

FEBRUARY
NEWSLETTER 2023



*"Others talk trade...
we just do it"*

JOHNS BUILDING SUPPLIES

johnsbuildingsupplies.com.au 9362 4744

Featuring this month



**INSULATION
AVAILABLE**



**NEW
PRODUCTS**



INDUSTRY NEWS



Also included...

WELCOME TO 2023

MANUFACTURER INCREASES

GET SOCIAL WITH JBS

REVIEW JBS



WELCOME TO 2023

We hope you all had a great festive season with friends, family & loved ones & enjoyed some time off before we dive back into work.

What does 2023 hold for us all?

The last couple of years have had its challenges & I am sure more will present themselves during 2023.

I am hoping the price increases go back to some sort of normality. Steel settled in the latter part of 2022 & once we get thru the increases already slated for the first third of this year, fingers crossed we see some stability.

Supply was better towards the end of last year, with fibre cement & timber returned to some sort of normality, but insulation will continue to be an issue for some time.

Industry feedback suggests availability of trades will continue to be a major issue, see the article further on in the Newsletter regarding immigration & its importance to our industry.

As always Johns Building Supplies will continue to strive to offer the best service we can, coupled with competitive pricing.

Our team are here to listen & assist wherever we can.

Wishing you all a good 2023.

Andrew Wilson
JBS General Manager

**“OTHERS TALK TRADE
WE JUST DO IT”**



NEW PRODUCTS



Seamless Entry

Yale Unity Entrance Series with Connect Plus Wi-Fi Bridge



The Unity Entrance Series is the answer to seamless entry with the Yale Unity Entrance Lock and the **NEW Yale Unity Security Screen Door Lock**.

Together when installed with a Yale Connect Plus Wi-Fi Bridge, the Unity Entrance Series features DualDoor™ Technology*. With a single command the user can operate both the security screen door and the main entrance door together. Door lock or unlock command operates both locks (Unity Security Screen Door Lock and Unity Entrance Lock) in a sequence.

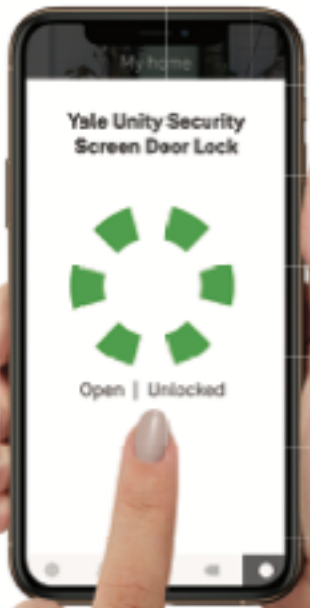
The Yale Access ecosystem can integrate with the Unity Security Screen Door Lock and Unity Entrance Lock together to operate both locks with a single command. The technology works seamlessly, to provide ultimate user convenience. Users can enter the home without keys and save the effort of operating the screen door and main entrance door locks together.

To view the range visit yalehome.com/au/en

Download the free Yale Access app on iOS and Android.



Disclaimer: Other product/brand names may be trademarks or registered trademarks of their respective owners and are mentioned for reference purposes only. Products are sold separately.
*DualDoor Technology requires use of a Yale Connect Plus or two Yale Connect Bridges (one per lock) to operate.



INSULATION AVAILABLE AT JBS



R4.1 Bradford Ceiling Batts (only available in 430 & 580 wide)

- Made for Australian conditions
- Reduces heat transfers in your home
- Improved comfort all year round
- Saves on energy costs
- Reduces greenhouse gas emissions
- Low allergen
- Meets the highest Australian insulation standards
- 70 year performance warranty
- Environmentally sound, made from up to 80% recycled glass
- 100% bio-soluble
- Non combustible
- Backed by CSR – serving Australia since 1855
- Bradford is Australia's most trusted insulation company for 80 years



R1.3 55mm Fletcher Permastop (equivalent to Anticon)

- Provides excellent thermal insulation properties, keeping homes and buildings cooler in summer and warmer in winter.
- Minimises the risk of condensation.
- Reduces energy usage to deliver cost savings.
- Excellent acoustic properties – reduces rain noise.
- Faced with industry leading Sisalation® reflective foil laminate.
- Available in customised lengths to improve installation efficiencies.
- FBS-1 Glasswool Bio-Soluble Insulation® – safe to use.
- Good Environmental Choice Australia (GECA) certified.
- Codemark certified.
- Manufactured from up to 80% recycled content.
- Satisfies Bushfire Attack Level (BAL) requirements of 0-40 in roof applications and 0-FZ in wall applications (in accordance with AS 3959 – 2009).
- Australian made.



R3.5 Fletcher Ceiling Batts (in both 430 & 580 wide)

- Provide excellent thermal insulation properties, keeping homes cooler in summer and warmer in winter
- Improve the energy efficiency of a home to deliver energy cost savings.
- Manufactured using an innovative technology which makes Pink Batts® softer to touch compared to traditional glasswool insulation.
- Maintain their firmness ensuring products remain in place ensuring ongoing thermal performance.
- FBS-1 Glasswool Bio-Soluble Insulation® – safe to use.
- Non-combustible.
- CodeMark™ certified.
- Manufactured from up to 80% recycled content.
- Australian made.
- Backed by a consumer lifetime warranty.

