

The New Zealand

Property Maintenance Index

Q4/25

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Vol. 04

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 showed similar patterns. Sink repairs (blue) rose from around \$240 early in the quarter to near \$245 mid-quarter, then rising again in December to finish around \$255. Toilet repairs (green) remained the lowest, starting at \$235 before rising to around \$255. Shower repairs (purple) saw a slight drop in November before increasing again, moving from about \$245 to \$255 by the end. Overall, categories trended upward toward the quarter's end.



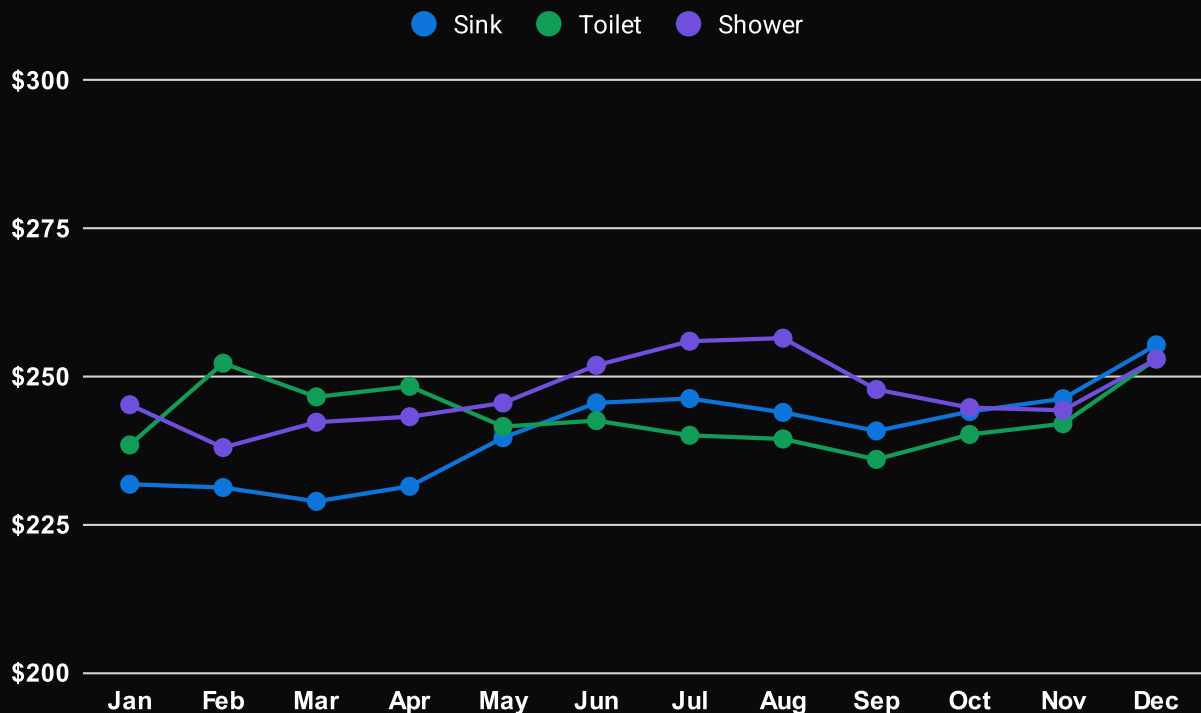
Average range of spend

\$167 - \$436



Most common job

Taps



Sink

Average range of spend

\$158- \$403



Tips & Tricks



Track reports of slow drainage or odours. Patterns often indicate buildup rather than isolated issues.



Note moisture marks or swelling under sinks. Small leaks often worsen quietly over time.



Record plumbing materials and sink age to support maintenance planning.

Toilet

Average range of spend
\$164- \$384



Tips & Tricks



Track tenant reports of running or frequent refilling. These issues usually worsen if unmanaged.



