

The Queensland

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 the last quarter, plumbing repair costs showed moderate variation across categories. Sink repairs (blue) remained the lowest, moving from around \$270 early in the quarter to near \$265 mid-quarter before finishing close to \$260. Toilet repairs (green) decreased the most, easing from roughly \$273 to around \$260 by the end. Shower repairs (purple) stayed the highest cost between the three, fluctuating near \$280 and finishing slightly lower around \$275.



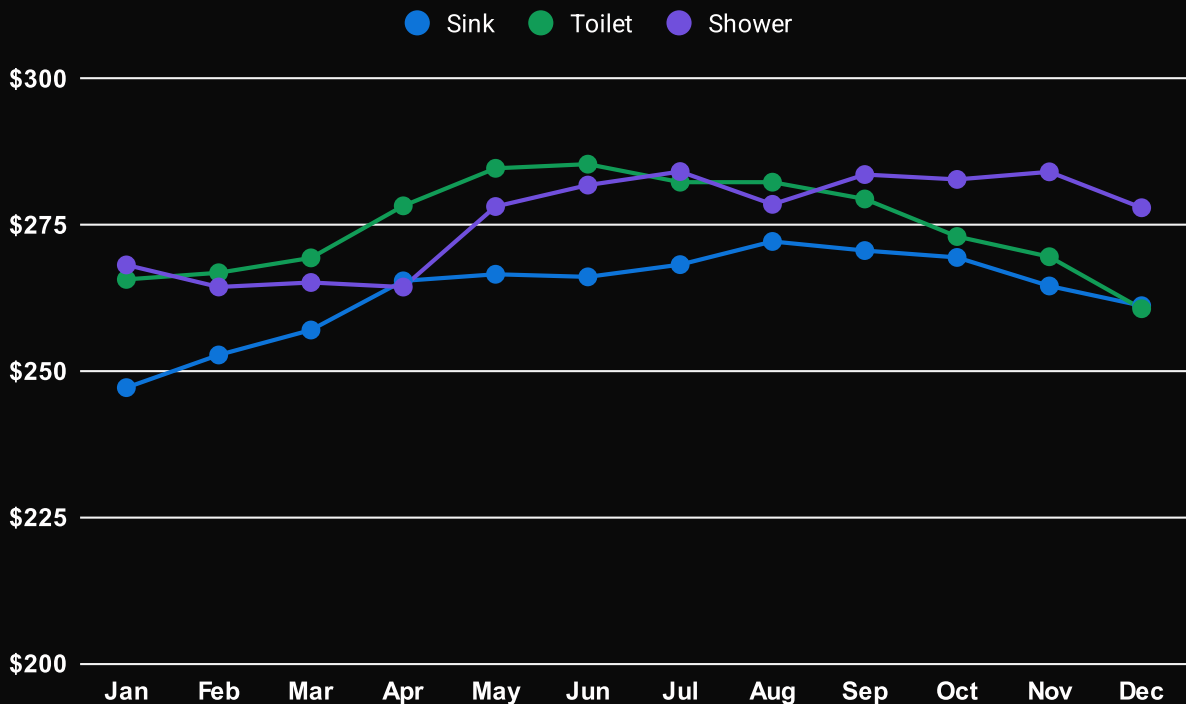
Average range of spend

\$198 - \$441



Most common job

Taps



Sink

Average range of spend

\$193 - \$381



The Method Tips & Tricks



Track repeat reports of slow drainage or smells. Patterns usually point to pipe buildup, not one-off issues.



Note any moisture or swelling inside sink cupboards. Small leaks often worsen quietly over time.



Record sink type and tapware age to plan future replacements.

Toilet

Average range of spend
\$198 - \$390



Tips & Tricks



Track reports of constant refilling or running water. These issues usually get worse if ignored.



