

The Queensland

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

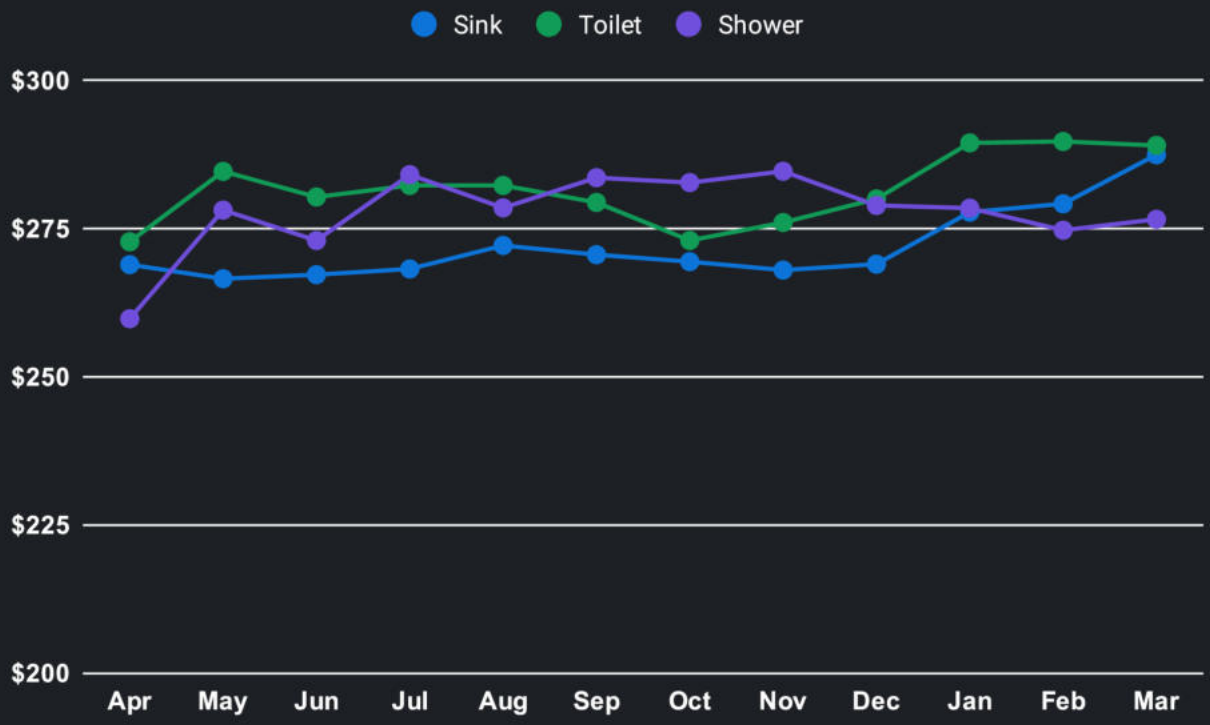
Queensland plumbing pushed higher in Q1. Sink and Toilet jobs both climbed steadily through the quarter to year-highs, landing around $286 and $289 by March. Shower jobs went the other way, easing to roughly $270 and slipping to the bottom of the pack. The full picture: Sink and Toilet pulled clear at the top while Shower drifted below, opening a gap of around $15–$20 by quarter's end. Sink and Toilet were the movers, both finishing on their highest averages, while Shower softened. Entering Q2, the category sits split, with the leaders in the high-$280s and Shower near $270.

Average range of spend

$203 - $442

Most common job

Taps



Plumbing

Sink

Average range of spend

$198- $389



The Method Tips & Tricks

💧 Check under-sink pipework for leaks, small leaks can swell cabinets fast this wet season.

✉️ Remind tenants not to pour fats down the drain as cyclones near; grease build-up causes blockages.

🚰 Watch kitchen sink drainage closely. Slow drainage often means a blockage in the tropical heat.

Plumbing

Toilet

Average range of spend
$204 - $419



Tips & Tricks

🔍 Check the cistern for leaks, running toilets waste water fast as cyclones near.