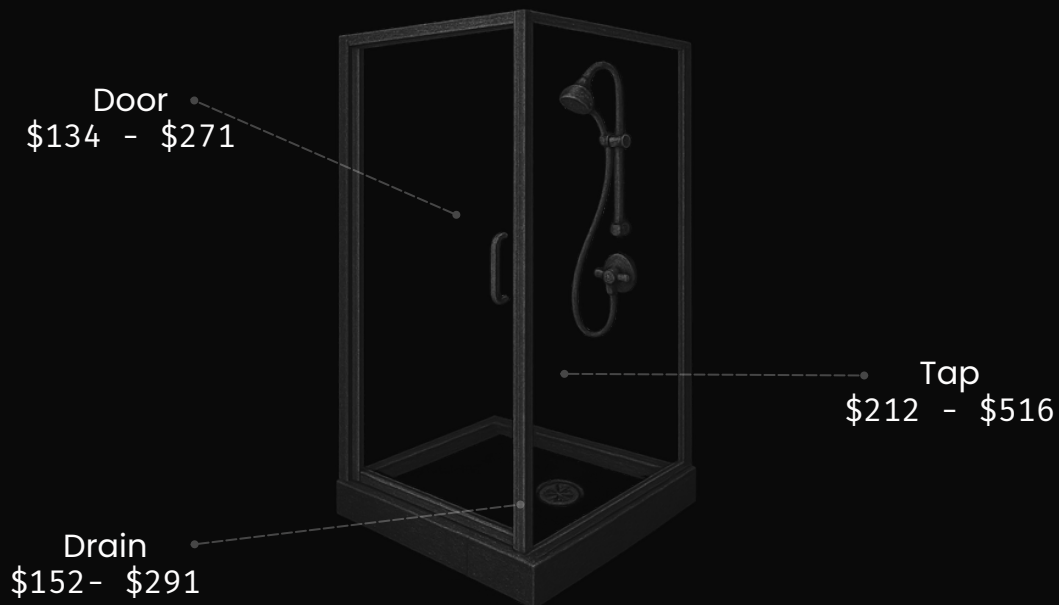
Note any base movement between inspections. Small shifts often signal seal wear.



Record toilet models to simplify future repairs or replacements.

Shower

Average range of spend
\$165 - \$438



Tips & Tricks



Track grout or sealant that continues to deteriorate in the same areas.



Record tenant feedback about pressure or temperature changes to identify aging fixtures early.



Note shower screen stiffness or alignment changes before wear escalates.

Appliances

In Q4, appliances repair costs in showed minor changes between categories. Oven repairs (blue) dropped from around \$265 at the start of the quarter to near \$255 mid-quarter, before easing slightly again to about \$250 by the end. Dishwasher repairs (purple) remained lower, moving from roughly \$210 to around \$215 and finishing back around to \$205. Washing machine repairs (green) saw a steady increase in Q4, starting around \$215 before finishing the quarter at around \$225.



