


The 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 Australia held steady at higher levels following earlier increases. Sink repairs (blue) rose slightly, sitting near \$265 by September. Toilet repairs (green) remained the highest category, easing from around \$280 in July to \$275 by quarter's end. Shower repairs (purple) stayed consistent near \$270 throughout. Overall, the quarter showed minimal movement, with all categories maintaining elevated, stable ranges after mid-year growth.



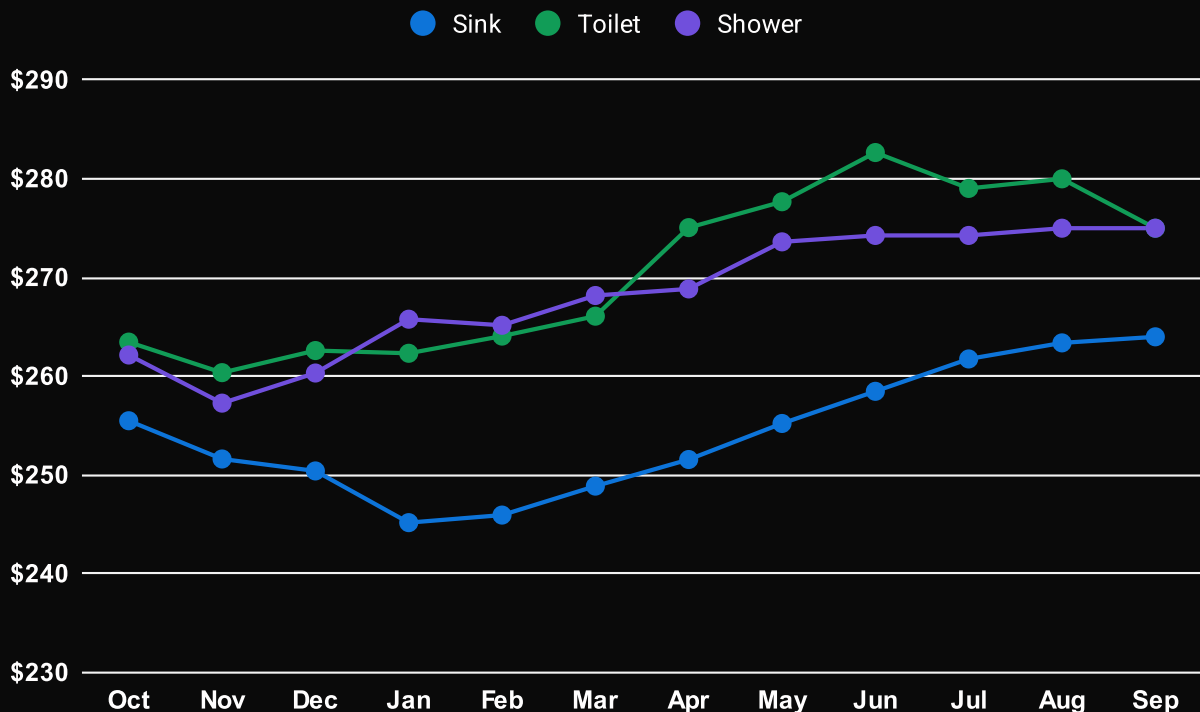
Average range of spend

**\$194 - \$433**



Most common job

**Taps**



# Sink

Average range of spend

\$185 - \$373



## Tips & Tricks



Note slow drainage or odour - early clue of buildup causing future blockages.



Track moisture marks inside cabinetry before they spread.



Record sink fittings and materials for faster maintenance quoting.

# Toilet

Average range of spend

\$194 - \$411



## Tips & Tricks



Note quiet running water that continues after flushing.



