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INDEPENDENT AUDIT REPORT

TO THE BOARD OF DIRECTORS CHIRNSIDE PARK COUNTRY CLUB LIMITED

Scope

We have audited the attached Community Benefit Statement for Chirnside Park Country Club Limited for the year ended 30 June 2012. The Club's Executive Management is responsible for the Schedule. We have conducted an independent audit of the Schedule in order to express an opinion on it to the Board of Directors of Chirnside Park Country Club Limited.

The attached Schedule has been prepared as required by the Victorian Commission for Gambling Regulation. We disclaim any assumption of responsibility for any reliance on this report or on the Schedule to which it relates to any person other than the Board of Directors 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 the review of calculations in the Schedule and examination, on a test basis, of evidence supporting the figures used for community contributions. These procedures have been undertaken to form an opinion whether, in all material respects, the attached schedule is presented fairly in accordance with the Gambling Regulation Act 2003.

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

Audit Opinion

In our opinion, the attached Schedule presents fairly in accordance with applicable Accounting Standards in Australia and is consistent with our understanding of sections 3.6.9(2)(a) and (b) and section 3.6.9(3) of the Gambling Regulation Act 2003, the Chirnside Park Country Club Limited's compliance with the Act, in relation to Chirnside Park Country Club for the financial year ended 30 June 2012.

ANDERSON & ASSOCIATES

JOHN V ANDERSON CPA

Signed at Ringwood, this 28th day of September 2012