The Victoria

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

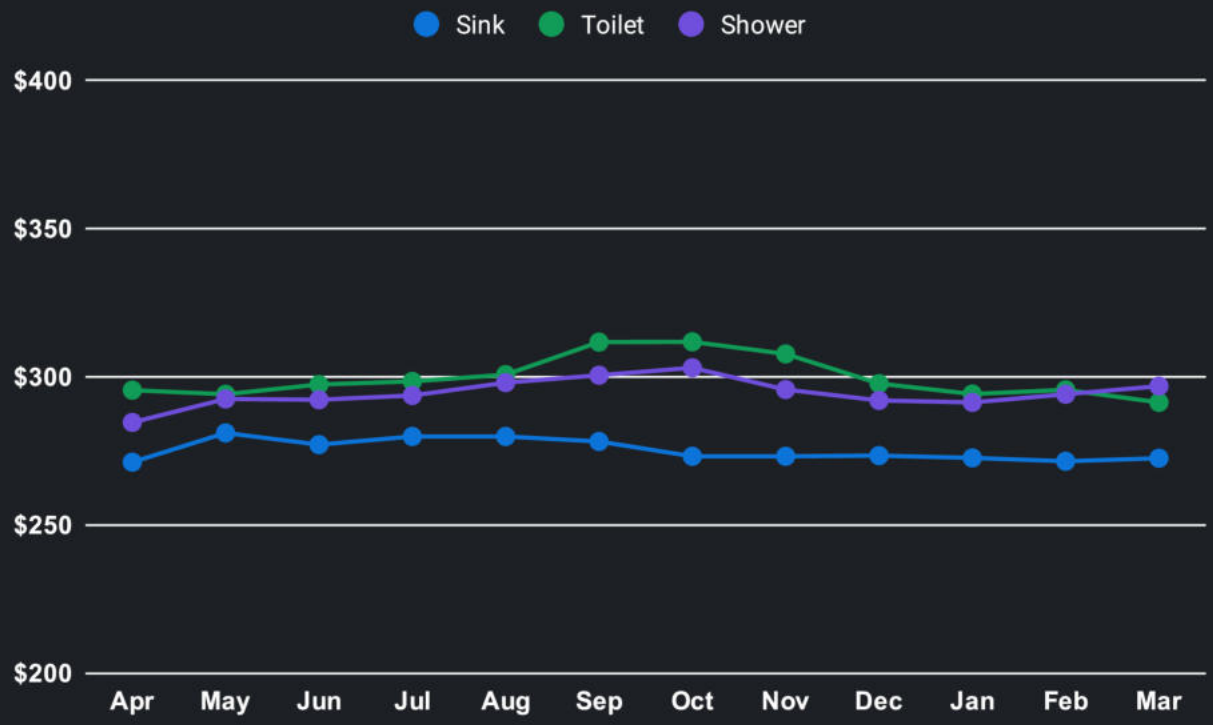
Victorian plumbing reshuffled gently in Q1. Toilet jobs eased across the quarter, slipping from around $293 to roughly $288 by March and handing the top spot to Shower. Shower held steady near $297–$300, nudging just ahead by quarter's end. Sink jobs sat well below and flat, holding around $270. The full picture: Toilet and Shower stayed close at the top, with Shower edging in front as Toilet softened, while Sink held its line beneath. The changes were small and orderly. Entering Q2, Shower and Toilet sit near $290–$300, with Sink anchored around $270.

Average range of spend

$208 - $440

Most common job

Taps



Plumbing

Sink

Average range of spend

$194 - $380



The Method Tips & Tricks

💧 Check under-sink pipework for leaks, small leaks can swell cabinets fast through these heatwaves.

✉️ Remind tenants not to pour fats down the drain as hot spells hit; grease build-up causes blockages.

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

Plumbing

Toilet

Average range of spend
$206 - $410



Tips & Tricks

Check the cistern for leaks, running toilets waste water fast as hot spells hit.

