

The Victoria

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

Plumbing repair costs showed moderate movement across categories. Sink repairs (blue) remained the lowest, sitting around \$265 early in the quarter, dipping slightly mid-quarter, and finishing close to \$260. Toilet repairs (green) stayed the highest, going from around \$310 to near \$325 by November before dropping back to \$300. Shower repairs (purple) sat between the two, remaining constant from around \$305 and finishing slightly lower near \$295.



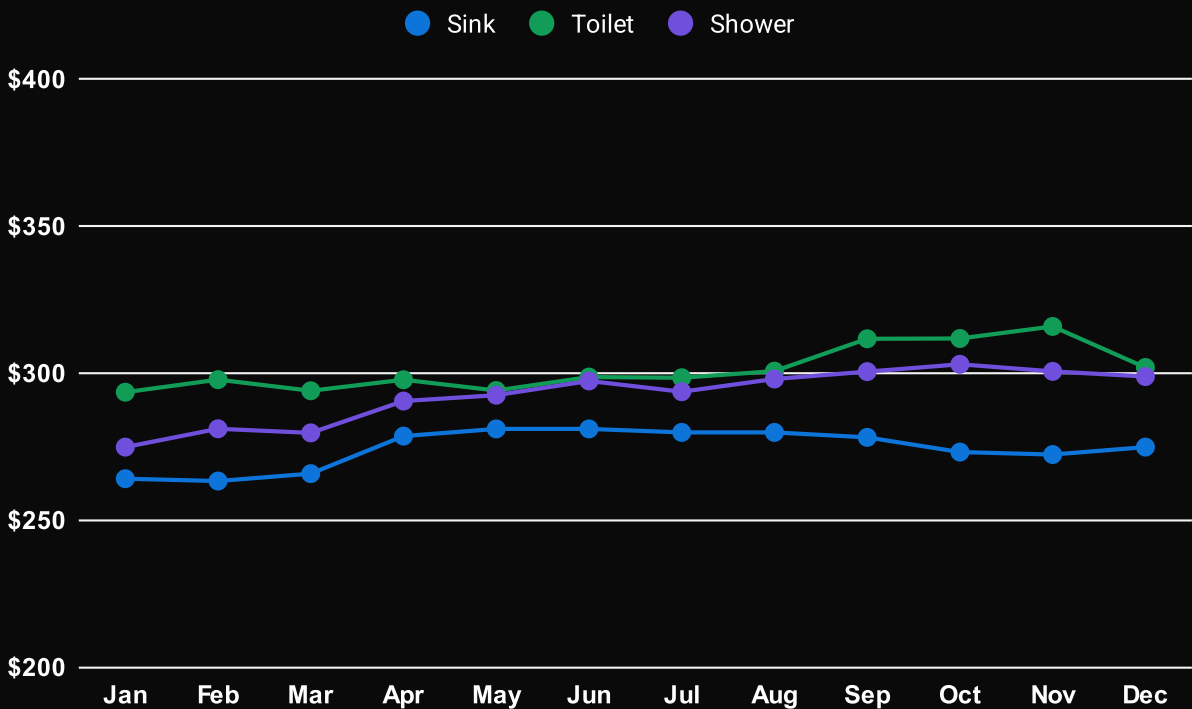
Average range of spend

\$209 - \$454



Most common job

Taps



Sink

Average range of spend

\$194 - \$383



The Method Tips & Tricks



Track reports of slow drainage or lingering odours. Patterns usually point to pipe buildup rather than isolated issues.



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



Record sink materials and tapware age to support maintenance and replacement planning.

Toilet

Average range of spend
\$215 - \$416



Tips & Tricks



Track reports of constant refilling or running water. These issues typically worsen if left unmanaged.