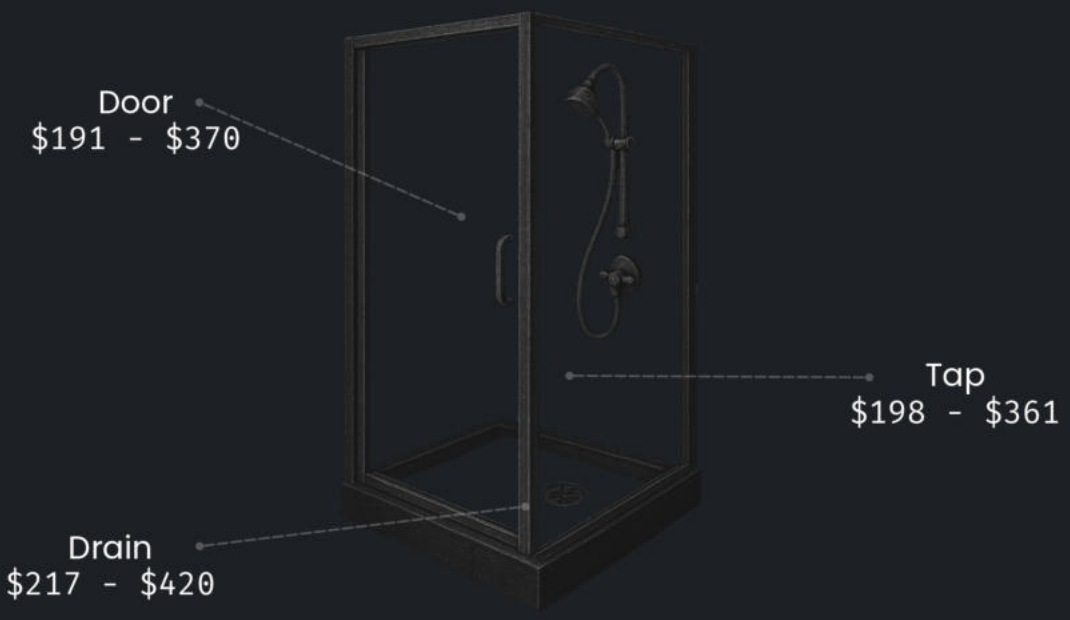
🪛 Check seals and base fittings in the tropical heat — loose fittings often mean a leak.

💧 Watch for condensation around fittings, swelling often signals a seal failure this wet season.

Plumbing

Shower

Average range of spend
$200 - $460



Tips & Tricks

Check grout and sealant for wear, worn sealant lets water seep through in the tropical heat.

Check screen tracks for buildup this wet season — buildup makes doors stick and leak.

Ask tenants about pressure changes, sudden drops often mean fixture failure as cyclones near.

