

The Queensland

Property Maintenance Index

Q3/25

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 repair costs in Queensland stayed stable across all categories. Sink repairs (blue) held around \$260 throughout July to September. Toilet repairs (green) remained the highest, sitting near \$280 during July and August before easing slightly by September. Shower repairs (purple) followed a consistent line just below toilets, maintaining roughly \$275 across the quarter. Overall, all three categories showed minimal variation, with steady pricing at the upper end of the yearly range.



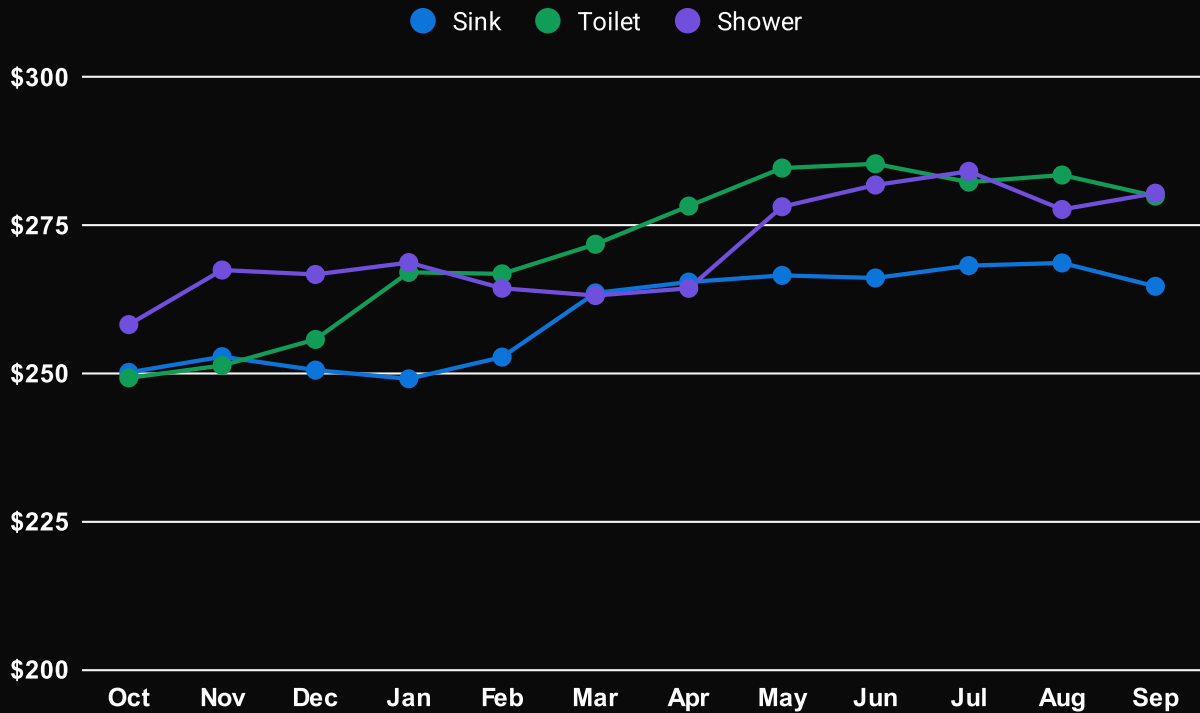
Average range of spend

\$198 - \$442



Most common job

Taps



Sink

Average range of spend

\$191- \$386



The Method Tips & Tricks



Note any slow drainage or odour – early signs of buildup that can turn into tenant complaints fast.



Track moisture marks inside cabinetry; small leaks quietly cause major damage.



Keep record of sink materials to anticipate wear or future upgrade needs.

Toilet

Average range of spend
\$198 - \$412



Tips & Tricks



Listen for running water after flushing; quiet leaks quickly add up on water bills.



