

Joss[®]

Come for the job.
Stay for the lifestyle.



WELCOME TO JOSS

Careers With Room To Grow

Choosing where to build your career is one of the most important decisions you will make. It shapes not only your professional path, but the quality of life you and your family experience along the way.

At Joss, we believe regional Australia offers an advantage that is often underestimated. In Albury Wodonga, we see it every day. Strong careers develop faster. People take on real responsibility earlier. Professional growth is matched with space to live well. The region provides stability, opportunity, and a lifestyle that supports long-term success rather than short-term survival.

This document has been created to give you a genuine picture of what that opportunity looks like. It is not about selling a role. It is about presenting a different way of building a career, one that delivers professional challenge, financial confidence, and a life outside of work that actually fits.

If you are ready to move beyond the constraints of the city and into a career and lifestyle with more room to grow, we invite you to explore what Joss and Albury Wodonga have to offer.



Ed Whiting
CEO





About Joss

Joss is a leading regional construction and facilities business, delivering construction, insurance works, cleaning, and facility management services across NSW, ACT and regional Victoria. We operate as a Tier 2 builder with the output, systems, and delivery standards that rival Tier 1 organisations, while maintaining the agility and accountability of a family-owned business.

Our focus is firmly regional. With offices across NSW, Joss offers genuine opportunity to build a career while working, travelling, and living in some of the state's strongest regional communities. We are proud to be considered one of the major players in regional construction, trusted by government, insurers, and commercial clients to deliver complex projects with consistency and care.

At Joss, scale and professionalism are matched with approachability, long-term thinking, and a commitment to the people who make the business what it is.

Where Your Income Goes Further

One of the biggest surprises for people who relocate to Albury Wodonga is just how much further their money goes. **Life becomes simpler and more comfortable.**

With more affordable housing prices and generous average block sizes, the economics of living here can be transformational for your lifestyle, your family, and your future

Housing That Actually Makes Sense

Across the region, the median house price sits at approximately \$610,000 in Albury and \$575,000 in Wodonga, placing home ownership within reach for a far broader range of professionals and families than in high-density metropolitan markets.

This difference in entry price reshapes household economics. Smaller deposits, lower mortgages, and reduced debt pressure create greater financial flexibility, earlier ownership, and more room to plan long term.

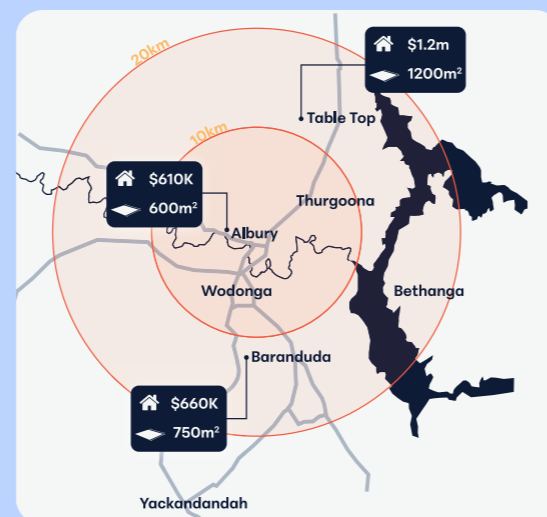
What makes this shift more meaningful is what that price point delivers: established homes and neighbourhoods designed for family life rather than maximum density. Regional housing is not about squeezing into the market. It is about settling into it.

What the Same Money Buys

Location	Median House Price
Albury	\$610,000
Wodonga	\$575,000
Melbourne	~\$980,000+

Up to ~40% lower entry price for home ownership

A Short Drive. A Bigger Life.



Experience More.

Life regionally is defined by balance. The pace is calmer, the surroundings are open, and the everyday rhythm leaves space for the things that matter outside of work. Commutes are short, weekends are full, and the region offers a rare mix of natural beauty, sport, culture, and community connection. Best of all, you get all of this with Melbourne still within reach.



LAKE HUME & MURRAY REGION

📍 15 mins

The Lake Hume and Murray River region forms a major part of everyday life across Albury-Wodonga, with boating, waterskiing, wakeboarding, fishing, kayaking and paddleboarding all right on your doorstep. From open water and quiet inlets to swimming beaches, picnic areas and camping spots, the region offers year-round access to outdoor recreation that feels woven into the lifestyle, not reserved for holidays or long



RUTHERGLEN, BEECHWORTH AND GLENROWAN WINE REGIONS

📍 Within 30 minutes

The famous wine regions of Rutherglen, Beechworth and Glenrowan combine acclaimed wineries, historic towns, local produce and seasonal events with the relaxed pace of regional living. Within easy reach of Albury-Wodonga, these regions offers everything from cellar doors and long lunches to weekend markets, cycling trails and cultural festivals, creating a lifestyle strongly connected to food, community and the outdoors.