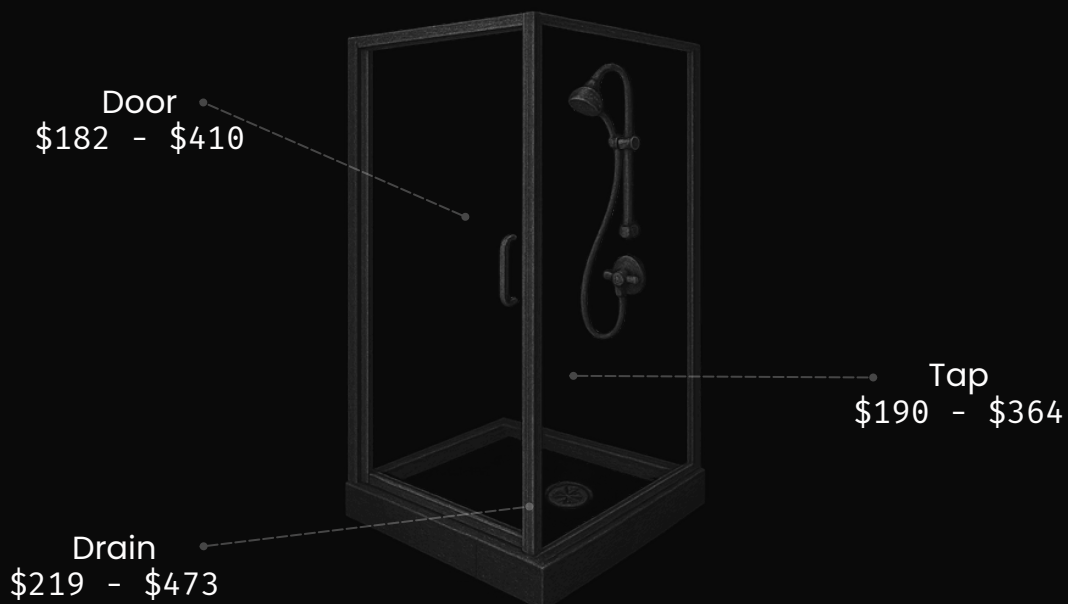
Note any movement at the base between inspections. This often signals early seal wear.



Keep toilet model details on file for easier maintenance decisions.

Shower

Average range of spend
\$198 - \$477



Tips & Tricks



Track grout or sealant that keeps breaking down in the same areas.



Record tenant feedback about pressure or temperature changes.



Note stiff or misaligned shower screens before damage escalates.

Appliances

Appliance repair costs in QLD showed steady increases in Q4. Oven repairs (blue) starting near \$380, increasing to around \$390 mid-quarter, and finishing around \$405 to end 2025. Stove repairs (green) also saw consistent increases, moving from roughly \$550 to about \$580 before finishing Q4 with another jump to around \$605 by the end.



