

The New South Wales

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

In the last quarter, plumbing repair costs in New South Wales stayed relatively stable across all categories. Sink repairs (blue) held steady around \$220 through July to September. Toilet repairs (green) began the quarter near \$260 and eased slightly toward \$250 by September. Shower repairs (purple) followed a similar path, maintaining a narrow range around \$240–\$250. Overall, the quarter showed consistent pricing with minimal fluctuation between categories, keeping all three closely aligned by the end of September.



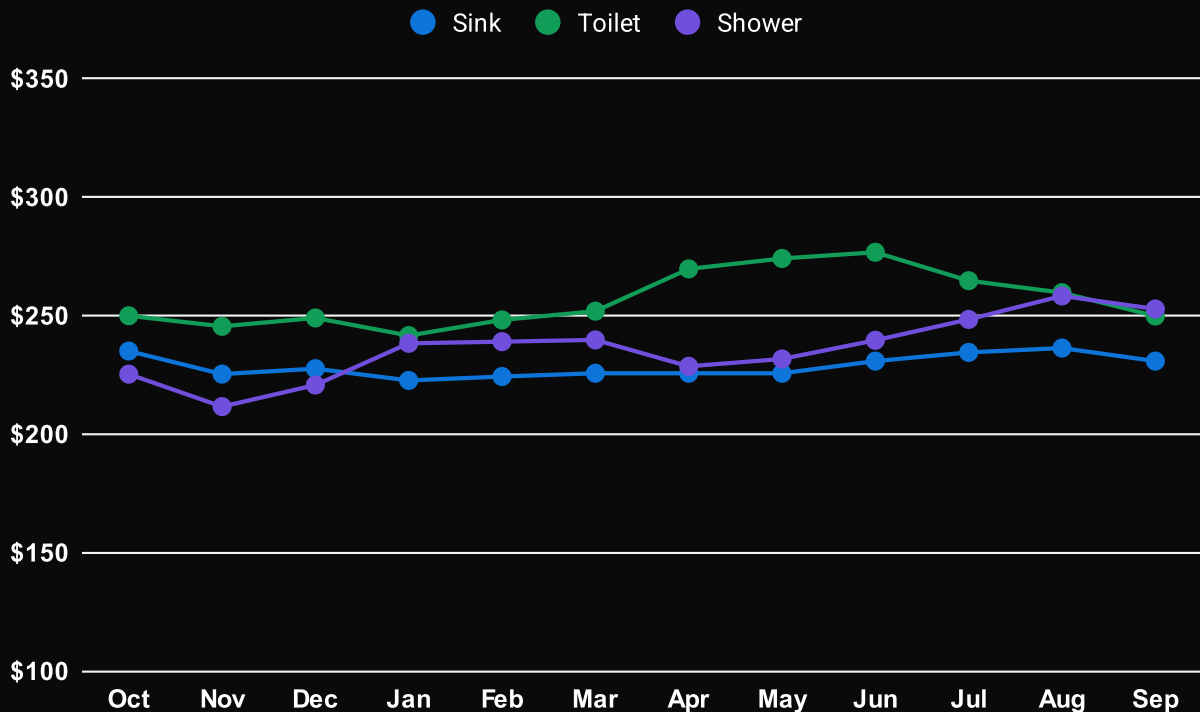
Average range of spend

\$174 - \$417



Most common job

Taps



Sink

Average range of spend

\$166- \$338



The Method Tips & Tricks



Note slow drainage or bubbling – early signs of buildup before tenants reach for harsh cleaners.



Track moisture or staining beneath cabinetry to catch hidden leaks early.



Record plumbing materials for faster trade quoting and consistent maintenance planning.

Toilet

Average range of spend
\$172 - \$395



Tips & Tricks



Note quiet running or trickling sounds; they often go unnoticed until bills rise.



