

The Queensland

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 in Queensland averaged \$196 to \$436, with taps remaining the most common service request. Toilet repair costs climbed sharply throughout Q2, reaching their highest point in June. Shower repair costs stayed elevated but relatively stable after earlier peaks, while sink-related costs showed a modest upward trend towards the end of the quarter.



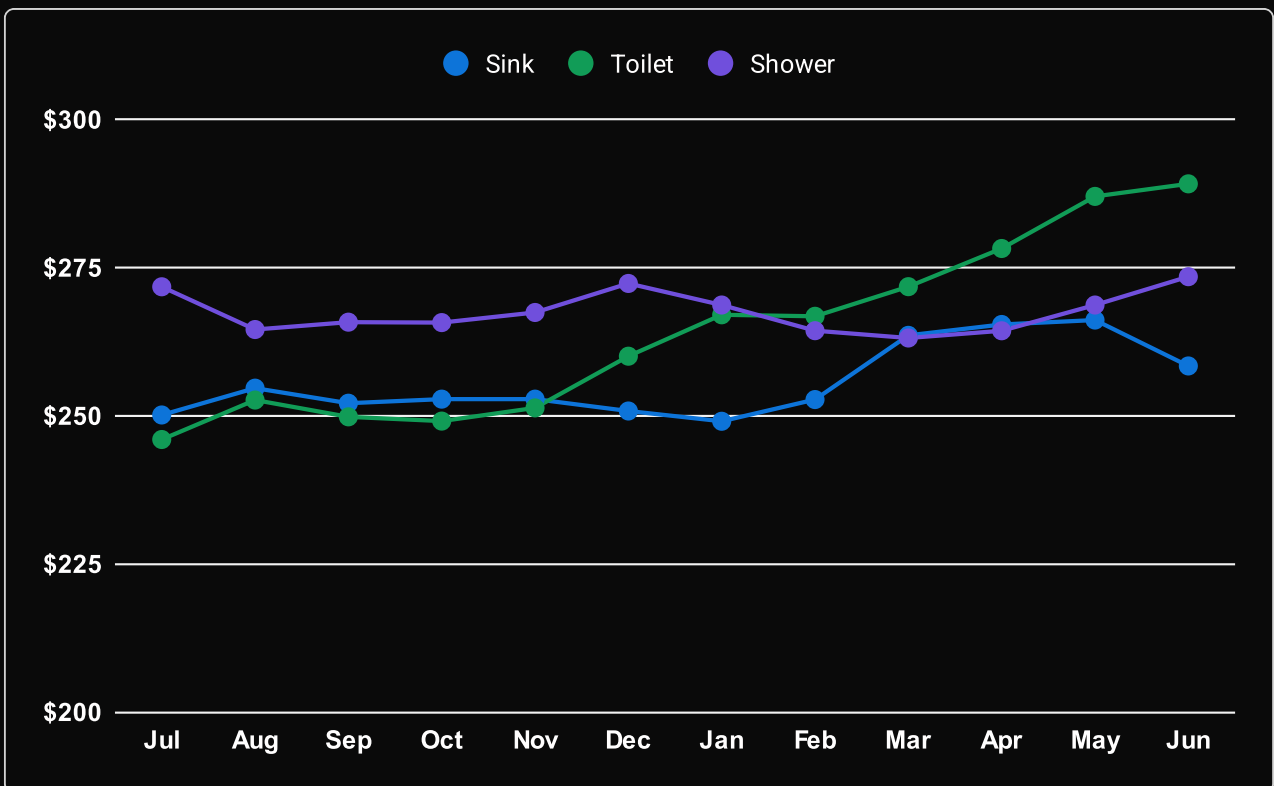
Average range of spend

\$196 - \$436



Most common job

Taps



Sink

Average range of spend

\$195 - \$383



The Method Tips & Tricks



Clear kitchen drains of grease and food particles to prevent blockages that slow water flow.



Ensure outdoor drains near kitchens remain clear to handle rainfall that can cause water to back up.



Check under-sink areas for any signs of leaks or moisture that could attract pests.

