The Western Australian

Property Maintenance Index

Q1/26



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Vol. 05

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

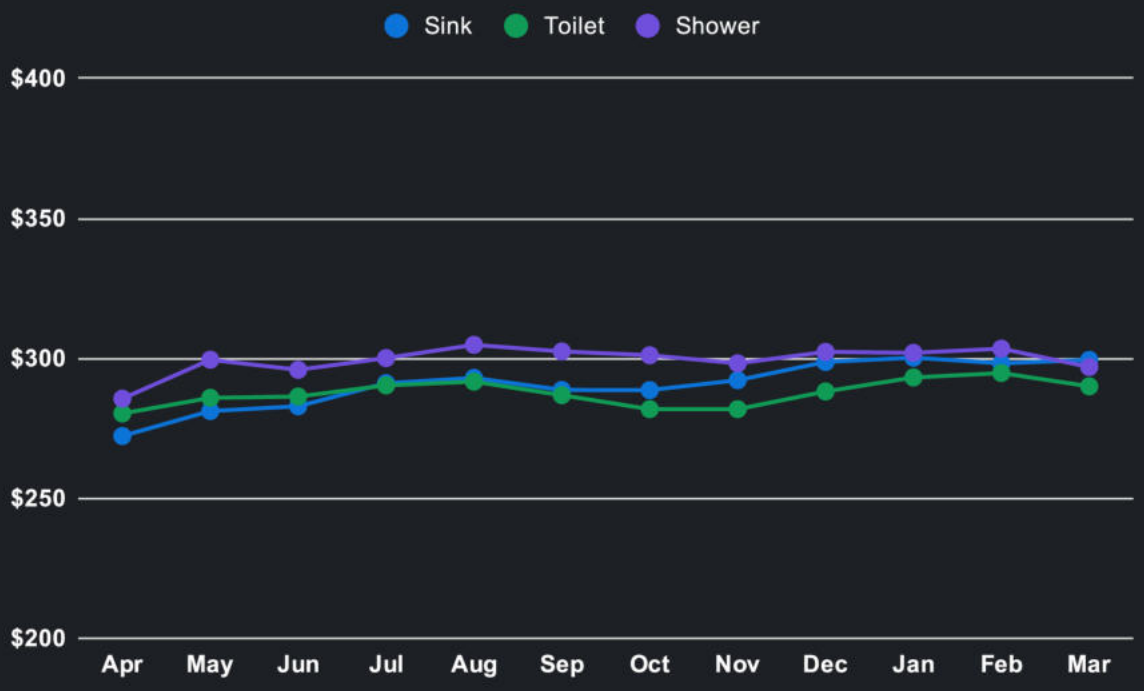
Western Australian plumbing converged through Q1. All three lines closed into a tight band by March, clustered around $295–$304. Shower held on top near $300, Sink firmed to about $300, and Toilet sat just below near $293. The full picture: a modestly spread category tightened into near-alignment by quarter's end, with barely $10 between the three. Sink was the steadiest climber, firming to sit level with Shower, while Toilet held close beneath. No line broke away. Entering Q2, WA plumbing looks clustered and calm around the $300 mark, moving as a tight pack.

Average range of spend

$217 - $469

Most common job

Taps



Plumbing

Sink

Average range of spend

$213 - $419



The Method Tips & Tricks

🔧

Check under-sink pipework for leaks, small leaks can swell cabinets fast in this heat.

✉️

Remind tenants not to pour fats down the drain with cyclones up north — grease build-up causes blockages.

🔍

Watch kitchen sink drainage closely, slow drainage often means a blockage over summer.

Plumbing

Toilet

Average range of spend
$229 - $423



Tips & Tricks

💧 Check the cistern for leaks, running toilets waste water fast with cyclones up north.

