

The Western Australian

Property Maintenance Index

Q2/25

Introduction

Welcome to the Tapi Quarterly Property Maintenance Index. This report gives you a data-driven look at maintenance trends across the property management industry.

Here, we break down the most common maintenance issues over the past year and what they're costing agencies and landlords. You can use these insights to compare yourself to market prices, set expectations with owners, and help them maximise their investment. Stay informed, stay proactive, and take the guesswork out of property maintenance.

How to read the data

This book is divided into four main sections. Each section summarises these key points:

1

Average Range of Job Spend

A breakdown of the most common jobs and the range of costs to repair them.

2

Most Common Job:

Most Common Job for a specific category of maintenance in the last quarter.

3

Seasonal Tips & Tricks

Quarterly guidance and insights to help reduce reactive repairs.

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Plumbing

Plumbing maintenance averaged between \$201 and \$405, with taps continuing as the most common job. Costs for sink and toilet repairs showed a steady upward trend through Q2, particularly from March onwards. Shower maintenance remained consistently higher, with a noticeable increase in May and June after fluctuating earlier in the year.



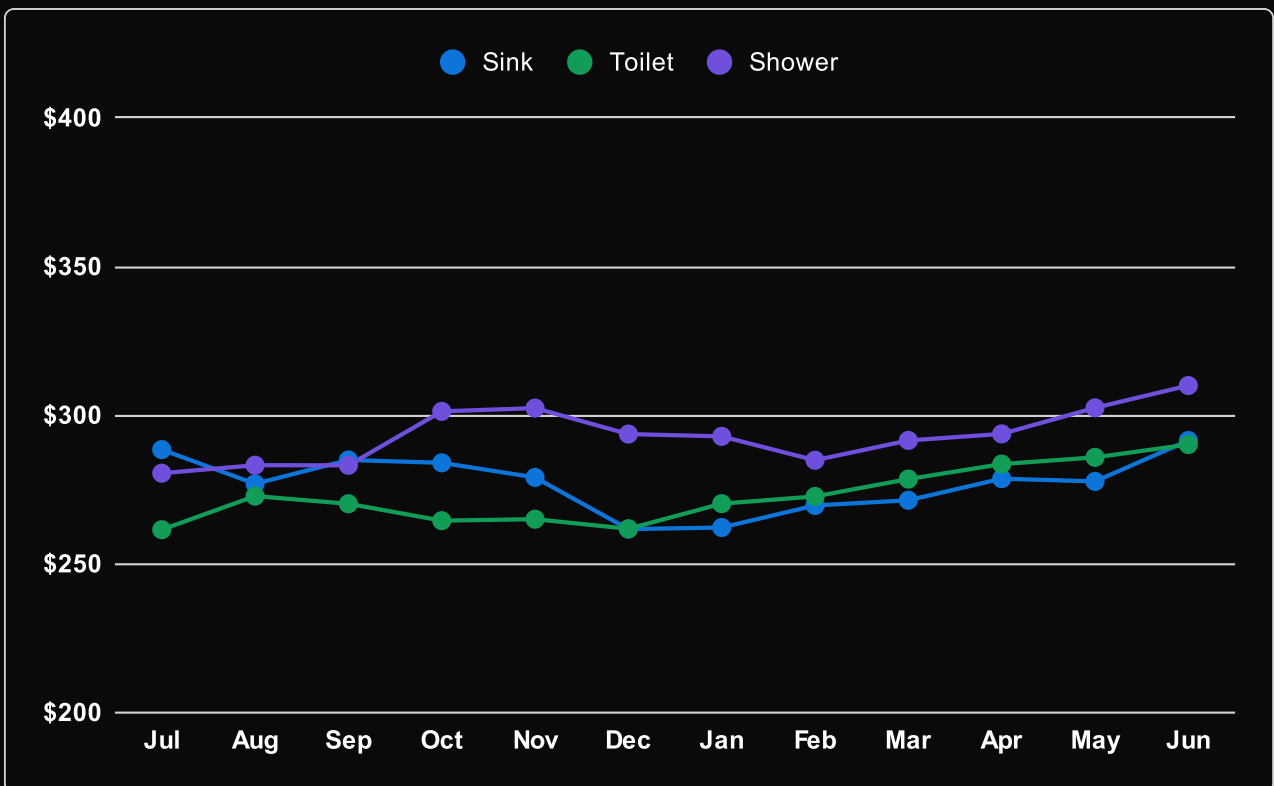
Average range of spend

\$201 - \$405



Most common job

Taps



Sink

Average range of spend

\$198 - \$384



