

exciting things are happening internationally that will put a great deal of pressure on sports betting in Australia. The Ladbroke Group PLC is opening an operation from Gibraltar which allows it to operate in a tax haven situation so that it does not have to pay English tax and can offer better odds. There are international facilities operating at Guam and other places around the world. The international sports scene is quite big and will get bigger. We heard Brian Clarke from the Top End offering 50:1 for Ablett to kick the first goal. The small print revealed that there is a Gary Ablett playing in the FA Cup, not Geelong's Gary Ablett whom everybody wanted to place money on. There is a great deal of interest in sports betting, which we pioneered to some extent, particularly in terms of the legislation. I believe we have a fairly good system in place at the moment.

Motion agreed to; bill read a second time.

Mr COULTER (Treasurer)(by leave): Mr Speaker, I move that the bill be now read a third time.

Motion agreed to; bill read a third time.

RETIREMENT VILLAGES BILL (Serial 44)

Continued from 13 October 1994.

Mr BELL (MacDonnell): Mr Deputy Speaker, the nub of the matter dealt with under this legislation is not dealt with by the bill, but the government has promised that it will be dealt with by way of a code of practice which the bill promises will be forthcoming. I want to make some comments about that.

The mischief that this bill is directed towards is the problem of the agreements in which old folks become involved when entering retirement villages. They often commit their life savings, but are unable to retrieve them at the same level when they want to sell their interest. Around Australia, the legislative frameworks are very much a hodgepodge in relation to this matter. Members will be deeply concerned to know that the laws that apply to retirement villages, apart from common law and equity, are to be found in some 6 or 7 separate statutes. In addition to the legislation before us, the *Tenancy Act*, the *Real Property Act*, the *Corporations Act*, the *Consumer Affairs and Fair Trading Act* and the *Unit Titles Act* may all be involved. If we have the luxury of clarifying the situation for prospective occupiers of retirement villages, it would be a good idea to clarify which particular statutory regime we are building on.

I have raised this matter of concern with the minister and with the Commissioner of Consumer Affairs. I am persuaded that the matter is of some urgency because there are prospective developers. In fact, I believe the member for Nightcliff is involved in the turning of the first sod for the Tiwi Retirement Village next week. Because of the urgency, but with the reservations that I am putting forward now, we support the principle of legislating at this stage. Earlier this week, I wrote to the minister responsible for consumer affairs pointing out that the New South Wales legislation on which this bill is based is currently the subject of litigation in that state. That provides an argument to defer passing this bill into law, but I