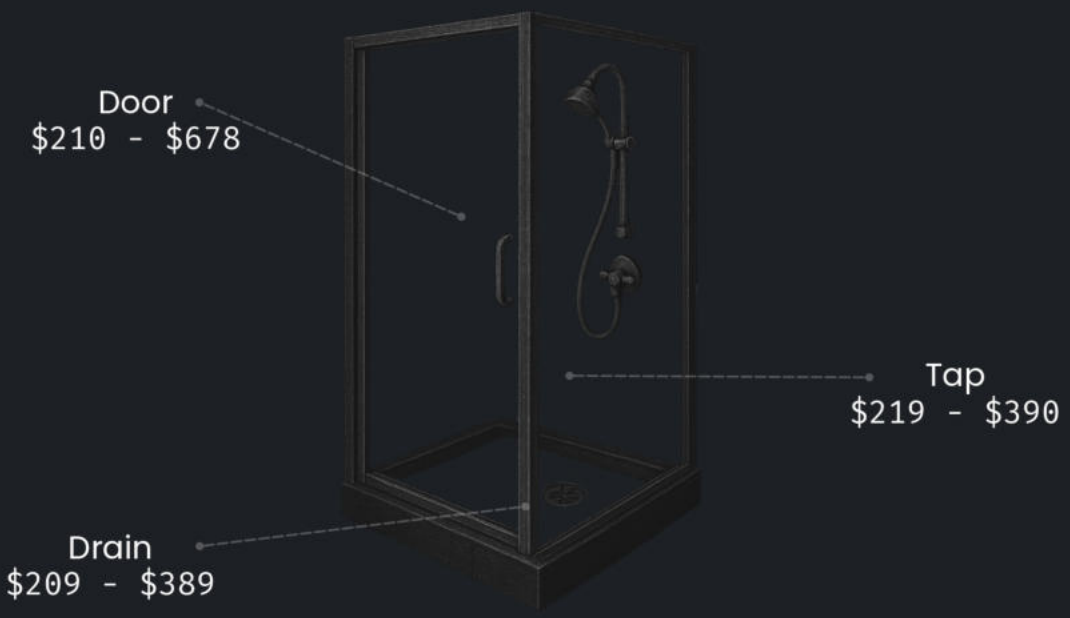
🚽 Check seals and base fittings over summer — loose fittings often mean a leak.

🔍 Watch for condensation around fittings, swelling often signals a seal failure in this heat.

Plumbing

Shower

Average range of spend
$209 - $571



Tips & Tricks

Check grout and sealant for wear, worn sealant lets water seep through over summer.

Check screen tracks for buildup in this heat — buildup makes doors stick and leak.

Ask tenants about pressure changes, sudden drops often mean fixture failure with cyclones up north.

Appliances

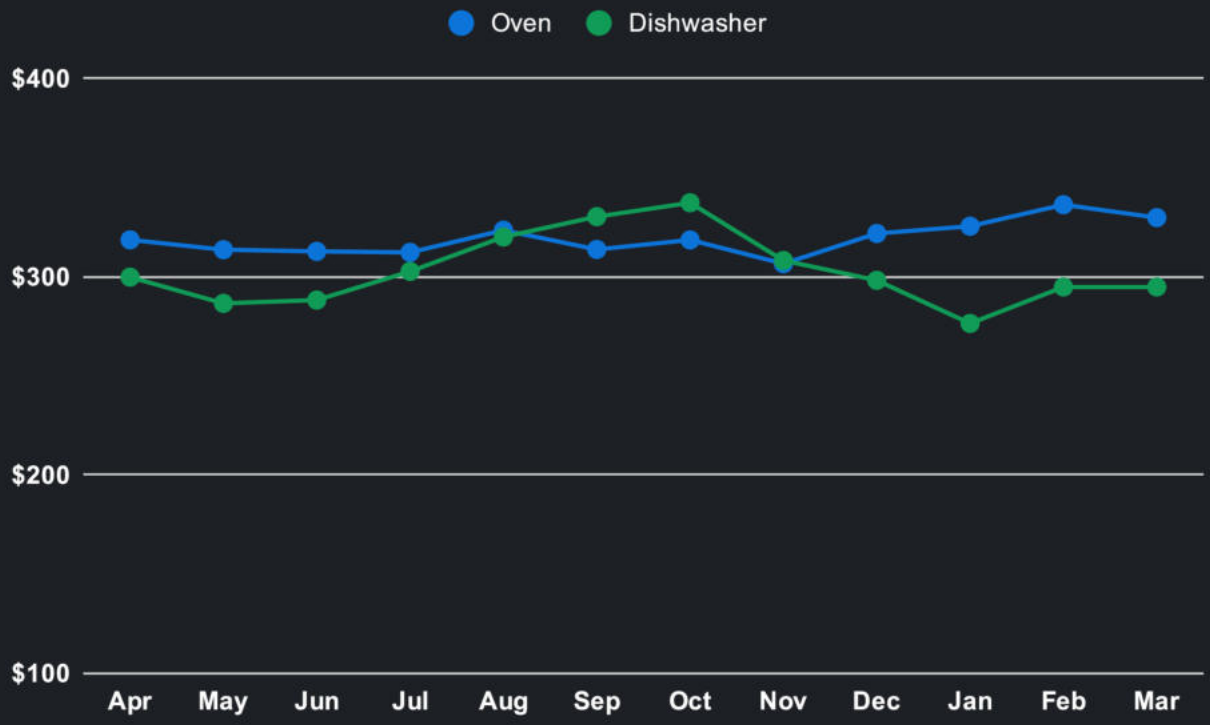
Western Australian appliances firmed through Q1. Oven jobs climbed steadily to around $330–$335 by March. Dishwasher jobs recovered the other way, lifting from a January low near $278 to roughly $298 by quarter's end. Both trended up, but Oven held a clear edge, sitting about $30 above Dishwasher by March. That's the full picture: two rising lines, with Oven the steadier climber and Dishwasher clawing back ground after its early-quarter dip. Oven stayed the more expensive category throughout. Entering Q2, both look firmer - Oven near $330, Dishwasher recovering toward $300.

