The 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

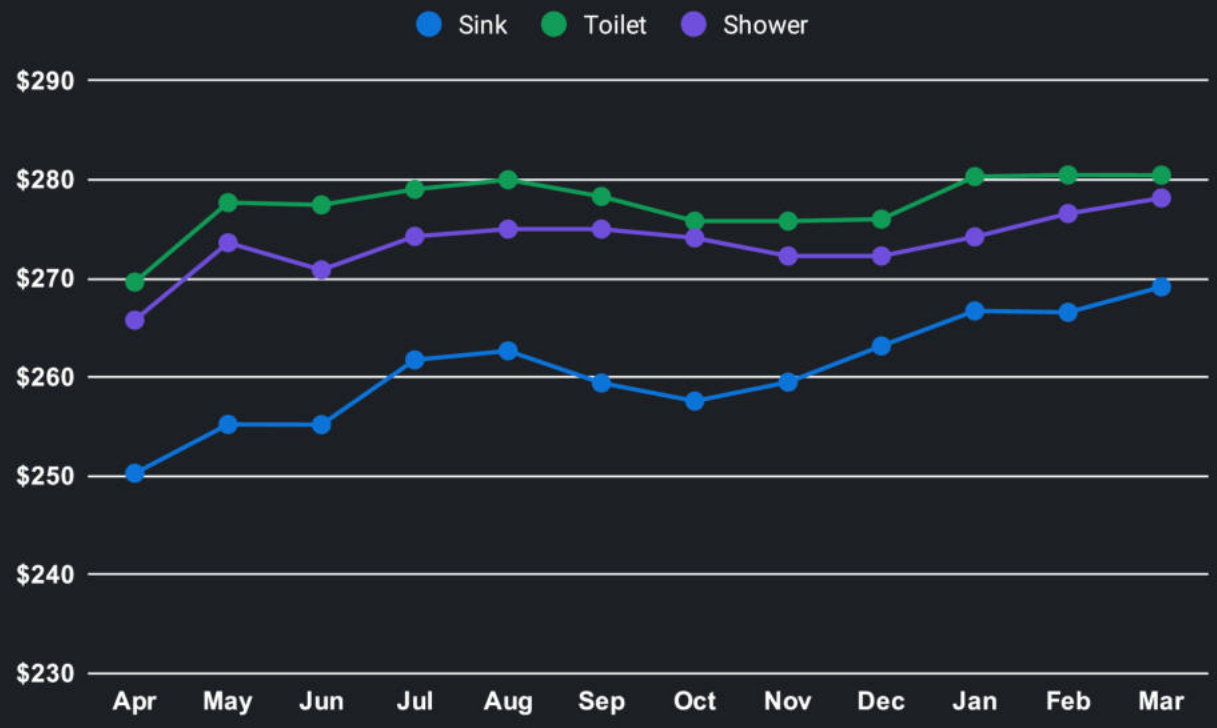
Plumbing stayed in a tight, controlled band all quarter. Toilet jobs held firm around $276, holding the top of the pack. Shower jobs sat just below near $273, barely shifting across the three months. Sink jobs were the quiet climber, firming to about $269 by March - their high for the year. The full picture is convergence: all three categories now sit within a $10 window, from roughly $269 to $277. Nothing broke out, nothing dropped away - Q1 was about the gap closing. Entering Q2, Australian plumbing looks steady and clustered in the mid-$270s, with Sink the line to watch.

Average range of spend

$198- $438

Most common job

Taps



Plumbing

Sink

Average range of spend

$187 - $378



Tips & Tricks

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

💡 Remind tenants not to pour fats down the drain over summer — grease build-up causes blockages.

🚰 Watch kitchen sink drainage closely, slow drainage often means a blockage in the heat.

Plumbing

Toilet

Average range of spend

$198 - $407



Tips & Tricks

💧 Check the cistern for leaks, running toilets waste water fast over summer.

