



# JOHNS CLUB

YOUR TRADE ADVANTAGE



**SMART 10**

NEW PRODUCTS @ JBS



INDUSTRY NEWS



Get Started with **CSR**

As a leading building products company, CSR has a well known family of brands and a range of building products and services for an improved building future. CSR - Building solutions for a better future.

SUPPLIER FOCUS | CSR

## JOHNS CLUB 2025

Welcome to Johns Club for 2025!

We're excited to bring you more of the content you love, along with some exciting new additions to keep things fresh and engaging. Whether you're here for tips, updates, or the latest from Johns Building Supplies, there's plenty to look forward to in every edition.

At Johns Building Supplies, we truly value our partnership with you. If there's something you'd like to see in the newsletter, please don't hesitate to let us know.

We look forward to another year of working together and great moments with you all.

### INSIDE:

Supplier Focus - Brendon Cave  
CSR

Johns Club Footy Tipping  
Competition Leaderboard Update

New Product In-Store - Smart10

Industry News

Manufacturer Increases

Get Social with JBS

# SUPPLIER FOCUS CSR

CSR is a cornerstone of the building industry in Australia and New Zealand, renowned for its portfolio of trusted brands that have shaped residential and commercial construction. In Western Australia, leading brands such as Gyprock, Bradford and Hebel provide high-quality building solutions that enhance performance, efficiency, and sustainability.

Now part of Saint-Gobain, a global leader in light and sustainable construction, CSR benefits from shared best practices, innovation, and resources to drive growth and operational excellence. With a presence in 79 countries and a commitment to achieving net zero carbon emissions by 2050, Saint-Gobain strengthens CSR's ability to deliver sustainable building solutions.

For us at CSR, sustainability extends further than reducing our environmental impact. We want to attract and empower a diverse CSR team to innovate and bring new ideas to life, from how we source, design, manufacture, package, and supply our products to how we partner with other businesses, such as Johns Building Supplies, and connect with our communities. With an extensive manufacturing and distribution network across Australia, we are committed to delivering high-quality solutions that drive performance and efficiency.

## Get Started with CSR

As a leading building products company, CSR has a well known family of brands and a wide range of building products and services for an immediate or future build. CSR - Building solutions for a better future.



## GET TO KNOW

**BRENDON CAVE**  
GENERAL MANAGER SALES WA/SA/NT  
CSR INTERIOR SYSTEMS



1

### WHAT IS YOUR ROLE AT CSR?

GM Sales WA / SA / NT

2

### WHAT DO YOU ENJOY THE MOST ABOUT WORKING IN THE INDUSTRY?

Enjoy the fact that what we do is helping people build their dream homes.

3

### WHAT SONG WILL YOU NEVER FORGET THE LYRICS TOO AND WHY?

Sultans of Swing - Dire Straits, I was a massive Dire Straits fan as a kid and loved the lyrics and guitar work of Mark Knopfler.

4

### FAVOURITE FOOD AND FAVOURITE MOVIE?

Enjoy a good Indian Curry, my grandparents lived in India before immigrating to Perth. My Grandmother cooked some awesome curries. Favourite Movie is still the Shawshank Redemption.

5

### DOG OR CAT PERSON?

Dog, I'm our ageing Bordie Collie's favourite person.

# JOHNS CLUB FOOTY TIPPING COMPETITION 2025



## 2025 AFL SEASON: A THRILLING AND UNPREDICTABLE START

If the first three rounds of the 2025 AFL season have taught us anything, it's to expect the unexpected. Hokball has come out swinging, taking an early lead and looking like a team on a mission, while the Crows are circling right behind them, ready to swoop.

Reigning premiers Brisbane are clinging to third spot, scraping through games like a student who forgot their assignment was due—messy, but still getting the job done. Meanwhile, if you're a Carlton, Melbourne, or Eagles supporter, you might want to look away now—0-3 and staring down the barrel of an early season disaster.

The unpredictability has turned the Johns Club Footy Tipping Competition into a minefield, with even the sharpest tipsters left scratching their heads.

