

The New South Wales

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 \$168 to \$403, with taps remaining the most common job. Toilet repair costs increased sharply in June, ending Q2 with the highest spend across categories. Shower maintenance costs were steady with minor fluctuations, while sink costs remained stable, slightly easing towards the middle of the year.



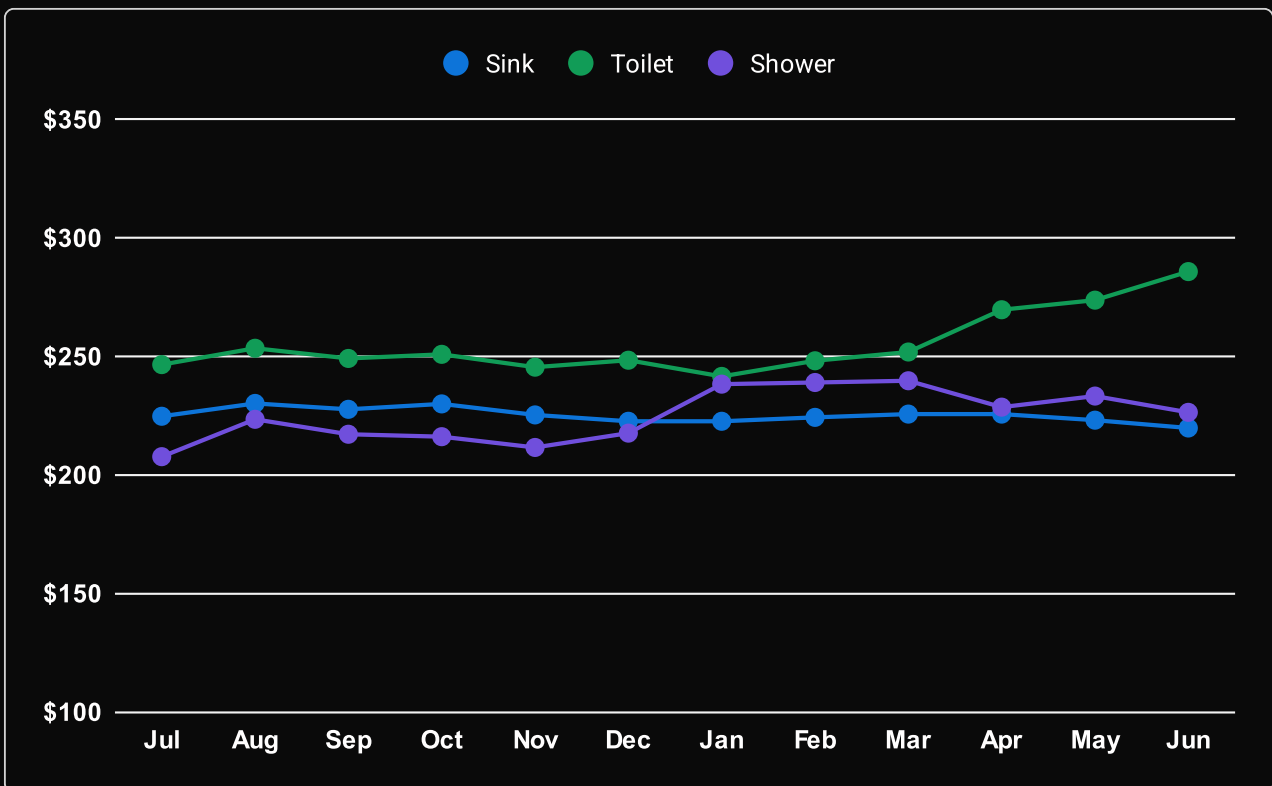
Average range of spend

\$168 - \$403



Most common job

Taps



Sink

Average range of spend

\$165- \$311



The Method Tips & Tricks



Check under-sink areas for leaks that can worsen in cooler temperatures.



Flush kitchen drains proactively, especially in properties with heavy cooking use, to prevent buildup in colder flowing water.



Inspect external drains connected to kitchens for blockages after heavy rain.

Toilet

Average range of spend
\$175- \$408



Tips & Tricks



Monitor for slow-filling cisterns, as water pressure can fluctuate with seasonal demand.



