

TUDOR COMPANY

Chartered Accountants
ABN 67 918 501 397

INDEPENDENT AUDIT REPORT

To the Directors

THE BENTLEIGH CLUB

Scope:

I have audited the attached "Community Benefit Statement" for The Bentleigh Club for the year ended 30 June 2007. The Directors are responsible for the statement as prescribed by the Gambling Regulation Act 2003. I have conducted an independent audit of the schedule in order to express an opinion on it to the Directors.

The attached statement has been prepared as required by the Gambling Regulation Act 2003. I disclaim any assumption of responsibility for any reliance on this report or on the Statement to which it relates to any person other than the Directors or for any purpose other than that for which it was prepared.

My audit has been conducted in accordance with Australian Auditing Standards. My procedures included the examination, on a test basis, of evidence supporting the amounts disclosed 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 the Gambling Regulation Act 2003.

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

Audit Opinion

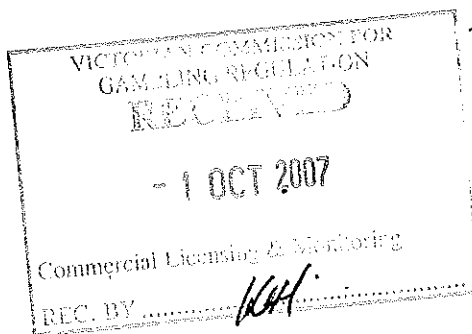
In my opinion, the attached Community Benefit Statement of The Bentleigh Club presents fairly in accordance with the Gambling Regulation Act 2003 for the year ended 30 June 2007.

27 September 2007
TUDOR & COMPANY



Alan T Tudor FCA

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28 Sep 07 03:43p

Sender:

Date: 28/09/07

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