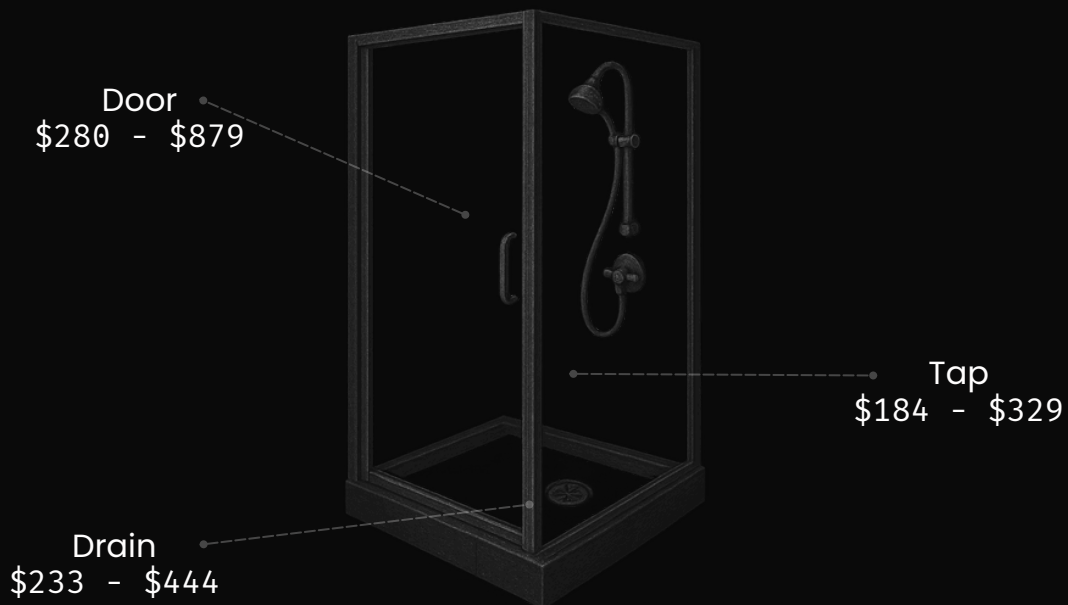
Note any toilet movement between inspections. Small shifts often indicate early seal wear.



Record toilet model and age to simplify future repairs or replacements.

Shower

Average range of spend
\$201 - \$478



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 shower screen stiffness or misalignment before wear escalates.

Appliances

Appliance repair costs in VIC showed minor variation between categories. Oven repairs (blue) dropped slightly, starting near \$345, rising slightly to around \$348 mid-quarter, and dropping close to \$340. Dishwasher repairs (green) saw bigger movement, starting from roughly \$355 increase to about \$365 before dropping down \$310 by the end of December.