Toilet

Average range of spend
\$190 - \$440



Tips & Tricks



Test the flush mechanism to ensure smooth operation and full water flow.



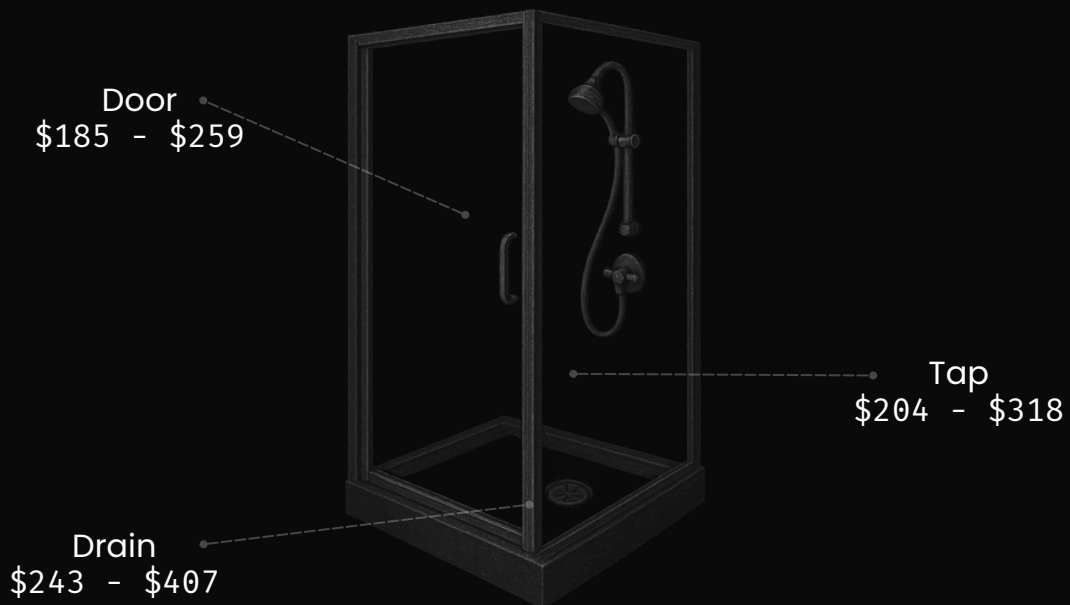
Inspect around the base of the toilet for signs of minor leaks that may go unnoticed.



Avoid flushing hygiene products to prevent blockages, especially in older plumbing systems.

Shower

Average range of spend
\$194 - \$421



Tips & Tricks



Check grout and silicone seals for any signs of wear, as humidity can cause mould growth year-round.



Clean the shower drain of hair and soap scum to maintain proper drainage.



Use the exhaust fan or open a window after showers to minimise moisture buildup.

Appliances

Appliance maintenance in Queensland averaged \$195 to \$815, with dishwasher repairs being the most common. Oven repair costs rose steadily across Q2, peaking in May. Dishwasher expenses remained high after a March peak, before softening slightly into June.



