


The Western Australian

# Property Maintenance Index

Q3/25

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Vol. 03

# 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

In the last quarter, plumbing repair costs in Western Australia remained consistent across all categories. Sink repairs (blue) held steady near \$290 from July through September. Toilet repairs (green) maintained a similar range, fluctuating slightly around \$285. Shower repairs (purple) stayed the highest but stable, averaging close to \$295 across the quarter. Overall, the three categories tracked closely together, showing minimal variation in costs.



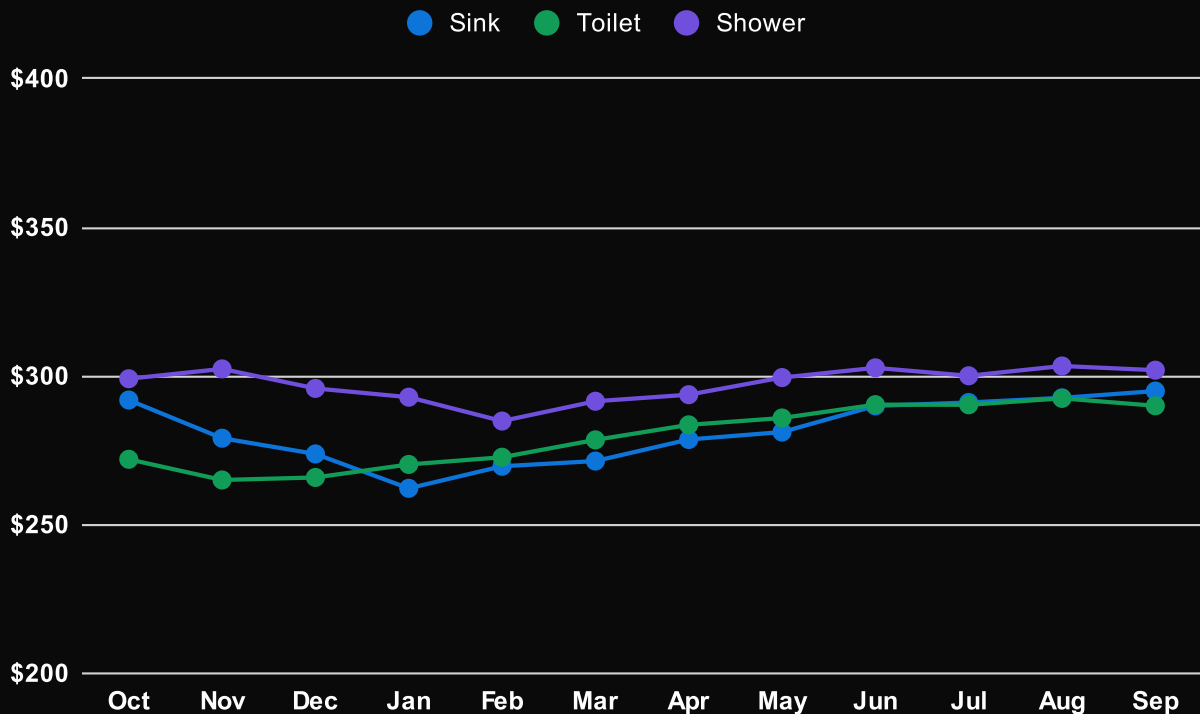
Average range of spend

**\$205 - \$447**



Most common job

**Taps**



# Sink

Average range of spend

\$206 - \$405



## The Method Tips & Tricks



Note slow drainage or gurgling sounds; buildup forms quickly in hard water areas.



Track moisture rings beneath cabinetry to identify early leaks.



Record plumbing types for clearer trade quoting.

# Toilet

Average range of spend  
\$213 - \$437



## Tips & Tricks



Note quiet running water - unnoticed leaks add up fast.