Appliances

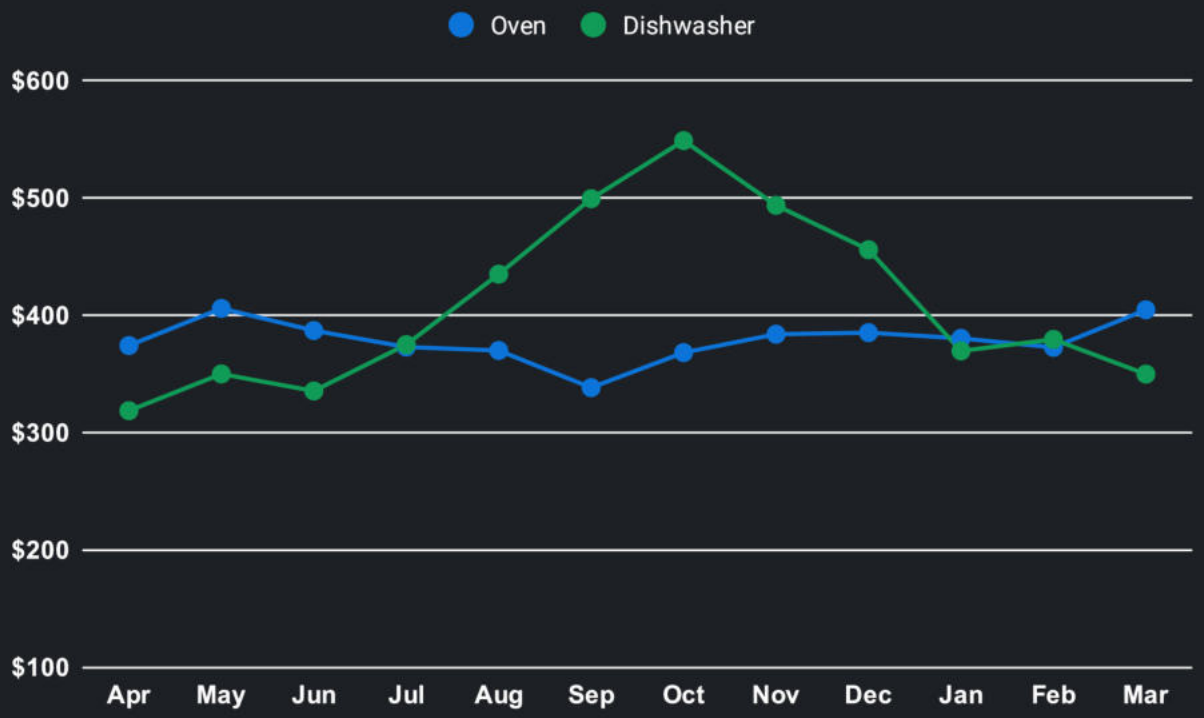
Queensland appliances came back together in Q1. Oven jobs held steady around $415–$420 with little movement. Dishwasher jobs eased through Q1 to roughly $405 by March, continuing to unwind from a spring peak near $530. The two lines, spread wide earlier in the year, closed back to within a few dollars of each other. That's the full picture: Oven the steady anchor, Dishwasher the line coming back to meet it. Oven barely moved; Dishwasher did all the travelling. Entering Q2, Queensland appliances look tightly paired again in the low-$400s after a volatile year.

Average range of spend

$200 - $808

Most common job

Dishwasher



Appliances

Oven

Average range of spend
$210 - $827



Tips & Tricks

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

💨 Check vents and seals for dust over the wet season — 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
$191 - $823



Tips & Tricks

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

⚠️ Avoid running it unattended overnight between downpours. Faulty units are a fire risk.

💧 Check for pooling water after cycles, pooling often means a blocked hose over the wet season.

Structural

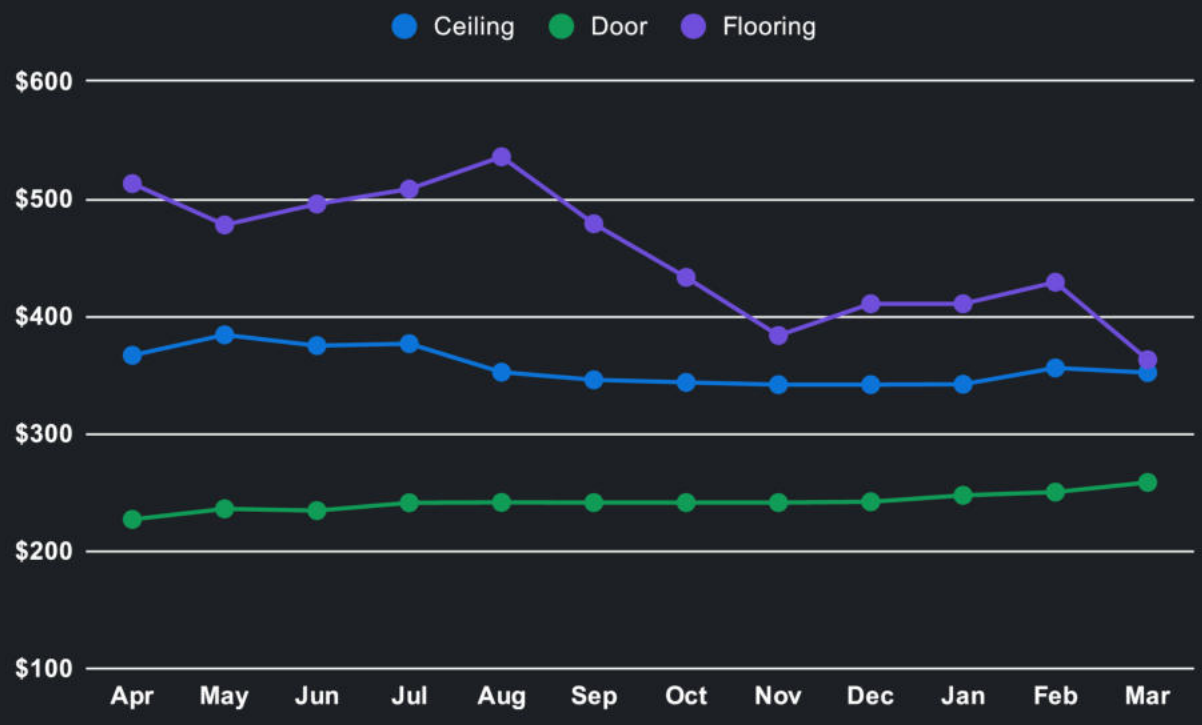
Queensland structural settled at the top in Q1. Flooring stayed the most expensive line but moved around, easing to roughly $385 by March after a spring peak near $535. Ceiling held steady around $380, barely shifting. By March the two premium lines had converged near $380–$385, closing a gap that ran wide earlier in the year. Door sat well below and flat, holding around $225. The full picture: Flooring came back to meet a steady Ceiling, with Door anchored far beneath. Flooring did the travelling; Ceiling was the constant. Entering Q2, the top two sit tightly paired near $380.

