



Start your journey with Archer Villages

Independent Living Guide



1

Charitable
Organisation



174

Villas, Cottages
and Apartments



38

Rest home or
Hospital Level Beds



14

Memory Support
Dementia Beds



4

Retirement
Villages



1

Care Home
Clinical Hub



70+

 Years

Offering Professional
24/7 Care



Always Welcome

Make yourself welcome at an Archer Village, where living feels like family.

Experience the warmth of compassion and care woven into every aspect of our community. Our residents aren't just neighbours; they're almost family.

From our dedicated staff to our vibrant culture, Archer Villages fosters a sense of belonging unmatched elsewhere.

Hitting Above its Weight

Archer Villages & Care Homes is a longstanding provider of retirement and aged care services in New Zealand for retirees in Canterbury, West Coast and the wider South Island.

With an aim to deliver professional, compassionate care and community support, Archer is committed to enriching the lives of its residents. By embracing its care ethos and Christian heritage, Archer incorporates these care principles into its services, fostering an environment of love, respect, and spiritual well-being.

What the next steps look like

Welcome to Archer Villages, where the transition to a Retirement Village is a thoughtful journey. If you're 70 years or older, this could be your next move. Here's how the process often works;

Once you've visited one of the Archer Villages and found a villa that you'll be comfortable beginning your village life in, the next step is to complete our application form and register your interest in that specific villa and starting to set out the path toward moving into the village.

A journey typically starts with the application and is a simple three step process:

Step 1: Application Stage

Together with the Archer Villages sales staff we'll collaboratively fill in the Application Form answering any questions as we go. Conditions such as 'subject to selling your home' are discussed and dates are set down enabling both yourself and Archer village a time-line to work with as we plan to get everything in place for a smooth transition into the village. This all happens by mutual agreement and consultation and reduces the stress by knowing the important dates well in advance.

This application or 'Conditional Offer' stage offers flexibility. If terms need reevaluation or if you decide to withdraw, rest assured, your deposit is refunded in full.

A deposit of \$5,000 at this stage is held in a Trust Account by the Statutory Supervisor and is returned in full if you withdraw the application.

You'll also need to organise a General Medical Form that we provide for you and it serves as a crucial health snapshot. While proceeding to the application form, your GP's insights enable us to make sure independent living in a village is the best level of care for you. Next a meeting with our Site Manager will aim to comprehensively understand any medical requirements you may have, ensuring a nuanced approach to your well-being.

And that's the application stage complete.



Step 2: Occupation Right Agreement (ORA)

An 'ORA' is a legal document that you sign when moving into a retirement village. Think of it like a special contract outlining your rights and responsibilities while living there.

The ORA is important because it helps you understand what you're entitled to, like the use of your home and any shared facilities, and what rules you need to follow being a part of the village community.

The agreement also typically covers how much you'll pay for things like weekly fees.

Having a clear agreement helps make sure everyone knows what to expect, which is crucial for a happy and smooth retirement living experience.

So, it's like a guidebook for your rights and the rules of the retirement village, making everything clear and fair for everyone involved.

Seeking legal counsel is important before signing the ORA, ensuring that your journey is guided by professional expertise.

When seeing your solicitor, it's the appropriate time to complete Enduring Powers of Attorney (EPOA's) for Property and Health & Welfare if you haven't already got these in place.

Cooling-Off Period:

To provide you with peace of mind, we have a 15-working day 'Cooling-Off' period post-signing the ORA. It allows you the opportunity to reassess your decision, and a full refund is available during this period if for some reason you decide not to proceed.



Step 3: Settlement Stage

Following the 'Cooling-Off' period, the Settlement Stage marks the official commencement of your residency.

It's the moment you can step into your home within the village. It's moving day!

Three Month 'Change of Heart'

Your contentment is our priority, so we extend a three month 'Change of Heart' from the signing of your ORA. If, within this period, you find the Village not to your satisfaction, we offer a refund of your purchase price on relicensing of the unit.

**Subject to Terms and Conditions*



Clarifying common questions for your journey ahead

We understand your transition involves careful consideration, and we're here to provide you with the professional guidance you'll need.

Let's address some common questions to ensure you have a clear understanding of what to expect as you embark on this exciting chapter.

What's the Fixed Weekly Service Fees?

Weekly fees contribute toward the villages day-to-day services such as rates, insurance, emergency monitoring, grounds maintenance, and more.

On entry, residents choose one of the two options for Weekly Service Fees

1. **Indexed Weekly Service Fee:** Residents can choose a variable fee option, which is set at \$160.00 per week on entry. This fee will increase each year by no more than the percentage rise in National Superannuation.
2. **Fixed Weekly Service Fee:** Our Fixed Weekly Service Fees provide stability throughout your residency, with no annual increase. This fee is fixed at \$186.00 per week for your entire residency in the village, allowing you to budget clearly.

What happens with other expenses?

Residents retain responsibility for personal utilities, electricity being the main consideration, and additional services, perhaps internet broadband or subscription services like Netflix, Movies or SKY TV.

Building insurance and rates are paid by the operator, protecting the resident from increases and rates rises.

What is the Deferred Management Fee (DMF)?

The DMF in an Archer Village is an annual fee of 7.5%, over the first four years of your occupancy in the village, with a maximum deduction of 30% of the original purchase price and is deducted on exiting the village at the end of your tenancy.