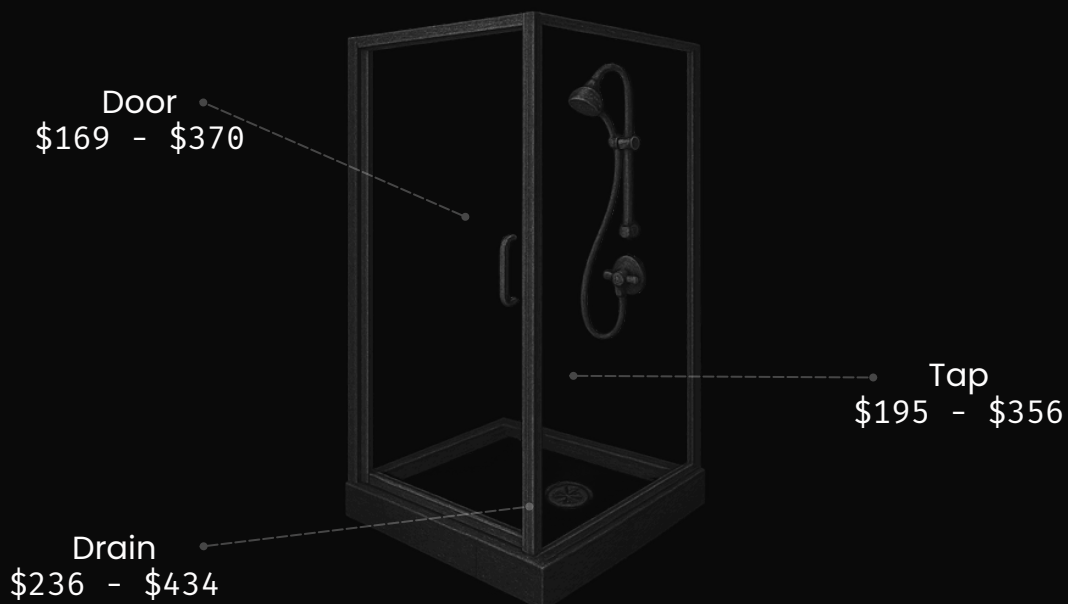
Track base movement between visits; loose seals cause flooring issues.



Record model and age to plan replacements effectively.

# Shower

Average range of spend  
\$204 - \$494



## Tips & Tricks



Note discoloured grout or lifted silicone that wasn't there previously.



Track mould reappearing between inspections to flag ventilation needs.



Record tenant feedback about inconsistent pressure or temperature changes.

# Appliances

Appliance repair costs in Western Australia showed slight upward movement. Oven repairs (blue) held mostly steady at around \$300 from July through September. Dishwasher repairs (green) increased gradually, moving from roughly \$300 in July to around \$325 by September. Overall, the quarter closed with both categories aligning closely, as dishwasher costs edged higher while oven repairs remained consistent.