The Method Tips & Tricks



Schedule periodic checks for grease buildup in kitchen sinks, colder temps can solidify fats quicker, increasing blockage risk.



Inspect under-sink cabinets for any signs of dampness caused by temperature shifts between warm interiors and cooler winter nights.



Check for slow draining water, particularly after heavy rains in winter, which can affect external drainage connections.

Toilet

Average range of spend
\$212 - \$424



Tips & Tricks



Test flush systems in properties with older cisterns, moisture and humidity can cause parts to swell or degrade.



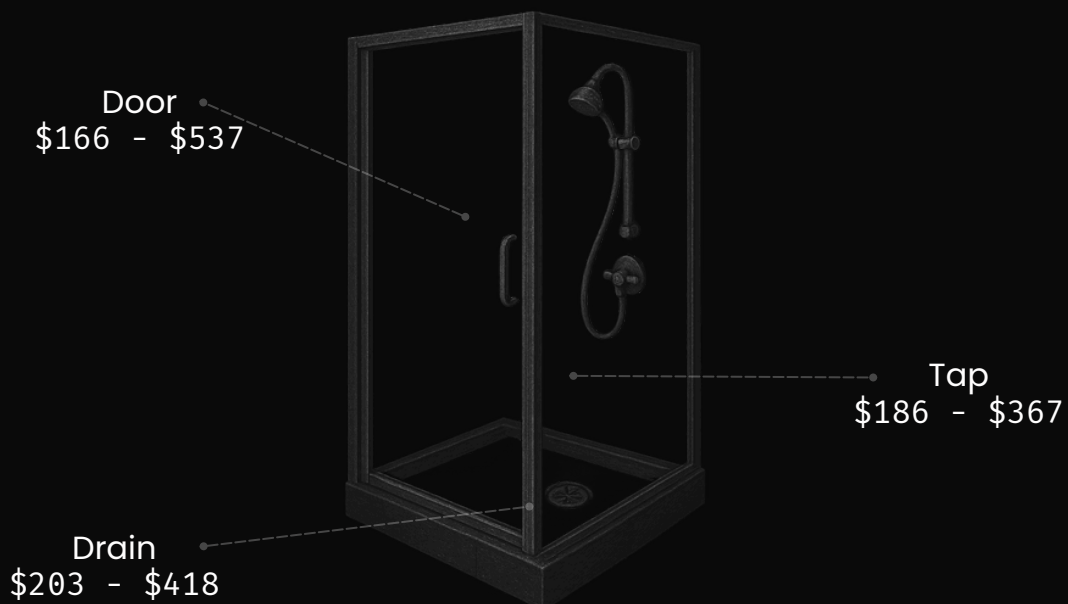
Watch for condensation on the cistern; it may lead to mould or water damage if left untreated.



Remind tenants not to flush wipes or sanitary items, sewer systems are more vulnerable during heavy rainfall periods.

Shower

Average range of spend
\$205 - \$494



Tips & Tricks



Inspect and re-seal grout and silicone in showers, WA's damp winters can quickly lead to water ingress.



Clear drains of hair and soap residue, especially in homes with low water pressure or poor drainage history.



Ensure exhaust fans are functional, continuous humidity can damage plaster and promote mildew.

Appliances

Appliance maintenance averaged between \$187 and \$675, with dishwashers remaining the most common job. Oven repair costs remained steady overall, with slight increases to start Q2 before easing in June. Dishwasher costs declined slightly across the quarter, softening further into winter.



