in 2022.	The Trust successfully delivered the ICC Men’s T20 World Cup in October 2022.
2. BUSINESS RESILIENCE FRAMEWORK	
Implement, test and continuously improve the Trust’s Business Resilience Framework including the Trust’s Disaster Recovery and Business Continuity policies and procedures.	The Trust has implement a Business Resilience Framework including Business Continuity policies and plans, an interim Disaster Recovery plan and a Business Resilience Steering Committee that follows a testing and training calendar each year.
3. STAKEHOLDER ENGAGEMENT AND MANAGEMENT	
Actively engage with and manage all tenants and users to ensure a high level of satisfaction and have a thorough process that allows feedback to be reported to the Trust Members.	The Trust has implemented standing work group meetings that engage with Sports House tenants, operational work group meetings with GFC and pre-and post-event meetings that discuss any matters of note. This feedback is provided back to the Executive Team and reported in Trust reports.
4. CORPORATE GOVERNANCE	
In carrying out the purpose and functions of the Trust as outlined in the <i>Kardinia Park Stadium Trust Act 2016</i> , apply the principles of good governance as spelt out in the DJPR* <i>Guide to Good Governance and Portfolio Performance – October 2019</i> .	The Trust refers to the <i>Act</i> and the <i>Guide to Good Governance and Portfolio Performance</i> throughout our business practices. The compliance to the above is validated and confirmed via Internal Audit to a high degree.
5. ENGAGEMENT WITH VICTORIAN GOVERNMENT’S ACTIVE VICTORIA FRAMEWORK	
In conjunction with Sport and Recreation Victoria (SRV), maintain an awareness of the Active Victoria framework and, where appropriate, support the objectives of that program.	The Active Victoria Framework has been the basis for our community events that occurred at the stadium including the Festival of Sport and Respect Cup.
6. ECONOMIC IMPACT AND BENEFITS STUDY	
Undertake an Economic Impact and Benefits Study of the Kardinia Park Stadium every 5 years, or as required.	The Trust completed its first study in 2019 and will undertake the next study at the end of 2024.

\*Due to a machinery of government changes on 1 January 2023, the department that is administering the Statement of Expectations on behalf of the State of Victoria is now known as DJSIR.

YEAR IN REVIEW

EXPECTATION	OUTCOME
7. TRUST PROCESS AND PERFORMANCE	
<ul style="list-style-type: none"><li>Review Trust practice, as well as collective and individual Trust member performance (including the Chair) annually. This can be a self-assessment, led by the Chair, but should be conducted as an independent assessment at least once every 3 years.</li><li>The Chair should undertake a performance review of the Trust’s Chief Executive Officer annually, including consultation from key stakeholders e.g. interviews, surveys etc.</li><li>Work with SRV to provide input into a performance dashboard for all Trusts to assist in the rapid assessment of performance and improved communication of benefits.</li></ul>	<p>Board members annually review performance as part of board practice, as a collective and individual (including the Chair). Independent review of the Trust performed in August 2022.</p> <p>The Chair, with the remuneration committee, undertook a performance review of the Chief Executive Officer.</p>
8. PEOPLE MATTER SURVEY	
Participate in the Victorian Public Sector Commission’s <i>People Matter Survey</i> annually throughout the reporting period	All employees were given the option to participate in the Victorian Public Sector Commission’s 2023 <i>People Matter Survey</i> .
9. DIVERSITY AND INCLUSION PLAN	
<ul style="list-style-type: none"><li>Develop, progress and/or implement a Diversity and Inclusion Plan to include a facility access audit, and achieve equitable community participation and employment outcomes, including for people from culturally diverse backgrounds, women, gender diverse, LGBTIQ+ people and those with a disability, while considering the intersections between these identities.</li><li>Develop, progress and/or implement a Reconciliation Action Plan with actions to achieve, establish and strengthen mutually beneficial relationships with Aboriginal Victorians through improving Aboriginal employment outcomes and increase Aboriginal supplier diversity to support improved economic and social outcomes.</li></ul>	<p>The Trust has developed a Diversity and Inclusion Plan which aims to see that the Trust has a diverse workforce where different opinions are respected, people feel included, and equity is the norm. It aims to promote GHMBA Stadium as an inviting and accessible icon for Geelong where all people can come, enjoy, and participate in a diverse range of inclusive experiences.</p> <p>The Trust progressed accessibility improvements by conducting a full stadium audit.</p> <p>The Trust hosted the delivery of the inaugural All-Abilities Football and Netball Season opener.</p> <p>Highlights for FY23 included extending our reach into other First Nations Groups (Wathaurong Co-Op), we identified opportunities to work with First Nations artists to create cultural artwork at the stadium following community consultation with Arranyinha and the addition of significant cultural inclusions in the Stage 5 Redevelopment.</p>
10. ENVIRONMENTAL SUSTAINABILITY PLAN	
Develop, progress and/or implement an Environmental Sustainability Plan that aligns with the Victorian Government net zero carbon emissions by 2050. This includes the first interim targets of a reduction in the State’s carbon emissions from 2005 levels by 28–33 per cent by 2025 and 45–50 per cent by 2030.	<p>During 2022-23, the Trust started implementing its Environmental Sustainability Plan which aligns with the Victorian Government’s carbon emissions 2050 targets. The strategy included several projects which are in the process of being delivered and completed, including an upgrade to the Building Management System, LED sports lights upgrades and solar panels to the new Northern stand as part of the Stage 5 Redevelopment.</p> <p>An organic waste program trial has been set up with GFC to reduce the amount of food waste that goes to landfill.</p>
11. CORPORATE AND ASSET MANAGEMENT PLANNING	
<ul style="list-style-type: none"><li>Actively collaborate with relevant DJPR* program areas in the development of an annual Business/Corporate Plan and Asset Management Framework that aligns with DJPR* guidelines and templates.</li><li>Extend an invitation to a senior executive from SRV to Kardinia Park Stadium Trust meetings and Business/Corporate Planning sessions.</li></ul>	<p>Management has actively collaborated with relevant DJPR* program areas during the year when developing a Corporate Plan and Asset Management Framework that aligns with DJPR* guidelines and templates.</p> <p>The Trustees have welcomed the regular attendance of DJPR* representatives to Trust board meetings.</p>



# YEAR IN REVIEW

## ICC Men's T20 World Cup

The ICC Men's T20 World Cup events provided an opportunity to refine and extend our customer service capabilities, particularly in the sphere of diversity and inclusion. This was largely due to the fact the majority of the patrons who attended the events had not attended the stadium before, and a high proportion of those visitors were from a diverse range of backgrounds and locations outside of the Geelong region. In order to meet the needs of these visitors and create a world-class experience, we utilised the opportunity to:

- Trial the role of the Inclusion Officer (Customer Service)
- Design and deliver a tailored staff induction centred around the cultural considerations of our patrons and visiting sporting teams.

The ICC Men's T20 World Cup also presented a unique opportunity to create a legacy installation at the stadium. With the assistance of the ICC Local Organising Committee and a Melbourne-based Sri-Lankan artist, we installed a feature mural which celebrates the multiculturalism of the competition. We are proud to have the hand-painted, colourful mural as a permanent feature, and reminder of the events at our stadium.

## AFL Barwon All-Abilities Football and Netball League Season Opener

AFL Barwon are the first league in Australia to create an All-Abilities Football and Netball League where the 2 sports are intrinsically linked. Geelong all-abilities football players previously competed in a football league in Metro Melbourne, and netballers played in a league in Geelong. AFL Barwon saw an opportunity to provide a competition locally for both netballers and footballers.

We identified a strategic alignment with the Trust's Diversity and Inclusion Strategy and proudly supported the league's Season Opener in April 2023. We hosted a joyous and inclusive afternoon of football on the main stadium featuring 2 matches, 4 local teams (Geelong West, Newcomb, St Josephs and Bell Park), a total of 92 players (77 male, 15 female) and attracting 1,000 spectators. The event was free for the community to attend and also featured half-time participation by local All-Abilities Auskick participants, and visiting All-Abilities team, Kyneton FC. Players ranged in age from 16 to 60 years, ably supported by AFL Barwon, the not-for-profit community organisation, Leisure Networks and countless volunteers from the participating clubs. The opening football event also inspired growth in participation numbers (football and netball), spectator numbers for the future season matches and interest from potential sponsors.





## TENANTS

GEELONG FOOTBALL CLUB  
GEELONG CRICKET CLUB  
GEELONG CRICKET ASSOCIATION  
BARWON SPORTS ACADEMY  
AIS COMBAT  
LEISURE NETWORKS  
READ THE PLAY

## BUSINESS PARTNERS

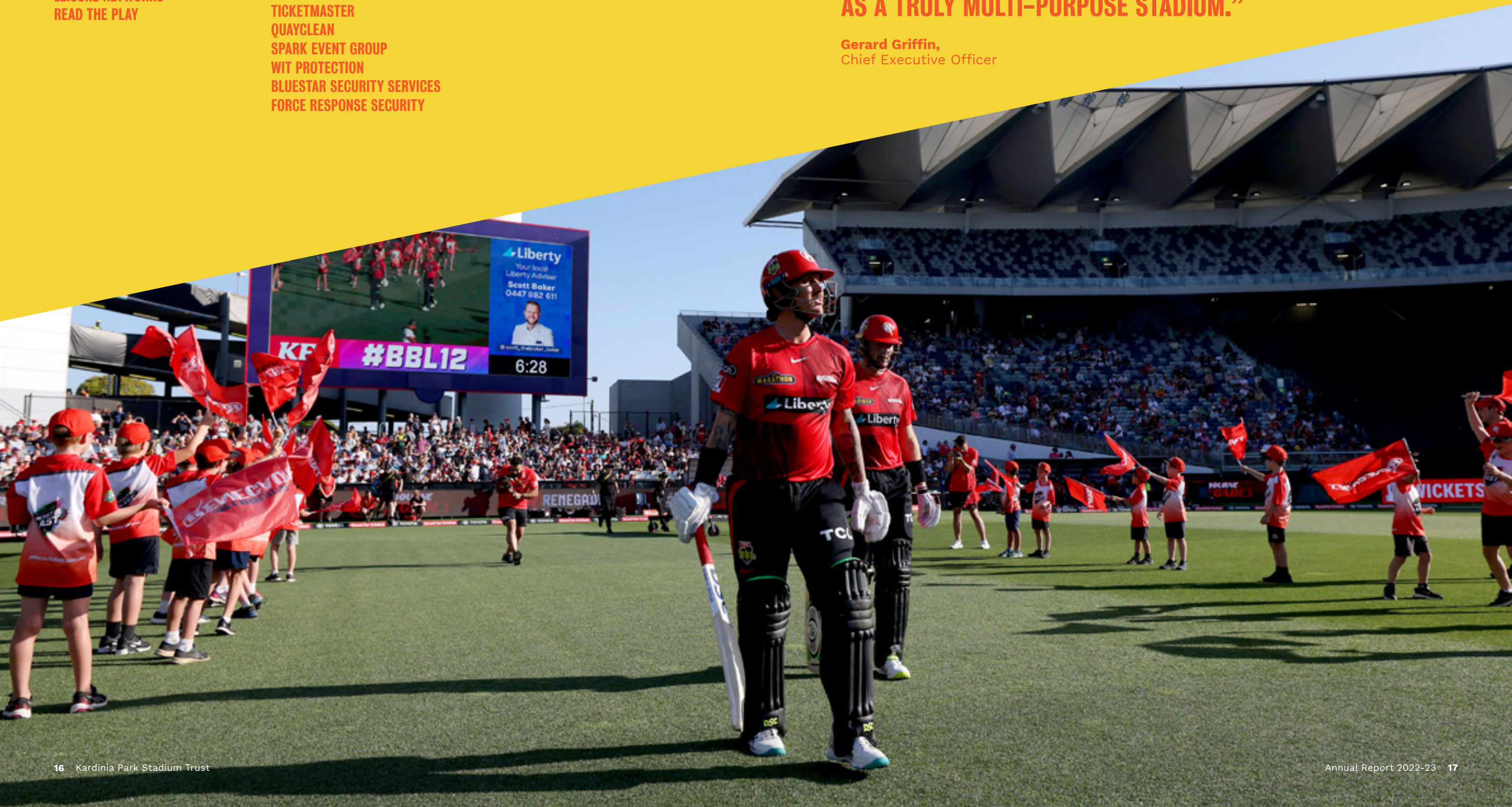
VISIT VICTORIA  
ALWAYS LIVE  
ICC MEN'S T20 WORLD CUP LOCAL  
ORGANISING COMMITTEE  
GREEN OPTIONS  
TLA WORLDWIDE  
TICKETMASTER  
QUAYCLEAN  
SPARK EVENT GROUP  
WIT PROTECTION  
BLUESTAR SECURITY SERVICES  
FORCE RESPONSE SECURITY

