

The New South Wales

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

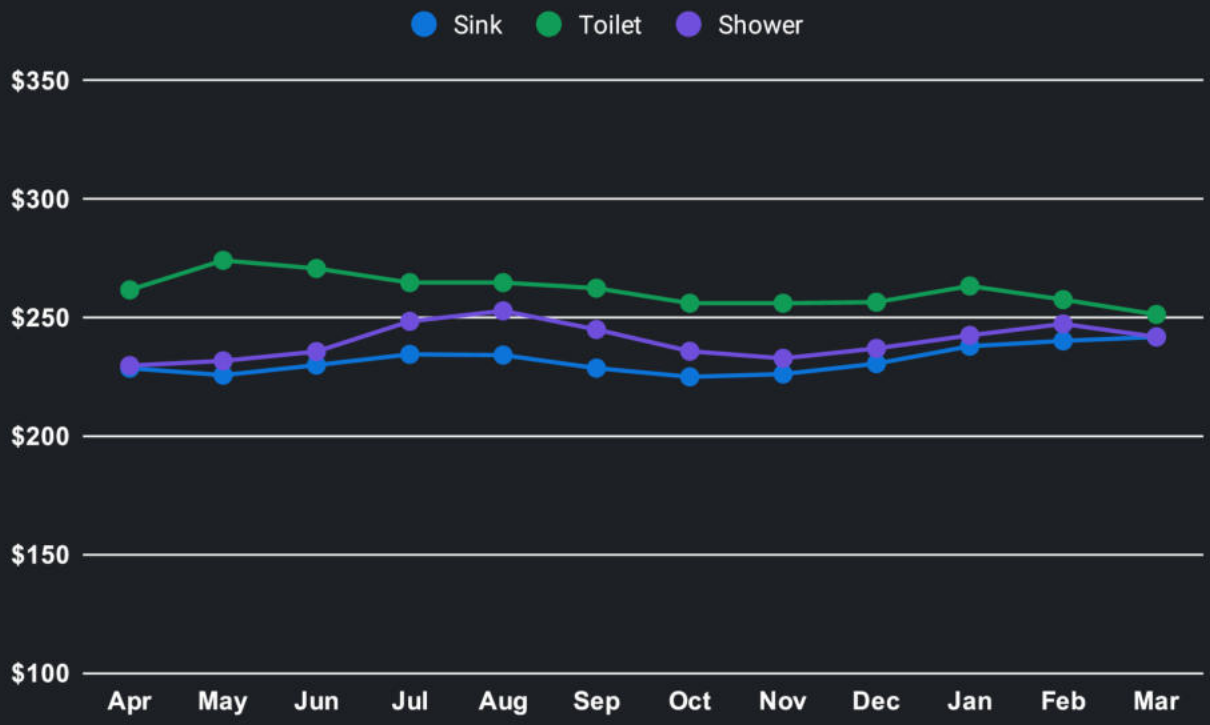
NSW plumbing tightened through Q1. Toilet jobs eased across the quarter, slipping from around $262 to roughly $250 by March and giving up the top spot. Shower jobs held in the mid-$240s, barely moving. Sink jobs firmed to about $240, edging up steadily. The full picture is convergence at the bottom: all three closed into a tight $240–$250 band by March, with Toilet coming back to the pack rather than the others rising. Toilet was the mover; Sink and Shower stayed steady. Entering Q2, NSW plumbing looks clustered and calm, with little to separate the three.

Average range of spend

$177 - $409

Most common job

Taps



Plumbing

Sink

Average range of spend

$170 - $335



The Method Tips & Tricks

💧

Check under-sink pipework for leaks, small leaks can swell cabinets fast this humid summer.

🧽

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

🚰

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

Plumbing

Toilet

Average range of spend
$181- $393



Tips & Tricks

Check the cistern for leaks, running toilets waste water fast with storms about.