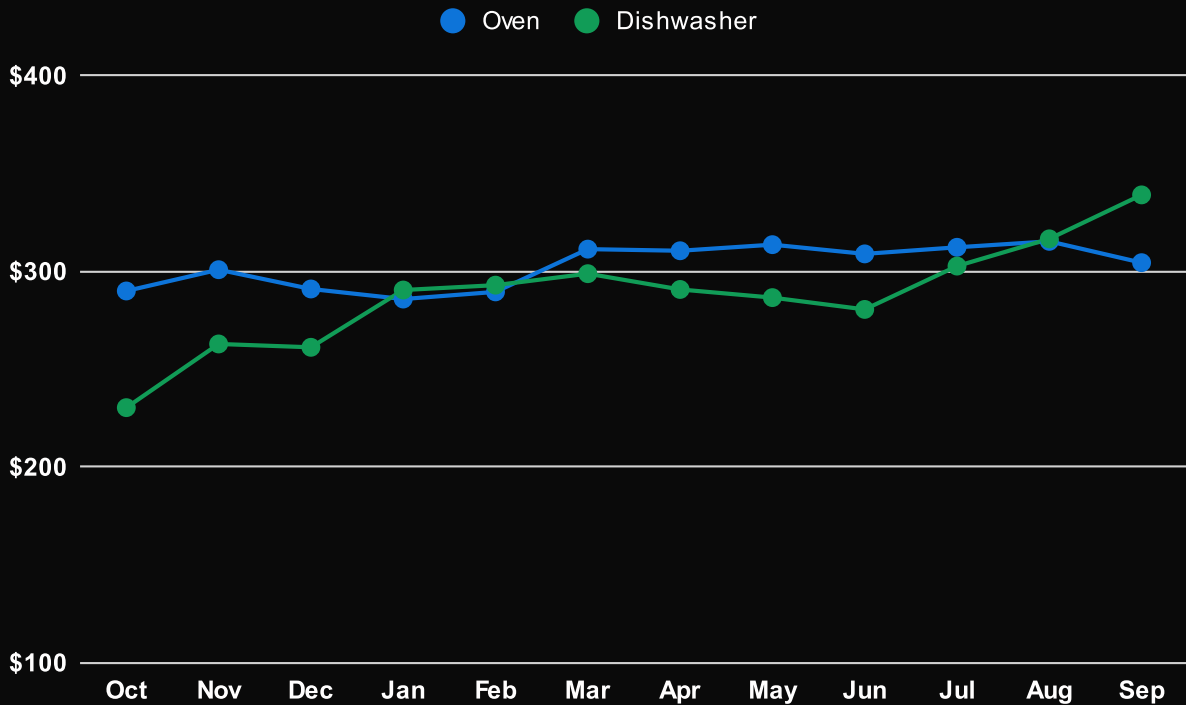
Average range of spend

**\$190 - \$711**



Most common job

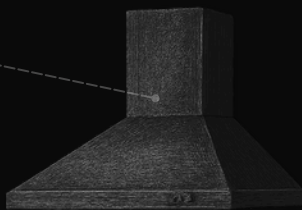
**Dishwasher**



# Oven

Average range of spend  
\$190 - \$711

Range Hood  
\$193 - \$751



Oven Parts  
\$184 - \$625



Stove Top  
\$188 - \$824

## Tips & Tricks



Note heating inconsistencies or uneven cooking mentioned by tenants.



Track seals degrading over time to plan timely repairs.



Record brand details for faster service responses.

# Dishwasher

Average range of spend  
\$193 - \$699



## Tips & Tricks



Note damp kickboards or odour – signs of slow leaks.



Track repeat drainage errors to decide on repair versus replacement.



Record appliance information to streamline future maintenance requests.

# Structural

In the last quarter, structural repair costs in Western Australia held stable across all categories. Ceiling repairs (blue) maintained a consistent range around \$275 through July to September. Door repairs (green) followed closely, steady near \$250 with minimal fluctuation. Flooring repairs (purple) remained the highest and most stable, averaging about \$325 throughout the quarter. Overall, all three categories showed little change, reflecting steady pricing across the period.