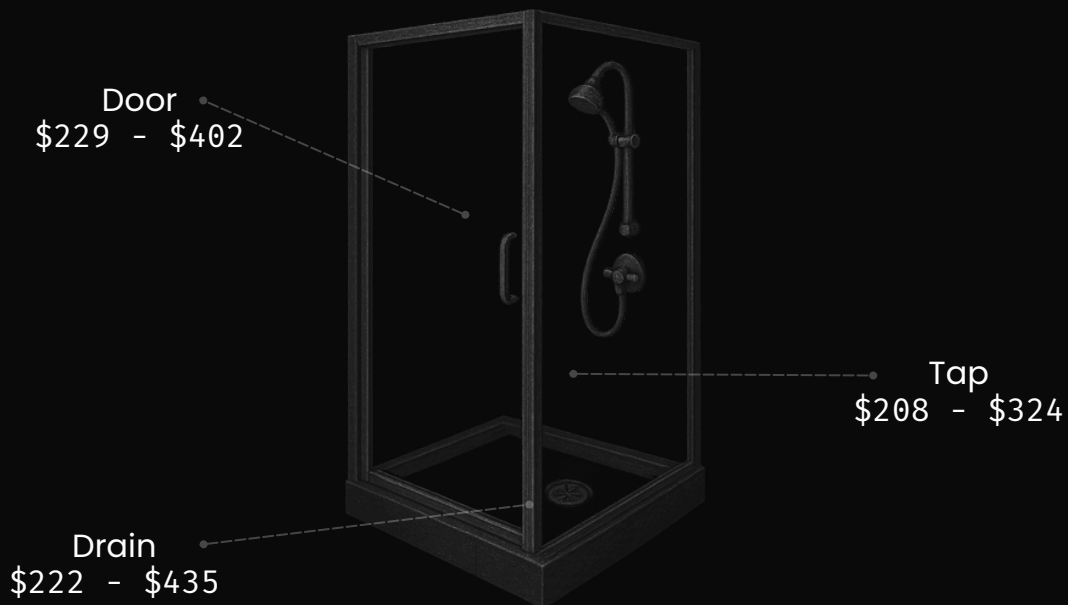
Note any base movement - a loose toilet often signals early seal failure.



Track repeated tenant reports; consistent issues usually point to older fittings needing replacement.

Shower

Average range of spend
\$199 - \$447



Tips & Tricks



Note cracked grout or lifting sealant before it becomes a water ingress problem.



Track recurring mould spots; they often highlight poor ventilation or water pooling.



Record any shower pressure concerns raised – early clues of plumbing issues.

Appliances

Appliance repair costs in Queensland showed a clear split between categories. Oven repairs (blue) held steady around \$380 through July and August before dipping to roughly \$330 in September. Dishwasher repairs (green) tracked closely until September, when they rose sharply from about \$380 to just under \$470. Overall, the quarter ended with a notable increase in dishwasher costs, while oven repairs moved in the opposite direction.