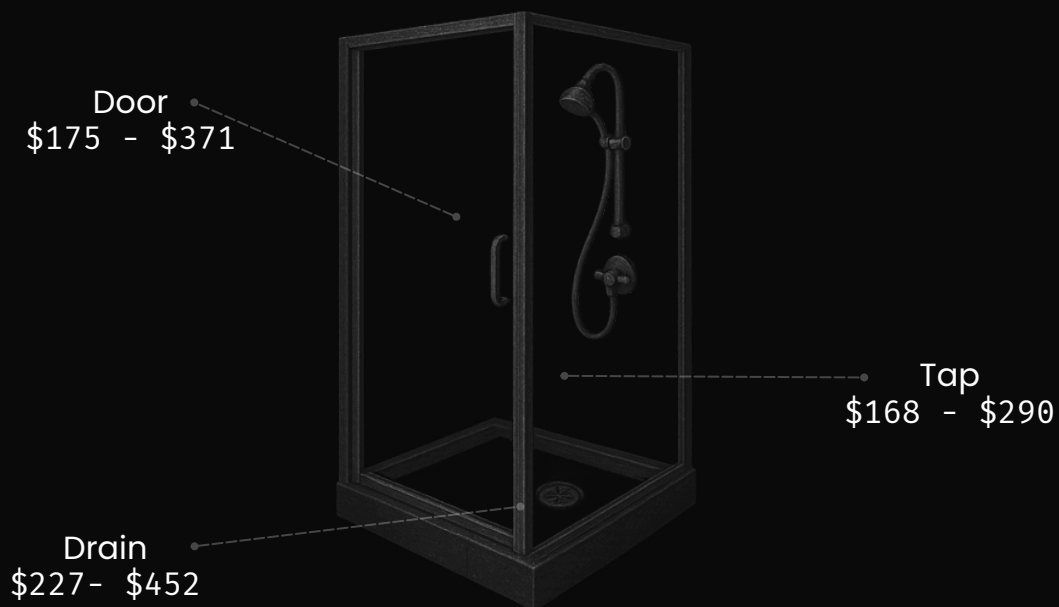
Check for minor leaks around the toilet base that may go unnoticed in cooler, drier air.



Discourage use of chemical drain cleaners, these can solidify in low temperatures and damage older piping.

Shower

Average range of spend
\$155 - \$385



Tips & Tricks



Check shower heads for mineral buildup, especially in areas with hard water.



Check seals and grout to prevent water damage in wall cavities.



Ensure bathroom ventilation is sufficient to manage steam during winter.

Appliances

Appliance maintenance averaged \$174 to \$719, with dishwashers still the most common job. Oven repair costs increased consistently through Q2, peaking in May before a small decline. From April to June, Oven maintenance costs slightly declined from around \$320 to \$310, showing a mild downward trend. Dishwasher costs dropped more noticeably, falling from about \$280 in April to \$260 in June.



