

The Victoria

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 \$212 to \$439, with taps remaining the most common job. Sink and shower costs declined in late 2024, but both have steadily increased from March into Q2. Toilet maintenance stayed steady throughout, with only minor fluctuations.



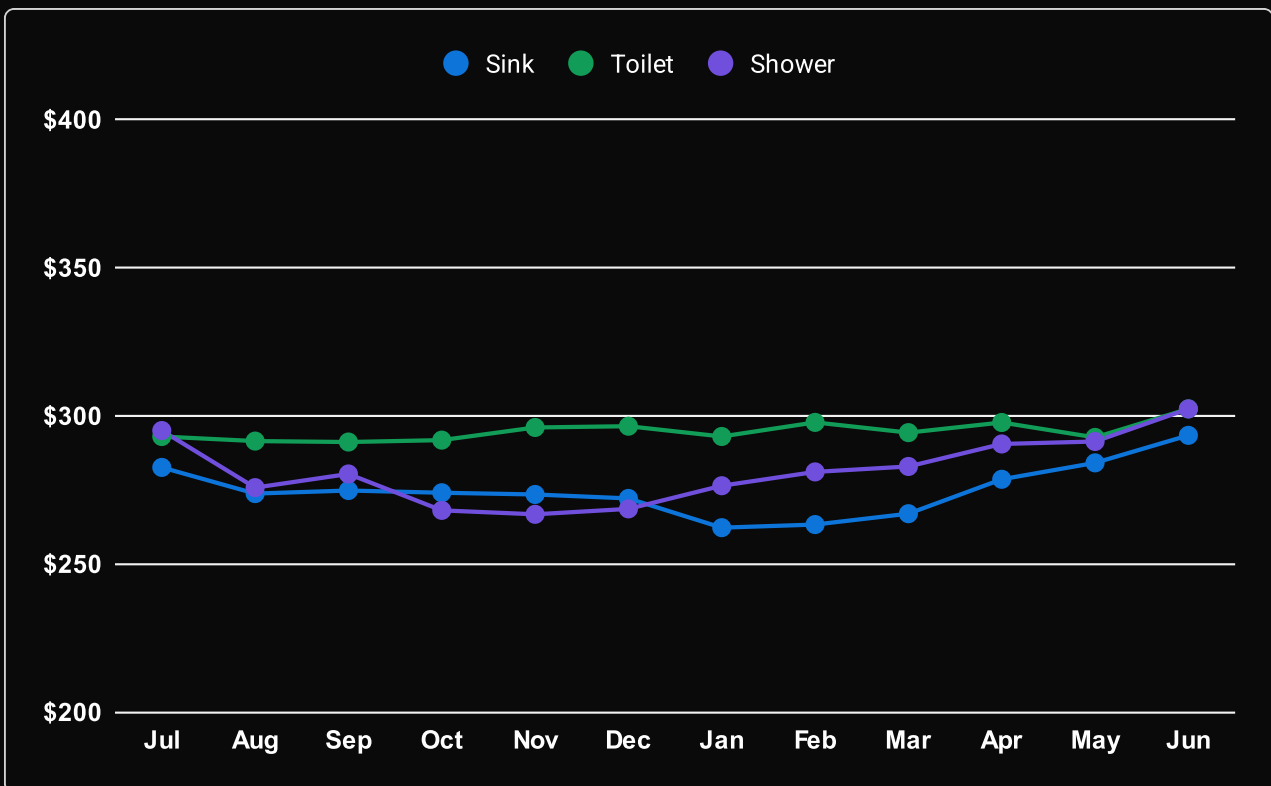
Average range of spend

\$212 - \$439



Most common job

Taps



Sink

Average range of spend

\$200 - \$374



The Method Tips & Tricks



Clear kitchen drains of grease and food scraps that can harden quickly in cold water.



Inspect under-sink pipes for condensation that may lead to mould or mildew.



Insulate pipes in unheated areas to prevent freezing during overnight frosts.

Toilet

Average range of spend
\$209 - \$413



Tips & Tricks



Test the flush mechanism to ensure full operation as colder temperatures can stiffen components.