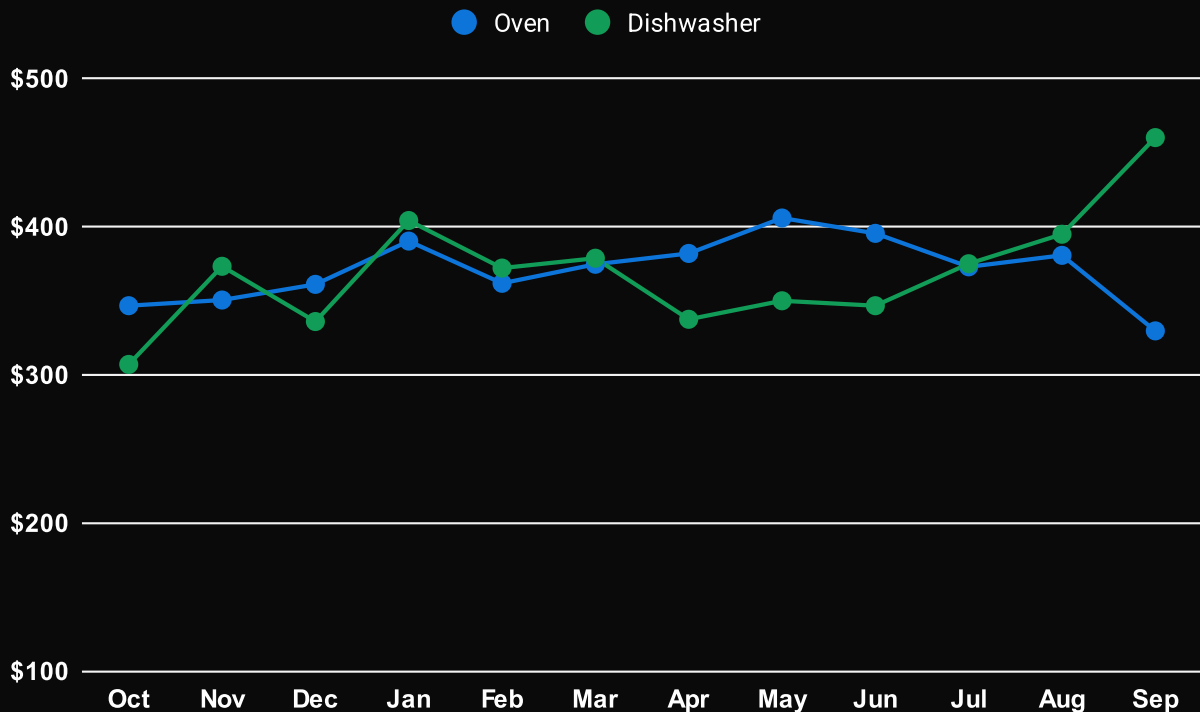
Average range of spend

\$200 - \$796



Most common job

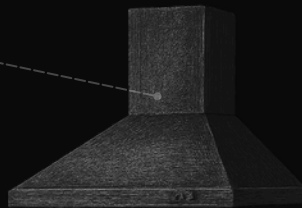
Dishwasher



Oven

Average range of spend
\$211 - \$781

Range Hood
\$258 - \$562



Stove Top
\$200 - \$786



Oven Parts
\$210 - \$730

Tips & Tricks



Ask tenants if the oven heats evenly; early feedback helps catch failing elements.



Track wear on door seals that affect temperature consistency.



Keep appliance age logged to help plan proactive replacements.

Dishwasher

Average range of spend

\$203 - \$840



Tips & Tricks



Note water stains or swollen cabinetry around the unit - classic hidden leak signs.



Track repeated error codes; it's often cheaper to replace than repair beyond two visits.



Keep appliance details recorded to save trades quoting time.

Structural

Structural repair costs in Queensland showed minor shifts across categories. Ceiling repairs (blue) remained steady, sitting around \$360 through July to September. Door repairs (green) held the lowest range, consistent near \$230 across the quarter. Flooring repairs (purple) stayed the highest, peaking near \$530 in August before easing to around \$500 by September. Overall, ceiling and door costs were stable, while flooring showed a modest late-quarter decline after earlier increases.



