

The New South Wales

Property Maintenance Index

Q4/25

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 Q4, plumbing repair costs in NSW showed moderate movement across categories. Sink repairs (blue) remained lower, sitting around \$225 in October and finishing close to \$220 in December. Toilet repairs (green) stayed the highest, easing from around \$252 early in the quarter to near \$235 by the end. Shower repairs (purple) held mid-range levels, fluctuating between roughly \$240 and \$230. Overall, the quarter showed slight declines with categories finishing closer together.



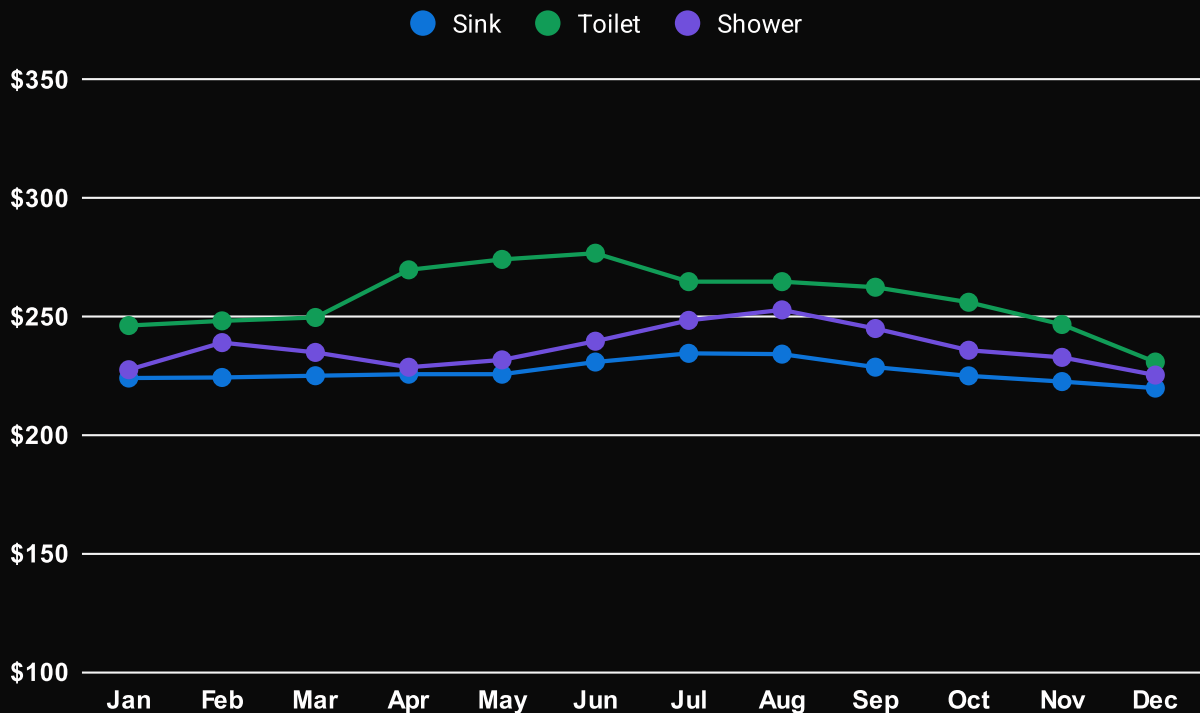
Average range of spend

\$173 - \$400



Most common job

Taps



Sink

Average range of spend

\$165- \$327



The Method Tips & Tricks



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



Note moisture marks or staining inside sink cabinetry. Intermittent leaks often worsen unnoticed and cause avoidable damage.



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

Toilet

Average range of spend
\$177- \$390



Tips & Tricks



Track tenant reports of constant refilling or running water. These issues usually worsen over time if left unmanaged.



