


The Australian

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

Plumbing repair costs in Australia showed moderate variation across categories. Sink repairs (blue) fluctuated at lower levels, sitting around \$258 in October, dipping near \$255 in November, and ending close to \$260 in December. Toilet repairs (green) started the quarter highest near \$280, declined to around \$275 in November, and dropped further to roughly \$268 by December. Shower repairs (purple) remained relatively stable, easing slightly from about \$275 to near \$270. Overall, most categories trended downward toward the quarter's end.



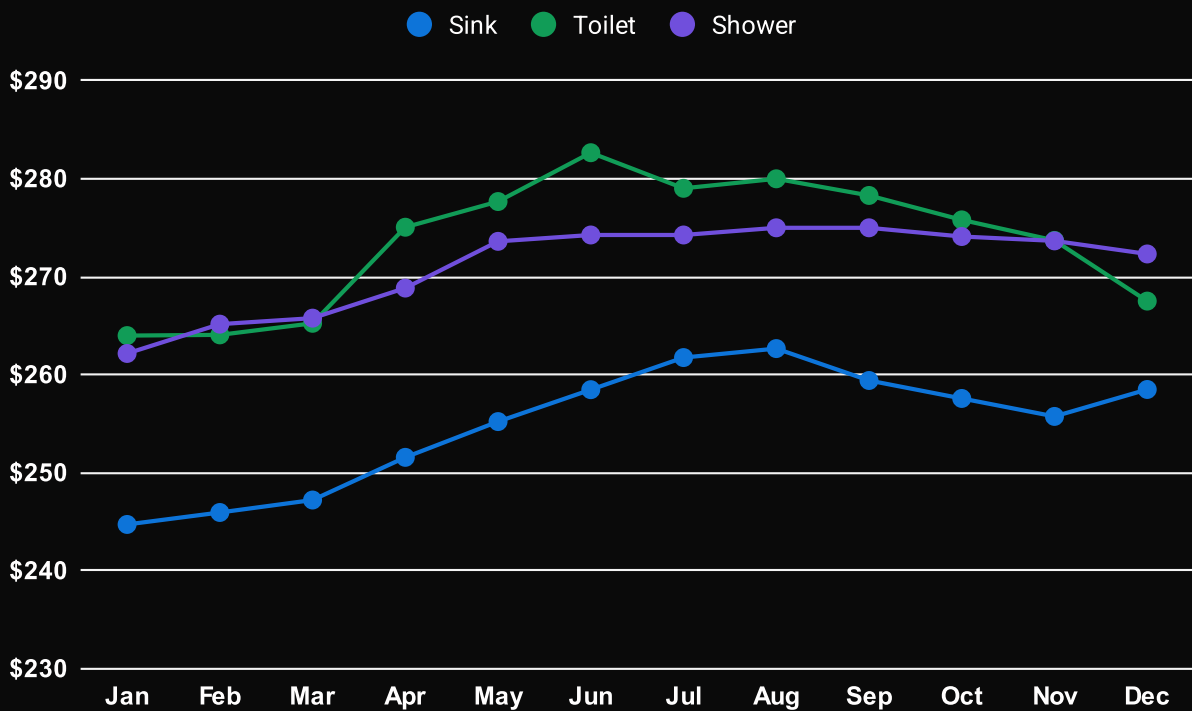
Average range of spend

\$195 - \$436



Most common job

Taps



Sink

Average range of spend

\$185 - \$368



Tips & Tricks



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



Note moisture marks or swelling inside sink cabinetry. Intermittent leaks often worsen quietly over time.



Record sink type, tapware age, and plumbing materials to support maintenance planning.

Toilet

Average range of spend

\$194 - \$402



Tips & Tricks



Track tenant feedback about constant refilling or running water. These issues usually worsen if unmanaged.