HIA - ITS TIME FOR THE FEDERAL GOVERNMENT TO FORM A WELL ROUNDED AND INTEGRATED IMMIGRATION POLICY

It is time for the federal government to form a well-rounded and integrated immigration policy, as part of an overall population policy, based on need, instead of being driven by an artificial cap on migration," HIA said today.

"A strong building industry is a crucial driver of a strong economy. It creates jobs, trains apprentices, drives wider economic growth and builds communities," said Jocelyn Martin, Deputy Managing Director - Industry & Policy.

"The building industry employs one in ten Australians and had helped pull the national economy out of its first recession in nearly 30 years.

"Today's building activity figures confirm the market is still strong but will start trending downwards in 2023.

"Over the past two years the industry has had a roller coaster ride along with the rest of the economy. From activity stalling at the start of the pandemic, to the biggest boom on record, building activity is set to contract again during 2023 due to the rapid increase in interest rates.

"Australia's population is ageing, and we have an acute shortage of skilled trades, also the downturn in migration has meant that the population needed to stimulate supply of housing has dropped.

"An ageing population means natural increases in Australia's population continue to be well below a replacement or growth figure, meaning migration is critical to make up the shortfall.

"A return to stable population growth, with a focus on attracting skilled workers creates economic growth and can facilitate an improvement in productivity and participation across the economy.

"Population growth should not be used to grow the economy just simply to increase activity.

"As outlined in our pre-budget submission it is vital that governments of all levels prepare for future economic growth by increasing the supply of land, above the undersupply of the past decade, to accommodate future economic growth.

"We have seen over the past decade a number of ad-hoc cuts to immigration based on the false premise that infrastructure bottlenecks, commuter congestion and stretched education resources are somehow the fault of migration rather than poor planning.

"In its pre-budget submission, the HIA has expressed a willingness to work with all levels of government in 2023 to ensure the nation's immigration policies deliver benefits, not detrimental impacts, to current and future generations of Australians wanting to buy their own home," concluded Ms Martin.

Source Author: HIA

Source Published: 18-01-2023

SOARING RATE OF CONSTRUCTION COST RISES START TO EASE

The cost of building a home has risen by its slowest quarterly pace in a year, climbing by just 1.9 per cent nationwide over the December quarter and is likely to slow further in the next 12 months as demand falls. The easing rate of growth over the December quarter - less than half the increase recorded in the previous three months - will be welcome news for new homeowners after residential construction costs surged by a record 11.9 per cent over the past 12 months, the Cordell Construction Cost Index shows.

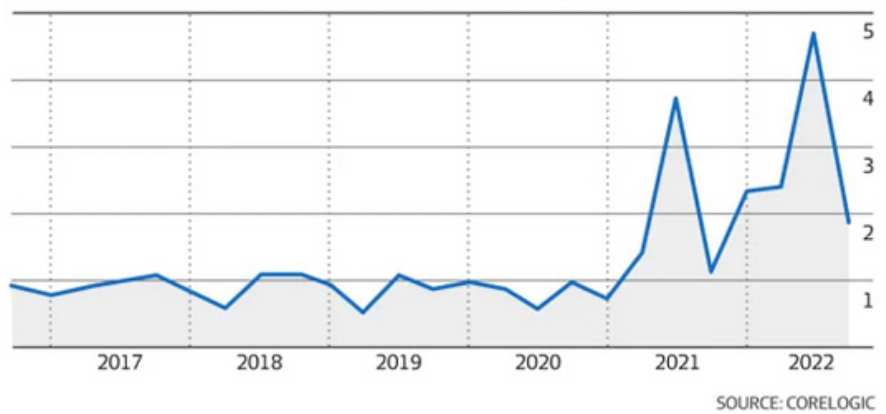
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The costs of building a home are now rising at the slowest quarterly pace in a year, according to CoreLogic.

Tim Lawless, CoreLogic research director, said the growth in construction costs was likely to slow further in the next 12 months as demand fell, which would help cool inflation this year.

"A reduction in growth associated with the cost of building a new home should gradually flow through to less inflationary pressures from the housing sector through the year," Mr Lawless said.

Change in national construction costs, quarterly (%)



We should see the slowdown in growth of construction costs weighing on inflation through the December quarter of 2022 and into 2023 if the index continues to lose speed."

The housing component of the Consumer Price Index (CPI), which includes both the costs of building a new home and rents, has been one of the main contributors to high inflation over the past few years.

Dwelling approval figures had dropped by 41 per cent since moving through historic highs in March 2021, and despite a substantial pipeline of residential construction work still to be completed, the sharp decline in housing approvals will have helped reduce some pressure on the industry, Mr Lawless said.

"Although a large number of homes remain under construction, the dwindling number of approved homes in the construction pipeline should help to alleviate construction costs down the track," he said. "Anecdotally, as skilled migration continues to ramp up, we should see the costs associated with some trades and labour slow further."