THE ALPINE HIGH COUNTRY

📍 Within 2 hours

The Alpine High Country places some of Australia's most iconic mountain landscapes within comfortable reach of Albury-Wodonga. From winter snowfields and alpine villages to summer hiking, mountain biking, camping and scenic drives, the region offers year-round access to outdoor adventure and weekend escapes across Victoria's northeast alpine region.

A city with space to breathe

Central Albury offers a mix of dining, entertainment and cultural experiences, with a range of cafes, restaurants, bars and retail throughout the CBD.

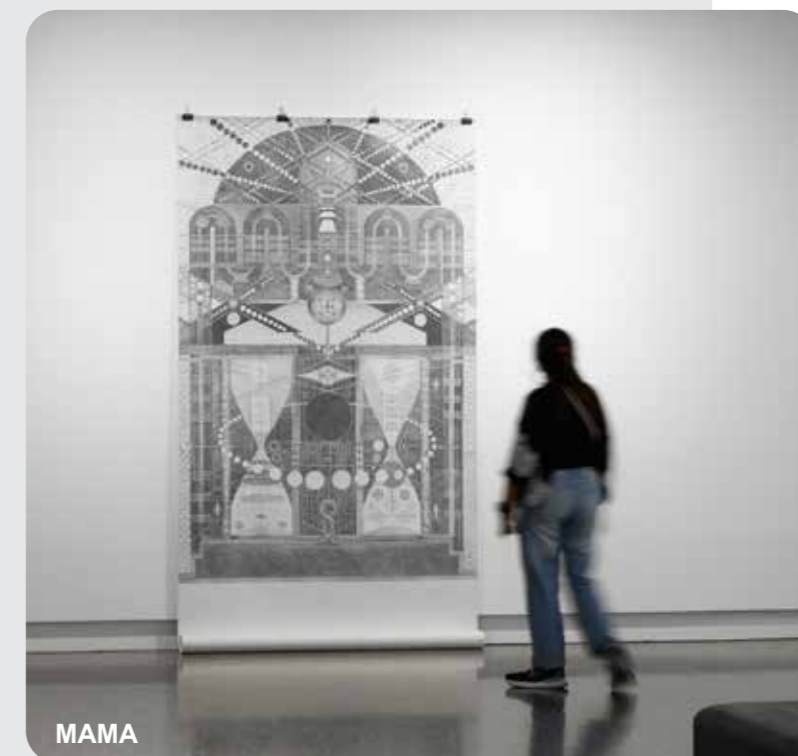
From local eateries and outdoor dining to live performances at the Albury Entertainment Centre and exhibitions at MAMA, the city provides a strong balance of lifestyle and community activity. Historic streetscapes, local events and a thriving hospitality scene continue to shape the character of the region's centre.



Yardbird



Riverdeck Cafe



MAMA



Albury Riverside Precinct



Live Music

Family Life, Simplified.

Raising a family in Albury Wodonga is defined by stability, access, and opportunity. Daily life is simpler, communities are connected, and essential services are close at hand, creating an environment where families can plan long-term with confidence.

Employment Across the Region

The Albury Wodonga economy is one of the strongest and most diverse in regional Australia, supporting stable dual-career households.

GEOFABRICS
Sustainable solutions

MARS
Petcare

Asahi
BEVERAGES

The region has a strong manufacturing sector, anchored by major facilities operated by Geofabrics, Mars Petcare, and Asahi Beverages, providing stable employment and long-term industry growth.



The Australian Taxation Office operates a major administrative centre in Albury, underpinning a strong and stable government sector employment base across the region.

O'Brien Transport

Ron Finemore
TRANSPORT

border
express

Albury's location on the NSW and Victorian border, positioned directly between Sydney and Melbourne, makes it a major transport and logistics hub. With significant industry players operating depots in the region, this creates strong employment opportunities across logistics, transport, and support services.



Healthcare and social assistance is the region's largest employing industry, supported by a strong network of public and private medical facilities, creating significant ongoing employment opportunities across a wide range of roles.

Education & Schooling Options

Families in the region have access to a full education pathway from early learning through to tertiary.



Scots School (K-12)

Scots School Albury provides a well-established independent education pathway from early learning through to Year 12, with a strong focus on academic development, sport, leadership and student wellbeing.



La Trobe (University)

La Trobe University's Albury-Wodonga campus offers a broad range of tertiary study options, supporting pathways into healthcare, education, business and regional industry careers.



Trinity College (K-12)

Trinity Anglican College in Thurgoona delivers a comprehensive K-12 education within a connected school community, offering strong academic, sporting and co-curricular opportunities.



Victory Lutheran College (K-12)

Victory Lutheran College Wodonga provides a full K-12 learning environment focused on academic growth, student wellbeing and community connection across all stages of education.

Built into the community.

At Joss, being part of regional communities means more than delivering projects.

Across NSW and Victoria, we support local sporting clubs, schools, charities, community groups and regional events that help towns and communities thrive.

From grassroots football and netball to fundraising initiatives, local shows and volunteer programs, we believe strong regional businesses should actively contribute to the places they operate.

With more than 2,500 staff across regional Australia, community connection is part of everyday life at Joss.





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