## REGULAR HIRERS

AUSTRALIAN FOOTBALL LEAGUE  
AFL BARWON  
CRICKET AUSTRALIA  
CRICKET VICTORIA (MELBOURNE  
RENEGADES)  
GEELONG FOOTBALL CLUB

**“THESE PAST 12 MONTHS WE HAVE FOCUSED ON ENSURING THAT WE HAVE THE CORRECT FOUNDATIONS IN PLACE TO BE ABLE TO FULFIL OUR REMIT TO THE VICTORIAN GOVERNMENT AND OUR COMMUNITY AS A TRULY MULTI-PURPOSE STADIUM.”**

**Gerard Griffin,**  
Chief Executive Officer





# REPORT OF OPERATIONS

## Budget Portfolio Outcomes – 5-year comparison

(\$ thousand)					
SUMMARY OF FINANCIAL RESULTS	2023	2022	2021	2020	2019
Income from Victorian Government	8,595	6,776	5,064	5,730	4,890
Total income from transactions	3,014	1,403	868	1,166	1,749
Total expenses from transactions	(12,578)	(9,326)	(7,916)	(8,266)	(7,941)
Net result from transactions	(969)	(1,147)	(1,984)	(1,370)	(1,302)
Net result for the period	(975)	(2,234)	(7,874)	(1,357)	(1,304)
Net cash flow from operating activities	1,774	2,765	377	1,250	2,489
Total Assets	317,025	240,032	181,665	170,204	169,388
Total liabilities	1,829	2,303	3,187	975	1,328

## FINANCIAL PERFORMANCE

### Operating

For the financial year ending 30 June 2023, the Trust finished with a net deficit position from total transactions of \$969,000, realised after depreciation is taken into consideration. The operating result for FY2023 included funding for and expenditure relating to the hosting of the ICC Men's T20 World Cup event held in October 2022.

The Trust is grateful for the ongoing operational funding support from the Victorian Government which included rental abatement granted to GFC for the Stage 5 Redevelopment works currently in progress.

Depreciation charges increase year on year due to ongoing capital improvements and redevelopment works at the stadium.

### Balance Sheet

Liabilities as at 30 June 2023 represents the timing of payment to suppliers and the size of amounts falling due to suppliers/contractors as a result of the capital works taking place. Total assets increased due to the timing of funding received in full for the Stage 5 Redevelopment project resulting in an increase in cash in the bank and the project being near completion.

“FOLLOWING ON FROM THE SUCCESS OF OUR FIRST CONCERT IN MARCH 2022, WE ENTERED THE VICTORIAN TOURISM INDUSTRY COUNCIL AWARDS FOR THE FOO FIGHTERS CONCERT AND RECEIVED THE BRONZE AWARD.”

Gerard Griffin,  
Chief Executive Officer

## REPORT OF OPERATIONS

## CAPITAL PROJECTS

The Trust is thankful for the funding received from the Victorian Government in the form of Capital Works funding for FY2023 and funding for a building works stimulus package over 2 years (2020-21 to 2021-22). This funding has contributed to the following projects:

- Stadium ICT Upgrades – significant upgrades to the Stadium ICT network and infrastructure to improve business resilience and cyber security.
- Stadium Audio Visual (AV) Upgrades – significant upgrades to the Stadium AV infrastructure, including new speakers and sub woofers to the Reg Hickey, Players and Premiership Stands.
- Stadium Accessibility Improvements – installation of handrails to the Reg Hickey Stand seating bowl, and completion of a stadium-wide accessibility audit.
- Physical security works – commencement of Vehicle as a Weapon Mitigation strategy.
- Finalisation of the High Voltage (HV) Ring Main project – connection of the HV Ring Main to the main power grid, including installation of auto-changeover infrastructure.

- Turf Grow Lights Project – Procurement of LED turf grow lights to support management of the turf within the stadium following completion of the new Northern Stand.
- Turf Contractor Compound Upgrades – new offices for the Stadium turf contractor, as well as upgrades to the operations compound.
- New LED ribbon boards – installation and commissioning of new LED ribbon boards to the internal perimeter of the Stadium.
- Cladding Rectification Works – finalised cladding rectification works for the Reg Hickey Stand.
- Waste Compound Upgrades – completed upgrades to the Stadium waste and recycling compound.





# GOVERNANCE

### Minister

The responsible Minister for the period 1 July 2022 – 30 June 2023 was Steve Dimopoulos MP, Minister for Tourism, Sport and Major Events.

### Trustees

In carrying out the purpose and functions of the Trust as outlined in *the Act* the Trust is governed by a group of Trustees and consists of a:

Chairperson, Mr Stephen Gough AM, and the following members:

- Ms Clare Amies;
- Mr Joe Calafiore;
- Ms Gillian Costa;
- Mr Dan Simmonds;
- Mr Rob Hulls AM; and
- Ms Bernadette Uzelac.

Each year the Trustees review board practice as a collective and individually by self-assessment, led by the Chair. An independent assessment on the governance and function of the Trustees has been conducted this year and will be conducted at least once every 3 years.

### FINANCE AUDIT AND RISK COMMITTEE (FARC)

The main responsibilities of the FARC are to:

- review and report independently to the Trustees on the Annual Report and all other financial information published by the Trust.
- assist the Trustees in reviewing the effectiveness of the Trust's internal control environment covering:
  - ▷ effectiveness and efficiency of operations
  - ▷ reliability of financial reporting
  - ▷ compliance with applicable laws and regulations.
- determine the scope of the internal audit function and ensure its resources are adequate and used effectively, including coordination with the external auditors; and
- oversee the effective operation of the risk management framework.

The FARC meets bi-monthly and makes recommendations to the Trust on specific issues.

The FARC consists of the following members independent from Management:

- Mr Joe Calafiore – Chair;
- Ms Clare Amies – Trustee; and
- Mr Tony Ficca – Independent Member.

### REMUNERATION COMMITTEE

The Remuneration Committee focusses on determining the Trust's Chief Executive Officer Key Performance Indicators, and assessing these, as well as providing an overall perspective on salaries and wages in the wider business.

The Committee meets at least 2 times per annum and more often if the business of the Committee so requires.

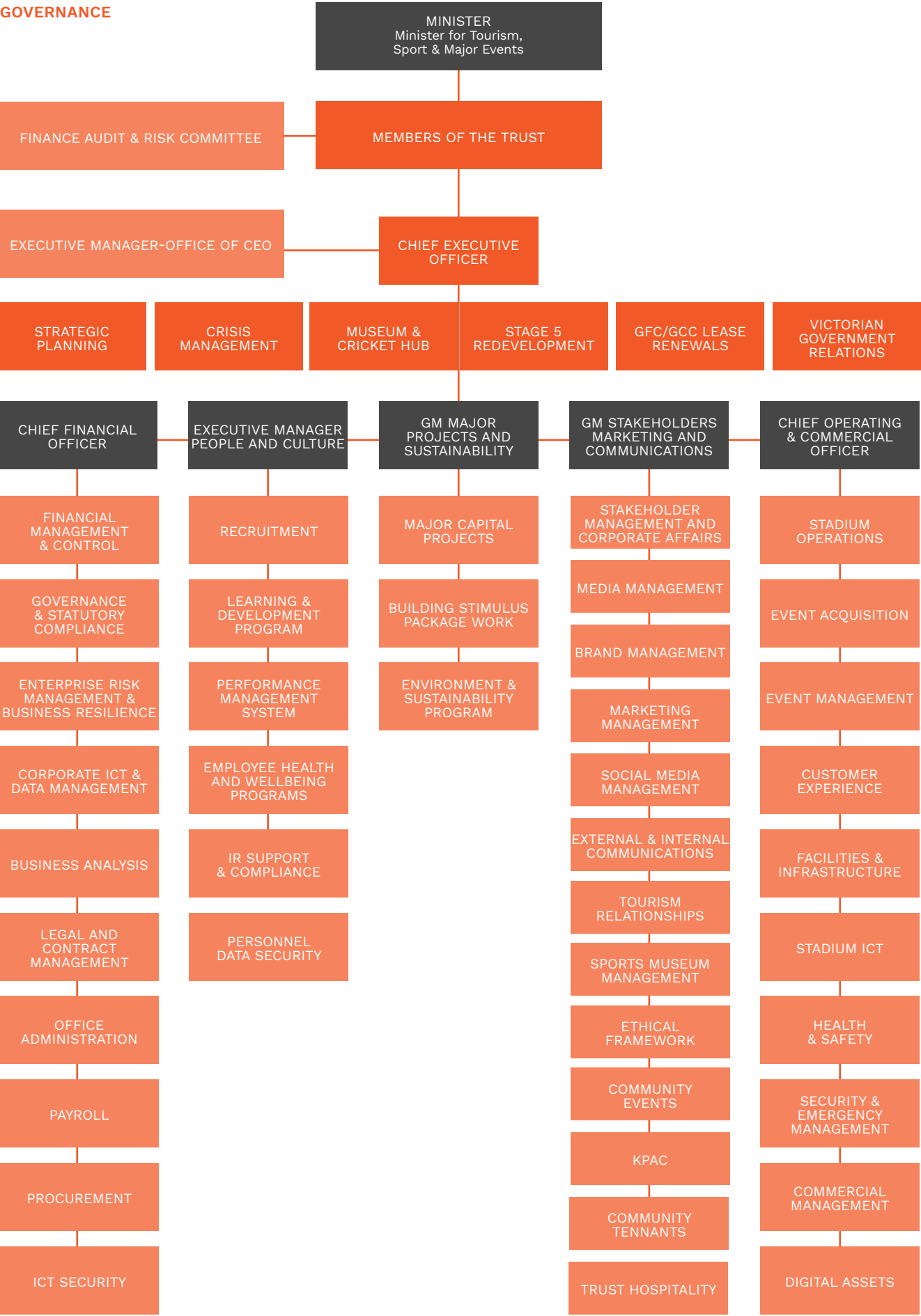
The Remuneration Committee consists of:

- Ms Gillian Costa – Chair;
- Mr Stephen Gough AM – Trustee;
- Mr Rob Hulls AM – Trustee;
- Ms Clare Amies – Trustee, and
- Mr Joe Calafiore – Trustee.

### EXECUTIVE TEAM

- Chief Executive Officer and Accountable Officer  
Mr Gerard Griffin
- Chief Operating and Commercial Officer  
Ms Natalie Valentine
- Chief Financial Officer  
Ms Daphne Henderson
- General Manager Stakeholders, Marketing and Communication  
Ms Kim Forbes
- General Manager Major Projects and Sustainability  
Mr Ben Scott
- Executive Manager People and Culture  
Veselina Kostadinov
- Executive Manager Office of CEO  
Ms Suze Mackenzie

### GOVERNANCE





# OTHER DISCLOSURES AND COMPLIANCE

## OCCUPATIONAL HEALTH AND SAFETY

The Trust is committed to providing and maintaining an environment that is safe for all employees, contractors, promoters, tenants, and patrons. The Trust aims to have a positive safety culture that is committed to:

- Complying with all applicable health and safety legal and other obligations by keeping up to date with the latest legislative requirements.
- Establishing measurable objectives and targets by monitoring and reporting all safety incidents and accidents aiming to reduce the likelihood of recurrence and to eliminate work-related injury and illness.
- Promoting and working together to provide a safe working environment for all personnel within work locations associated with the organisation.
- Working with our employees, contractors, promoters, tenants, patrons and stakeholders to help them achieve their health and safety requirements and objectives.
- Adopting a communicative and consulting approach to safety throughout the organisation in providing training and information to employees and subcontractors to undertake their work activities in a safe and healthy environment.

- Providing and maintaining the best practice health and safety standards; and
- Continuous improvement of the safety management system through regular evaluation, audit, review and customer/employee satisfaction with regard to safety performance.

During the year, the Trust engaged SAI Global Pty Ltd (SAI Global) to conduct the annual Surveillance Audit of the Trust’s Occupational Health and Safety management system, per the ISO 45001: Certification Standards. The audit revealed that the Trust is taking the appropriate steps to maintain and improve its safety management system required to meet the ISO 45001 Standard, resulting in the certification continuing.

The Trust recorded no notifiable incidents. Notifiable incidents are those which require the OHS Regulator to be notified when they occur.