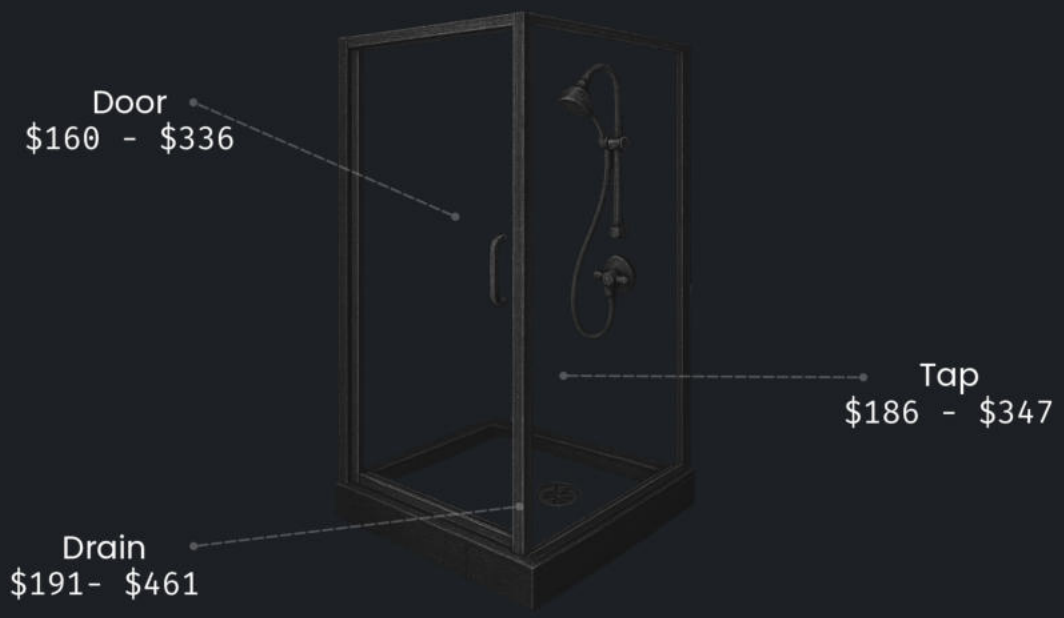
Check seals and base fittings over summer; loose fittings often mean a leak.

Watch for condensation around fittings, swelling often signals a seal failure this humid summer.

Plumbing

Shower

Average range of spend
$176 - $381



Tips & Tricks

💦

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

🌫️

Check screen tracks for buildup this humid summer; buildup makes doors stick and leak.

💬

Ask tenants about pressure changes, sudden drops often mean fixture failure with storms about.