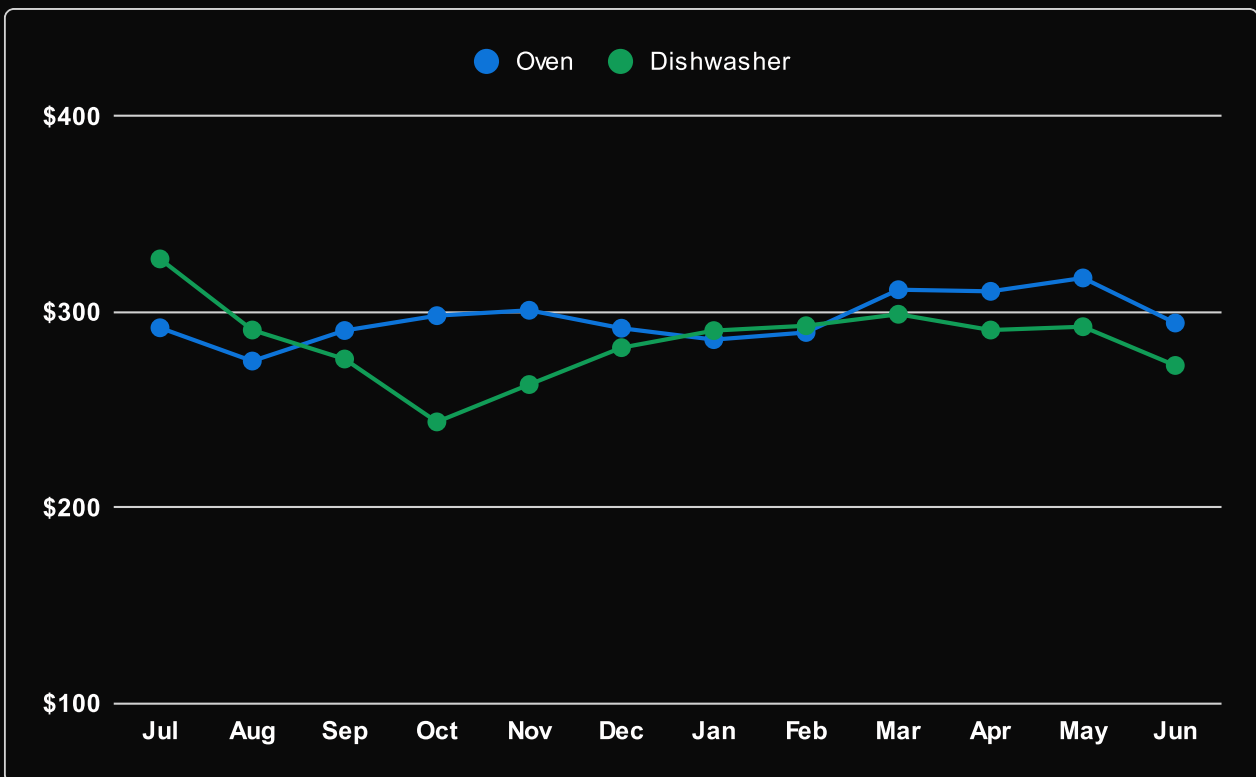
Average range of spend

\$187 - \$675



Most common job

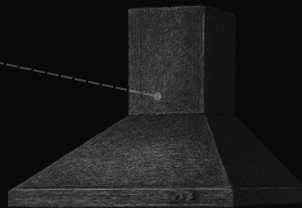
Dishwasher



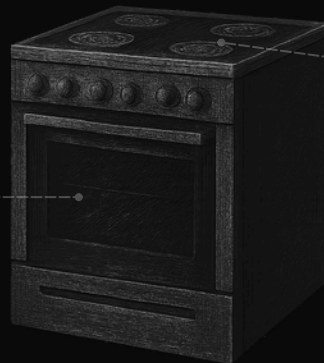
Oven

Average range of spend
\$192 - \$662

Range Hood
\$213 - \$742



Stove Top
\$168 - \$808



Oven Parts
\$203 - \$483

Tips & Tricks



Check the door seal to ensure it closes tightly, reducing heat loss.



Clean grease thoroughly, build-up increases fire risk, especially during increased winter usage.