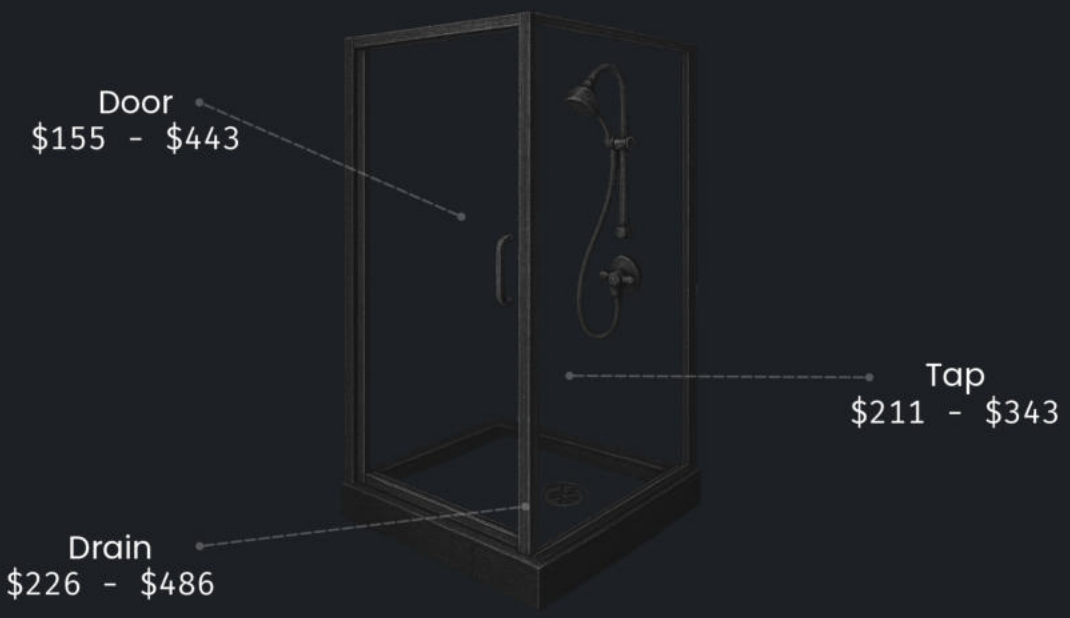
Check seals and base fittings over summer. Loose fittings often mean a leak.

Watch for condensation around fittings, swelling often signals a seal failure through these heatwaves.

Plumbing

Shower

Average range of spend
$205 - $471



Tips & Tricks

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

Check screen tracks for buildup through these heatwaves; buildup makes doors stick and leak.

Ask tenants about pressure changes, sudden drops often mean fixture failure as hot spells hit.