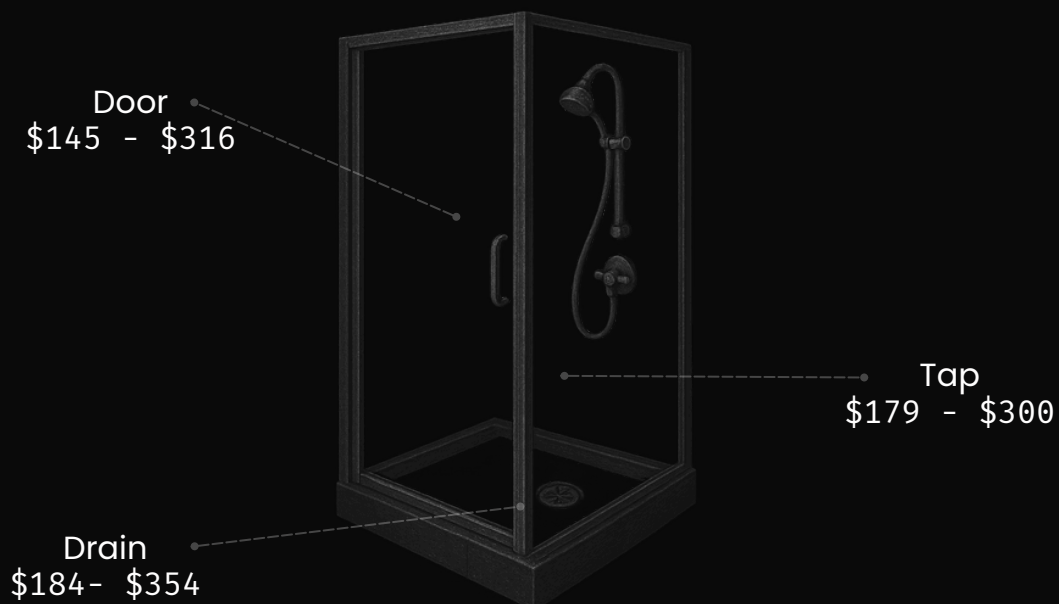
Note any base movement between inspections. Even small shifts can indicate early seal wear.



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

Shower

Average range of spend
\$167 - \$371



Tips & Tricks



Track areas where grout or silicone continues to deteriorate. Repetition often highlights water exposure points.



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



Note changes in shower screen movement or alignment before wear escalates.

Appliances

Appliance repair costs in NSW showed slight fluctuations in Q4. Oven repairs (blue) started around \$330, dipped near \$320 mid-quarter, and finished higher at about \$335. Dishwasher repairs (green) remained slightly lower, moving from roughly \$280 before edging back toward \$285 by the end. Overall, both categories followed mild movements, with oven repairs finishing marginally higher across the quarter.