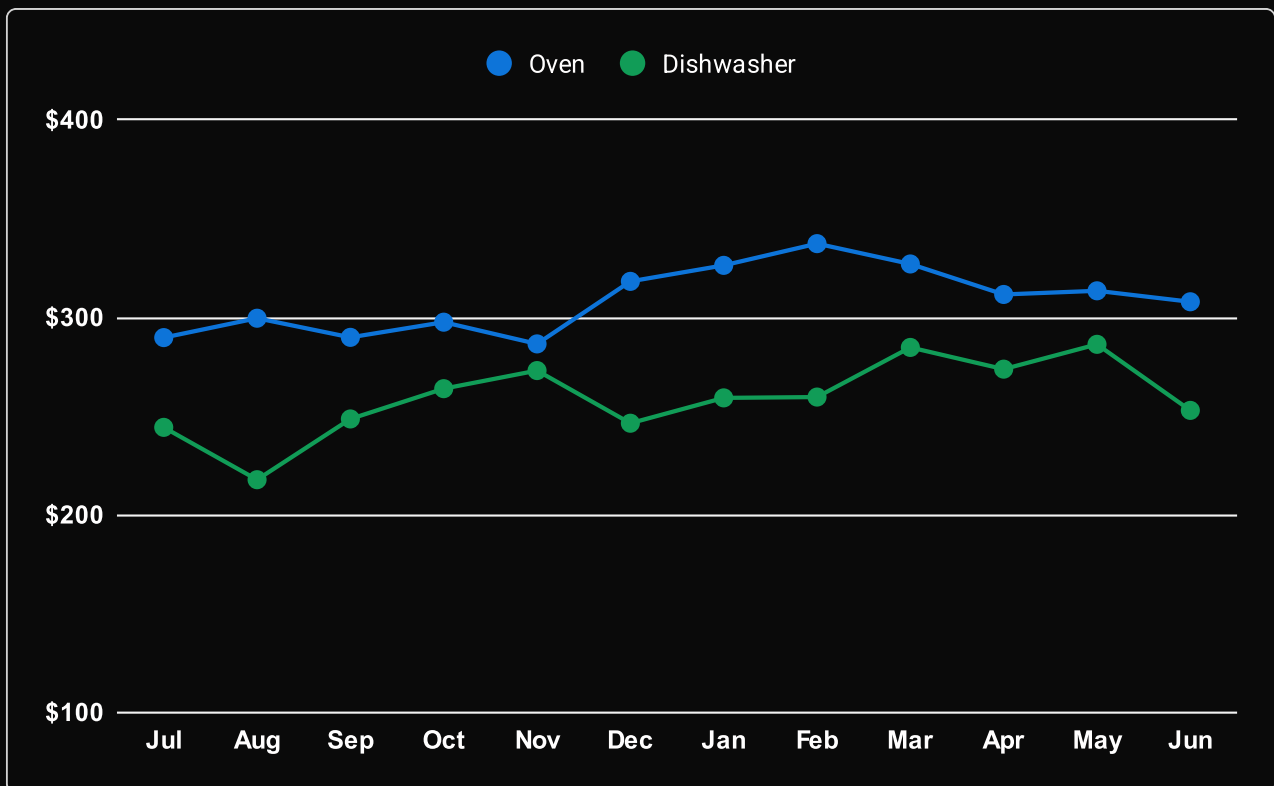
Average range of spend

\$174 - \$719



Most common job

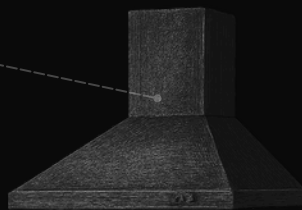
Dishwasher



Oven

Average range of spend
\$186 - \$790

Range Hood
\$196 - \$610



Stove Top
\$192 - \$873



Oven Parts
\$179 - \$506

Tips & Tricks



Inspect the oven's heating element for signs of wear or uneven heating.



Clean out grease buildup to prevent smoke during frequent winter baking.



Inspect door seals to ensure efficient heat retention.

Dishwasher

Average range of spend
\$166- \$768



Tips & Tricks



Flush spray arms and filters for blockages.



Clean door seals to prevent leaks, especially in colder kitchens.



Run hottest cycles weekly for hygiene and odour control.

Structural

Structural maintenance averaged \$167 to \$556, with ventilation remaining the most common job. Flooring costs climbed through Q2, peaking in May before slightly softening. Ceiling repair costs rose gradually from December, with a modest decline by June. Door maintenance stayed steady with minimal variations.



