


The Western 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

In the last quarter, plumbing repair costs in WA showed moderate variation across categories. Sink repairs (blue) rising slightly from around \$285 early in the quarter to near \$300 by the end. Toilet repairs (green) saw a steady decline, easing from roughly \$270 to about \$250. Shower repairs (purple) sat highest fluctuating around \$300 before finishing close to \$295.



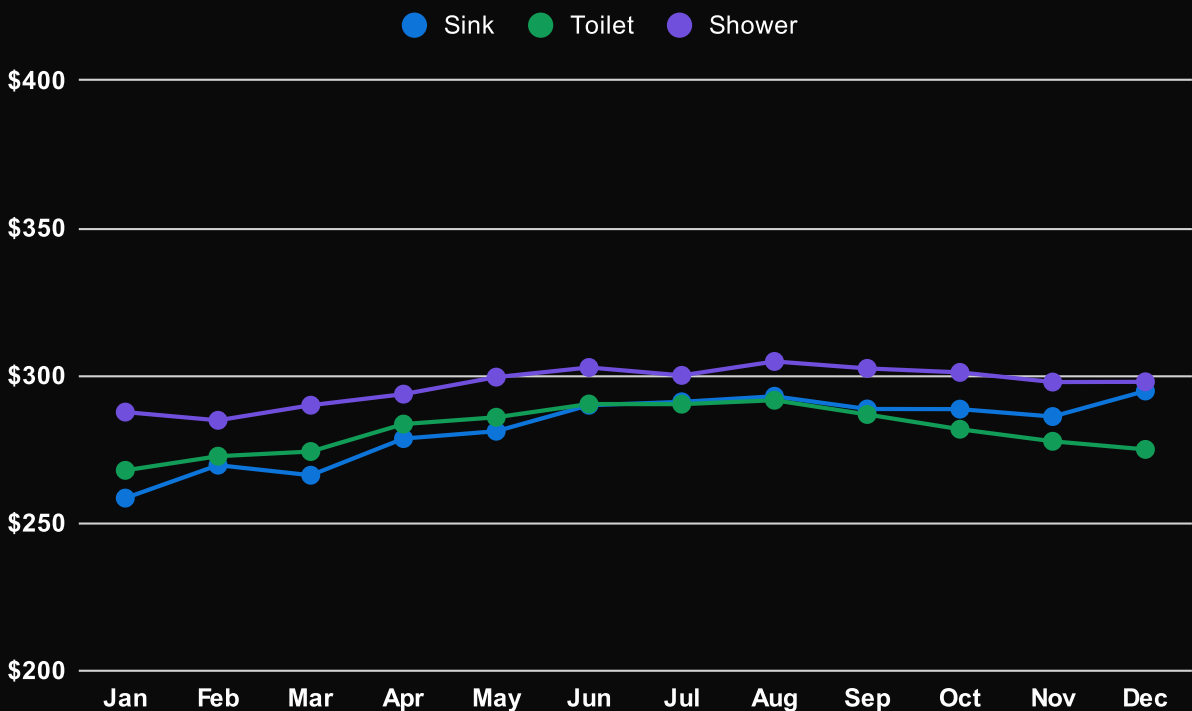
Average range of spend

\$211 - \$473



Most common job

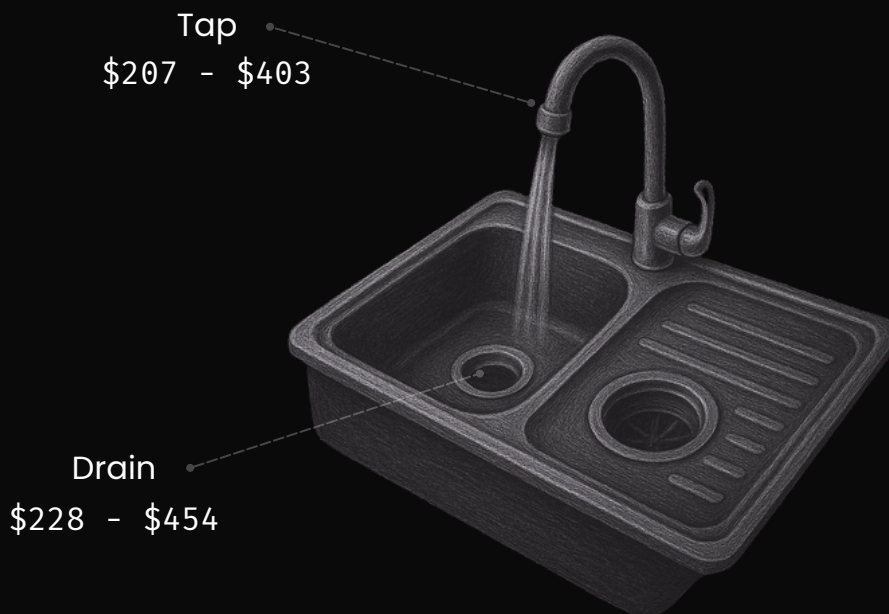
Taps



Sink

Average range of spend

\$209 - \$416



The Method Tips & Tricks



Track reports of slow drainage or odours. Patterns often point to pipe buildup rather than one-off 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