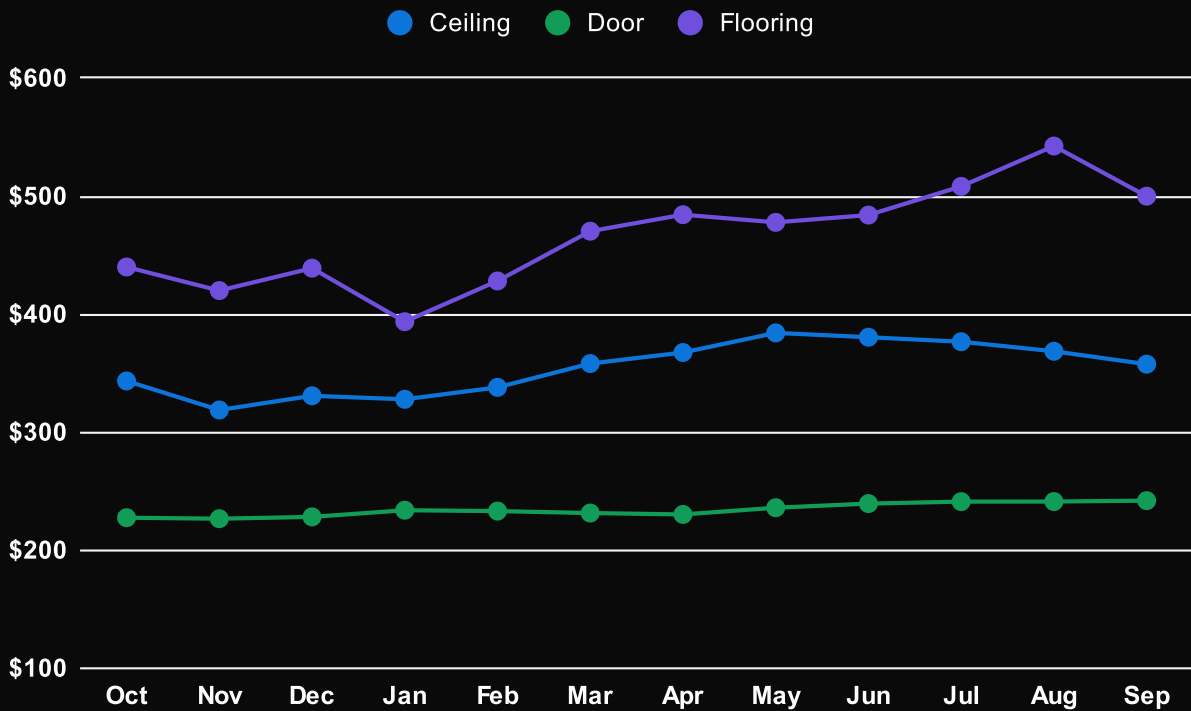
Average range of spend

\$186 - \$663



Most common job

Ventilation



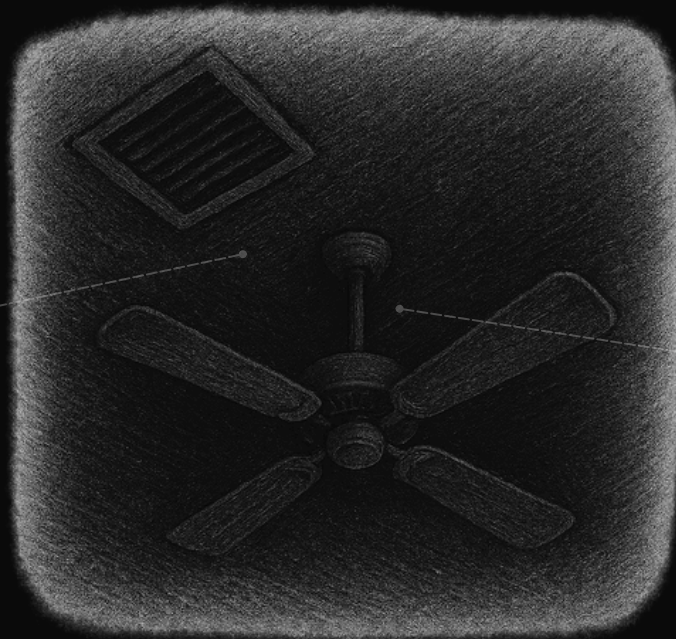
Structural

Ceiling

Average range of spend

\$216 - \$735

Ventilation
\$198 - \$805



Fan
\$251 - \$590

Tips & Tricks



Record discolouration or sagging – both early signs of water damage above.