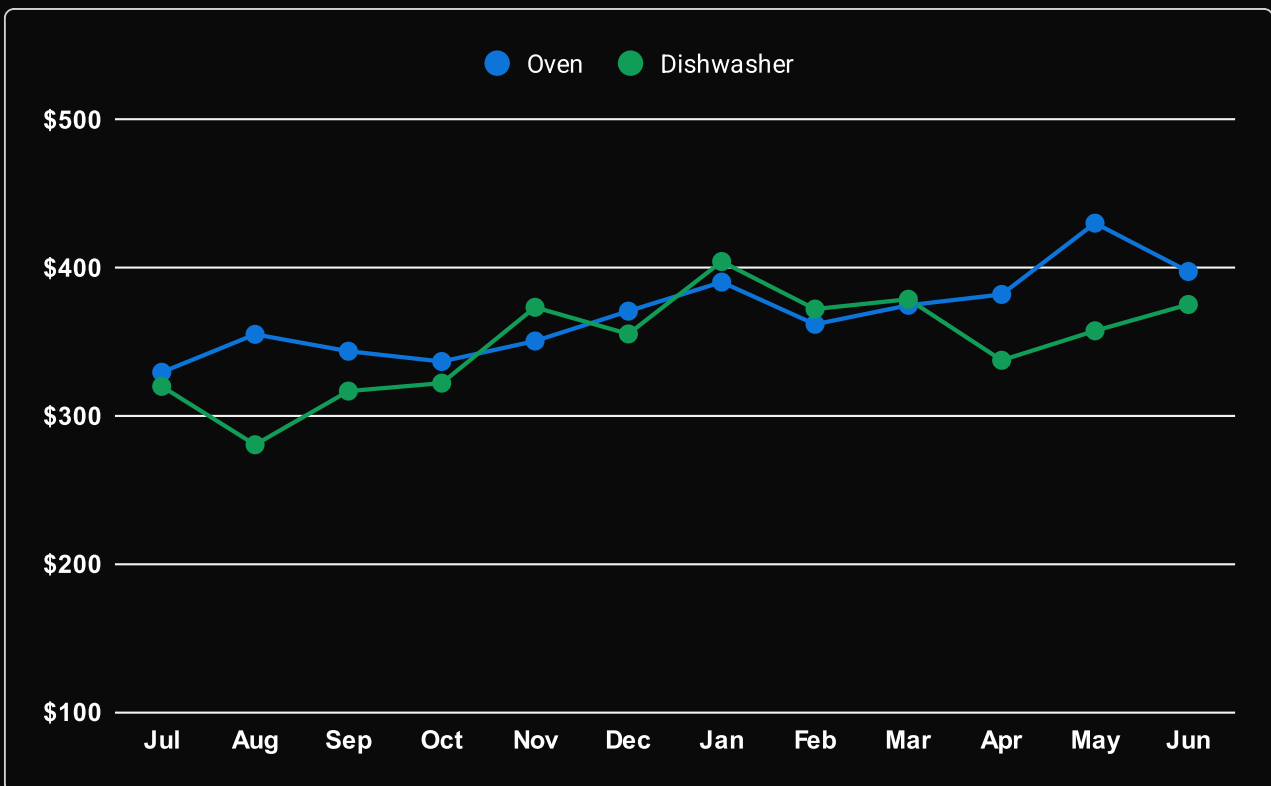
Average range of spend

\$195 - \$815



Most common job

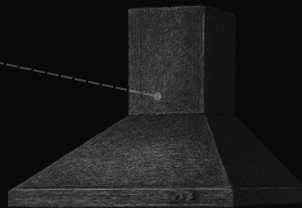
Dishwasher



Oven

Average range of spend
\$203 - \$822

Range Hood
\$185 - \$589



Stove Top
\$210 - \$867



Oven Parts
\$197 - \$744

Tips & Tricks



Inspect the door seal to ensure it closes properly, retaining heat during use.



Clean the oven cavity to remove grease and prevent smoke while cooking.



Verify that the thermostat heats to the set temperature for consistent cooking results.

Washing Machine

Average range of spend
\$197 - \$475



Tips & Tricks



Wipe the door seal regularly to prevent mould from forming in the damp environment.



Keep the machine balanced to avoid excessive vibration that can cause damage.



Run a hot wash without clothes once a month to flush out residue.

Dishwasher

Average range of spend
\$197 - \$849



Tips & Tricks



Clean the door seal to maintain a proper seal and prevent leaks.



Check spray arms for any blockages to ensure water reaches all dishes.



Run the hottest cycle occasionally to break down grease and prevent odours.

Structural

Structural maintenance averaged \$186 to \$627, with ventilation still the most common job. Flooring costs increased sharply through Q2, peaking in June. Ceiling repair costs also rose steadily across the quarter, while door maintenance remained consistent with a gentle upward trend.