MEASURE	KPI	2021-2022	2022-2023	COMMENTS
INCIDENTS (NON-NOTIFIABLE)	No. of incidents	58	68	Incidents include injury, medical, near miss, property damage, security, non-conformance, and equipment failure. The adoption of an updated incident reporting platform has seen an uplift in reporting and reopening after COVID-19.
	Rate per 100 FTE	0	0	
	No. of incidents requiring first aid and/or further medical treatment	21	34	33 x guest related (event mode) 1 x employee related
FATALITIES	Fatality claims	0	0	
	Number of quarterly OHS Committee meetings.	2	2	

## OTHER DISCLOSURES AND COMPLIANCE

## EMPLOYMENT AND CONDUCT PRINCIPLES

The Trust is committed to ensuring employees are engaged and aligned to achieve its strategic and business objectives and achieves this by applying merit and equity principles when appointing staff. The selection processes ensure applicants are assessed and evaluated fairly and equitably based on the key selection criteria and other accountabilities without discrimination. Employees have been correctly classified in workforce data collections. Key focus areas this year have been the delivery of learning and development through our People Strategy and ongoing coaching for the executive leadership team to manage high performance teams.

## EMPLOYEE ASSISTANCE PROGRAM

The Trust values the wellbeing of its employees and offers an Employee Assistance Program (EAP) that provides employees and their immediate family members with access to free, confidential counselling to help address work and personal issues. Further to this the Trust continued its implementation of its Mental Health strategy initiatives which sets out the Trust’s intent to promote and protect the mental health and wellbeing of our employees.

## STATEMENT OF WORKFORCE DATA

The *Public Administration Act 2004* established the Victorian Public Sector Commission (VPSC). The VPSC’s role is to strengthen public sector efficiency, effectiveness and capability, and advocate for public sector professionalism and integrity. The Commissioner establishes minimum standards (the Standards) of merit, equity and probity to be complied with in the public sector (s.21 of the *Public Sector Management Act 1994*).

The Trust is committed to these 2 codes.

The total number of personnel employed by the Trust as at 30 June 2023 was 42.

### Comparative workforce data:

2023	ALL EMPLOYEES		ONGOING			FIXED TERM AND CASUAL	
	NUMBER (HEADCOUNT)	FTE	FULL-TIME (HEADCOUNT)	PART-TIME (HEADCOUNT)	FTE	NUMBER (HEADCOUNT)	FTE
GENDER							
Male	23	12.6	8	1	8.8	14	3.8
Female	19	13.1	10	2	11.7	7	1.4
Self-Described							
AGE							
15-24	7		1	1		5	
25-34	5		3			2	
35-44	11		6	2		3	
45-54	12		8			4	
55-64	5					5	
65+	2					2	
Total employees	42	25.7	18	3	20.5	21	5.2
Executives	1	1	1	0	1	0	0



OTHER DISCLOSURES AND COMPLIANCE

2022	ALL EMPLOYEES		ONGOING			FIXED TERM AND CASUAL	
	NUMBER (HEADCOUNT)	FTE	FULL-TIME (HEADCOUNT)	PART-TIME (HEADCOUNT)	FTE	NUMBER (HEADCOUNT)	FTE
GENDER							
Male	12	8.16	7	1	7.6	4	0.56
Female	15	12.11	9	3	12	2	0.11
Self-Described							
AGE							
15-24	5		2	2		1	
25-34	4		3			1	
35-44	8		6	2			
45-54	10		6			4	
55-64							
65+							
Total employees	27	20.27	17	4	19.6	6	0.67
Executives	1	1	1	0	1	0	0

LOCAL JOBS FIRST

In August 2018, the Victorian Government reformed the *Victorian Industry Participation Policy Act 2003* and the Major Project Skills Guarantee (MPSG) into the *Local Jobs First Act 2003*. The Trust is required to apply the Local Jobs First Policy in all procurement and projects activities over \$1 million. MPSG applies to all construction projects valued at \$20 million or more.

Project Continued – Local Jobs First – Strategic

During 2022-23, the Trust continued with one Local Jobs First Strategic Project valued at \$141 million. The project is based in regional Victoria representing 100 percent of estimated local content.

The outcomes reported from the implementation of the policy were as follows:

- An outcome of 91% local content was recorded.

VICTORIAN GOVERNMENT  
ADVERTISING EXPENDITURE

The Trust did not undertake any advertising campaigns that triggered the disclosure threshold of \$100,000 in the 2022-23 financial year.

OTHER DISCLOSURES AND COMPLIANCE

CONSULTANCY SERVICES

Details of consultancies of >\$10,000

(\$ thousand)		
CONSULTANT	PURPOSE OF CONSULTANCY	EXPENDITURE 2023
Waypoint	Sports Facility Advisory	485
Duo Projects	Project management	257
KPMG	Financial Advisory Services	91
Daly Consult Pty Ltd	Architectural Design	72
EY	Financial Advisory Services	71
Accuraco Pty Ltd	Project Management Services	38
Equal Access	Disability Access & Egress Services	30
PSA Project Consulting Pty Ltd	Programme Management & Master Planning	25
Turnkey Management Group Pty Ltd	Sports Facility Advisory	24
Patash and Civil Group Pty Ltd	Project Management and Construction Services	11

Details of consultancies less than \$10,000

In 2022 23, there were 4 consultancies engaged during the year where the total fees payable to the individual consultancies was less than \$10,000. The total expenditure incurred during 2022-23 in relation to these consultancies was \$20,056.

ICT Expenditure

For the 2022-23 reporting period, the Trust had a total ICT expenditure of \$2,397,893 with the details shown below.

(\$ thousand)			
ALL OPERATIONAL ICT EXPENDITURE	ICT EXPENDITURE RELATED TO PROJECTS TO CREATE OR ENHANCE ICT CAPABILITIES		
BUSINESS AS USUAL (BAU) ICT EXPENDITURE	NON-BUSINESS AS USUAL (NON-BAU) ICT EXPENDITURE	OPERATIONAL EXPENDITURE	CAPITAL EXPENDITURE
(Total)	Total = Operational expenditure and capital expenditure)		
657	1,740	43	1,698

ICT expenditure refers to the Trust's costs in providing business enabling ICT services within the current reporting period. It comprises Business as Usual (BAU) ICT expenditure and non-Business as Usual (Non-BAU) ICT expenditure. Non-Business as Usual (Non-BAU) ICT expenditure relates to extending or enhancing the Trust's current ICT capabilities. BAU ICT expenditure is all remaining ICT expenditure which primarily relates to ongoing activities to operate and maintain the current ICT capability.



DISCLOSURE OF MAJOR CONTRACTS

The Trust did not enter into any contracts, in accordance with the requirements of Victorian Government policy and accompanying guidelines, greater than \$10 million in value entered into during the financial year ended 30 June 2023.

Contractual details have not been disclosed for contracts where disclosure is exempted under the *Freedom of Information Act 1982 (the Act)* and/or Victorian Government guidelines.

FREEDOM OF INFORMATION

The *Freedom of Information Act 1982* allows the public a right of access to documents held by the Trust. For the 12 months to 30 June 2023, the Trust received one request for information pursuant to the *Act*.

MAKING A REQUEST

Access to documents can be lodged online at [www.foi.vic.gov.au](http://www.foi.vic.gov.au) as detailed in s17 of *the Act*.

The Freedom of Information Officer is the contact officer in relation to all Freedom of Information requests. Access to documents may also be obtained through written request to the Freedom of Information Officer, addressed as follow:

**Freedom of Information Officer**  
Kardinia Park Stadium Trust  
PO Box 2128, Geelong, VIC, 3220.

Access charges may also apply once documents have been processed and a decision on access is made, for example, photocopying and search retrieval charges.

Further information regarding the operation and scope of Freedom of Information can be obtained from *the Act*, regulations made under *the Act*, and [www.foi.vic.gov.au](http://www.foi.vic.gov.au).

During 2022-23 the Trust received one request.

STATEMENT OF COMPLIANCE WITH THE BUILDING ACT 1993.

During the 2022-23 financial year the Trust has carried out significant work and maintenance that complies with the specification of the *Building Act 1993* where applicable.

Pursuant to its obligations under *Section 220* of the *Building Act 1993* the Trust worked with the Victorian Government to fully investigate combustible cladding at Kardinia Park Stadium. Cladding Safety Victoria was appointed to work with the Trust in rectifying identified works and we anticipate completion in September 2023. In addition minor works to the Premiership Stand are also anticipated for completion in October 2023 to ensure obligations under the *Building Act 1993* are maintained.

NATIONAL COMPETITION POLICY

Competitive neutrality requires Victorian Government businesses to ensure where services compete, or potentially compete the Trust applies and regularly reviews its activities in line with the principles of competitive neutrality to all commercial operations in accordance with the Victorian Government Competitive Neutrality Policy. The Trust takes necessary action to implement competitive neutrality measures where required.

COMPLIANCE WITH THE PUBLIC INTEREST DISCLOSURES ACT 2012

The *Public Interest Disclosures Act 2012* encourages and assists people in making disclosures of improper conduct by public officers and public bodies. *The Act* provides protection to people who make disclosures in accordance with *the Act* and establishes a system for the matters disclosed to be investigated and rectifying action to be taken.

The Trust does not tolerate improper conduct by employees, nor the taking of reprisals against those who come forward to disclose such conduct. It is committed to ensuring transparency and accountability in its administrative and management practices and supports the making of disclosures that reveal corrupt conduct, conduct involving a substantial mismanagement of public resources, or conduct involving a substantial risk to public health and safety or the environment. The Trust will take all reasonable steps to protect people who make such disclosures from any detrimental action in reprisal for making the disclosure. It will also afford natural justice to the person who is the subject of the disclosure to the extent it is legally possible.

REPORTING PROCEDURES

Disclosures of improper conduct or detrimental action by the Trust or any of its employees and/or officers may be made to the following officer:

The Protected Disclosure Officer  
PO Box 2128,  
Geelong, VIC, 3220

**Email:** [enquiries@kardiniapark.vic.gov.au](mailto:enquiries@kardiniapark.vic.gov.au)

Alternatively, disclosures of improper conduct or detrimental action by the Trust or any of its employees and/or officers may also be made directly to the Independent Broad-based Anti-Corruption Commission (IBACC):

IBACC  
Level 1,  
459 Collins Street (North Tower)  
Melbourne VIC 3000

**Telephone:** 1300 735 135

**Internet:** [www.ibac.vic.gov.au](http://www.ibac.vic.gov.au)

**Email:** (refer website above)

	2022-23 NUMBER	2021-2022 NUMBER
The number of disclosures made by an individual to the Department and notified to the Independent Broadbased Anticorruption Commission		
Assessable disclosures	0	0

Compliance with the Disability Act 2006

The *Disability Act 2006* reaffirms and strengthens the rights of people with a disability and recognises that this requires support across the Victorian Government sector and within the community. The Trust has complied with its obligations under the *Disability Act* to prepare a Diversity and Inclusion Plan for the purpose of reducing barriers to access goods, services, and facilities, reducing barriers to person with a disability obtaining and maintaining employment, promoting inclusion and participation in community as outlined below:

Reducing barriers to accessing goods, services, and facilities

Additional actions and outcomes of the stadium Accessibility Audit 2021 were achieved in this reporting period.

- Handrails and Stair Nosing were successfully installed in the Reg Hickey Stand completed October 2022. The additions have greatly improved patron safety and accessibility in that stand.
- The position of the free water hydration stations located around the stadium were adjusted to better accommodate wheelchair users.
- A full stadium accessibility audit was completed March 2023 to capture the areas not previously addressed in the 2021 audit. The results of the audit will be reviewed and actioned over the next 2 to 3 reporting periods.
- The creation of a specialised customer service role at the stadium, Inclusion Officer, has greatly improved the patron experience accessing stadium goods and services. The Inclusion Officer trial was completed late 2022 and continued as an ongoing service at the start of the 2023 Men's AFL season.
- The Sensory Zone initiative with the GFC continues to evolve and extend to meet the needs of patrons. The Sensory Garden extends out the front of the Sensory Room onto the concourse. This addition increases patron options and access to sensory activities.

- A specialised mobile pod was built for the stadium to complement existing goods and services. The pod was delivered in October 2022. The wheelchair accessible, flexible pod can perform multiple functions and services for patrons including a Prayer Space, Parent's Room, First Aid Station, or Sensory Pod. During the 2023 Men's AFL season the Pod has been used as a Prayer Space and we thank the Geelong Mosque for the donation of Prayer Mats for the space.