Appliances

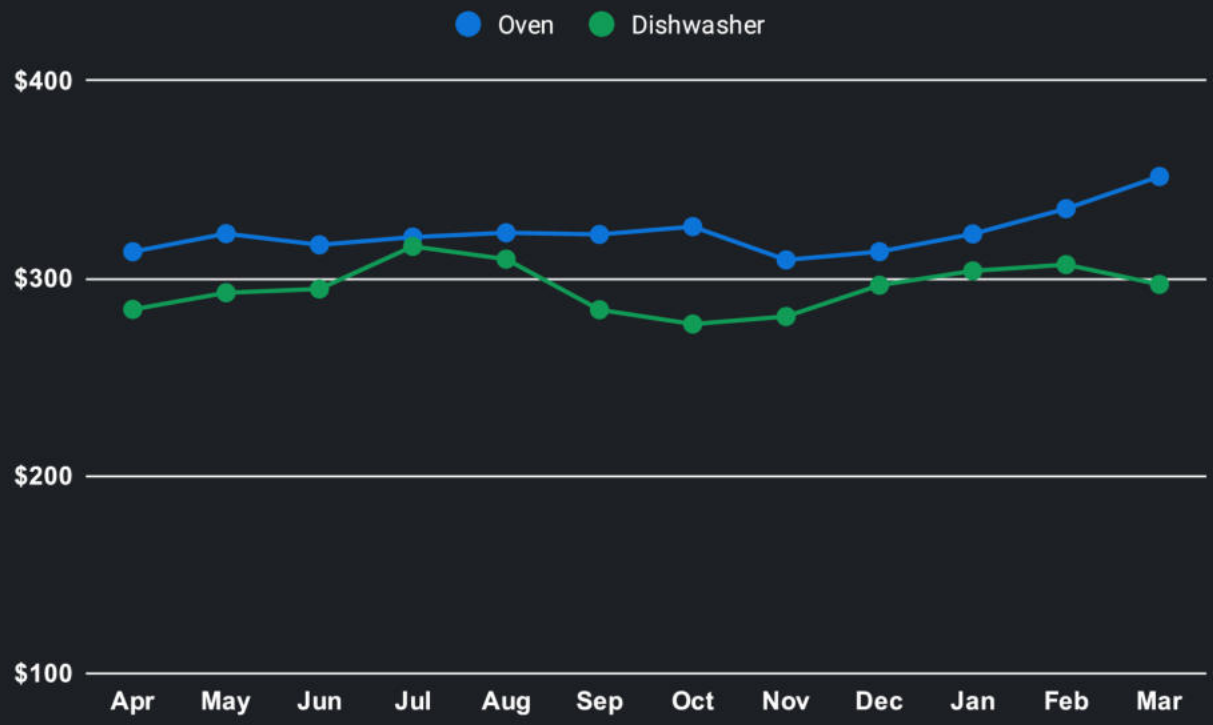
NSW appliances pulled apart through Q1. Oven jobs climbed steadily across the quarter to a year-high of around $350 by March. Dishwasher jobs stayed firm but flat, holding near $300–$308 and settling around $300. The gap widened through Q1 as Oven pushed up and Dishwasher held its line - roughly $50 between them by March. That's the clean read: one category climbing, one holding. Oven was the clear mover, ending the year on its highest average, while Dishwasher barely budged. Entering Q2, the spread is the story - ovens carrying the momentum, dishwashers keeping the floor steady.

Average range of spend

$183 - $731

Most common job

Dishwasher



Appliances

Oven

Average range of spend
$191 - $736



Tips & Tricks

🔍

Check under the oven for food build-up; dirty ovens run less efficiently these holidays.

💨

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
$186- $791



Tips & Tricks

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

⚠️ Avoid running it unattended overnight these holidays — faulty units are a fire risk.

💦 Check for pooling water after cycles; pooling often means a blocked hose over summer.

Structural

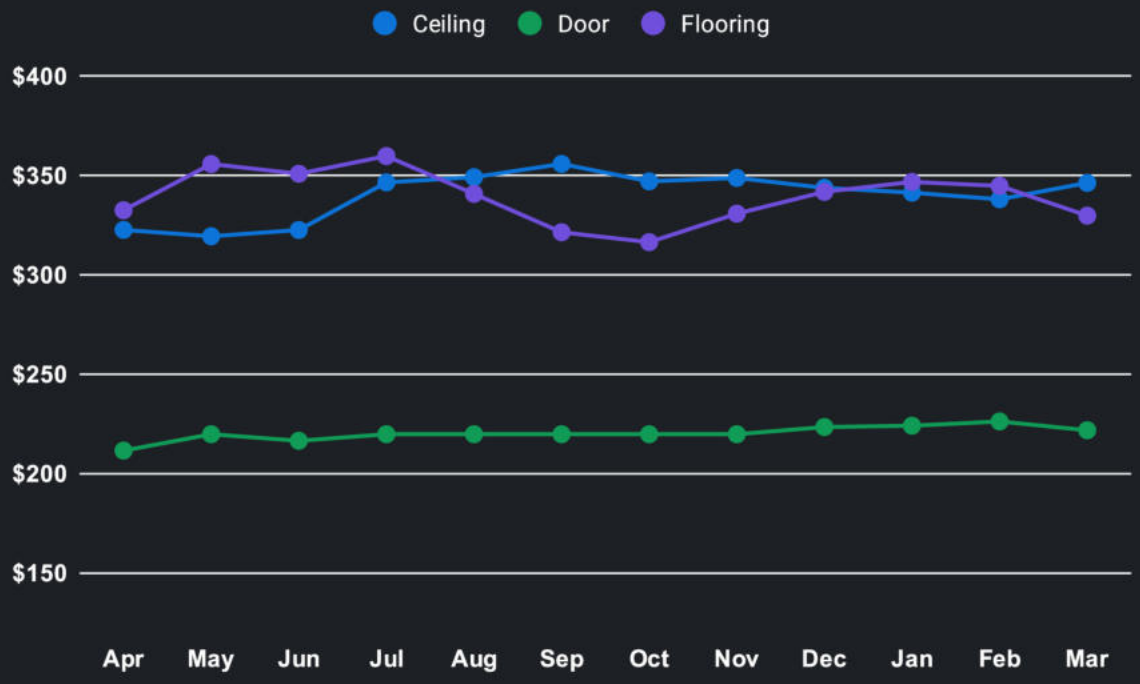
NSW structural held its top end through Q1. Ceiling jobs stayed steady around $350 with barely a wobble. Flooring eased gently, slipping from about $355 to $342 and tracking just below Ceiling by March. Door jobs sat well beneath both and flat all year, holding near $215. The full picture: the two premium lines moved almost in lockstep near $345–$353, with Flooring giving up a few dollars and Ceiling holding firm. Door remained the steady floor, unchanged across Q1. Entering Q2, the category looks stable - the two high lines are clustered in the high-$340s, and Door holding well below.