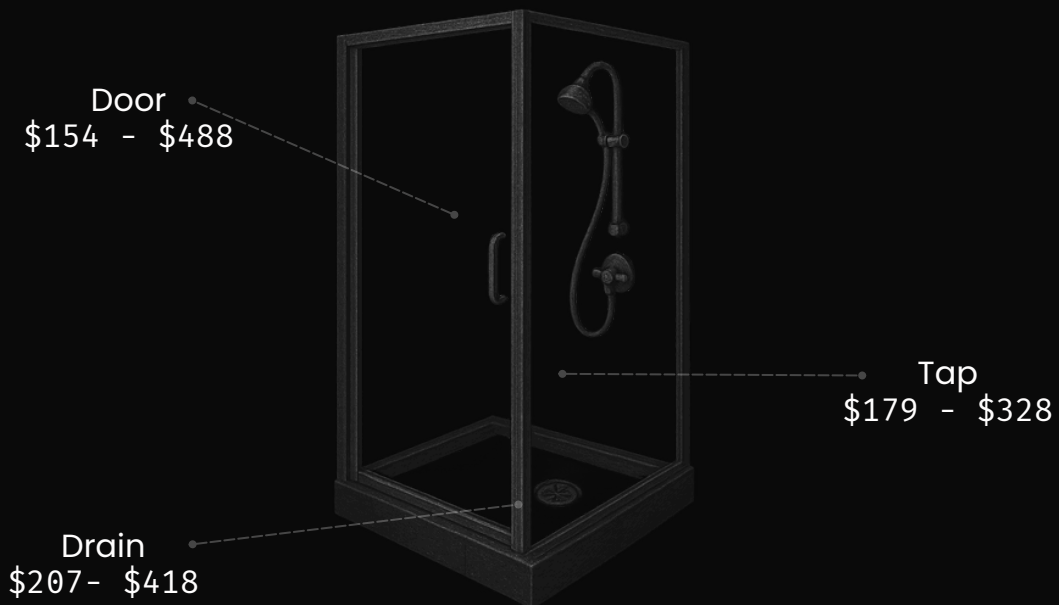
Track base movement between inspections to catch seal wear.



Record toilet brand for consistent part sourcing across properties.

# Shower

Average range of spend  
\$191 - \$444



## Tips & Tricks



Note lifting grout or silicone where moisture builds up.



Track recurring mould spots between visits to pinpoint poor airflow.



Record shower pressure issues to identify emerging plumbing problems.

# Appliances

In the last quarter, appliance repair costs in Australia continued a steady upward trend. Oven repairs (blue) remained the higher category, holding just above \$320 through July and August before a slight rise to around \$330 in September. Dishwasher repairs (green) showed a more noticeable climb, moving from roughly \$295 in July to near \$325 by September. Overall, both categories ended the quarter at similar levels, with dishwasher costs closing the gap on ovens after gradual increases across the year.



