


The Australian

Property Maintenance Index

Q2/25

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Vol. 02

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 Australia averaged \$190 to \$417, with taps remaining the most common job. Toilet and shower costs steadily increased across Q2, with toilet repairs showing a sharper spike into June. Sink costs remained comparatively lower, with slight fluctuations but stable across the year.



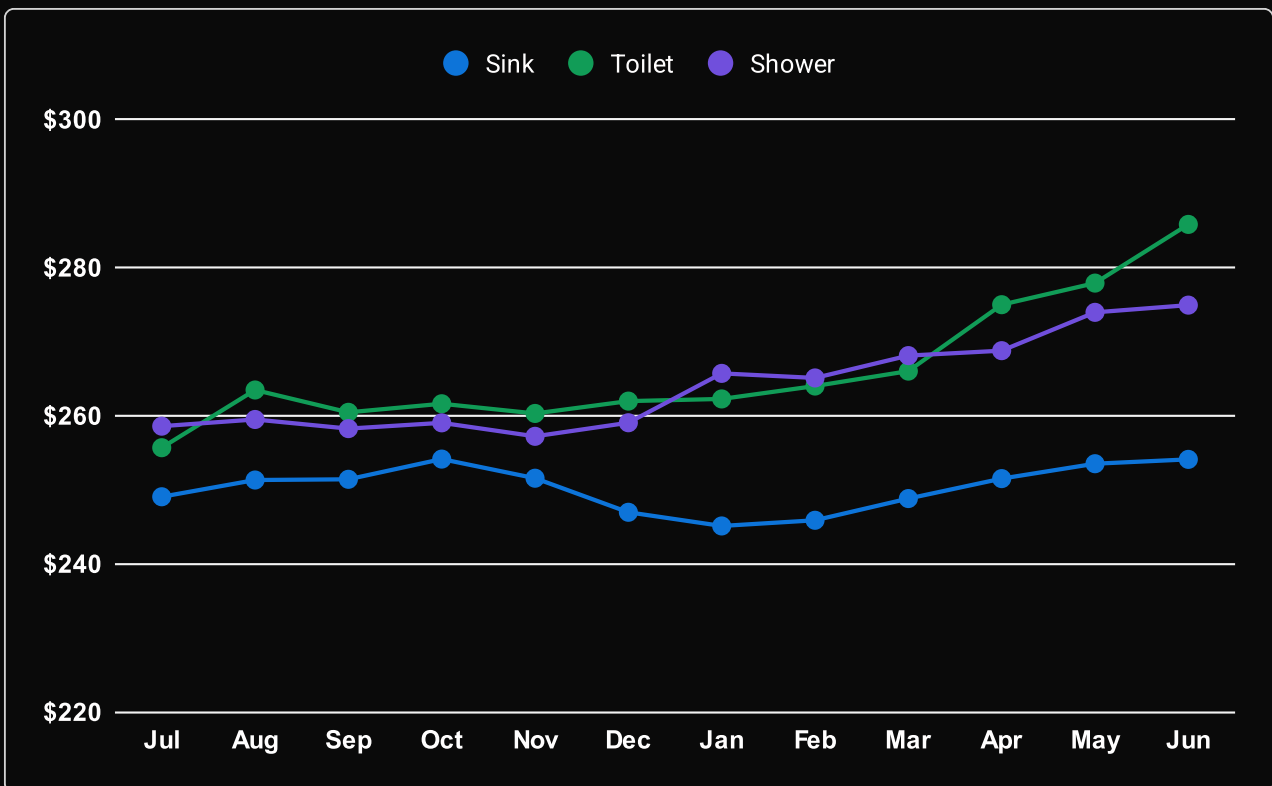
Average range of spend

\$190 - \$417



Most common job

Taps



Sink

Average range of spend

\$182 - \$357



Tips & Tricks



Schedule routine drain inspections, especially in older properties, as fats and grease harden quicker in winter, increasing blockage risks.



Inspect under-sink cabinetry for signs of condensation or damp, an early sign of pipe sweating or minor leaks that can lead to mould or tenant complaints.