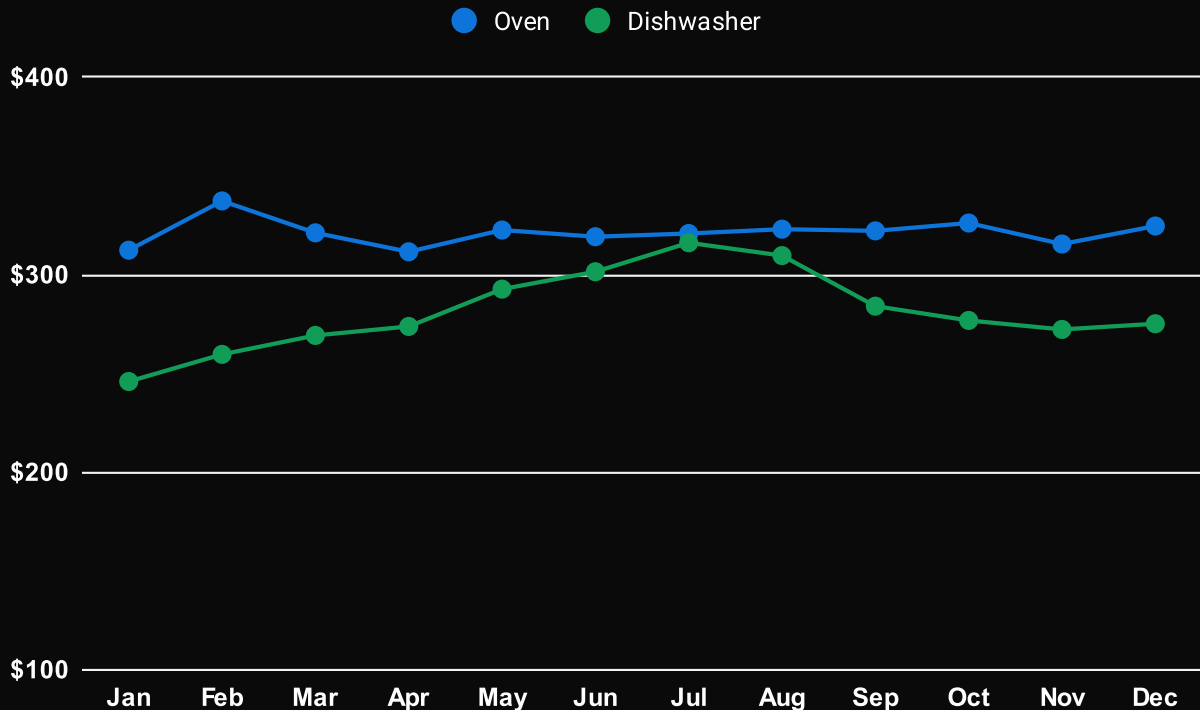
Average range of spend

\$183 - \$710



Most common job

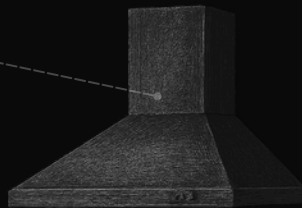
Dishwasher



Oven

Average range of spend
\$188 - \$718

Range Hood
\$200 - \$582



Stove Top
\$202 - \$866



Oven Parts
\$163 - \$683

Tips & Tricks



Track reports of uneven heating or slow warm-up times. These 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

\$187- \$770



Tips & Tricks



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



Note moisture smells or swelling in nearby cabinetry, which often precede visible leaks.



Record appliance make and model for smoother maintenance coordination.

Structural

In the last quarter, structural repair costs showed minimal movement. Ceiling repairs (blue) rose from around \$345 early in the quarter to \$350 mid-quarter, finishing higher at about \$355. Door repairs (green) remained the lowest, holding close to \$235 before edging up to roughly \$240 by the end. Flooring repairs (purple) stayed steady after a Q3 drop, easing slightly from around \$315 to near \$310. Overall, the quarter showed mild fluctuation with Ceiling repairs consistently highest.