Average range of spend

$197 - $715

Most common job

Dishwasher



Appliances

Oven

Average range of spend
$202 - $826



Tips & Tricks

🧠 Check under the oven for food build-up, dirty ovens run less efficiently in the dry heat.

💨 Check vents and seals for dust over summer; blocked vents trap heat and strain parts.

🔍 Watch for uneven heating, uneven heat often signals a failing element as entertaining ramps up.

Appliances

Dishwasher

Average range of spend
$183 - $711



Tips & Tricks

🧼 Check filters and seals for build-up, blocked filters leave dishes dirty as entertaining ramps up.

⚠️ Avoid running it unattended overnight in the dry heat — faulty units are a fire risk.

💧 Check for pooling water after cycles, pooling often means a blocked hose over summer.

Structural

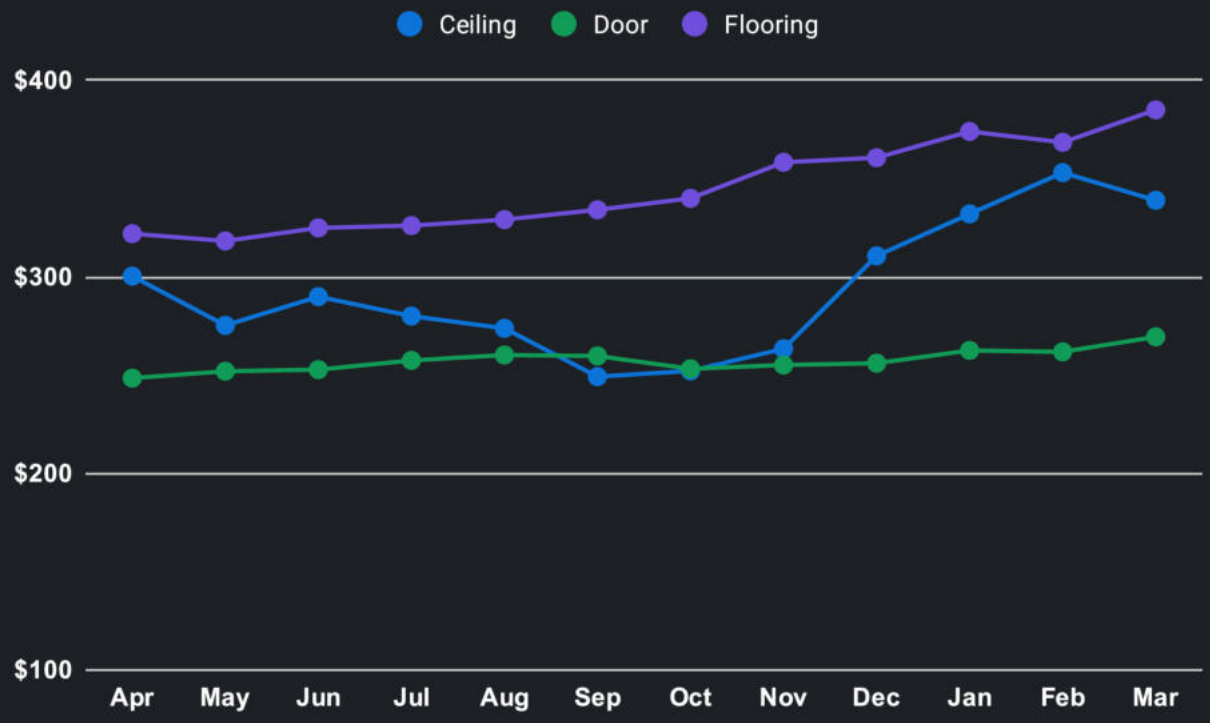
Western Australian structural trended up at the top in Q1. Flooring climbed steadily to a year-high of around $385 by March, holding the top spot. Ceiling made the bigger move, rising through Q1 to roughly $340–$355 and closing much of the gap to Flooring. Door sat well below and near-flat, holding around $270–$275. The full picture: both premium lines trended higher, with Ceiling gaining fastest and Flooring staying just ahead, while Door held its floor. Ceiling was the mover of the quarter. Entering Q2, Flooring sits near $385 and Ceiling in the mid-$300s, both climbing.

