

**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF
BUNINYONG GOLF CLUB INC.**

Scope

We have audited the attached Community Benefit Statement of BUNINYONG GOLF CLUB INC.. for the year ended 30 June, 2005. The Committee is responsible for the Community Benefit Statement.

We have conducted an independent audit of the Community Benefit Statement in order to express an opinion on it to the Victorian Commission of Gambling Regulation for the purposes of fulfilling the requirements of the Gambling Regulation Act 2003.

The Community Benefit Statement has been prepared pursuant to section 3.6.9(2)(c) of the Gambling Regulation Act 2003 for the purpose of fulfilling the requirements of the Act. We disclaim any assumption of responsibility for any reliance on this Community Benefit Statement or the statement by the Committee to which it relates, to any party other than the Victorian Commission of Gambling Regulation 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 examination, on a test basis, of evidence supporting the information included in the Community Benefit Statement. These procedures have been undertaken to form an opinion whether, in all material respects, the Community Benefit Statement is presented fairly in accordance with the Gambling Regulation Act 2003.

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

Qualification

Many of the calculations in the Community Benefit Statement are based on manual diary records of the BUNINYONG GOLF CLUB INC.. Accordingly, our audit in relation to these calculations was limited to details recorded to support numbers of players and attendees, no work has been carried out to verify such numbers.

Qualified Audit opinion

In our opinion, except for the effects on the Community Benefit Statement of the matter referred to in the qualification paragraph, the Community Benefit Statement 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 BUNINYONG GOLF CLUB INC.'s compliance with the Act, in relation to BUNINYONG GOLF CLUB, for the financial year ended 30 June, 2005.

Signed on :

14.09.2005

Anthony Quinney, Registered Company Auditor
Quinney & Associates