



COMMERCIAL OPERATOR LICENCE

CONDITIONS

COMMERCIAL OPERATOR LICENCES ARE GRANTED BY THE BOARD to the Licensee under Section 17 of the *Crown Land (Reserves) Act 1978*.

Commercial Operator Licences are:

- Issued to an operator (Licensee) by Alpine Resorts Victoria T/A Mt Buller & Mt Stirling Alpine Resorts (Licensor)
- Not transferable (to another individual or entity)
- Issued solely to the applicant specified in the application form
- Issued for a specific term of up to 10 years and cannot be 'renewed'
- Subject to regulated state wide fees
- Penalties apply for operating without a licence or breaching the conditions of a licence.

Multiple Sites

If an operator is seeking a licence to operate solely within the Mt Buller and Mt Stirling Alpine Resorts, a single application can be made to Alpine Resorts Victoria.

If an operator is seeking a licence to operate within Crown Land managed by DEECA (DELWP/ State Forest) or PV (National Park), they must make separate enquiries about applying for licences relevant to each land manager.

Australian Adventure Activity Standards

The Licensor requires all Licensees to read and understand the documented Australian Adventure Activity Standards (AAAS) for the outdoor recreation industry and recommends the Licensee adheres to these standards.

The Australian Adventure Activity Standards (key requirements for preparing and delivering adventure activities), Core Good Practice Guide (recommended common practices and supporting information regardless of the adventure activity being undertaken), and Activity Specific Good Practice Guides (detailed information on risk management and good practice for specific adventure activities) are available at <https://australianaas.org.au>. The Adventure Activity Standards for Snow Sports and Four Wheel Driving are published by Outdoors Victoria and are available at [Australian Adventure Activity Standard - Outdoors Victoria](#).

Special Conditions

Special conditions specific to the proposed activity or operator may be applicable to the licence and are inserted into the licence document.

GENERAL CONDITIONS

1. Definition, Interpretation and Acknowledgements

Unless inconsistent with the context or subject matter, each word or phrase defined in this clause 1 has the same meaning when used elsewhere in these General Conditions.

Accreditation Certification means a recognised tourism industry certification program, endorsed by the Department of Environment, Land, Water and Planning, that encourages improved environmental, cultural and business planning.

Act means the *Crown Land (Reserves) Act 1978*;

Annual Fee means the fixed component of the standard Licence Fee.

Annexure means an annexure in this Licence.

Approved Tracks and Trails means those tracks and trails approved by the Licensor for undertaking of specific activities as detailed in Annexure B;

Association means the Australian Tourism Accreditation Program Limited ACN 095 626 976 (or equivalent body).

Australian Adventure Activity Standards means the voluntary guidelines for conducting outdoor recreation activities for dependent groups (where participants have a level of dependence upon the leader(s)) published by the Outdoor Council of Australia.

Code Red Days means days classified in this manner pursuant to a fire danger rating set by the Bureau of Meteorology, based on the forecast fire danger index.

Commencement Date means the date set out in Schedule 1 Item 4 of the Licence, being the first day of this Licence.

Crown means the Crown in right of the State of Victoria, and includes the Licensor, the Licensor's Representative and each authorised employee, officer or agent of the Crown or the Secretary.

Default Event occurs when:

- (a) the Licensee does not pay any money as required under this Licence whether or not demand has been made;
- (b) the Licensee does not comply with any other obligation under this Licence;
- (c) a judgment or order for \$10,000.00 or more is enforced or becomes enforceable or can be rendered enforceable by the giving of notice, lapse of time or fulfilment of any condition, against the Licensee's interest in this Licence;
- (d) the Licensee is a corporation and:
 - i. a resolution is passed, or taken to have been passed under the provisions of part 5.3A of the Corporations Act 2001 (Cth), that the Licensee be wound up;
 - ii. proceedings are commenced for either the voluntary or compulsory winding up of the Licensee;
 - iii. a liquidator or provisional liquidator is appointed to the Licensee whether or not under an order;
 - iv. a controller within the meaning of section 9 of the Corporations Act 2001 (Cth) is appointed over any property of the Licensee;
 - v. an administrator is appointed in respect of the Licensee under part 5.3A of the Corporations Act 2001 (Cth), or the directors of the Licensee pass a resolution or implement procedures to pass a resolution to appoint an administrator; or
 - vi. is deregistered with the Australian Securities and Investments Commission.
- (e) the Licensee is an individual and:
 - i. proceedings are commenced either for the voluntary or compulsory bankruptcy of the Licensee; or
 - ii. the Licensee commits an act of bankruptcy as specified in section 40 of the Bankruptcy Act 1966 (Cth).
- (f) the Licensee enters into a formal scheme of arrangement or composition with, or assignment for the benefit of any of the Licensee's creditors.