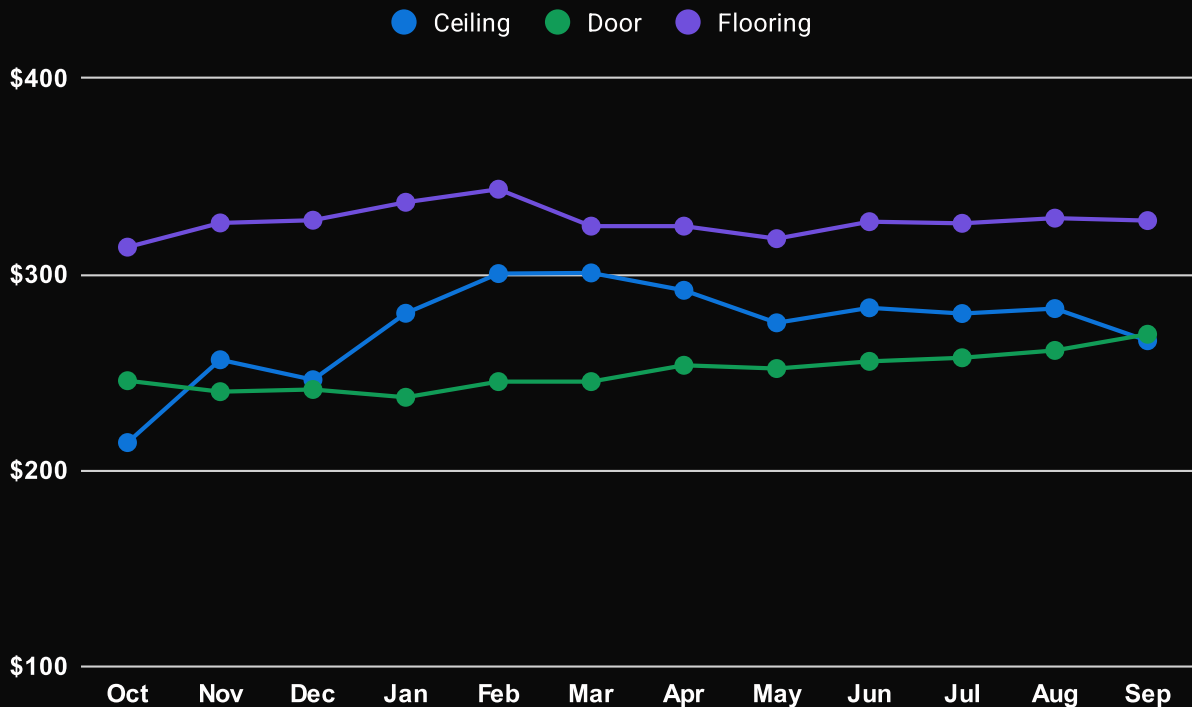
Average range of spend

**\$183 - \$554**



Most common job

**Ventilation**

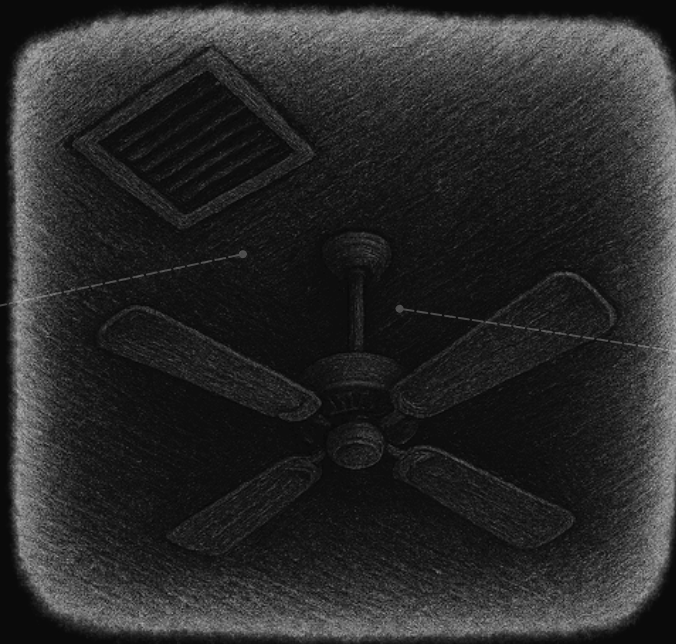


Structural

# Ceiling

Average range of spend  
**\$186 - \$527**

Ventilation  
\$163 - \$510



Fan  
\$330 - \$791

## Tips & Tricks



Note stains or cracks appearing since last inspection.



Track repeating discolouration; often linked to minor roof leaks.

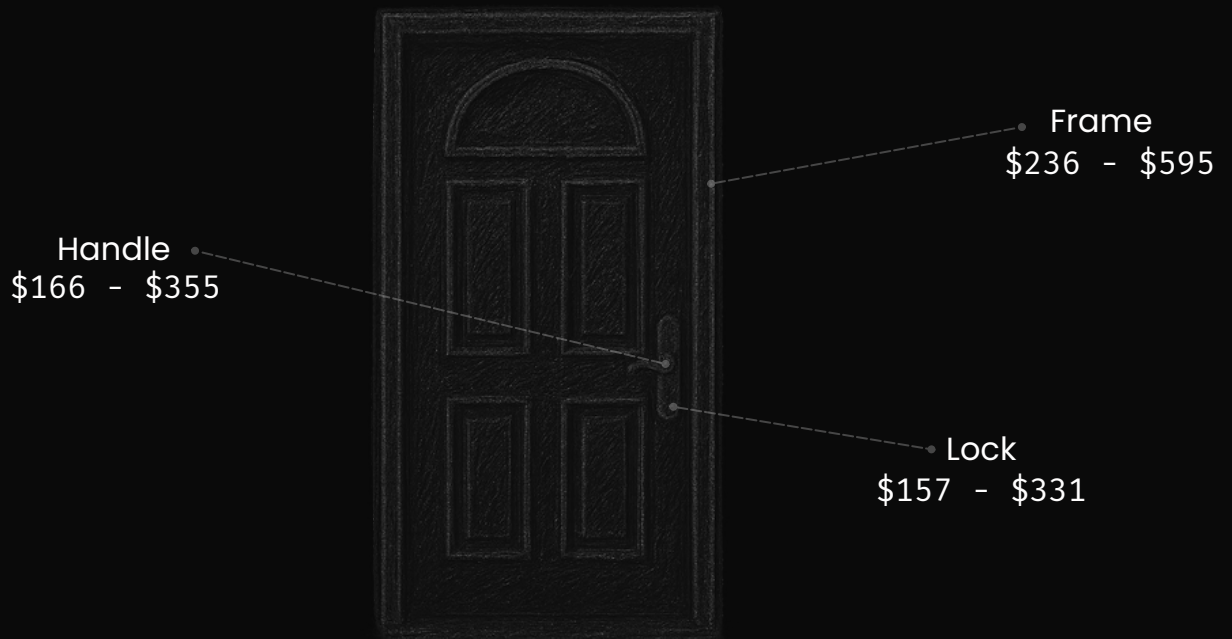


Record ceiling materials for easier quoting on repair work.