Test oven settings for temperature accuracy, particularly after long periods of disuse.

Dishwasher

Average range of spend

\$176- \$758



Tips & Tricks



Inspect and clear the filter and spray arms of food debris that can harden in cooler weather.



Run a hot cycle regularly to prevent odours and grease accumulation.

Structural

Structural maintenance averaged \$181 to \$542, with ventilation remaining the most common job. Ceiling repair costs rose steadily throughout Q2, peaking in May before easing slightly into June. Flooring costs climbed consistently across the year, remaining elevated through winter. Door maintenance held steady overall, with small but gradual increases into June.



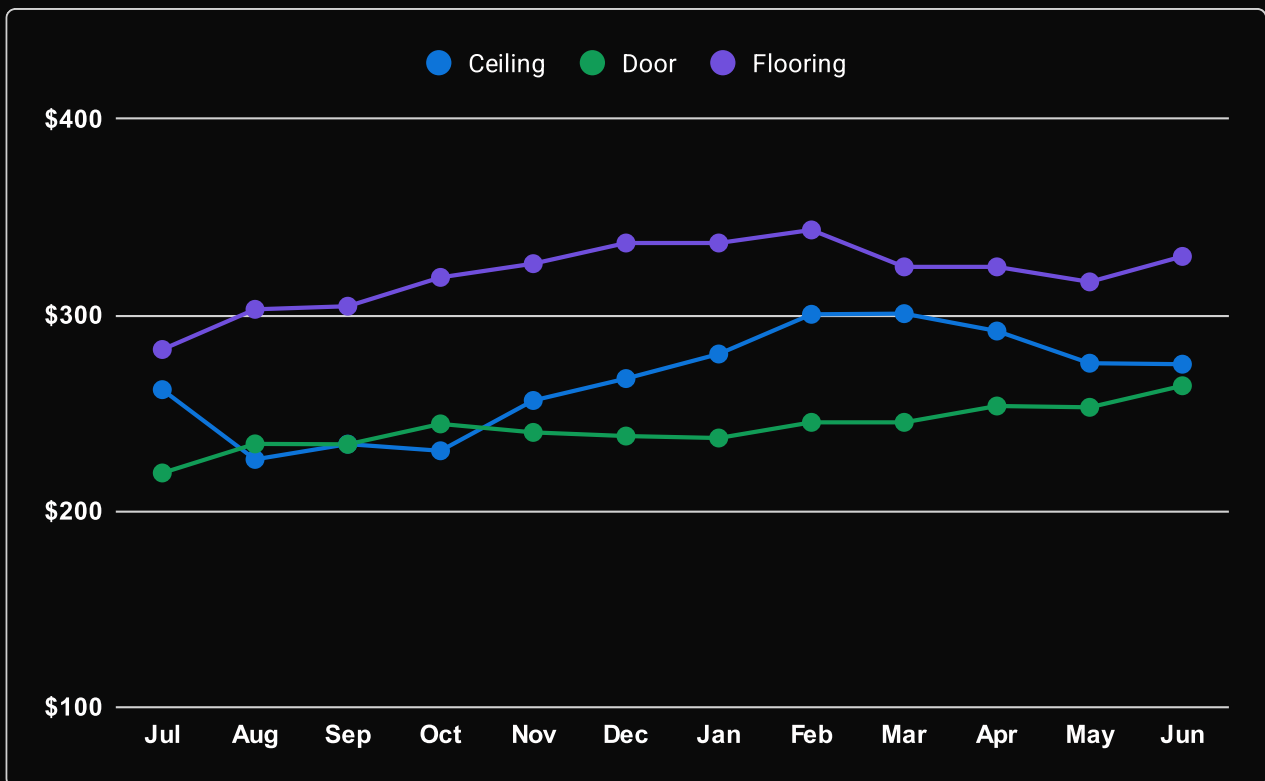
Average range of spend

\$181 - \$542



Most common job

Ventilation

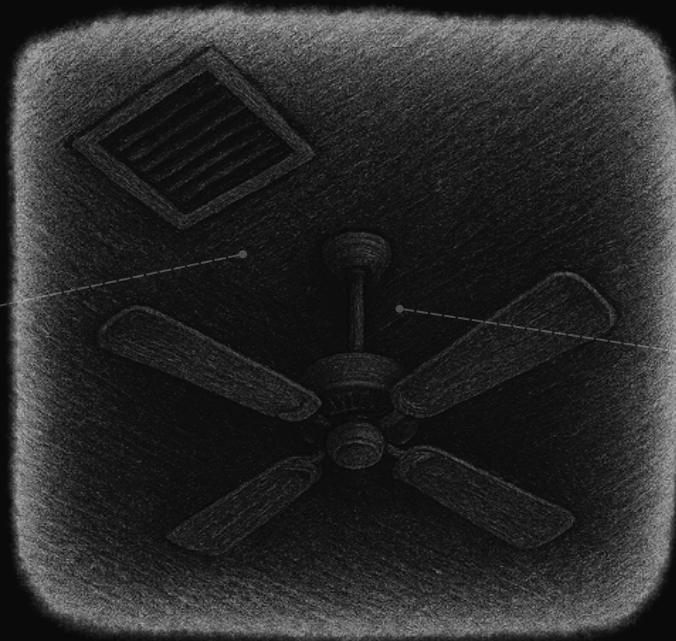


Structural

Ceiling

Average range of spend
\$176 - \$593

Ventilation
\$163 - \$510



Fan
\$226 - \$503

Tips & Tricks



Inspect for ceiling stains or leaks after winter rains, especially near older flashing or tile roofing.



Clean ceiling vents to maintain airflow in closed-up homes.

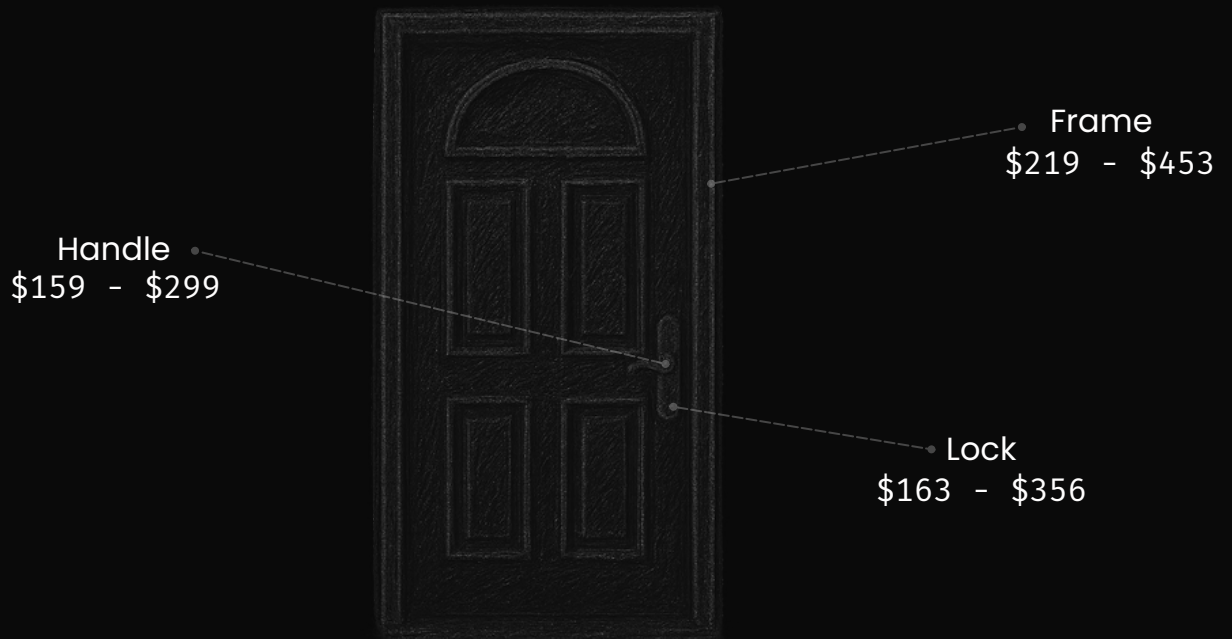


Document and monitor cracks, fluctuating temperatures can cause seasonal expansion.