\$210 - \$413



Tips & Tricks



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



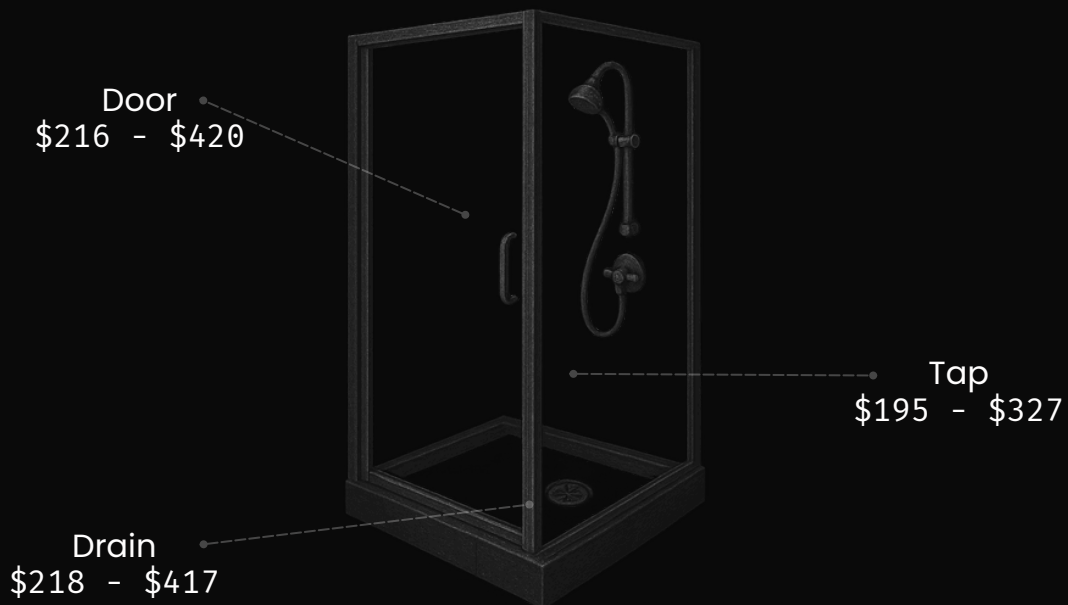
Note any toilet movement between inspections. Small shifts often indicate early seal wear.



Record toilet models used to simplify future repairs or replacements.

Shower

Average range of spend
\$210 - \$615



Tips & Tricks



Track grout or sealant that repeatedly deteriorates in the same areas.



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 showed small increases between categories. Oven repairs (blue) dropped slightly mid-quarter, starting near \$325, before dipping to around \$318, and finishing close to \$325. Dishwasher repairs (green) saw a steady increase, moving from roughly \$325 down to about \$335 before finishing toward \$365 by the end.