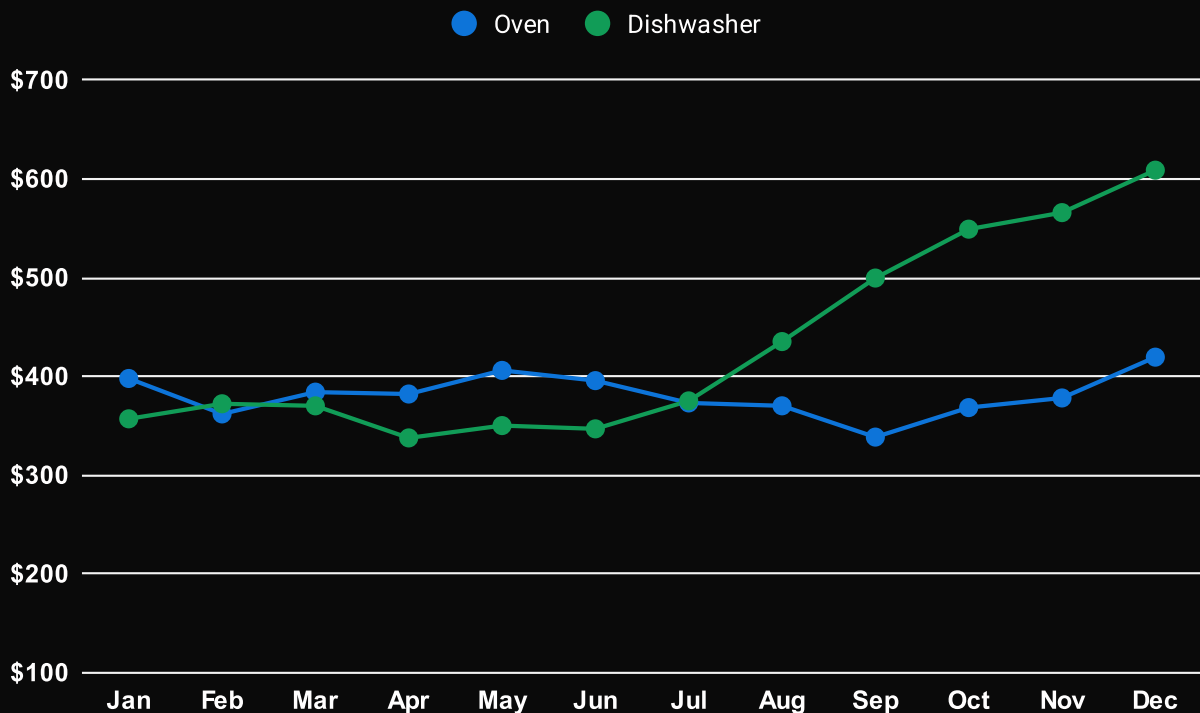
Average range of spend

\$199 - \$817



Most common job

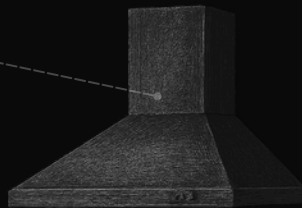
Dishwasher



Oven

Average range of spend
\$206 - \$826

Range Hood
\$230 - \$646



Oven Parts
\$199 - \$844



Stove Top
\$233 - \$870

Tips & Tricks



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



Note worn or damaged door seals affecting performance.



Record oven age and brand to plan replacements early.

Dishwasher

Average range of spend

\$217 - \$849



Tips & Tricks



Track repeat drainage or cleaning complaints. These usually point to appliance wear.



Note moisture smells or swelling in nearby cabinetry.



Record appliance details to avoid delays when booking repairs.

Structural

In the last quarter, structural repair costs in showed moderate variation across categories. Ceiling repairs (blue) rose slightly from around \$330 early in the quarter to near \$340 mid-quarter, finishing slightly lower around \$335. Door repairs (green) remained the consistent, holding close to \$230 before edging up to roughly \$235 by the end. Flooring repairs (purple) stayed the highest, yet saw a drop of around \$60 easing from around \$425 to near \$365.