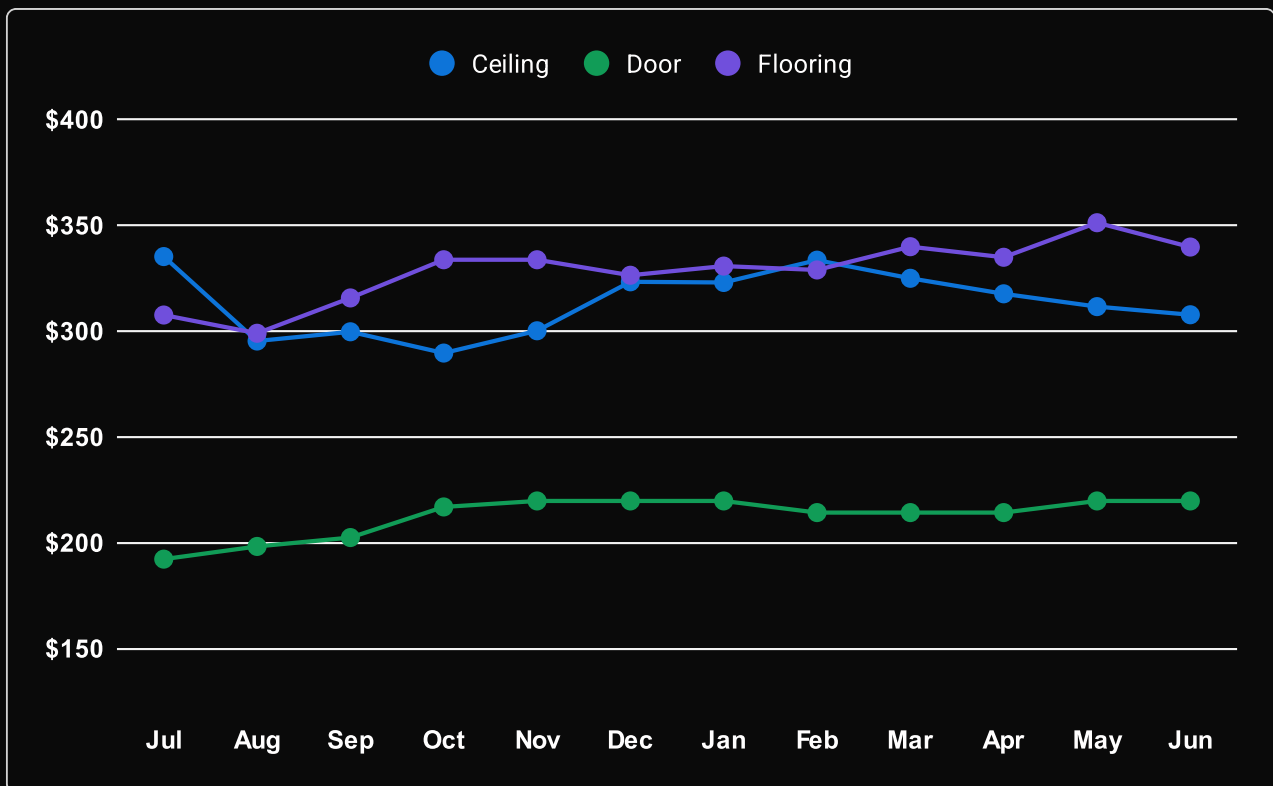
Average range of spend

\$167 - \$556



Most common job

Ventilation

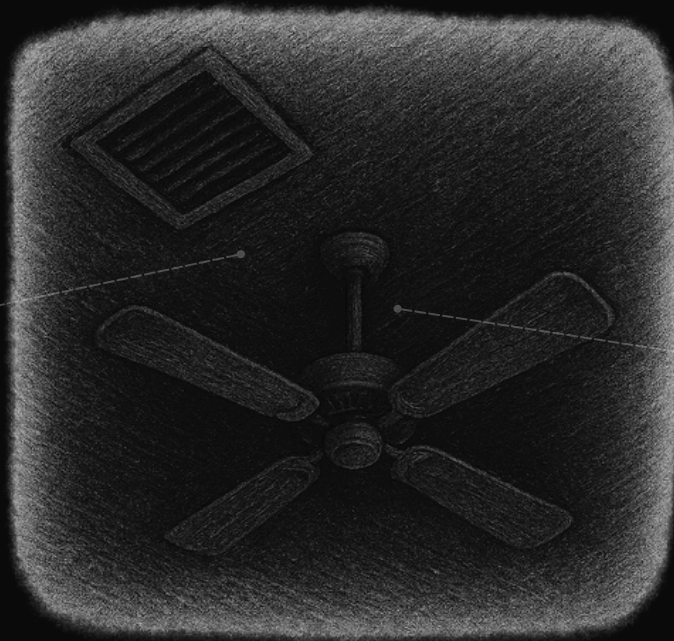


Structural

Ceiling

Average range of spend
\$196 - \$641

Ventilation
\$184 - \$511



Fan
\$269 - \$543

Tips & Tricks



Inspect for water stains or damp spots after heavy winter rain in coastal areas.



Clean ceiling vents to ensure proper airflow in closed homes.