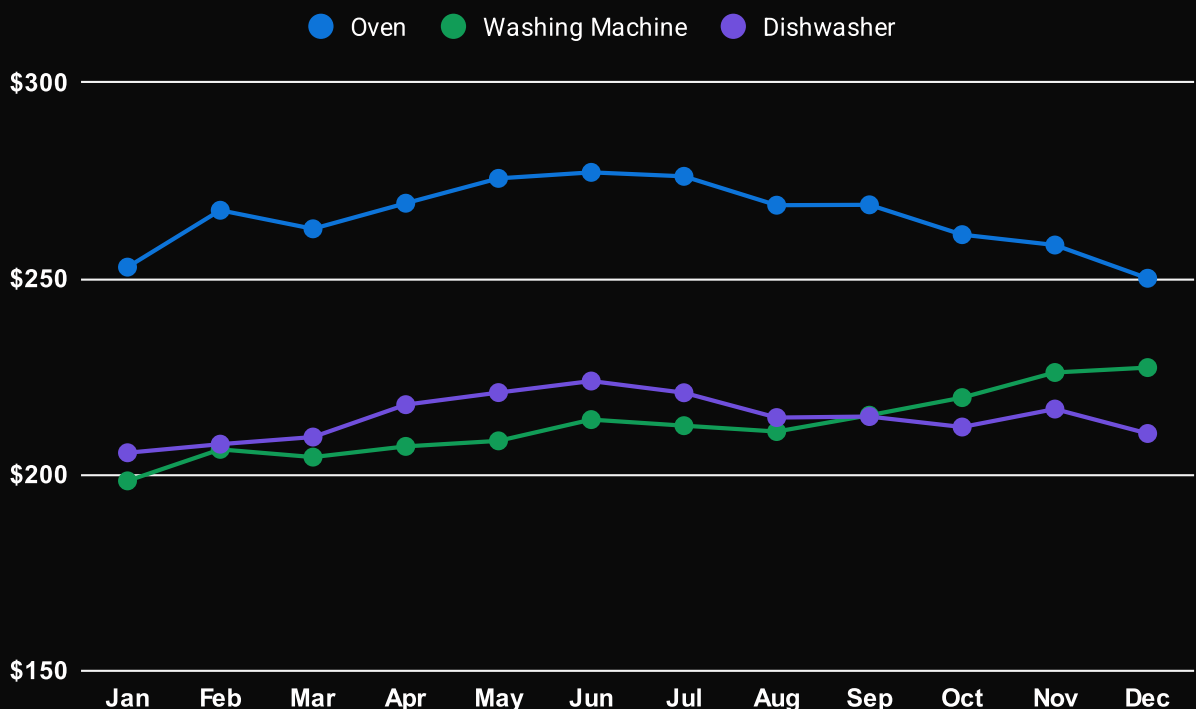
Average range of spend

\$138 - \$414



Most common job

Stove Top

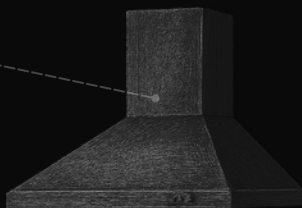


Oven

Average range of spend

\$162 - \$499

Range Hood
\$163 - \$617



Oven Parts
\$148 - \$384



Stove Top
\$180 - \$478

Tips & Tricks



Track uneven cooking or slow heat-up reports. Early signs help plan repairs before failure.



Record oven age and brand to support replacement planning.

Washing Machine

Average range of spend
\$150 - \$405



Tips & Tricks



Track reports of vibration, movement, or unusual noise. Frequent use often exposes wear early.



Note moisture beneath machines, as leaks can escalate quickly.



Record appliance details for smoother servicing and maintenance.

Dishwasher

Average range of spend
\$140- \$419



Tips & Tricks



Track repeat drainage or cleaning complaints. Ongoing issues often indicate appliance wear.



Record appliance information to support faster maintenance coordination.

Structural

Structural repair costs showed small movements across categories, after Q3's ceiling cost drop. Ceiling repairs (blue) remained steady from around \$315 and holding steady throughout Q4. Door repairs (green) remained the lowest, holding close to \$200 before dropping slightly to roughly \$198 by the end. Flooring repairs (purple) followed a similar pattern to ceiling repairs starting and ending the quarter at around \$300. Overall, categories showed mild fluctuation with ceiling remaining the highest.