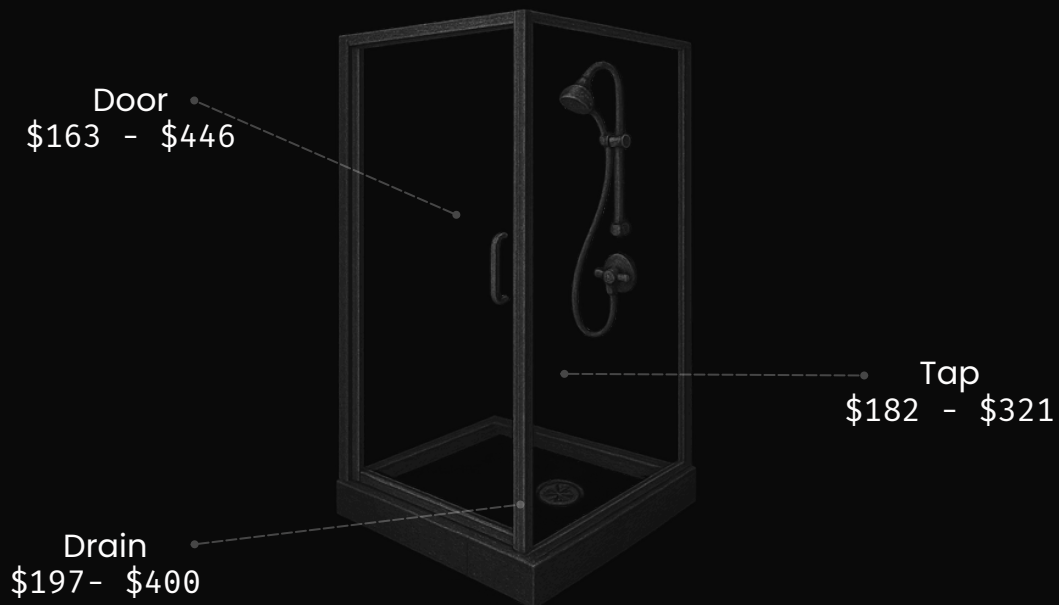
Note any toilet movement between inspections. Small shifts often indicate early seal wear.



Record toilet brands and models to simplify future repairs or replacements.

Shower

Average range of spend
\$193 - \$460



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 the last quarter, appliances repair costs in Australia showed small movements between categories. Oven repairs (blue) sat slightly higher, holding around \$325 in October, dipping near \$320 in November, then rising to about \$340 by December. Dishwasher repairs (green) remained just below, easing from around \$320 in October to roughly \$315 by the end of the quarter. Overall, oven repairs finished higher, while dishwasher repairs showed a mild downward trend.