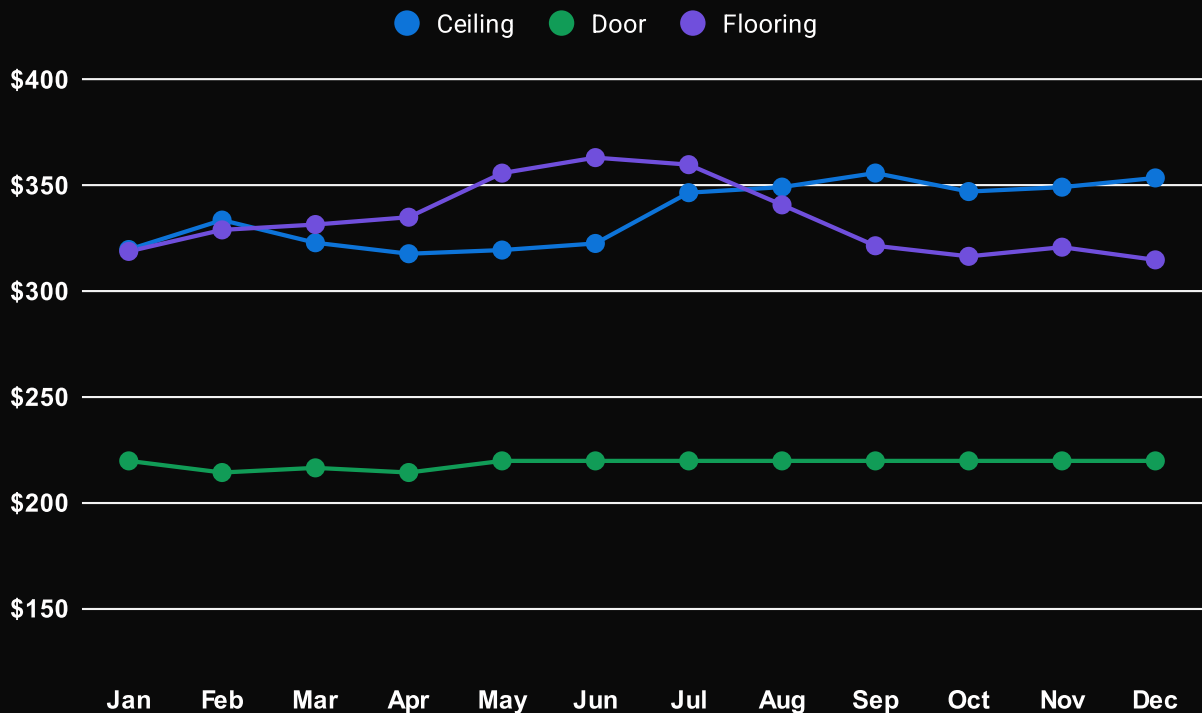
Average range of spend

\$173 - \$592



Most common job

Ventilation

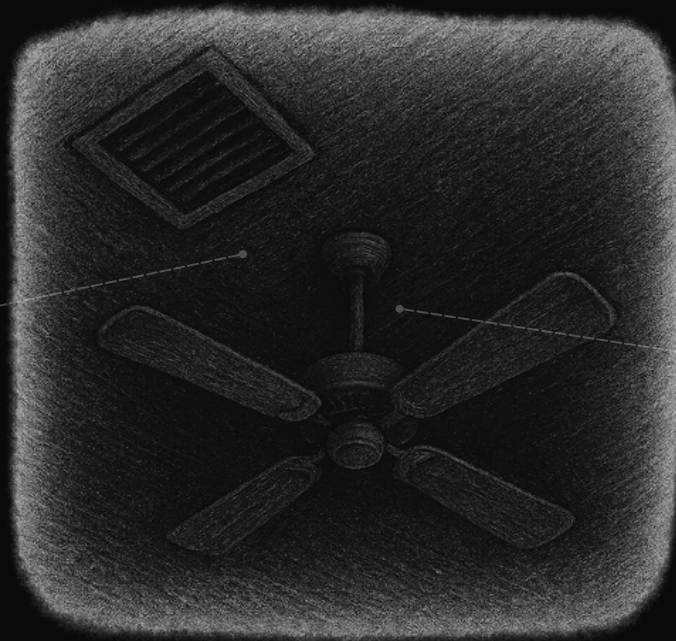


Structural

Ceiling

Average range of spend
\$207 - \$739

Ventilation
\$186 - \$544



Fan
\$289 - \$589

Tips & Tricks



Track stains or discolouration that change between inspections. Gradual progression often signals underlying issues.



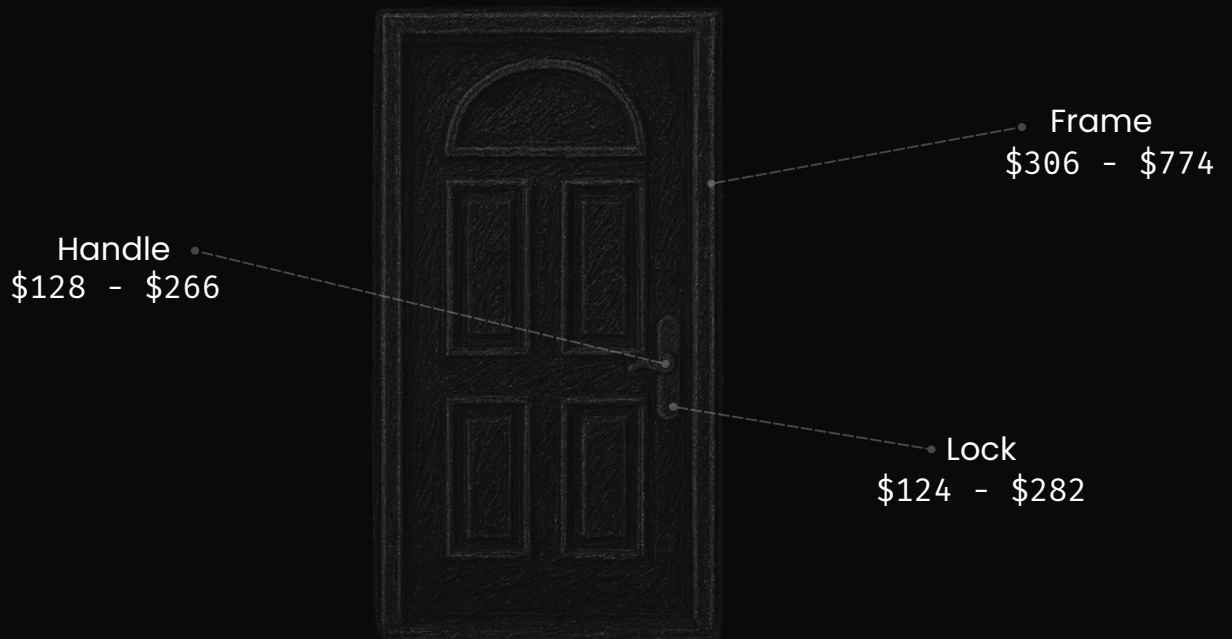
Note cracks that reappear in the same locations over time.