Average range of spend

$188 - $616

Most common job

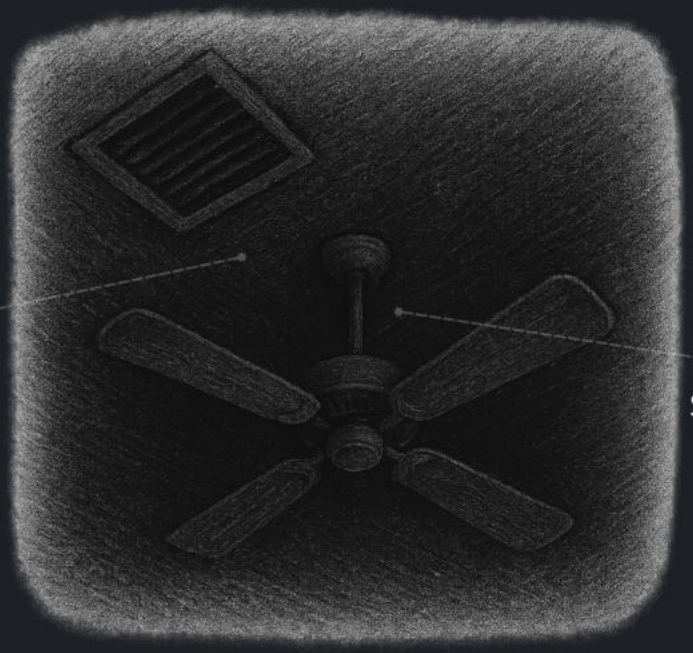
Ventilation



Structural

Ceiling

Average range of spend
$214 - $689



Tips & Tricks

🔍

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

🛠️

Check for new cracking as humidity swells timber — reappearing cracks signal structural movement.

Check insulation and ventilation; poor airflow traps heat in the cavity this wet season.

Structural

Door

Average range of spend
$164 - $452



Tips & Tricks

📝

Check timber doors for swelling, swollen doors strain their hinges as humidity swells timber.

🔍

Test sliding tracks and locks this wet season; gritty tracks wear out rollers fast.