Reducing barriers to persons with a disability obtaining and maintaining employment

The Trust is an equal opportunity employer and candidates shall be assessed on their skills, experience, and any qualifications relevant to the inherent requirements, and the selection criteria of a particular position. Employees and potential employees of all abilities need to be reasonably accommodated in the workplace at the Trust. For recruitment purposes, the overall merits of an applicant are paramount. For an applicant with a disability, Hiring Managers may also need to consider reasonable adjustment requirements. The Trust commits to complying with all relevant Victorian and Australian Government legislation to ensure that our recruitment and selection processes are compliant and non-discriminatory. The Trust understands that having a diverse and inclusive people force leads to a competitive advantage, innovation, and success. By ensuring that our people feel included in what we do and recruiting more diverse people we aim to think differently, act boldly, and connect with our diverse customers and stakeholders more successfully. We want our people to reflect the diversity of the community we serve. The Trust will aim to undertake recruitment and selection in consideration of our Diversity and Inclusion Policy and our organisational values of courage, collaboration, care, accountability, equity, and integrity.

Financial Management Compliance Attestation Statement

I, Joe Calafiore, on behalf of the Responsible Body, certify that the Kardinia Park Stadium Trust has no Material Compliance Deficiency with respect to the applicable Standing Directions under the *Financial Management Act 1994* and Instructions.



**Mr Joe Calafiore**  
Chair, Finance Audit and Risk  
Committee/Accountable Officer



DISCLOSURE INDEX

The annual report of the Trust is prepared in accordance with all relevant Victorian legislations and pronouncements. This index has been prepared to facilitate the identification of the Trust’s compliance with statutory disclosure requirements.

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FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2023



# FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

## TRUST MEMBER'S, ACCOUNTABLE OFFICER'S AND CHIEF FINANCIAL OFFICER'S DECLARATION

The attached financial statements for the Kardinia Park Stadium Trust have been prepared in accordance with Direction 5.2 of 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 financial year ended 30 June 2023 and the financial position of Kardinia Park Stadium Trust as at 30 June 2023.

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

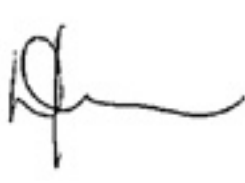
We authorise the attached financial statements for issue on 30 August 2023.



**Mr Stephen Gough AM**  
Chairperson  
Kardinia Park Stadium Trust  
30-Aug-23



**Mr Gerard Griffin**  
Chief Executive Officer  
Accountable Officer  
Kardinia Park Stadium Trust  
30-Aug-23



**Ms. Daphne Henderson**  
Chief Financial Officer  
Kardinia Park Stadium Trust  
30-Aug-23



COMPREHENSIVE OPERATING STATEMENT FOR THE YEAR ENDED 30 JUNE 2023

(\$ thousand)			
	Notes	2023	2022
<b>INCOME FROM TRANSACTIONS</b>			
Grants	2.1	8,595	6,776
Sale of goods and services	2.2	923	1,325
Interest	2.3	2,091	78
<b>Total income from transactions</b>		<b>11,609</b>	<b>8,179</b>
<b>EXPENSES FROM TRANSACTIONS</b>			
Employee benefit expenses	3.1	2,829	2,401
Depreciation	4.2	3,533	3,345
Other operating expenses	3.5	6,216	3,580
<b>Total expenses from transactions</b>		<b>12,578</b>	<b>9,326</b>
<b>Net result from transactions (net operating balance)</b>		<b>(969)</b>	<b>(1,147)</b>
<b>OTHER ECONOMIC FLOWS INCLUDED IN NET RESULT</b>			
Net gain/(loss) on non-financial assets		-	(1,078)
Net gain/(loss) arising from revaluation of long service leave liability		(6)	(9)
<b>Total other economic flows included in net result</b>		<b>(6)</b>	<b>(1,087)</b>
<b>Net result</b>		<b>(975)</b>	<b>(2,234)</b>
<b>OTHER ECONOMIC FLOWS – OTHER COMPREHENSIVE INCOME</b>			
Changes in physical asset revaluation surplus	8.3	(390)	1,832
<b>Comprehensive result</b>		<b>(1,365)</b>	<b>(402)</b>

The above comprehensive operating statement should be read in conjunction with the accompanying notes to the financial statements.

BALANCE SHEET AS AT 30 JUNE 2023

(\$ thousand)			
	NOTES	2023	2022
<b>ASSETS</b>			
<b>FINANCIAL ASSETS</b>			
Cash and deposits		47,943	29,933
Receivables	5.1	3,701	2,798
<b>Total financial assets</b>		<b>51,644</b>	<b>32,731</b>
<b>NON-FINANCIAL ASSETS</b>			
Property, plant and equipment	4.1	265,028	206,990
Other non-financial assets	5.3	353	311
<b>Total non-financial assets</b>		<b>265,381</b>	<b>207,301</b>
<b>Total assets</b>		<b>317,025</b>	<b>240,032</b>
<b>LIABILITIES</b>			
Payables	5.2	1,464	2,005
Employee related provisions	3.2	365	298
<b>Total liabilities</b>		<b>1,829</b>	<b>2,303</b>
<b>Net assets</b>		<b>315,196</b>	<b>237,729</b>
<b>EQUITY</b>			
Accumulated (deficit)		(14,082)	(13,105)
Physical asset revaluation surplus	8.3	3,146	3,536
Contributed capital		326,132	247,298
<b>Net worth</b>		<b>315,196</b>	<b>237,729</b>

The above balance sheet should be read in conjunction with the accompanying notes to the financial statements.



STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2023

(\$ thousand)					
	NOTES	PHYSICAL ASSET REVALUATION SURPLUS	ACCUMULATED SURPLUS	CONTRIBUTIONS BY OWNER	TOTAL
Balance at 1 July 2022		3,536	(13,105)	247,298	237,729
Net Result for the year		-	(975)	-	(975)
Other Comprehensive Income	8.3	(390)	-	-	(390)
Contributed capital		-	-	78,834	78,834
<b>Balance at 30 June 2023</b>		<b>3,146</b>	<b>(14,082)</b>	<b>326,132</b>	<b>315,196</b>
Balance at 1 July 2021		1,704	(10,869)	187,643	178,477
Net Result for the year		-	(2,234)	-	(2,234)
Other Comprehensive Income	8.3	1,832	-	-	1,832
Contributed capital		-	-	59,654	59,654
<b>Balance at 30 June 2022</b>		<b>3,536</b>	<b>(13,105)</b>	<b>247,298</b>	<b>237,729</b>

The above statement of changes in equity should be read in conjunction with the accompanying notes to the financial statements.

CASH FLOW STATEMENT FOR THE YEAR ENDED 30 JUNE 2023

(\$ thousand)			
	NOTES	2023	2022
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>RECEIPTS</b>			
Receipts from Victorian Government		7,982	6,838
Receipts from customers		4,248	6,704
Interest received		332	27
Goods and services tax received from the ATO*		507	679
<b>Total receipts</b>		<b>13,069</b>	<b>14,249</b>
<b>PAYMENTS</b>			
Payments to suppliers		(8,473)	(8,909)
Payments to and on behalf of employees		(2,822)	(2,575)
<b>Total payments</b>		<b>(11,295)</b>	<b>(11,484)</b>
<b>Net cash flows from/(used in) operating activities</b>	6.1	<b>1,774</b>	<b>2,765</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payments for non-financial assets		(69,697)	(45,002)
<b>Net cash flows from/(used in) investing activities</b>		<b>(69,697)</b>	<b>(45,002)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Capital Contributions Received		78,834	59,851
Interest received		1,760	53
Goods and services tax received from the ATO*		5,339	1,668
<b>Net cash flows from/(used in) financing activities</b>		<b>85,934</b>	<b>61,571</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>18,010</b>	<b>19,334</b>
Cash and cash equivalents at beginning of financial year		29,933	10,599
<b>Cash and cash equivalents at end of financial year</b>		<b>47,943</b>	<b>29,933</b>

\*Goods and Services Tax paid to / received from the Australian Taxation Office is presented on a net basis  
The above cash flow statement should be read in conjunction with the accompanying notes to the financial statements.



# 1.0 ABOUT THIS REPORT

The Trust is a statutory authority of the State of Victoria, established pursuant to an order made by the Premier under the *Kardinia Park Stadium Trust Act 2016*

Its principal address is:  
Kardinia Park Stadium Trust  
370 Moorabool Street  
Geelong VIC, 3220

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 annual financial statements represent the audited general purpose financial statements for Kardinia Park Stadium Trust (The Trust) for the period ended 30 June 2023. The report provides users with information about the Trust's stewardship of resources entrusted to it.

These financial statements are in 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 Trust. 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 also in future periods that are affected by the revision. Judgements and assumptions made by management in applying AAS that have significant effects on the financial statements and estimates are disclosed in the notes under the heading: 'Significant judgement or estimates'.

Amounts in the financial statements have been rounded to the nearest \$1,000, unless otherwise stated. Figures in the financial statements may not equate due to rounding.

## GOING CONCERN

Kardinia Park Stadium Trust is and remains wholly dependent on the continued support of the Victorian Government to provide funding to support its operations.

The Trust has been fortunate to secure Building Stimulus Works Package funding over the 2 years to 30 June 2022, with further capital funding provided for FY22-23 to undertake a number of projects across the stadium and precinct.

As at 30 June 2023, Kardinia Park Stadium Trust holds a modest cash reserve and has been provided with a funding commitment in the May 2023 State Budget to ensure the operations of the Trust are able to continue in the short to medium term. Further funding for FY24-25 onward is subject to a business case, expected to be lodged with Victorian Government in late 2023.

The Department of Jobs, Skills, Industry and Regions (DJSIR), Sport and Recreation Victoria (SRV) and the Department of Treasury and Finance (DTF) are working closely with Kardinia Park Stadium Trust to monitor cash flows on a monthly basis.

The Trust continues to be able to pay its debts as and when they fall due and are satisfied that it is appropriate to prepare these financial statements on a going concern basis in accordance with AASB101 *Presentation of Financial Statements*.

## 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. In particular, 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 is reported.

# 2.0 FUNDING DELIVERY OF OUR SERVICES

The Trust's overall objective is to administer, promote and manage the Kardinia Park Stadium Trust Land, within an over-arching objective of contributing to the economic, community, and liveability benefits to Geelong and the broader region, that arise from the use of the Stadium.

To enable the Trust to fulfil its objectives, it receives income (predominantly accrual based grant funding). The Trust also receives income from the sale of goods and services, including rental income.

Revenue and income that fund the delivery of the Trust's objectives are accounted for consistently with the requirements of the relevant accounting standards disclosed in the following notes. Where applicable, amounts disclosed as income are net of returns, allowances, duties and taxes.

## INCOME FROM TRANSACTIONS

### 2.1 GRANTS

	(\$ thousand)	
	2023	2022
General purpose	5,649	5,400
Other specific purpose	2,946	1,376
<b>Total grants</b>	<b>8,595</b>	<b>6,776</b>

The Trust 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 and accounted for as revenue from contracts with customers in accordance with AASB 15.

Income from grants without any sufficiently specific performance obligations, or that are not enforceable, is recognised when the Trust has an unconditional right to receive cash, which usually coincides with receipt of cash. On initial recognition of the asset, the Trust recognises any related contributions by owners, increases in liabilities, decreases in assets, and revenue ('related amounts') in accordance with other Australian Accounting Standards. Related amounts may take the form of:

- (a) contributions by owners, in accordance with AASB 1004;
- (b) revenue or a contract liability arising from a contract with a customer, in accordance with AASB 15;
- (c) a lease liability in accordance with AASB 16;
- (d) a financial instrument, in accordance with AASB 9; or
- (e) a provision, in accordance with AASB 137 *Provisions, Contingent Liabilities and Contingent Assets*.

Income from grants that are enforceable and with sufficiently specific performance obligations are accounted for under AASB15. Revenue is recognised when the Trust satisfies the performance obligation based on the consideration specified in the funding agreement and to the extent that it is highly probable a significant reversal of the revenue will not occur. The funding payments are normally received in advance or shortly after the relevant obligation is satisfied.



2.2 SALE OF GOODS AND SERVICES

	(\$ thousand)	
	2023	2022
Lease Income	34	283
Rendering of services	889	1,042
<b>Total sale of goods and services</b>	<b>923</b>	<b>1,325</b>

The sale of goods and services included in the table above are transactions that the Trust has determined to be classified as revenue from contracts with customers in accordance with AASB15.