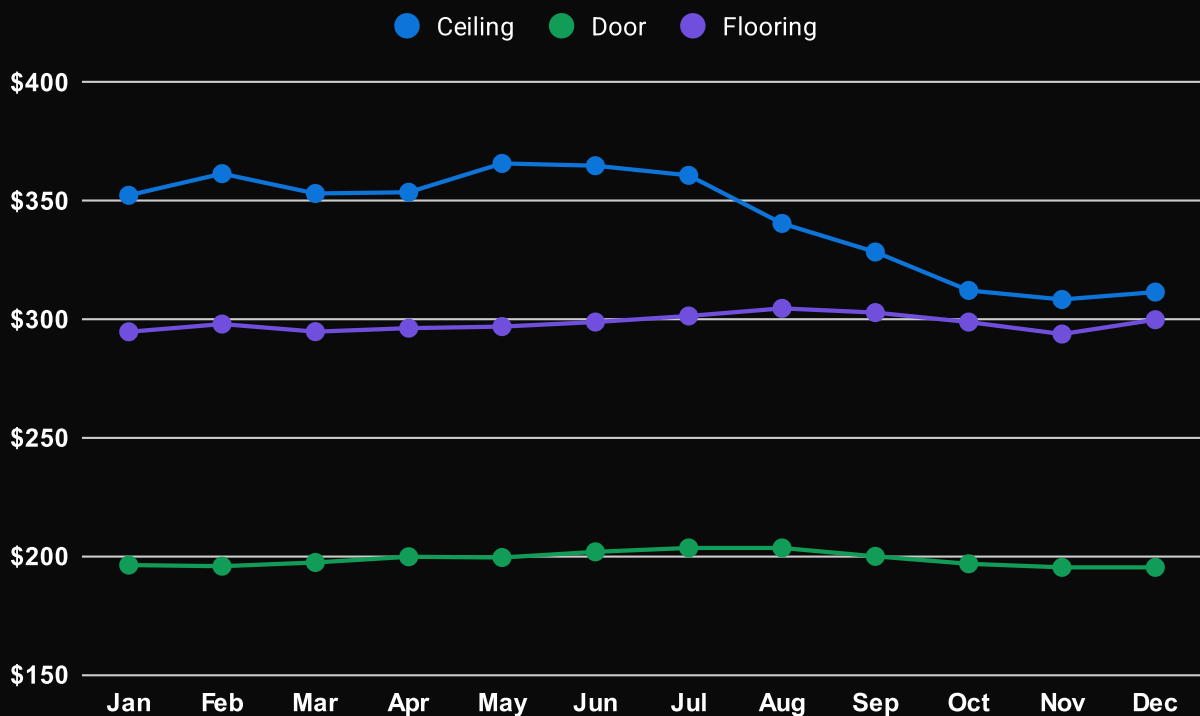
Average range of spend

\$153 - \$470



Most common job

Ventilation



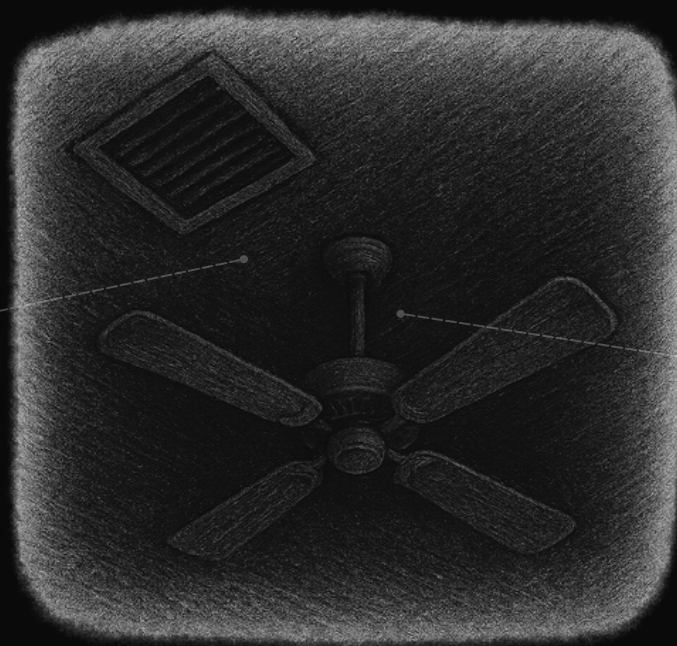
Structural

Ceiling

Average range of spend

\$178- \$595

Ventilation
\$171 - \$537



Fan
\$213 - \$407

Tips & Tricks



Track stains or marks that appear or change between inspections.



Note cracks that reappear in the same locations over time.

Structural

Door

Average range of spend

\$128 - \$334



Tips & Tricks



Track doors that stick or drag across visits. Patterns often suggest frame movement.