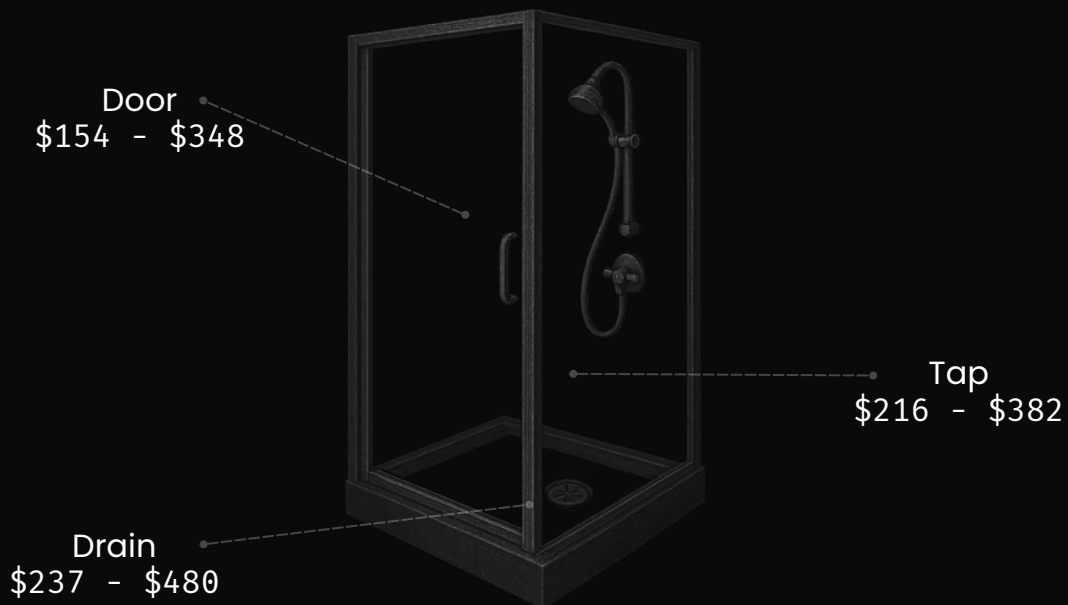
Monitor for condensation on cisterns, especially in poorly heated bathrooms.



Check around the base for leaks that could worsen with thermal contraction.

Shower

Average range of spend
\$200 - \$464



Tips & Tricks



Inspect grout and silicone seals for cracks where moisture can seep into walls.



Clean the shower drain to prevent slow drainage during periods of high indoor humidity.



Ensure fans are operable to counteract steam buildup.

Appliances

Dishwasher maintenance costs increased steadily from about \$320 in April to nearly \$345 in June. Oven maintenance remained relatively flat, holding between \$310 and \$315 throughout the quarter. This period highlights a clear divergence, with Dishwasher costs climbing while Oven expenses showed minimal variation over the same timeframe.