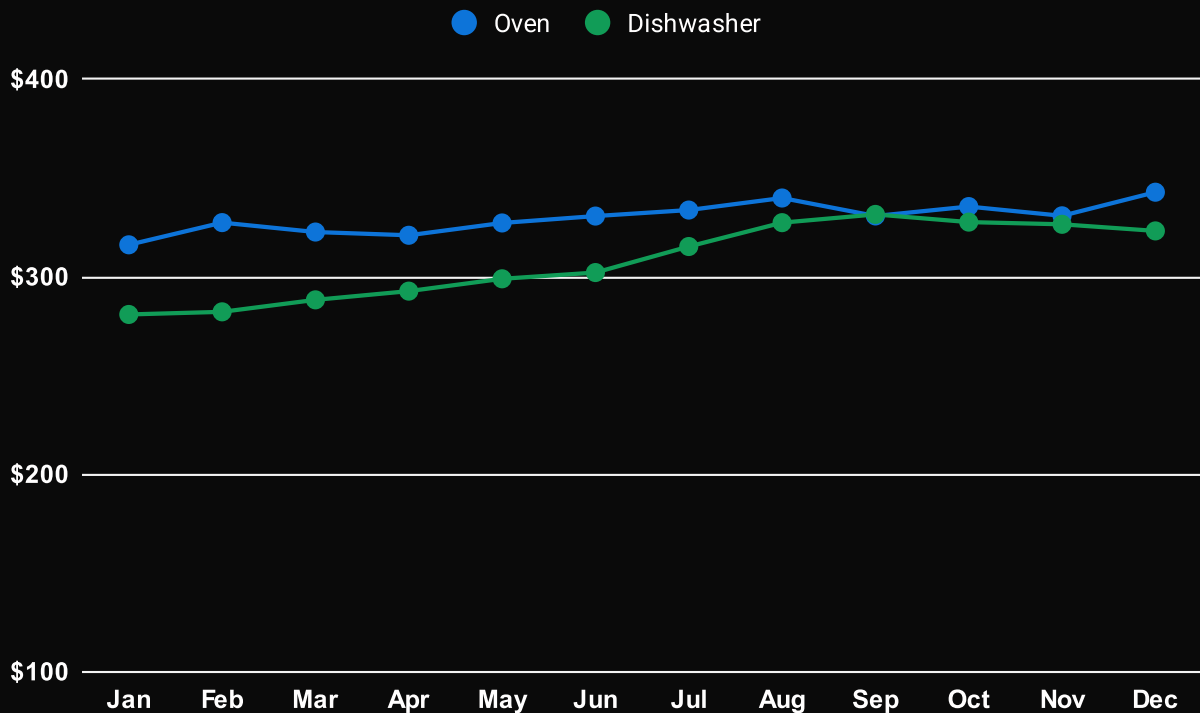
Average range of spend

\$194 - \$770



Most common job

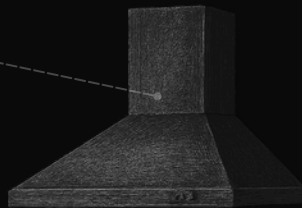
Dishwasher



Oven

Average range of spend
\$196 - \$779

Range Hood
\$203 - \$633



Stove Top
\$200 - \$874



Oven Parts
\$192 - \$769

Tips & Tricks



Track reports of uneven heating or slow warm-up times. Early signs help plan repairs before failure.



Note door seal wear, as deterioration affects performance over time.



Record oven age and brand to support replacement planning.

Dishwasher

Average range of spend
\$189- \$848



Tips & Tricks



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



Note moisture smells or swelling around nearby cabinetry.



Record appliance make and model for smoother maintenance coordination.

Structural

Structural repair costs in Q4 showed varied movement across categories. Ceiling repairs (blue) rose slightly from around \$280 in October to near \$300 in November, finishing higher to \$325 in December. Door repairs (green) remained the lowest and largely stable, sitting around \$236 in October and November before edging up to about \$238 by December. Flooring repairs (purple) stayed highest, easing from near \$360 in October to around \$350 by the quarter's end. Overall, costs showed mild fluctuation with flooring remaining the highest.



