

## **Best Practice Guidelines for Disclosure of Right to Transfer to Care in a Retirement Village**

Regulation 31 of the Retirement Villages (General) Regulations 2006 sets out the requirement to make various disclosures relating to moving into a rest home or hospital care institution in a retirement village. The RVANZ recommends that the following disclosures should as a minimum be addressed when complying with this Regulation.

1. Whether the retirement village shares premises with or includes as part of the village a rest home and/or hospital care institution.
2. Whether the retirement village operator offers a resident the right to move from the village to a rest home and/or hospital care institution located elsewhere, whether owned or operated by the operator, an associated party or a third party.
3. If the operator answers yes to either question 1 or 2 or both above, describe the care levels currently offered in the relevant care institution, e.g. rest home, hospital, dementia or psychogeriatric.
4. State the total number of rooms and how many rooms are currently available in each care category.
5. Whether a resident has priority over non-residents to move to the care institution.
6. Whether an independent assessment required before a resident can transfer to the care facility? If not, explain that a resident will not be able to access subsidies administered by the government.
7. Whether a resident is obliged to pay any additional resident funded charges in addition to the daily care fee set in the Territorial Local Authority. If yes, describe the charges, e.g. daily premium room charges or a capital payment for an occupation right agreement.
8. If an independent resident elects to purchase an occupation right agreement in the care institution explain the key financial terms, e.g. whether a transfer policy is applicable.

In addition, where relevant, all operators must ensure that their ORAs comply with clauses 24 and 25, Retirement Villages' Code of Practice.