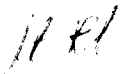


**INDEPENDENT AUDITORS STATEMENT
TO THE MEMBERS OF THE
WARRAGUL COUNTRY CLUB INCORPORATED**

In our opinion, the attached Community Benefit Statement in relation to the Warragul Country Club Incorporated presents fairly, in accordance with applicable Accounting Standards in Australia, and, consistent with our understanding of Sections 3.6.9(2) (a) and (b) of the Gambling Regulation Act 2003 (the Act), the Warragul Country Club Incorporated compliance with the Act, in relation to the venue located at Sutton Street, Warragul, Victoria 3820, for the financial year ended 30 June 2006.



JUSTIN BROOK B Com CA
Partner
ARMITAGE DOWNIE & CO

20 September 2006