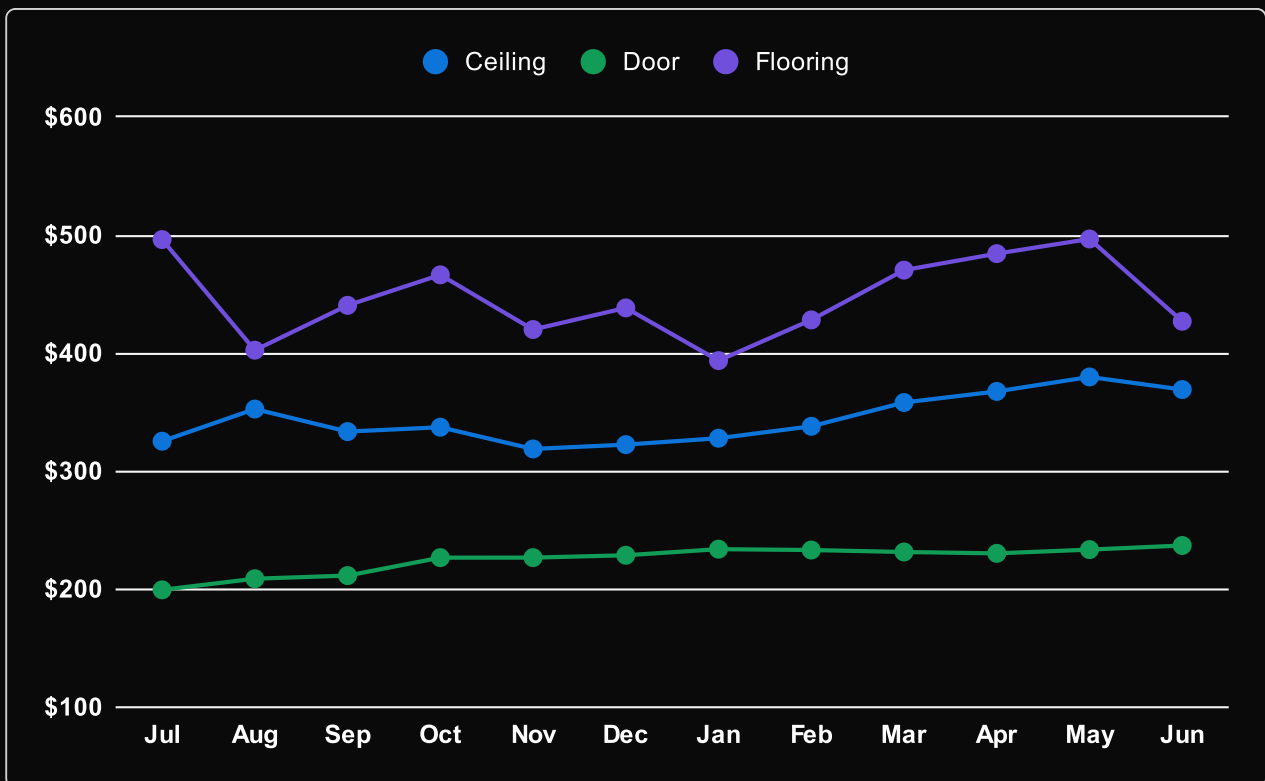
Average range of spend

\$186 - \$627



Most common job

Ventilation

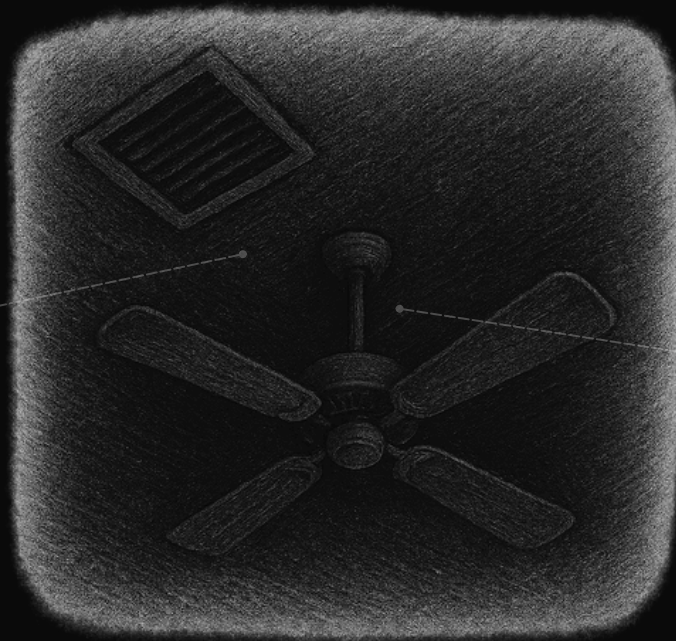


Structural

Ceiling

Average range of spend
\$224 - \$776

Ventilation
\$198 - \$805



Fan
\$289 - \$561

Tips & Tricks



Inspect ceilings for water stains or discoloration following rain.