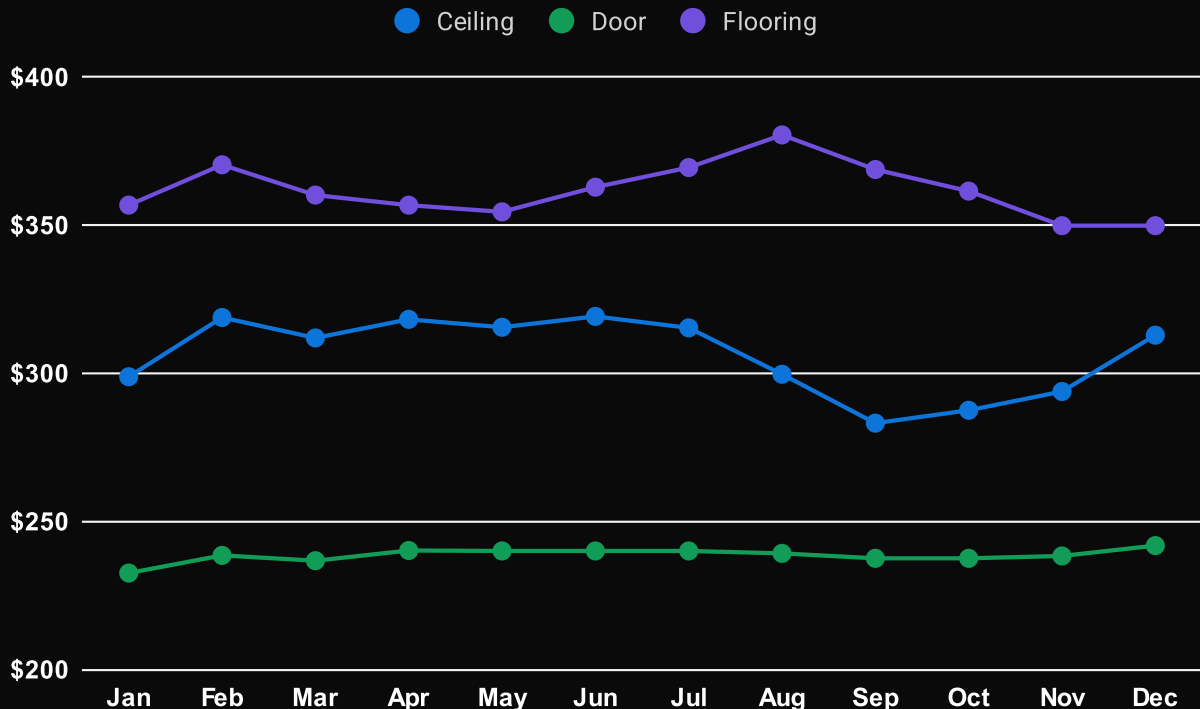
Average range of spend

\$177 - \$554



Most common job

Ventilation

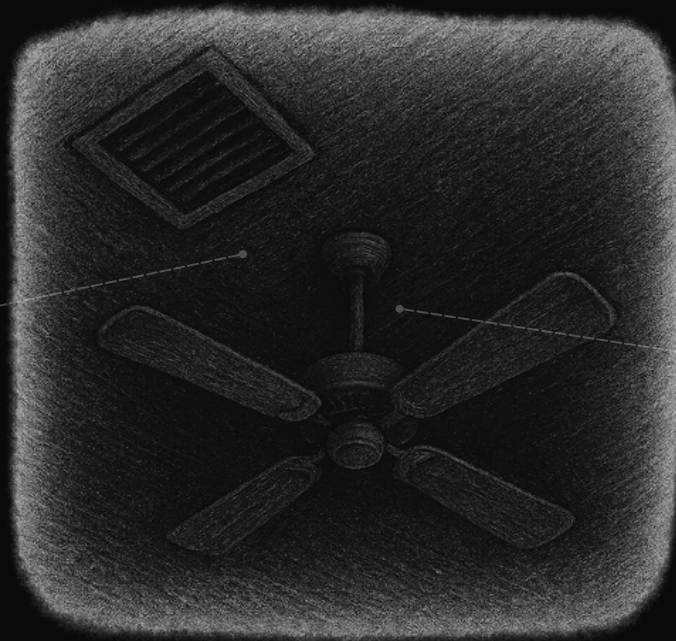


Structural

Ceiling

Average range of spend
\$187 - \$574

Ventilation
\$170 - \$453



Fan
\$275 - \$543

Tips & Tricks



Track stains or discolouration that change between inspections.