## JOHNS CLUB FOOTY TIPPING: CHAOS IN THE EARLY ROUNDS

The leaderboard is already shaping up to be a battleground, with **Julesmw** sitting on top at 46 points, proving they might just have a crystal ball hidden somewhere. **Jezzarr** is hot on their heels with 42, ready to pounce if **Julesmw** falters. A massive logjam follows in third place with **daz899**, **DBM Steve**, **PKnight**, **Blacky74**, **Brayden Reynolds**, **Tschoie**, and **Dustys Deciples** all locked at 40 points. It's a footy tipping version of peak-hour traffic—everyone jostling for position but no clear way forward. Rounding out the top 10, **Whitey Queen** sits on 38, just one big round away from storming up the ladder.

With the way this season is going, expect plenty of movement in the coming weeks. Will Julesmw hold onto the top spot? Can Jezzarr close the gap? And will the chasing pack break free from the traffic jam? Buckle up—it's going to be a wild ride!



## JamesHardie™ FOOTY TIPPING COMPETITION LEADERBOARD



1		Julesmw	46
2		Jezzarr	42
3		daz899	40
4		DBM Steve	40
5		PKnight	40
6		Blacky74	40
7		Brayden Reynolds	40
8		Tschoie	40
9		Dustys Deciples	40
10		Whitey Queen	38

# NEW PRODUCTS AT JBS

# SMART10<sup>®</sup>



## Smart10 LVL: For Superior Wall Framing Systems

**Smart10 is manufactured for superior performance in all wall system applications, providing exceptionally straight and strong walls.**

### **Smart10 is proven to:**

- Significantly reduce the packing and planing of walls
- Save build time and reduce labour costs

### **Smart10 Features:**

- Smart10 is available in long lengths without restrictions
- Range of wides providing superior properties and characteristics to MGP10
- Adhesive rating: A Bond
- Emissions: E0
- H2S Treated for Termites

## SmartFrame Warranty

SmartFrame has a warranty that covers all SmartFrame EWP products.

SmartFrame Engineered Wood Products (EWP) are warranted to be free from material and workmanship defects and will perform as specified when stored, installed, and finished according to published installation instructions.

Scan here  
to download



APRIL 2025

# SMART10<sup>®</sup>



## Comprehensive Range

Smart10 offers a comprehensive range:

### 35mm Width

70 | 90 | 120 | 140 | 170 | 190 | 240 | 290

### 45mm Width

70 | 90 | 120 | 140 | 190 | 240 | 290 | 300

Refer to your relevant state sales team for available sizes and lengths.



## Certified

Smart10 is third party product certified by a JAS-ANZ accredited body as being manufactured in conformance with AS/NZS 4357 structural laminated veneer lumber.



## H<sub>2</sub>O Shield<sup>®</sup>

### Short-term Water Repellent

Smart10 comes with a clear short-term water repellency. H<sub>2</sub>O Shield is a high penetrating water-based surface treatment formulated to repel rain during storage and construction.



## Treatment Options

Smart10 products are H2S treated as standard for protection against termite attack in areas South of the Tropic of Capricorn. Post production H2 and H3 treatments are available on request.

Stress grade	Section size		Characteristic values, MPa										
	Depth	Breadth	Average modulus of Elasticity parallel to the grain (E)	Bending (2) (f <sub>b</sub> )	Tension parallel to grain (3) (f <sub>t</sub> )	Compression parallel to grain (f <sub>c</sub> )	Shear in beam (f <sub>v</sub> )	Bearing perpendicular to the grain (f <sub>b</sub> )	Tension perpendicular to grain (f <sub>⊥</sub> )	Design Density (kg/m <sup>3</sup> )	Joint Group		
	mm	mm											
Smart10 LVL	70 to 90	35 and 45	10000	36.0	25	28	4.2	10	0.5	580	JD4		
	120			34.3	25								
	140			33.5	25								
	190			31.8	24								
	290			29.6	22.4								
MGP 10	70 to 140	35 and 45	10000	17	7.7	18	2.6	10	0.5	500	JD5 <sup>(1)</sup>		
	190			16	7.1							18	2.5
	240			15	6.6							17	2.4
	290			14	6.1							16	2.3
				2.3									
MGP 12	70 to 140	35 and 45	12700	28	12	24	3.5	10	0.5	540	JD4		
	190			25	12							23	3.3
	240			24	11							22	3.2
	290			22	9.9							22	3.1
				3.1									

1. If heart excluded, Joint Group is JD4
2. For beams with a depth greater than 90 mm, f<sub>b</sub> has been multiplied by (90/d)<sup>0.107</sup> where d is the depth of the member
3. For tension members with the larger cross sectional dimension exceeding 150 mm, f<sub>t</sub> has been multiplied by (150/d)<sup>0.107</sup> where d is the larger cross sectional dimension of the tension member