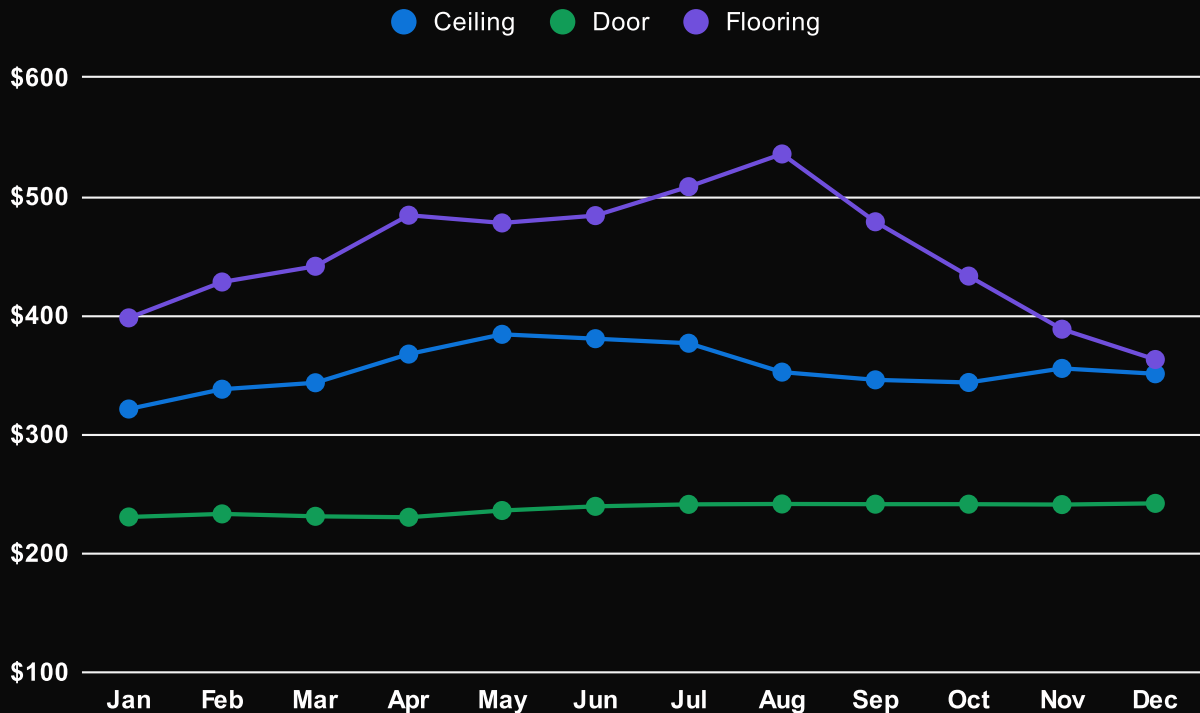
Average range of spend

\$188 - \$613



Most common job

Ventilation

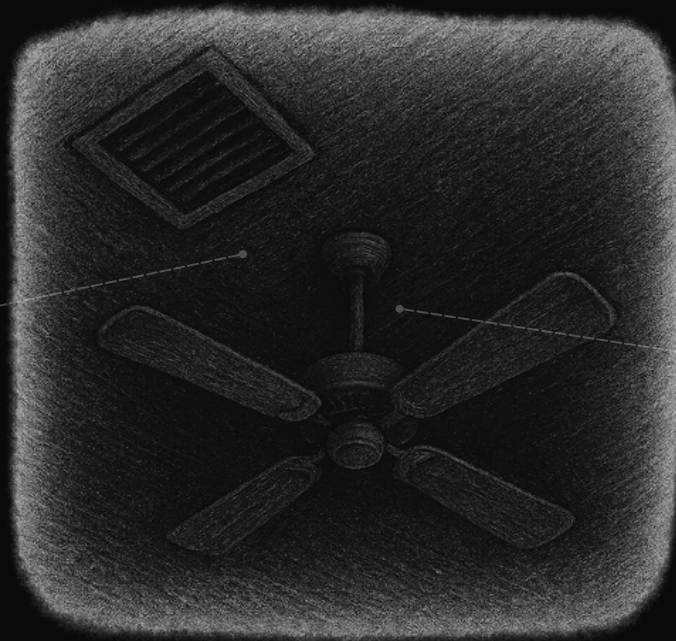


Structural

Ceiling

Average range of spend
\$210 - \$699

Ventilation
\$193 - \$692



Fan
\$283 - \$531

Tips & Tricks



Track stains or marks that change between inspections.



Note cracks that reappear in the same spots over time.