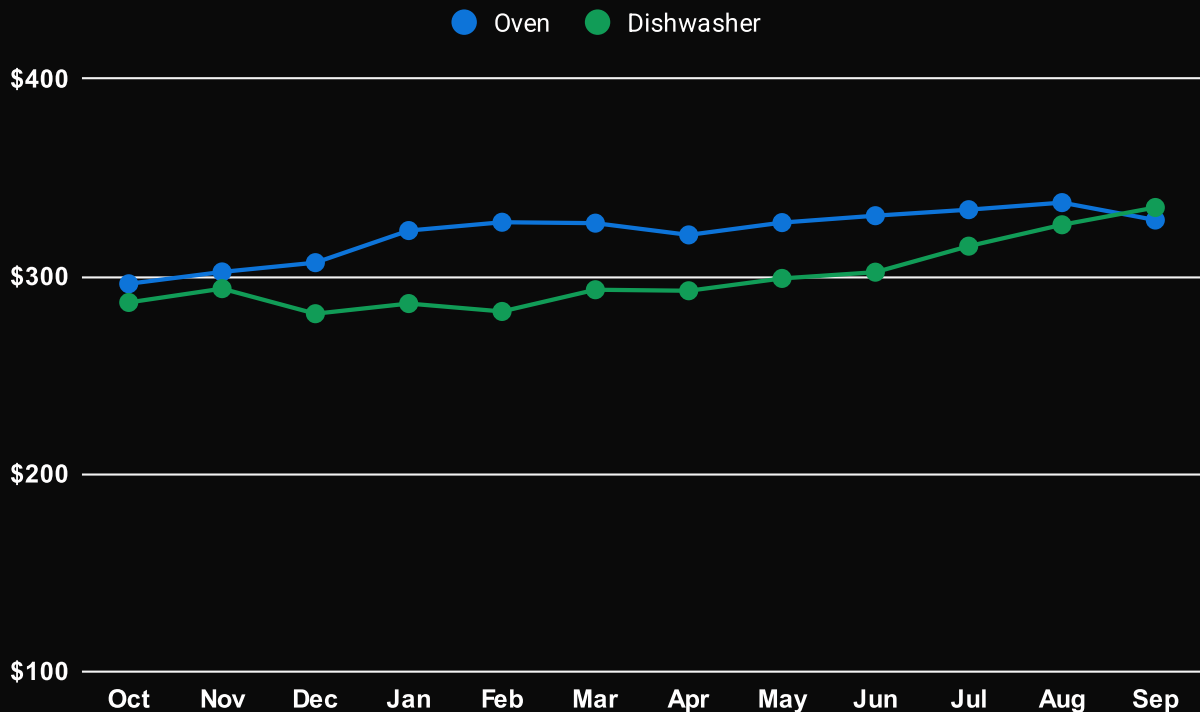
Average range of spend

**\$187 - \$759**



Most common job

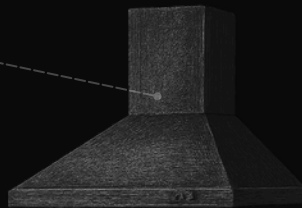
**Dishwasher**



# Oven

Average range of spend  
\$198 - \$765

Range Hood  
\$215 - \$599



Stove Top  
\$197 - \$835



Oven Parts  
\$190 - \$677

## Tips & Tricks



Note uneven heating feedback - early sign of aging elements.



Track seal deterioration affecting oven temperature.



Record model details for warranty and replacement planning.

# Dishwasher

Average range of spend

\$179- \$849



## Tips & Tricks



Note water stains or odours near the base - quiet leaks grow quickly.



Track error codes or repeat issues across inspections.



Record brand details to simplify trade callouts.

# Structural

In the last quarter, structural repair costs in Australia showed slight variation. Ceiling repairs (blue) eased from around \$320 in July to about \$300 by September. Door repairs (green) held steady across the quarter, maintaining a consistent range near \$245. Flooring repairs (purple) stayed the highest category, peaking near \$380 in August before settling just below that in September. Overall, ceiling costs declined modestly while flooring remained elevated and doors stable through the quarter.