**SMARTFRAME<sup>®</sup>**  
POWERED BY INNOVATION

Sales 1800 33 77 03  
Technical 1300 66 86 90  
[www.tilling.com.au](http://www.tilling.com.au)



Scan for more Smart10 information

APRIL 2025

# FIXING HOUSING AFFORDABILITY CRISIS CALLS FOR A 'NATION FIRST' APPROACH

**Australia faces a severe housing crisis. Home ownership rates have plummeted, rental vacancies hit record lows, housing costs consume incomes, and homelessness has risen. The Australian dream erodes beneath partisan deadlock.**

**Politicians talk, posture, blame, but fail to act decisively. The absence of sustained bipartisan housing policy cripples an effective response, with brief moments of cross-party co-operation quickly dissolving into political advantage-seeking.**

**Fragmented and ineffective housing policies have failed Australians for too long.**

**In 1944, Australia confronted a housing crisis of different origins. World War II had halted construction, materials were scarce and returning servicemen needed homes. The nation's housing deficit exceeded 300,000 dwellings - on a relative basis, worse than today's shortfall.**

**As part of the Post-War Reconstruction Authority, the Curtin Labor government established the Commonwealth Housing Commission, whose recommendations received unequivocal bipartisan support. Labor initiated; the subsequent Menzies Liberal government implemented. Neither claimed partisan victory.**

**Both prioritised national need over political advantage.**

**This bipartisan approach built public housing at unprecedented scale, created accessible finance mechanisms, established housing research bodies, and co-ordinated federal and state actions effectively. The commission's vision transcended electoral cycles and party politics.**



Recent history provides fleeting echoes of this co-operation. The Liberal-National Coalition established the National Housing Finance and Investment Corporation (NHFIC) in 2018, providing low-cost loans to community housing providers and first-home buyer deposit guarantees. Labor supported this initiative, albeit with some reservations.

Five years later, the Albanese Labor government rebranded NHFIC as "Housing Australia" and expanded its remit with the \$10bn Housing Australia Future Fund (HAFF). After initial opposition and six months stalled in the Senate, the HAFF eventually passed with the support of the Greens, but without the strong bipartisan mandate from the Liberal National Coalition necessary for transformative impact.

This pattern repeats endlessly. Labor governments emphasise - social housing investment and rental regulation; Liberal-National coalitions focus on demand subsidies, supply deregulation and home ownership. These alternating approaches neutralise progress, while the housing crisis worsens with each policy reversal.

Tax policies epitomise this dysfunction. Negative gearing faces perpetual political football status, capital gains concessions swing with electoral fortunes, and housing investment decisions hinge on polling predictions, distorting the market.

State-federal relations compound the paralysis. Planning controls rest with states, taxation powers concentrate federally, infrastructure funding splits unpredictably, and local councils face unfunded mandates. No level of government accepts ultimate responsibility for housing outcomes.

# FIXING HOUSING AFFORDABILITY CRISIS CALLS FOR A 'NATION FIRST' APPROACH

Australia operates without a unified national housing strategy, leaving each state to enforce conflicting policies. Planning laws, tenant protections and development incentives vary widely, alongside inconsistencies in construction standards, building trade employment laws, property taxes (stamp duty and land tax), land release policies, social housing eligibility, vacancy taxes and environmental compliance. We can't even agree on a national definition of affordable housing or a single regulatory framework for community housing, with Western Australia and Victoria opting out entirely.

This patchwork system creates a regulatory maze that weakens national cohesion, hampers effective housing solutions and reduces productivity in the housing sector.

The 1944 Housing Commission created clear accountability structures, established explicit production targets, directed resources efficiently across government levels and ensured implementation regardless of electoral outcomes. It recognised housing as essential infrastructure deserving of political consensus – principles modern Australia has abandoned.

Economic consequences intensify. Productivity suffers as workers cannot afford housing near employment centres. Labour mobility decreases, household debt reaches dangerous historic highs, and housing stress undermines consumer spending. Social impacts cut deeper. Inter-generational inequity grows as young people face housing barriers their parents never encountered. Class divides widen, social cohesion fractures along housing-wealth lines, and community bonds weaken, while housing stress creates health issues.