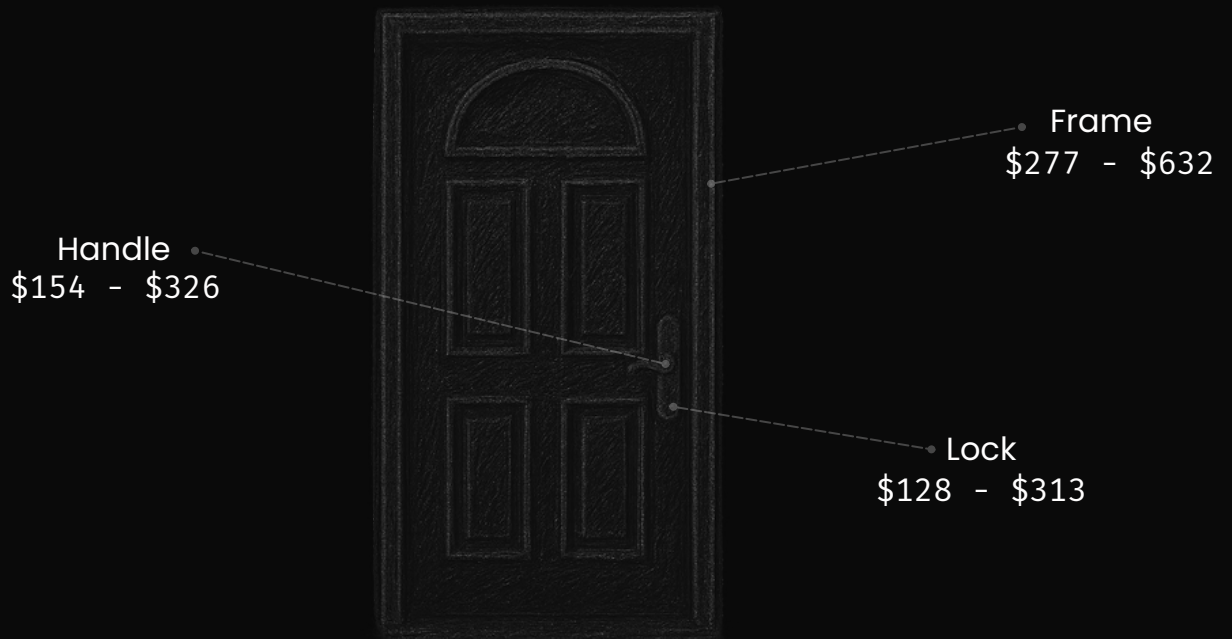
Note hairline cracks that appear between inspections; they can reveal roof or structure movement.



Track areas with recurring marks to identify long-term issues.

Door

Average range of spend
\$157 - \$437



Tips & Tricks



Note doors sticking or scraping – could suggest frame movement, not just paint build-up.



Track which doors loosen between inspections to spot recurring property shifts.



Record wear on handles or locks for maintenance forecasting.

Flooring

Average range of spend
\$260 - \$1,133

Carpet
\$258 - \$1,142

Vinyl
\$653 - \$1,751

Tips & Tricks



Note lifting edges or gaps, especially near kitchens and bathrooms.



Track patterns of surface wear to plan upgrades across tenancies.



Record flooring material for accurate cleaning or repair instructions later.

Electrical

In the last quarter, electrical repair costs in Queensland remained steady across both categories. Light repairs (blue) stayed consistent around \$245 to \$250 from July through September. Power-related repairs (green) held a higher range, levelling off near \$265 after a mid-year rise. Overall, both categories showed little movement during the quarter, maintaining stable pricing within a narrow, predictable band.