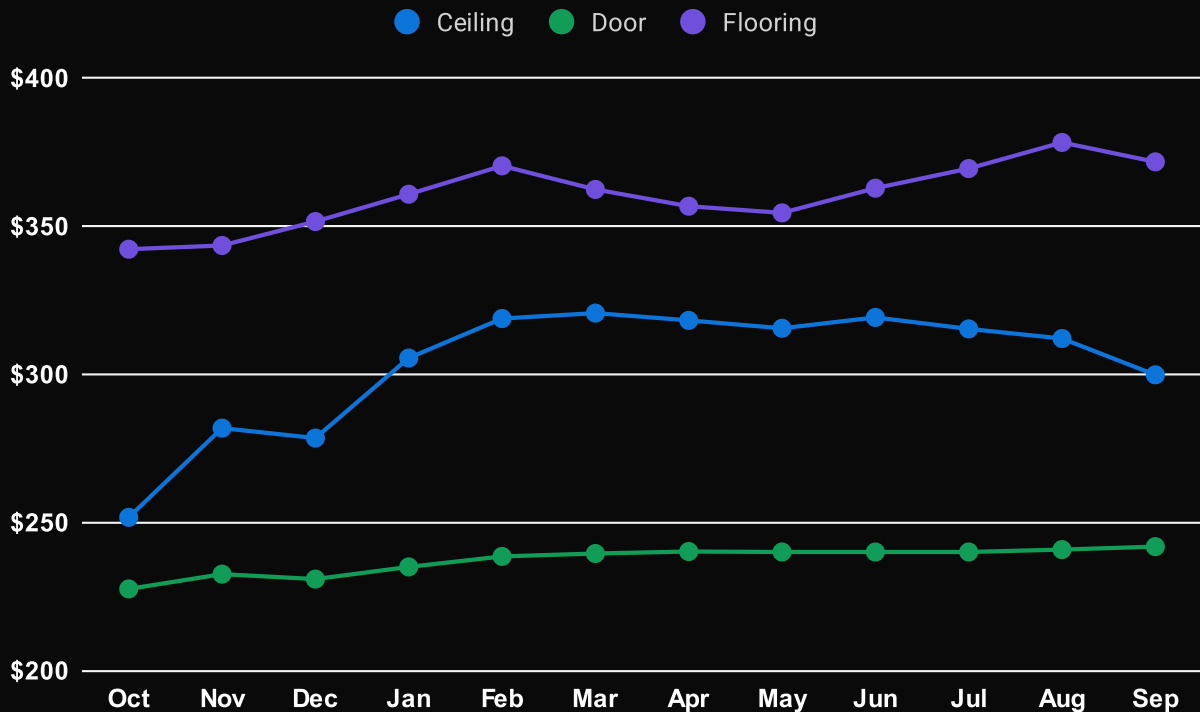
Average range of spend

**\$177 - \$565**



Most common job

**Ventilation**

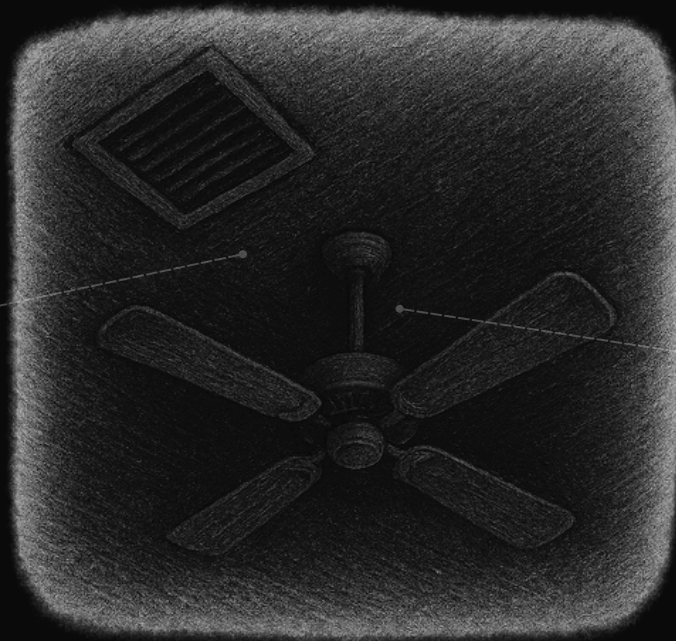


Structural

# Ceiling

Average range of spend  
**\$193 - \$612**

Ventilation  
\$177 - \$477



Fan  
\$248 - \$553

## Tips & Tricks



Note stains or discolouration – small now, costly later.



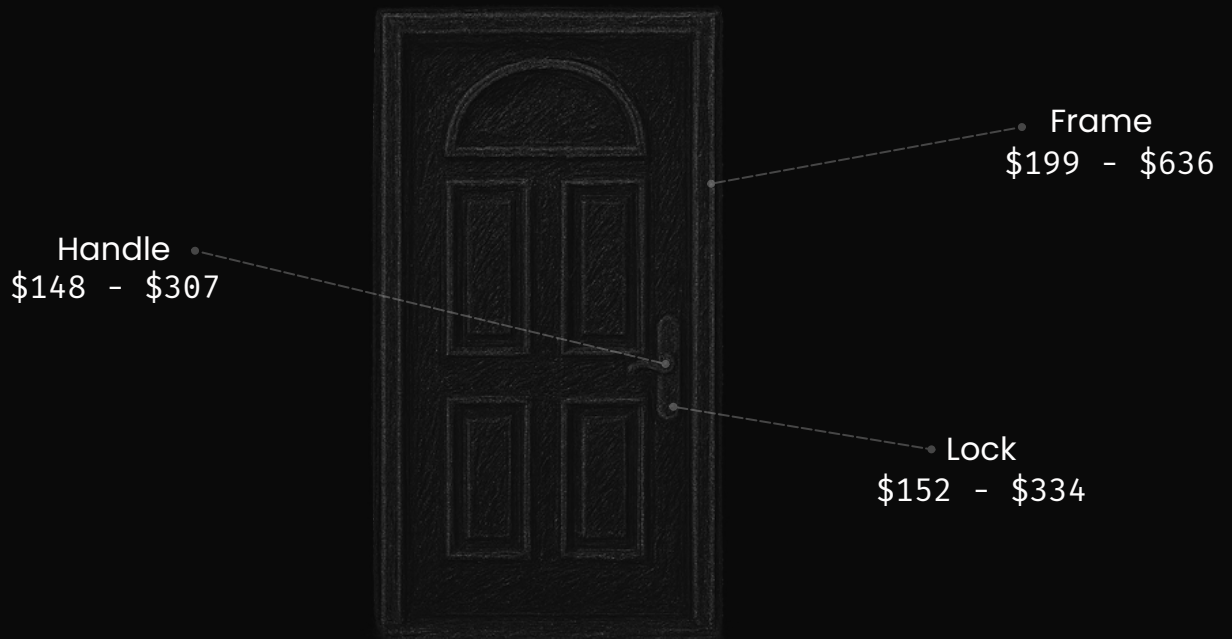
Track recurring cracks that expand between visits.



