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INDEPENDENT AUDIT REPORT

To the members of the Manningham Club Ltd

Scope

We have audited the attached Community Benefit Statement for the year ended 30th June 2007. The board members of the club are responsible for the statement. We have conducted an independent audit of the statement in order to express an opinion on it to the members of the club.

Our audit has been conducted in accordance with the Australian Auditing Standards. Our procedures included examination, on a test basis, of evidence supporting the figures used 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 our understanding of sections 3.6.9 (2) (a) and (b) of the Gambling Regulation Act 2003.

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

Audit Opinion

In our opinion, the attached 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 Manningham Club Ltd's compliance with the Act, in relation to the Manningham Club Ltd for the financial year ended 30th June 2007.

Date 27TH SEPTEMBER, 2007

Firm MCDONNELL CUNNEEN & ASSOCIATES

Address 1/6 CLOW STREET DANDENONG Partner BRENT ALLAN MURPHY