Appliances

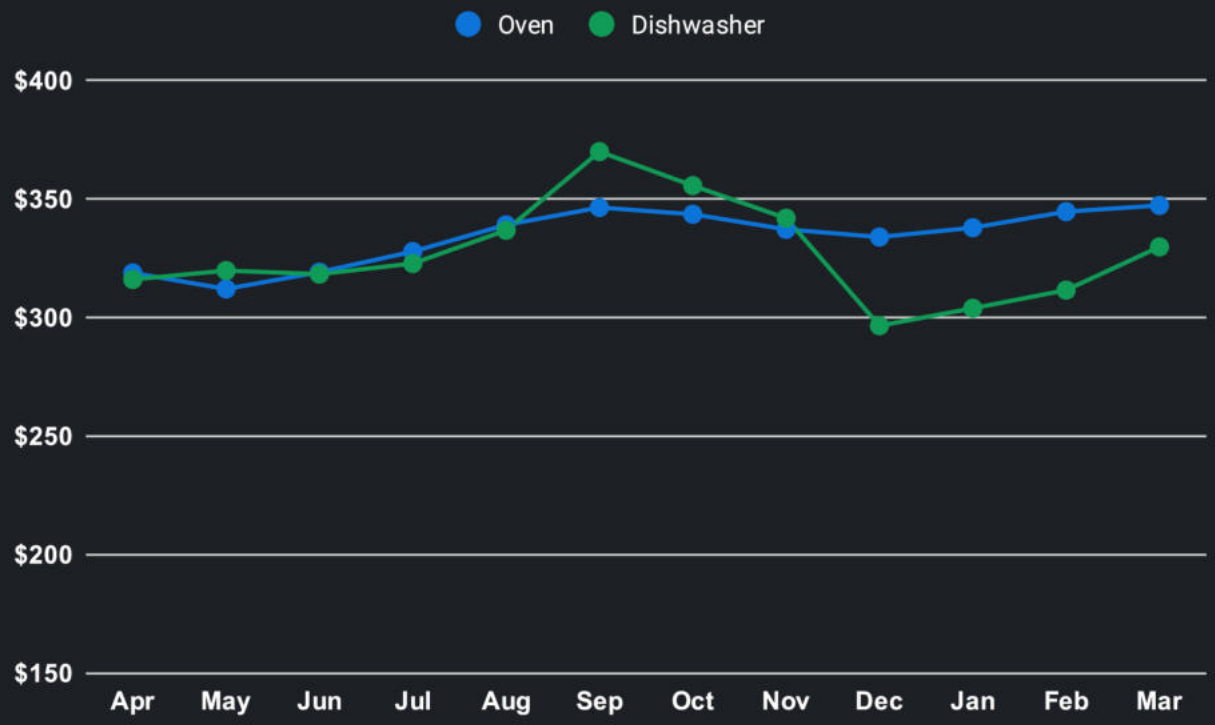
Victorian appliances narrowed through Q1. Oven jobs climbed steadily to around $360 by March - a year-high. Dishwasher jobs recovered the other way, lifting from about $307 in January to roughly $335 by March, off a December low. The gap closed through Q1 as Dishwasher rebounded toward Oven. That's the full picture: Oven the steady climber, Dishwasher the sharper mover, both trending up, but Dishwasher gaining faster. Oven finished on its highest average, while Dishwasher clawed back most of its earlier dip. Entering Q2, the two look firmer and closer - Oven near $360, Dishwasher in the mid-$330s.

Average range of spend

$210 - $706

Most common job

Dishwasher



Appliances

Oven

Average range of spend
$209 - $707



Tips & Tricks

🗑️

Check under the oven for food build-up, dirty ovens run less efficiently between weather swings.

💨