Maintain ceiling photos for long-term condition tracking.

Door

Average range of spend
\$141 - \$390



Tips & Tricks



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



Note recurring hardware looseness to group repairs efficiently.



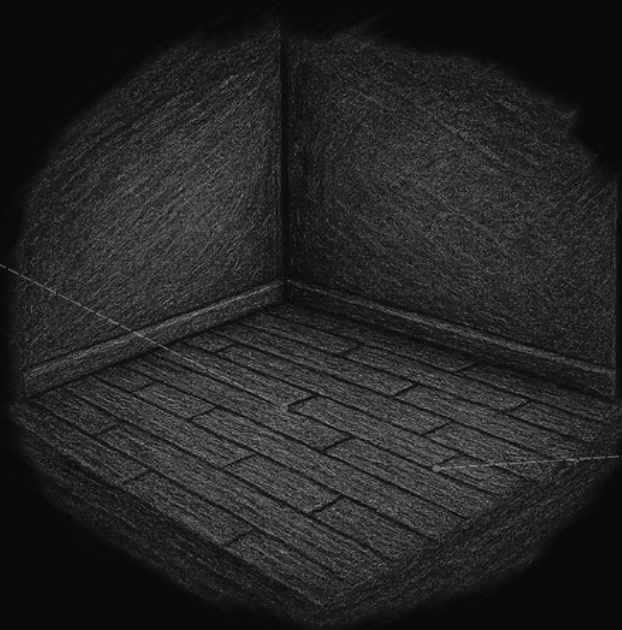
Record door materials and finishes for consistent repairs.

Flooring

Average range of spend

\$213 - \$921

Carpet
\$218 - \$867



Vinyl
\$554 - \$1,879

Tips & Tricks



Track flooring condition near kitchens and bathrooms. 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

Electrical repair costs in NSW showed small fluctuations in Q4. Power repairs (green) remained the highest, sitting around \$256 early in the quarter and finishing close to \$258. Light repairs (blue) stayed slightly higher, moving from roughly \$240 to about \$235 by the end. Overall, categories showed mild declines with relatively close finishing values.