Average range of spend

$198 - $623

Most common job

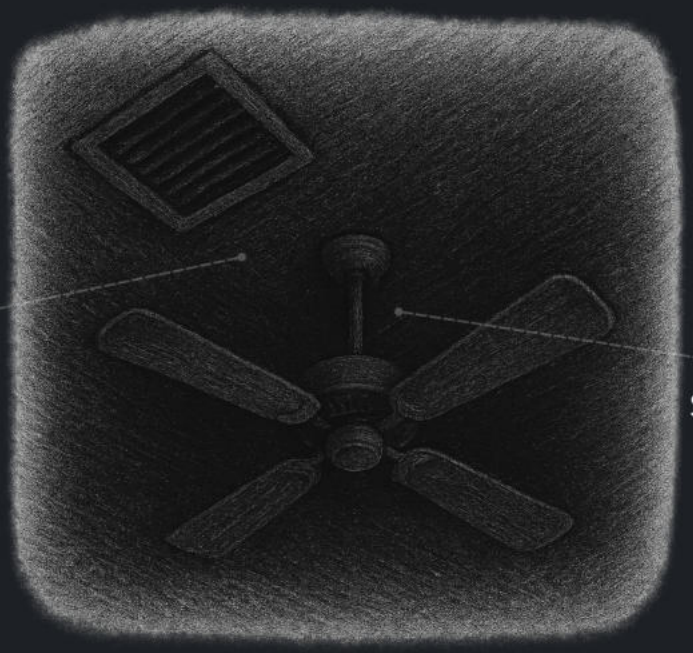
Ventilation



Structural

Ceiling

Average range of spend
$211 - $718



Tips & Tricks

Check ceilings for fresh stains, stains usually mean a roof leak in this heat.

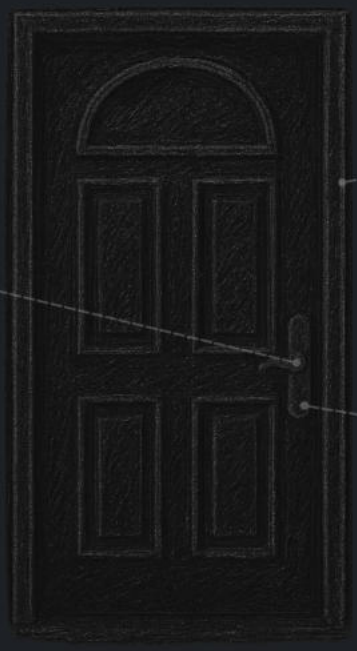
Check for new cracking as dry heat cracks timber — reappearing cracks signal structural movement.