Confirm pipe insulation is intact in colder regions or properties with exposed plumbing (e.g., under homes on stumps) to prevent freezing and burst risks.

Toilet

Average range of spend

\$190 - \$413



Tips & Tricks



Test the flush mechanism to ensure it operates smoothly as parts may stiffen in colder temperatures.



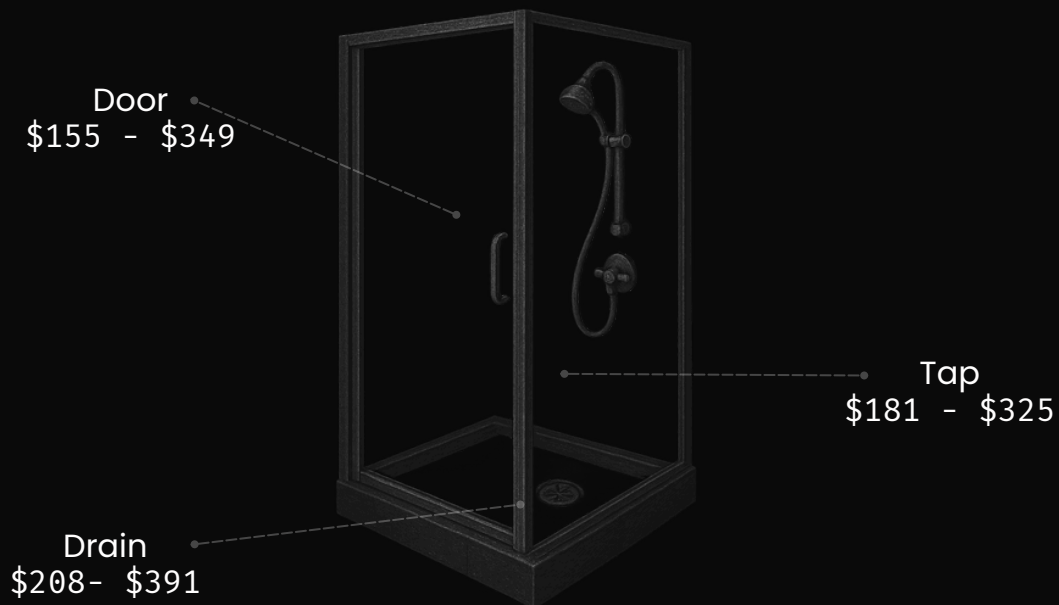
Audit high-humidity bathrooms for condensation risks around cisterns, which can lead to minor water damage or encourage mould if unmanaged.



Communicate proper use guidelines to tenants (no wipes/hygiene products), especially in multi-dwelling properties with aging plumbing that drains more slowly in cold weather.

Shower

Average range of spend
\$187 - \$444



Tips & Tricks



Include grout/silicone inspections in winter maintenance checks, water ingress behind tiles can cause unseen long-term wall damage.



Check water flow and drainage, slower draining could indicate early-stage blockages, especially in properties with tree root histories.



Ensure adequate ventilation in wet areas, exhaust fans should be clean and functional to combat mildew, particularly in smaller units.

Appliances

Appliance maintenance costs ranged between \$185 and \$739, with dishwashers the most common job. Oven repair costs slightly declined from a March peak, moving from about \$320 to \$310 in June. Meanwhile, Dishwasher maintenance costs remained steady, averaging around \$290.