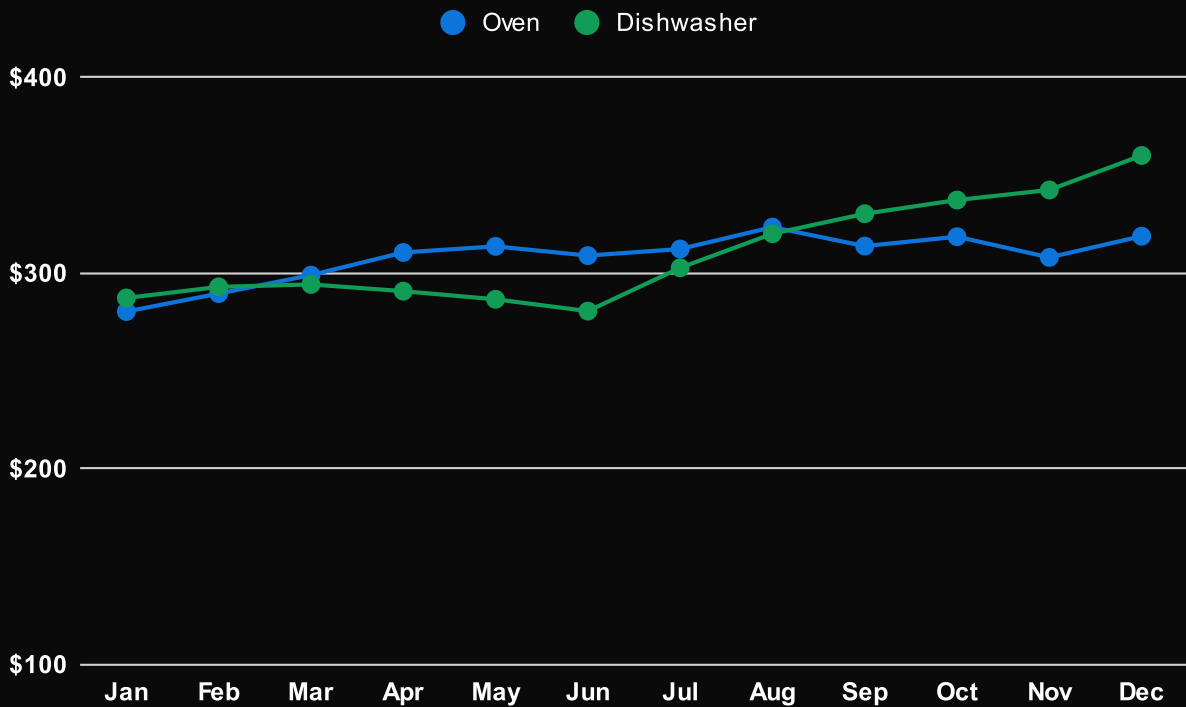
Average range of spend

\$189 - \$741



Most common job

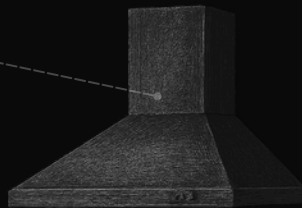
Dishwasher



Oven

Average range of spend
\$190 - \$776

Range Hood
\$187 - \$652



Stove Top
\$186 - \$962



Oven Parts
\$185 - \$535

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
\$193 - \$810



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

In the last quarter, structural repair costs showed moderate variation across categories. Ceiling repairs (blue) rose slightly from around \$245 early in the quarter to near \$280 by the end. Door repairs (green) finished the lowest, holding around \$235 all of Q4. Flooring repairs (purple) stayed the highest, increasing slightly from around \$330 mid-quarter to near \$335 by the end.