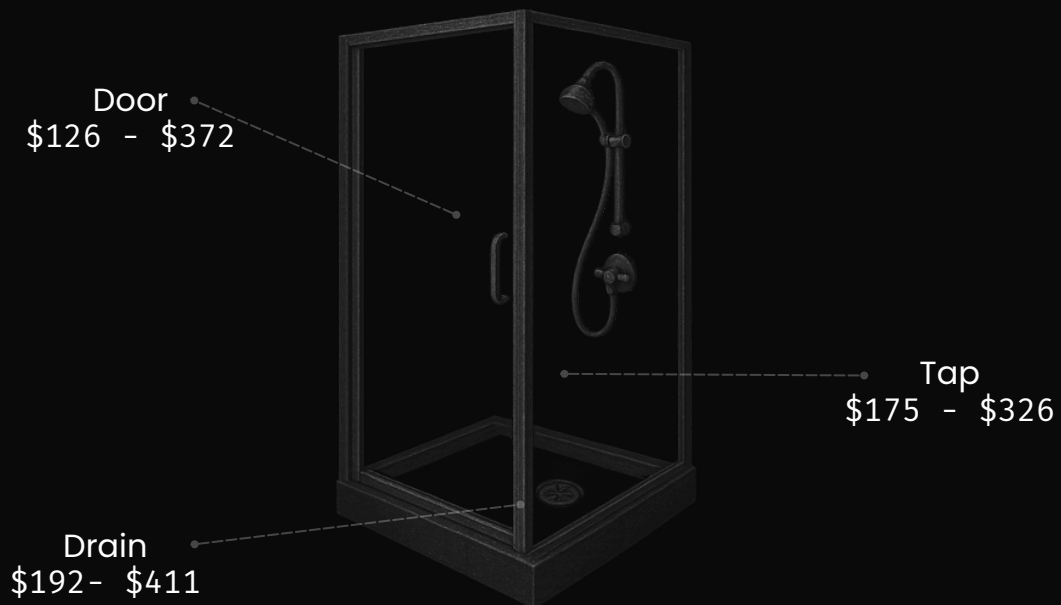
Track recurring wobbles or leaks across visits - possible early floor damage.



Keep cistern model details logged to simplify future part replacements.

Shower

Average range of spend
\$172 - \$411



Tips & Tricks



Note missing grout or lifting silicone - water always finds a path behind tiles.



Track water pressure concerns raised by tenants; patterns hint at plumbing wear.



Record shower screen condition; small chips or cracks worsen quickly.

Appliances

In the last quarter, appliance repair costs in New South Wales showed minor adjustments across categories. Oven repairs (blue) remained steady near \$310 through July and August before easing slightly toward \$300 in September. Dishwasher repairs (green) followed a gradual upward path, lifting from around \$290 in July to just above \$300 by quarter's end. Overall, both categories finished the quarter closely aligned, with oven repairs softening as dishwasher costs rose to similar levels.



