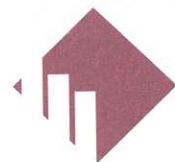


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**YORK HOTELS (VIC) PTY LTD**

**COMMUNITY BENEFITS STATEMENT – AUDITOR’S STATEMENT**

I, John Phillip Buff, of the MBR Group, 129 Peel Street, North Melbourne, 3051, do hereby certify that, in my opinion, the Community Benefits Statement for the Dick Whittington Hotel presents fairly, in accordance with applicable Accounting Standards in Australia, and, consistent with my understanding of sections 3.6.9 (2)(a) and (b) of the Gambling Regulations Act 2003 (the Act), the York Hotels (Vic) Pty Ltd compliance with the Act, in relation to the Dick Whittington Hotel for the financial year ended 30<sup>th</sup> June, 2005

Dated this 30<sup>th</sup> September, 2005

  
**JOHN BUFF**