Check insulation and ventilation, poor airflow traps heat in the cavity over summer.

Structural

Door

Average range of spend
$177 - $449



Tips & Tricks

🚪

Check timber doors for swelling, swollen doors strain their hinges as dry heat cracks timber.

🛠️

Test sliding tracks and locks over summer — gritty tracks wear out rollers fast.

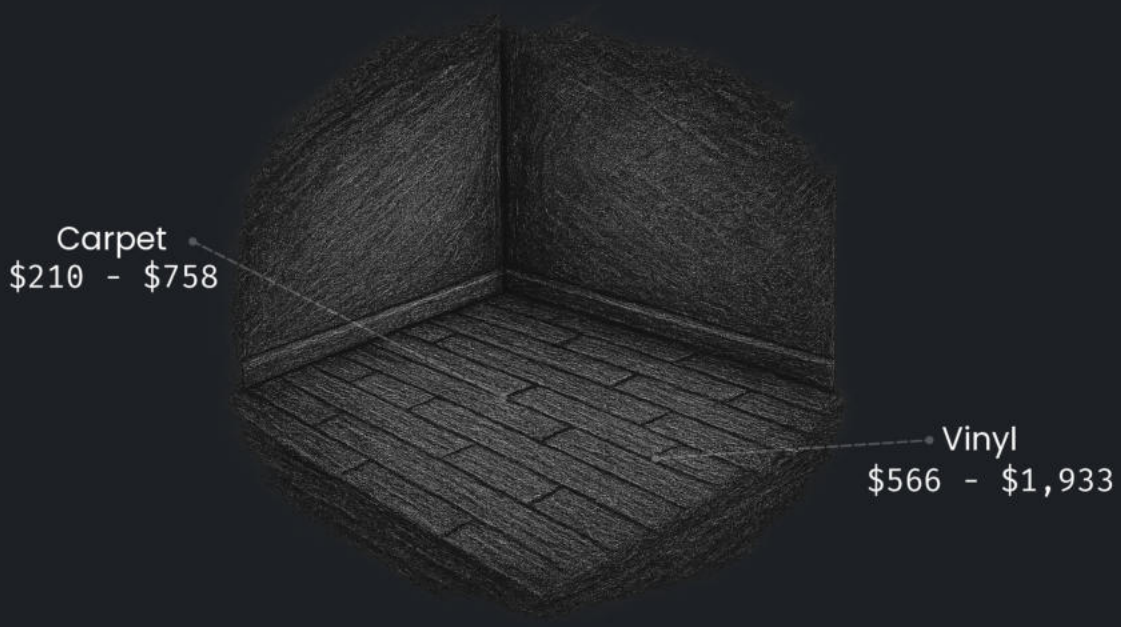
📝

Check locks and frames are secure, loose frames are an easy entry point in this heat.

Structural

Flooring

Average range of spend
$222 - $848



Tips & Tricks

📝

Check entryway flooring for wear, grit and sand wear it down fast over summer.

🪟

Check flooring near windows for fading in this heat — sun bleaching weakens and discolours it.

💧

Check flooring near decks or pools, trapped moisture warps boards and lifts vinyl as dry heat cracks timber.