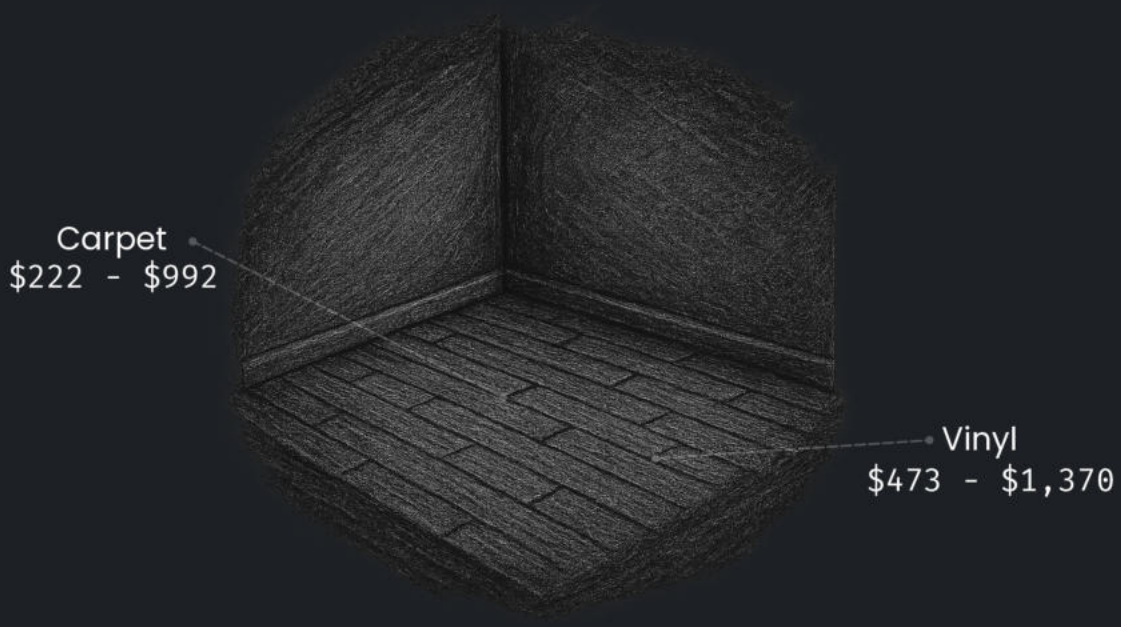
🪛

Check locks and frames are secure — loose frames are an easy entry point this cyclone season.

Structural

Flooring

Average range of spend
$227 - $973



Tips & Tricks

🔍

Check entryway flooring for wear, grit and sand wear it down fast this wet season.

☀️

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

💧

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

Electrical

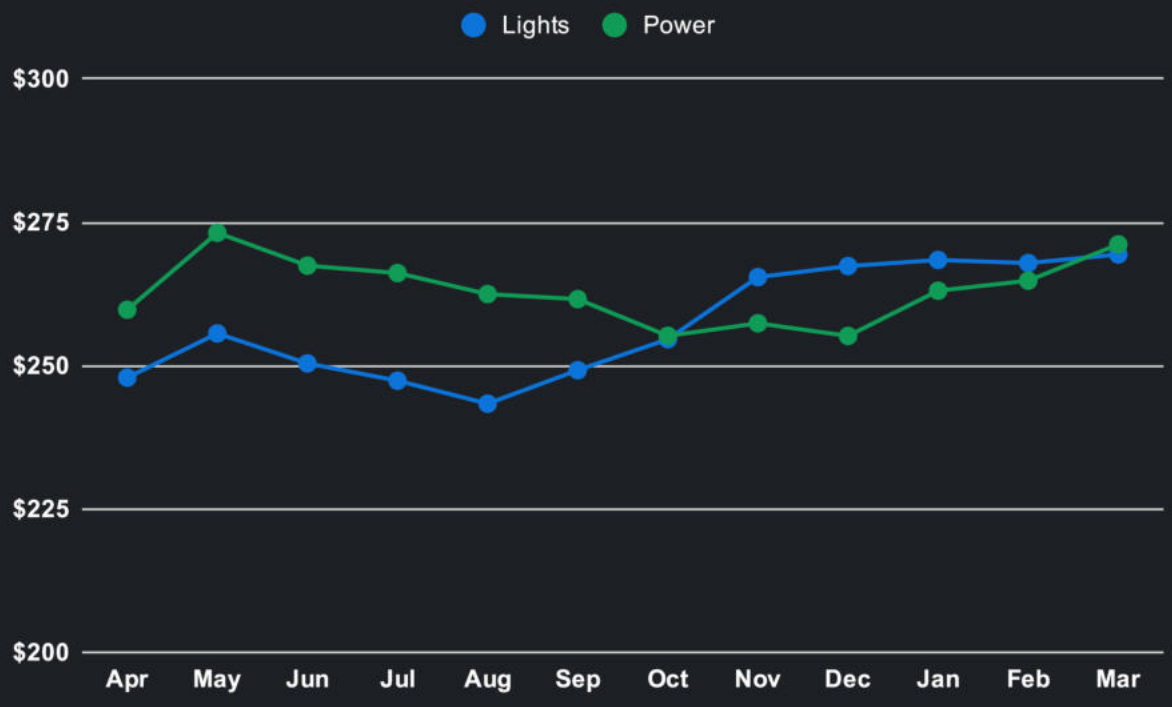
Queensland electrical climbed together through Q1. Lights rose steadily across the quarter to around $270 by March - a year-high. Power moved up alongside it, firming from about $264 to roughly $269. The two converged near $270 by quarter's end, finishing the year almost level. That's the clean read: both categories lifted through Q1, closing on the same point. Lights was the slightly stronger mover, but Power kept pace. Neither line stumbled - a steady, shared climb. Entering Q2, Queensland electrical looks firm and tightly paired near $270, with the two categories moving as one.