Clean vents and fans to improve air circulation when homes are closed up in cooler weather.

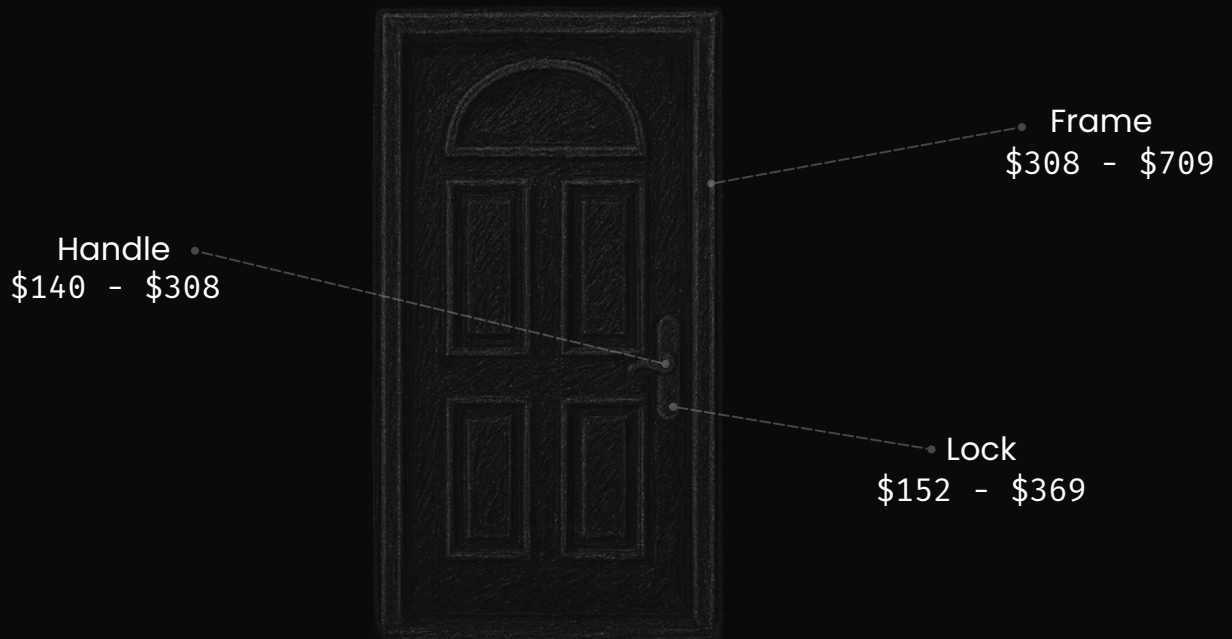


Repair small cracks early to prevent further damage from humidity fluctuations.

Structural

Door

Average range of spend
\$155 - \$417



Tips & Tricks



Install or replace weather stripping on doors to reduce drafts.



Lubricate hinges and locks to keep them operating smoothly.