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
$194 - $799



Tips & Tricks

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

⚠️ Avoid running it unattended overnight between weather swings — faulty units are a fire risk.

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

Structural

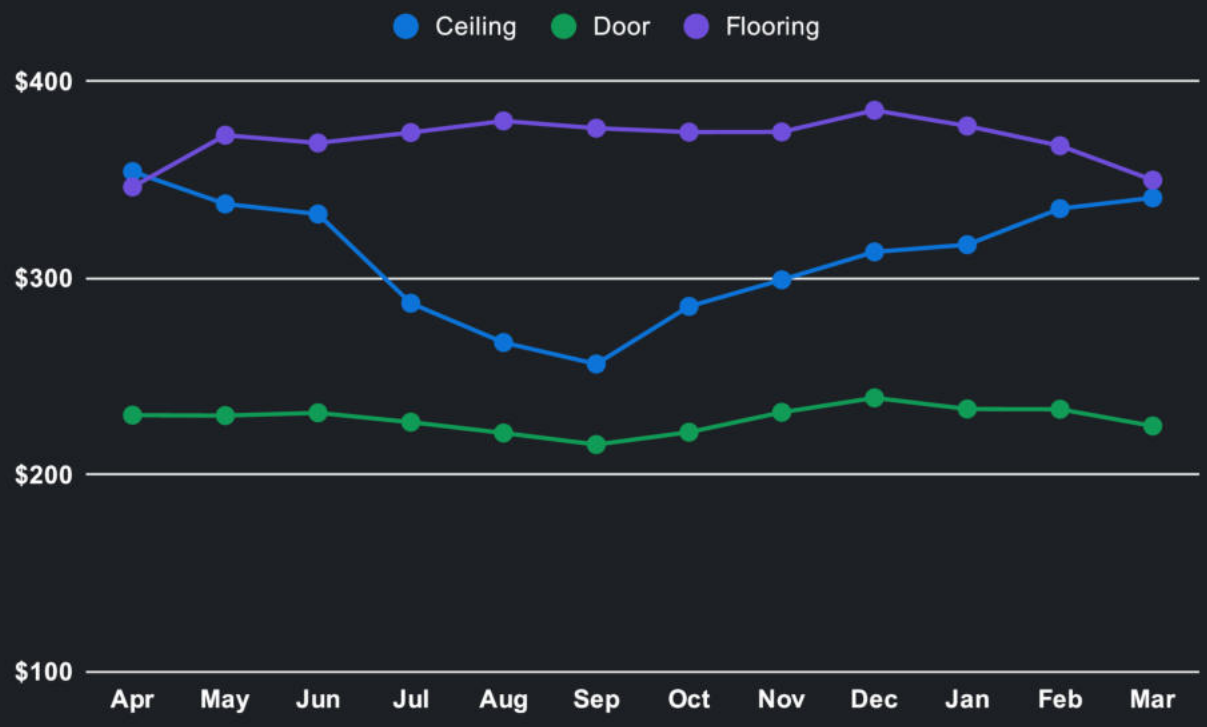
Victorian structural closed ranks at the top in Q1. Flooring stayed the most expensive line but eased from around $373 to $357. Ceiling climbed the other way, firming through Q1 to roughly $355 by March and pulling almost level with Flooring. Door sat well below and flat, holding near $255–$260. The full picture: the two premium lines converged as Flooring softened and Ceiling rose, meeting in the high-$350s, with Door anchored beneath. Ceiling was the mover; Flooring gave up a little at the top. Entering Q2, Ceiling and Flooring sit tightly paired near $355, with Door holding low.