Average range of spend

$192 - $439

Most common job

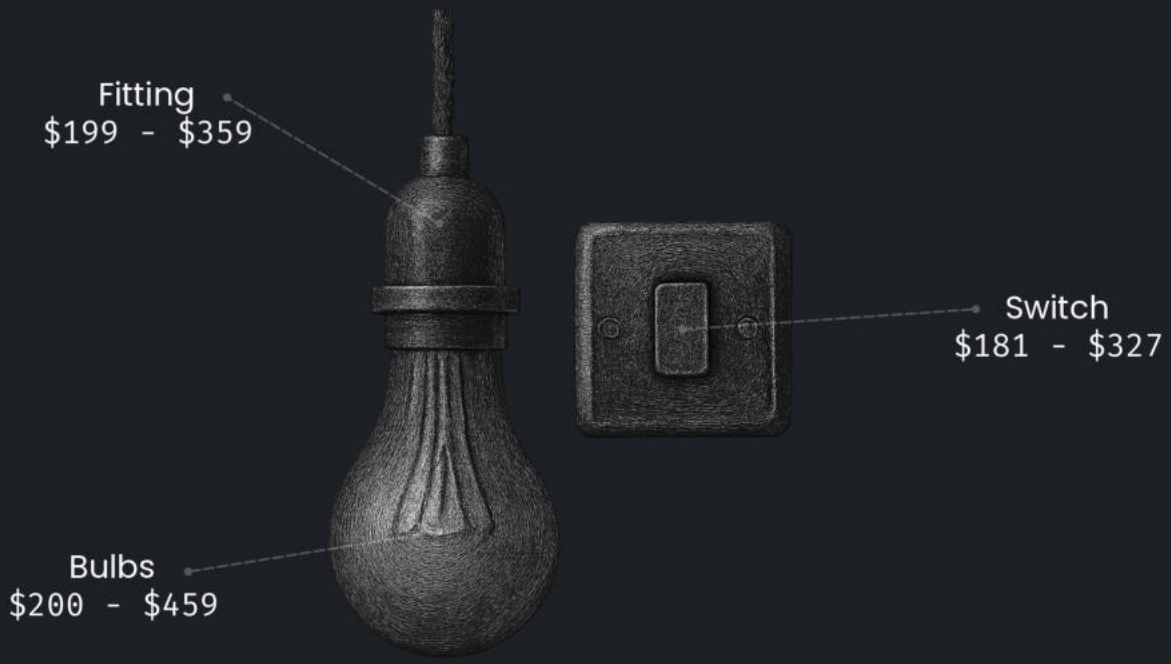
Power Points



Electrical

Lights

Average range of spend
$195 - $419



Tips & Tricks

💡 Check outdoor lights and sensors, worn seals let moisture cause flickering this cyclone season.