Revenue is measured based on the consideration specified in the contract with the customer. The Trust recognises revenue when, or as, the performance obligations for the sale of goods and services to the customer are satisfied. Income from the rendering of services is recognised at a point in time when the performance obligation is satisfied when the service is completed; and over time when the customer simultaneously receives and consumes the services as it is provided. Consideration received in advance of recognising the associated revenue from the customer is recorded as a contract liability. Where the performance obligations is satisfied but not yet billed, a contract asset is recorded (Note 5.1).

Sale of goods and services includes lease income from the GFC and Sports House Tenants, which is recognised at the time the rent is billed. Due to capital works being undertaken at the stadium impacting the lease contract for the GFC, a rental abatement agreement was enacted from late August 2021.

2.3 INTEREST

	(\$ thousand)	
	2023	2022
Interest on bank deposits	2,091	78
<b>Total interest</b>	<b>2,091</b>	<b>78</b>

"Interest income includes interest received on bank deposits. Interest income is recognised using the effective interest method which allocates the interest over the relevant period.

3. THE COST OF DELIVERING SERVICES

This section provides an account of the expenses incurred by the Trust in delivering services. In Section 2, the funds that enable the provision of goods and services were disclosed and in this note the cost associated with provision of goods and services are recorded.

EXPENSES INCURRED IN THE DELIVERY OF SERVICES

3.1 EMPLOYEE BENEFITS IN THE COMPREHENSIVE OPERATING STATEMENT

	(\$ thousand)	
	2023	2022
Salaries and wages, annual leave and long service leave	2,556	2,170
Superannuation contribution expense	273	230
<b>Total employee expenses</b>	<b>2,829</b>	<b>2,401</b>

Employee expenses include all forms of considerations given by the Trust in exchange for services rendered by employees or for the termination of employment. This includes wages and salaries, fringe benefits tax, leave entitlements, termination 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 normal retirement date, or when an employee accepts an offer of benefits in exchange for the termination of employment. Termination benefits are recognised when the Trust is demonstrably committed to 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.

3.0 THE COST OF DELIVERING SERVICES

3.2 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 for services rendered to the reporting date and recorded as an expense during the period the services are delivered.

	(\$ thousand)	
	2023	2022
<b>CURRENT PROVISIONS:</b>		
<b>ANNUAL LEAVE</b>		
Unconditional and expected to settle within 12 months	186	166
Unconditional and expected to settle after 12 months	29	27
<b>LONG SERVICE LEAVE</b>		
Unconditional and expected to settle within 12 months	3	2
Unconditional and expected to settle after 12 months	43	41
<b>Accrued Days Off (Time in Lieu)</b>	6	10
<b>PROVISIONS FOR ON-COSTS</b>		
Unconditional and expected to settle within 12 months	24	21
Unconditional and expected to settle after 12 months	9	8
	<b>301</b>	<b>274</b>
<b>NON-CURRENT PROVISIONS:</b>		
<b>LONG SERVICE LEAVE</b>		
Conditional and expected to settle after 12 months	<b>57</b>	<b>21</b>
<b>PROVISION FOR ON-COSTS</b>		
Conditional and expected to settle after 12 months	7	3
	<b>365</b>	<b>298</b>

3.0 THE COST OF DELIVERING SERVICES

3.3 MOVEMENT IN PROVISIONS

	(\$ thousand)	
	2023	2022
<b>Opening balance</b>	298	214
Additional provisions recognised	270	182
Reductions arising from payments/other sacrifices of future economic benefits	(210)	(106)
Unwind of discount and effect of changes in the discount rate	6	9
<b>Closing balance</b>	<b>365</b>	<b>298</b>
Current	301	274
Non-current	64	23

Liabilities for wages and salaries, including non-monetary benefits, annual leave, and on-costs are all recognised in the provision for employee benefits as ‘current liabilities’, because the Trust 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.

Depending on the expectation of the timing of settlement, liabilities for wages and salaries and annual leave are measured at:

- nominal (undiscounted) value – if the Trust expects to wholly settle within 12 months; or
- present value – if the Trust does not expect to wholly settle within 12 months.

Unconditional Long Service Leave (LSL) is disclosed as a current liability, even where the Trust 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:

- nominal (undiscounted) value – if the Trust expects to wholly settle within 12 months; or
- present value – if the Trust 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 in the ‘net result from transactions’, except to the extent that a gain or loss arises due to changes in bond interest rates for which it is then recognised as an ‘other economic flow’ in the net result.

Employment on-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.



3.0 THE COST OF DELIVERING SERVICES

3.4 SUPERANNUATION

Employees of the Trust are entitled to receive superannuation benefits. Contributions are made to the VicSuper Fund as the Trust’s default fund, and to other funds elected by employees under Super Choices legislation. Superannuation contributions paid or payable for the reporting period are included as part of employee expenses in the comprehensive operating statement of the Trust.

The name, details and amounts expensed in relation to the major employee superannuation funds and contributions made by the Trust are shown in the table below. Other funds represent all other employee funds with a total contribution made below \$30,000 for the year.

(\$ thousand)

	PAID CONTRIBUTION FOR THE YEAR		CONTRIBUTION OUTSTANDING AT YEAR END	
	2023	2022	2023	2022
DEFINED CONTRIBUTION PLANS				
VicSuper	45	56	-	-
Australian Super	55	27	-	
Other	171	154	-	-
Total	271	237	-	-

3.5 OTHER OPERATING EXPENSES

(\$ thousand)

	2023	2022
SUPPLIES AND SERVICES		
Purchase of services (including remuneration of auditors)	4,330	2,207
Maintenance	1,885	1,373
Total other operating expenses	6,216	3,580

Other operating expenses generally represent the day-to-day running costs incurred in normal operations and include supplies and services, which are recognised as an expense in the reporting period in which they are incurred. In FY2023 the Trust hosted the ICC Men's T20 World Cup, funded via Victorian Government Grants, driving an increase in purchases on services in FY23 compared to FY22.

4. KEY ASSETS AVAILABLE TO SUPPORT SERVICE DELIVERY

The Trust controls infrastructure and other assets that are utilised in fulfilling its objectives, and conducting its activities. They represent the resources that have been entrusted to the Trust to be utilised for the delivery of services.

4.1 TOTAL PROPERTY, PLANT AND EQUIPMENT

(\$ thousand)

	GROSS CARRYING AMOUNT		ACCUMULATED DEPRECIATION		NET CARRYING AMOUNT	
	2023	2022	2023	2022	2023	2022
Land at fair value	11,082	11,472	-	-	11,082	11,472
Buildings at fair value	142,225	141,623	(10,645)	(8,920)	131,580	132,703
Plant and equipment at fair value	20,018	18,691	(6,304)	(4,495)	13,714	14,195
Capital work in progress at cost	108,653	48,620	-	-	108,653	48,620
Net carrying amount	281,978	220,406	(16,949)	(13,416)	265,028	206,990

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 acquired for no or nominal cost, the cost is its fair value at the date of acquisition.

The fair value of plant and equipment, is normally determined by reference to the asset’s current replacement cost.

The cost of constructed 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.

The cost of a leasehold improvement is capitalised as an asset and depreciated over the shorter of the remaining term of the lease or the estimated useful life of the improvements.

SUBSEQUENT MEASUREMENT

All non-current physical assets are measured initially at cost and subsequently revalued at fair value using the current replacement cost method.

Non-financial physical assets such as Crown land and heritage assets are measured at fair value with regard to the property’s highest and best use after due consideration is made for any legal or physical restrictions imposed on the asset, public announcements or commitments made in relation to the intended use of the asset. Theoretical opportunities that may be available in relation to the asset are not taken into account until it is virtually certain that the restrictions will no longer apply. Therefore, unless otherwise disclosed, the current use of these non-financial physical assets will be their highest and best uses.

Refer to Note 7.3.2 for further details on the fair value determination for non-financial physical assets.

There were no changes in valuation techniques throughout the period to 30 June 2023.

4.0 KEY ASSETS AVAILABLE TO SUPPORT SERVICE DELIVERY

4.2 DEPRECIATION AND AMORTISATION

(\$ thousand)		
CHARGE FOR THE PERIOD	2023	2022
Buildings	1,725	1,697
Plant and equipment	1,808	1,648
<b>Total depreciation</b>	<b>3,533</b>	<b>3,345</b>

All infrastructure assets, buildings, plant and equipment and other non-financial physical assets (excluding items under leases, assets held for sale, and land) that have finite useful lives are depreciated. Depreciation is generally 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 following are typical estimated useful lives for the different asset classes for both current and prior years:

(\$ thousand)	
Asset	Useful life
Buildings	25-110 years
Plant and equipment	2-25 years
Office Furniture, IT and Audio Visual	5-10 years

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 is considered to have an indefinite life. Depreciation is not recognised in respect of this asset because its service potential has not, in any material sense, been consumed during the reporting period.

4.0 KEY ASSETS AVAILABLE TO SUPPORT SERVICE DELIVERY

4.3 RECONCILIATION OF MOVEMENTS IN THE CARRYING AMOUNT OF PROPERTY, PLANT AND EQUIPMENT

(\$ thousand)					
2023	LAND AT FAIR VALUE	BUILDINGS AT FAIR VALUE	PLANT AND EQUIPMENT AT FAIR VALUE	CAPITAL WORK IN PROGRESS AT COST	TOTAL
Opening balance	11,472	132,703	14,195	48,620	206,990
Additions	-	-	-	61,962	61,962
Disposals	-	-	-	-	-
Revaluation of PPE	(390)	-	-	-	(390)
Transfer in/out of assets under construction	-	602	1,327	(1,929)	-
Depreciation	-	(1,725)	(1,808)	-	(3,533)
Closing balance	11,082	131,580	13,714	108,653	265,028

2022	LAND AT FAIR VALUE	BUILDINGS AT FAIR VALUE	PLANT AND EQUIPMENT AT FAIR VALUE	CAPITAL WORK IN PROGRESS AT COST	TOTAL
Opening balance	9,640	134,492	9,454	15,650	169,236
Additions	-	34	-	40,311	40,345
Disposals	-	(1,036)	(42)	-	(1,078)
Revaluation of PPE	1,832	-	-	-	1,832
Transfer in/out of assets under construction	-	909	6,432	(7,341)	-
Depreciation	-	(1,697)	(1,648)	-	(3,345)
Closing balance	11,472	132,703	14,195	48,620	206,990



# 5.0 OTHER ASSETS AND LIABILITIES

This section sets out those assets and liabilities that arose from the Trust's operations.

## 5.1 RECEIVABLES

	(\$ thousand)	
	2023	2022
<b>CONTRACTUAL</b>		
Sale of goods and services	1,028	792
Victorian Government Grants	-	29
<b>STATUTORY</b>		
GST input tax credit recoverable	2,673	1,977
<b>Total receivables</b>	<b>3,701</b>	<b>2,798</b>
<i>Represented by:</i> Current payables	3,701	2,798

**Contractual receivables** are classified as financial instruments and categorised as financial assets at amortised cost. **Statutory receivables** are recognised and measured similarly to contractual receivables (except for impairment), but are not classified as financial instruments because they do not arise from a contract.

Receivables are subject to impairment loss assessment in accordance with AASB 9's expected credit loss model. Where losses are identified, the impairment loss allowance is increased accordingly with the impairment expense recognised in the net result as an 'other economic flow'. There was no impairment loss on receivables during the 2022-23 financial year (FY2022: nil).

## 5.2 PAYABLES

	(\$ thousand)	
	2023	2022
<b>CONTRACTUAL</b>		
Supplies and services	81	94
Unearned Income	-	78
Other payables	1,317	1,794
<b>STATUTORY</b>		
FBT payable	2	11
Other taxes payable	63	27
<b>Total payables</b>	<b>1,464</b>	<b>2,005</b>
<i>Represented by:</i> Current payables	<b>1,464</b>	<b>2,005</b>

## 5.0 OTHER ASSETS AND LIABILITIES

Payables consist of:

- **contractual payables, classified as financial instruments and categorised as financial liabilities at amortised cost.** Accounts payable represent liabilities for goods and services provided to the Trust prior to the end of the financial year that are unpaid, and arise when the Trust becomes obliged to make future payments in respect of the purchase of those goods and services
- **statutory payables**, 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 a contract.