Average range of spend

$172 - $496

Most common job

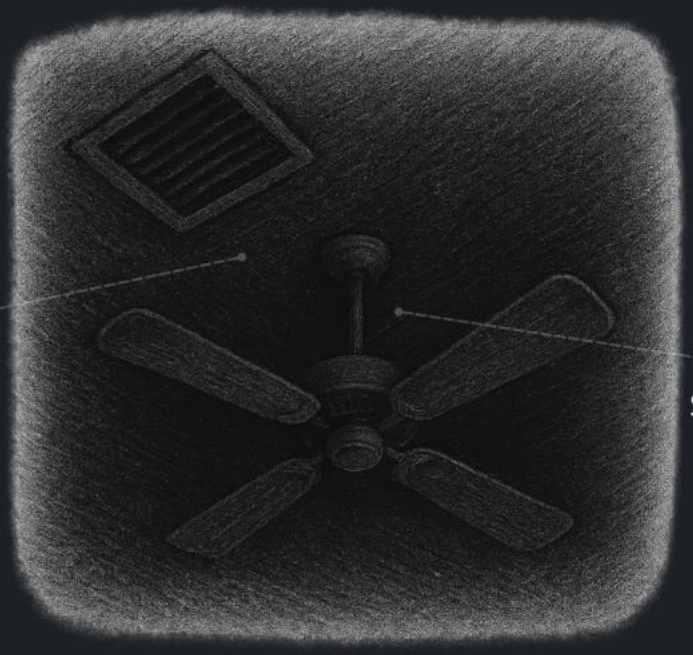
Ventilation



Structural

Ceiling

Average range of spend
$223 - $568



Tips & Tricks

Check ceilings for fresh stains, stains usually mean a roof leak this bushfire season.

Check for new cracking as heatwaves expand 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
$159 - $398



Tips & Tricks

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Check timber doors for swelling, swollen doors strain their hinges as heatwaves expand timber.

