

## Supplementary material

### Establishment, operation and facilities of Retirement Villages in New Zealand

The term 'retirement village' is defined in the Retirement Villages Act 2003 as

*“part of any property, building or other premises that contains 2 or more residential units that provide, or are intended to provide, residential accommodation together with services or facilities, or both, predominantly for persons in their retirement and their spouses or partners...” (New Zealand Government, 2013).*

Villages generally comprise independent living units (villas, apartments, and/or town-houses) with a central communal facility – a social hub, café, library or lounge (Xia et al., 2015). Amenities may include those for physical activity such as a gym, swimming pool or bowling green. Some, but not all, offer a full meal service, assisted-living or serviced apartments and/or a manager on site daily. Personal supports and home-care assistance may be available from the village itself, from publicly-funded service providers, or arranged personally, though some villages restrict access to external services. Provision of long-stay care for those needing assistance all 24-hours may exist as an on-site or adjoining facility, but are legally different entities.

Village services typically include hairdressing, transport, emergency response, organising activities and maintenance of communal areas and gardens (ACNielsen, 2006; Hu et al., 2017). There may also be support services such as a nurse-led clinic, a meal service or home-based supports, but retail or additional commercial services are uncommon in New Zealand. Conditions apply, e.g. village rules may prohibit or restrict pets.

Village ownership is variable. While some are owned and operated by large commercial entities, perhaps as part of a chain, some are owned by smaller companies and charitable institutions. Tenure in NZ villages is predominantly by a 'licence to occupy' agreement under which the residents do not own their unit/apartment or have legal title. Instead, residents 'purchase' the licence and when they permanently vacate, ownership of the unit/apartment reverts to the village and (usually) a fixed percentage of the initial purchase price is reimbursed to the resident or resident's estate, less costs of refurbishment. During the stay, a weekly or monthly fee is payable to cover ongoing facility maintenance and staff. Council rates may be covered by the regular maintenance fee or directly by residents.

## References

- ACNielsen. *Retirement Villages Survey 2006*. Wellington: Retirement Commission 2006.
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