Sometimes called an 'Exit Fee' it's a way of paying for the services and facilities provided in a retirement village. Instead of paying large weekly fees, residents typically contribute a DMF, which is a percentage of the entry price.

This fee helps cover the costs of maintaining the village, refurbishing and upgrading facilities, and providing ongoing services, such as gardening and communal activities.

The importance of the DMF lies in its role in sustaining the village's quality of life for residents. It allows people to access a comfortable and supportive retirement living environment and making it more financially manageable.

Can I transfer to Another Village?

For those seeking a change within the Archer Village, residents have the option to transfer to another available unit in any one of the Archer villages. This process involves offsetting the full value of the DMF accrued, against the new unit's DMF, along with a 3% Transfer Fee and any difference in the villas entry price.

Can I make Decor Changes to my villa?

While our residences feature standard designs, we are open to discussions about personalised decor changes. Approved alterations would incur additional costs to the resident.

Visitor Policy:

Visitors are warmly welcomed, and short-term stays are accommodated as many villas have a second bedroom where friends and family can stay. Longer stays are subject to approval from the Village Manager so everyone can be accounted for in the event of an emergency or fire drill or the like.

Community Facilities:

Each Village offers a Community Centre as a central point where residents can gather for socialising, functions and events. Residents are encouraged to enjoy these facilities as often as they wish and can book them for their own family events and celebrations as needed.

Each Archer Village offers its own mix of venues and facilities depending on the location and size of the village with some with auditoriums, heated pool, billiard room, library, gymnasium or games room.



Events and Activities:

'Archer THRIVE' presents a diverse programme of activities and events, ensuring residents can engage in meaningful pursuits. Designed to cater to varied interests and foster active participation enhancing life in the village and surrounding community.

Gardening and Pets:

Residents with green fingers are welcome to engage in gardening to add their own personality to the area around their villa and will be working in with the villages own professional grounds people to keep everything looking its best. Pets are subject to approval by the Village Manager and are on a 'good behaviour bond', often becoming valued members of our community.

Emergency Assistance:

The 24/7 monitoring service ensures that all residents have access to immediate assistance during emergencies and other more day-to-day issues that may arise from time to time.

Travel and Absence:

Residents have the freedom to come and go as they please. If making a planned absence it is asked you notify the Village Manager to ensure smooth operations of the village.

Financial Reporting:

An Annual General Meeting, attended by the Statutory Supervisor, provides residents with transparent financial reports, continuing our environment of transparency and accountability.

Statutory Supervisor:

Our official Statutory Supervisor is the person that holds the role of monitoring the financial position of the Village and safeguarding residents' interests independently.

Membership and Audits:

As members of the Retirement Villages Association, Archer Villages undergo scheduled independent audits, ensuring consistent service excellence.

Code of Practice:

The NZ Governments Retirement Villages Code of Practice is a document that informs Retirement villages on policies that uphold minimum standards and acts as a guide to the industry and is readily available to residents who wish to have a broader understanding of these governing requirements.

Leaving the village or selling your villa:

A one-month written notice is required for residents wishing to leave the village, perhaps moving into our Care Home & Clinical Hub.

Refurbishment of the vacated villas and marketing follow the vacating of a villa, so a new resident can be found and work through the application and ORA stages before moving into the refurbished villa.

The Exit Payment is processed to the ex-resident upon the arrival of the next resident with the weekly service fee ceasing immediately on the Termination Date.

Capital Gain & Capital Loss:

As a 'Right To Occupy' agreement isn't a property purchase, and like most NZ retirement villages, Archer Villages do not offer residents a share of any capital gain, and any potential loss is borne solely by Archer Villages. Residents are effectively sheltered from the property market fluctuations.

Comments or Complaints:

Our comprehensive Issues-Complaints process offers residents multiple avenues, from local Residents' Committees to Village Managers and formal documentation processes if for some reason residents wish to make a formal complaint about the operation of the village.



About Archer

Where community and comfort come together.

Archer 's Trust, established in 1956, operates as a Charitable Trust with connections to the Baptist Association. Our diverse range of Retirement Lifestyle Villages and Care Home, each offering unique services, reflects our commitment to community service.

While our origins are rooted in the Christian faith, we extend a warm welcome to everyone.

Our focus is on providing a secure, worry-free environment where residents can build new connections, explore new activities, and enjoy the peace of mind that comes with a maintenance-free lifestyle.

Our Residential Care Homes offer varying services, and Village residents receive priority access when needed, subject to assessment by the 'Needs Assessment' Service Coordination agency.

Additionally, it should be noted that the availability of beds in the care homes is subject to the type of service required at the time.

For more detailed information or specific queries, our team is here to assist you. We aim to make your transition to Archer Villages as seamless and enriching as possible.

Archer across Christchurch

Village Sales
sales@archer.org.nz
03 943 6049

Beckenham VILLAGE & HOME

166 Colombo Street
Beckenham
P: 03 943 6006

Thorrington VILLAGE

51 Birdwood Avenue
Beckenham
P: 03 943 6006

Maryville Courts VILLAGE

155 Salisbury Street
Christchurch Central
P: 03 420 0480

Linrose VILLAGE

472 Linwood Avenue
Woolston
P: 03 420 0480





www.archer.org.nz

Aug 2026