Regional disparities sharpen under inconsistent policy. Capital cities experience extreme unaffordability, mining regions undergo violent boom-bust cycles, and rural towns struggle with ageing housing stock. One-size partisan policies fail these diverse contexts.

Media coverage reinforces partisan frameworks, with housing analyses reflecting political allegiances rather than evidence. Complex policy proposals face reductive treatment, while nuanced bipartisan approaches generate less coverage than conflict narratives.

Public sentiment recognises this failure. Polling consistently shows housing affordability among top voter concerns across party affiliations. People across the political spectrum support substantive action.

The economic scale of the housing challenge dwarfs government capacity. The 2021 Leptos Review of NHFIC quantified this reality. Australia must spend \$290bn over the next 20 years to address the shortfall in social and affordable housing. Government budgets cannot meet this requirement alone. Community housing providers and institutional capital must form essential partnerships with government, yet partisan approaches undermine the policy certainty these partnerships require to deploy capital towards social purpose.

The post-war Housing Commission succeeded because it placed national welfare above political advantage, created institutions that survived electoral cycles, established measurable targets with clear accountability, and recognised housing as fundamental to Australia's social contract.

Modern Australia must rediscover this collaborative spirit. Housing should become a standing national priority with genuine bipartisan commitment. Policy consistency should transcend electoral outcomes. Implementation should receive as much attention as announcement.

Australians deserve housing security regardless of which party holds power. National prosperity requires housing stability transcending electoral cycles. Social cohesion depends on housing equity that outlasts campaign seasons. Both major parties must acknowledge their respective blind spots and allow ideological preferences to yield to evidence-based pragmatism.

The path forward requires political courage from leaders willing to echo their post-war predecessors by placing nation above party. Both parties must support sensible housing policies and prioritise outcomes over point-scoring. Australia's housing failure directly correlates with its partisan approach to what should be considered essential infrastructure.

With a federal election just around the corner, now is the time to act.

The alternative is continued failure. Australia cannot afford it. Our housing future depends on bipartisan commitment.

*Adrian Harrington is the former chair of the National Housing Finance and Investment Corporation and is now the NSW chair of Housing All Australians.*

*Source Author: The Australian – Adrian Harrington*

*Source Published: 19-03-2025*

*Source: <https://www.theaustralian.com.au/business/property/fixing-housing-affordability-crisis-calls-for-a-nation-first-approach/news-story/c7872acc5d1986266eb7d5738aee>*

# MANUFACTURER INCREASES

## 1st March 2025

### CSR Gyprock

All Plasterboard, Cornice & Compounds 7.9% Rigitone & Gyptone 5%  
Supatone & Freshtone Tiles 7.9%  
Cemintel Wallboard 5%

### Bradford Insulation

Glasswool Batts 4.5% Glasswool Blanket 3.2 - 6%  
Rockwool 6.1%  
Polyester 5%  
Thermoseal 3%  
Vents 6.5%

### James Hardie

James Hardie (all products incl accessories 4.9%, excluding Secura Exterior Flooring)

Etex Innova Fibre Cement (formerly BGC F/Cement), 4.75%

CSR Fibre Cement, approx. 5% (and excludes some lines)

ITI (range of imported products approx. 11% includes Design Pine, Ezitrim, Evalast Decking)

AIS (Kooltherm Products 3.5%, Kingspan Aircell range 6%)

## 1st April 2025

Cockburn Cement

Wesbeam (LVL products approx. 7%)

Forestone (Local ply approx 3.5%, Imported Ply 5-10%, Other Imported Products 5-10%)

Weepas

Tilling (Smartframe Engineered products, 5-7%)

## 1st May 2025

Hume Timber (MDF & Pine Mouldings, increase to be confirmed)

Icon Fasteners

HB Fuller (silicones & adhesives, approx. 4.8%)

Mitek (approx. 3.9%)

Paslode (3 - 4.5%)

Melamine Shelving (approx 4%)

## 1st June 2025

Corinthian Doors

Maksim Fasteners (approx 5%)

ITI (Weathertex products)

## 1st July 2025

Allegion (Gainsborough Residential & Commercial range, Brio, approx. 3.8%)

Hume Doors (approx. 5 - 6%)

Fletcher Insulation (3.5 - 7.5%)

Sika

# 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.

APRIL 2025

# JOHNS CLUB 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](mailto: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](mailto: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 JBS



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.

# PROUD SPONSOR OF