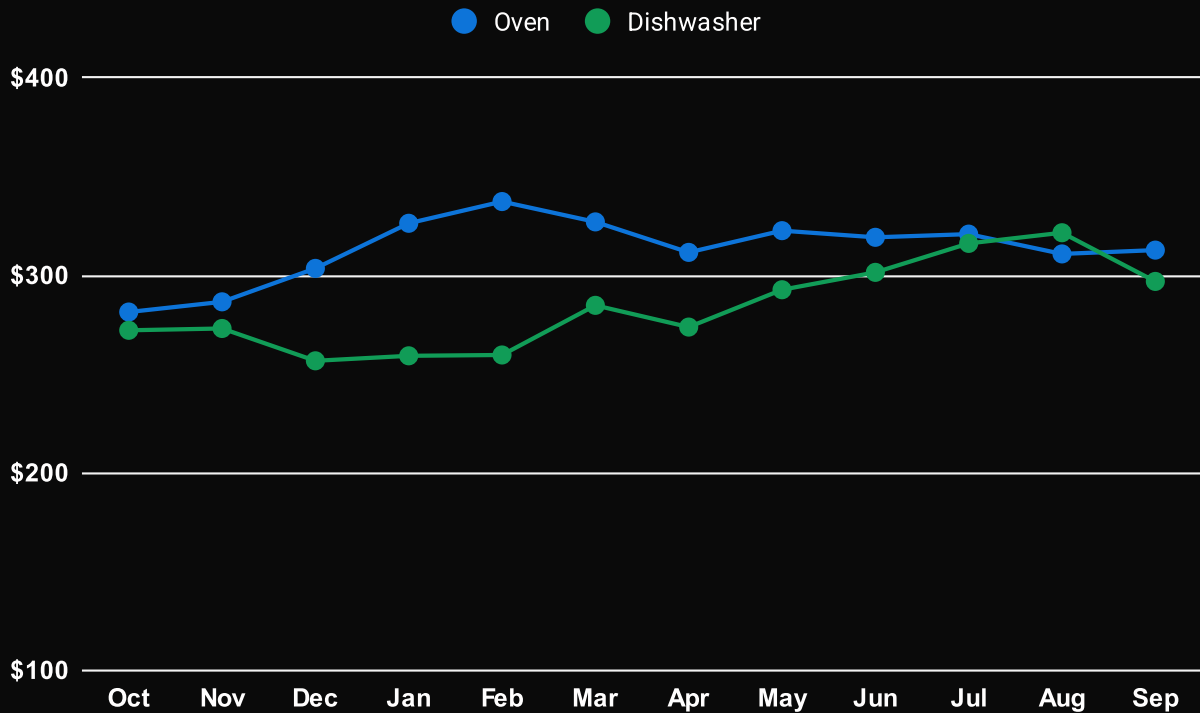
Average range of spend

\$179 - \$768



Most common job

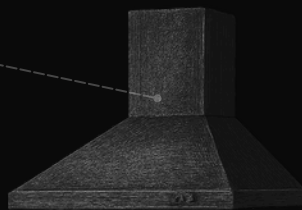
Dishwasher



Oven

Average range of spend
\$195 - \$790

Range Hood
\$205 - \$572



Stove Top
\$212 - \$795



Oven Parts
\$184 - \$699

Tips & Tricks



Ask tenants if cooking seems uneven; it's often a heating element wearing out.



Note damaged seals that affect temperature and efficiency.



Track appliance ages across your portfolio for proactive replacements.

Dishwasher

Average range of spend
\$183- \$825



Tips & Tricks



Note moisture marks or odour near the unit - quiet leaks cause cabinetry issues fast.



Track repeat blockages; may indicate tenant misuse or aged connections.



Record brand and serial number for quicker trade servicing.

Structural

In the last quarter, structural repair costs in New South Wales shifted slightly across categories. Ceiling repairs (blue) rose steadily from around \$340 in July to reach roughly \$390 by September. Door repairs (green) remained stable throughout, holding close to \$215 with minimal change. Flooring repairs (purple) began the quarter near \$350, dipped slightly in September, and ended around \$330. Overall, ceilings showed the strongest late-quarter increase, while doors and flooring remained comparatively consistent.