The easing growth in construction costs could help boost builder and developer confidence, but was unlikely to spark another renovation or building boom, said Mark Bainey, chief executive of Capio Property Group.

"I think slowing construction costs is going to help some developers kickstart new projects, but I think home building and renovation will stay subdued for the short to medium term because interest rates have gone up so much," he said.

Continued over page ----->

INDUSTRY NEWS

John Bennett, CoreLogic construction cost estimation manager, said despite the slowing costs of building a home, the quarterly rate of growth remained higher than the five-year average of 1.4 per cent.

"We are still seeing general increases to timber products, metal products such as gutters, lintels and fixings, and there is some volatility in concrete pricing," he said.

"Petrol rises are affecting cartage and delivery costs, notably concrete. However, larger items such as rainwater tanks are also affected. Gravel, aggregates and fill have increased, possibly affected by the rise in petrol prices, while increasing costs for appliances and fittings have also been noticed."

Mark Bainey, chief executive of Capio Property Group says easing construction costs could kickstart new projects.

Mr Bainey said labour and materials were still substantially higher than the pre-pandemic levels, despite the recent easing in costs.

"We're still paying 20 per cent higher than pre-pandemic average cost for structural timber, although that's come down from 45 per cent at their peaks," he said.

"Structural steel has also come down from the 55 per cent rise, to 20 per cent above the average. Labour costs are also easing because forward work order books are shrinking, so subcontractors and builders are now starting to normalise their pricing."

Although residential construction costs are not growing as fast as they did in the past 18 months, they are unlikely to fall anytime soon, according to Mr Lawless.

"What is more likely is that the rate of growth continues to ease before holding around a new floor," he said. Over the past 20 years, the Cordell Construction Cost Index has slipped into negative quarterly change only twice, and each time the quarterly decline was small and short-lived.

The first time was after the introduction of the GST, when the index fell half a per cent in the first quarter of 2001. The most recent occasion was in the first quarter of 2007, before the GFC, following several years of declining dwelling approvals.

The unfortunate thing about construction costs is once they go up, they don't go backwards," Mr Bainey said. "There's always a new high point, and you rarely see construction costs fall, because of inflation."

Source Author: AFR - Nila Sweeney

Source Published: 16-01-2023

Source: <https://www.afr.com/property/residential/soaring-rate-of-construction-cost-rises-starts-to-ease-20230116-p5ccr5>

PRICE INCREASE NOTIFICATIONS

1st February 2023

CSR Gyprock
Weepas (approx. 7%)
Jarrah Mouldings
Kingspan (Kooltherm & Aircell range, 3%)

1st March 2023

Siniat Plasterboard (minimum of 17.5%)
BGC Plasterboard (14 - 25%)
Knauf Plasterboard, formerly USG Boral (14 - 20%)
Bradford Insulation (10 - 12%)
Mitek (Timber Connectors 16%)
CSR Himmel (mineral fibre ceiling tiles, 15%)
Paslode (3 - 9%)
CSR Cemintel (10%)

1st April 2023

Corinthian Doors
Gainsborough Hardware (average 6.8%)
BGC Fibre Cement (7.5 - 10%)

JAMES HARDIE PRICE INCREASES MARCH 2023

Fibre Cement Products - 10%

ExoTec™ Façade Panel
RAB™ Board
Hardie™ Flex Sheet and Eaves Lining**
Hardie™ Groove Lining
Hardie™ Panel Compressed
Hardie™ Plank Weatherboards
Hardie™ Smart ZeroLot™ Panel
Hardie™ Fine Texture Cladding
Linea™ Weatherboards
PrimeLine™ Weatherboards
Hardie™ Ceramic Tile Underlay
Versilux™ Lining**
Villaboard™ Lining**
Matrix™ Cladding
Axon™ Cladding
Stria™ Cladding
Secura™ Interior & Exterior Flooring
Hardie™ Deck

Accessories - 10%

Aluminium & Steel Accessories including Screws and Soakers
Compounds, Tapes & Sealants
Hardie™ Deck Accessories
Hardie™ Weather Barrier
Hardie™ Break Thermal Strip
Hardie™ Fire Insulation
PVC Accessories
Tools (Blades, Shears, Knives)

*EasyLap™ Panel, Hardie™ Axent™ Trim & Cavity Batten, Hardie™ Oblique™ fibre cement Cladding and Hardie™ Castellated Batten are not subject to a price adjustment and will continue with their respective pricing as per current Price Lists.

**Johns Building Supplies thanks you for your continued support and as per normal we endeavour to keep these increases to a minimum. Due to the tight margins that we generally operate under, these increases cannot be absorbed.

NEWSLETTER ENQUIRIES

Builder and Contractor Focus Enquiries

If you would like to be included in our Builder or Contractor Focus we would love to highlight your business!

Please contact:

marketing@jbs1.com.au

Supplier Enquiries

Suppliers wishing to promote a new product in the next JBS Newsletter edition please email :

marketing@jbs1.com.au

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REVIEW US



At Johns Building Supplies, customer service is paramount to us and we would greatly appreciate it you could take 2 mins to review us on Google or even provide feedback for any products or services you would like to see in the future at JBS.



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