Structural

Door

Average range of spend
\$165 - \$438



Tips & Tricks



Install draft seals in older homes to reduce tenant complaints and energy costs.



Lubricate hinges and locks, which can stiffen in cooler conditions, ensuring ease of use.



Inspect wooden doors for signs of swelling or sticking.

Flooring

Average range of spend
\$214 - \$705

Carpet
\$205 - \$613

Vinyl
\$361 - \$3,332

Tips & Tricks



Inspect tiled areas for grout failure, can lead to subfloor moisture damage.



Schedule carpet cleaning between tenancies to address dampness.



Install mats in common entrances to reduce water and mud indoors.

Electrical

Electrical maintenance averaged \$178 to \$420, with power points remaining the most common job. Lights maintenance costs increased steadily from about \$245 in April to around \$260 in June. Power maintenance also rose, from roughly \$235 to \$250 over the same period. June marked the highest point for both categories in the 12-month period shown.



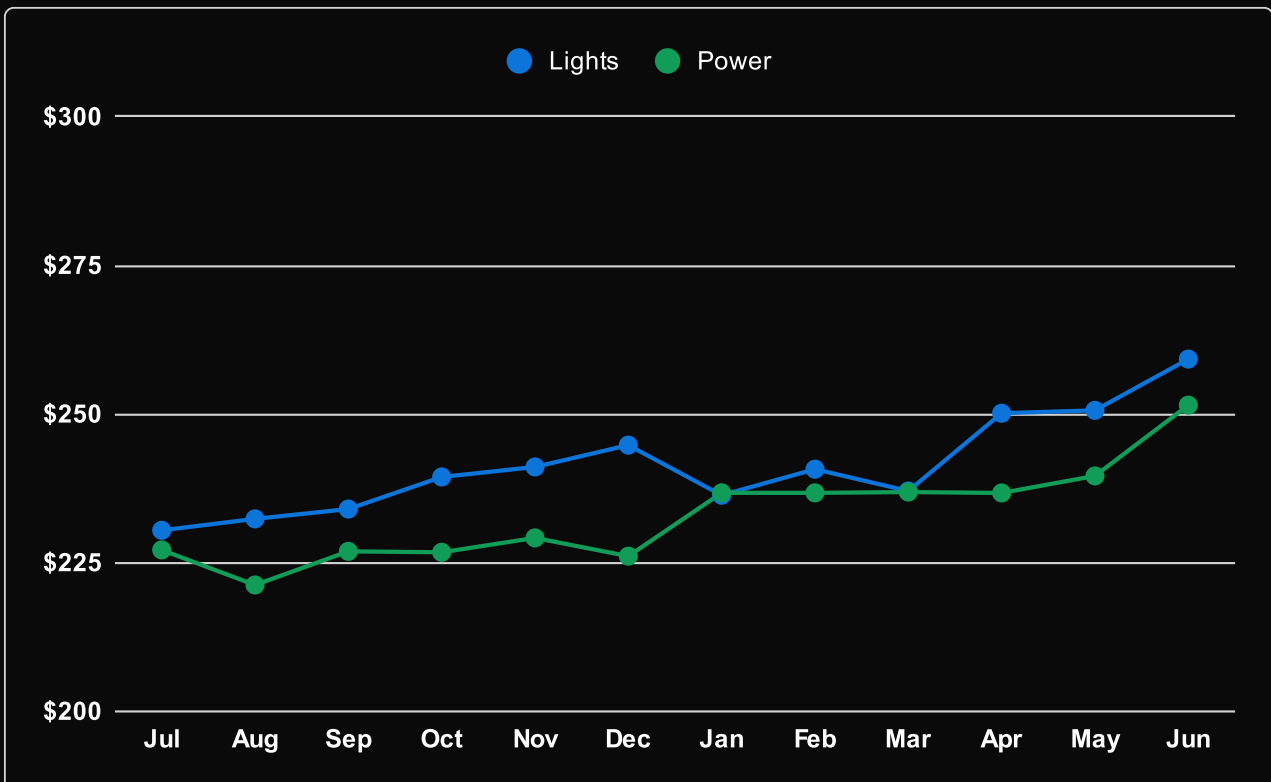
Average range of spend

\$178 - \$420



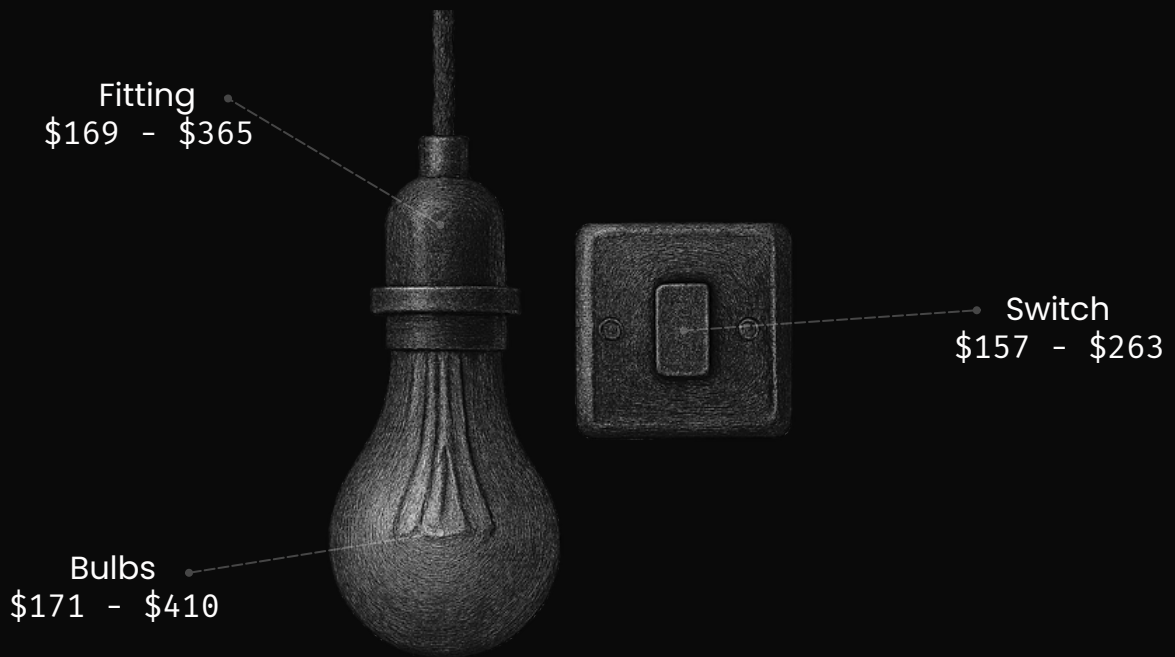
Most common job

Power Points



Lights

Average range of spend
\$175 - \$410



Tips & Tricks



Clean fittings and covers, important for brightness in shorter daylight months.