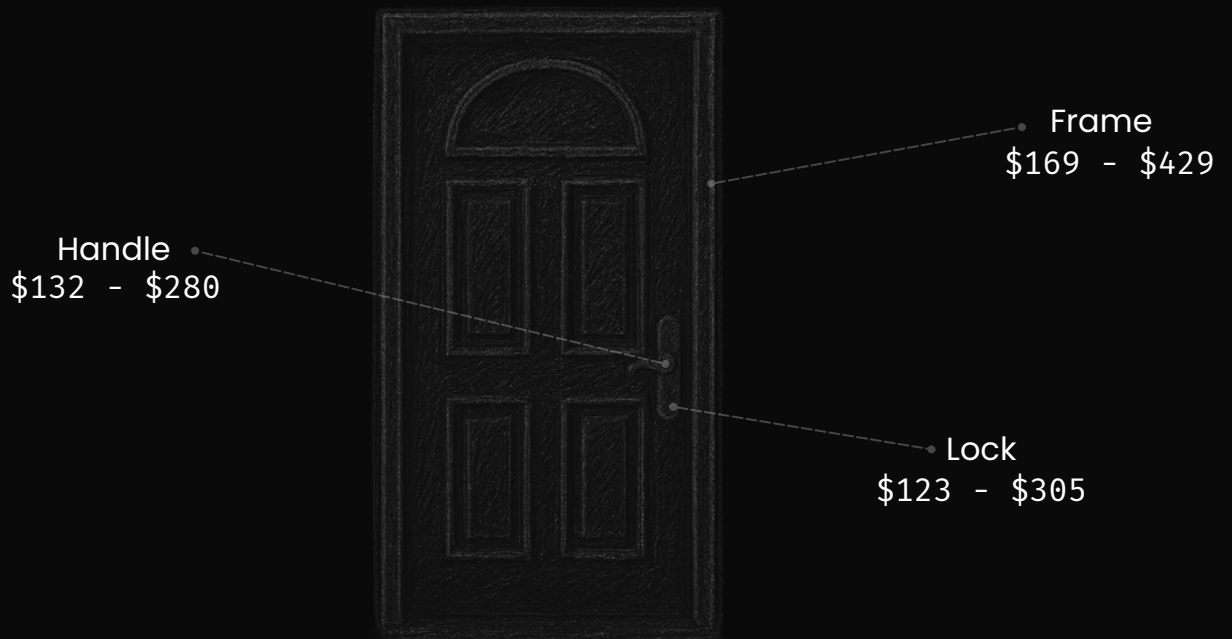


Track minor cracks, cold temps can cause seasonal expansion.

Structural

Door

Average range of spend
\$143 - \$390



Tips & Tricks



Apply draft seals to external doors to retain indoor heat during cold mornings and nights.



Lubricate door hardware to keep it moving freely in colder air.



Check timber doors for signs of sticking or swelling after wet weather.

Flooring

Average range of spend
\$213 - \$890

Carpet
\$206 - \$853

Vinyl
\$1,049 - \$3,688

Tips & Tricks



Inspect floorboards for creaking or gaps caused by contraction in cold weather.



Schedule carpet cleaning in high-humidity areas to prevent mould growth.



Use mats at entryways to trap moisture and dirt brought inside.

Electrical

Electrical maintenance averaged \$162 to \$376, with power points the most common job. Lights maintenance costs declined slightly from \$228 in April to around \$225 in June. Power costs also dipped marginally, from about \$235 in April to \$226 in June.



