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INDEPENDENT AUDIT REPORT

Scope

I have audited the Community Benefits Statement for the WERRIBEE FOOTBALL CLUB LIMITED, in relation to THE TIGERS CLUBHOUSE, for the year ended 30 June 2011. The Committee Members are responsible for the Community Benefit Statement and I have conducted an independent audit of that Community Benefit Statement in order to express an opinion on it to the members of the Committee.

My audit has been conducted under the requirements of sections 3.6.9(2)(a) and (b) and section 3.6.9(3) of the Gaming Regulation Act 2003 and in accordance with other information as issued from the Victorian Commission for Gambling Regulation.

My audit has been conducted in accordance with applicable Australian Auditing Standards to provide reasonable assurance that the Community Benefit Statement is free of material misstatement. My procedures included examination, on a test basis, of evidence supporting the calculation of amounts and other disclosures in the Community Benefit Statement, and the evaluation of accounting policies and significant accounting estimates used. These procedures have been undertaken to form an opinion on whether, in all material respects, the Community Benefit Statement is presented fairly in accordance with the requirements of 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 Community Benefit Statement, in relation to the abovementioned venue, presents fairly, in accordance with applicable Accounting Standards in Australia, and, consistent with my understanding of sections 3.6.9(2) (a) and (b) and section 3.6.9(3) of the Gambling Regulation Act 2003 the WERRIBEE FOOTBALL CLUB LIMITED's compliance with the Act, in relation to THE TIGERS CLUBHOUSE, for the financial year ended 30 June 2011.

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Dated: 27 September 2011