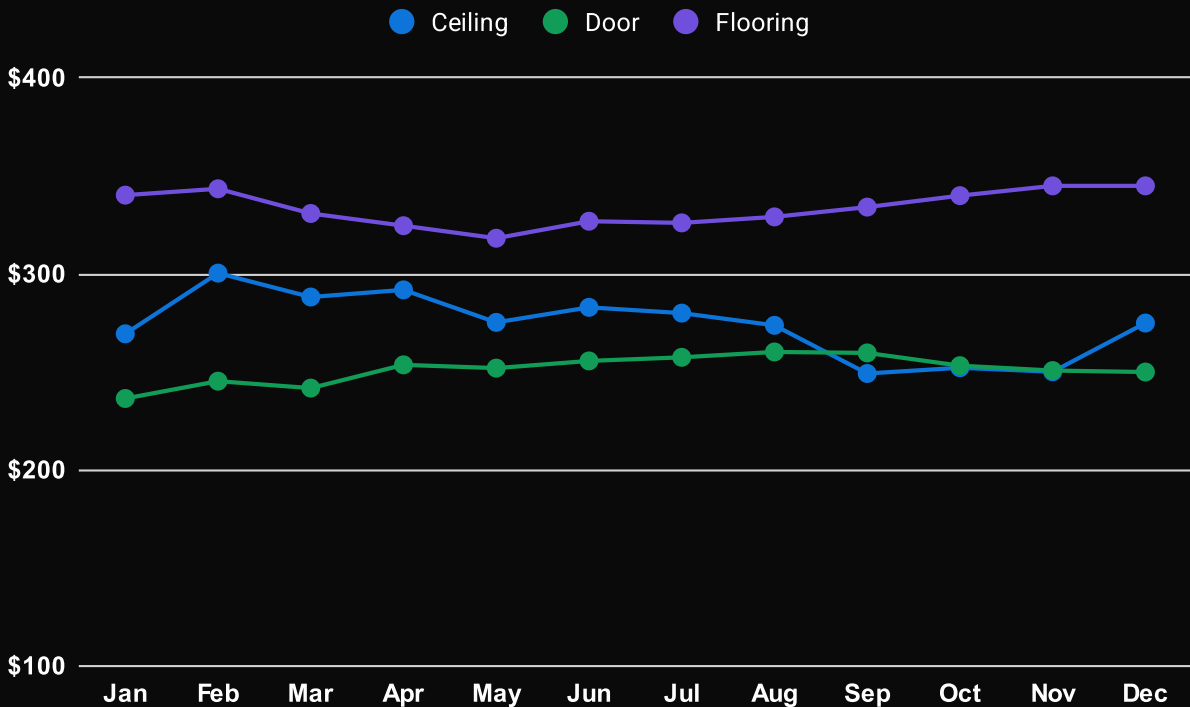
Average range of spend

\$181 - \$559



Most common job

Ventilation

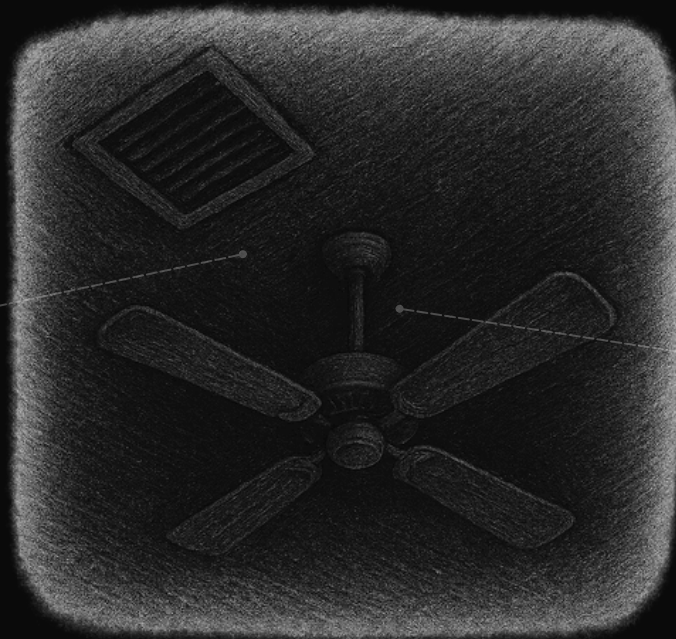


Structural

Ceiling

Average range of spend
\$170 - \$483

Ventilation
\$170 - \$360



Fan
\$296 - \$572

Tips & Tricks



Track stains or discolouration that change between inspections.



Note cracks that reappear in the same locations over time.