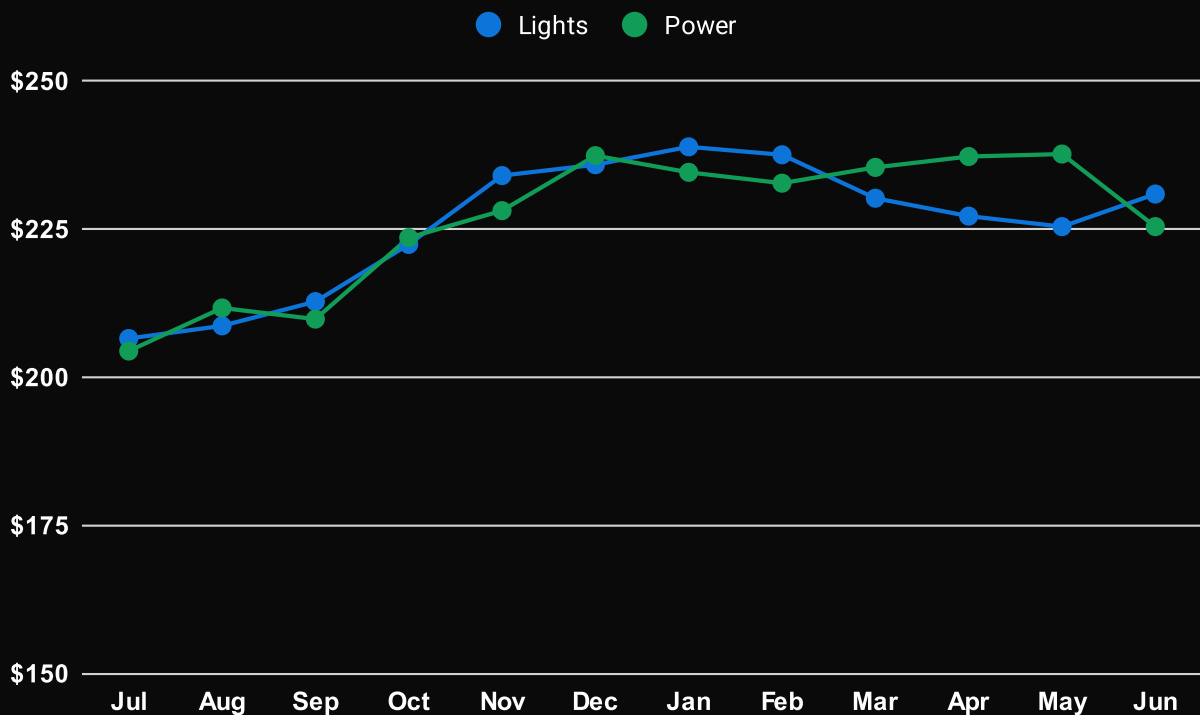
Average range of spend

\$162 - \$376



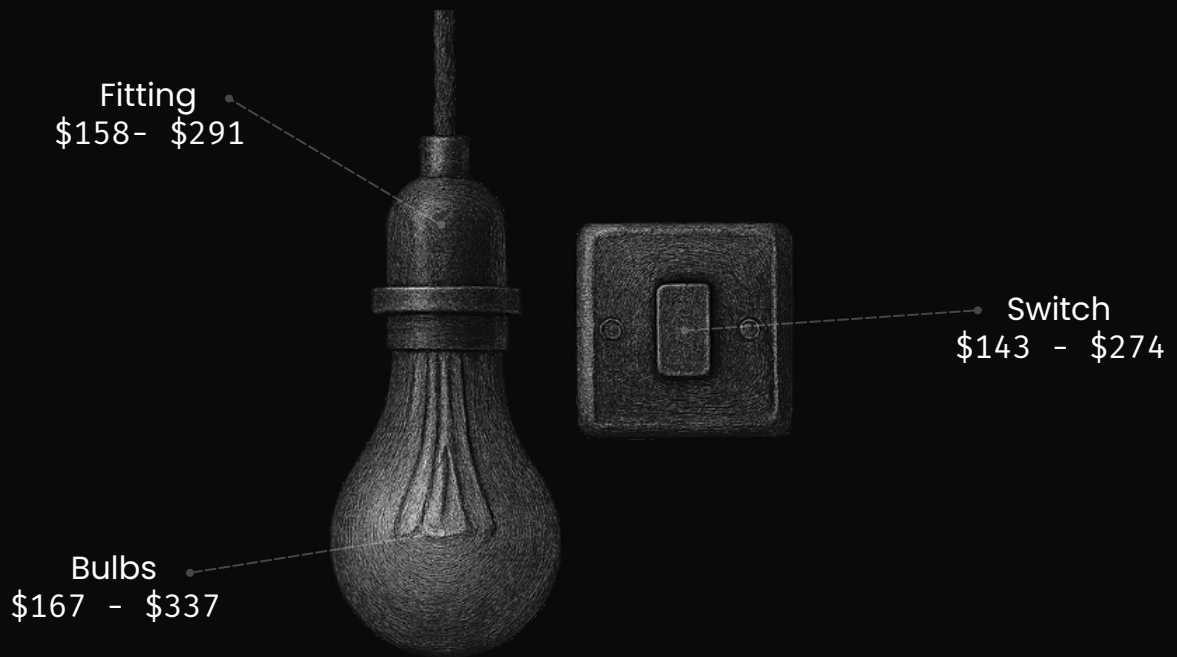
Most common job

Power Points



Lights

Average range of spend
\$162 - \$345



Tips & Tricks



Dust light fixtures to maintain brightness during shorter daylight hours.