Department means the Department of Environment, Land, Water and Planning, or its successor in law.

Insured means the Licensee, including the Licensee's officers, employees, agents, contractors, subcontractors, invitees and their successors and permitted assigns.

Licence means this Commercial Operator Licence, including all conditions, schedules and annexures.

Licensed Area means the land and improvements (if any) described in Annexure A of the Licence.

Licence Fee means the periodical amount described in Schedule 1 Item 7 of the Licence, as reviewed or varied during the Term.

Licensee means the entity named Schedule 1 Item 3 of the Licence and includes any permitted assigns or

successors in law.

Licensor means Alpine Resorts Victoria T/A Mt Buller & Mt Stirling Alpine Resorts as identified in Schedule 1 Item 2 of the Licence.

Licensor's Representative means an employee or officer of the Licensor nominated to the Licensee from time to time, who is authorized to deal with day to day issues that arise in respect of Tours or the Licensed Area.

Minister means the Minister of the Crown for the time being administering the Act.

Other Relevant Parties means the Minister, Alpine Resorts Victoria and any successor manager of the Licensed Area or the Resorts, the Crown in right of the State of Victoria, the Secretary, and any other authorised delegate from Alpine Resorts Victoria.

Permitted Use means the purposes and activities that the Licensee is authorised to carry out on the Licensed Area, as described in Schedule 1 Item 11 of the Licence.

Person includes a body corporate or individual.

Resorts means the Mt Buller and Mt Stirling Alpine Resorts.

Secretary means the Body Corporate called the Secretary to the Department of Environment, Land, Water and Planning established by the Conservation, Forests and Lands Act 1987, or any later equivalent body or person.

Schedule means a schedule in the Licence documentation.

Term means the time period described in Schedule 1 Item 6 of the Licence, beginning on the Commencement Date.

Tour means an activity, guided tour or recreation programme conducted or coordinated by an employee or officer of the Licensee on the Licensed Area that is consistent with the Permitted Use.

Use Fee means the component of the standard Licence Fee, featuring differential daily rates, depending on the number of adults and children that participate in Tours.

Vehicle has the meaning given to that term in the Road Safety Act 1986 (Vic).

2 Grant of Licence – Non-exclusive Use

- 2.1 The Licensor grants the Licensee a non-exclusive contractual right to use and occupy the Licensed Area for the Term by virtue of the Act, subject to the conditions set out in this Licence, in common with the Licensor, and other persons authorised by the Licensor.
- 2.2 The Licensee acknowledges that the rights created by this Licence over the Licensed Area are statutory only, and do not constitute an estate or interest in the Resorts.

3 Payment Arrangements

- 3.1 The Licensee acknowledges that the Licence Fee is made of the Annual Fee and includes a Use Fee component.
- 3.2 Subject to clause 3.3, the Licensee must pay the Annual Fee to the Licensor:
 - a) annually in advance;
 - b) pursuant to such alternative arrangements as are specified by the Licensor in writing from time to time, without the need for any demand, and without any rights of deduction, set-off or abatement.
- 3.3 If the Term of this Licence is more than 1 year, the Licensee may elect to pay the Annual Fee for the Term as an upfront lump sum, on or before the Commencement Date, calculated the value of a fee unit in the year that the lump sum is paid.
- 3.4 The Licensee must pay the Use Fee to the Licensor:
 - a) Quarterly, or seasonally or annually in arrears at the Licensee's election;
 - i. pursuant to such alternative arrangements as are specified by the Licensor in writing from time to time, without the need for any demand, and without any rights of deduction, set-off or abatement.
- 3.5 In order to facilitate calculation and reconciliation of the Licensee's Use Fee obligation, the Licensee must:
 - a) maintain a daily record of the number of persons who participate in Tours in the form required by the Licensor for standard tour operator Licences; and
 - b) provide a copy of this record to the Licensor, on:
 - i. a quarterly basis if the Use Fee is paid quarterly in arrears; or
 - ii. a seasonal or annual basis if the Use Fee is paid seasonally or annually in arrears.
- 3.6 The Licensee must pay interest to the Licensor on any:
 - a) part of the Licence Fee or other monies payable by the Licensee to the Licensor which are outstanding for more than 14 days, or
 - b) judgment for the Licensor in an action arising under this Licence, at the penalty interest rate for the time being payable under the Penalty Interest Rates Act 1983, calculated from the date the monies or judgment became payable until the date of actual payment (including interest) of all monies to the Licensor in full.
- 3.7 The Licensee must reimburse the Licensor on demand, for all the Licensor's legal costs and disbursements incurred in connection with:
 - a) any surrender of this Licence requested by the Licensee;
 - b) any application for the Licensor's consent arising under this Licence;