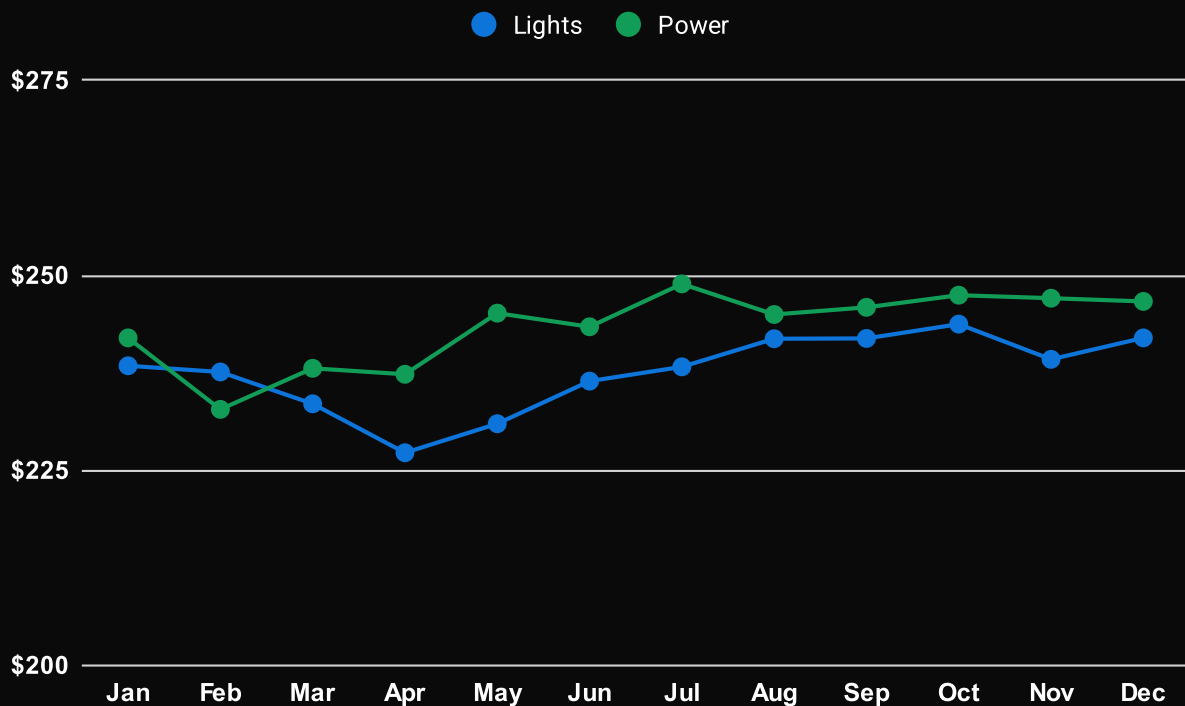
Average range of spend

\$172 - \$403



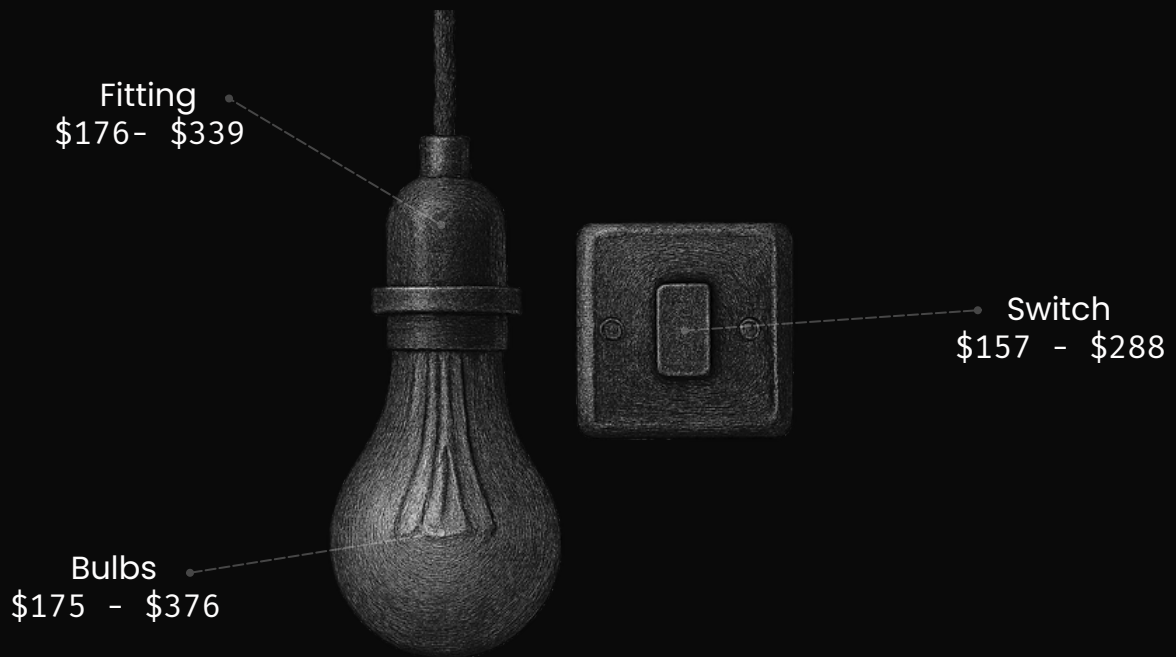
Most common job

Power Points



Lights

Average range of spend
\$174 - \$392



Tips & Tricks



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



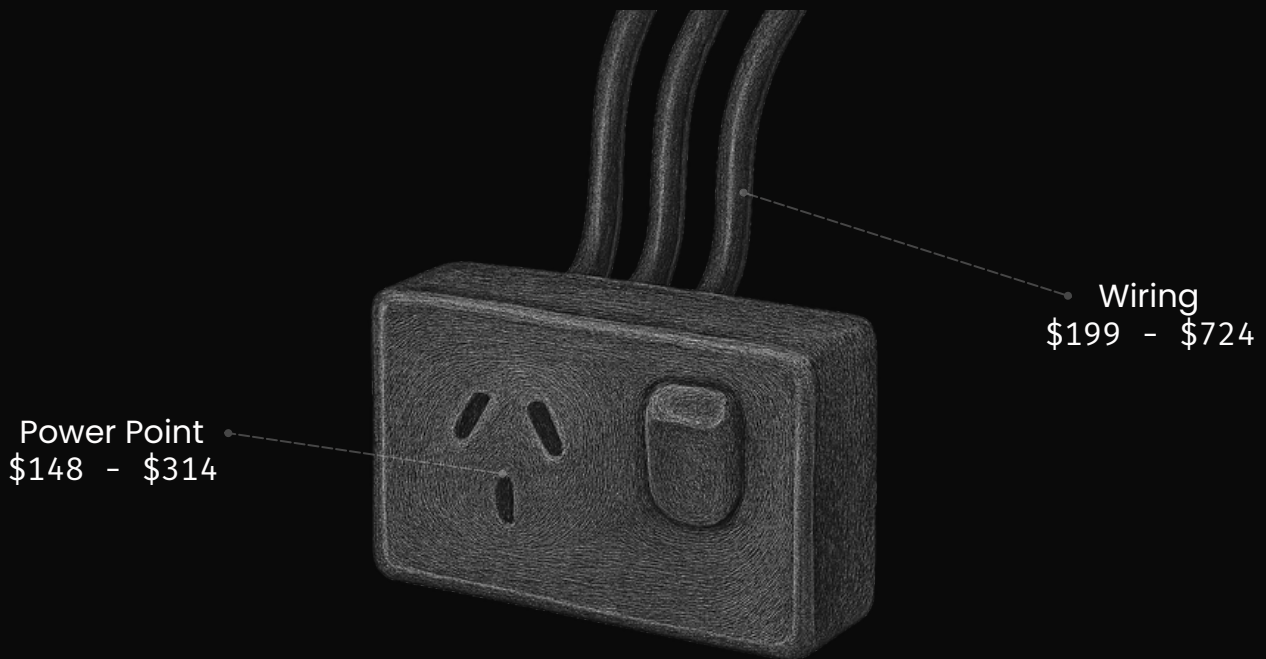
Note mismatched or inconsistent lighting across rooms.



Record fixture types to simplify replacements.

Power