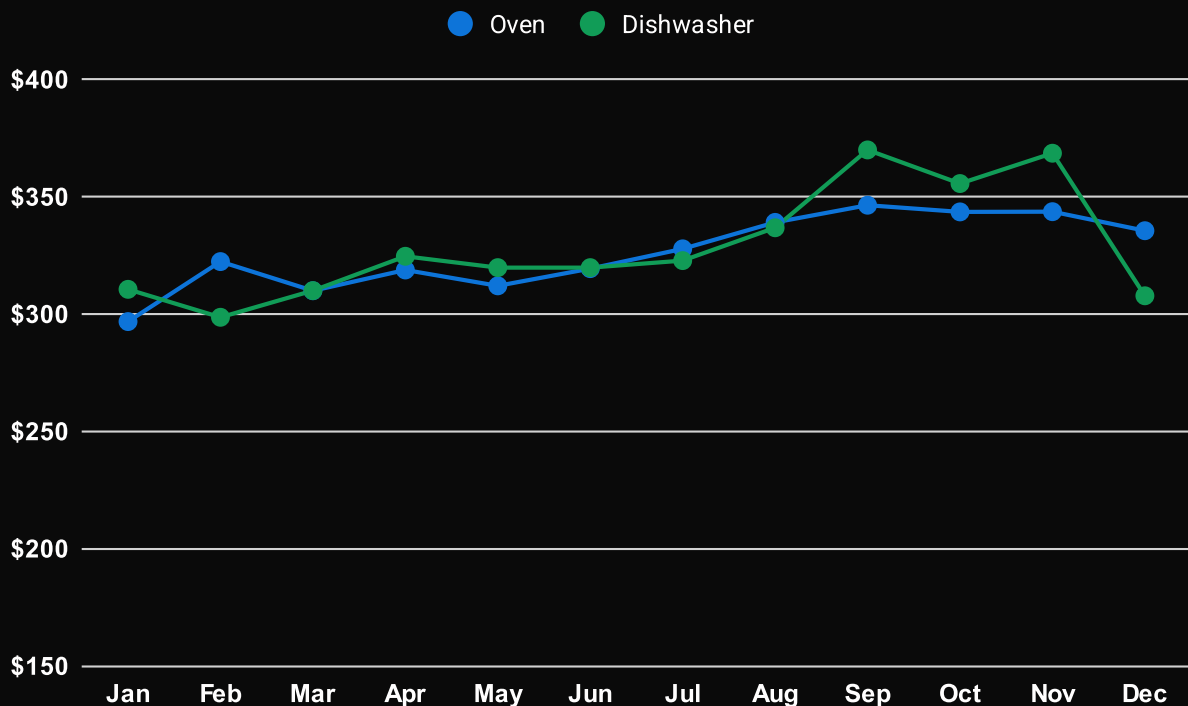
Average range of spend

\$216 - \$702



Most common job

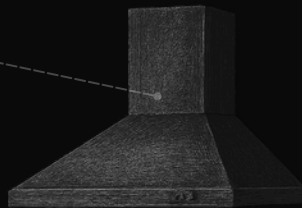
Dishwasher



Oven

Average range of spend
\$210 - \$724

Range Hood
\$218 - \$661



Stove Top
\$224 - \$659



Oven Parts
\$231 - \$744

Tips & Tricks



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



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



Record oven brand and age to support replacement planning.

Dishwasher

Average range of spend
\$194 - \$838



Tips & Tricks



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



Note moisture smells or cabinet swelling near the unit.



Record appliance make and model for smoother maintenance coordination.

Structural

Structural repair costs showed moderate variation across categories. Ceiling repairs (blue) increased from around \$255 early in the quarter to near \$310 mid-quarter, finishing higher at about \$325. Door repairs (green) remained the lowest, holding close to \$220 before edging up to roughly \$240 by the end. Flooring repairs (purple) stayed the highest, moving slightly from around \$385 to near \$390.