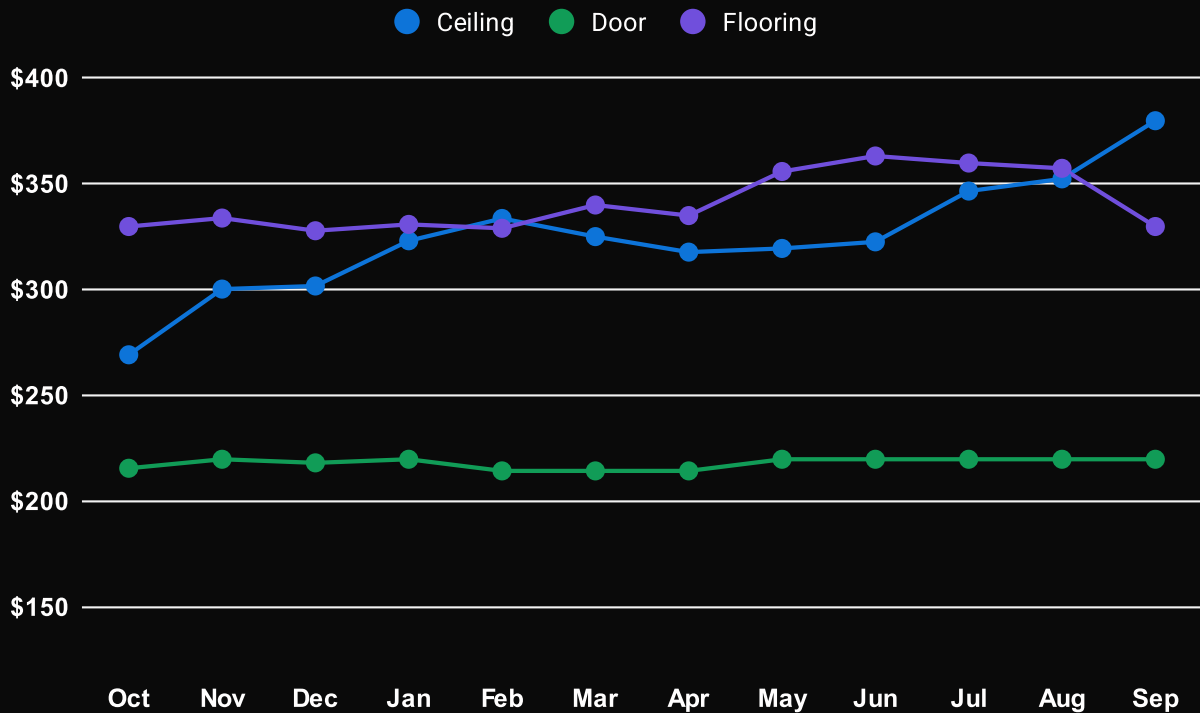
Average range of spend

\$174 - \$604



Most common job

Ventilation

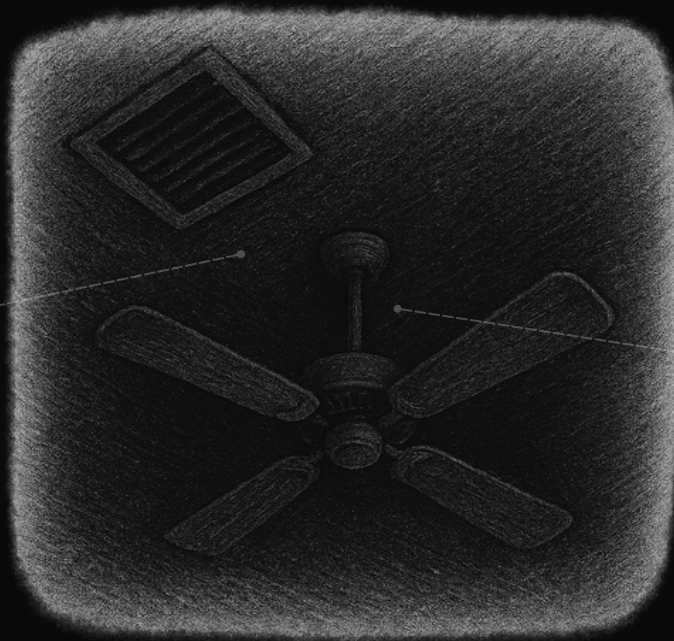


Structural

Ceiling

Average range of spend
\$208 - \$745

Ventilation
\$184 - \$511



Fan
\$267 - \$518

Tips & Tricks



Note discolouration or faint stains that weren't there last visit.



Track cracks appearing between inspections - subtle roof movement often shows here first.

