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Submission: Retirement Villages exist in many different forms, sizes and levels of luxury. Typically the not-for-profit village will be smaller, and is more likely to have 10-30 units. The NFP village is typically developed to meet the need of a community of interest, and has a solid basis of community support and volunteering.

- Not-For-Profit retirement villages are usually not like the advertised 'over 55's living'. Average age on admission is 76 years, although many people are older.
- Increasing trend for people entering a village being frail and needing support and services to avoid entering an aged care facility or hospital therefore the move to the village keeps them self-funding and avoiding a call on the public purse.
- Admission usually triggered by health scare, loss of a partner, fears around safety or inability to stay in own home.
- Average length of stay 7.7 years, with people either dying at the village or moving to an aged care facility.
- Source of income for most residents (77%) is the pension or a government allowance.
- Around 40% are provided by Not For Profit providers in NSW
- Covered by NSW State legislation, with limitation around setting annual budgets with residents and application of operating costs to the weekly fees they pay.
- Charitable village operators discount the prices or do not pass on all operating costs in order to make the accommodation affordable to low income people.
- Members who are NFP village operators report that on average around half or more of the residents have accommodation below market value and/or are on rental agreements as the occupant cannot afford the admission fees.
- It is congregate accommodation, with an opportunity for separate living and many shared spaces, dining, movies etc as well and assistance with activities.
- People living in a village have lower use of council services. Most villages contain all required services eg garden/park, pool, library, gym, community hall/spaces, chapel, café, ha