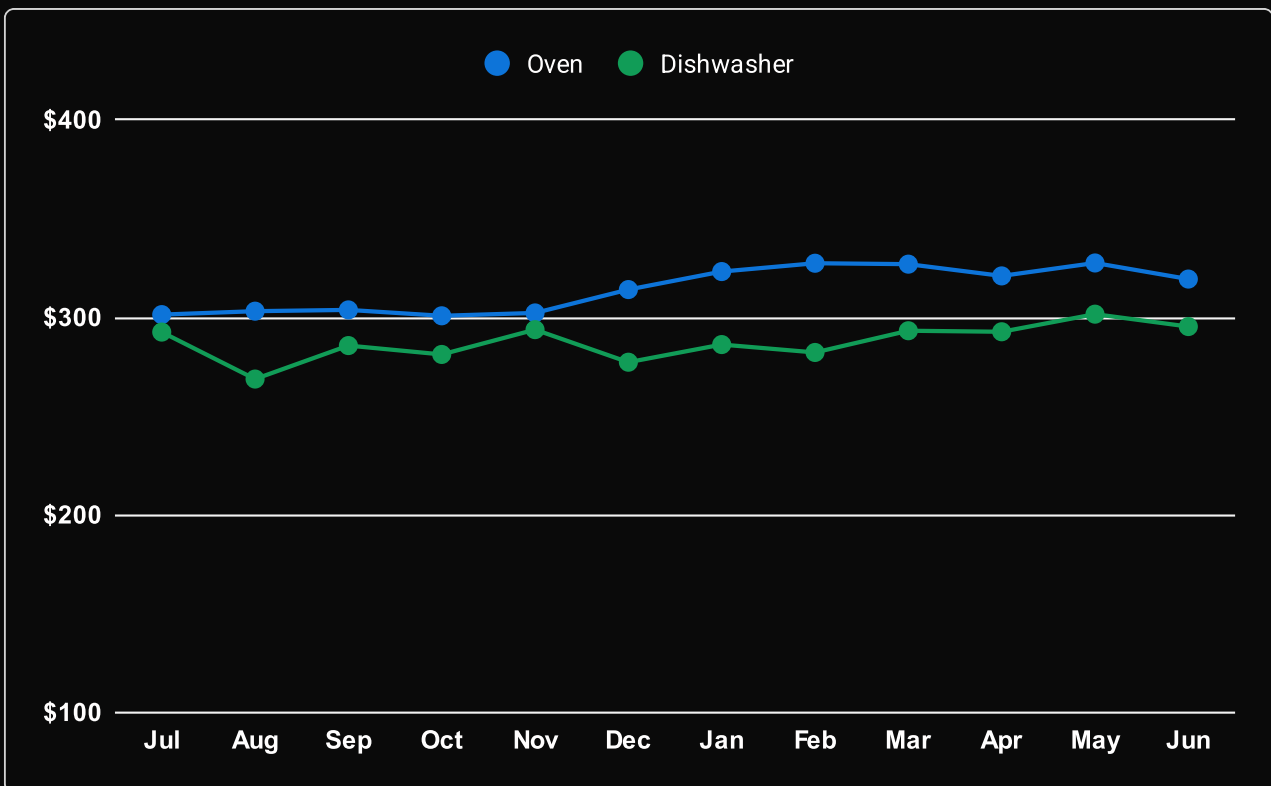
Average range of spend

\$185 - \$739



Most common job

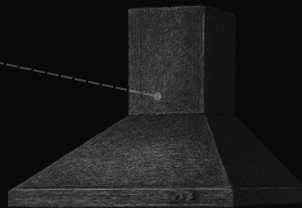
Dishwasher



Oven

Average range of spend
\$196 - \$773

Range Hood
\$207 - \$666



Stove Top
\$194 - \$844



Oven Parts
\$185 - \$653

Tips & Tricks



Test oven door seals as part of seasonal inspections, loose seals reduce heating efficiency and increase tenant energy complaints.



Arrange periodic oven cleaning (if managed appliance) to minimise grease buildup and fire hazards, especially in long-term tenancies.



Verify thermostat accuracy in built-ins or older ovens to avoid safety or satisfaction issues.

Dishwasher

Average range of spend

\$171- \$828



Tips & Tricks



Inspect door seals for leaks; cold weather can cause minor seals to shrink, leading to water damage to cabinetry.



Check and clear spray arms during inspections, hardened debris in winter can reduce performance and lead to service calls.



Run a maintenance cycle during routine inspections in vacant or long-term tenancies to prevent odours and internal gunk buildup.