## MATURITY ANALYSIS OF CONTRACTUAL PAYABLES

	(\$ thousand)						
	CARRYING AMOUNT	NOMINAL AMOUNT	MATURITY DATES				
2023			LESS THAN 1 MONTH	1-3 MONTHS	3 MONTHS - 1 YEAR	1-5 YEARS	5+ YEARS
Supplies and services	81	81	81	-	-	-	-
Unearned Income	-	-	-	-	-	-	-
Other payables	1,317	1,317	1,317	-	-	-	-
<b>Total</b>	<b>1,398</b>	<b>1,398</b>	<b>1,398</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

2022	CARRYING AMOUNT	NOMINAL AMOUNT	LESS THAN 1 MONTH	1-3 MONTHS	3 MONTHS - 1 YEAR	1-5 YEARS	5+ YEARS
Supplies and services	94	94	94	-	-	-	-
Unearned Income	78	78	28	50	-	-	-
Other payables	1,794	1,794	1,794	-	-	-	-
<b>Total</b>	<b>1,966</b>	<b>1,966</b>	<b>1,916</b>	<b>50</b>	<b>-</b>	<b>-</b>	<b>-</b>

Maturity analysis is presented using the contractual undiscounted cash flows.

## 5.3 OTHER NON-FINANCIAL ASSETS

	(\$ thousand)	
	2023	2022
<b>CURRENT OTHER ASSETS</b>		
Prepayments	353	311
<b>Total current other assets</b>	<b>353</b>	<b>311</b>
<b>Total other non-financial assets</b>	<b>353</b>	<b>311</b>

Other non-financial assets include prepayments, which represent payments in advance of receipt of goods or services or payments made for for services covering a term extending beyond that financial accounting period.

## 6.0 HOW WE FINANCED OUR OPERATIONS

This section provides information on the sources of finance utilised by the Trust during its operations and other information relating to the financing of the Trust. This section includes disclosures of balances that are financial instruments.

### 6.1 RECONCILIATION OF NET RESULT FOR THE PERIOD TO NET CASH FLOWS FROM OPERATING ACTIVITIES

(\$ thousand)		
	2023	2022
Net result for the financial year	(975)	(2,234)
ADD/(LESS) NON-CASH MOVEMENTS INCLUDED IN THE RESULT FOR THE YEAR:		
Depreciation and amortisation of non-financial assets	3,533	3,345
Disposal of assets	-	1,078
Net gain/(loss) arising from revaluation of long service leave liability	6	9
MOVEMENT IN ASSETS AND LIABILITIES:		
(Increase)/decrease in receivables	(903)	(1,243)
(Increase)/decrease in other non-financial assets	(42)	(35)
Increase/(decrease) in payables	94	1,770
Increase/(decrease) in employee provisions	61	75
Net cash flows from/(used in) operating activities	1,774	2,765

### 6.2 COMMITMENTS FOR EXPENDITURE

Commitments for future expenditure include operating and capital commitments arising from contracts. These commitments are recorded below at their nominal value and inclusive of GST. When 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.

## 6.0 HOW WE FINANCED OUR OPERATIONS

### 6.2.1 TOTAL COMMITMENTS PAYABLE

(\$ thousand)				
NOMINAL AMOUNTS 2023	LESS THAN 1 YEAR	1-5 YEARS	5+ YEARS	TOTAL
Capital expenditure commitments payable - Stage 5	44,885	-	-	44,885
Capital expenditure commitments payable - Building Works Package	711	-	-	711
<b>Total commitments (inclusive of GST)</b>	<b>45,597</b>	<b>-</b>	<b>-</b>	<b>45,597</b>
Less GST recoverable from the Australian Taxation Office	4,145	-	-	4,145
<b>Total commitments (exclusive of GST)</b>	<b>41,451</b>	<b>-</b>	<b>-</b>	<b>41,451</b>
NOMINAL AMOUNTS 2022	LESS THAN 1 YEAR	1-5 YEARS	5+ YEARS	TOTAL
Capital expenditure commitments payable - Stage 5	23,715	-	-	23,715
Capital expenditure commitments payable - Building Works Package	4,722	-	-	4,722
<b>Total commitments (inclusive of GST)</b>	<b>28,437</b>	<b>-</b>	<b>-</b>	<b>28,437</b>
Less GST recoverable from the Australian Taxation Office	2,584	-	-	2,584
<b>Total commitments (exclusive of GST)</b>	<b>25,852</b>	<b>-</b>	<b>-</b>	<b>25,852</b>

Funding of \$142M for the build stage of the Stage 5 project was announced as part of the 2020-21 Victorian Budget. Enabling works for the project were completed ahead of the appointment of the builder, in early 2021-22. Works are well underway and expected to be completed in 2023-24.

Costs incurred for the project to date have been recognised as Work In Progress on the balance sheet.

Following an announcement by the Premier in May 2020, Kardinia Park Stadium Trust has been allocated \$10.5m of the Victorian Government's \$2.7 billion Building Works Package. The balance above remains committed to finalising projects.



# 7. RISKS, CONTINGENCIES AND VALUATION JUDGEMENTS

The Trust is exposed to risk from its activities and outside factors. In addition, it is often necessary to make judgements and estimates associated with recognition and measurement of items in the financial statements. This section sets out financial instrument specific information, (including exposures to financial risks) as well as those items that are contingent in nature or require a higher level of judgement to be applied, which for the Trust related mainly to fair value determination.

## 7.1 FINANCIAL INSTRUMENT 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 Trust’s activities, certain financial assets and financial liabilities arise under statute rather than a contract (for example, taxes, fines and penalties). Such financial assets and financial liabilities do not meet the definition of financial instruments in AASB 132 Financial Instruments: Presentation. Guarantees issued by the Treasurer on behalf of the Trust are financial instruments because, although authorised under statute, the terms and conditions for each financial guarantee may vary and are subject to an agreement.

### Categories of financial assets

#### Financial assets at amortised cost

Financial assets are measured at amortised cost if both of the following criteria are met and the assets are not designated as fair value through net result:

- the assets are held by the Trust to collect the contractual cash flows, and
- the assets’ contractual terms give rise to cash flows that are solely payments of principal and interest.

These assets are initially recognised at fair value plus any directly attributable transaction costs and subsequently measured at amortised cost using the effective interest method less any impairment.

The Trust recognises the following assets in this category:

- cash and deposits; and
- receivables (excluding statutory receivables).

### Categories of financial liabilities

#### Financial liabilities at amortised cost

Financial instrument liabilities are initially recognised on the date they are originated. They are initially measured at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, these financial instruments are measured at amortised cost with any difference between the initial recognised amount and the redemption value being recognised in profit and loss over the period of the interest bearing liability, using the effective interest rate method.

The Trust recognises the following liabilities in this category:

- payables (excluding statutory payables): and
- deposits held and advances received.

**Derecognition of financial assets:** A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when the rights to receive cash flows from the asset have expired. Where the Trust has neither transferred nor retained substantially all the risks and rewards or transferred control, the asset is recognised to the extent of the Trust’s continuing involvement in the asset.

**Derecognition of financial liabilities:** A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires.

## 7.0 RISKS, CONTINGENCIES AND VALUATION JUDGEMENTS

### 7.1.1 FINANCIAL INSTRUMENTS CATEGORISATION

(\$ thousand)

2023	FINANCIAL ASSETS AT AMORTISED COST	FINANCIAL LIABILITIES AT AMORTISED COST	TOTAL
CONTRACTUAL FINANCIAL ASSETS			
Cash and deposits	47,943	-	47,943
RECEIVABLES¹			
Sale of goods and services	1,028	-	1,028
Victorian Government Grants	-	-	-
Total contractual financial assets	48,971	-	48,971
CONTRACTUAL FINANCIAL LIABILITIES			
PAYABLES²			
Supplies and services	-	81	81
Unearned Income	-	-	-
Other payables	-	1,317	1,317
Total contractual financial liabilities	-	1,398	1,398

2022			
CONTRACTUAL FINANCIAL ASSETS			
Cash and deposits	29,933	-	29,933
RECEIVABLES¹			
Sale of goods and services	792	-	792
Victorian Government Grants	29	-	29
Total contractual financial assets	30,754	-	30,754
CONTRACTUAL FINANCIAL LIABILITIES			
PAYABLES²			
Supplies and services	-	94	94
Unearned Income	-	78	78
Other payables	-	1,794	1,794
Total contractual financial liabilities	-	1,966	1,966

7.1.2 FINANCIAL INSTRUMENTS - NET HOLDING GAIN/(LOSS) ON FINANCIAL INSTRUMENTS BY CATEGORY

The net holding gains or losses disclosed below are determined as follows:

For cash and cash equivalents and financial assets at amortised cost, the net gain or loss is calculated by taking the movement in the fair value of the asset, the interest income, plus or minus foreign exchange gains or losses arising from revaluation of the financial assets, and minus any impairment recognised in the net result;

For financial liabilities measured at amortised cost, the net gain or loss is calculated by taking the interest expense, plus or minus foreign exchange gains or losses arising from the revaluation of financial liabilities measured at amortised cost.

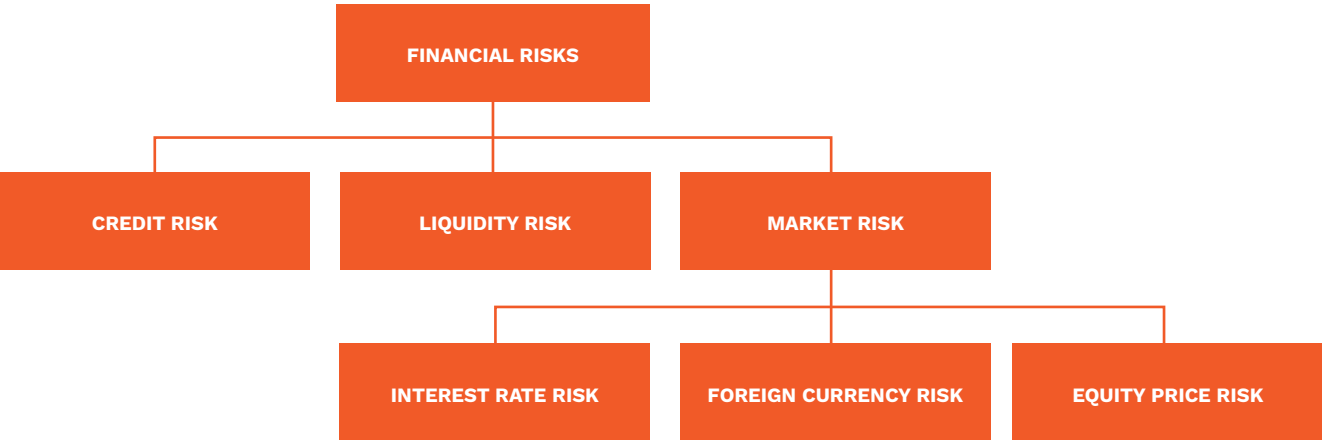
(\$ thousand)

2023	NET HOLDING GAIN/(LOSS)	TOTAL INTEREST INCOME/(EXPENSE)	FEE INCOME/(EXPENSE)	IMPAIRMENT LOSS
CONTRACTUAL FINANCIAL ASSETS				
Financial assets	-	2,091	-	-
Total contractual financial assets	-	2,091	-	-

2022	NET HOLDING GAIN/(LOSS)	TOTAL INTEREST INCOME/(EXPENSE)	FEE INCOME/(EXPENSE)	IMPAIRMENT LOSS
CONTRACTUAL FINANCIAL ASSETS				
Financial assets	-	78	-	-
Total contractual financial assets	-	78	-	-

There were no holding gains/(losses); fee income/(expenses) or impairment losses on any financial instruments held. As such, these have not been disclosed.

7.1.3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES



As a whole, the Trust's financial risk management program seeks to manage these risks and the associated volatility of its financial performance. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement, and the basis on which income and expenses are recognised, with respect to each class of financial asset, financial liability and equity instrument above are disclosed in Note 7.3 to the financial statements. The main purpose in holding financial instruments is to prudentially manage the Trust's financial risks within the Victorian Government policy parameters. The Trust's main financial risks include credit risk, liquidity risk and interest rate risk. The Trust manages these financial risks in accordance with its financial risk management policy.

Financial Instruments: Credit Risk

Credit risk refers to the possibility that a borrower will default on its financial obligations as and when they fall due. The Trust's exposure from credit risk arises from the potential default of a counter party on their contractual obligations, resulting in a financial loss to the Trust. Credit risk is measured at fair value and is monitored on a regular basis.

For debtors other than the Victorian Government, it is the Trust's policy to only deal with entities with high credit ratings of a minimum Triple-B rating and to obtain sufficient collateral or credit enhancements, where appropriate.

In addition, the Trust does not engage in hedging for its contractual financial assets.

Provision of impairment for contractual financial assets is recognised when there is objective evidence that the Trust will not be able to collect a receivable. Objective evidence includes financial difficulties of the debtor, default payments, debts which are more than 60 days overdue, and changes in debtor credit ratings. Contractual financial assets are written off against the carrying amount when there is no reasonable expectation of recovery. Bad debt written off by mutual consent is classified as a transaction expense. Bad debt writted off following a unilateral decision is recognised as other economic flows in the net result.