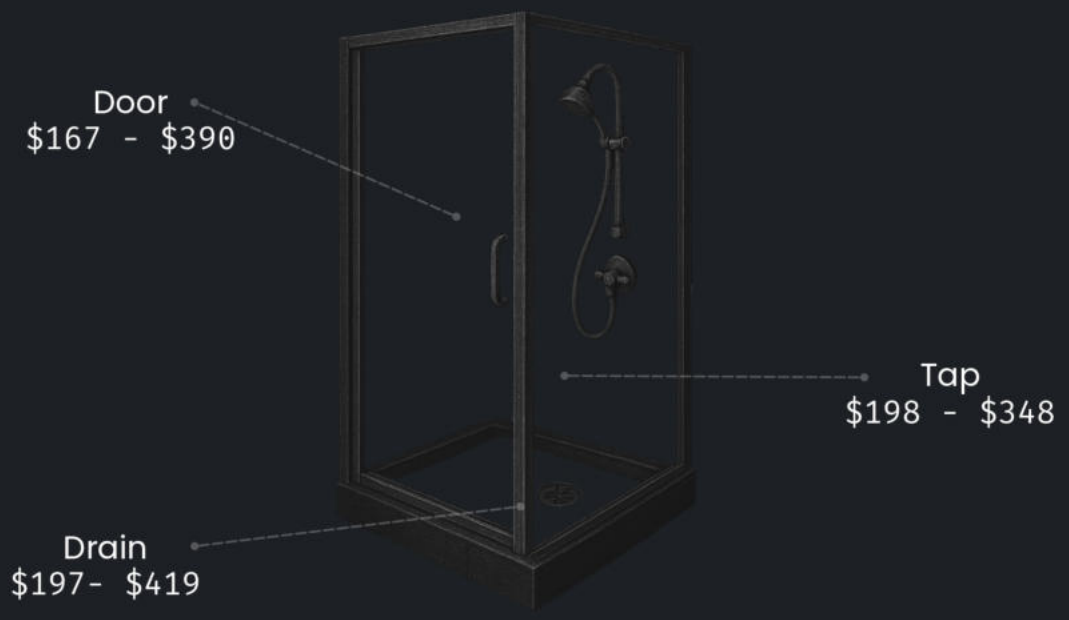
🪛 Check seals and base fittings in the heat. Loose fittings often mean a leak.

🔍 Watch for condensation around fittings; swelling often signals a seal failure this bushfire season.

Plumbing

Shower

Average range of spend
$194 - $450



Tips & Tricks

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

🌫️ Check screen tracks for buildup this bushfire season; buildup makes doors stick and leak.

💬 Ask tenants about pressure changes, sudden drops often mean fixture failure over summer.

Appliances

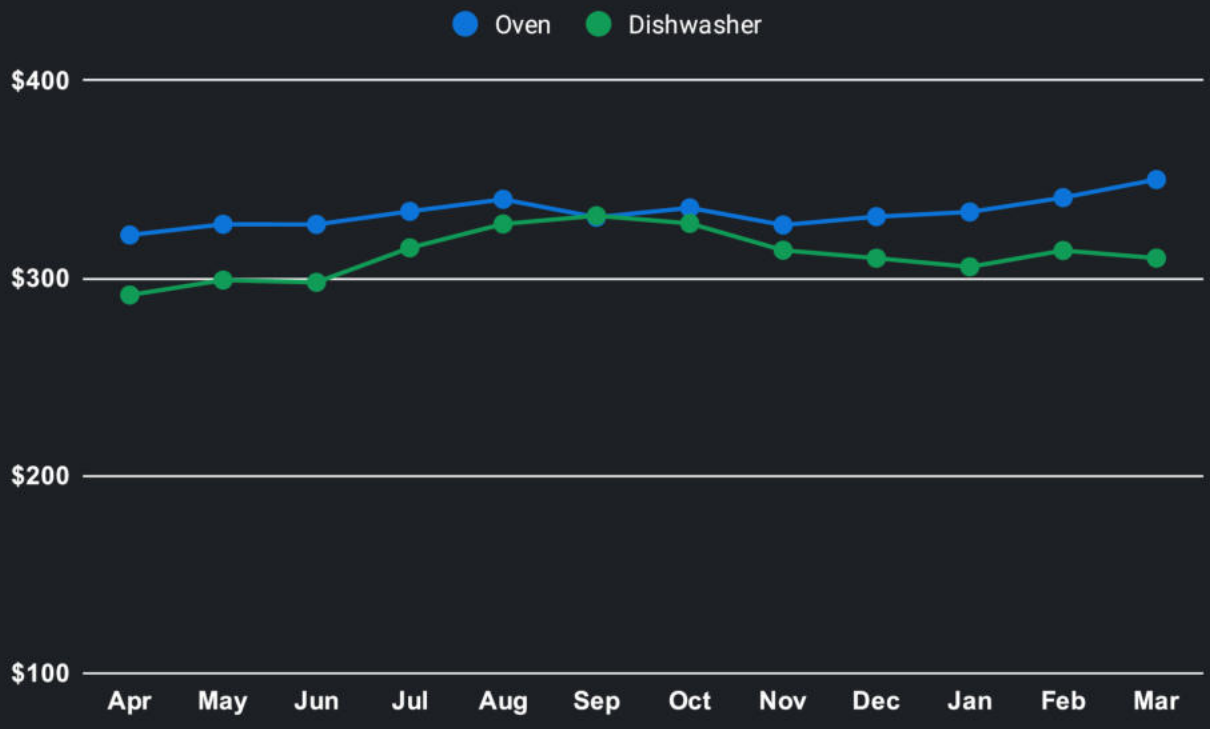
Australian appliance repairs split two ways this quarter. Oven jobs climbed steadily through Q1, lifting from around $330 in January to roughly $350 by March - the highest average of the year. Dishwasher jobs took the quieter path, holding near $305–$315 and settling around $310. That's the full picture: two lines that tracked closely all year, now pulling apart, with about $40 between them by quarter's end. Oven was the clear mover; Dishwasher barely budged across the three months. Entering Q2, ovens sit on top and are trending up, while dishwashers hold the floor.