Structural

# Door

Average range of spend  
\$168 - \$465



## Tips & Tricks



Note doors that start catching or dragging; frame movement may be the cause.



Track loosening handles across visits.

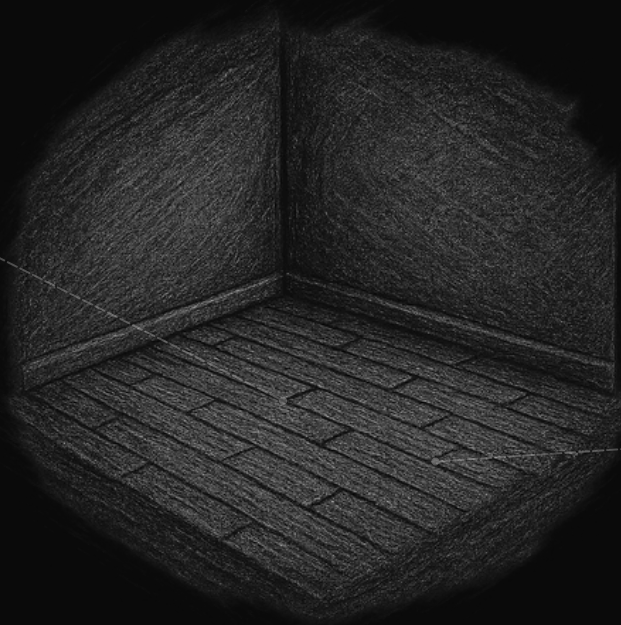


Record recurring latch issues for grouped maintenance planning.

# Flooring

Average range of spend  
\$210 - \$724

Carpet  
\$207 - \$655



Vinyl  
\$975 - \$2,609

## Tips & Tricks



Note swelling near wet areas - early moisture warning.



Track traffic patterns causing visible wear.



Record flooring materials for cleaning and replacement accuracy.

# Electrical

Electrical repair costs in Western Australia continued to edge upward. Light repairs (blue) rose steadily from around \$255 in July to about \$265 by September. Power-related repairs (green) followed a similar trend, climbing from roughly \$265 to \$275 over the same period. Overall, both categories showed consistent upward movement, closing the quarter at their highest points for the year.