Average range of spend

$176 - $568

Most common job

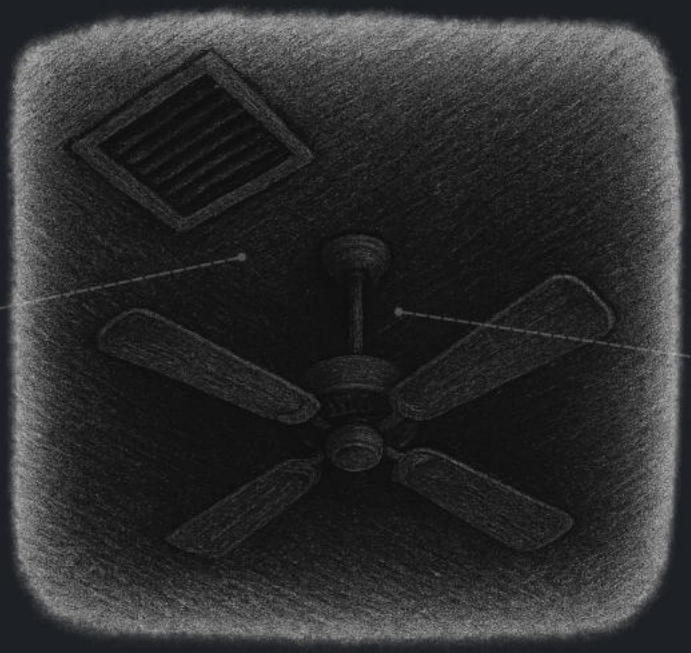
Ventilation



Structural

Ceiling

Average range of spend
$206 - $719



Tips & Tricks

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

🛠️ Check for new cracking as humidity climbs; reappearing cracks signal structural movement.