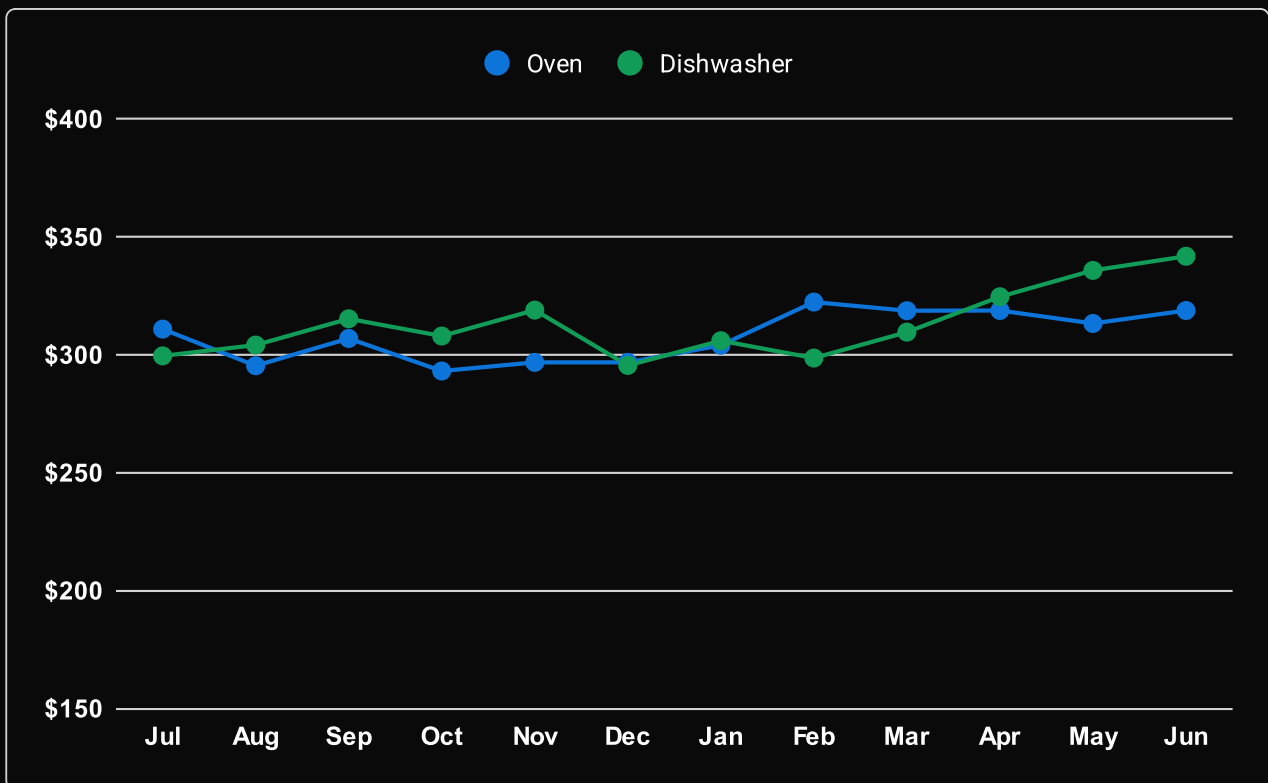
Average range of spend

\$201 - \$737



Most common job

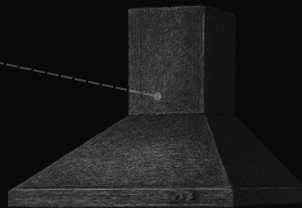
Dishwasher



Oven

Average range of spend
\$212 - \$721

Range Hood
\$222 - \$695



Oven Parts
\$206 - \$751



Stove Top
\$203 - \$696

Tips & Tricks



Inspect the door seal to ensure the oven retains heat efficiently in cold kitchens.



Schedule deep cleaning to remove winter cooking residue.



Test the thermostat to confirm it reaches the correct temperature.

Dishwasher

Average range of spend

\$182 - \$864



Tips & Tricks



Clean the door seal to prevent leaks, which can worsen in colder conditions.



Inspect spray arms for clogs that reduce cleaning performance.



Run the hottest cycle weekly to break down grease and remove odours.

Structural

Structural maintenance averaged \$177 to \$548, with ventilation as the most common job. Ceiling costs climbed steadily through Q2, peaking in May then easing slightly. Flooring repairs remained high following steady earlier growth, while door costs stayed stable with gradual increases.



