



Very Best Wishes for this New Year and welcome to the first newsletter of 2016

Expectations are for a great year in the development of the RVRANZ. Good progress has been made in establishing working relationships with the Retirement Commission, the RVA executive and other stakeholders.

There will be concentration on regional expansion, so that the Association is seen to properly represent retirement village residents on a national level. Succession Planning is important to our Association. We know that there is a wealth of experience in our membership and we encourage the introduction of new office-holders in existing and new regions as we expand. Please let us know of your interest.

Details of information contained in the newsletter are available on the Association website www.rvranz.org.nz

Every effort is made to keep the Current Events pages up-to-date, so please refer to it regularly.

President's Piece



Rob Wilson

Greetings my fellow residents, I hope you all enjoyed the 'festive season' and continue to enjoy the warmer weather

Time seems to pass more quickly for me these days and here we are already with Regional and National Executive meetings to be attended within the next few weeks. Looking back at the last 6 months there has been a worthy amount of activity on the membership and Retirement Commission fronts. Thank you all for your input.

At last we have an opportunity to contribute to an amendment to the Code of Practice and I hope you are all addressing the invitation to make your submissions regarding the proposals by the Retirement Commission. Whilst there are many other issues in the present Code which we as an Association want to see addressed, I believe it important that we demonstrate our concerns by giving this complaints/disputes proposal our full attention.

Personally I think Village administration need to be fully conversant with the Code as well as the content of their ORA

and be trained in the art of handling complaints. Training courses in these areas would go some way to reducing the escalation of complaints.

If an issue cannot be cleared up by Village Management or the Statutory Supervisor, it's not a big step to pay a minimal fee to a body similar to the present Tenancy Tribunal which also has the advantage of being a central point for the collation of data, which would transparently highlight the areas of concern for Residents. You will have other thoughts and I encourage you to discuss them with your peer group and send in your submission, be it individually or from your Village or Region.

Additionally there is the opportunity for you to review your own ORA against the criteria outlined by the Commerce Commission regarding unfair conditions. Again it could be a useful exercise to discuss with your peer group.

We need to keep increasing our membership throughout New Zealand, the more residents we represent, the greater our credibility. Thank you for your efforts in this regard.

My best wishes for a healthy and harmonious year

Rob Wilson

Next Executive Meeting

The next National Executive meeting will be held on 25 February 2016, instead of that scheduled for 1 March 2016

Proposed Variations to the Code of Practice 2008

In accordance with section 91 of the Retirement Villages Act 2003 the Retirement Commissioner invites written submissions on proposed variations to the Code of Practice.

Submissions must be received by Monday 7 March 2016.

The proposed variations are to clause 15 and clauses 32-36 of the Code of Practice, which relate to staff supervision, ongoing training and to the complaints facility.

Changes in the current process are needed, as it is not being used beyond operator/statutory supervisor level. Complaints are either resolved or lapsing at the next hurdle, when the process appears unsuitable for either or both the resident or operator to proceed.

To find out details and to make a submission, please look here:

<http://www.cffc.org.nz/retirement/consultation/>



Unfair Condition in an Occupation Rights Agreement

There is opportunity to have what may appear to be an unfair condition in an Occupation Rights Agreement, reviewed by the Commerce Commission. For instance, liability for loss on resale or sales commission charged when the resident does not qualify for capital gain.

Enquiries about specific contracts and whether they meet the requirements of the Fair Trading Act and then, whether terms in them meet the recent amendment to the Act relating to 'unfair terms', may be directed to the Commerce Commission for their enquiry.

The Fair Trading Act through its recent amendment only applies to contracts entered into since March 2015, so any resolution can only apply to contracts written since that date, but could apply to principles of future entries to a village.

The Commerce Commission would decide whether there was grounds and cause to exercise its powers to seek a declaration from a Court on the issue of a term or terms being 'unfair'.

The Commerce Commission has this guideline:

<http://www.comcom.govt.nz/fair-trading/guidelines/unfair-contract-term-guidelines/>

We invite you to obtain a copy of your village's current ORA and participate in the research.

Retirement Village Industry Database

There is a complete Retirement Village industry database of analysis and information available to you here, including statistics, reports, tables and maps.

Contents:

- Introduction
- NZ's Ageing Population
- NZRVD 2015- Statistics
- National Summary Data
- Village and Unit Numbers by Region
- Ownership by Parent Company
- Penetration Rates
- Penetration Rate Influences
- Retirement Village Units – Demand Sensitivity
- Development Pipeline – Supply Side
- New Zealand Aged Care Database (NZACD)
- Industry Trends 2015/2016
- Village Case Study; Waterford on Hobsonville Point; Valuations
- Summary
- The Outlook for Retirement Villages - John Collyns – RVA

Please look here: http://www.rvrnz.org.nz/uploads/4/3/9/2/43925677/village_database_2015.pdf

For more information contact:

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It's awful getting older, I often hear folks say
As they recount their aches and pains, that will not go away
But it's helpful to remember, when considered overall
That if we didn't reach old age, we wouldn't be here at all!!

The only trouble
with retirement...
you never get a damn day off!

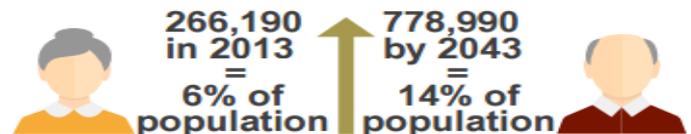


*New Zealand Retirement Village
Database (NZRVD)
November 2015*

Whitepaper December 2015



OUR AGEING POPULATION



It is a well-established and accepted demographic fact that New Zealand's population is aging. Statistics New Zealand forecasts a population aged 75+ years of 778,990 by 2043, accounting for 14 percent of the total population, up from a count of 266,190 and six percent of the population in 2013. The growth in this age group leads to a corresponding demand for not only appropriate housing, but also a demand for security, socialisation and health related support services. The retirement village industry provides these factors, but also provides for this age group to free up equity from the "family home" and release this property back into the general residential housing market. Retirement village accommodation is largely financed through the freeing up of equity from the residential housing market not Government expenditure.

