

**INDEPENDENT AUDIT REPORT TO THE MEMBERS OF
THE SUNBURY UNITED SPORTING CLUB LTD**

Scope

I have audited the Community Benefit Statement prepared by the Sunbury United Sporting Club Ltd for the year ended 30 June 2007.

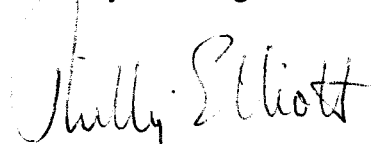
The directors of the Company are responsible for the contents of the Statement. I have conducted an independent audit of the Statement in order to express an opinion on it as required by Section 3.6.9(c) of the Gambling Regulations Act 2003.

My audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance that the information presented in the Statement is not materially misstated.

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

Audit opinion

In my opinion, the Community Benefit Statement prepared by the Sunbury United Sporting Club Ltd presents fairly, in accordance with applicable Accounting Standards in Australia and, is consistent with my understanding of sections 3.6.9(2)(a)&(b) of the Gambling Regulation Act 2003 the Sunbury United Sporting Club Ltd's compliance with the Act, in relation to the Sunbury United Sporting Club for the financial year ending 30 June 2007.



Phillip Elliott

Melbourne

Date : 28 September 2007