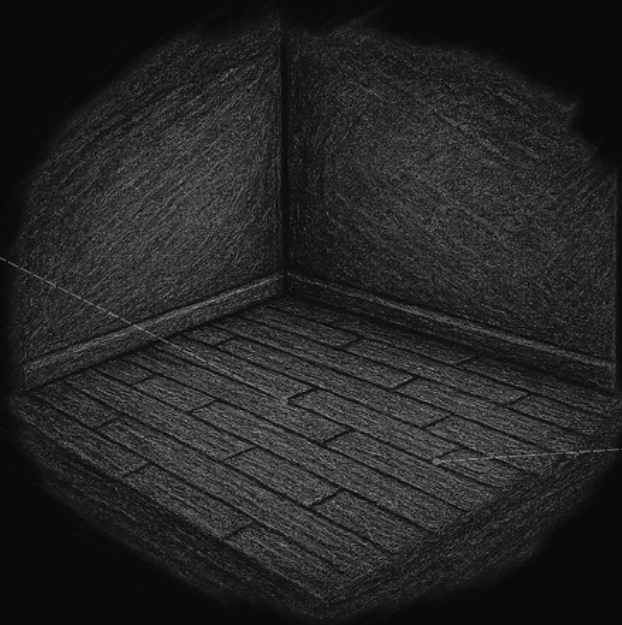


Check for signs of timber swelling or sticking in door frames.

Flooring

Average range of spend
\$239 - \$940

Carpet
\$236 - \$943



Vinyl
\$707 - \$1,458

Tips & Tricks



Examine tile grout for cracking or gaps that could let moisture in.



Vacuum carpets regularly to reduce dust accumulation.



Place mats at entrances to catch dirt and moisture from outdoors.

Electrical

Electrical maintenance averaged \$188 to \$406, with power points the most frequent service. From January to June, Power costs rose significantly, from around \$245 to over \$285, showing a sharp upward trend beginning in March. Lights costs remained mostly stable until March, then gradually increased from about \$240 to \$260 by June.