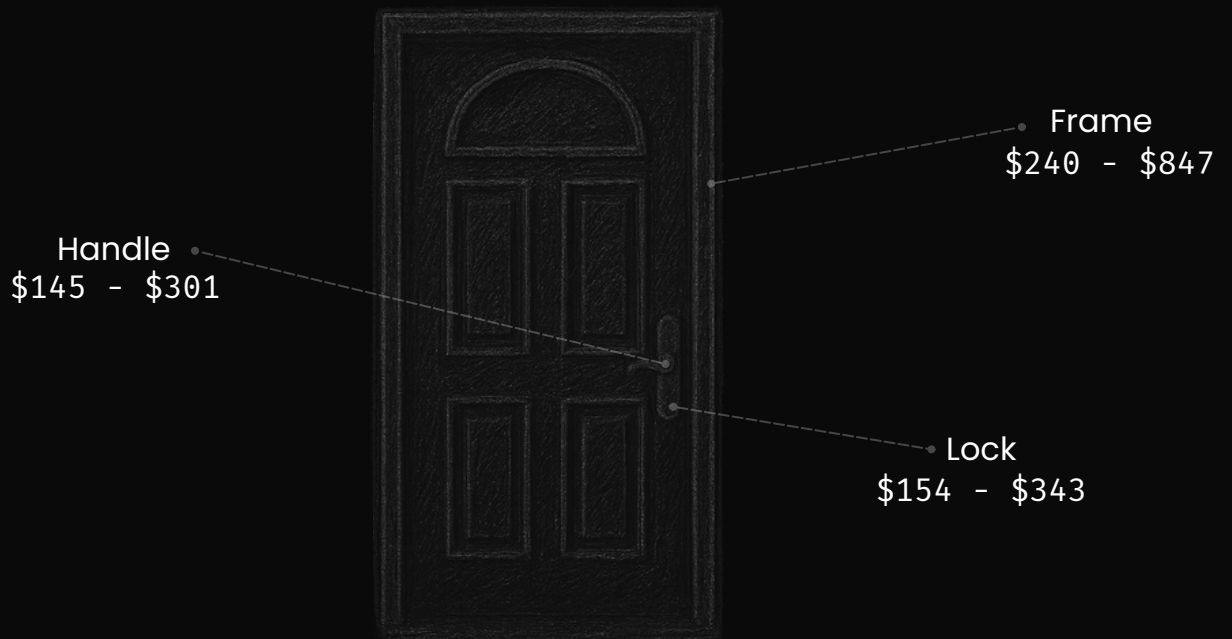
Note cracks that reappear in the same locations over time.



Maintain ceiling photos for long-term condition tracking.

Door

Average range of spend
\$158 - \$427



Tips & Tricks



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



Note recurring hardware looseness to group minor repairs efficiently.



Record door materials and finishes for consistent repairs.

Flooring

Average range of spend
\$220 - \$916

Carpet
\$218 - \$861

Vinyl
\$719 - \$3,115

Tips & Tricks



Track flooring condition near kitchens, bathrooms, and laundries. Moisture-related damage often develops gradually.



Note wear patterns between inspections to identify emerging maintenance needs.



Record flooring type and installation age for upgrade planning.

Electrical

In Q4 electrical repair costs in Australia showed small movements between categories. Power repairs (green) remained steady, sitting around \$265 in October, rising near \$270 in November, and easing back to about \$260 in December. Light repairs (blue) stayed mid-range, edging up from around \$260 in October to near \$265 in November before finishing close to \$255. Overall, categories converged slightly toward the quarter's end.