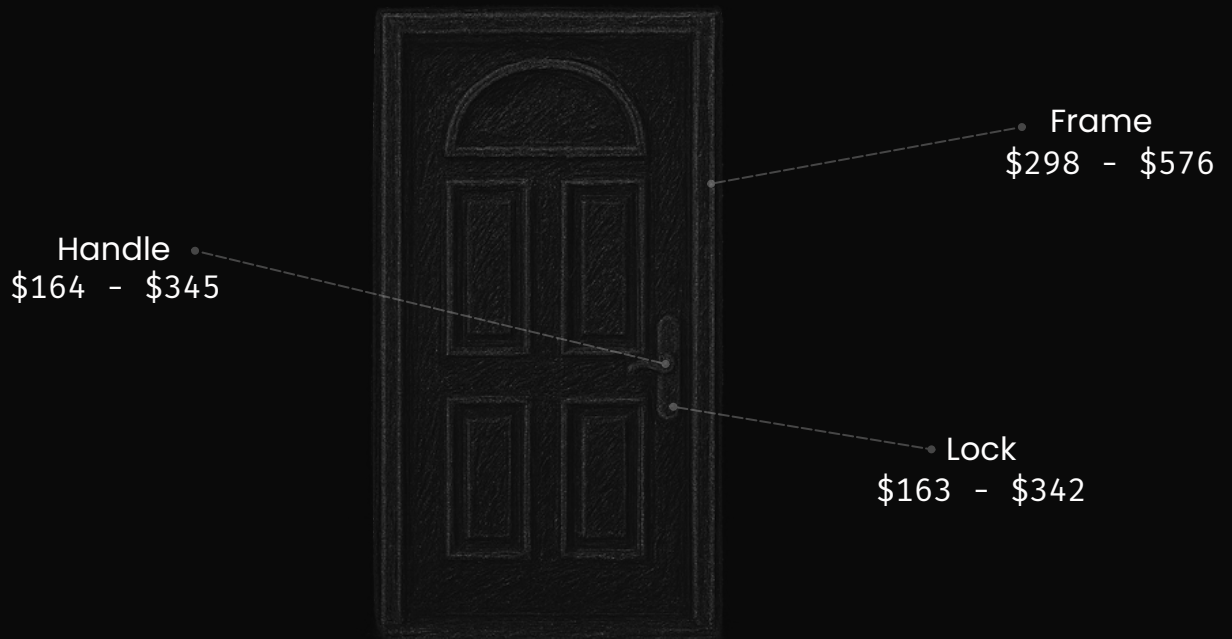


Maintain ceiling photos for long-term condition tracking.

Structural

Door

Average range of spend
\$170 - \$466



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
\$215 - \$783

Carpet
\$206 - \$696

Vinyl
\$1,639 - \$3,417

Tips & Tricks



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



Note wear patterns that worsen between inspections.



Record flooring type and installation age for upgrade planning.

Electrical

Electrical repair costs showed mild fluctuation across categories. Power repairs (green) finished the highest, sitting around \$260 early in the quarter, rising near \$265 mid-quarter, and finishing close to \$270. Light repairs (blue) started slightly higher, before a December drop from roughly \$265 to \$250 by the end.