- c) any failure by the Licensee to perform its obligations under this Licence; or
- d) any other deed or other document required to be executed in connection with this Licence.

4 Right to Access and Audit

- 4.1 The Licensor or Licensor's Representative may, during ordinary business hours, inspect and/or audit the accounts and records of the Licensee relating to the Licensee's compliance with its obligations under this Licence, including calculation of the Use Fee component. The Licensor or Licensor's Representative will be entitled to take copies of or extracts from any such records.
- 4.2 The Licensee must participate promptly and cooperatively in any audits conducted by the Licensor or Licensor's Representative.
- 4.3 Except in those circumstances in which the Licensor determines that notice is not practicable or appropriate, the Licensor must give the Licensee reasonable notice of an audit and, where reasonably practicable, an indication of which documents or class of documents the auditor may require access to.
- 4.4 If the outcome of an audit does not require any corrective action, each party must bear its own costs associated with any audits. If the audit identifies any error, non-compliance or inaccuracy requiring remedial action (other than a trivial or insignificant error, non-compliance or inaccuracy), the Licensor's costs in respect of the audit will, if notified by the Licensor to the Licensee, be payable by the Licensee as a debt due to the Licensor.
- 4.5 The Licensee must promptly take corrective action in order to rectify any error, non-compliance or inaccuracy identified in any audit relating to the way the Licensee has, calculated any Use Fees or any other amounts submitted to the Licensor.

5 Licensee's Certification, Accreditation and First Aid

- 5.1 On or before the Commencement Date, the Licensee must provide satisfactory documentary evidence that the Licensee:
 - a) has obtained any required Accreditation Certification (multiple year Licence); and
 - b) is currently Licenced to conduct the Permitted Use by any relevant body, if this is required by law, to the Licensor if requested.
- 5.2 The Licensee must promptly provide documentary evidence confirming the currency of the Licensee's accreditation on each successive anniversary of the Commencement Date, to the Licensor if requested (multiple year Licence).
- 5.3 The Licensor may issue supplementary requests for proof of accreditation to the Licensee during the Term, where this is reasonably required in the circumstances (multiple year Licence).
- 5.4 In addition to completion of the Accreditation Certification (multiple year Licence), the Licensee must ensure that:
 - a) its Tour guides have a current first aid qualification, the minimum standard requirement is Level 2 First Aid;
 - b) an additional member of staff supervising each Tour group is also a qualified First Aider and has a suitable first aid kit.

6 Compliance Requirements

The Licensee acknowledges that:

- 6.1 The Licensee must comply with:
 - a) all statutes, regulations, local laws and by-laws applicable to the Licensed Area or the Permitted Use;
 - b) all lawful orders or directions made under these ordinances; and
 - c) observe any Resort or land management policy adopted by the Licensor or applicable to the Licensed Area.
- 6.2 Pets and firearms are not to be taken into the Resorts, unless specifically permitted in writing by the Licensor;
- 6.3 Fires may only be lit in established fireplaces, and must not use any flora (dead or alive) found in the Licensed Area (other than that which is provided as fuel).
- 6.4 The Licensee may only use the Licensed Area for the Permitted Use, unless the Licensee obtains the Licensor's prior written consent to variation of the Permitted Use, which may be given or withheld in the absolute discretion of the Licensor, and if granted, may be given subject to such conditions as the Licensor sees fit to impose; and
- 6.5 The Licensee must not:
 - a) allow rubbish to accumulate in or about the Licensed Area;
 - b) cause or permit to be done anything about, or in the vicinity, of the Licensed Area, which constitutes an actionable nuisance, annoyance or disturbance to other persons lawfully entitled to use the Licensed Area, or any land adjoining the Licensed Area;
 - c) put up any signs or notices in the Licensed Area or the Resorts without prior written agreement of the Licensor.
- 6.6 The Licensee must not enter or remain in, or permit an employee, agent or Tour participant to enter or remain in, any parts of the Licensed Area or the Resorts that are permanently, temporarily or seasonally closed by gates, signs, electronic or written notification or public notice.
- 6.7 The Licensee must:
 - a) obtain and comply with the terms of all Licences, permits, or authorisations required by law to conduct its