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

Structural

Door

Average range of spend
$152 - $400



Tips & Tricks

🔍

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

📝

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

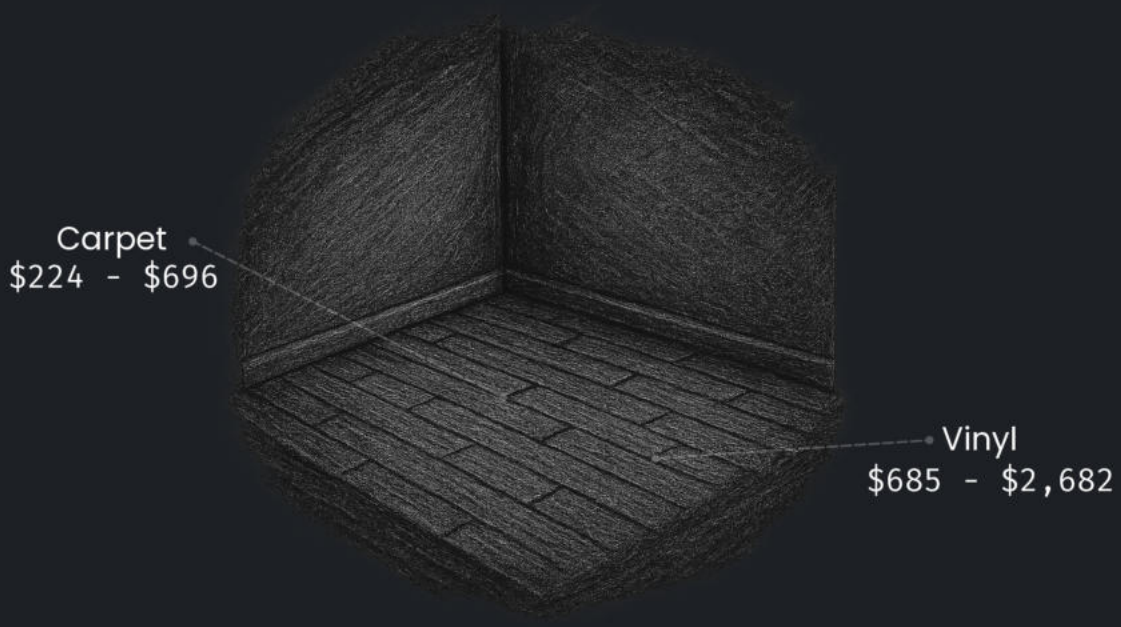
🚪

Check locks and frames are secure; loose frames are an easy entry point this storm season.

Structural

Flooring

Average range of spend
$223 - $796



Tips & Tricks

🔍

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

🪟

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

💧

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

Electrical

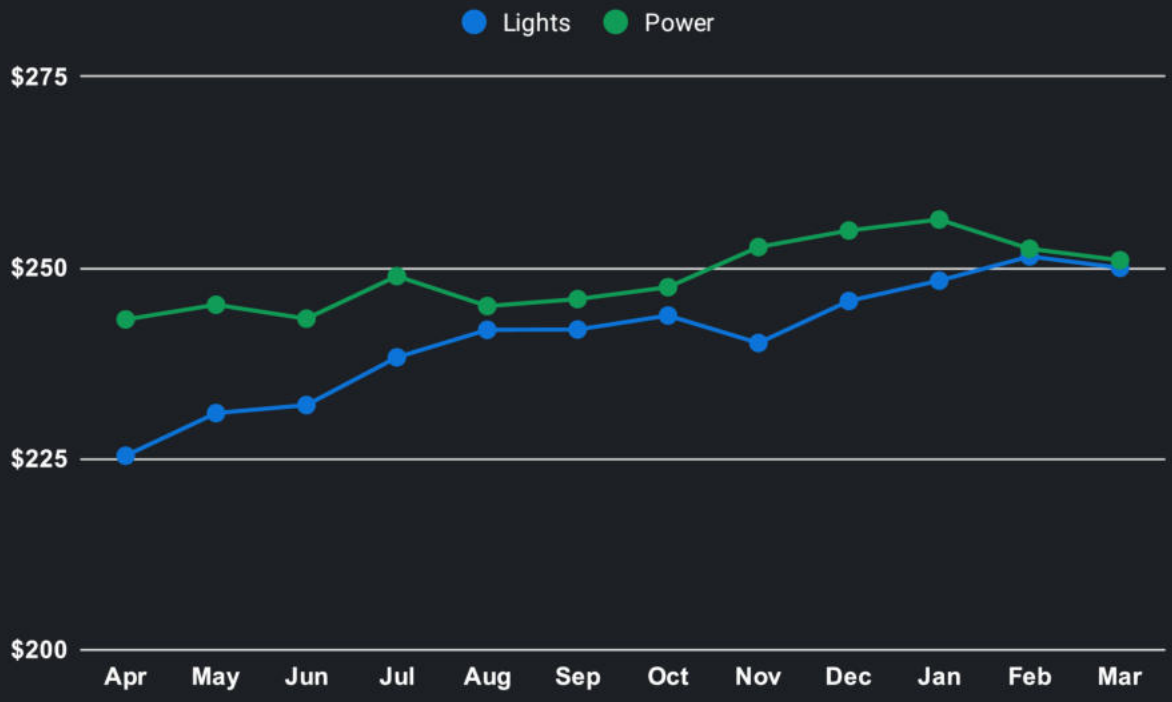
NSW electrical converged through Q1. Lights climbed steadily across the quarter, rising to around $250 by March and catching Power at the top. Power eased the other way, slipping from about $258 to roughly $250. The two lines met by quarter's end, closing a gap that had run most of the year. That's the full picture: Lights up, Power down, both landing together near $250. Lights was the mover, firming to its year-high, while Power gave back a little ground. Entering Q2, NSW electrical sits neatly paired around the $250 mark, with no separation between the two.

