



Level 1, 6 Riverside Quay, Southbank, Victoria 3006, Australia

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INDEPENDENT AUDIT REPORT

TO THE MEMBERS OF

WINBURY PTY LTD
Trading as the Grand Hotel Frankston
A.B.N. 28 481 381 649
("Venue Operator")

Scope

We have conducted an Independent Audit of the attached "Community Benefit Statement" in order to express an opinion as to whether the Venue Operator has fulfilled requirements in accordance with section 3.6.9(2)(a) and (b) of the *Gambling Regulation Act 2003*, for the year ended 30th June 2005. The Directors are responsible for the preparation of this Statement.

Our audit has been conducted in accordance with Australian Auditing Standards. Our procedures included examination, on a test basis, of evidence supporting the amounts detailed in the Statement. These procedures have been undertaken to form an opinion whether, in all material respects the Statement is presented fairly in accordance with the requirements of the *Gambling Regulation Act 2003*.

We disclaim any assumption of responsibility for any reliance on this Statement to any person other than the Directors of the Company, or for any purpose other than that for which it was prepared.

The Audit Opinion expressed in this report has been formed on the above basis.

Independence

In conducting our audit, we followed applicable independence requirements of Australian professional ethical pronouncements.

Audit Opinion

In our opinion, the Community Benefit Statement has been presented fairly in accordance with the requirements of sections 3.6.9(2)(a) and (b) of the *Gambling Regulation Act 2003*, for the year ended 30th June 2005.

Name of Firm:

NUGENTS PTY LTD
Accountants & Business Advisors

Name of Partner:

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Mr Dallas Ibrhaim – Member CPA Australia 2000431

Address:

Level 1, 6 Riverside Quay, Southbank Vic 3006

Dated this 27th day of September, 2005

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