
of forms:

- active retirement communities
- congregate housing
- life care communities.

Active Retirement Communities

Active retirement communities provide for a range of recreational pursuits and are usually associated with a golf course or a resort town. Typically, these communities offer 'downsized' housing in a range of styles from single family/single storey units to luxury apartments. A community centre is a usual feature of such developments providing for such indoor activities as handicrafts, dancing and dining.

These communities are designed for those in the 55 to 75 years of age range and, until now, do not offer on-site health care and other support services. However, this may become a requirement as the population ages.

Congregate Housing

Congregate housing usually provides residents with an apartment having at least one bedroom and a kitchen. Weekly maid service, a communal dining room providing a minimum of one cooked meal per day, transportation and organized activities are features of this urban elderly housing. To date, health care services have not often featured in this type of housing project but, with an aging population, this may become a requirement for the future. In 1980, there were 2.2 million in the 85 and over age group - by 1990 this will have increased to 3.5 million.

Life-Care Communities

This is expected to spur the development of new life-care communities and, as noted, the addition of life-care features in active retirement communities and congregate housing. Life-care communities provide for nearly every contingency in an older person's life. Housing usually ranges from independent, detached cottages to skilled nursing facilities with several levels of assisted living in between.

2.5.3 Additional Sources

Information on market conditions and marketing forums related to this niche can be obtained from: