

**INDEPENDENT AUDIT REPORT
TO THE DIRECTORS OF THE JUNCTION TABARET.**

Scope

We have audited the attached Community Benefits Statement in relation to "Contributions from Gaming Revenue" ("the Statement") for the year ended 30 June 2005. The Directors of the Junction Tabaret. are responsible for the Statement. We have conducted an independent audit of the Statement in order to express an opinion on it to the Directors of The Junction Tabaret.

The attached Statement has been prepared as required by the Victorian Commission for Gambling Regulation. We disclaim any assumption of responsibility for any reliance on this report or on the Statement to which it relates to any person other than the Directors of the Junction Tabaret. or for any purpose other than that for which it was prepared.

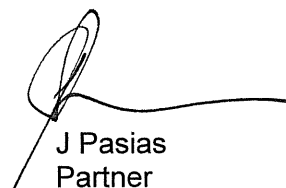
Our audit has been conducted in accordance with Australian Auditing Standards. Our procedures included the examination, on a test basis, of evidence supporting the amounts disclosed in the Statement. These procedures have been undertaken to form an opinion whether, in all material respects, the attached Statement is presented fairly in accordance with the instructions provided by the Victorian Commission for Gambling Regulation.

The audit opinion expressed in this report has been formed on the above basis.

Audit Opinion

In our opinion, the attached Community Benefits Statement in relation to the Junction Tabaret. presents fairly, in accordance with our understanding of section 3.6.9 (2)(a) and (b) of the Gambling Regulation Act 2003 and the instructions provided by the Victorian Commission for Gambling Regulation, the Junction Tabaret's compliance with the relevant legislation for the year ended 30 June 2005.


Chartered Accountants


J Pasias
Partner

19 October 2005
Melbourne