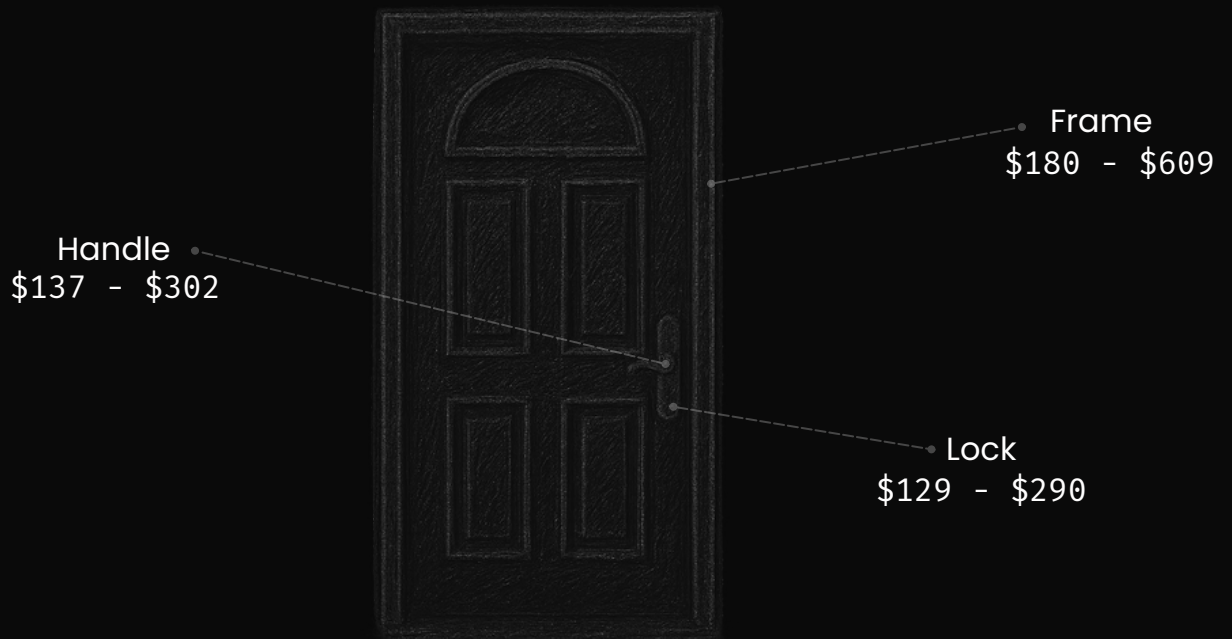


Record any recurring ceiling issues for owner awareness and planning.

Structural

Door

Average range of spend
\$146 - \$387



Tips & Tricks



Note doors catching or sticking – possible swelling or frame movement.



Track loosened handles or hinges to schedule grouped maintenance efficiently.



Record which doors consistently need adjustment across inspections.

Flooring

Average range of spend
\$208 - \$1,009



Tips & Tricks



Note lifting or soft spots near wet zones – signs of early moisture damage.



Track wear patterns between inspections for long-term flooring performance insight.



Record flooring type to guide future maintenance or renovation work.

Electrical

In the last quarter, electrical repair costs in New South Wales remained consistent across both categories. Light repairs (blue) held steady near \$230 from July through September with minimal variation. Power-related repairs (green) started the quarter slightly higher at around \$245 and declined gradually to about \$235 by September. Overall, both categories ended the quarter closely aligned, showing stable pricing within a narrow range.