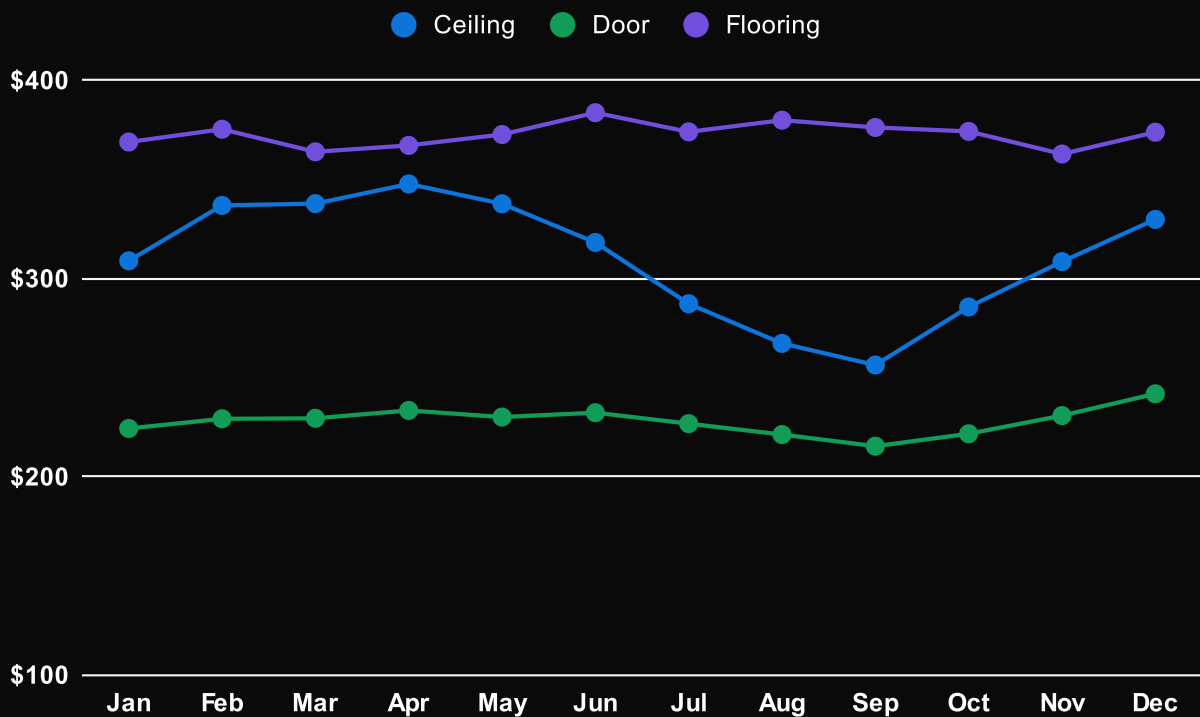
Average range of spend

\$172 - \$506



Most common job

Ventilation

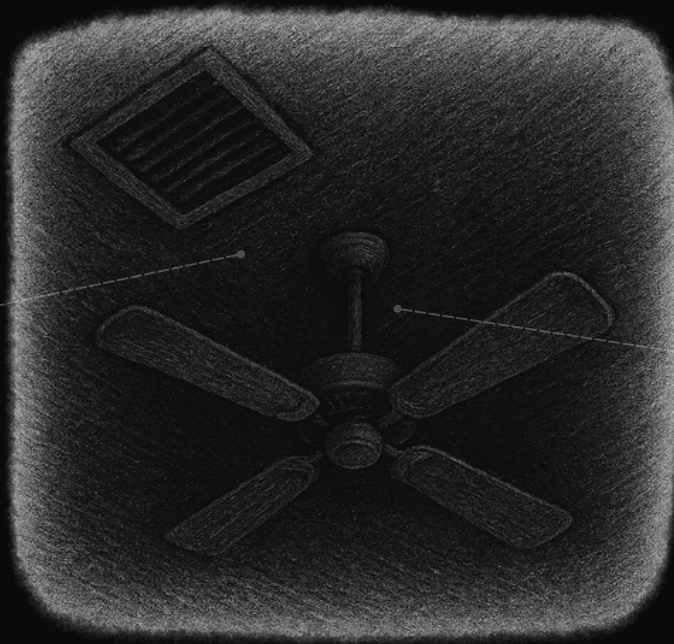


Structural

Ceiling

Average range of spend
\$210 - \$506

Ventilation
\$182 - \$437



Fan
\$288 - \$637

Tips & Tricks



Track stains or discolouration that change between inspections.



Note cracks that reappear in the same locations over time.

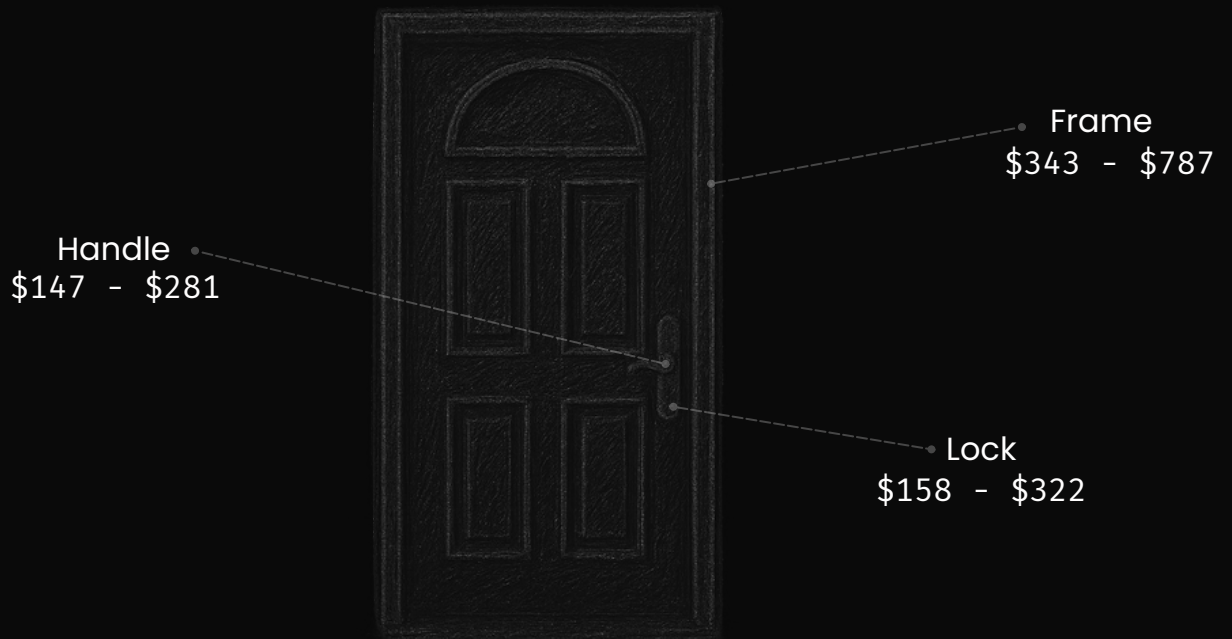


Maintain ceiling photos for long-term condition tracking.