Structural

Structural maintenance averaged \$176 to \$551, with ventilation remaining the most common service. Flooring repairs peaked in May, while ceiling maintenance costs climbed progressively from the year's start, softening slightly in June. Door-related repairs stayed the most stable, with small increases visible through Q2.



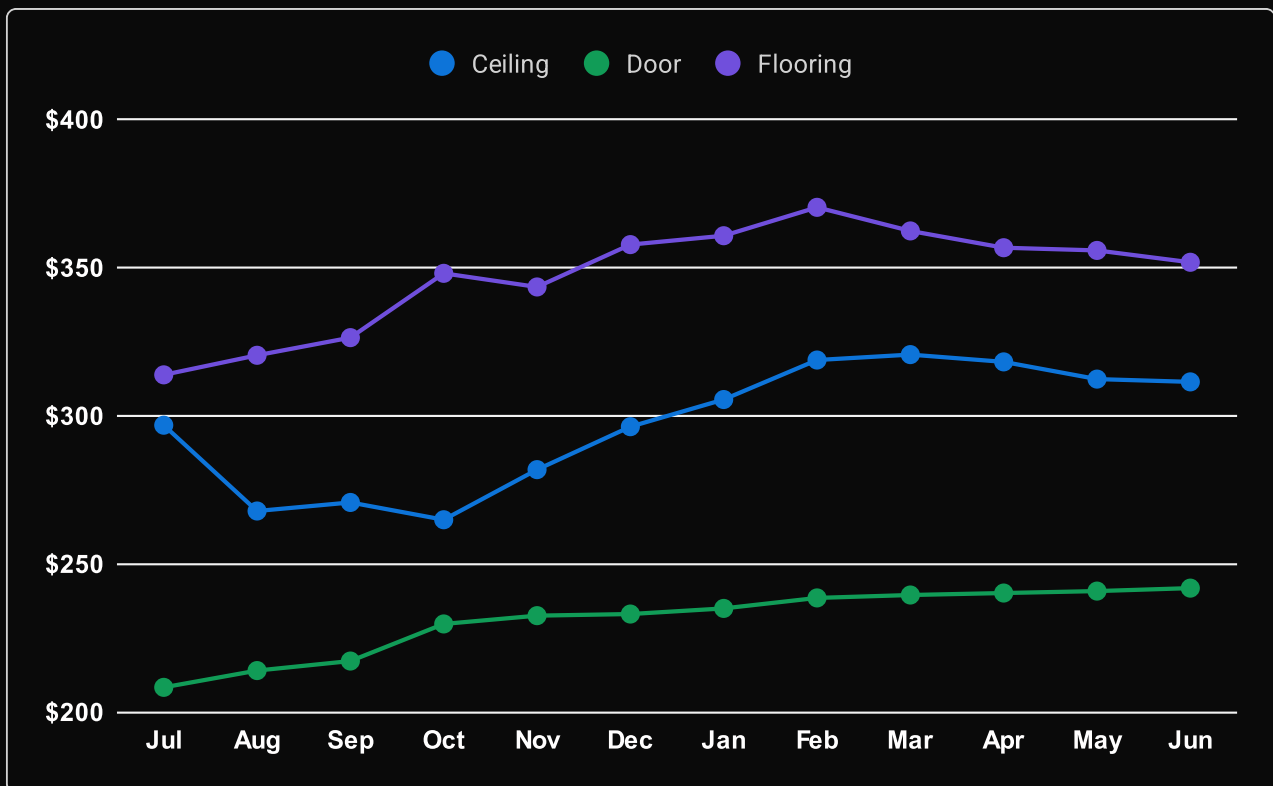
Average range of spend

\$176 - \$551



Most common job

Ventilation



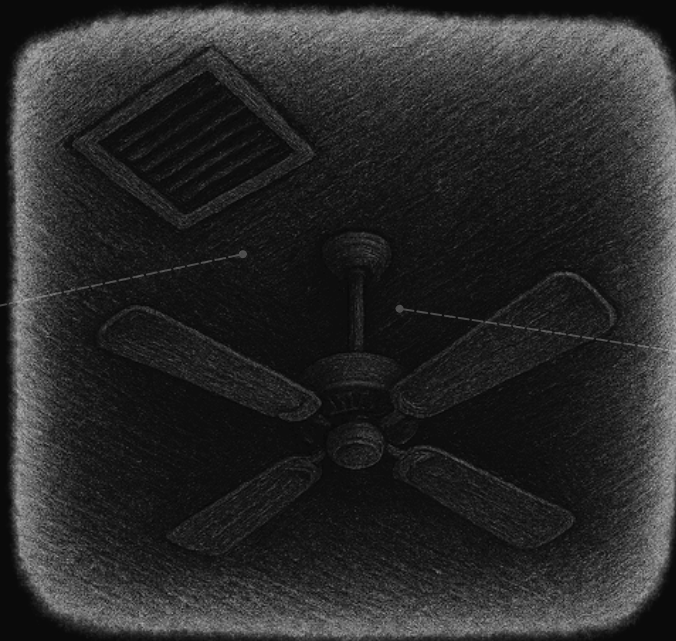
Structural

Ceiling