Electrical

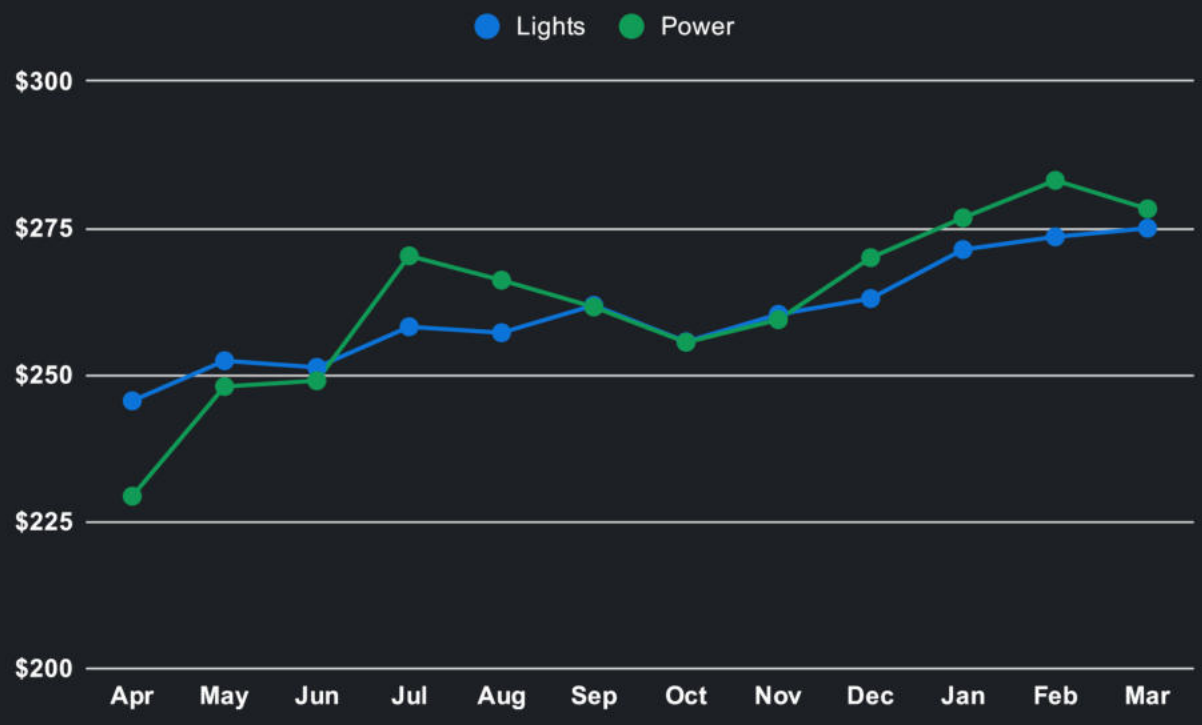
Western Australian electrical climbed strongly through Q1. Both lines pushed up across the quarter to year-highs, with Power reaching around $283 and Lights close behind near $278 by March. The two tracked together the whole way, finishing within a few dollars of each other. That's the clean read: a shared, confident climb, with Power holding a fractional edge. Both added meaningful ground - one of the clearer upward moves across the WA charts. Neither line stalled. Entering Q2, WA electrical looks firm and tightly paired near $280, with the two categories moving up as one.