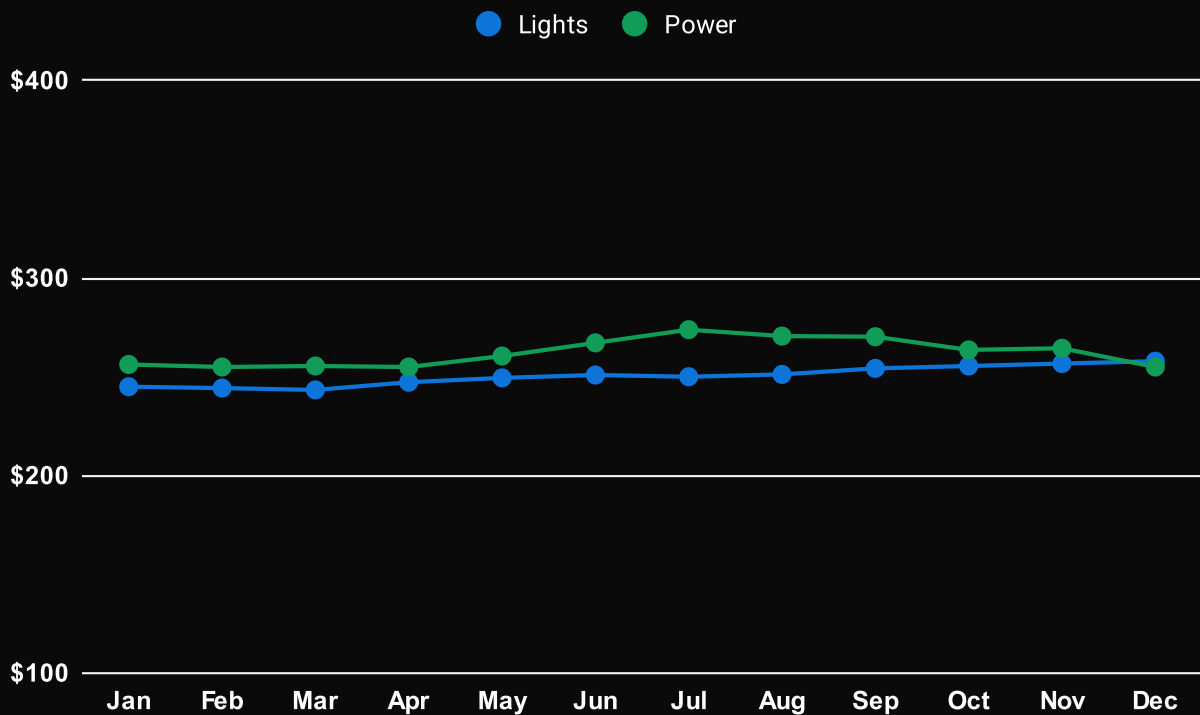
Average range of spend

\$189 - \$407



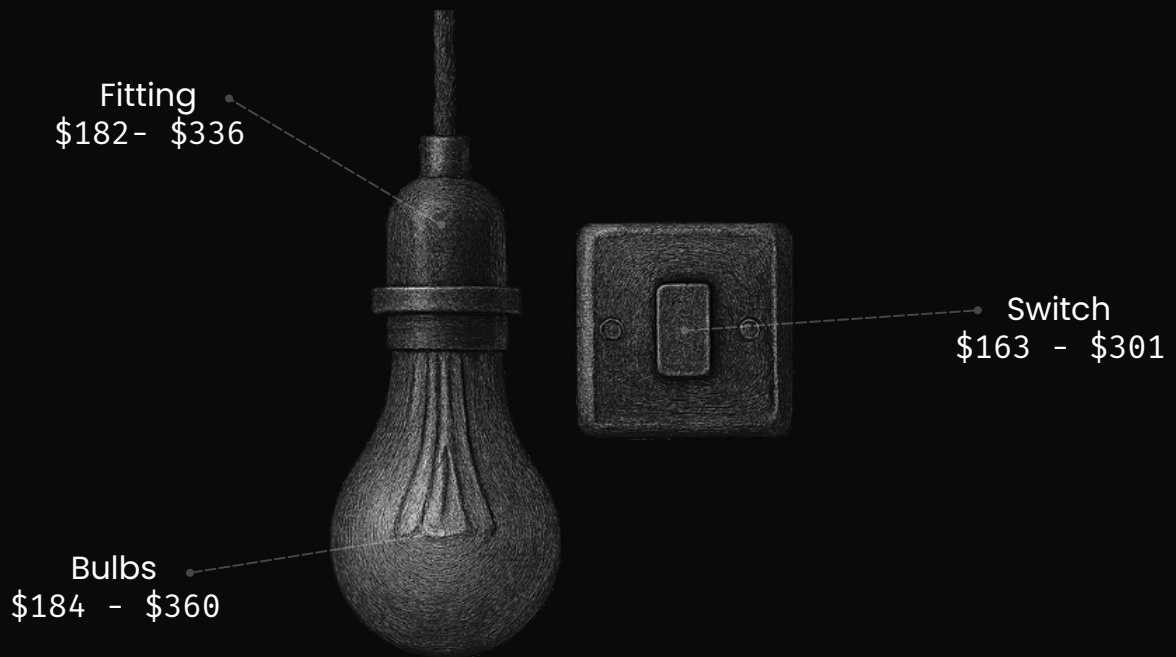
Most common job

Power Points



Lights

Average range of spend
\$185 - \$399



Tips & Tricks



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



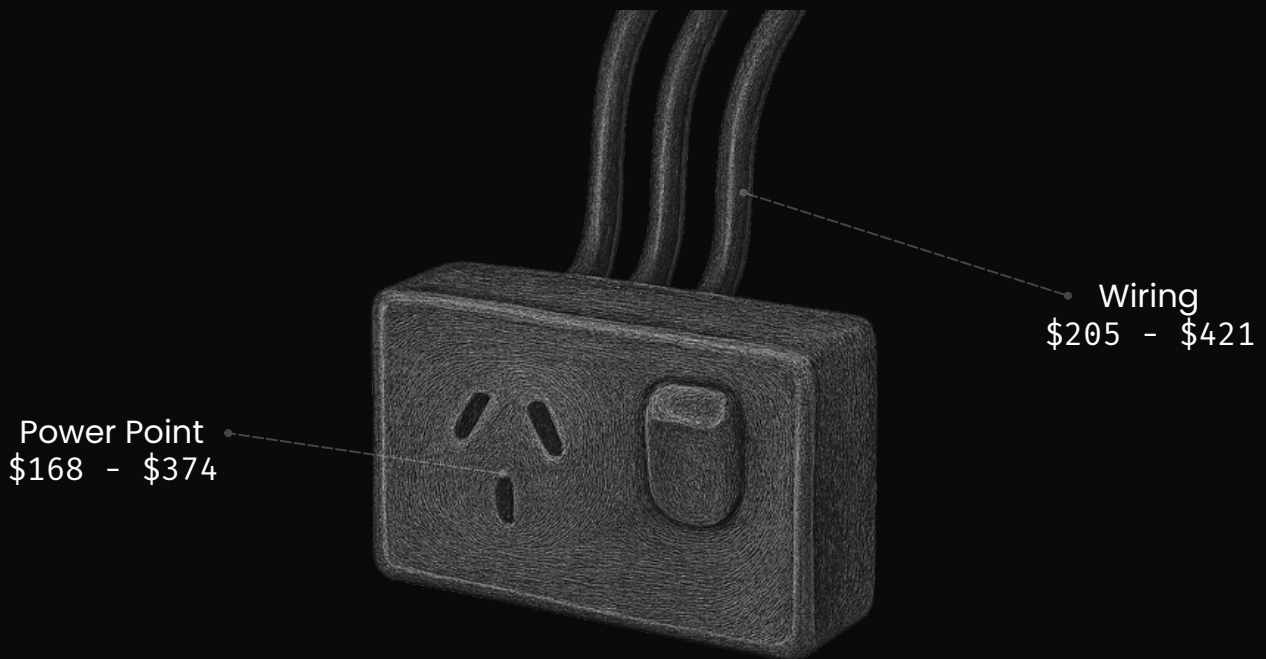
Note mismatched or inconsistent lighting across rooms.



Record fixture types to simplify replacements.

Power