Average range of spend

\$192 - \$638

Ventilation
\$173 - \$542



Fan
\$271 - \$550

Tips & Tricks



Monitor for water stains after storms, especially around skylights or older roofs that may shift with winter winds and rains.



Clean and test ceiling vents to ensure airflow and mould prevention in seldom-used rooms or tenancies with minimal heating use.

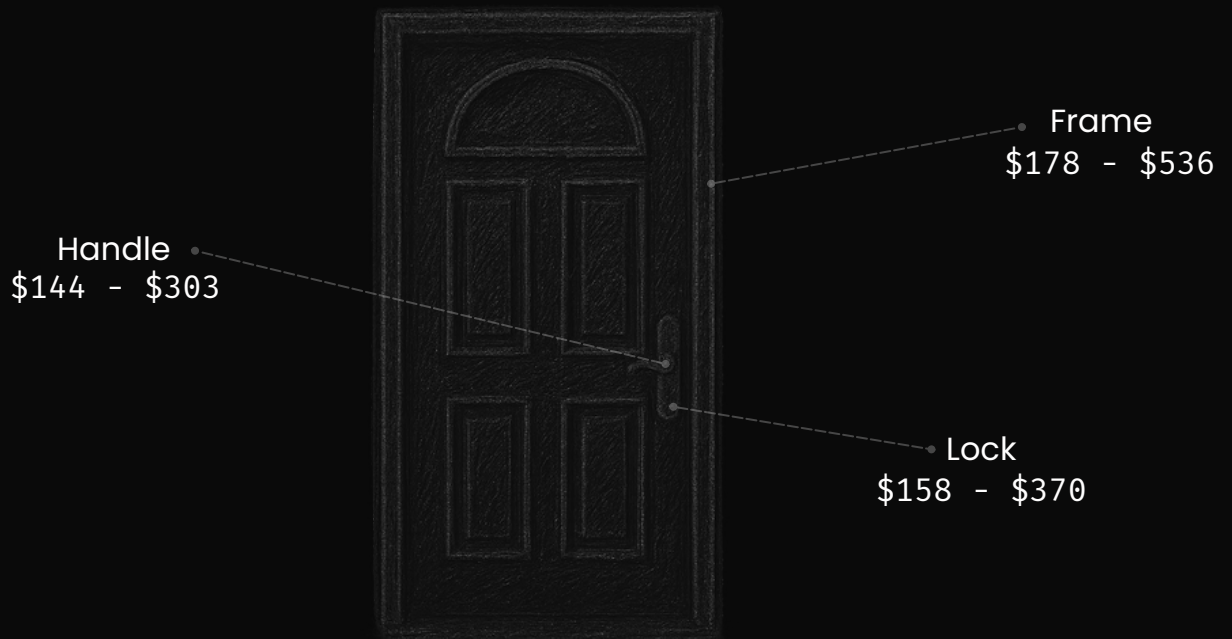


Log and monitor cracks, track any growth during winter as part of structural integrity documentation.