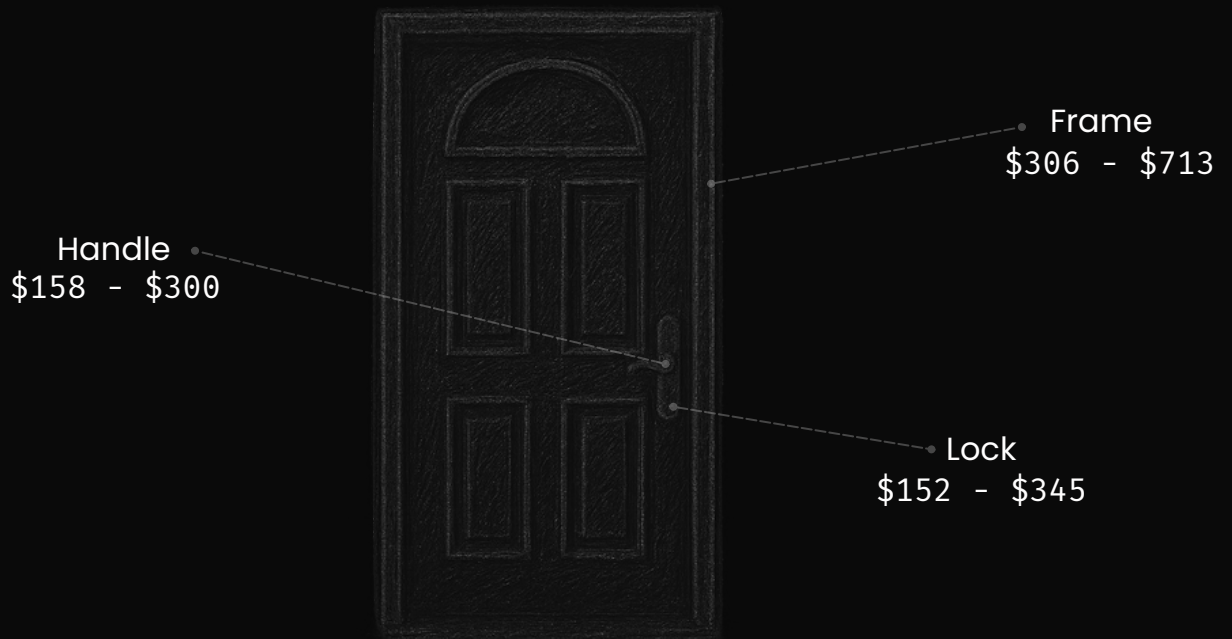


Keep ceiling photos for condition tracking and owner updates.

Structural

Door

Average range of spend
\$158 - \$432



Tips & Tricks



Track doors that increasingly stick or drag across visits.



Note handles or hinges that loosen repeatedly.



Record door materials to keep repairs consistent.

Flooring

Average range of spend
\$244 - \$1,052

Carpet
\$245 - \$1,072

Vinyl
\$682 - \$4,900

Tips & Tricks



Track changes near
kitchens, bathrooms,
and laundries.



Note wear patterns that
worsen between
inspections.



Record flooring type
and age for upgrade
planning.

Electrical

In the last quarter, electrical repair costs in QLD showed modest variation across categories. Power (green) saw a drop, moving from around \$260 early in the quarter before finishing close to \$250. Light repairs (blue) showed a steady increase, moving from around \$255 to start Q4 before finishing in December at \$270.