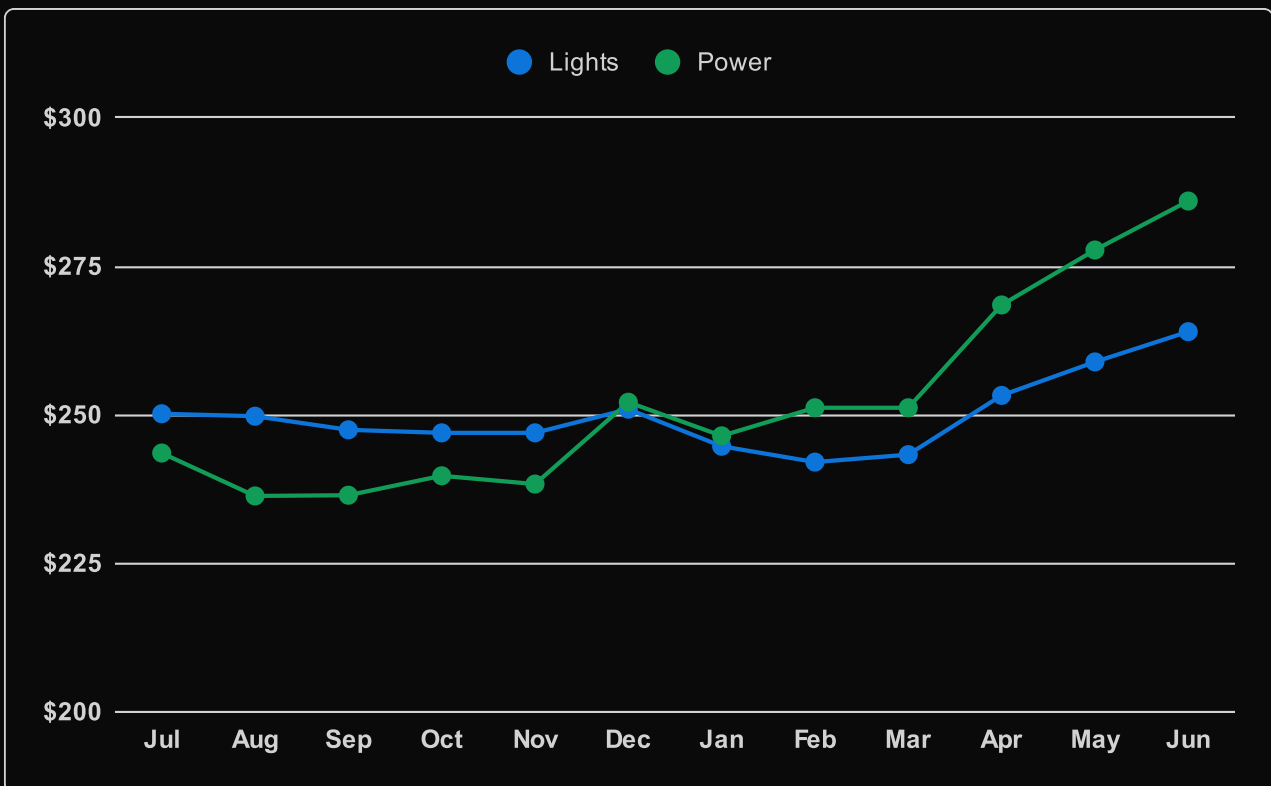
Average range of spend

\$188 - \$406



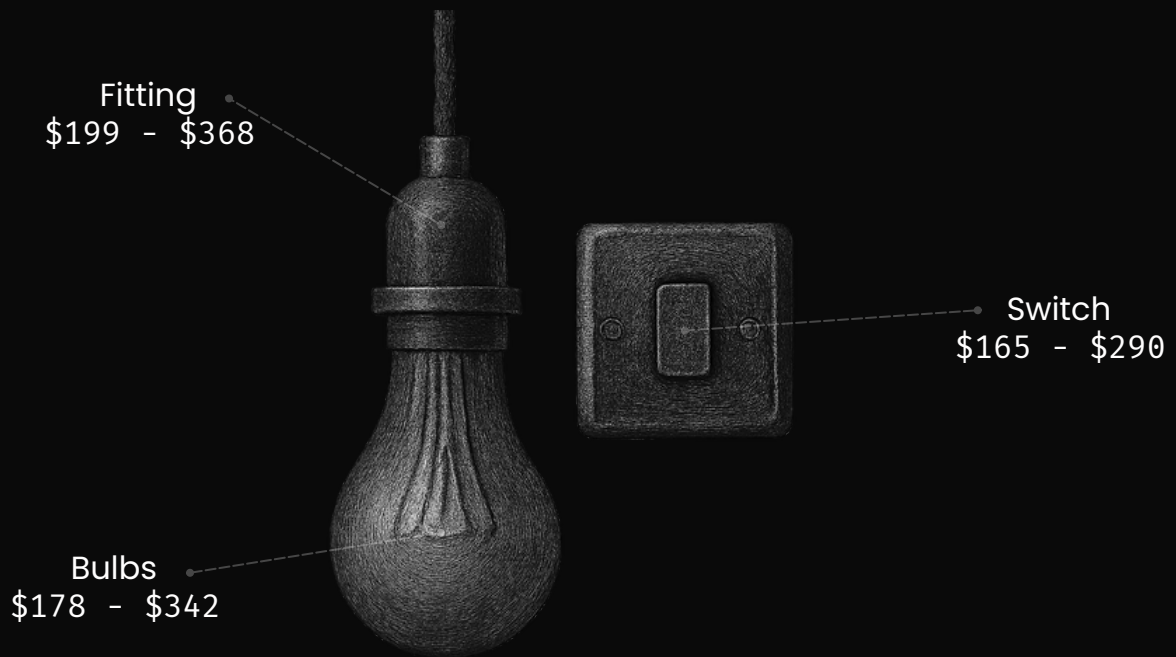
Most common job

Power Points



Lights

Average range of spend
\$187 - \$383



Tips & Tricks



Dust light fittings to maintain brightness during shorter days.



Replace any bulbs that are flickering or dim.

