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JOHNS BUILDING SUPPLIES

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INDUSTRY NEWS



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ONE MONTH TO GO FOR THE JBS TRADE EXPO

Ensure you reserve your spot today!

This is a catered event, to ensure we cater for everyone please rsvp per person.

JBS BUILDING AND CONSTRUCTION Trade Expo 2023

**Build it...
Test it...**

Live Hands-On Demos



2nd May 2023 @ 1-4pm

Johns Building Supplies Carpark – 205 Star Street, Welshpool

Johns Building Supplies is proud to host our first ever "Hands On" demonstration expo! We are excited to host this event for the Perth Building and Construction Industry. Make sure you secure your place to avoid missing out!

BOOK NOW!

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CONSTRUCTION COSTS HAVE PEAKED BUT ITS NOT ALL GOOD NEWS

Building inflation peaked at the end of last year and price growth is stabilising, largely due to supply chain and material costs, quantity surveying firm RLB's latest national forecasts show.

Rampant increases of the past two years have abated – tender price growth will drop in Sydney from 6.9 per cent in 2022 to 3.9 per cent this year and in Melbourne from 8 per cent to 5 per cent – but even so, price growth remains above recent decade averages, the consultancy says.

Still going up: But construction prices aren't rising as much as last year.

Big risks remain. Price escalation could again flare up, stoked by the large number of infrastructure projects that state, territory and federal governments rolled out in a bid to boost the pandemic-hit economy.

Ten years ago, Australia had just one transport infrastructure project – Brisbane's Airport Link M7 and Northern Busway – worth more than \$5 billion, but there were now nine and their collective demands on material and labour filtered down throughout all sectors, RLB said.

"Construction in Australia continues in the midst of a perfect storm – these combined stresses are causing increased construction costs, project delays due to shortages of labour and materials, and reduced margins for contractors," RLB's Oceania research and development director Domenic Schiafone said.

"The added rise in construction costs is placing pressure on developers who are struggling to align these increases with suitable rates of return, ultimately impacting project feasibilities and delaying commencement of new projects."

Inflation is still easing. Overseas shipping and freight costs have fallen back towards pre-pandemic levels and the end of China's zero-COVID policy has eased costs and delays associated with the major exporter's ports, Mr Schiafone said.

Tender prices in Brisbane will halve from 10.5 per cent last year to 5.1 per cent this year and Adelaide's will sink from 12.5 per cent to 5 per cent, RLB said.

Perth, Darwin and Townsville will also experience weaker price growth. But even as the surging rate of inflation appears to have been tamed, longer lead times that beset the construction industry during the pandemic are unlikely to shorten, the consultancy says.

"It appears that these timeframes will be entrenched moving forward," RLB said.

"Domestically, regional, and remote areas are still facing logistical issues due to continuing fuel cost inflation, as well as a general lack of workers available in road transport."

Tighter market conditions would prompt developers and contractors to take more care in solvency investigations and in allocating risk in contracts, Mr Schiafone said.

"The industry is seeing a number of contractors going into insolvency," he said.

"As project costs increase, pressure on the full supply chain increases. With the large number of projects under construction, a profitless boom is occurring, and more companies are closing their doors."

Source Author: AFR – Michael Bleby

Source Published: 01-01-1970

Source: <https://www.afr.com/property/commercial/construction-costs-have-peaked-but-it-s-not-all-good-news-20230322-p5cu9m>

PRICE INCREASE NOTIFICATIONS

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%)
Cockburn Cement
Laminex (MDF 3%, Particleboard Flooring 5%)

1st May 2023

Pryda (approx. 7.8%)

1st June 2023

Fletcher Insulation (approx. 6%)

1st July 2023

Sika (approx. 8%)

PRODUCT RETURNS

JBS realises that mistakes are part of our industry & when it is ours we rectify in the most timely efficient way we can to minimise any impact on the customer.

Where a customer has made the error we will assist as best we can, but we are bound by some considerations.

- If the product is made to order or a non-stocked item it is up to the discretion of the manufacturer if these goods can be returned. Any costs enforced by the manufacturer will be passed to the customer in full.
- Product being returned must be in a resalable condition (as determined by JBS and/or the manufacturer)
- **Highlighting metal door frames, these must be "clean" (not have any mortar residue) & must also have the spreader bars still attached.**
- There are costs involved in the return of goods & whilst we keep these to a minimum they will be applied at all times.

**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

GET SOCIAL WITH JBS!

Follow us on our social channels to keep up to date more regularly on new products, specials and customer info. Make sure to tag us in your posts so we can share your projects!

Find us on -



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.



JBS Sales/Product Enquiries

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