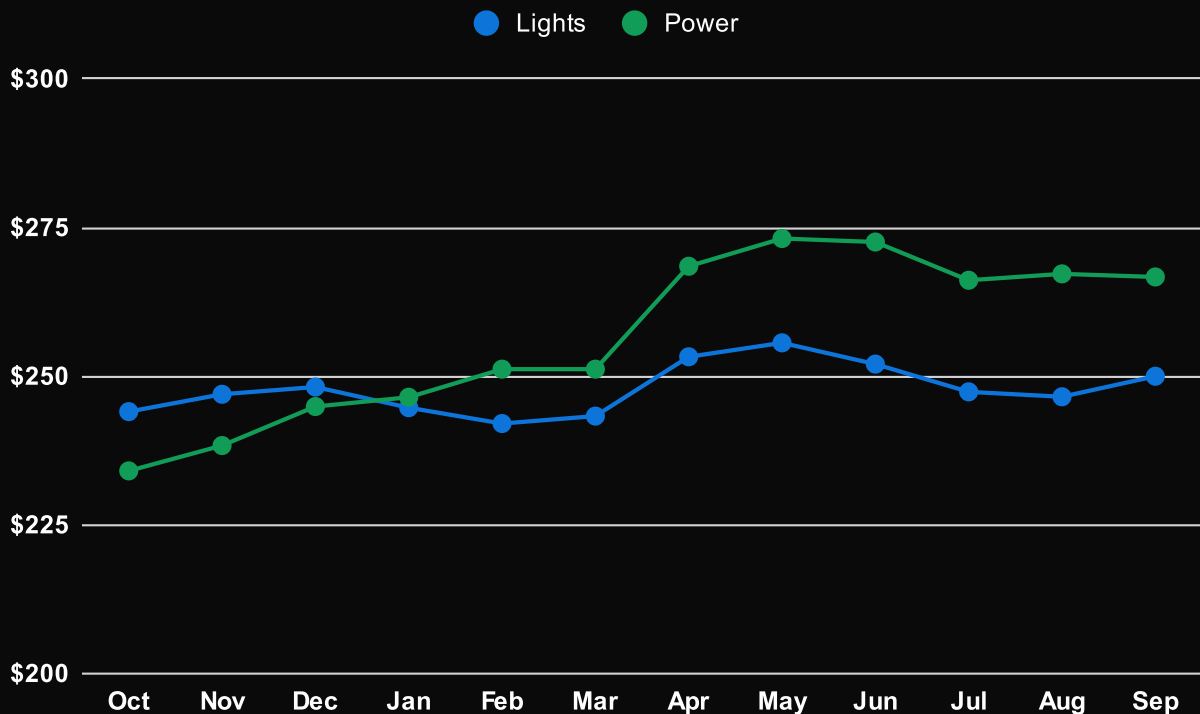
Average range of spend

\$184 - \$410



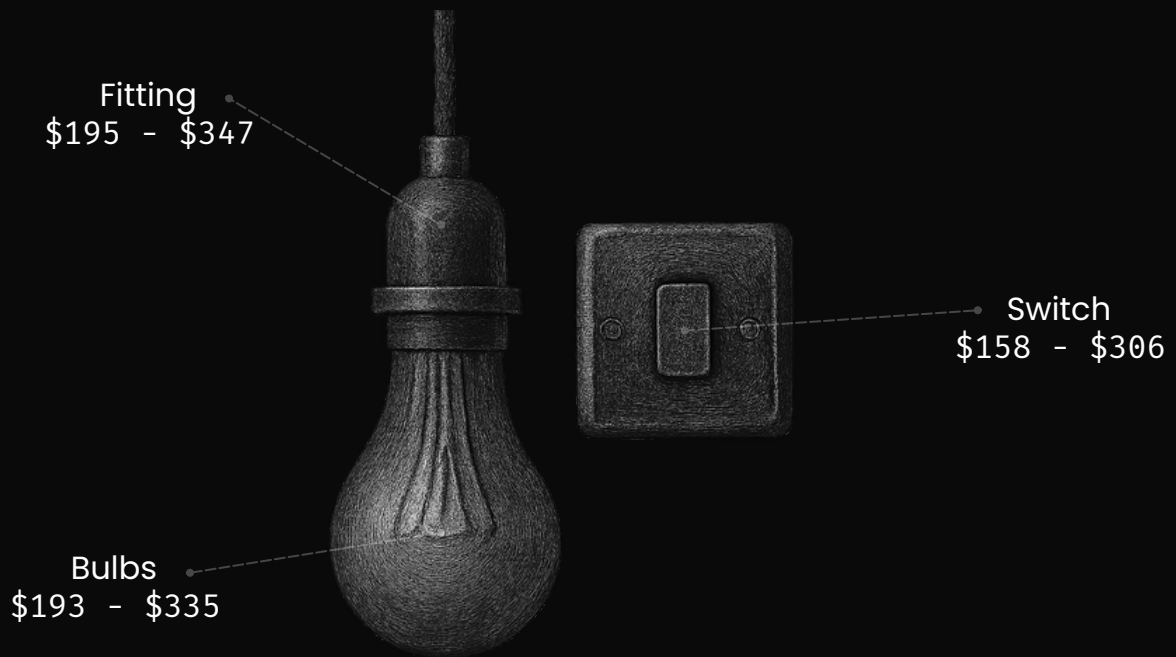
Most common job

Power Points



Lights

Average range of spend
\$184 - \$379



Tips & Tricks



Track recurring bulb failures in the same room; that's often electrical, not tenant behaviour.