Structural

Door

Average range of spend
\$156 - \$418



Tips & Tricks



Inspect weather seals and draft stoppers, they reduce energy bills for tenants and prevent cold-related swelling or damage to door frames.



Lubricate metal hardware on exterior doors during inspections to prevent cold-induced sticking or corrosion.



Check for warping in timber doors especially in coastal or high-humidity regions, early intervention can prevent replacement costs.

Flooring

Average range of spend
\$218 - \$834

Carpet
\$213 - \$804

Vinyl
\$342 - \$3,177

Tips & Tricks



Inspect grout in tiled areas, particularly bathrooms and entryways, where moisture ingress can weaken subfloors over time.



Recommend carpet cleaning to tenants or schedule for vacated properties to remove winter moisture, dirt, and allergens.



Place durable mats at entry points in managed common areas or short-stay rentals to protect floor surfaces and reduce maintenance.

Electrical

Over the past three months, Heater/Air-con costs rose from around \$220 to \$240, likely due to seasonal changes. Lights spending also increased, overtaking Power in June at about \$255. Power costs remained stable at \$250. Overall, energy expenses are trending upward, with lighting now the highest cost, indicating a potential focus area for efficiency improvements.



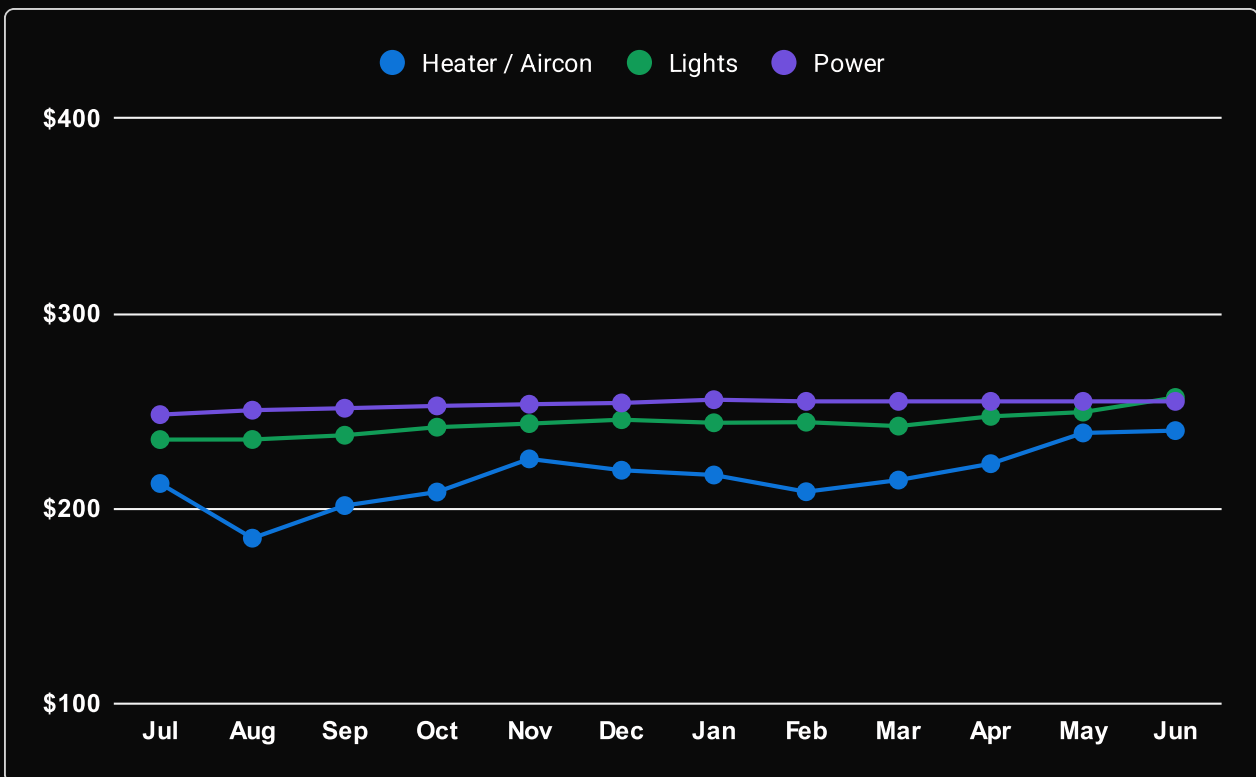
Average range of spend

\$183 - \$394



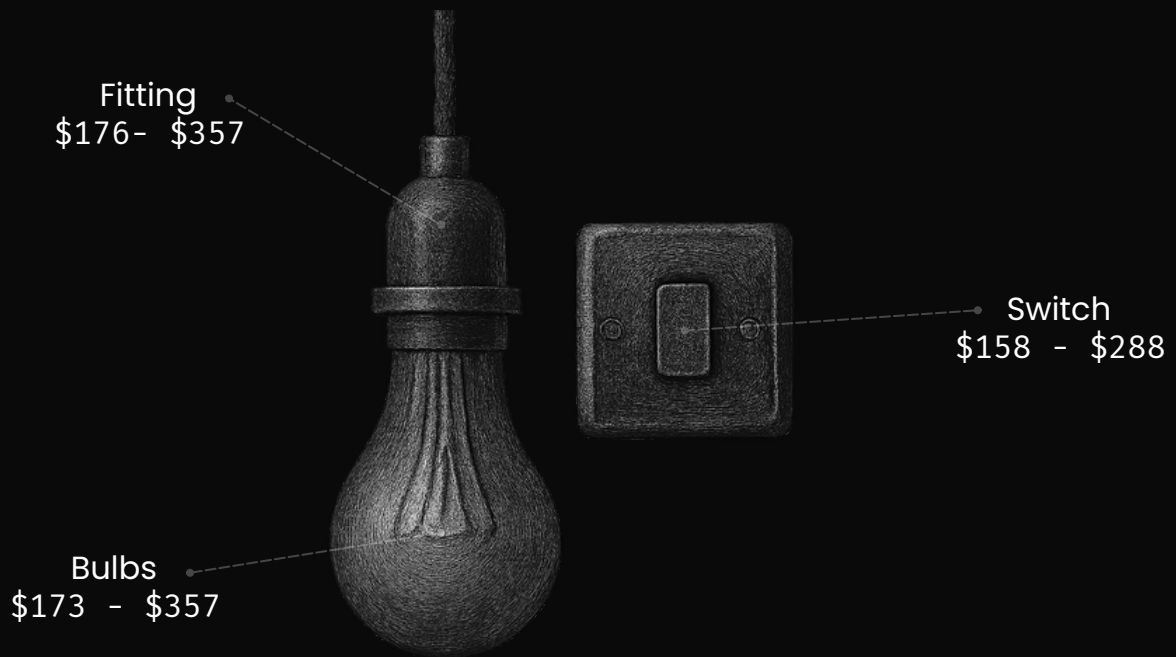
Most common job

Power Points



Lights

Average range of spend
\$178 - \$385



Tips & Tricks



Clean and test light fittings, especially in stairwells, garages, or external areas where daylight hours are shorter and risks are higher.