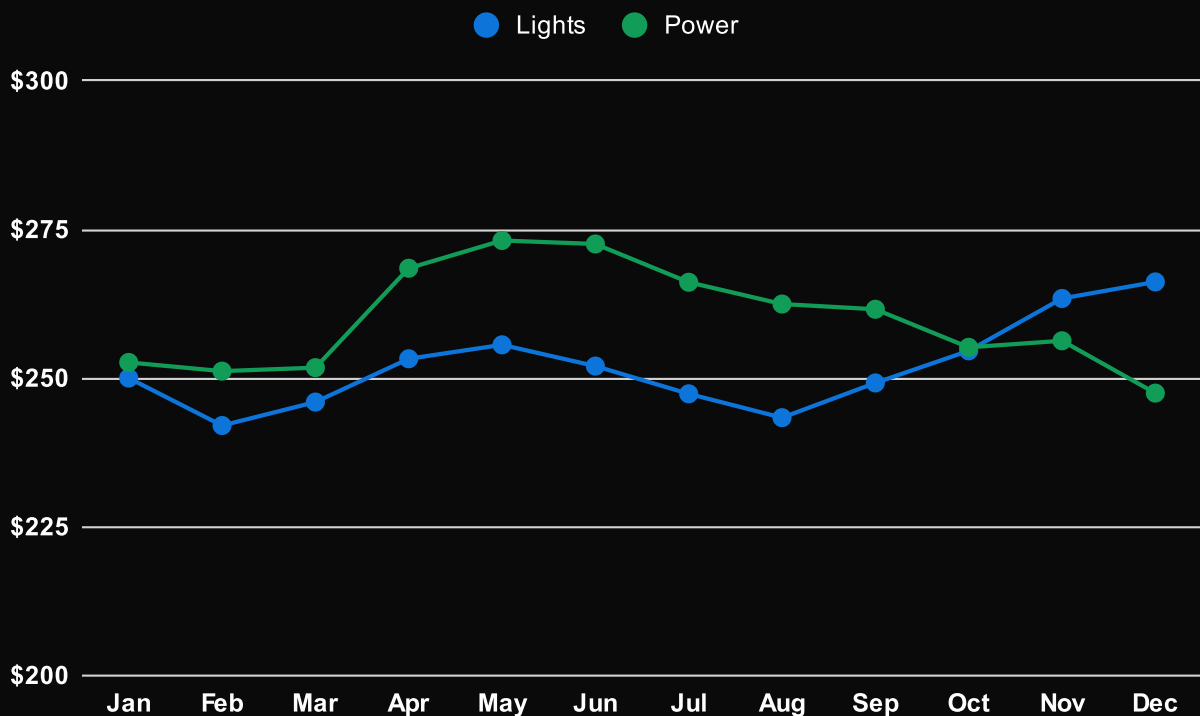
Average range of spend

\$186 - \$415



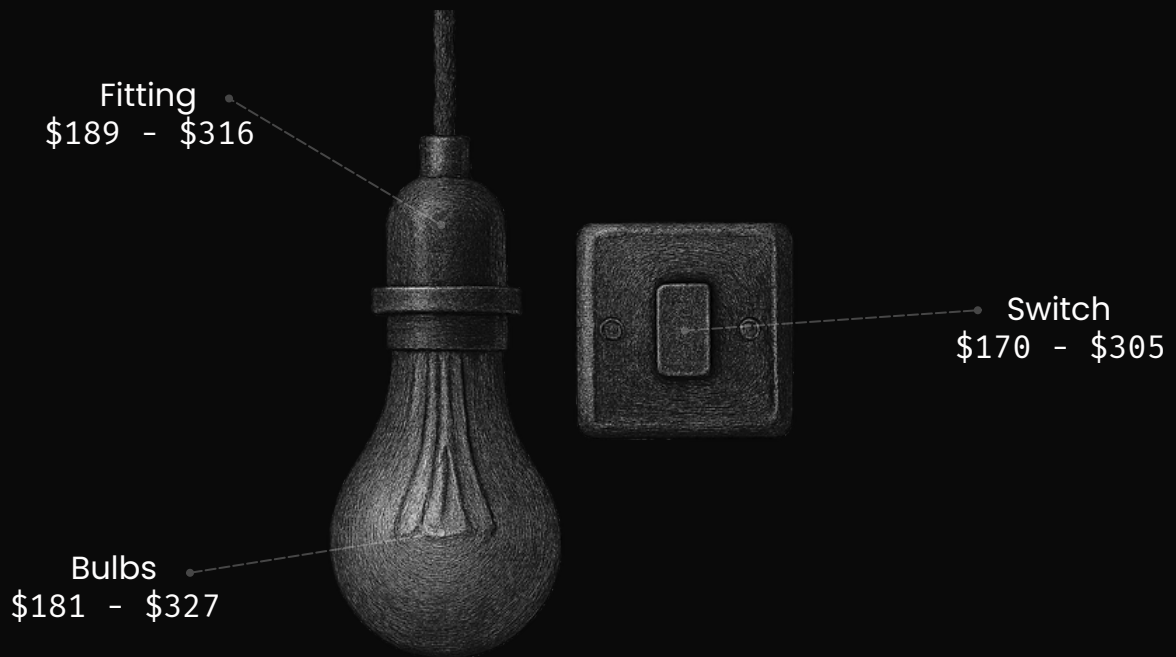
Most common job

Power Points



Lights

Average range of spend
\$187 - \$405



Tips & Tricks



Track rooms with frequent bulb failures.