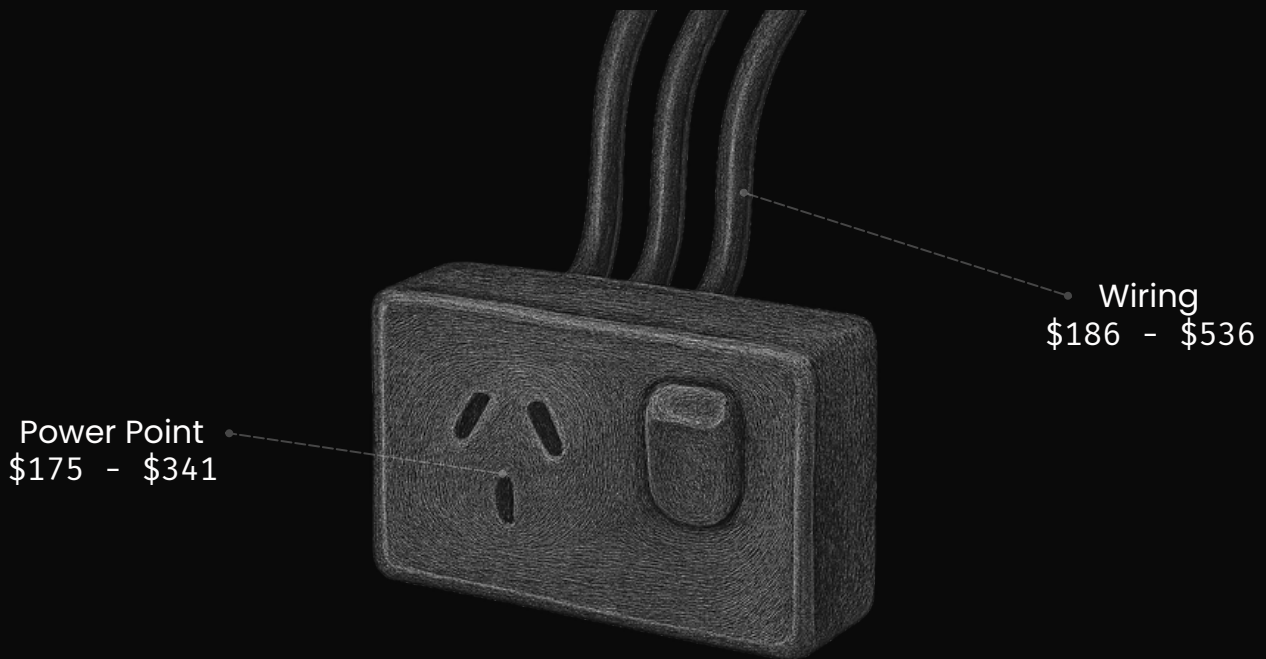
Replace flickering or weak bulbs to maintain consistent lighting and avoid energy inefficiency.



Check outdoor lights for proper sealing against moisture, especially after winter storms.

Power

Average range of spend
\$179 - \$374



Tips & Tricks



Audit powerboards in older homes, tenants may overload them during winter.



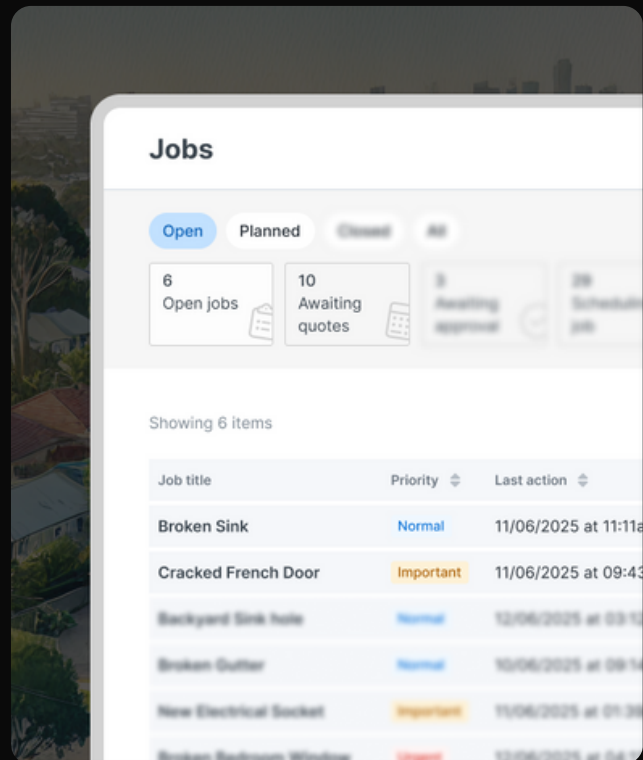
Check cords of owner-supplied appliances for wear or fraying.



Test safety switches and log results for compliance records.

With Tapi, you can turn maintenance from a **pain point to a selling point**, know what done looks like, and be the hero to your clients.

- Better consult your landlords on essential property assets.
- Coordinate maintenance quicker.
- Plan ahead for your landlords with ease.



Connected to your tools



Scan the QR code below to book a demo



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