🧰

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

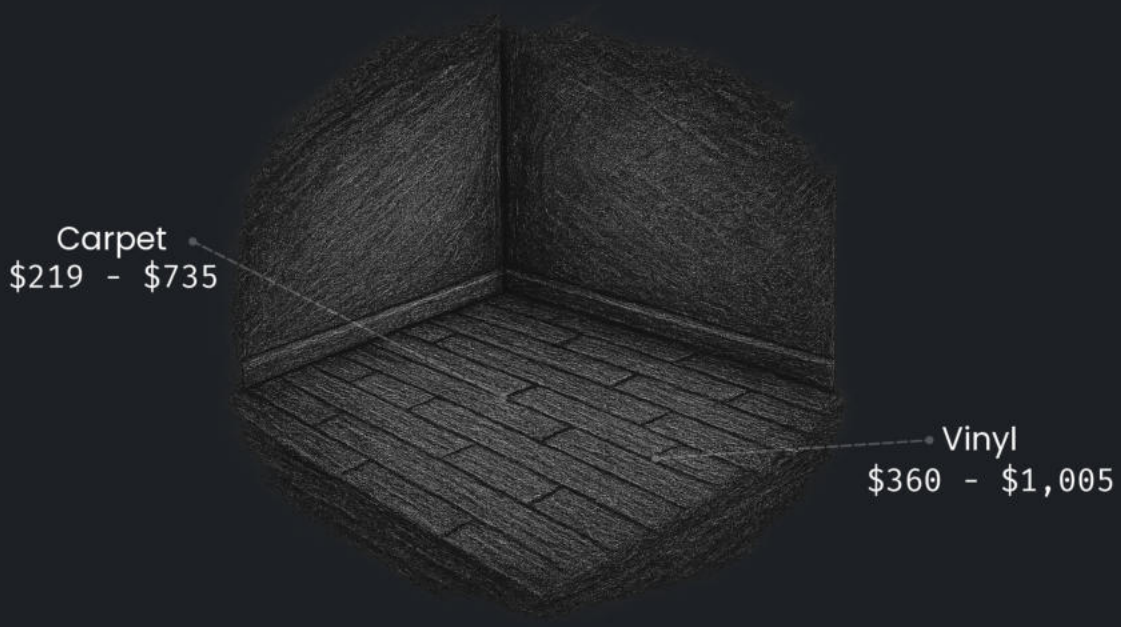
💡

Check locks and frames are secure, loose frames are an easy entry point this bushfire season.

Structural

Flooring

Average range of spend
$224 - $749



Tips & Tricks

🔍

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

🪟

Check flooring near windows for fading this bushfire season — sun bleaching weakens and discolours it.

🪵

Check flooring near decks or pools, trapped moisture warps boards and lifts vinyl as heatwaves expand timber.

Electrical

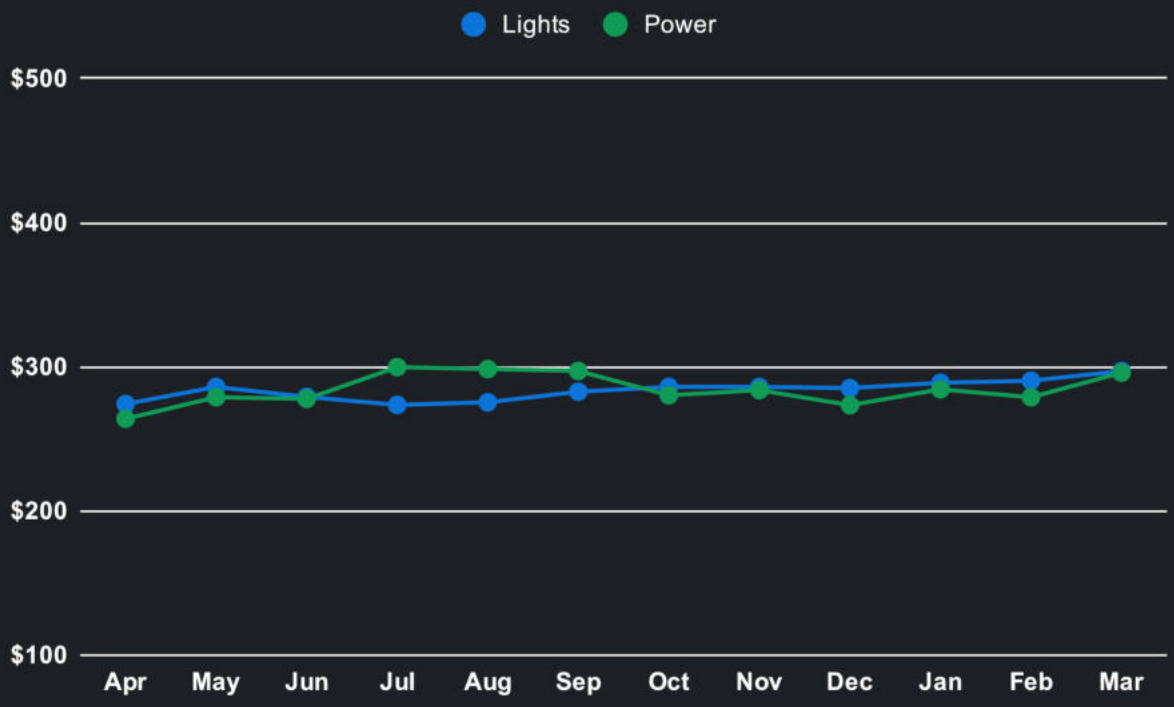
Victorian electrical stayed tightly paired through Q1. Lights and Power both hovered just under $300, converging to around $293–$295 by March. Lights held near $290–$295 across the quarter, while Power firmed slightly to meet it, finishing almost level. That's the clean read: two lines moving as one, with barely a few dollars between them all quarter. Neither made a sharp move - Q1 added a small, even lift and kept the pair locked together. Entering Q2, the category looks calm and clustered in the low-$290s. The signal: no divergence, no drama, just a gentle firming.