Record photos for long-term condition comparison.

# Door

Average range of spend  
\$156 - \$423



## Tips & Tricks



Note dragging or sticking doors; minor adjustments prevent future damage.



Track loosening handles to group repairs efficiently.

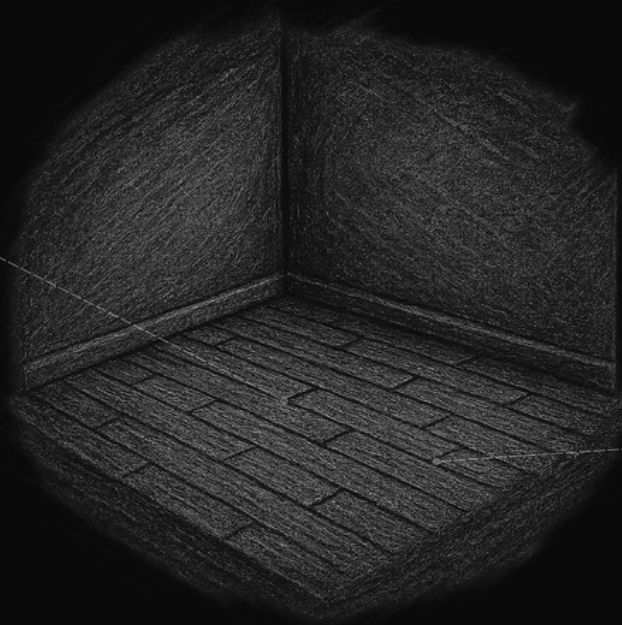


Record material types for faster quoting and replacements.

# Flooring

Average range of spend  
\$220 - \$931

Carpet  
\$220 - \$931



Vinyl  
\$443 - \$2,426

## Tips & Tricks



Note lifting or gaps near wet zones.



Track high-traffic wear patterns for long-term refurbishment planning.



Record flooring type for correct maintenance instructions.

# Electrical

In the last quarter, electrical-related repair costs in Australia held steady with minor increases across categories. Heater and aircon repairs (blue) remained the lowest, fluctuating around \$215 before a small rise in September. Light repairs (green) maintained a gradual upward trend, reaching about \$245 by quarter's end. Power-related repairs (purple) stayed the highest, steady near \$285 across July to September. Overall, the quarter showed minimal movement, with power remaining the top-cost category and heater and aircon repairs the most consistent.