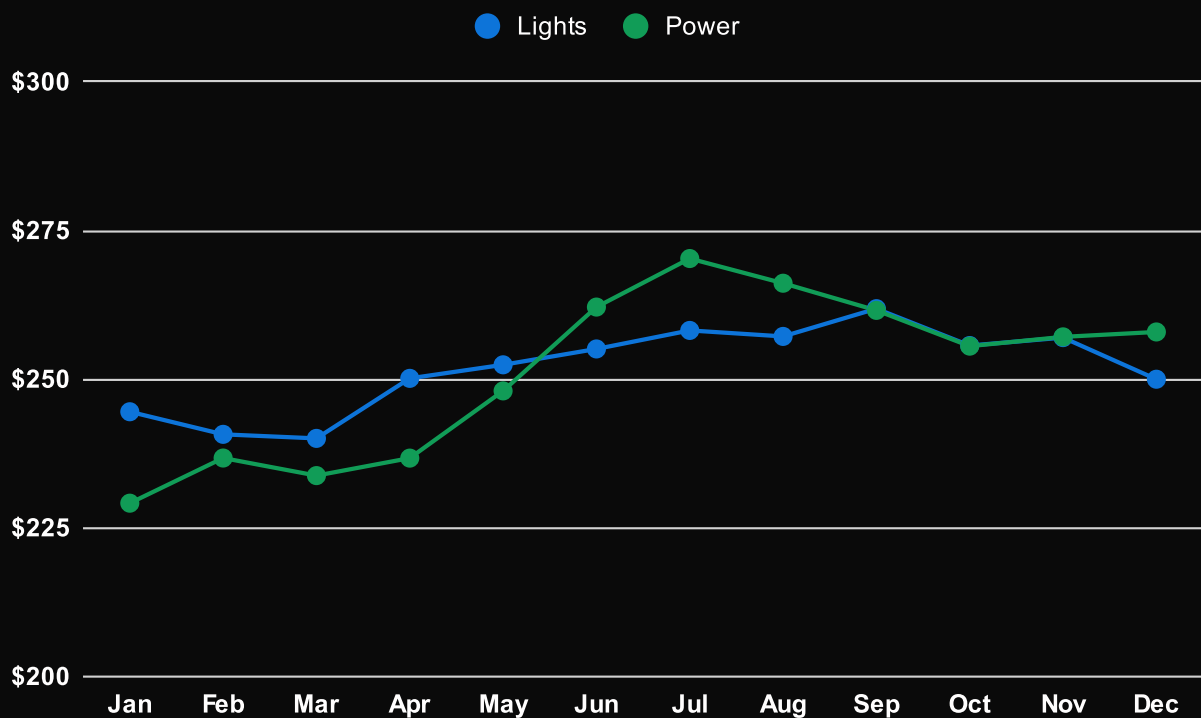
Average range of spend

\$184 - \$401



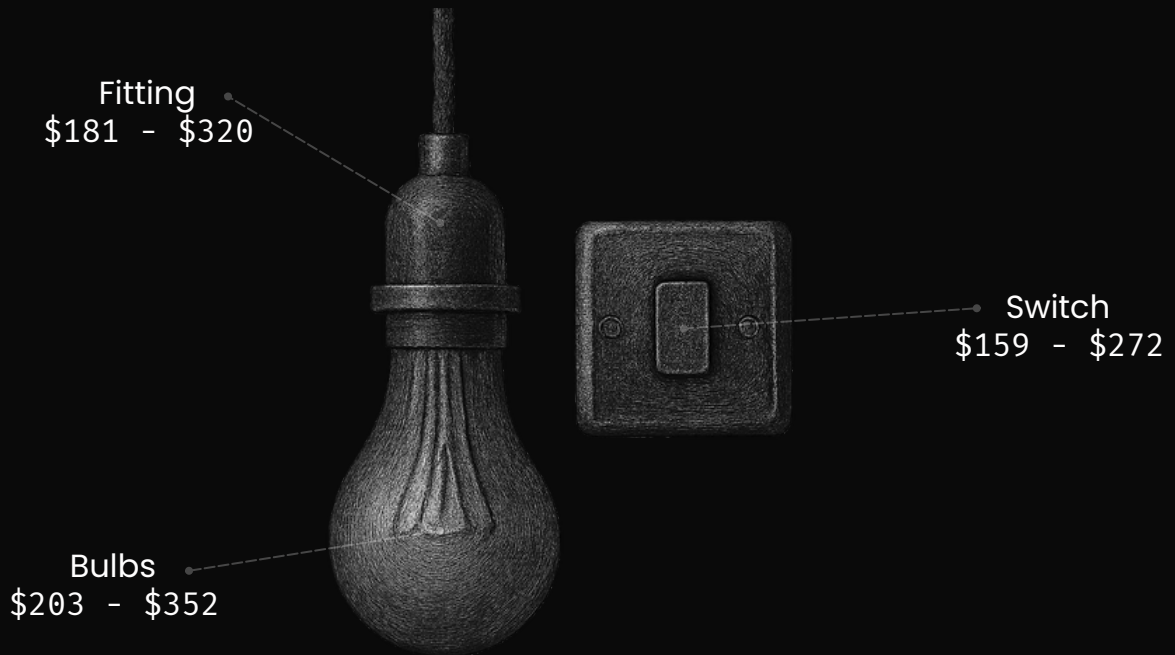
Most common job

Power Points



Lights

Average range of spend
\$185 - \$402



Tips & Tricks



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



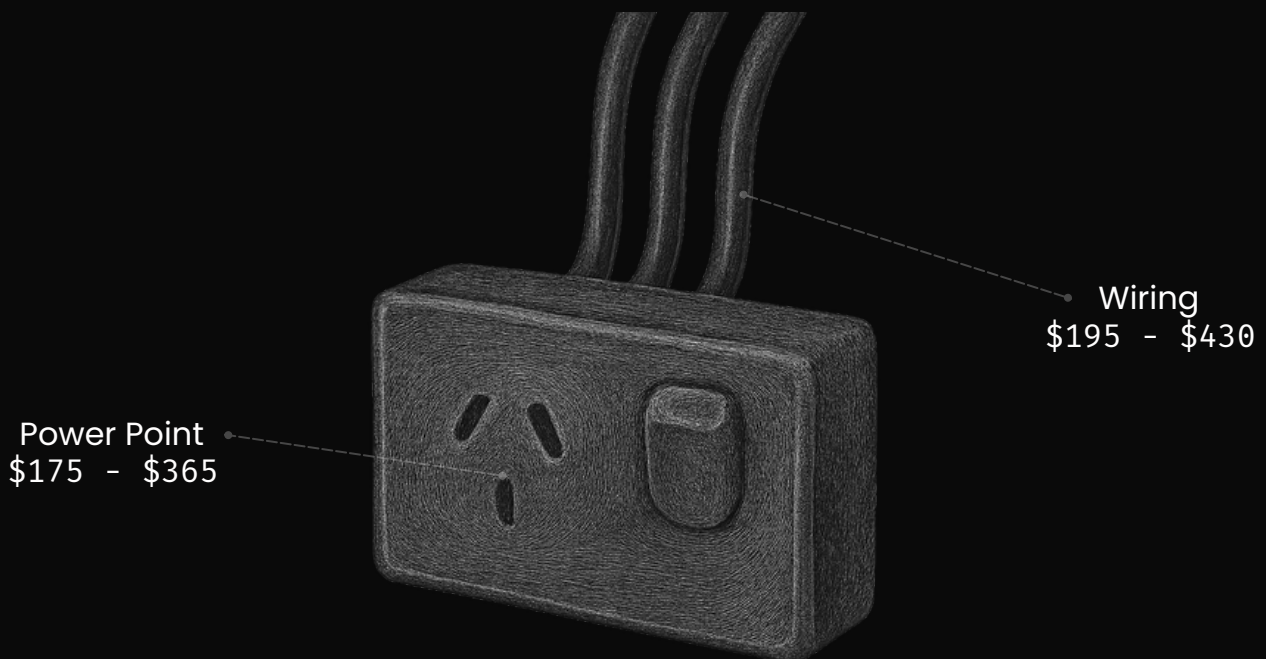
Note mismatched or inconsistent lighting across rooms.



Record fixture types to simplify replacements.

