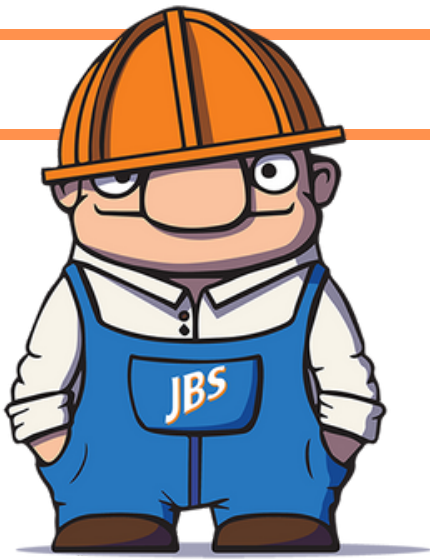


MAY 2025



# JOHNS CLUB

YOUR TRADE ADVANTAGE

## SMART10



SMART10 @ JBS



INDUSTRY NEWS



JBS FOOTY COMPETITION

## 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:

[Johns Club Footy Tipping Competition Leaderboard Update](#)

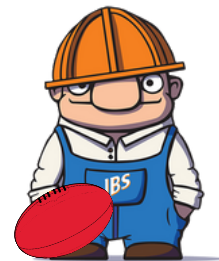
[New Product @ JBS- Smart10](#)

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# JOHNS CLUB FOOTY TIPPING COMPETITION 2025



## 2025 AFL SEASON: SEVEN ROUNDS IN AND NO ONE KNOWS ANYTHING

If the first seven rounds of the 2025 AFL season have shown us anything, it's that the footy scriptwriters have thrown the rulebook out the window.

Collingwood sits pretty on top, while the Lions are hanging in just behind—scrappy, but effective. The SUNS are the real shock, lighting up third spot despite a game in hand, while the Hawks and Crows are circling close behind. The Bulldogs hold onto eighth by a paw, with Freo nipping at their heels.

Meanwhile, Port, Carlton and Essendon are stuck in no-man's-land, and it's all gone sideways for the Swans, Dees and Eagles—who are locked in a battle for who can disappoint their fans more. The Johns Club Footy Tipping Competition? A total minefield. Tipsters beware—predictability has officially left the building.

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

After seven chaotic rounds of footy, it's Jezarr who's keeping the coolest head in the chaos—sitting on top of the Johns Club Footy Tipping ladder with 94 points. Julesmw is just two tips behind and clearly playing the long game, given their sky-high margin of 248.

There's a tight tussle for third between DROPICK123 and DBM Steve on 90 points, while a logjam of tipsters from fifth to eighth sit equal on 88, all within striking distance. Rounding out the top 10, Toby79 and Slittle are neck-and-neck on 86, hoping a big round eight will launch them back into contention. It's tight at the top—and one rogue round could flip it all.



## JamesHardie™ FOOTY TIPPING COMPETITION LEADERBOARD



1	 Jezzarr	94	174
2	 Julesmw	92	248
3	 DROPKICK123	90	162
4	 DBM Steve	90	199
5	 Whitey Queen	88	168
6	 Pat W	88	193
7	 Magpie2369	88	196
8	 Blacky74	88	198
9	 Toby79	86	197
10	 Slittle	86	197

MAY 2025

# 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.



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



# WE HEARD FROM THE POLITICIANS; NOW ECONOMISTS OFFER THEIR HOUSING FIX

Removing stamp duty, ramping up modular home construction, clearing the way for foreign tradies, cutting excessive taxes for developers and building regional infrastructure would help deliver the much-needed supply of new homes, say economists and analysts.

These are among an array of suggestions from economists and analysts polled in The Australian Financial Review's latest quarterly property survey, following the major parties' launch of their signature election policies, including for housing.

Boosting the supply of new homes is key to making housing more accessible. Those policies lean heavily on the demand side – Dutton's mortgage deductibility policy and Labor's 5 per cent home deposit policy – drawing criticism that such initiatives would drive prices higher, making Australia's housing affordability problems worse.

Instead, the federal government should direct whatever powers and incentives it can muster to encourage new supply rather than stoking buyer demand, survey respondents said. The next federal government should "move in the opposite direction to the current federal policy thrust", said Maree Kilroy, senior economist at Oxford Economics Australia.

"Dial back existing support and concessions and use the receipts of this to fund investment that opens up developable land and drives increased competition from developers," she said.

As well, Canberra should incentivise state and local government planning to meet peak new housing demand rather than average demand. It should also encourage state governments towards more efficient taxation and infrastructure funding models that "dial back upfront costs for new housing", she said.