Tours;

- b) ensure that such Licences, permits and authorisations remain current at all times during the Term;
 - c) comply with any:
 - i. applicable Adventure Activity Standard: and
 - ii. additional safety requirements reasonably imposed by the Department or the Licensor, provided that in the event of any inconsistency the higher standard or requirement will prevail;
 - d) ensure that all contact and business details remain current and that the email address provided is regularly monitored for emergency communications;
 - e) keep the Licensor informed of any ongoing investigations, notice of Infraction and outcomes of investigations.
- 6.8 The Licensee must not keep any hazardous materials on the Licensed Area unless it obtains the Licensor's prior written consent, (which may be granted or withheld in the Licensor's absolute discretion), except for a reasonable quantity of any hazardous material which is:
- i. kept in compliance with the requirements of any authority that regulates storage or keeping of the hazardous substance.

7 Licensor's Directions and Tour Interruptions

- 7.1 The Licensee and the Licensee's employees, agents and Tour participants must obey all reasonable directions given by the Licensor, the Licensor's Representative or the Licensor's other authorised officer, employee, agent or delegate, in respect of the Licensed Area.
- 7.2 Without limiting the generality of the foregoing, the Licensee acknowledges that it may be directed to cease or suspend Tours for a period specified by the Licensor that is reasonable and proportionate in the circumstances, as a result of any of the following causes:
 - a) fires, floods, severe storms and other natural disasters;
 - b) fuel reduction burns;
 - c) Code Red Days; and
 - d) any other cause reasonably specified by the Licensor, which is directed at the preservation of human health and / or the environment.
- 7.3 Except in an emergency, when the Licensor will give the Licensee as much notice as is reasonably practicable in the circumstances, the Licensor will give the Licensee at least 7 days' notice of the need to cease or suspend Tours.
- 7.4 The Licensee is not entitled to any compensation from the Licensor whatsoever for loss or damage caused or contributed to by the need to suspend, cancel or cease Tours under the provisions of this clause 6, save that the Licensee may be granted a proportionate set-off against future Licence Fee payments, as determined in the Licensor's absolute discretion.

8 Dealing with Emergencies

The Licensee must:

- 8.1 Develop and maintain an emergency response plan that:
 - a) complies with the law; and
 - b) outlines procedures to be followed in the event of natural or other disaster, injury, illness or delay on the Licensed Area; for each Tour (collectively, the "Emergency Response Plan") and promptly provide a copy of the Emergency Response Plan to the Licensor if requested;
- 8.2 Ensure the safe evacuation of Tour participants and vehicles from the Licensed Area in the event of any natural or other disaster adjacent or near to approved routes in accordance with the Emergency Response Plan;
- 8.3 Notify the Licensor as soon as is reasonably practicable, of any natural or other disaster, injury, illness, vehicle accident or delay that may impact upon:
 - a) the Tour group; or
 - b) other Tours or authorised activities being conducted on the Licensed Area or Resorts; and
- 8.4 File a completed incident report in the form required by the Licensor, with the Licensor as soon as is reasonably practicable, after the occurrence of the relevant event.
- 8.5 The Licensor recommends all Licensees to read and understand the Bushfire and Severe Weather Conditions Guidance Note prepared by the Outdoor Council of Australia and is available at: [SevereWeather-Guidance-Note-May2021.pdf \(outdoorcouncil.asn.au\)](https://www.outdoorcouncil.asn.au/SevereWeather-Guidance-Note-May2021.pdf).

