

Independent Audit Report

To the Manager of the Amstel Golf Club Inc.

Scope

We have audited the Community Benefit Statement in relation to compliance with sections 3.6.9(2)(a) and (b) of the *Gambling Regulations Act 2003* ("the Act"). The Manager of Amstel Golf Club Inc. is responsible for the Community Benefit Statement.

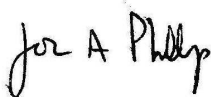
The statement has been prepared to ensure that the Community Benefit Contribution is greater than the minimum requirement of 8.33% of the venue operator's gaming machine revenue for the year. We disclaim any assumption of responsibility for any reliance on this report or on the Statement to which it relates to any person other than the Victorian Commission for Gambling Regulation or 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 examination, on a test basis, of evidence supporting amounts disclosed 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 *Gambling Regulations Act 2003*.

Audit Opinion

In our opinion, the attached Statement presents fairly in accordance with the *Gambling Regulations Act 2003* for the year ended 30 June 2008 for the purpose of ensuring that the Community Benefit Contribution of the venue operator is greater than the minimum requirement of 8.33% of gaming machine revenue for the year.

C.W. Stirling & Co
Chartered Accountants



John A Phillips
Registered Company Auditor

Date this 25th day of September 2008.
Melbourne.