Average range of spend

$193 - $747

Most common job

Dishwasher



Appliances

Oven

Average range of spend
$199 - $775



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
$184- $815



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

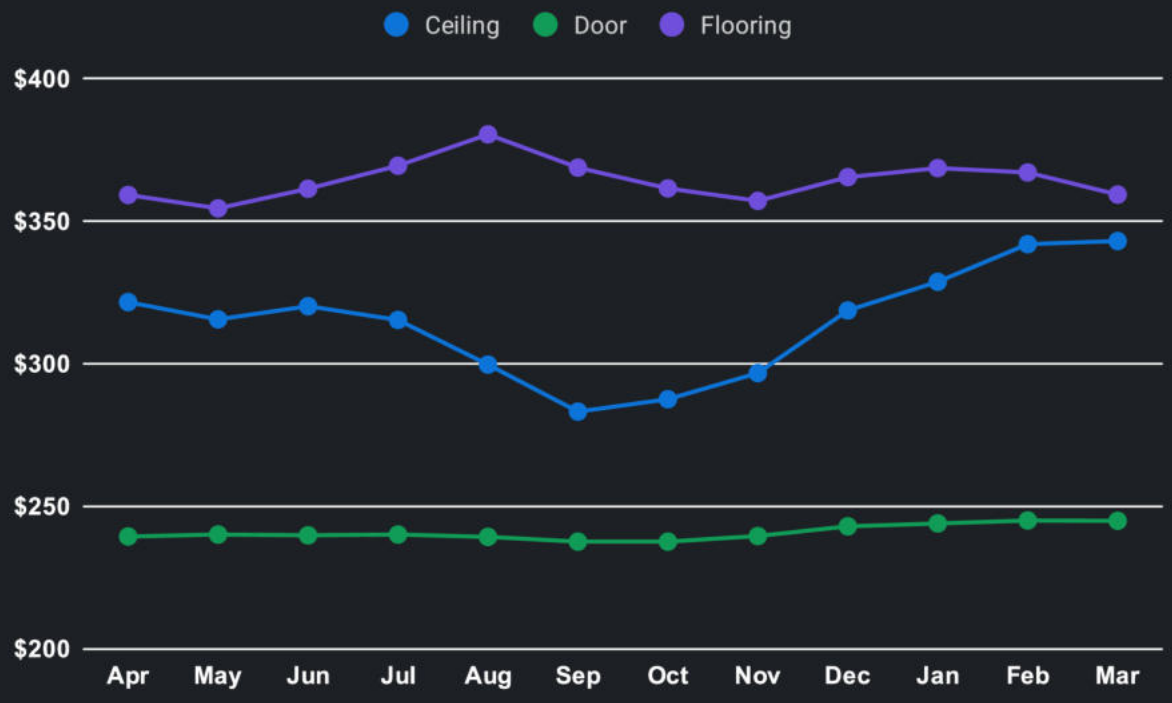
Structural eased back through Q1 at the top end. Ceiling jobs drifted down across the quarter, slipping from around $345 to roughly $315 by March. Flooring held higher and steadier, easing gently from about $370 to $360 and staying the most expensive of the three. Door jobs sat well below and flat all year, holding near $255–$265. The full picture: the two premium lines both softened, narrowing the gap to Door but staying clearly above it. Ceiling was the mover; Flooring the anchor. Entering Q2, Australian structural is cooling at the top, with Ceiling and Flooring both trending lower.