## PLANNING AND ZONING CONSTRAINTS

Canberra's limited capacity to directly affect supply, rather than demand, was widely noted by respondents. It is state and local governments which have the most control over planning and zoning constraints that often restrict housing supply, they noted. "However, they do have much greater budgetary capacity than other levels of government and should use this to incentivise state governments to transition from stamp duty regime to a broad-based land tax," said Knight Frank chief economist Ben Burston.

"Stamp duty is a damaging form of taxation which discourages people at all stages of life from moving house."

Nicola Powell, Domain chief of research and economics, said the next federal government could mitigate the overall tax burden of residential development by deploying the lever of GST, exempting house construction from that impost.

"New housing is one of the most highly taxed and regulated sectors in the economy, with taxes making 20 per cent to 40 per cent of the cost of every new home built. This considerable tax burden discourages construction, leading to fewer new homes, increased rents, and a decline in homeownership," she said.

Such initiatives could be tackled at a housing summit, convened by the next federal government with the states, to coordinate the phasing out of stamp duty nationally and its replacement with a land tax, said SQM Research founder Louis Christopher. A phase-out of negative gearing over the medium term on existing dwellings – while retained for new dwellings – should also be on the agenda, along with a significant reduction in construction levies and an increased oversight of the building industry "in order to improve buyer confidence in the construction sector", Christopher said.

Proptack's executive manager for economic research, Angus Moore, also highlighted the role Canberra could play in managing a transition from stamp duty.

"This would help remove a key barrier against people moving home and encourage better utilisation of the houses we already have. Given how significant stamp duty revenue is for the states, federal support is likely necessary to make the transition," he said.

The federal government has a critical role to play through infrastructure investment as well, according to Benjamin Martin-Henry, MSCI's Pacific research chief.

"One of the most effective ways to address housing supply is by unlocking more land in regional areas – but that only works if we invest in the infrastructure to connect people to jobs," he said.

### **IT'S NOT JUST ABOUT BUILDING HOMES**

"A transformative policy would be committing to high-speed rail between major cities and regional centres. If people can get from places like Newcastle, Wollongong, or the Central Coast to Sydney in under an hour, we instantly expand the feasible housing footprint. It's not just about building homes – it's about building access, opportunity, and long-term resilience into our cities."

Survey respondents flagged initiatives to accelerate the construction process itself, not least by boosting the supply of qualified tradies, including from overseas.

"Streamlined visa processes for in-demand construction trades could help attract the necessary talent, ensuring that projects are completed on time and on budget," Domain's Powell said.

Innovation in construction methods – through artificial intelligence, robotics, and prefabrication – is also critical to boosting housing supply, said respondents, including Powell and Ray White chief economist Nerida Conisbee.

"Implementation should encourage modular construction methods, less customisation of homes, and alternative building materials to increase efficiency," Conisbee said.

"Additionally, policy should incentivise higher-density development that better aligns with changing household demographics, particularly the growing number of single-person households."

Conisbee also called out the need for foreign capital to help fund the target of 1.2 million over the five years set by federal Labor.

"Foreign investment, though politically unpopular, needs serious reconsideration given its critical role in funding end-product purchases," she said.

"The last time Australia came close to delivering 1.2 million homes in five years coincided with record levels of foreign investment, suggesting current targets remain unrealistic without similar capital flows."

Australian National University associate professor Ben Phillips agreed that most levers to boost supply were at the state and local level, while the federal government could help with financial incentives.

"However, ultimately, it's been the case for decades that the main delivery of new housing stock will be the private sector and for that to happen you need a private sector that is confident in the economy, and perhaps ironically a strong outlook for residential property, which unfortunately translates into higher house prices.

"Expectations of house price falls and a weak property market won't get builders and developers over the line on new developments."

Economists and property market analysts tipped a median price rise of around 5 per cent nationally this calendar year. Stronger demand, fuelled by falling interest rates, would be blunted by the relative unaffordability of homes after several years of strong growth, they said.

"Easier monetary policy is the main factor driving price growth in our view – we expect three cuts this year – along with the ongoing mismatch between high demand and low supply," said Jarden chief economist Micaela Fuchila.

Another mitigating factor, noted by several respondents, was the flow-on into household confidence from uncertainty in global markets disrupted by trade wars.

"Trump's tariff shock also risks constraining buyers and so poses a near-term threat of a reversal in prices," said AMP chief economist Shane Oliver.

"We see home prices rising around 3 per cent in 2025. Lower rates and even more generous measures for first home buyers regardless of who wins the federal election should start to drive a more decisive upswing in prices from later this year."

# MANUFACTURER INCREASES

## 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

Icons 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

Macsim Fasteners (approx 5%)

## 1st July 2025

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

Hume Doors (approx. 5 - 6%)

Fletcher Insulation (3.5 - 7.5%)

Sika

ITI (Weathertex products)

# 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.**

**MAY 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