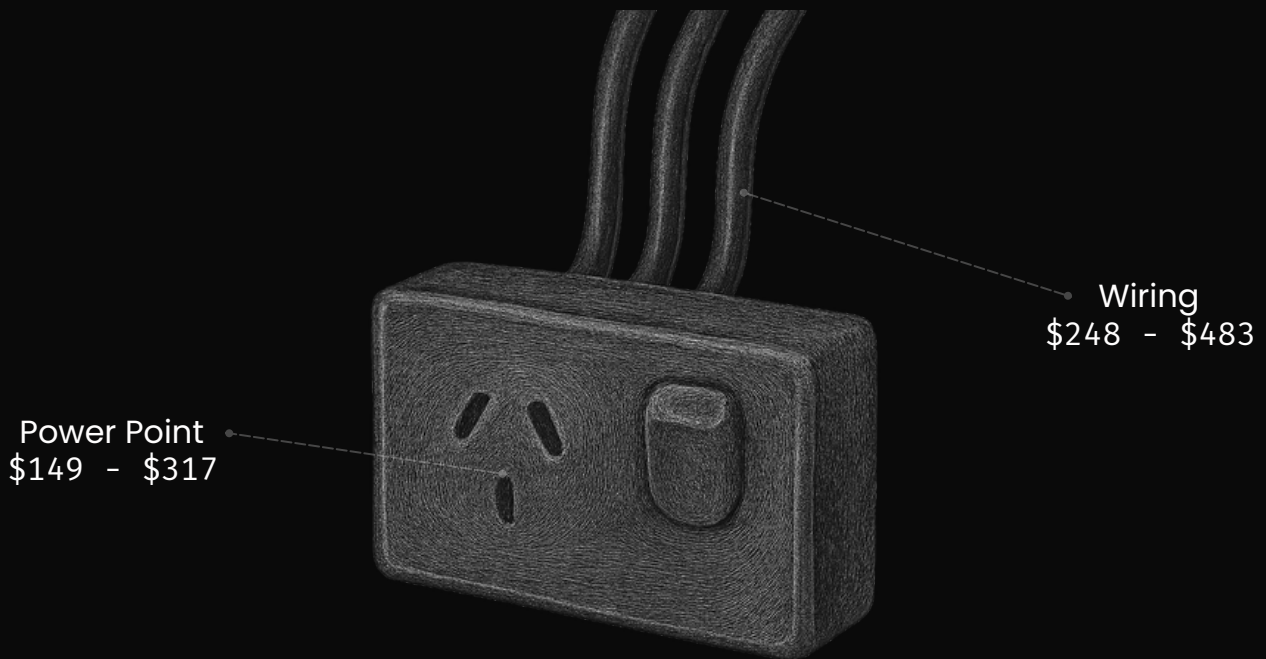
Replace any bulbs that flicker or fail to light fully.



Check external lights for water ingress after rain.

Power

Average range of spend
\$162 - \$399



Tips & Tricks



Audit power usage, heaters, dryers, and blankets often overload older outlets.



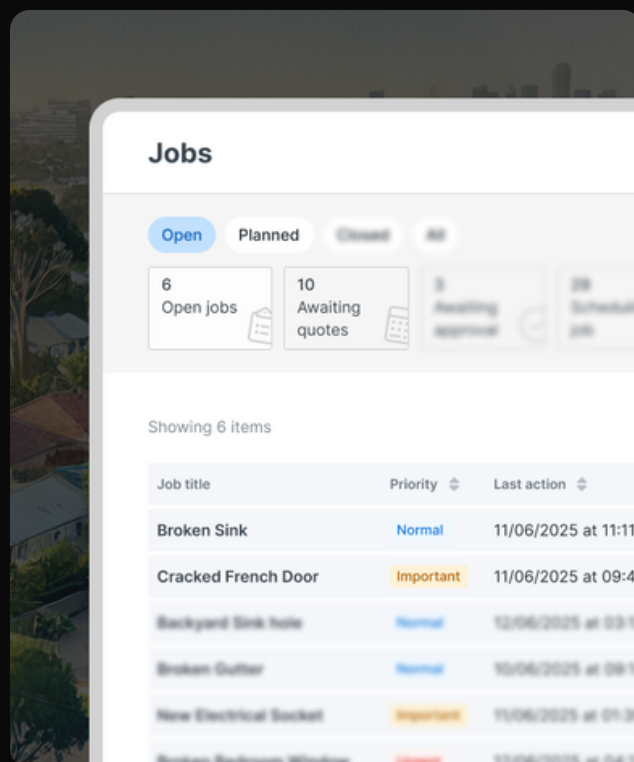
Inspect extension leads for wear, especially those stored over summer.



Test the safety switch to confirm protection against electrical faults.

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



tapi.pm/demo



tapihq.com