Average range of spend

$181 - $567

Most common job

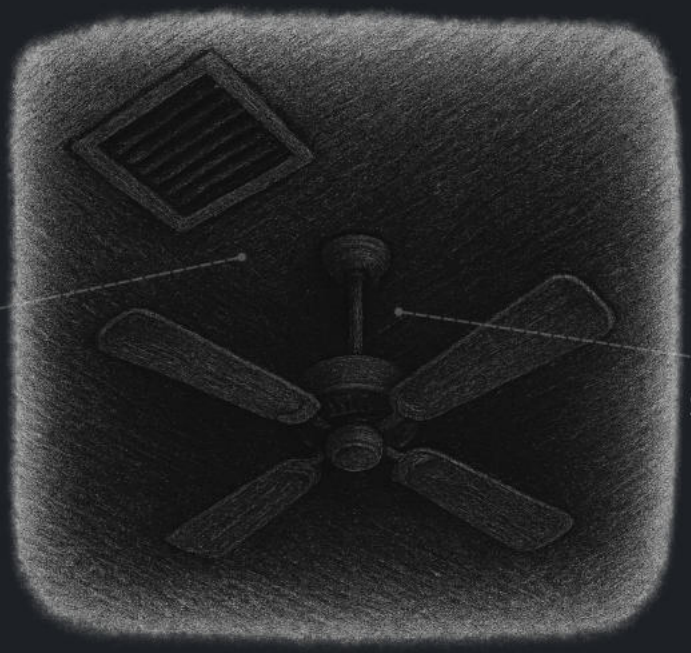
Ventilation



Structural

Ceiling

Average range of spend
$209 - $654



Tips & Tricks

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

Check for new cracking in the heat; reappearing cracks signal structural movement.

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

Structural

Door

Average range of spend
$165 - $425



Tips & Tricks

⚙️ Check timber doors for swelling, swollen doors strain their hinges in the heat.

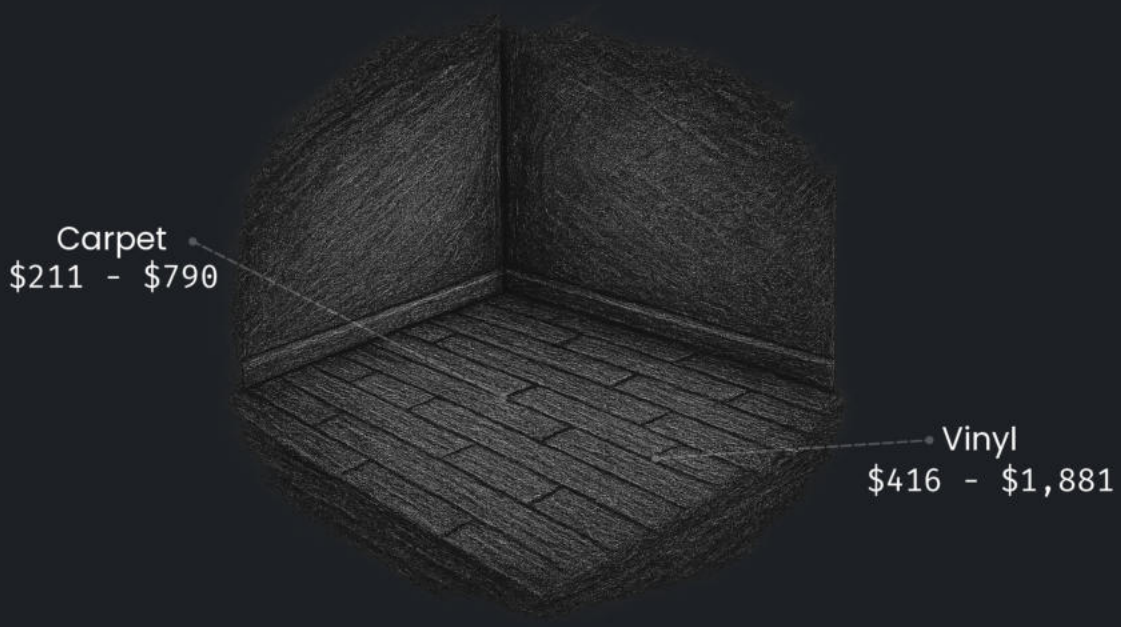
🛠️ Test sliding tracks and locks over summer; gritty tracks wear out rollers fast.