Average range of spend

$175 - $403

Most common job

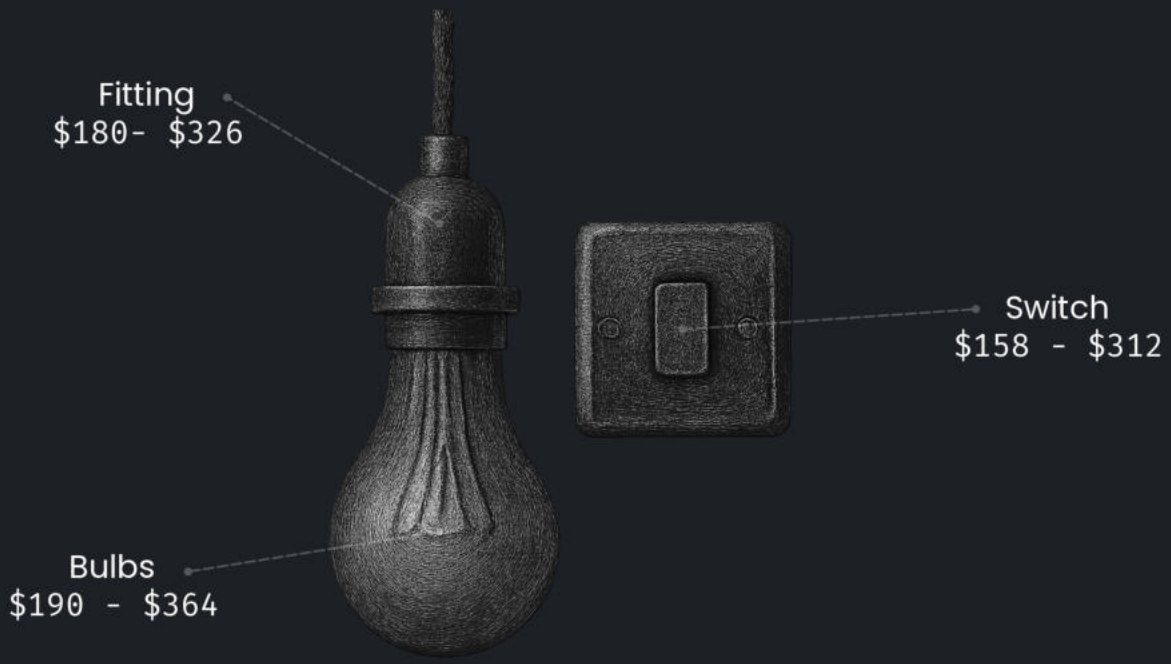
Power Points



Electrical

Lights

Average range of spend
$176 - $370



Tips & Tricks

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

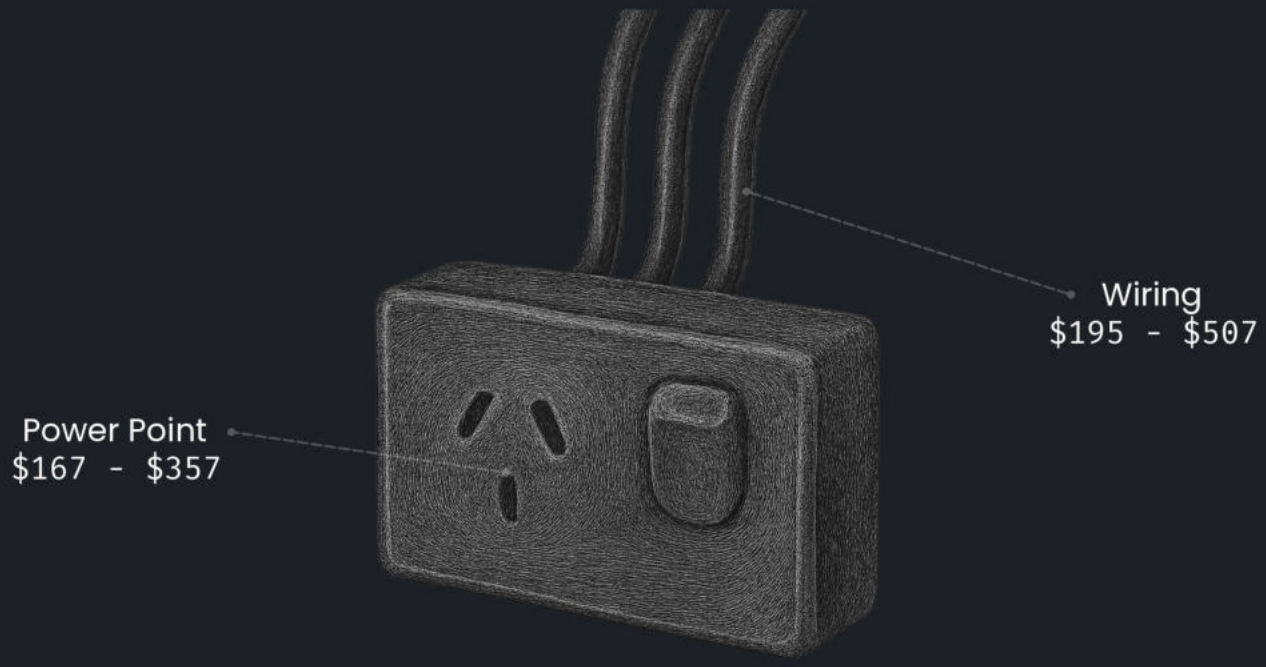
🔍 Clear insects from fittings this storm season — nesting insects are a common cause of shorts.