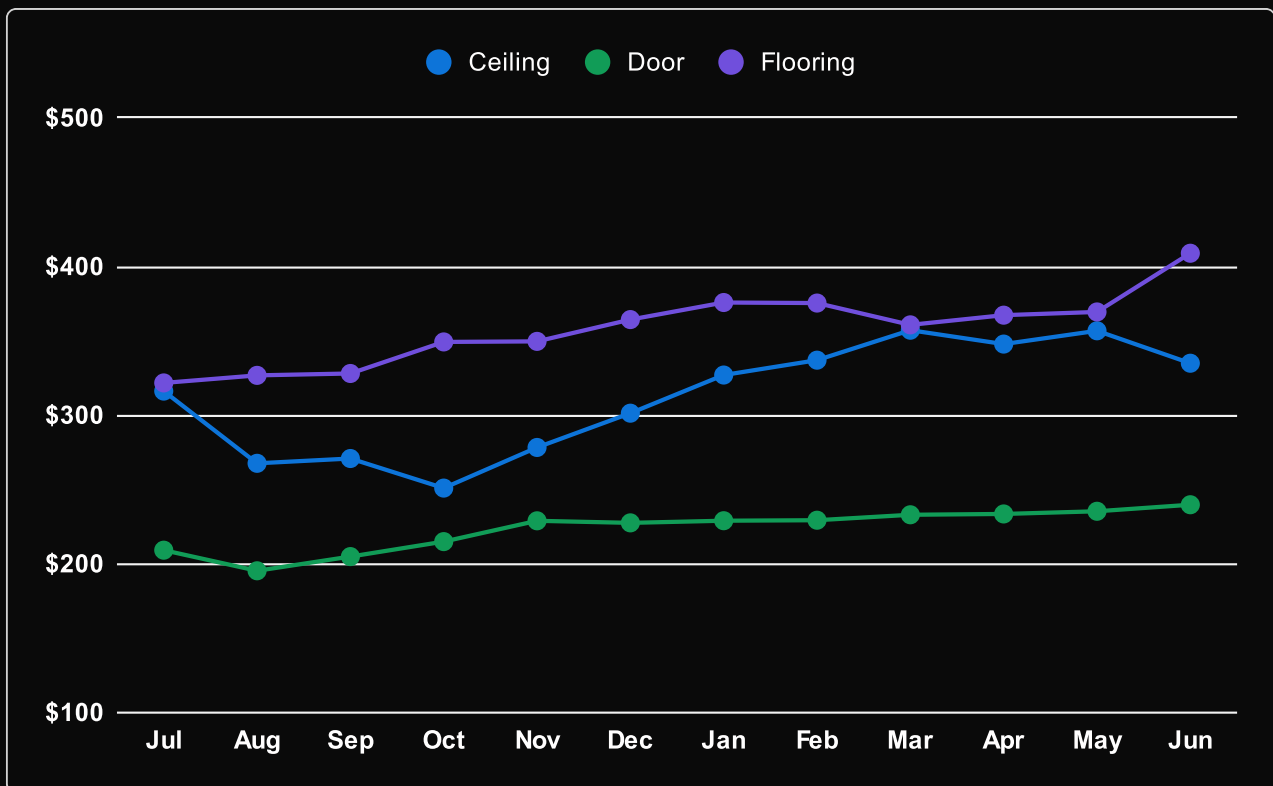
Average range of spend

\$177 - \$548



Most common job

Ventilation

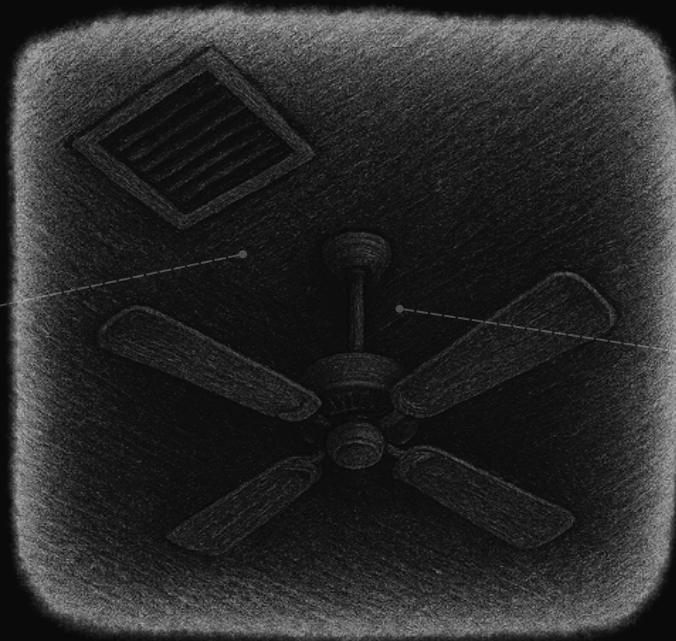


Structural

Ceiling

Average range of spend
\$177 - \$548

Ventilation
\$196 - \$598



Fan
\$278 - \$579

Tips & Tricks



Inspect for water stains or patches after storms common in winter.



Dust ceiling vents and fans to improve air circulation in closed-up homes.