Structural

Door

Average range of spend
\$156 - \$395



Tips & Tricks



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



Note recurring hardware looseness to group minor repairs.



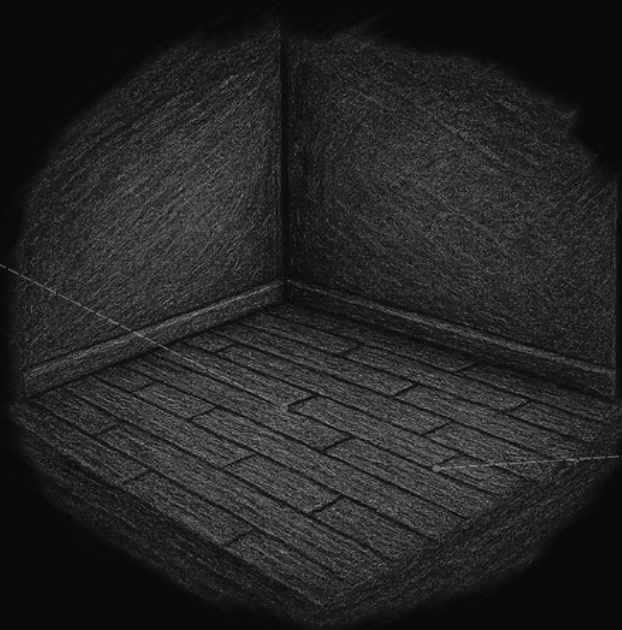
Record door materials and finishes for consistent repairs.

Flooring

Average range of spend

\$235 - \$955

Carpet
\$223 - \$873



Vinyl
\$1,373 - \$3,071

Tips & Tricks



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



Note wear patterns that worsen between inspections.



Record flooring type and installation age for upgrade planning.

Electrical

In the last quarter, electrical repair costs in VIC showed minimal movement across categories. Power (green) remained the lowest, sitting around \$280 early in the quarter, dropping slightly near \$275 mid-quarter, and finishing close to \$260. Light repairs (blue) stayed slightly higher, yet steady, moving from roughly \$290 to about \$293 by the end.