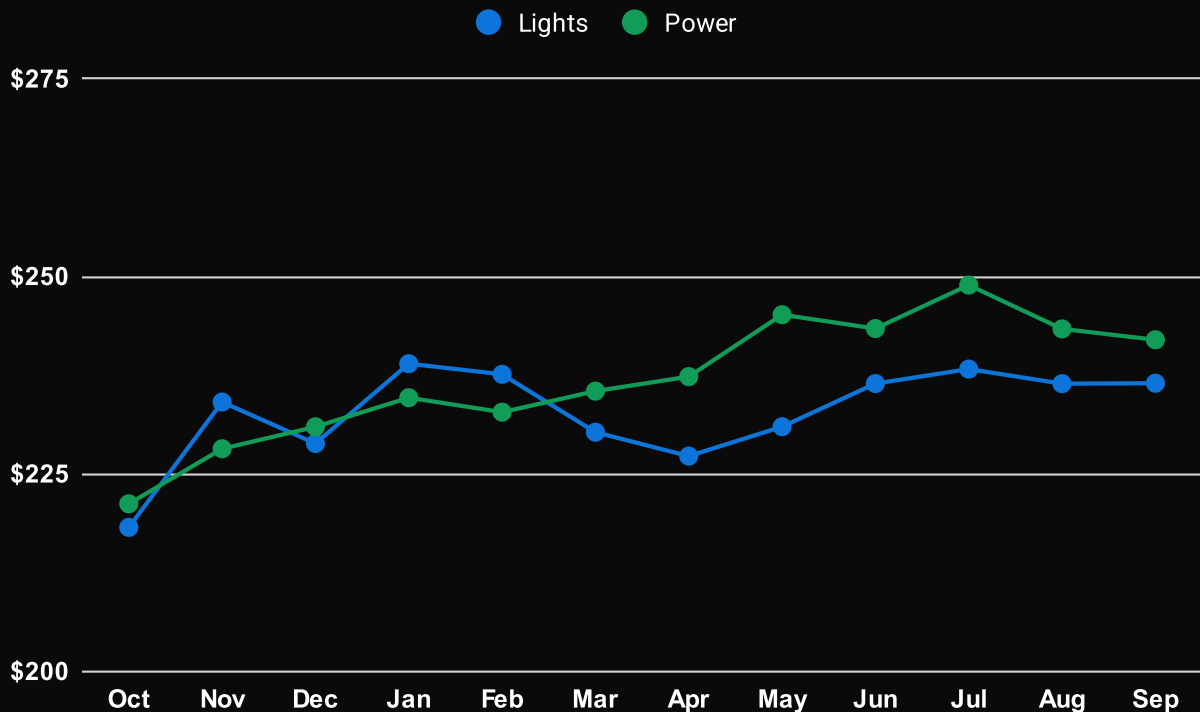
Average range of spend

\$168 - \$376



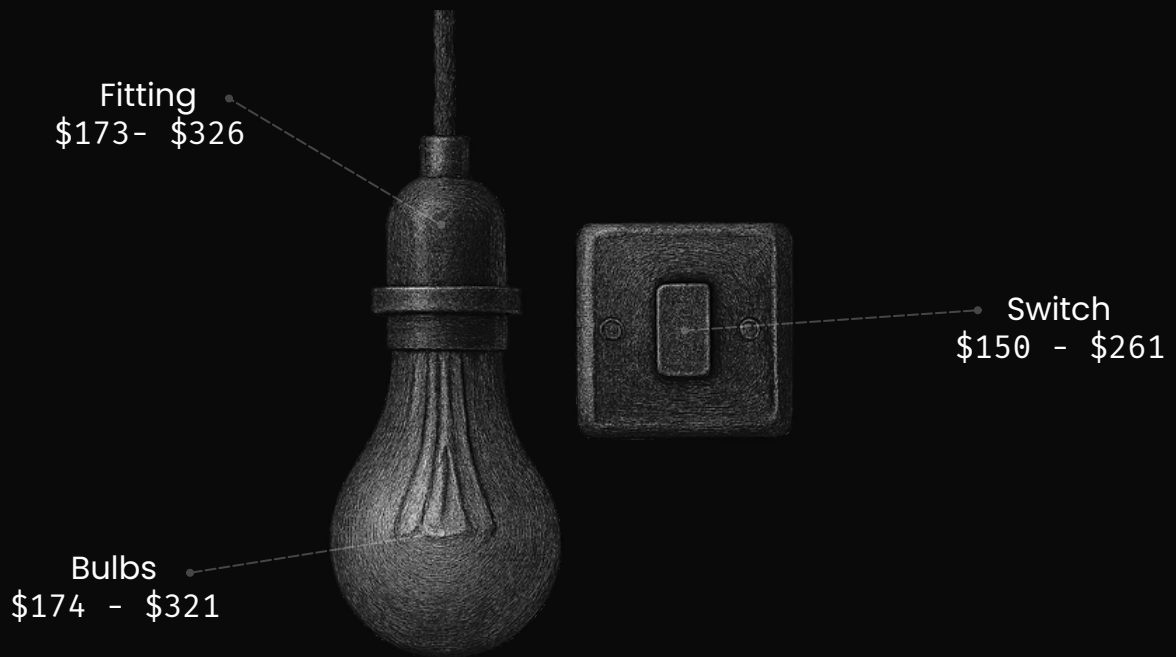
Most common job

Power Points



Lights

Average range of spend
\$171 - \$340



Tips & Tricks



Track frequent bulb replacements - wiring, not usage, is often the culprit.