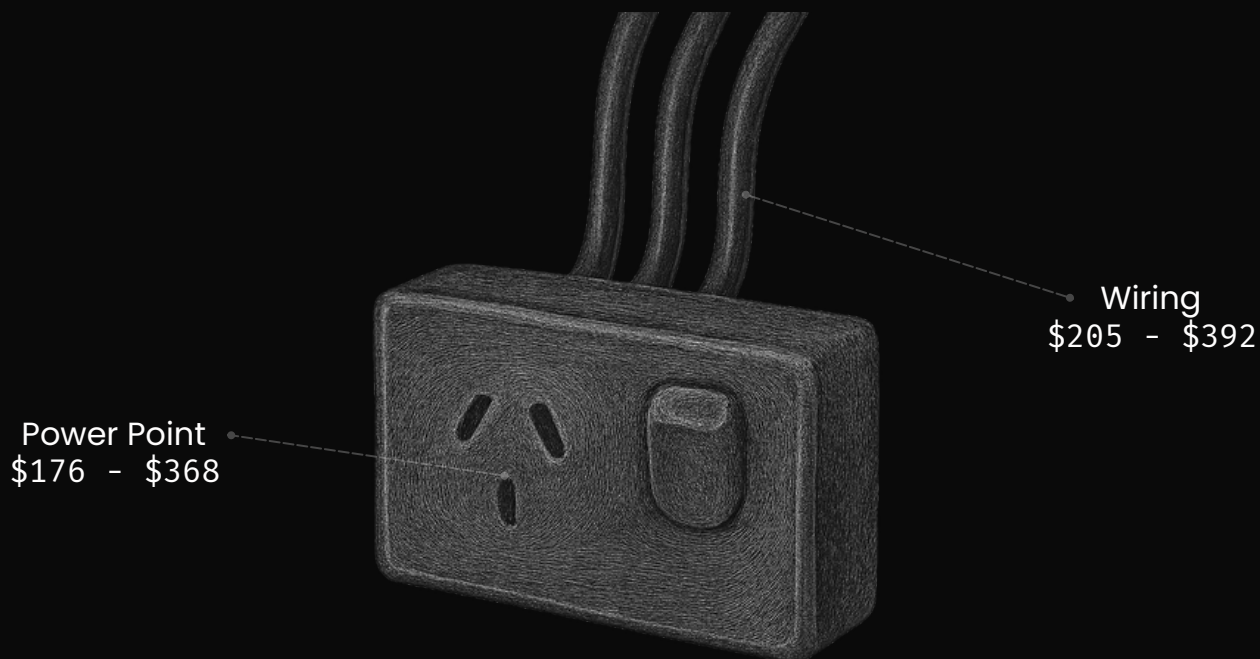


Check that outdoor lights are weatherproof and secure.

Power

Average range of spend

\$190 - \$423



Tips & Tricks



Avoid using too many high-wattage appliances on the same power board.



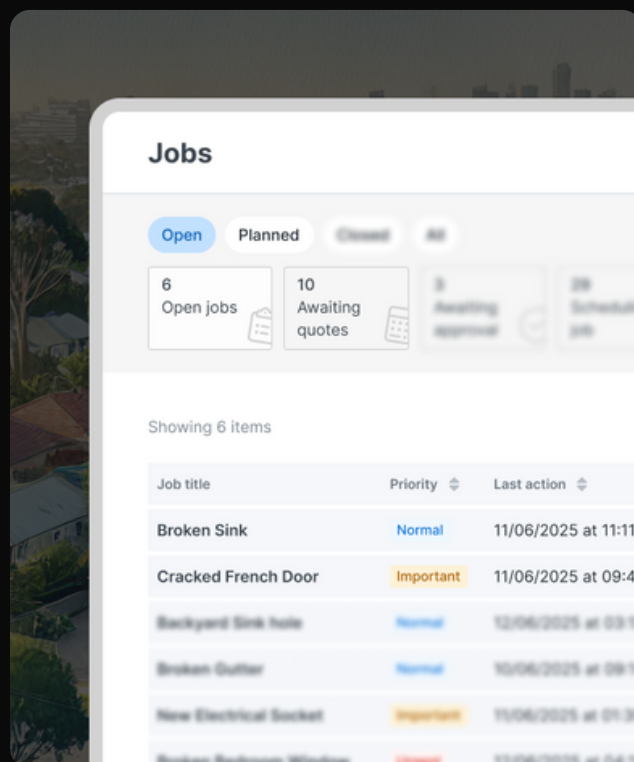
Inspect all power cords for fraying or damage.



Test safety switches to ensure proper electrical protection.

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