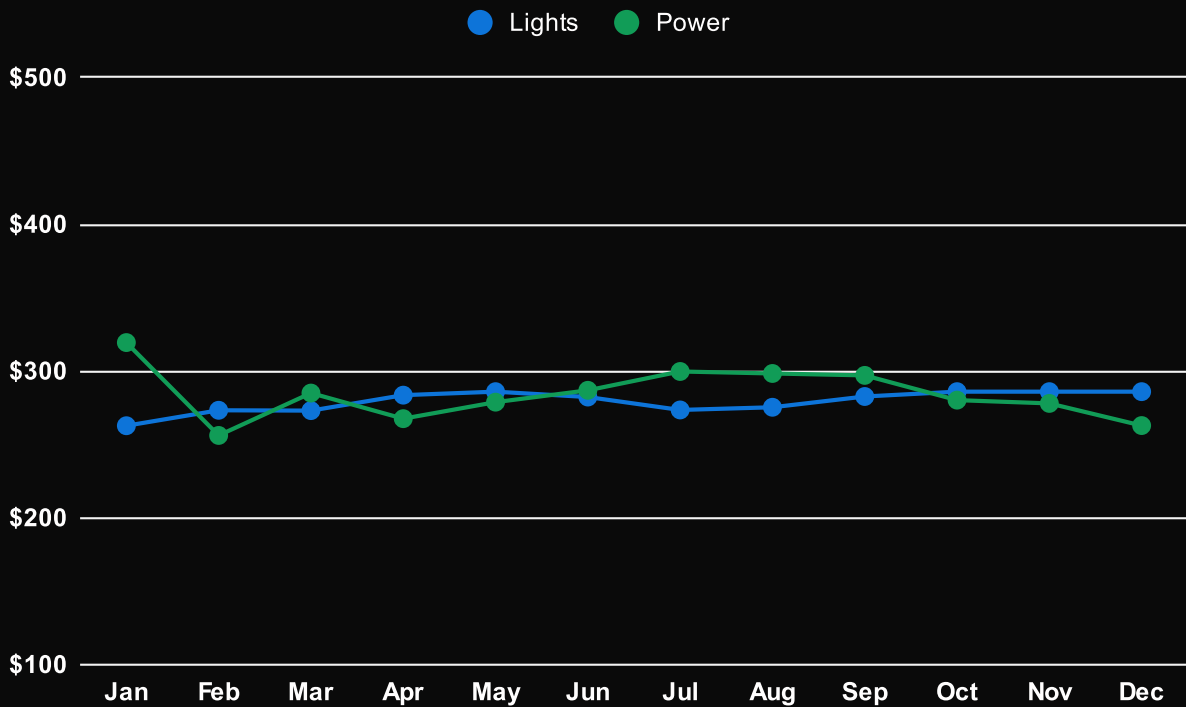
Average range of spend

\$234 - \$409



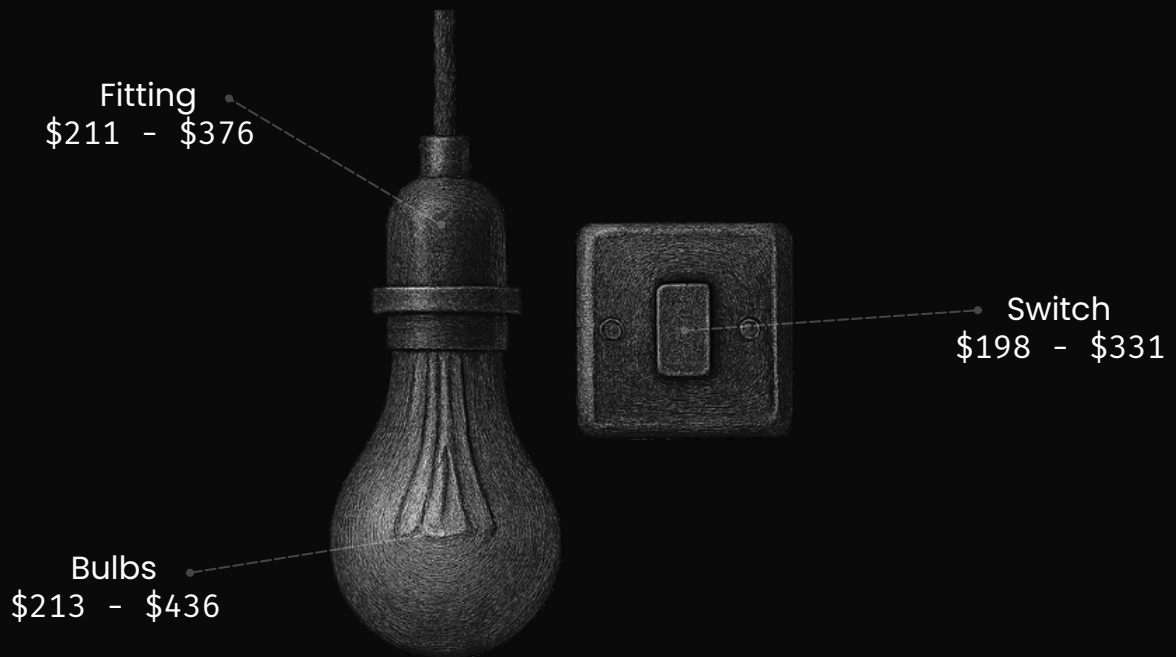
Most common job

Power Points



Lights

Average range of spend
\$210 - \$427



Tips & Tricks



Track rooms with frequent bulb failures. Consistent issues often relate to fittings.