Average range of spend
\$166 - \$404



Tips & Tricks



Track reports of flickering power, buzzing outlets, or interruptions. Repetition often indicates deeper issues.



Note rooms or circuits mentioned repeatedly across inspections.



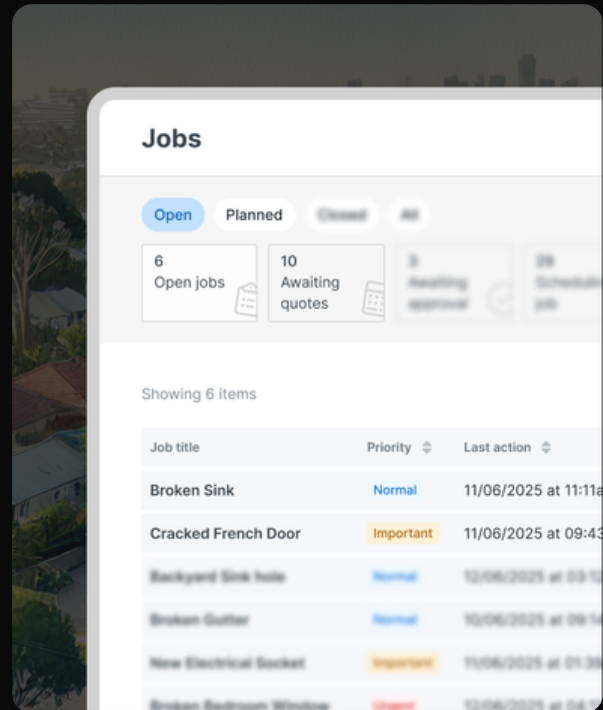
Keep switchboard photos for quicker quoting and planning.



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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