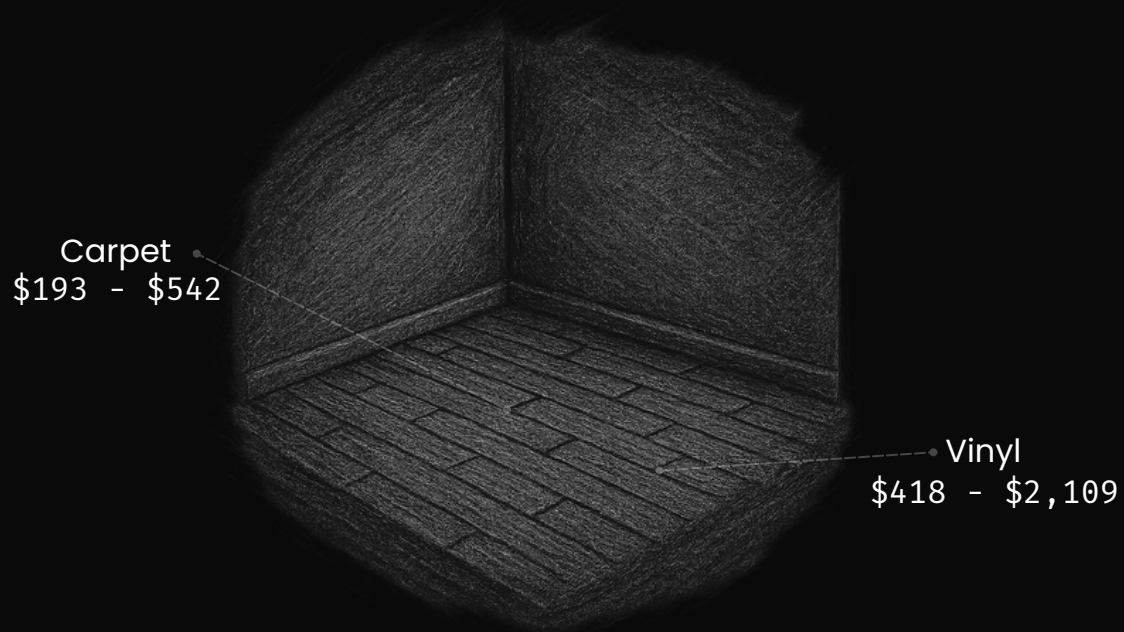
Note recurring hardware looseness to group minor repairs.



Record door materials for consistent repairs.

Flooring

Average range of spend
\$194 - \$648



Tips & Tricks



Track flooring condition near wet or high-traffic areas. Wear often develops gradually.



Note changes between inspections to identify emerging damage.



Record flooring type for maintenance and upgrade planning.

Electrical

Electrical repair costs in Q4 showed slight movement across categories. Power repairs (blue) rose from around \$155 early in the quarter to about \$158 by the end. Light repairs (green) remained the highest, holding near \$220 with a very slight downward trend. Heater/Air-con repairs (purple) sat between the two, fluctuating from roughly \$205 to about \$215.