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

Electrical

Power

Average range of spend
$174 - $415



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.

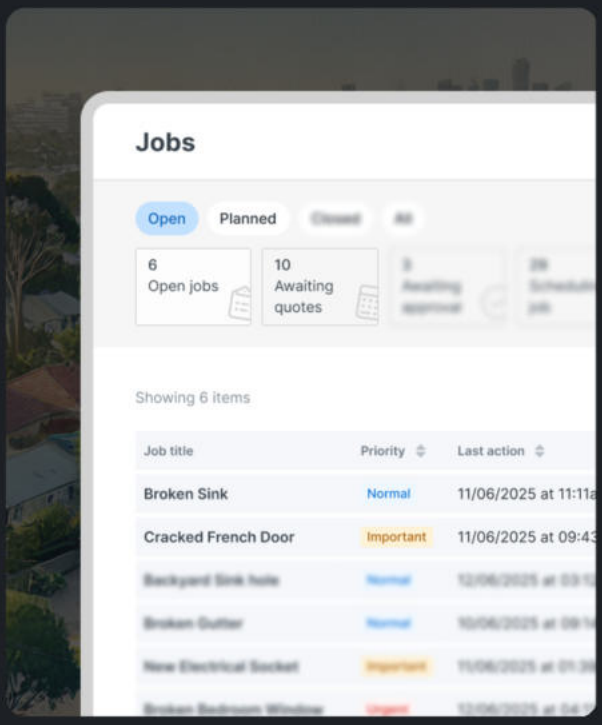
⚡ Check for flickering power points, flickering often signals a failing connection on long evenings.

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