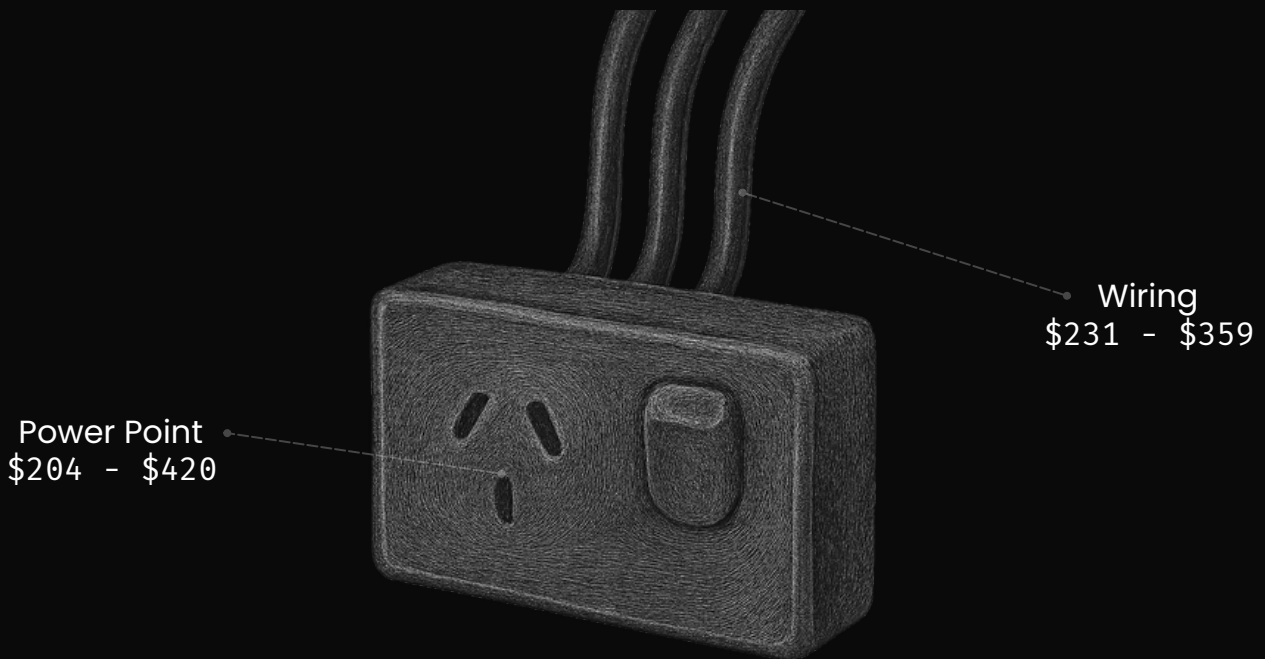
Note mismatched or inconsistent lighting across rooms.



Record fixture types to simplify replacements.

Power

Average range of spend
\$243 - \$387



Tips & Tricks



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



Note rooms or circuits mentioned repeatedly across inspections.



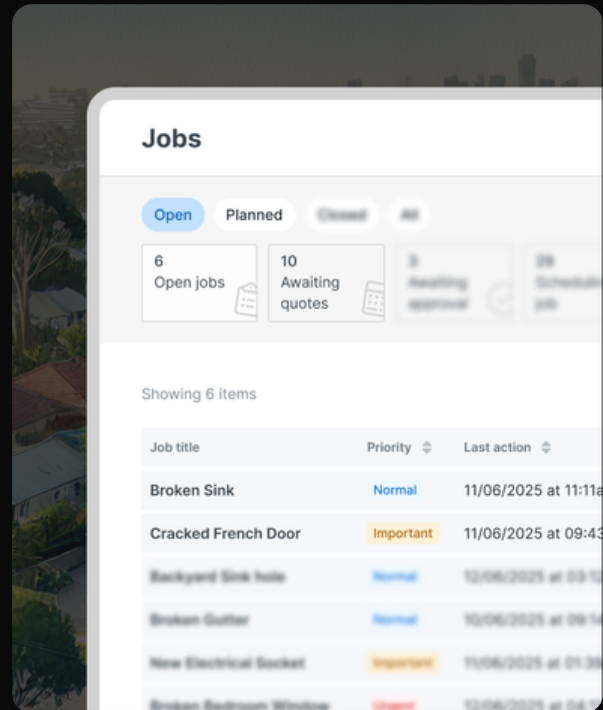
Keep switchboard photos for quicker quoting and planning.



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



Scan the QR code below to book a demo



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