9 Precautions Against Damage and Injury or Wildlife

- 9.1 Except as expressly authorised by this Licence, the Licensee must not damage, destroy, disrupt or remove any native flora (live or dead) or any native fauna, or any built asset, natural feature or cultural heritage place (including creating new access trails without the Licensor's consent) from the Licensed Area.
- 9.2 Any instances of destruction or damage must be promptly reported to the Licensor's Representative.
- 9.3 In the event of such damage or destruction, at the Licensor's option, the Licensee must:
 - a) undertake and complete remedial action specified by the Licensor, at the Licensee's cost; or

- b) reimburse the Licensor for the cost of repairing such damage or destruction within 14 days of demand.
- 9.4 Feeding or handling of wildlife on the Licensed Area, whether during the course of a Tour or otherwise, is not permitted.
- 9.5 The Licensee must not drive or permit an employee, agent or Tour participant to drive a Vehicle on the Licensed Area, except on roads and tracks constructed by, or with the authority of the Licensor, for the passage of Vehicles with four or more wheels.
- 9.6 At no time may the Licensee drive, or permit an employee, agent or Tour participant to drive, a Vehicle on roads and tracks that are permanently, temporarily or seasonally closed by gates, signs, notification or public notice, unless another provision of this Licence expressly permits the Licensee to do so.

10 Access

- 10.1 This Licence does not authorize, and expressly prohibits vehicles (including motorbikes and mountain bikes), horses or camels entering that part of the Mt Stirling Alpine Resort above Telephone Box Junction during the declared ski season without the consent of the Licensor.
- 10.2 When gates at the following locations are closed by the Licensor, vehicular (including motorbike and mountain bike) access to areas beyond the gates is prohibited;
 - a) Access to Circuit Road via Telephone Box Junction, Howqua Gap and Razorback turnoff; these gates are closed from the Friday prior to the Queen's Birthday Weekend in June to the Thursday prior to Melbourne Cup Day in November unless otherwise specified by the Licensor.
 - b) Access between Mt Buller and Mt Stirling via Corn Hill Road following the declared ski season closures. There is no vehicle access via Corn Hill Road between the end of the declared ski season and the Thursday prior to Melbourne Cup Day in November unless otherwise specified by the Licensor.
 - c) Access to the Mt Stirling Summit via Howqua Gap Trail and the Monument Track: these gates are closed from the 1st May to 30th November or at the discretion of the Licensor.
- 10.3 Gates to management tracks and cross country ski trails are locked at all times. Unauthorised opening of these gates or use of the management tracks is prohibited.
- 10.4 The Licensor reserves the right to close any of the above gates or restrict access to any tracks within the Resorts at any time.

11 Campsites and camping

- 11.1 Campsites located on the Licensed Area must be:
 - a) maintained and left in a tidy condition; and
 - b) sited at least 20 metres from any stream, dam or aqueduct.
- 11.2 If campsites are not furnished with toilets, night soil must be buried at least 100 metres from any stream, dam or aqueduct.
- 11.3 The Licensee and / or Tour participants may be required to pay additional fees for the right to use campsites.
- 11.4 The Licensee must not rely on huts or campsites on the Licensed Area to provide accommodation for Tour participants, unless the Licensee has been granted specific prior permission to do so.
- 11.5 All rubbish originating from Tour operations must be removed by the Licensee.
- 11.6 Camping is prohibited within the Mt Buller Alpine Resort.

12 Vehicles

- 12.1 All Vehicles carrying passengers within, to or from the Licensed Area must be licensed by VicRoads or equivalent interstate road traffic authority as passenger vehicles and driven in a manner that accords with the Licence terms.
- 12.2 All drivers of passenger vehicles must hold a current driver's Licence appropriate for that vehicle, including any necessary endorsement for the Vehicle type, copies of which must be promptly provided to the Licensor for review upon request.
- 12.3 All bus operators of Vehicles that have more than 9 seats and are used for the carriage of passengers within, or to and from, the Licensed Area, must be accredited by Public Transport Safety Victoria on behalf of the Department of Transport in the State of Victoria. Proof of this accreditation must be supplied to the Licensor upon request.
 - a) please note the Vic Roads regulations regarding buses in Alpine (Hazardous) Areas (Bus Travel In Hazardous Areas).
- 12.4 If you provide a transport service carrying passengers for hire or reward, you are undertaking commercial passenger Vehicle work as described in the Transport (Compliance and Miscellaneous) Act 1983 (Vic). Any Vehicle used for commercial passenger Vehicle work must be licensed and issued with a commercial passenger Vehicle Licence certificate.
- 12.5 Any driver providing commercial passenger Vehicle services must carry valid driver accreditation.
- 12.6 This Licence does not carry or convey any automatic entitlement to the use or parking of an over-snow vehicle or four wheel drive vehicle within the Resorts. A separate permit for the use or parking of such a vehicle is required.