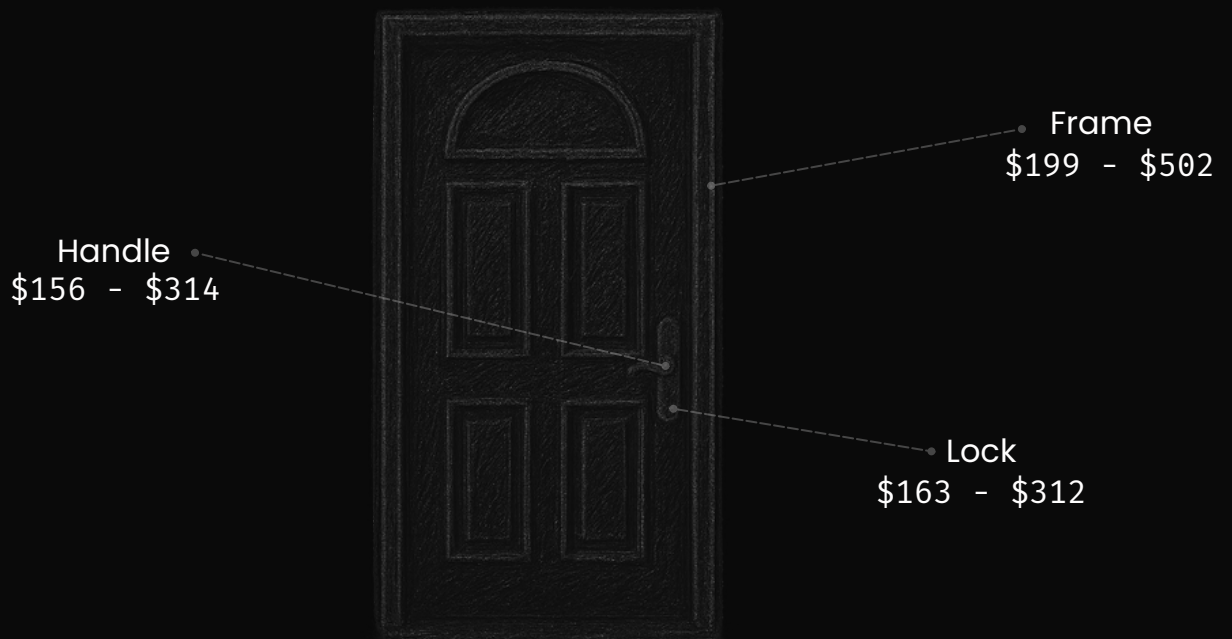


Repair small cracks early to prevent expansion from temperature fluctuations.

Structural

Door

Average range of spend
\$156 - \$401



Tips & Tricks



Apply weather seals to doors to block cold drafts from entering.



Lubricate hinges and locks that may stiffen in the cold.



Check for swelling in timber doors, especially after heavy rain.

Flooring

Average range of spend
\$242 - \$768

Carpet
\$238 - \$699

Vinyl
\$1,950 - \$2,835

Tips & Tricks



Check tile grout for cracking that can let moisture penetrate in winter.



Vacuum carpets regularly to reduce dampness and prevent dust mites.



Place mats at entry points to stop rainwater and mud being tracked inside.

Electrical

Lights showed a steady increase, rising from approximately \$280 in April to close to \$300 in June. Power maintenance also climbed during the same period, moving from around \$260 to \$290. This marks a consistent upward trend for both categories following a drop earlier in the year.