Average range of spend

$193 - $435

Most common job

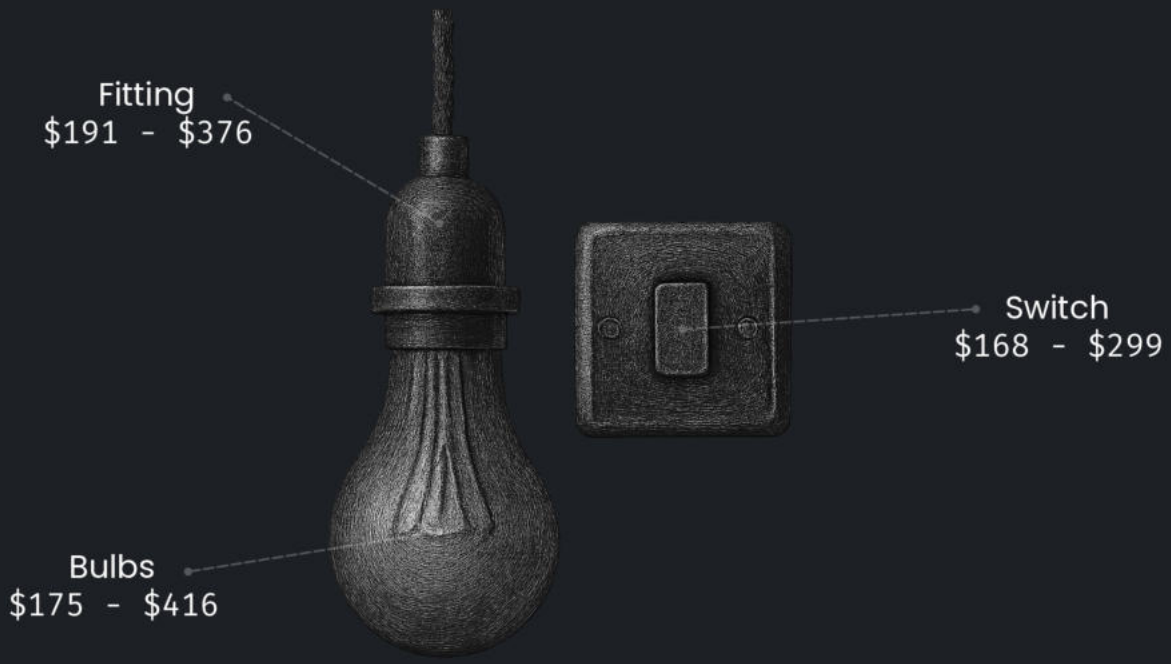
Power Points



Electrical

Lights

Average range of spend
$190 - $420



Tips & Tricks

⚡

Check outdoor lights and sensors, worn seals let moisture cause flickering on long evenings.

🕸

Clear insects from fittings this cyclone season — nesting insects are a common cause of shorts.

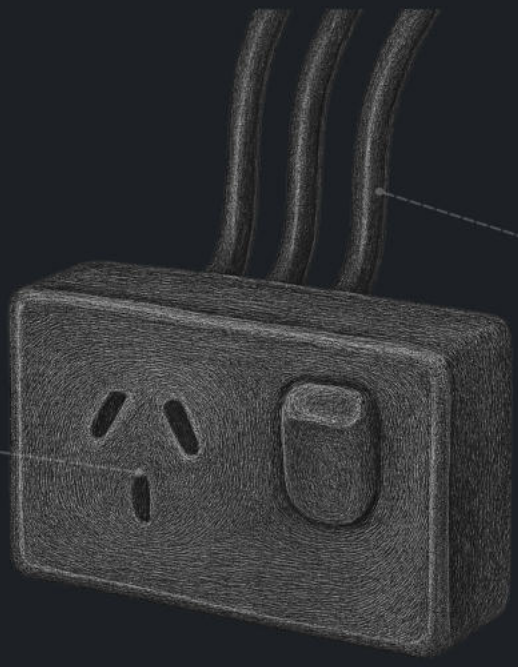
💧

Check outdoor fittings for UV damage, sun-damaged casings crack and let moisture in in the heat.

Electrical

Power

Average range of spend
$195 - $436



Tips & Tricks

🔌 Check outdoor points are weatherproofed, exposed points are a shock risk this cyclone season.

💡 Check the switchboard can handle extra load in the heat; overloaded boards often cause outages.

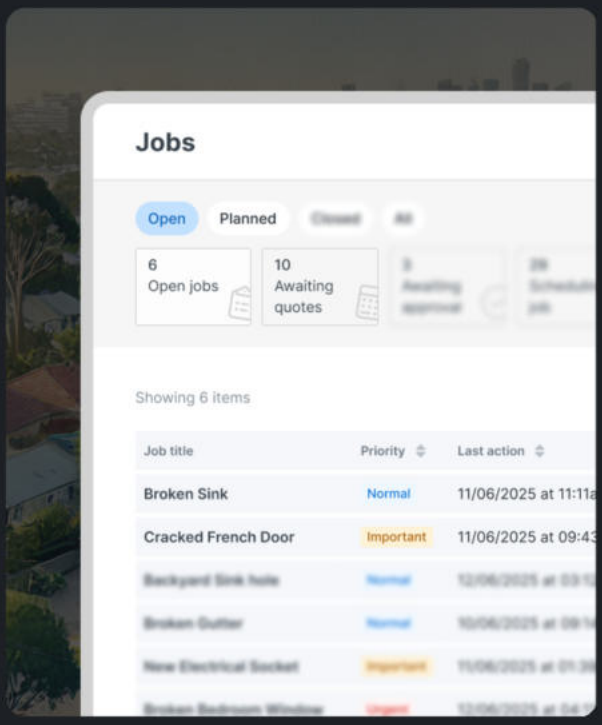
⚡ Check for flickering power points, flickering often signals a failing connection on long evenings.

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