13 Conduct of Tours

13.1 The Licensee must:

- a) plan, prepare and conduct tours using all reasonable care and skill;
- b) make all tour participants aware before the tour commences, of:
 - i. potential hazards and conditions that may be encountered during the tour including, but not limited to, heights, exposure to weather, risk of fire, open water, rapid flowing water, fauna and flora; and
 - ii. the nature of the experiences that participants may encounter during the tour;
- c) ensure procedures are in place to minimise the risk of potential hazards to tour participants, including, but not limited to, pre-tour briefings, appropriate safety equipment and head counts;
- d) ensure that all tour participants comply with all conditions of Licence;
- e) ensure that all guides and employees have obtained any necessary accreditation and the relevant competencies and skills for leading and guiding a tour;
- f) ensure that tour supervision is appropriate to the differing clients' experiences and abilities;
- g) submit trip return documentation to the licensor on:
 - i. one annual date;
OR if quarterly submission of information is preferred:
 - ii. quarter 1 = 1 November – 31 January
quarter 2 = 1 February – 30 April
quarter 3 = 1 May – 31 July
quarter 4 = 1 August – 31 October; and
- h) the licensee acknowledges that the licensor's evaluation of future Licence applications submitted by the licensee will be influenced by the licensee's prior compliance with the conditions and obligations of this Licence.

14 Termination

14.1 The Licensor may terminate this Licence if they are satisfied on reasonable grounds that:

- a) the Licensee is found guilty of any offence against the Act; or
- b) the Licensee has contravened a condition of this Licence.

14.2 If the Licensor seeks to terminate this Licence, they must first:

- a) notify the Licensee that they propose to cancel the Licence; and
- b) allow the Licensee opportunity to make a written submission within 7 days.

14.3 In making a decision whether or not to cancel the Licence, the Licensor must have regard to any submission made under clause 14.2.

15 Variation or Suspension of Licence

15.1 The terms of this Licence may be varied:

- a) by agreement between the parties; and
- b) has effect, on the Licensor giving written notice of the variation to the Licensee.

15.2 The variation of this Licence cannot be used to extend the Term.

15.3 If the Licensor is satisfied that there are reasonable grounds to do so, the Licensor may suspend the Licence by giving written notice to the Licensee, noting that:

- a) the Licensee may make a written submission within 7 days;
- b) in making a decision whether or not to continue, revoke or amend the suspension, the Licensor must have regard to any submission made under clause 15.3.a; and
- c) a period of suspension must not exceed 90 days.

16 No Compensation

The Licensee is not entitled to any compensation from the Licensor for loss or damage sustained by the Licensee, caused or contributed to by variation, suspension or termination of this Licence pursuant to the Licensor's rights under clauses 14 and 15 of this Licence.

17 Limitation on Improvements

The Licensee must not erect, or permit the erection, of **any improvement** on the Licensed Area.

18 Condition at Termination

Upon the expiration or earlier termination of this Licence, the Licensee must return the Licensed Area to the Licensor in good order and condition, and otherwise in a condition consistent with compliance by the Licensee with its obligations under this Licence.

19 Dealing with Licence

The Licensee must not:

- 19.1 Assign, sub-Licence, mortgage or charge this Licence; or
- 19.2 Part with or share possession of the whole Licensed Area or any part of it.

20 Notices

Any notice, consent or demand or other communication to be served upon or given to the Licensee by the Licensor under this Licence will be deemed to have been duly served or given, if it is:

- 20.1 In writing;
- 20.2 Signed by the Licensor or a person authorised by the Licensor (including, without limiting the generality of the foregoing, the Licensor's Representative); and
- 20.3 Emailed, or delivered or sent by prepaid post to the Licensee's address set out in Schedule 1 Item 3 of the Licence, or any subsequent replacement address that the Licensee notifies to the Licensor in writing.
- 20.4 The Licensee must give prompt Notice to the Licensor of any change in their business contact details or street address.

21 Activity Standards

The Licensor requires all Licensees to read and understand the documented Australian Adventure Activity Standards (AAAS) for the outdoor recreation industry and recommends the Licensee adheres to these standards.