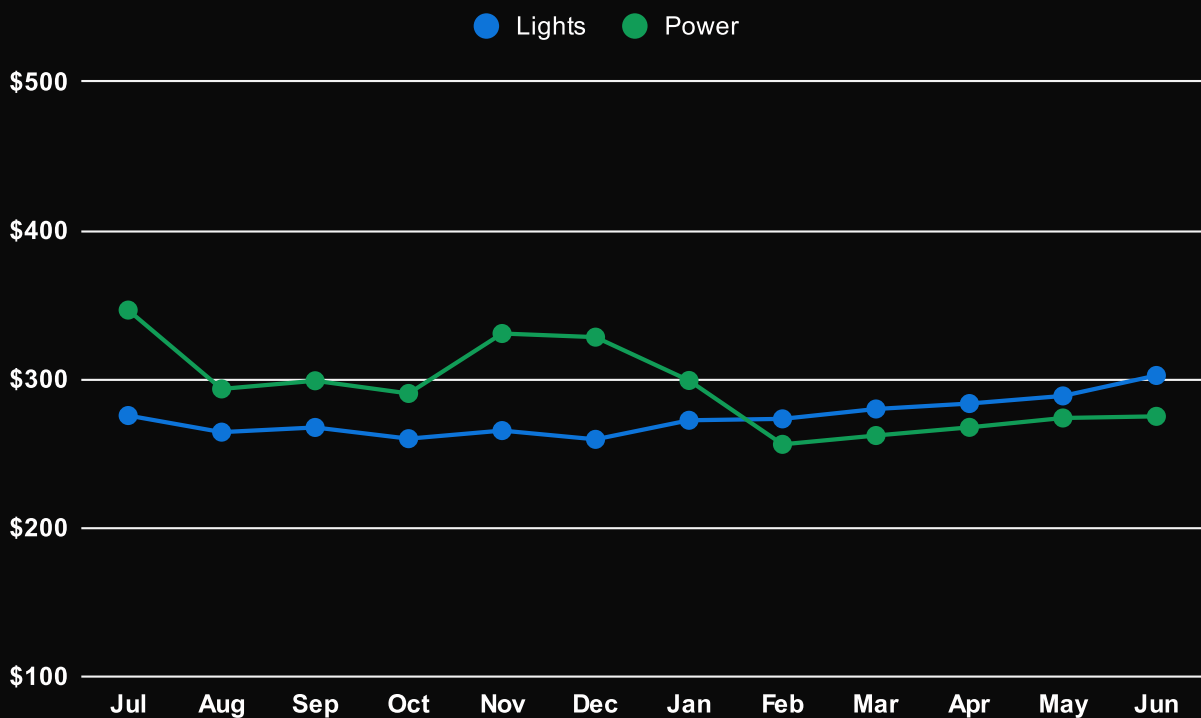
Average range of spend

\$229 - \$393



Most common job

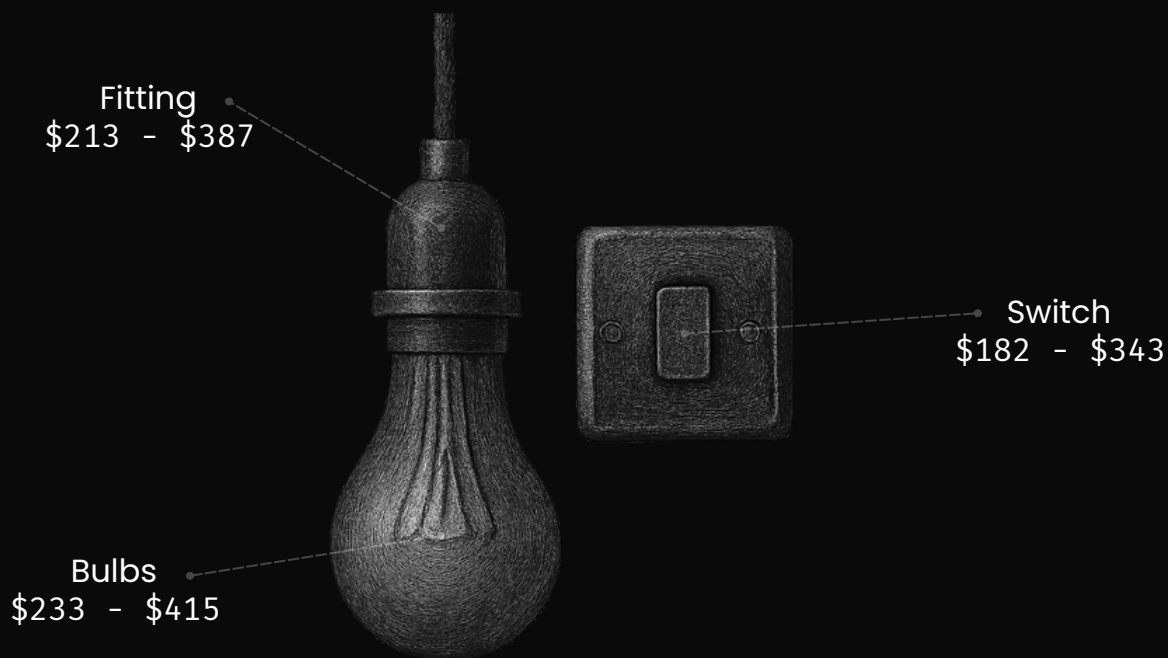
Power Points



Lights

Average range of spend

\$208 - \$417



Tips & Tricks



Dust light fixtures to maintain brightness in darker winter months.