Average range of spend

$230 - $399

Most common job

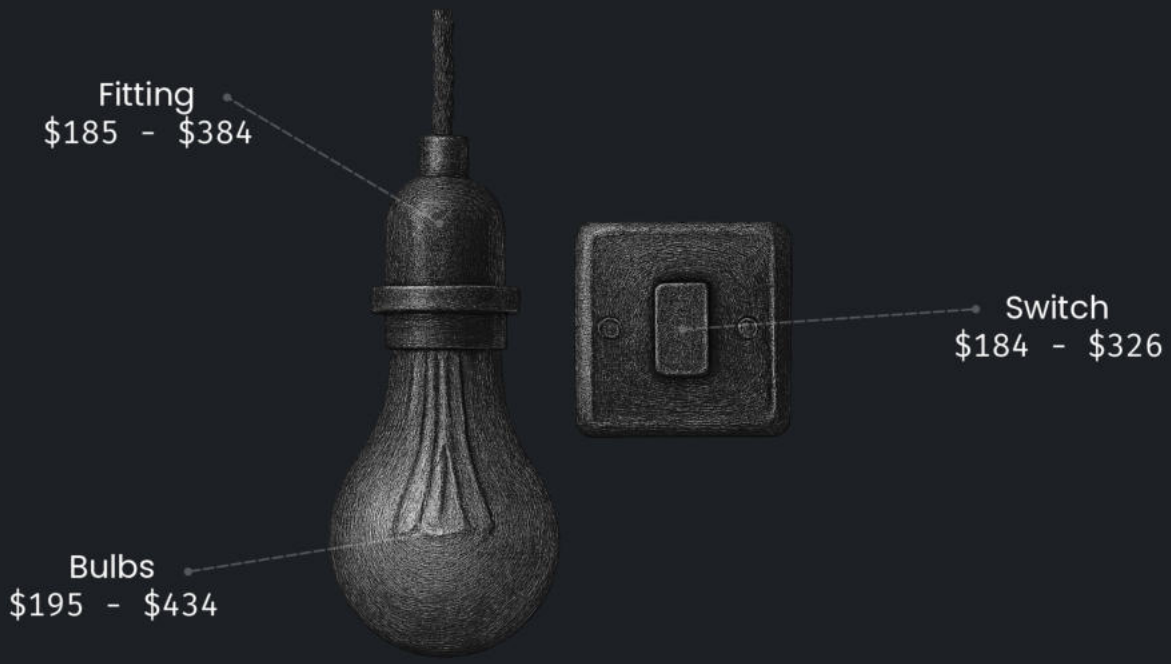
Power Points



Electrical

Lights

Average range of spend
$198 - $435



Tips & Tricks

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

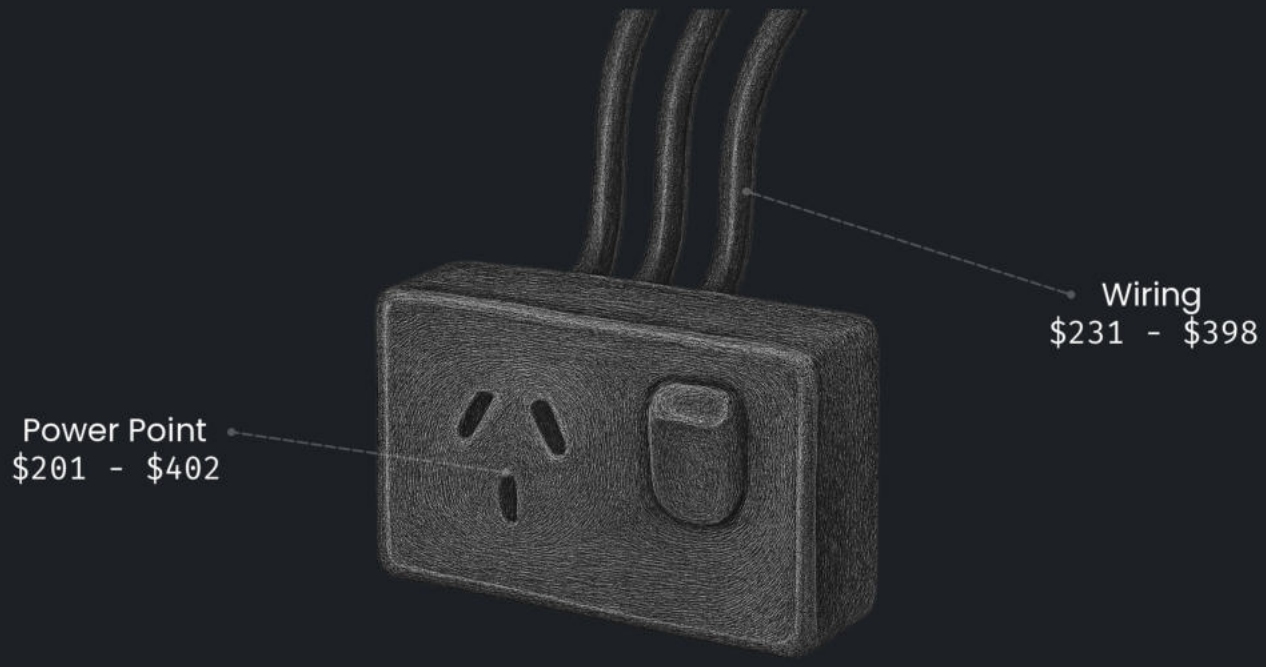
Clear insects from fittings this storm season — nesting insects are a common cause of shorts.

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

Electrical

Power

Average range of spend
$251 - $396



Tips & Tricks

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

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

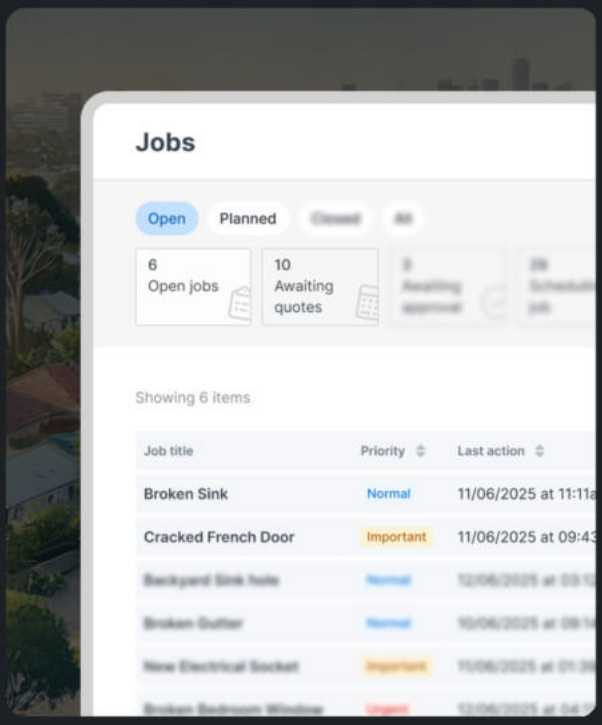
⚡ Check for flickering power points, flickering often signals a failing connection on long evenings.

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