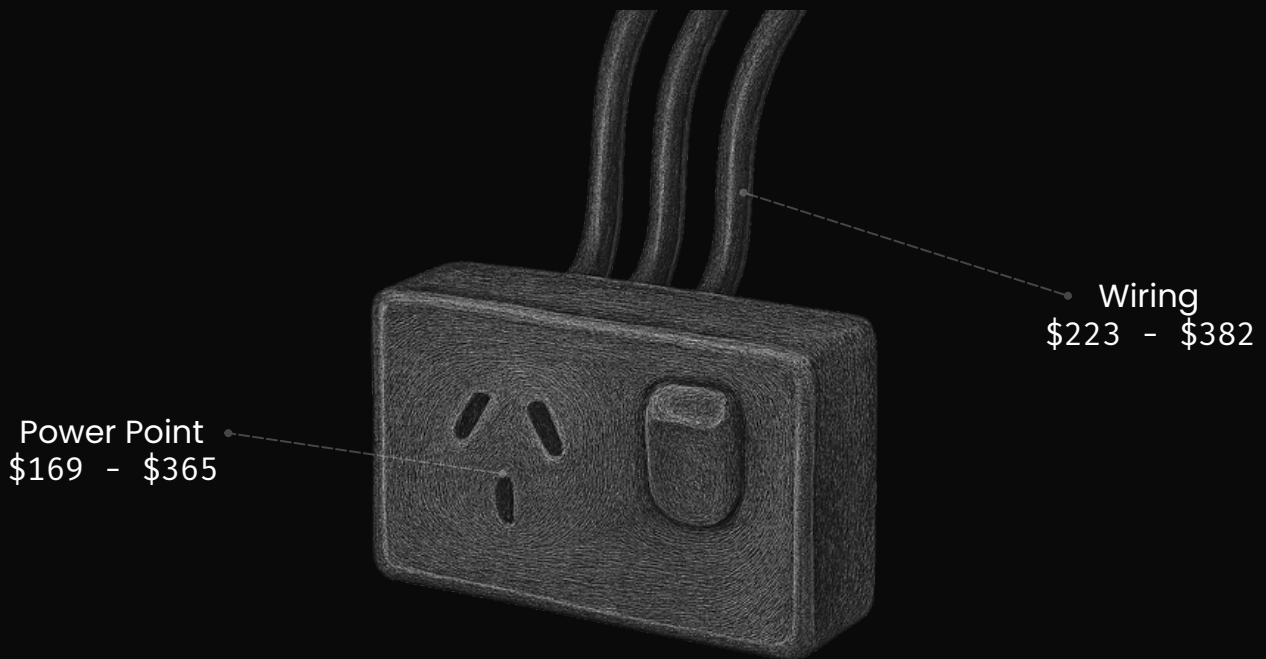
Note mismatched or inconsistent lighting.



Record fixture types for easy replacement later.

Power

Average range of spend
\$181 - \$396



Tips & Tricks



Track reports of flickering power or buzzing outlets.



Note rooms mentioned repeatedly across inspections.



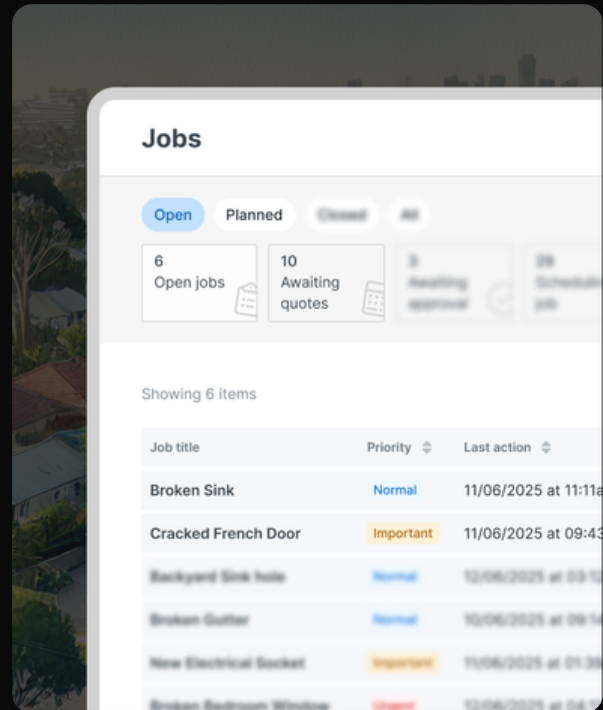
Keep switchboard photos for future reference.



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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