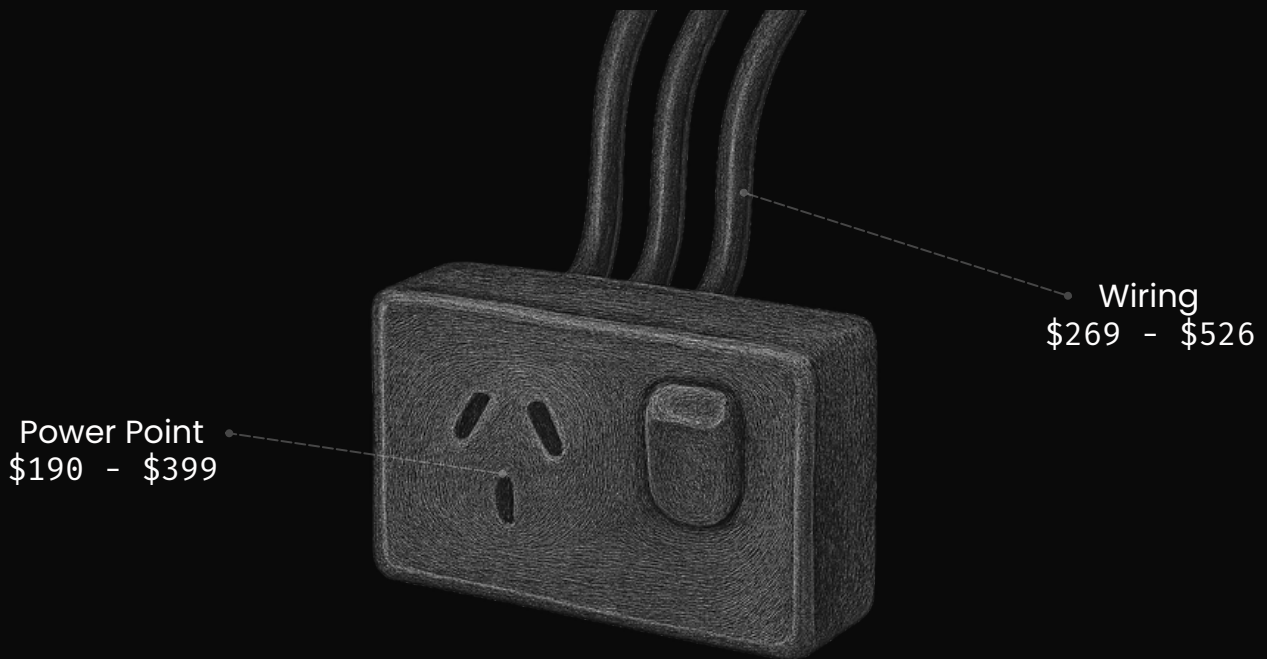
Replace bulbs that flicker or dim to ensure consistent lighting.



Check that outdoor lights are sealed against rain and moisture.

Power

Average range of spend
\$237 - \$387



Tips & Tricks



Avoid overloading power boards with heaters and other appliances.



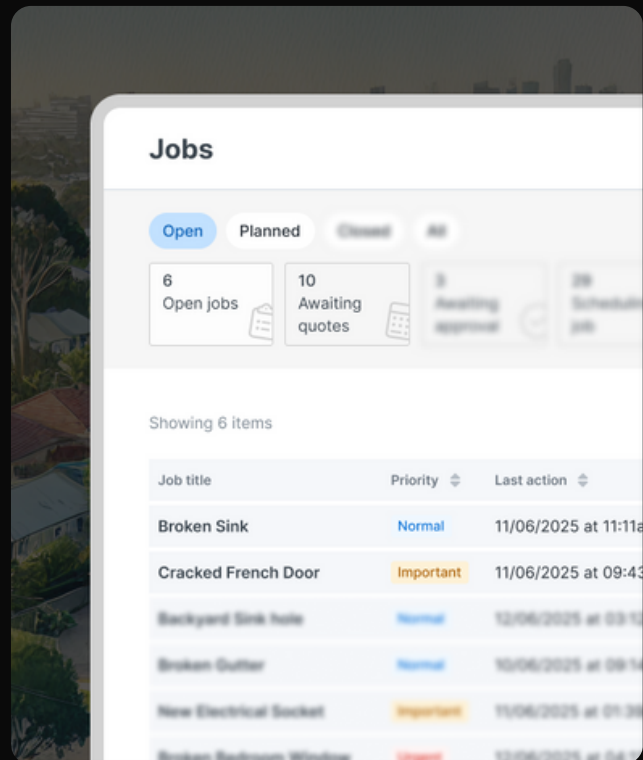
Inspect cords for fraying or damage from previous use.



Test safety switches to confirm they provide 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



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