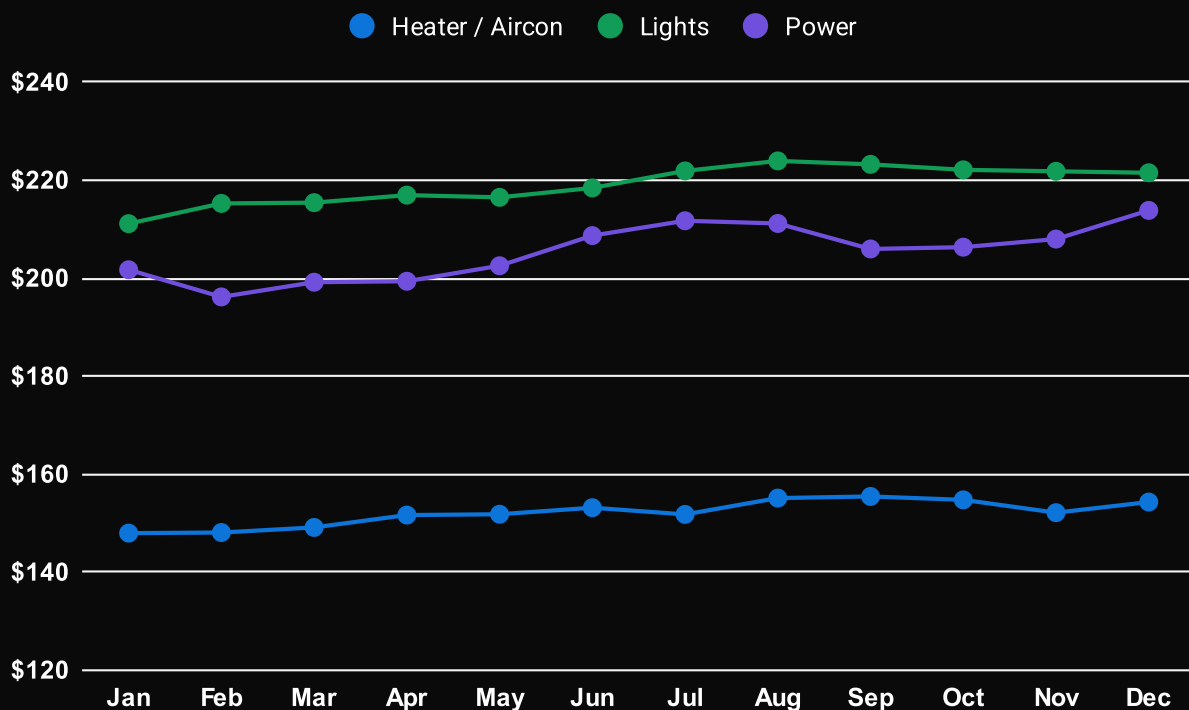
Average range of spend

\$156 - \$346



Most common job

Heater / Air-con



Heater/Air-con

Average range of spend
\$117 - \$248



Tips & Tricks



Track tenant reports of noise, smells, or uneven output when used.



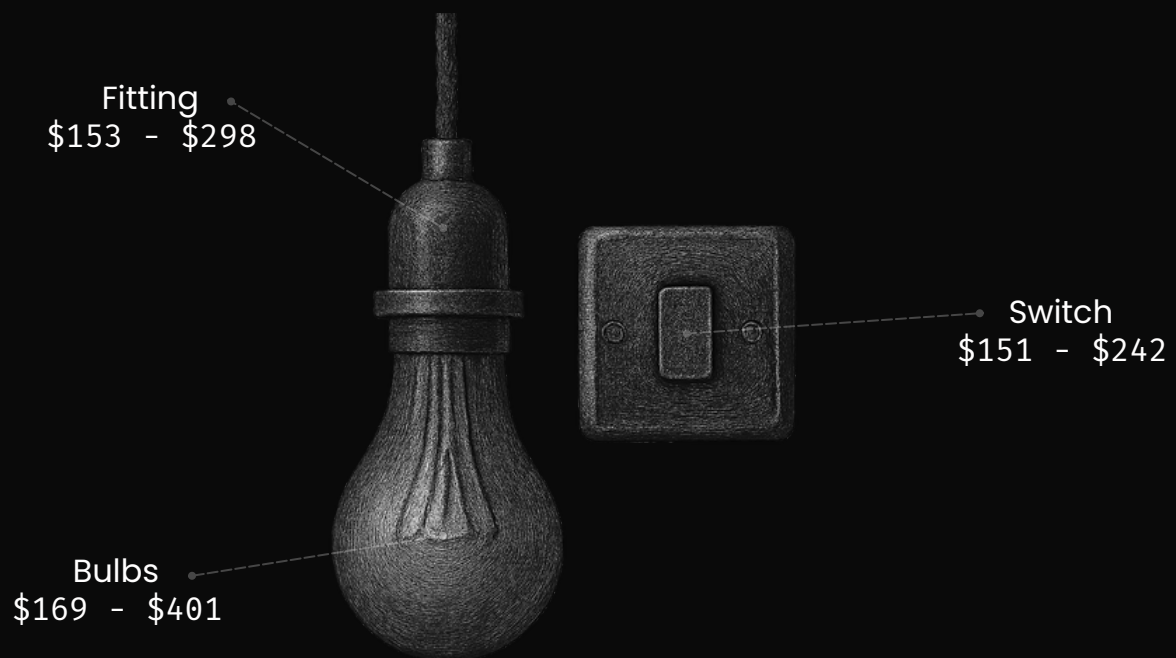
Note repeated feedback pointing to declining performance.



Record heater age and type to plan replacements.

Lights

Average range of spend
\$163 - \$351



Tips & Tricks



Track rooms where bulbs fail repeatedly. Consistent issues often relate to fittings.