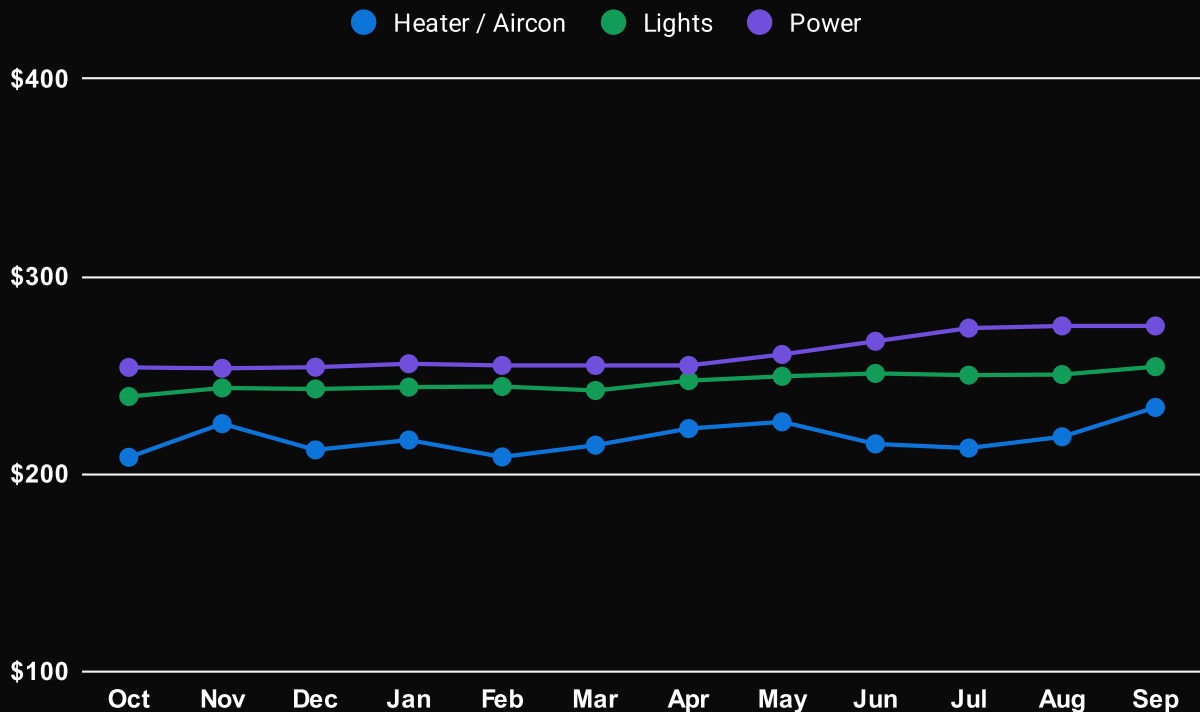
Average range of spend

**\$188 - \$399**



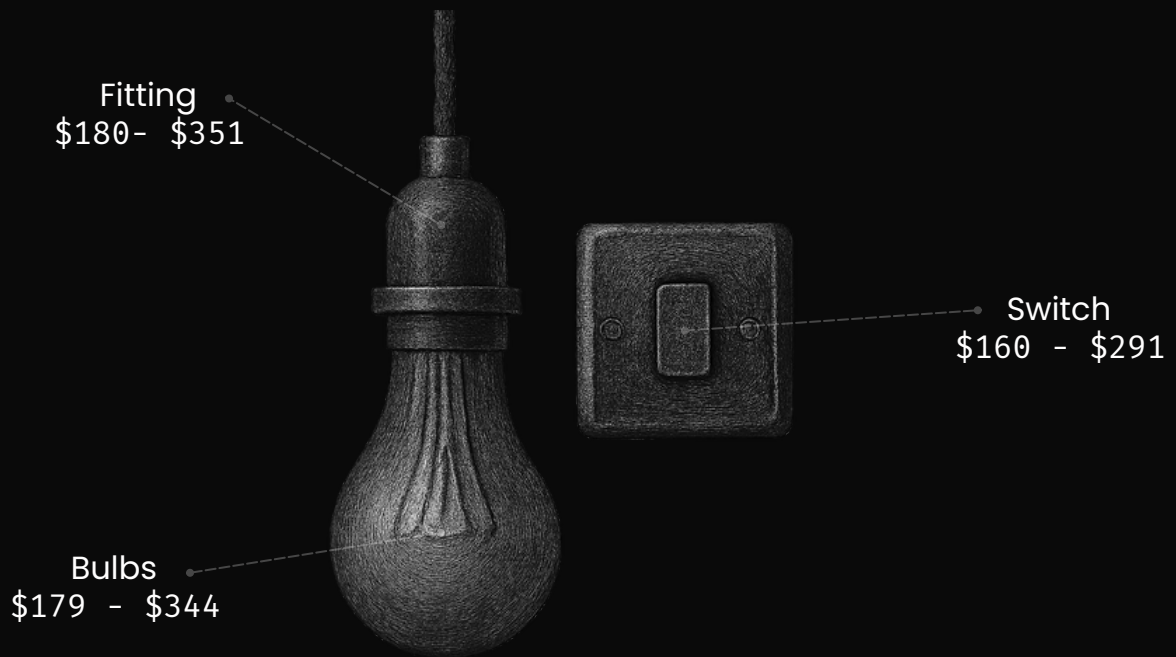
Most common job

**Power Points**



# Lights

Average range of spend  
\$182 - \$379



## Tips & Tricks



Track recurring bulb failures; likely electrical, not usage.