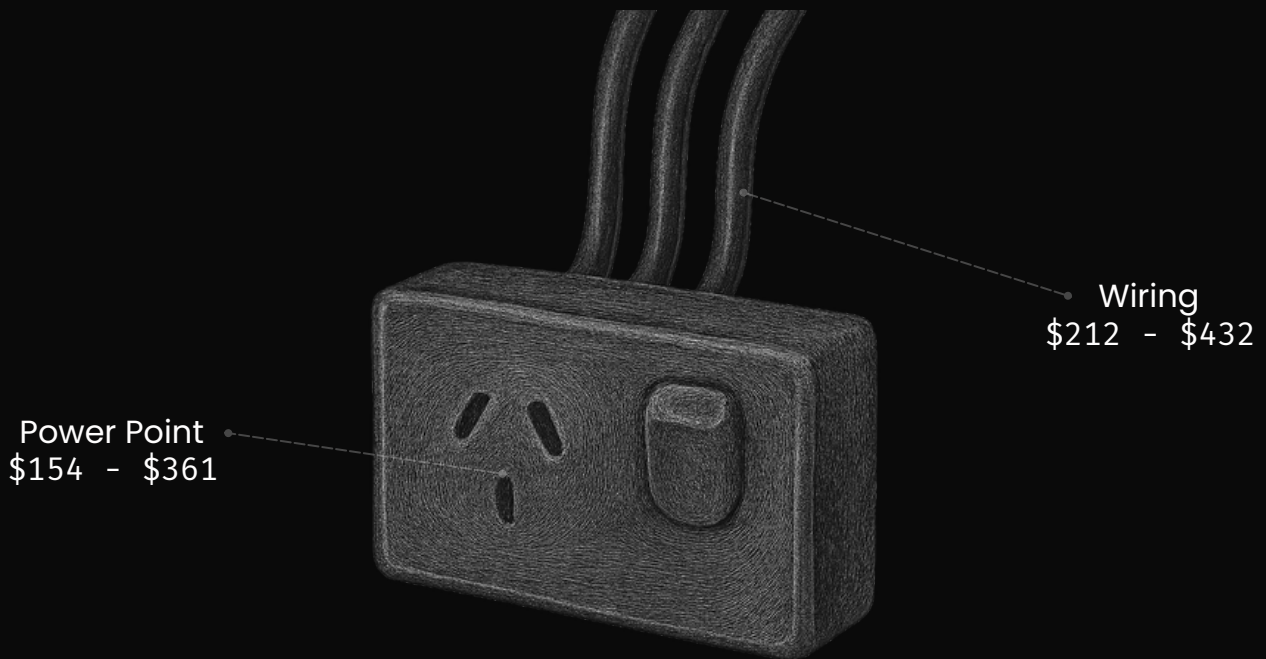
Note inconsistent lighting tones that may signal mismatched fittings.



Record lighting types per room to streamline maintenance and upgrades.

Power

Average range of spend
\$168 - \$395



Tips & Tricks



Note tenant reports of buzzing outlets or flickering power.



Track recurring circuit trips to spot underlying electrical issues early.



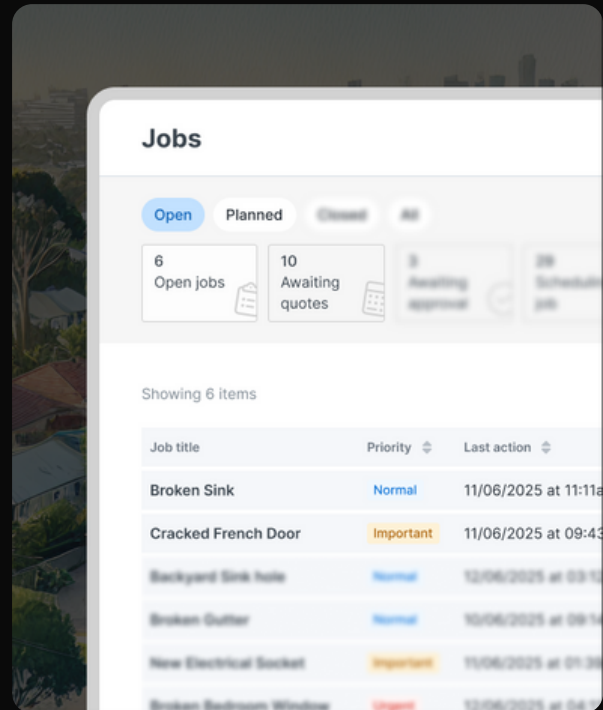
Keep switchboard photos for reference when coordinating remote trades.



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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