Power

Average range of spend
\$179 - \$385



Tips & Tricks



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



Note rooms or circuits mentioned repeatedly across inspections.



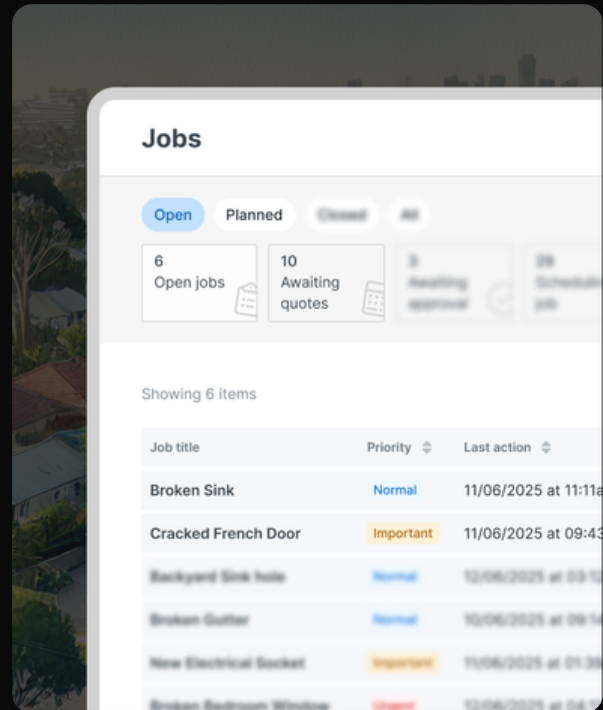
Keep switchboard photos for quicker quoting and planning.



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.



Connected to your tools



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