LIFESTYLE: Jindabyne's population is growing via a strong property market and lifestyle choices. PHOTO: Dave Birss /Epsom Rd Studios

Price and population pressure

CITY prices continuing to rise has also played their hand in Jindabyne’s property market being very strong. In the past few months alone Kosciusko First National sold three properties for over one million dollars in the urban area. The town has steadily seen an increase in population, families and business people are relocating plus the holiday home market has been thriving. Thredbo has seen similar strong growth with properties quickly being sold.
The recent summer holiday period was thriving, and long gone are the days of the Snowy Mountains only being a winter destination.

A quick look at sub divisions in Jindabyne and East Jindabyne area will see a hive of activity, which is a mini boom for the building industry. Trying to find a builder at present has been difficult for some new land owners, with builders been contracted from Canberra or you wait over a year to lock in your builder of choice.

All land lots have virtually been sold out with 51 lots at Kunama and multiple stages of Highview Estate all sold and people waiting for next stages to be released. Of 22 lots at East Jindabyne only three are left.
The flow on effect of this strong market, steady population increase plus Jindabyne Central School students increasing at 7% per annum all leads to a big growth in the town. It has many business owners concerned, including Proprietor at Kosciusko First National Real Estate Gordon Jenkinson that lack of vision will catch up with town planning.

Mr Jenkinson said he thinks all this increase in prices and population has seen town planners totally underestimate their forecasts for the coming decades. He said that the 20 year school plan did not take into consideration parking at all, and Council should be rethinking their estimates now.

Jindabyne Central School will undergo $10 million worth of upgrades and an increase of students and teachers is great, but where do they all park in town.

“If they are talking about a 1200 population growth by 2036 and they weren’t changing their minds now, they have hugely underestimated,” said Mr Jenkinson.

“If that is the case they need to start spending money now and doing planning to account for massive growth. I am concerned that council are not looking at Jindabyne as a high growth area.”

Home owners who also submit development applications have been frustrated at the slow turnaround time for approvals since the council amalgamation. Council have been trying to rectify this problem by employing additional staff.

It seems that the alpine country lifestyle is appealing to new people, a theory many long-term residents already know as they originated from outside the area and the cities decades ago.

Property Guide

Winter room

AUTUMN time is one of a property frenzy in the mountains, not only to buy or sell, but for winter accommodation rentals. To be honest, if you have not secured a room for winter by Easter you could be in strife, as the winter accommodation and year-round rental market has been difficult in the past few years.

Many owners now keep their property for their own personal use, where in the past this may have been in the rental pool for added income. Additionally, there are many properties now where owners seek the extra income from holiday rental as opposed to the steadier yearly rental or winter 16 week leases.

What this does is put pressure on businesses and individuals to find staff beds for the snow season.

For first timers working at the main resorts of Thredbo or Perisher, it is possible to ask for staff housing. On the other side, most small businesses are not in a position to hold a house purely for staff, so they suggest to staff to find their own way. This way of thinking is changing, and some businesses realise to secure staff they need to try where possible to find a bed or provide one guaranteed.

Arriving from the city the week before the season and expecting to find a bed might be akin to winning lotto on your first attempt. It simply does not happen unless you are in the know and have contacts.

The savvy snow season employee who has a few seasons under their belt will know friends who have spare beds and can lock them in after each winter. With a transient snow population, even this can be hit and miss sometimes.

It is a shame it gets harder each year, as seasonal staff are so important to the whole snow season and businesses rely on seasonal employees.

The best advice is to contact all the real estate agencies well before Easter and try and lock in accommodation, plus keep your ear to the ground for any leads.

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