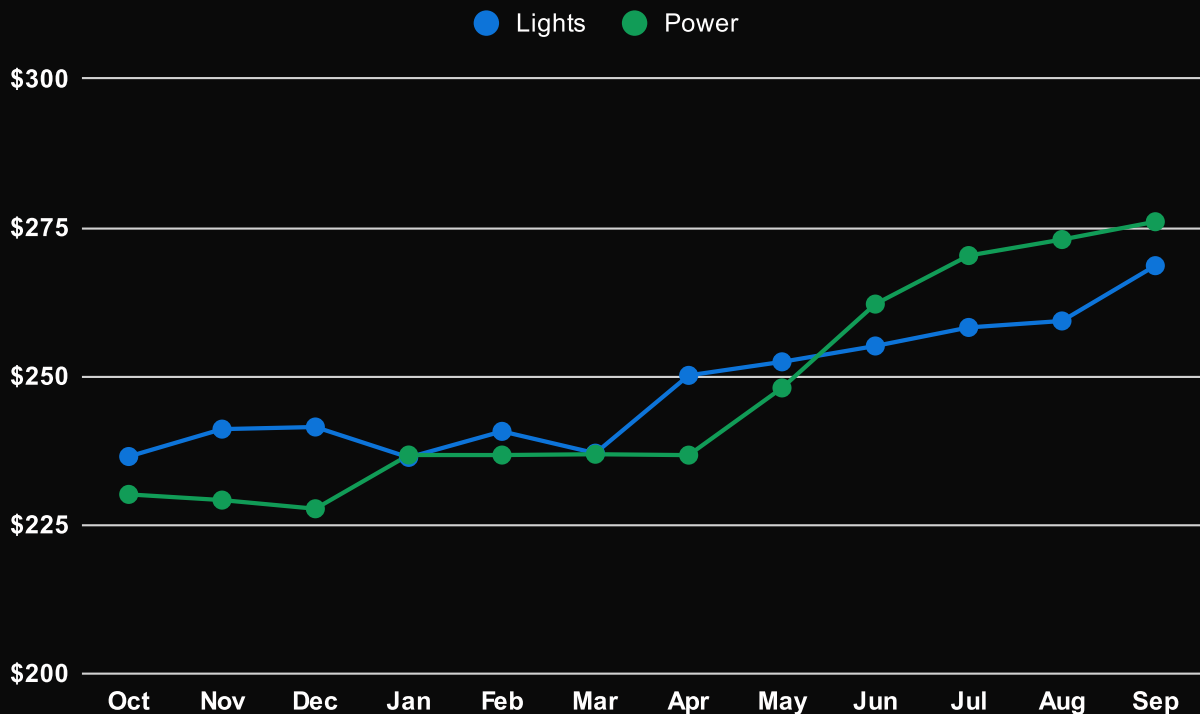
Average range of spend

**\$186 - \$413**



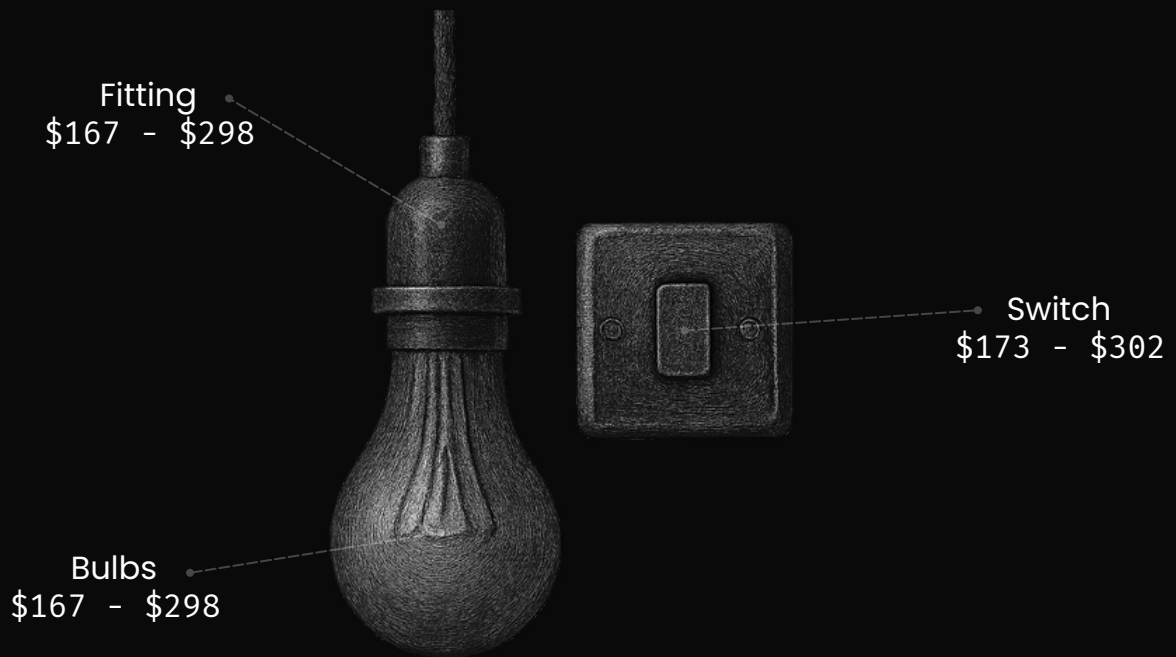
Most common job

**Power Points**



# Lights

Average range of spend  
\$187 - \$390



## Tips & Tricks



Track recurring bulb failures – likely circuit or fitting, not tenant misuse.