The *Australian Adventure Activity Standards* (key requirements for preparing and delivering adventure activities), *Core Good Practice Guide* (recommended common practices and supporting information regardless of the adventure activity being undertaken), and *Activity Specific Good Practice Guides* (detailed information on risk management and good practice for specific adventure activities) are available at <https://australianaas.org.au>. The Adventure Activity Standards for Snow Sports and Four Wheel Driving are published by Outdoors Victoria and are available at [Australian Adventure Activity Standard - Outdoors Victoria](#).

22 Insurance

- 22.1 The Licensee must effect and maintain throughout the Term with an insurer approved by the Licensor, which approval will not be unreasonably withheld:
 - a) a public, and if relevant given the nature of the Permitted Use, a products liability insurance policy for not less than \$20 million (or any greater amount required by the Licensor) in respect of any single claim arising out of the activities of the Insured, covering all third party claims arising out of:
 - i. loss, destruction or damage to real or personal property and ensuing loss of use of that property;
 - ii. death, injury to, or disease of persons; and
 - b) a workers' compensation policy which covers any damage, loss or liability suffered or incurred by any person engaged by the Licensee arising:
 - i. by virtue of any statute relating to workers' or accident compensation or employers' liability; or
 - ii. at common law.
- 22.2 The Licensee must effect and maintain the Policy in the name of the Insured, noting the interests of the Other Relevant Parties, and include all activities authorised by the Permitted Use as insured activities for the entire Term. The Licensee must effect and maintain the Policy in the name of the Insured, noting the interest of the Other Relevant Parties, and include all activities authorised by the Permitted Use as insured activities for the entire term.
 - a) The Licensor (Alpine Resorts Victoria T/A Mt Buller & Mt Stirling Alpine Resorts) as a relevant party requires that the following text appear on the insurance certificate:
 - i. "Alpine Resorts Victoria T/A Mt Buller & Mt Stirling Alpine Resorts and Other Relevant Parties." (Other Relevant Parties means the Minister, Alpine Resorts Victoria and any successor manager of the Resorts, the Crown in right of the State of Victoria, the Secretary, and any other authorised delegate from Alpine Resorts Victoria).
- 22.3 The Licensee must ensure that the Licensor is notified of any changes to the Policy.
- 22.4 The Licensee must provide the Licensor with:
 - a) a certificate of currency for the Policy which clearly confirms satisfaction of the requirements of the preceding clauses 22.1 and 22.2:
 - i. prior to the Commencement Date;
 - ii. within 14 days of each successive anniversary of the Commencement Date throughout the Term and any renewed terms (if applicable);
 - iii. at any other time upon request by the Licensor; but not more than twice in any calendar year, unless extenuating circumstances apply; and
 - b) a copy of the Policy upon request. The Licensor may also request any other insurance policies that a reasonable person conducting the activities of the Licensee would maintain.

- 22.5 The Licensee must promptly notify the Licensor if:
- an event occurs which may give rise to a claim under or prejudice the Policy; or
 - the Policy is cancelled.
- 22.6 The Licensee must not do anything or allow anything to be done which may:
- prejudice any insurance held in connection with the Licensed Area; or
 - increase the premium payable for any insurance held in connection with the Licensed Area.
- 22.7 The Licensee must effect and maintain all other insurances in a manner and to such extent as is reasonable and customary for an organisation engaging in the Permitted Use.
- 22.8 The Licensee will deliver upon request to the Licensor, copies of any policies entered into by the Licensee pursuant to clause 22.7.
- 22.9 If there is any damage or destruction to any building or improvement on the Licensed Area or the Resorts, caused by the Licensee or their Tour participants, the Licensee must pay on demand to the Licensor, on a full indemnity basis, the costs incurred by the Licensor in rectifying any such damage or destruction.
- 22.10 If the Licence is for a term of more than 12 months, production of the policy schedule to the Licensor is required on an annual basis throughout the Licence term upon renewal of the insurance cover, within 14 days of the renewal of the policy.