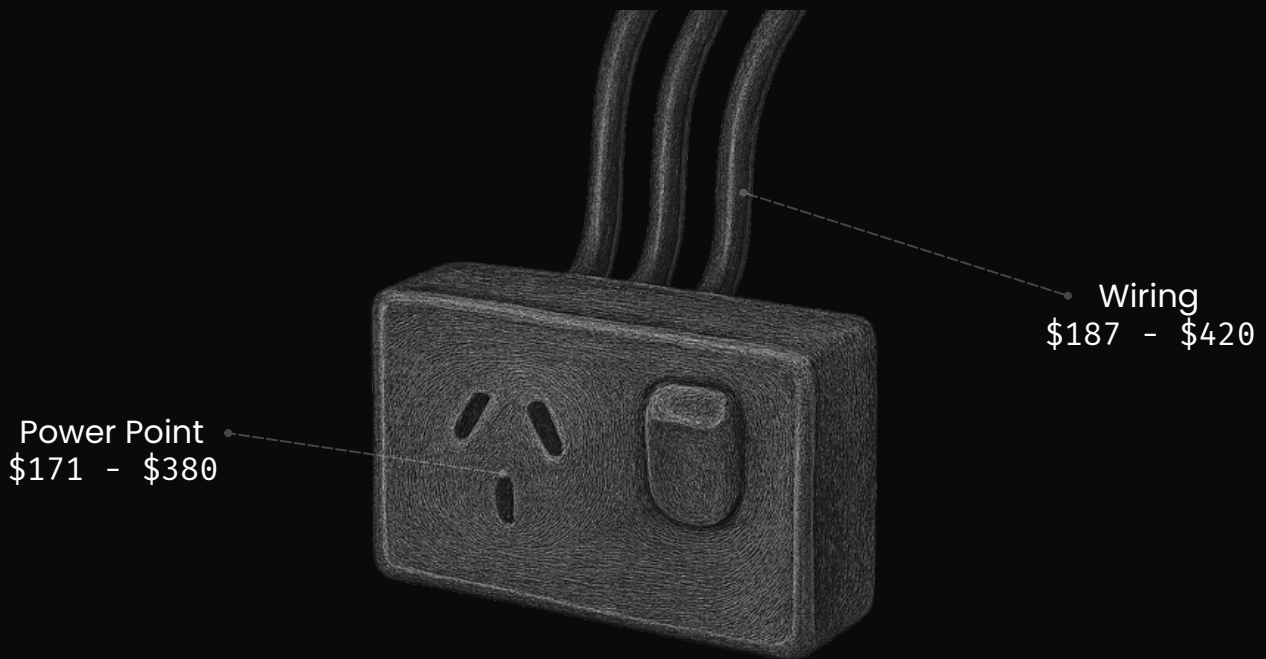
Note mismatched fittings for visual consistency.



Record fixture details to simplify future replacements.

# Power

Average range of spend  
\$195 - \$417



## Tips & Tricks



Note tenant feedback on buzzing outlets or flickering power.



Track circuit trips repeating across inspections.



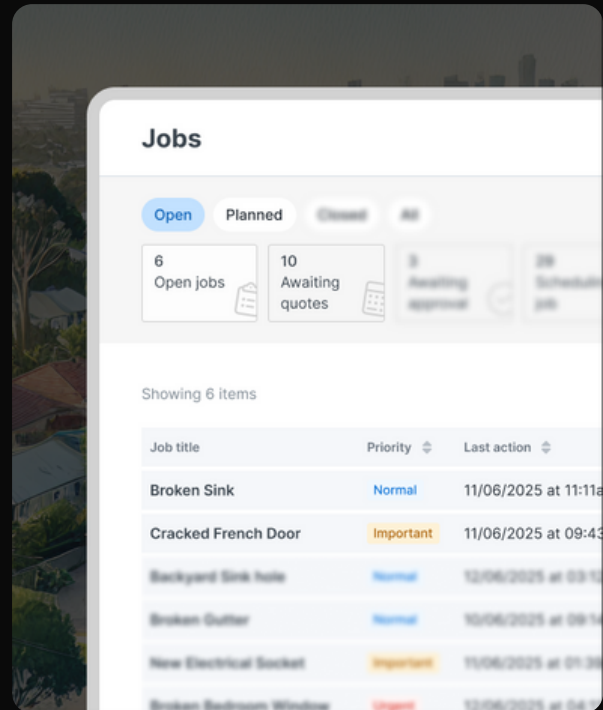
Keep switchboard photos for quick quoting and maintenance history.



## 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



[tapi.pm/demo](https://tapi.pm/demo)





[tapihq.com](https://tapihq.com)