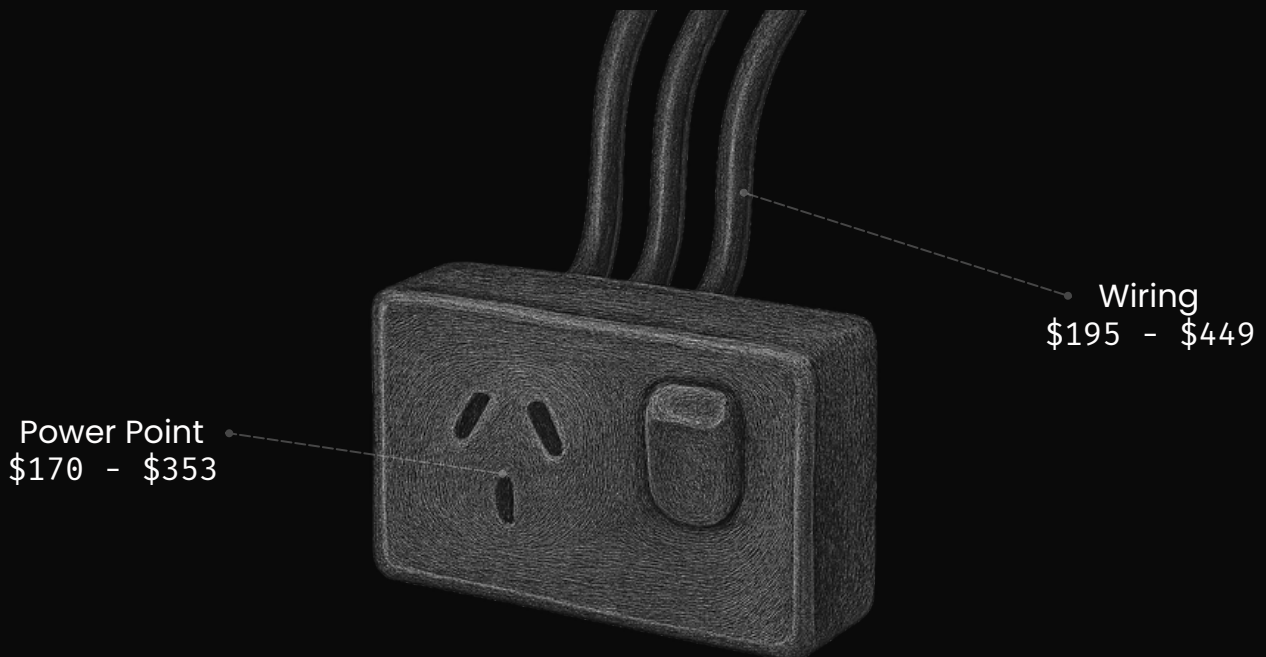
Replace flickering bulbs in managed properties, poor lighting is a liability in entryways and communal zones.



Confirm outdoor fixtures are sealed and positioned correctly to withstand winter storms and rain ingress.

Power

Average range of spend
\$186 - \$391



Tips & Tricks



Assess powerboard usage during inspections in older properties, tenants may overload outlets with heaters or electric blankets.



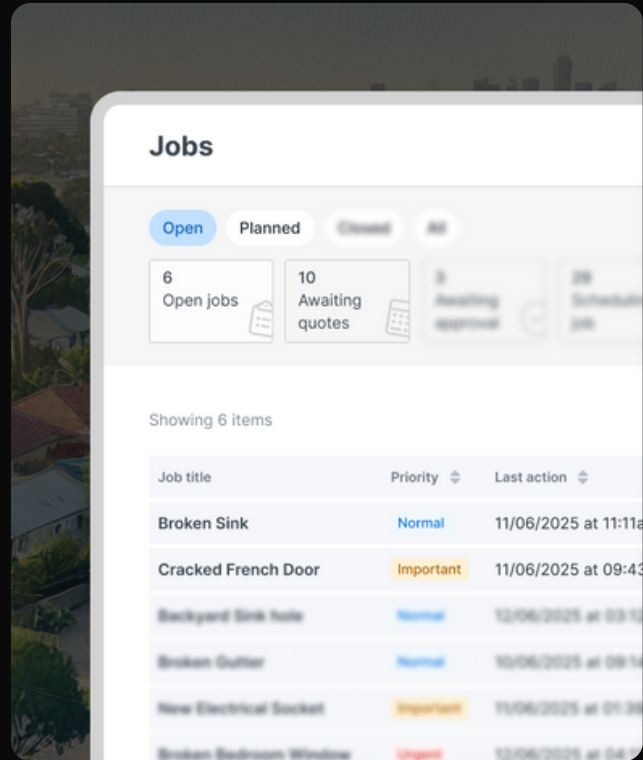
Check for frayed cords on built-in appliances (e.g., ovens, rangehoods) to pre-empt electrical issues.



Test safety switches in switchboards to ensure they are functioning, log results for compliance documentation.

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



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