Average range of spend
\$189 - \$400



Tips & Tricks



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



Note rooms or circuits mentioned repeatedly across inspections.



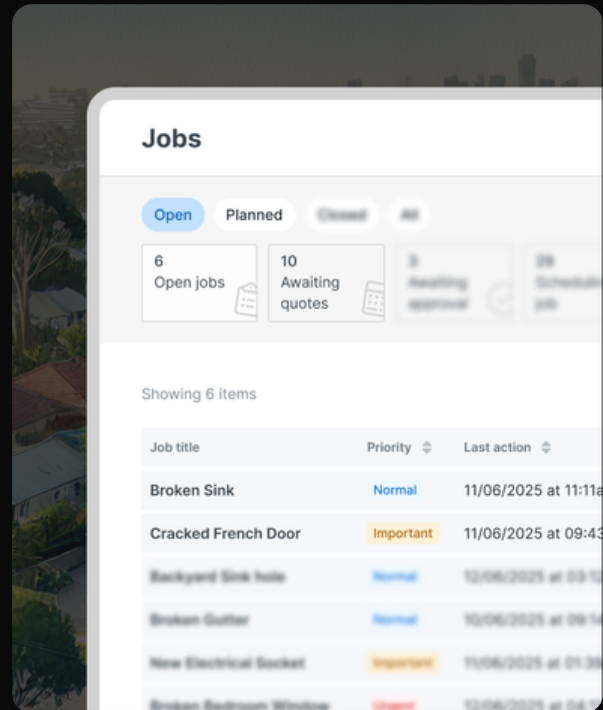
Keep switchboard photos for quicker quoting and planning.



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.
- Plan ahead for your landlords with ease.



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