Except as otherwise detailed in the following table, the carrying amount of contractual financial assets recorded in the financial statements, net of any allowances for losses, represents the Trust's maximum exposure to credit risk without taking account of the value of any collateral obtained.

\There has been no material changes to the Trust's credit risk profile in 2022-23.



CREDIT QUALITY OF FINANCIAL ASSETS

(\$ thousand)

	FINANCIAL INSTITUTIONS (AAA CREDIT RATINGS)		OTHER (MIN BBB CREDIT RATING)		TOTAL	
	2023	2022	2023	2022	2023	2022
Cash and deposits	47,943	29,933	-	-	47,943	29,933
Receivables - Sale of Goods and Services	-	-	1,028	792	1,028	792
Receivables - Victorian Government Grants	-	-	-	29	-	29
<b>Total contractual financial assets</b>	<b>47,943</b>	<b>29,933</b>	<b>1,028</b>	<b>821</b>	<b>48,971</b>	<b>30,754</b>

Impairment of financial assets under AASB 9

The Trust records the allowance for expected credit loss for the relevant financial instruments applying AASB 9's Expected Credit Loss approach. Subject to AASB 9 impairment assessment include the Trust's contractual receivables and statutory receivables.

Contractual receivables at amortised cost

The Trust 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 Trust has grouped contractual receivables on shared credit risk characteristics and days past due and selected the expected credit loss rate based on the Trust's past history, existing market conditions, as well as forward-looking estimates at the end of the financial year.

On this basis, the Trust determines the opening loss allowance on initial application date of AASB 9 and the closing loss allowance at the end of the financial year as disclosed below.

AGEING ANALYSIS OF CONTRACTUAL FINANCIAL ASSETS

(\$ thousand)

2022	CURRENT	LESS THAN 1 MONTH	1-3 MONTHS	3 MONTHS - 1 YEAR	1 - 5 YEARS	TOTAL
Expected loss rate		0%	0%	0%	0%	
Gross carrying amount of contractual receivables	239	372	81	129	-	821
<b>Loss Allowance</b>	-	-	-	-	-	-

2023	CURRENT	LESS THAN 1 MONTH	1-3 MONTHS	3 MONTHS - 1 YEAR	1 - 5 YEARS	TOTAL
Expected loss rate		0%	0%	0%	0%	
Gross carrying amount of contractual receivables	298	263	425	41	-	1,028
<b>Loss Allowance</b>	-	-	-	-	-	-

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 expense. Subsequent recoveries of amounts previously written off are credited against the same line item.

In prior years, a provision for doubtful debts is recognised when there is objective evidence that the debts may not be collected and bad debts are written off when identified. A provision is made for estimated irrecoverable amounts from the sale of goods when there is objective evidence that an individual receivable is impaired. Bad debts are considered as written off by mutual consent.

Statutory receivables at amortised cost

The Trust'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.

Statutory receivables are considered to have low credit risk, taking into account the counterparty's credit rating, risk of default and capacity to meet contractual cash flow obligations in the near term. As the result, the loss allowance recognised for these financial assets during the period was limited to 12 months expected losses. No loss allowance has been recognised for the year ended 30 June 2023.

Financial Instruments: Liquidity Risk

Liquidity risk is the risk that the Trust would be unable to meet its financial obligations as and when they fall due. The Trust operates under the Victorian 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 Trust's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed in the face of the balance sheet. The Trust manages its liquidity risk by:

- maintaining an adequate level of uncommitted funds that can be drawn at short notice to meet its short-term obligations;
- careful maturity planning of its financial obligations based on forecasts of future cash flows.

FINANCIAL INSTRUMENTS: MARKET RISK

The Trust's exposure to market risk is primarily through interest rate risk. Objectives, policies and processes used to manage these risks are disclosed below.

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 Trust 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 Trust has minimal exposure to cash flow interest rate risks through its cash and deposits.

The Trust manages this risk by management monitoring the movement in interest rates and has concluded for cash at bank, financial assets can be left at the floating rate without necessarily exposing the Trust to significant bad risk.

The carrying amounts of financial assets and financial liabilities that are exposed to interest rates are set out in the tables that follow:

INTEREST RATE EXPOSURE OF FINANCIAL INSTRUMENTS

(\$ thousand)

2023	WEIGHTED AVERAGE EFFECTIVE INTEREST RATE %	VARIABLE INTEREST RATE	NON INTEREST BEARING	CARRYING AMOUNT
FINANCIAL ASSETS				
Cash and Deposits	3.05	47,943	-	47,943
Receivables - Sale of Goods and Services	N/A	-	1,028	1,028
Receivables - Victorian Government Grants	N/A	-	-	-
Total financial assets		47,943	1,028	48,971
FINANCIAL LIABILITIES				
Payables		-	81	81
Other Liabilities		-	1,317	1,317
Total financial liabilities		-	1,398	1,398

2022	WEIGHTED AVERAGE EFFECTIVE INTEREST RATE %	VARIABLE INTEREST RATE	NON INTEREST BEARING	CARRYING AMOUNT
FINANCIAL ASSETS				
Cash and Deposits	0.33	29,933	-	29,933
Receivables - Sale of Goods and Services	N/A	-	792	792
Receivables - Victorian Government Grants	N/A	-	29	29
Total financial assets		29,933	821	30,754
FINANCIAL LIABILITIES				
Payables		-	94	94
Other Liabilities		-	1,872	1,872
Total financial liabilities		-	1,966	1,966

MARKET RISK EXPOSURE - INTEREST RATE SENSITIVITY

(\$ thousand)

2023	CARRYING AMOUNT	- 1% NET RESULT	- 1% EQUITY	+ 1% NET RESULT	+ 1% EQUITY
Cash and Deposits	47,943	(479)	(479)	479	479
Total (decrease)/increase	47,943	(479)	(479)	479	479
2022					
Cash and Deposits	29,933	(299)	(299)	299	299
Total (decrease)/increase	29,933	(299)	(299)	299	299

7.2 CONTINGENT ASSETS AND CONTINGENT LIABILITIES

Contingent assets and contingent liabilities are not recognised on the balance sheet, but are disclosed and, if quantifiable, are measured at nominal value. Contingent assets and contingent liabilities are presented inclusive of GST receivable or payable respectively.

Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity. These are classified as either quantifiable, where the potential economic benefit is known, or non-quantifiable.

Quantifiable Contingent Assets

	2023	2022
Insurance Claims Outstanding	207	-

Contingent liabilities are:

- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity; or
- present obligations that arise from past events but are not recognised because:
  - it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligations; or
  - the amount of the obligations cannot be measured with sufficient reliability.

Contingent liabilities are also classified as either quantifiable or non-quantifiable.

The Trust did not have any material contingent liabilities as at 30 June 2023 (FY2022: nil).



7.3 FAIR VALUE DETERMINATION

*Significant judgement:* Fair value measurements of assets and liabilities 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 Trust.

This section sets out information on how the Trust determined fair value for financial reporting purposes. 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.

The following assets and liabilities are carried at fair value:

- financial assets and liabilities at fair value through operating result; and
- land, buildings, infrastructure, plant and equipment.

In addition, the fair values of other assets and liabilities that are carried at amortised cost, also need to be determined for disclosure purposes.

The Trust determines the policies and procedures for determining fair values for both financial and non-financial assets and liabilities as required.

FAIR VALUE HEIRARCHY

In determining fair values a number of inputs are used. To increase consistency and comparability in the financial statements, these inputs are categorised into 3 levels, also known as the fair value hierarchy. The levels are as follows:

- 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 Trust 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. In addition, the Trust determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Trust, in conjunction with the Valuer General Victoria, monitors changes in the fair value of each asset and liability through relevant data sources to determine whether revaluation is required.

HOW THIS SECTION IS STRUCTURED

For those assets and liabilities for which fair values are determined, the following disclosures are provided:

- carrying amount and the fair value (which would be the same for those assets measured at fair value);
- which level of the fair value hierarchy was used to determine the fair value; and
- in respect of those assets and liabilities subject to fair value determination using Level 3 inputs:
  - ▷ a reconciliation of the movements in fair values from the beginning of the year to the end; and
  - ▷ details of significant unobservable inputs used in the fair value determination.

This section is divided between disclosures in connection with fair value determination for financial instruments (refer to Note 7.3.1) and non-financial physical assets (refer to Note 7.3.2).

7.3.1 FAIR VALUE DETERMINATION OF FINANCIAL ASSETS AND LIABILITIES

The fair values and net fair values of financial instrument 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 Trust currently holds a range of financial instruments that are recorded in the financial statements where the carrying amounts are a reasonable approximation of fair value, either due to their short-term nature or with the expectation that they will be paid in full by the end of the 2022-23 reporting period. These financial instruments include:

FINANCIAL ASSETS	FINANCIAL LIABILITIES
CASH AND DEPOSITS	
RECEIVABLES:	PAYABLES:
Sale of goods and services	Supplies and services
Other receivables	Other payables

Where the fair value of the financial instruments is different from the carrying amounts, the following information has been included to disclose the difference.

FAIR VALUE OF FINANCIAL INSTRUMENTS MEASURED AT AMORTISED COST

	(\$ thousand)			
	CARRYING AMOUNT 2023	CARRYING AMOUNT 2022	FAIR VALUE 2023	FAIR VALUE 2022
CONTRACTUAL FINANCIAL ASSETS				
Cash and deposits	47,943	29,933	47,943	29,933
RECEIVABLES				
Sale of goods and services	1,028	792	1,028	792
Victorian Government Grants	-	29	-	29
Total contractual financial assets	48,971	30,754	48,971	30,754
CONTRACTUAL FINANCIAL LIABILITIES				
PAYABLES				
Supplies and services	81	94	81	94
Other Liabilities	1,317	1,872	1,317	1,872
Total contractual financial liabilities	1,398	1,966	1,398	1,966

7.3.2 FAIR VALUE DETERMINATION: NON-FINANCIAL PHYSICAL ASSETS

FAIR VALUE MEASUREMENT HIERARCHY

(\$ thousand)

2023	CARRYING AMOUNT AS AT 30 JUNE 2023	FAIR VALUE MEASUREMENT AT END OF REPORTING PERIOD USING:		
		LEVEL 1	LEVEL 2	LEVEL 3
LAND AT FAIR VALUE				
Specialised land	11,082	-	-	11,082
Total of land at fair value	11,082	-	-	11,082
Buildings at fair value				
Specialised buildings	131,580	-	-	131,580
Total of buildings at fair value	131,580	-	-	131,580
PLANT AND EQUIPMENT AT FAIR VALUE				
Plant and equipment	13,714	-	-	13,714
Total of plant, equipment and vehicles at fair value	13,714	-	-	13,714

2022	CARRYING AMOUNT AS AT 30 JUNE 2022	FAIR VALUE MEASUREMENT AT END OF REPORTING PERIOD USING:		
		LEVEL 1	LEVEL 2	LEVEL 3
LAND AT FAIR VALUE				
Specialised land	11,472	-	-	11,472
Total of land at fair value	11,472	-	-	11,472
Buildings at fair value				
Specialised buildings	132,703	-	-	132,703
Total of buildings at fair value	132,703	-	-	132,703
PLANT AND EQUIPMENT AT FAIR VALUE				
Plant and equipment	14,195	-	-	14,195
Total of plant, equipment and vehicles at fair value	14,195	-	-	14,195

There have been no transfers between levels during the period.

Specialised Land and Buildings

The market approach is used for specialised land, although it is adjusted for the community service obligation (CSO) to reflect the specialised nature of the land being valued. The CSO adjustment reflects 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.

The Trust’s specialised buildings are measured initially at cost and subsequently measured using the depreciated replacement cost method. As depreciation adjustments are considered as significant, unobservable inputs in nature, specialised buildings are classified as Level 3 fair value measurements.

A managerial revaluation of Trust Land was performed, in line with FRD103 using land indices provided by the Valuer-General Victoria. This resulted in a decrease in the value of land totalling \$0.390M. The effective date of the valuation was 30 June 2023.

An independent valuation of the Trust’s specialised land and specialised buildings was previously performed by the Valuer-General Victoria in the year ended 30 June 2021 (FRD103), in line with the above methodology.