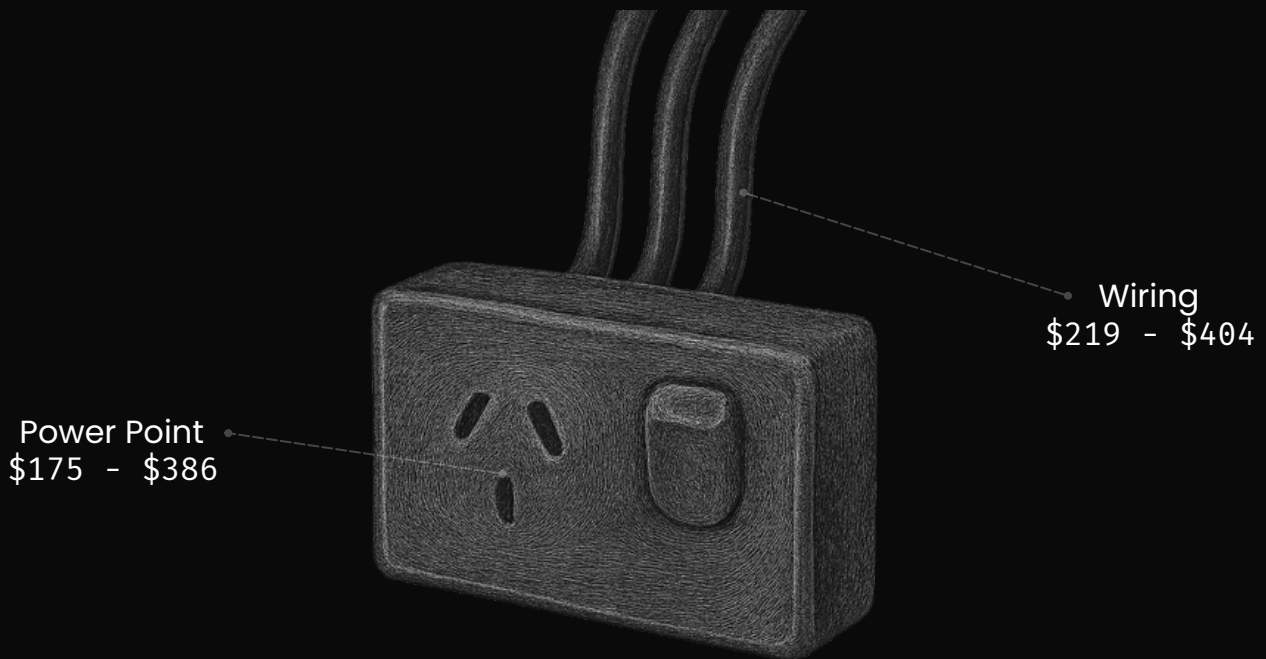
Note flickering fittings that need follow-up next visit.



Record fixture types for easy ordering.

# Power

Average range of spend  
\$186 - \$413



## Tips & Tricks



Note tenant reports of sparking or buzzing outlets.



Track circuit trips occurring repeatedly to identify potential wiring fatigue.



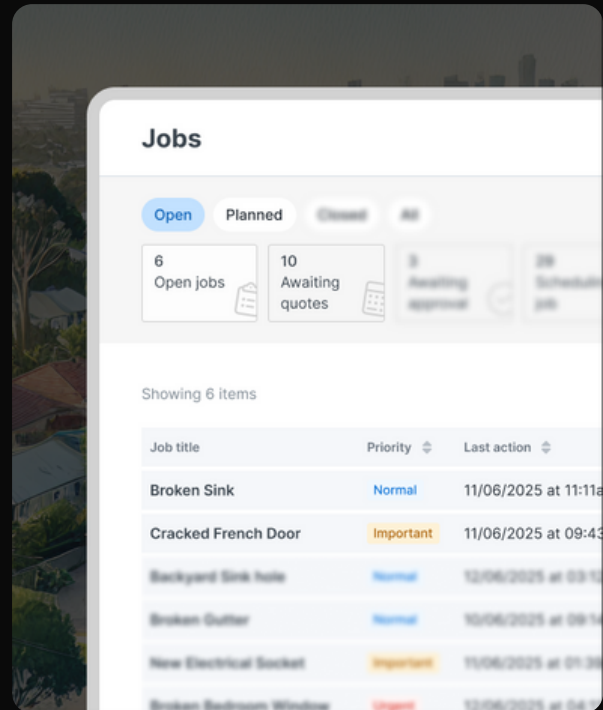
Keep switchboard photos for efficient remote quoting.



## The **Simple** Maintenance Coordination Platform

Join thousands of property managers that use Tapi to better manage maintenance for their landlords, tenants, tradies.

- 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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