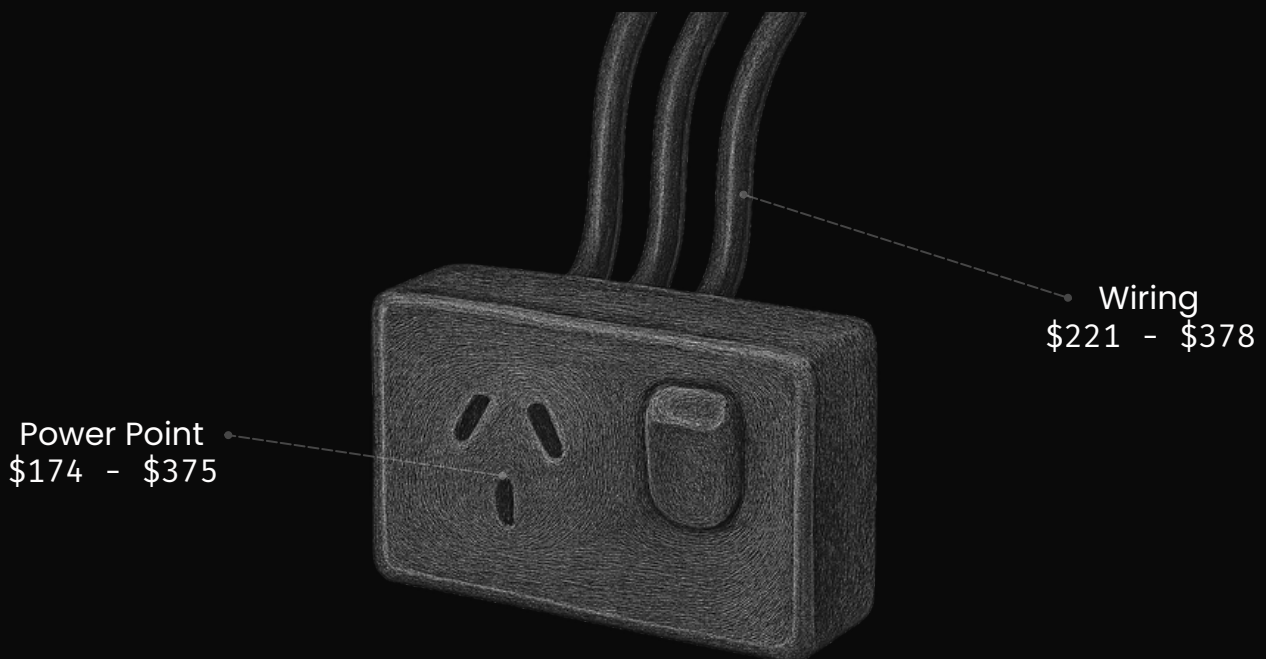
Note any mismatched fittings during inspections for simple maintenance wins.



Keep light fixture types logged to streamline replacement orders.

Power

Average range of spend
\$184 - \$428



Tips & Tricks



Note if tenants report sparking outlets or tripping circuits - early warnings prevent larger faults.



Record breaker or outlet issues recurring across visits; could indicate aging wiring.



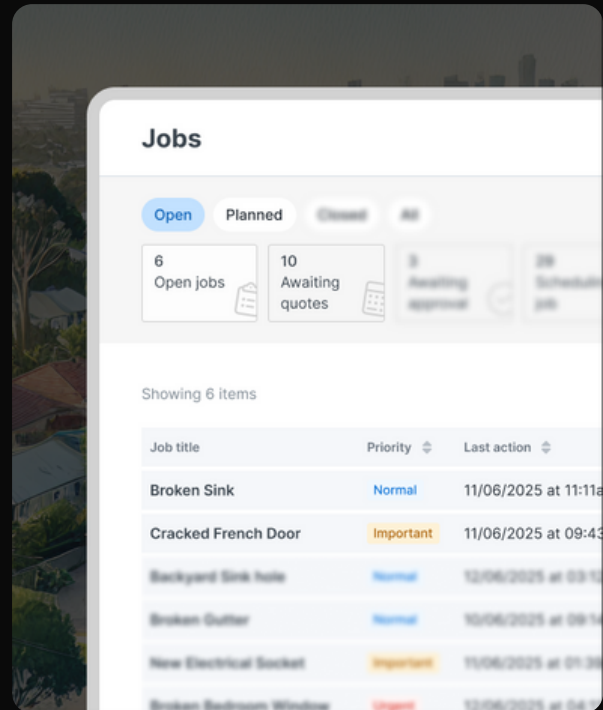
Keep photos of switchboards for quick quoting and maintenance planning.



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.



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