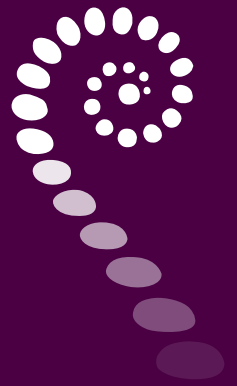


The Code of Residents' Rights

Basic rights of residents



This is a summary of the basic rights given to you by the Retirement Villages Act 2003

1.

Services and other benefits

You have the right to services and other benefits promised to you in your occupation right agreement.

2.

Information

You have the right to information relating to any matters affecting or likely to affect the terms or conditions of your residency.

3.

Consultation

You have the right to be consulted by the operator about any proposed changes in the services and benefits provided or the charges that you pay that will or might have a material impact on your:

- a. occupancy; or
- b. ability to pay for the services and benefits provided.

4.

Right to complain

You have the right to complain to the operator and to receive a response within a reasonable time.

5.

Disputes

You have the right to a speedy and efficient process for resolving disputes between you and the operator or between you and other residents of the village.

6.

Use of support person or representative

You have the right, in your dealings with the operator or other residents of the village, to involve a support person or a person to represent you. The cost of involving a support person or person to represent you must be met by you.

7.

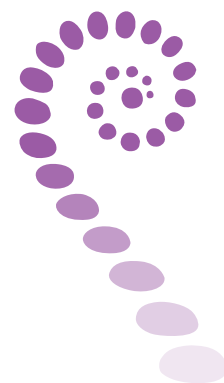
Right to be treated with courtesy and have rights respected

You have the right to be treated with courtesy and have your rights respected by the operator, the people who work at the village, and the people who provide services at the village.

8.

Right not to be exploited

You have the right not to be exploited by the operator, the people who work at the village, and the people who provide services at the village.



Your obligations to others

Your rights exist alongside the rights of other residents and the rights of the operator, the people who work at the village, and the people who provide services at the village. In the same way that these people are expected to respect your rights, it is expected that you in return will respect their rights and treat them with courtesy.



Operator's contact person

If you want more information about your rights or wish to make a complaint against the operator or another resident, the operator's contact person is:

Name Geet Sharma
Telephone number 09 488 3080 / Generalmanager@northbridge.co.nz



Other contact persons

Other contact persons, if you wish to make a complaint about a breach of your rights, are:

- a. The statutory supervisor (if there is one)
- b. The Registrar of Retirement Villages.



Information

The Retirement Commissioner publishes information on the Code of Residents' Rights and disputes procedures available under the Retirement Villages Act 2003 that may assist to resolve your complaint.

For more information:

- Call the Department of Building and Housing on 0800 836 262
- Visit the Retirement Villages section of the Retirement Commission's website www.retirement.org.nz