2022 & 2023	VALUATION TECHNIQUE	SIGNIFICANT UNOBSERVABLE INPUTS	RANGE (WEIGHTED AVERAGE)	SENSITIVITY OF FAIR VALUE MEASUREMENT TO CHANGES IN SIGNIFICANT UNOBSERVABLE INPUTS
Specialised Land	Market Approach	Cost per square metre	\$220-\$500 per square metre	A significant increase or decrease in the cost per square metre would result in a significantly higher or lower fair value.
	Market Approach	Community Service Obligation (CSO) Adjustment	50 per cent	A significant increase or decrease in the CSO adjustment would result in a significantly lower (higher) fair value.
Specialised Buildings	Depreciated Replacement Cost	Useful life of specialised buildings	0 - 120 years	A significant increase or decrease in the estimated useful life of each of the asset proponents would result in a significantly higher or lower valuation

Significant unobservable inputs have remained unchanged since June 2021.

Plant and Equipment

Plant and equipment is held at fair value. When plant and equipment is specialised in use, such that it is rarely sold other than as part of a going concern, fair value is determined using the current replacement cost method. There were no changes in valuation techniques throughout the period to 30 June 2023. For all assets measured at fair value, the current use is considered the highest and best use.

There have been no changes to valuation methods in 2022-23.



7.3.3 RECONCILIATION OF LEVEL 3 FAIR VALUE

(\$ thousand)			
2023	SPECIALISED LAND	SPECIALISED BUILDINGS	PLANT AND EQUIPMENT
OPENING BALANCE	11,472	132,703	14,195
Additions	-	-	-
Disposals	-	-	-
Revaluation	(390)	-	-
Transfer in/out of assets under construction	-	602	1,327
Depreciation	-	(1,725)	(1,808)
Closing Balance	11,082	131,580	13,714

2022	SPECIALISED LAND	SPECIALISED BUILDINGS	PLANT AND EQUIPMENT
OPENING BALANCE	9,640	134,492	9,453
Additions	-	34	-
Disposals	-	(1,036)	(42)
Revaluation	1,832	-	-
Transfer in/out of assets under construction	-	909	6,432
Depreciation	-	(1,697)	(1,648)
Closing Balance	11,472	132,703	14,195

8. OTHER DISCLOSURES

This section provides additional material disclosures required by accounting standards or otherwise, for the understanding of the financial report.

8.1 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.

The Trust did not undertake any ex gratia expenses during FY2023 (FY2022: Nil).

8.2 OTHER ECONOMIC FLOWS INCLUDED IN NET RESULT

Other economic flows are changes in the volume or value of an asset or liability that do not result from transactions.

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

- the revaluation of the present value of the long service leave liability due to changes in the bond interest rates; and reclassified amounts relating to available-for-sale financial instruments from the reserves to net result due to a disposal or derecognition of the financial instrument.

(\$ thousand)		
	2023	2022
NET GAIN / (LOSS) ON NON FINANCIAL ASSETS		
Net gain / (loss) on disposal of property, plant and equipment	-	(1,078)
Total gain / (loss) on non financial assets	-	(1,078)
OTHER GAINS / (LOSSES) FROM OTHER ECONOMIC FLOWS		
Net gain / (loss) arising from revaluation of long service leave liability	(6)	(9)
Total gain / (loss) from other economic flows	(6)	(9)

8.3 RESERVES

(\$ thousand)		
	2023	2022
PHYSICAL ASSET REVALUATION SURPLUS		
Balance at beginning of financial year	3,536	1,704
Revaluation increments / (decrements)	(390)	1,832
Balance at end of financial year	3,146	3,536

Physical asset revaluation surplus

The physical asset revaluation surplus is used to record increments and decrements on the revaluation of non current assets.

8. OTHER DISCLOSURES

8.4 RESPONSIBLE PERSONS

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 persons who held the positions of Minister, Trust Members and Accountable Officer of the Trust at any time during the reporting period were as follows:

RESPONSIBLE MINISTER	PERIOD		
The Honorable Steve Dimopoulos, Minister for Tourism, Sport and Major Events, Minister for Creative Industries.	1 July 2022	to	30 June 2023
TRUST	PERIOD		
Mr Stephen Gough	1 July 2022	to	30 June 2023
Ms Gillian Costa	1 July 2022	to	30 June 2023
Mr Dan Simmonds	1 July 2022	to	30 June 2023
Mr Joe Calafiore	1 July 2022	to	30 June 2023
Mr Rob Hulls	1 July 2022	to	30 June 2023
Ms Bernadette Uzelac	1 July 2022	to	30 June 2023
Ms Clare Amies	1 July 2022	to	30 June 2023
ACCOUNTABLE OFFICER	PERIOD		
Mr Gerard Griffin	1 July 2022	to	30 June 2023

Remuneration relating to the Ministers is included in the State's Annual Financial Report. Remuneration for the Trustees and Accountable Officer are included below in the remuneration of responsible persons.

Remuneration of responsible persons

Total remuneration (including incentive payments) received or receivable by the Trustees and the Accountable Officer in connection with the management of the Trust during the 2022-23 reporting period was in the range of \$410,000 - \$420,000 (\$410,000 - \$420,000 in 2021-22)

REMUNERATION RANGE (\$)	2023	2022
0 - 9,999	1	1
10,000 - 19,999	5	5
20,000 - 29,999	1	1
310,000 - 319,999	-	-
320,000 - 329,999	1	1
Total	8	8
(\$ thousand)		
	2023	2022
Total Remuneration of responsible persons	416	410

8. OTHER DISCLOSURES

8.5 REMUNERATION OF EXECUTIVES

The number of executive officers and employees with management responsibilities, other than the Minister and Accountable Officer, and their total remuneration during the reporting period are shown in the table below. Total annualised employee equivalents provide a measure of full time equivalent executive officers over the reporting period.

Remuneration comprises employee benefits (as identified in *AASB 119 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. Accordingly, remuneration is disclosd on an accrual basis 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.

	(\$ thousand)	
REMUNERATION OF EXECUTIVE OFFICERS	2023	2022
Short-term employee benefits	718	702
Post-employment benefits	75	70
Other long-term benefits	13	13
Total remuneration	806	786
Total number of executives	5	5
Total annualised employee equivalents	5	5

- a. The total number of senior executive service members 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 PARTIES

The Trust is a wholly owned and controlled entity of the State of Victoria.

The assessment of Related parties of the Trust included:

- 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.

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

Key management personnel of the Trust include the Portfolio Minister, Trustees and the 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 State's Annual Financial Report.



8. OTHER DISCLOSURES

(\$ thousand)		
REMUNERATION OF KEY MANAGEMENT PERSONNEL	2023	2022
Short-term employee benefits	377	374
Post-employment benefits	34	31
Other long-term benefits	5	5
Total remuneration	416	410

Outside of normal citizen type transactions with the Trust, there were no related party transactions that involved key management personnel, cabinet ministers and their related parties, which occurred during the normal course of business, apart from remuneration disclosed in Notes 8.4, 8.5 and 8.6 (2021-22 : nil).

The Trust has prepared these related party disclosures for the year based on reasonable enquiries made by management in relation to the key management personnel and their related parties and the information available to the organisation, in line with AASB124 and applicable financial reporting directions.

For information regarding related party transactions of ministers, the register of members’ interests is publicly available from: [www.parliament.vic.gov.au/publications/register-of-interests](http://www.parliament.vic.gov.au/publications/register-of-interests)

Significant Transactions with Victorian Government Entities

The Kardinia Park Stadium Trust received operating funding from the Department of Jobs, Skills, Industry and Regions of \$7.267M (2022:\$6.766M), as well as contributed capital of \$78.835M (2022: \$59.654M) for capital works. The Trust also received \$1.327M from Visit Victoria, in support of the ICC Men's T20 World Cup (2022: NIL)

The Trust procures insurances, including Combined Liability, Directors and Officers, Property and Cyber Security via the Victorian Managed Insurance Authority.

Goods and services provided by all other Victorian Government entities, (eg Victoria Police / Fire Rescue Victoria) are on commercial terms.

8.7 REMUNERATION OF AUDITORS

Audit fees payable to the Victorian Auditor-General’s Office (VAGO) for the audit of the Trust’s financial report is set out below in the following table:

(\$ thousand)		
	2023	2022
Victorian Auditor-General's Audit of the financial report	20	22
Total	20	22

8.8 SUBSEQUENT EVENTS

There has not arisen in the interval between the end of the financial year and the date of signing these financial statements, any item, transactions or event of a material and unusual nature likely to affect significantly the operations of the Trust, the results of those operations, or the state of affairs of the Trust, in subsequent financial years (2022: NIL).

8.9 OTHER ACCOUNTING POLICIES

Contributions by owners

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 Trust. 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.

8. OTHER DISCLOSURES

Foreign currency transactions

All foreign currency transactions during the financial year are brought to account using the exchange rate in effect at the date of the transaction.

8.10 AUSTRALIAN ACCOUNTING STANDARDS ISSUED THAT ARE NOT YET EFFECTIVE

Certain new and revised accounting standards have been issued but are not effective for the 2022-23 reporting period. These accounting standards have not been applied to the Trust's Financial Statements. The Trust is reviewing its existing policies and assessing the potential implications of these accounting standards.

STANDARD/ INTERPRETATION	SUMMARY	APPLICABLE FOR ANNUAL REPORTING PERIODS BEGINNING ON	IMPACT ON THE TRUST'S FINANCIAL STATEMENTS
AASB 2022-10 <i>Amendments to Australian Accounting Standards – Fair Value Measurement of Non- Financial Assets of Not-for-Profit Public Sector Entities.</i>	AASB 2022-10 amends AASB 13 Fair Value Measurement by adding authoritative implementation guidance and illustrative examples for fair value measurements of non-financial assets of not-for-profit public sector entities not held primarily for their ability to generate net cash inflows. Among other things, the Standard: <ul style="list-style-type: none"><li>• specifies that an entity needs to consider whether an asset's highest and best use differs from its current use only when it is held for sale or held for distributions to owners under AASB 5 Non-current Assets Held for Sale and Discontinued Operations or if it is highly probable that it will be used for an alternative purpose;</li><li>• clarifies that an asset's use is 'financially feasible' if market participants would be willing to invest in the asset's service capacity, considering both the capacity to provide needed goods or services and the resulting costs of those goods and services;</li><li>• specifies that if both market selling price and some market participant data required to fair value the asset are not observable, an entity needs to start with its own assumptions and adjust them to the extent that reasonably available information indicates that other market participants would use different data; and</li><li>• provides guidance on the application of the cost approach to fair value, including the nature of costs to be included in a reference asset and identification of economic obsolescence.</li></ul>	01-Jan 24	The Trust is in the process of analysing the impacts of this Standard. It is not anticipated to have a material impact.

Several other amending standards and AASB interpretations have been issued that apply to future reporting periods, but are considered to have limited impact on the Trust's reporting.

- AASB 17 Insurance Contracts.
- AASB 2022-8 Amendments to Australian Accounting Standards – Insurance Contracts: Consequential Amendments
- AASB 2022-9 Amendments to Australian Accounting Standards – Insurance Contracts in the Public Sector
- AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-Current
- AASB 2022-6 Amendments to Australian Accounting Standards – Non-current Liabilities with Covenants

## Independent Auditor's Report

**VAGO**  
Victorian Auditor-General's Office

***To the Members of the Kardinia Park Stadium Trust***

<b>Opinion</b>	<p>I have audited the financial report of the Kardinia Park Stadium Trust (the trust) which comprises the:</p> <ul style="list-style-type: none"> <li>• balance sheet as at 30 June 2023</li> <li>• comprehensive operating statement for the year then ended</li> <li>• statement of changes in equity for the year then ended</li> <li>• cash flow statement for the year then ended</li> <li>• notes to the financial statements, including significant accounting policies</li> <li>• trust member's, accountable officer's and chief financial officer's declaration.</li> </ul> <p>In my opinion the financial report presents fairly, in all material respects, the financial position of the trust as at 30 June 2023 and its financial performance and cash flows for the year 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 trust 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>Member's responsibilities for the financial report</b>	<p>The Members of the trust are 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 Members determine 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.</p> <p>In preparing the financial report, the Members are responsible for assessing the trust'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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<b>Auditor's responsibilities for the audit of the financial report</b>	<p>As required by the <i>Audit Act 1994</i>, 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.</p>
	<p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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 trust's internal control</li> <li>• evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Members</li> <li>• conclude on the appropriateness of the Members'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 trust'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 trust to cease to continue as a going concern.</li> <li>• 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.</li> </ul>
	<p>I communicate with the Members 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.</p>

MELBOURNE  
7 September 2023



Simone Bohan  
*as delegate for the Auditor-General of Victoria*