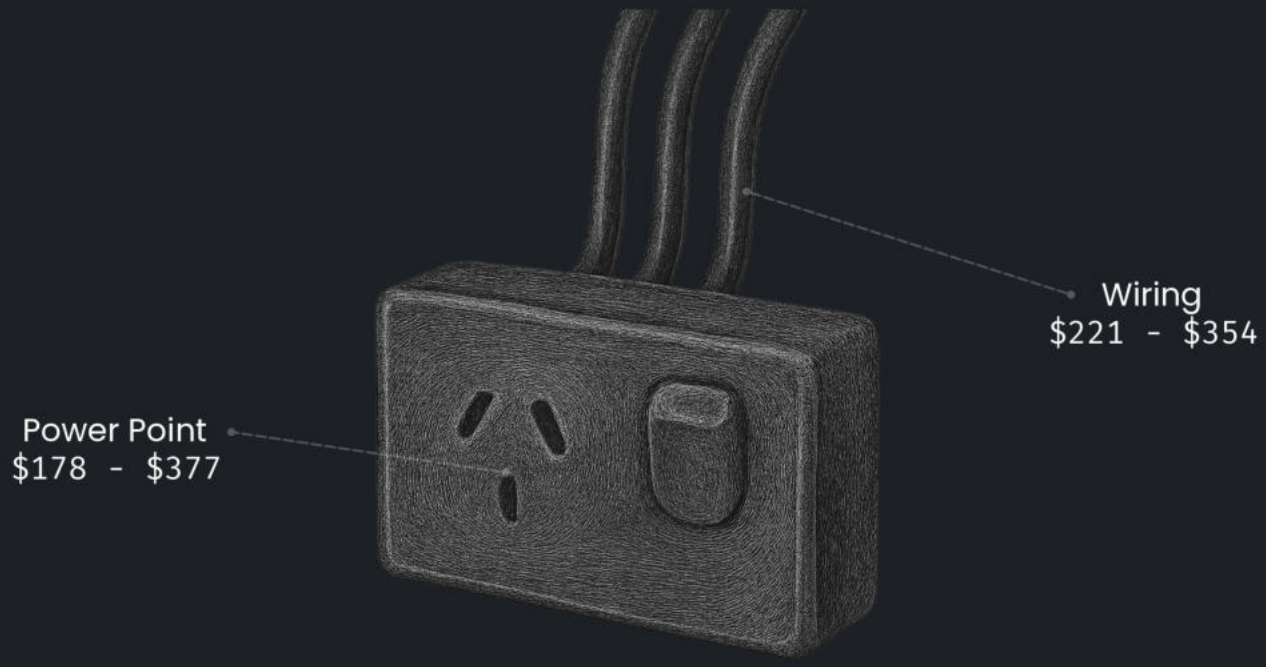
⚠️ Clear insects from fittings on long evenings — nesting insects are a common cause of shorts.

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

Electrical

Power

Average range of spend
$187 - $435



Tips & Tricks

🔌 Check outdoor points are weatherproofed, exposed points are a shock risk on long evenings.

🔍 Check the switchboard can handle extra load in the humid heat — overloaded boards often cause outages.

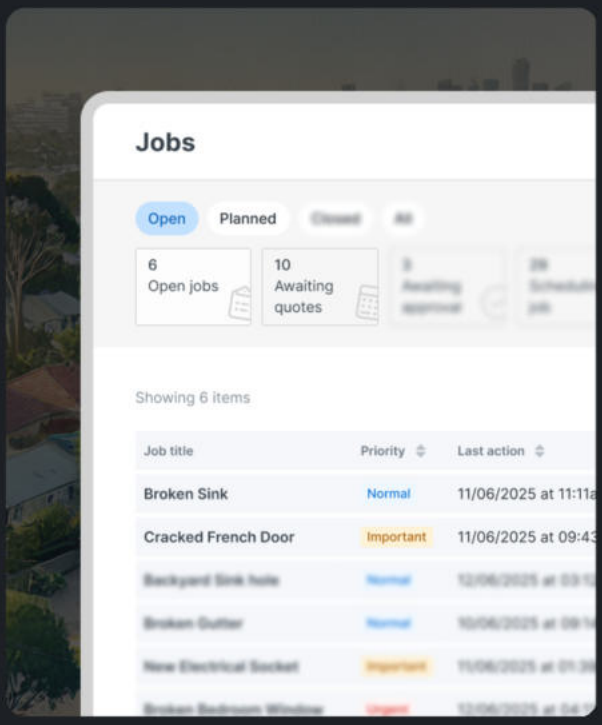
⚡ Check for flickering power points, flickering often signals a failing connection this cyclone season.

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