



**National Council of
Women of New Zealand**

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Wahine O Aotearoa

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**Submission to the Retirement Commission on the
Proposed Variation to the Retirement Villages Code of Practise 2006**

The National Council of Women of New Zealand (NCWNZ) is an umbrella organisation representing 42 nationally organised societies. It has 31 branches throughout the country attended by representatives of these societies and 150 other organisations and individual members.

The function of NCWNZ is to work for the well-being of women, the family and the community at local, national and international levels through research, study, discussion and action.

NCWNZ has always taken a keen interest in Retirement Villages and were pleased to have had the opportunity to reply to the Retirement Villages Code of Practice 2006.

We are pleased to support the variation to clause 49.1(e) and agree that it is very important that the refurbishment of their residential unit after termination, needs to be clearly set out in the Occupation Rights Agreement. This would be a very important clause for the proposed occupant to consider before signing any agreement.

Clause 50.11 gives us some concern that the operator must appoint an independent registered valuer. We know from past experience that laws have to be made with regard to the worst outcome, so we would recommend that it would be better if the operator and the out-going resident had to agree on a valuer, then both sides would be protected.

NCWNZ also agrees that the minor and technical variations to the Code of Practice need to happen. Although these are small alterations they do clarify the meaning of clauses: 11.2(a), 50.9, 50.10, 52.3 and 52.4.

Christine Low
National President

Christine Rattray
Social Issues Standing Committee Convener

