

# Submissions on Part One: Consultation by the Retirement Commissioner

## RETIREMENT VILLAGES CODE OF PRACTICE 2008 SUBMISSION FORM

Name:

Organisation:

Address:

Are you an:

- operator
- resident
- insurer
- statutory supervisor
- other

Please tick if you are happy for us to contact you about your submission.

This submission form is to help you make a submission on the **proposed variations to the Retirement Villages Code of Practice 2008**. Please answer the questions and you can also send additional feedback if you choose.

Please return this form by **5pm Monday 21 November 2011**.

### Post:

Retirement Commissioner  
PO Box 12-148  
Wellington 6144  
Attn: Retirement Villages  
Code of Practice Consultation

### Courier:

Retirement Commissioner  
Level 3, 69-71 The Terrace  
Wellington 6011  
Attn: Retirement Villages  
Code of Practice Consultation

### Email

office@retirement.org.nz  
(please put 'Retirement Villages Code of Practice Consultation' in the subject line).

### Fax

(04) 499 7397  
(please put 'Retirement Villages Code of Practice Consultation' in the subject line).

### Official Information Act 1982

Please note that all written responses will be public information. Responses may be the subject of requests for information under the Official Information Act 1982 (the OIA). The OIA specifies information is available on request unless there are grounds for withholding specific information, such as the information is commercially sensitive or personal. Any decision to withhold information requested under the OIA is reviewable by the Ombudsman.

Thank you for your contribution. Note your responses will be shared with the Department of Building and Housing.

## QUESTIONS

### Variation 1

Proposed by the Association of Residents of Retirement Villages (Auckland Region)

Issue – Repayment of the capital sum should a village be destroyed and not rebuilt

1. Do you support this variation? What are your main reasons for supporting/not supporting this variation?

2. Do you have any suggestions to improve the wording of this variation?

3. Please comment here on any other matters concerning this clause.

### Variation 2

Proposed by the Retirement Villages Association

Issue 1 – Repayment of the capital sum should a village be destroyed and not rebuilt

1. Do you support this variation? What are your main reasons for supporting/not supporting this variation?

2. Do you have any suggestions to improve the wording of this variation?

## QUESTIONS (CONTINUED)

3. Please comment here on any other matters concerning this clause.

### **Variation 2**

Proposed by the Retirement Villages Association

Issue 2 – Insurance cover disclosure

1. Do you support this variation? What are your main reasons for supporting/not supporting this variation?

2. Do you have any suggestions to improve the wording of this variation?

3. Please comment here on any other matters concerning this clause.

### **Variation 2**

Proposed by the Retirement Villages Association

Issue 3 – Continued payments of village outgoings

1. Do you support this variation? What are your main reasons for supporting/not supporting this variation?

**QUESTIONS (CONTINUED)**

2. Do you have any suggestions to improve the wording of this variation?

3. Please comment here on any other matters concerning this clause.

**Variation 2**

Proposed by the Retirement Villages Association

Issue 4 – The amortisation of the deferred management fee (DMF)

1. Do you support this variation? What are your main reasons for supporting/not supporting this variation?

2. Do you have any suggestions to improve the wording of this variation?

3. Please comment here on any other matters concerning this clause.

**QUESTIONS (CONTINUED)**

**Variation 3**

Proposed by the Department of Building and Housing

Issue 1 – Insurance arrangements

1. Do you support this variation? What are your main reasons for supporting/not supporting this variation?

2. Do you have any suggestions to improve the wording of this variation?

3. Please comment here on any other matters concerning this clause.

**Variation 3**

Proposed by the Department of Building and Housing

Issue 2 – Termination of occupation right agreements, including transferring to a new unit

1. Do you support this variation? What are your main reasons for supporting/not supporting this variation?

2. Do you have any suggestions to improve the wording of this variation?

**QUESTIONS (CONTINUED)**

3. Please comment here on any other matters concerning this clause.

**Variation 3**

Proposed by the Department of Building and Housing

Issue 3 – Payments and charges

1. Do you support this variation? What are your main reasons for supporting/not supporting this variation?

2. Do you have any suggestions to improve the wording of this variation?

3. Please comment here on any other matters concerning this clause.