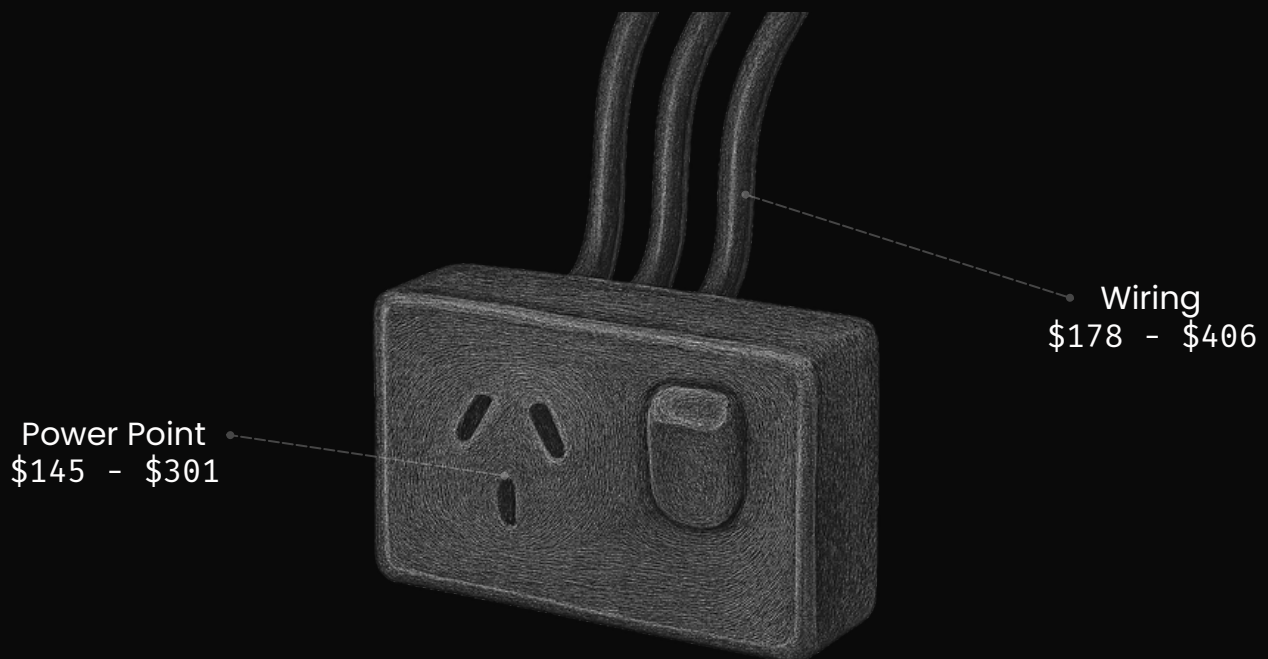
Note flickering or inconsistent lighting across rooms.



Record fixture types to simplify replacements.

Power

Average range of spend
\$148 - \$331



Tips & Tricks



Track reports of flickering power or buzzing outlets. Repetition often signals underlying issues.



Note rooms or circuits mentioned repeatedly across inspections.



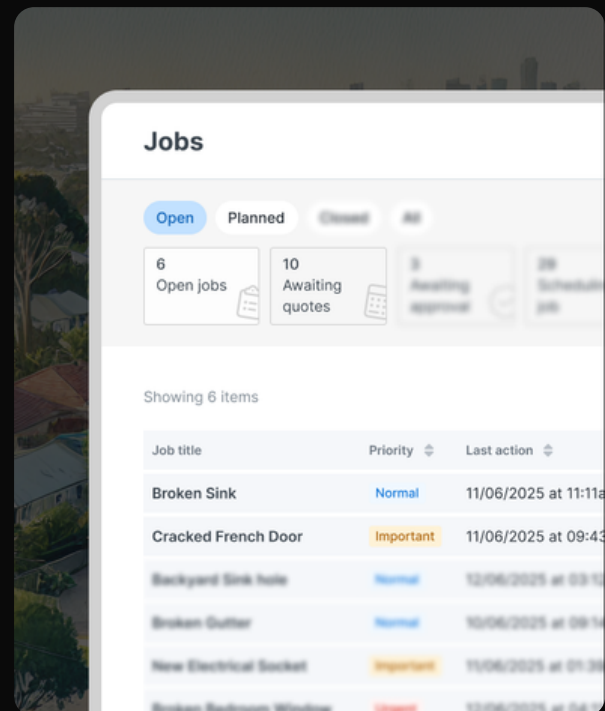
Keep switchboard photos for quicker quoting and planning.



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.
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