23 Release

- 23.1 The Licensee:
- occupies and uses the Licensed Area at its own risk;
 - acknowledges that it has inspected the Licensed Area, and is of the opinion that the Licensed Area is safe and suitable for the Permitted Use, including the Licensee's Tours.
- 23.2 The Licensee releases the Licensor and the Other Relevant Parties from:
- all claims and demands resulting from:
 - any accident, damage, death or injury occurring at the Licensed Area, the Land or any other area used by the Licensee in connection with this Licence; or
 - the pollution or contamination of the Licensed Area, the Land and any bodies of water included therein, and any loss, cost, damage, liability or other detriment incurred in connection with these circumstances;
 - all loss, cost, damage, liability or other detriment (whether direct or consequential) suffered or incurred by the Licensee, as a direct or indirect result of the Licensee's occupation and use of the Licensed Area, the Resorts, or other areas used in connection with this Licence, except to the extent caused or contributed to by the negligent or unlawful act of omission of the Licensor.
- 23.3 References in this clause 22 to the Licensee, the Licensor and the Other Relevant Parties, include their respective officers, employees, authorised agents, contractors, subcontractors, invitees and their successors and permitted assigns.

24 Indemnity

- 24.1 The Licensee indemnifies the Licensor and the Other Relevant Parties against all actions, claims, demands, losses, damages, costs, expenses and liability (whether direct or consequential) for which any of the Licensor or the Other Relevant Parties is or may be or become liable concerning:
- the default of the Licensee under this Licence;
 - the Licensee's use of the Licensed Area, the Resorts or any other area used by the Licensee in connection with this Licence; and
 - loss, damage, or injury to property or persons caused or contributed by the Licensee's fraudulent, negligent or unlawful act or omission or default under this Licence, except to the extent caused or contributed to by the negligent or unlawful act or omission of the Licensor.
- 24.2 References in this clause 24 to the Licensee, the Licensor and the Other Relevant Parties include their respective officers, employees, authorised agents, contractors, subcontractors and invitees.
- 24.3 The Licensee must ensure that the Licensor and the names of the 'Other Relevant Parties' are included in its Policies in accordance with clause 23.2 and documented in any certificate of currency for such insurance.

25 Special Conditions

Any special condition set out in Annexure E of the Licence:

- binds the parties; and
- if there is an inconsistency between a special condition in Annexure E of the Licence and any other provision of this Licence, the special condition prevails.

26 Waiver

The non-exercise of or delay in exercising any power or right of a party does not operate as a waiver of that power or right, nor does any single exercise of a power or right operate to preclude any other or further exercise of it or the

exercise of any other power or right. A power or right may only be waived in writing, signed by the party to be bound by the waiver.

27 Acknowledgement

All representations, communications and prior discussions in relation to the subject matter are merged in and superseded by this Licence.

28 Counterparts

This Licence may be executed in any number of counterparts and all of those counterparts taken together constitute one and the same instrument.

29 Governing Law

29.1 This Licence is governed by the law of the State of Victoria.

29.2 The Licensor and Licensee submit to the nonexclusive jurisdiction of the courts of the law governing this Licence and any courts which may hear appeals from those courts in respect of any proceedings in connection with this Licence.

DETAILS OF PUBLIC LIABILITY INSURANCE

It is a condition of a Commercial Operator Licence that the Licensee keep and maintain a public liability insurance policy covering the activities of the licensee for the term of the licence. The level of insurance must be at least \$20 million for any one claim, but a requirement for a higher level of coverage may be imposed if the Licensor considers it appropriate. The Licensor may also request any other insurance policies that a reasonable person conducting the activities of the licensee would maintain.

The applicant must provide evidence of Public Liability Insurance (Certificate of Currency) with this application which confirms the following:

- The Licensor (Alpine Resorts Victoria T/A Mt Buller & Mt Stirling Alpine Resorts) as a relevant party, the following text **must** appear on insurance certificate;

"Alpine Resorts Victoria T/A Mt Buller & Mt Stirling Alpine Resorts and Other Relevant Parties"

"Other Relevant Parties" means the Minister, Alpine Resorts Victoria and any successor manager of the Resorts, the Crown in right of the State of Victoria, the Secretary, and any other authorised delegate from Alpine Resorts Victoria).

- The name of the insured;
- The name of the insurer;
- The scope of the activities covered by the insurance;
- The period of insurance
- Limits of indemnity; and
- Any other policy condition, endorsement or exclusion relevant to the activities and operation of the licence.

Please note: the statement above differs from DEECA/ DELWP and PV Tour Operator Licence requirements. Please ensure correct spelling and wording on your Certificate of Currency.