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

Structural

Flooring

Average range of spend
$219 - $849



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 in the heat.

Electrical

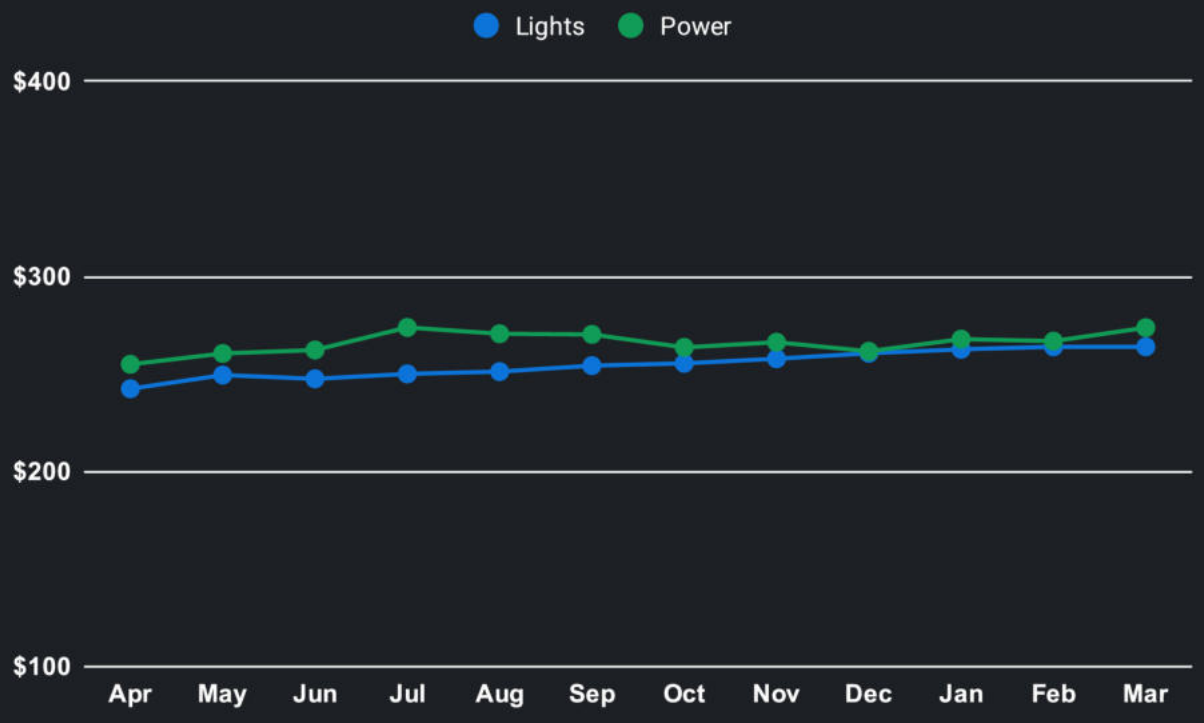
Electrical held its shape through Q1, with both series edging up in step. Lights and Power climbed gently across January to March, landing around $360 and tracking within a few dollars of each other. Power sat marginally ahead for most of the year, and the two drew level by March. Neither line made a sharp move - this is steady, tidy territory, with the quarter adding a modest lift rather than a jump. Entering Q2, the two categories sit almost on top of one another. The Q1 headline: a small, even step up across the board, with Lights and Power moving as one.

Average range of spend

$191 - $416

Most common job

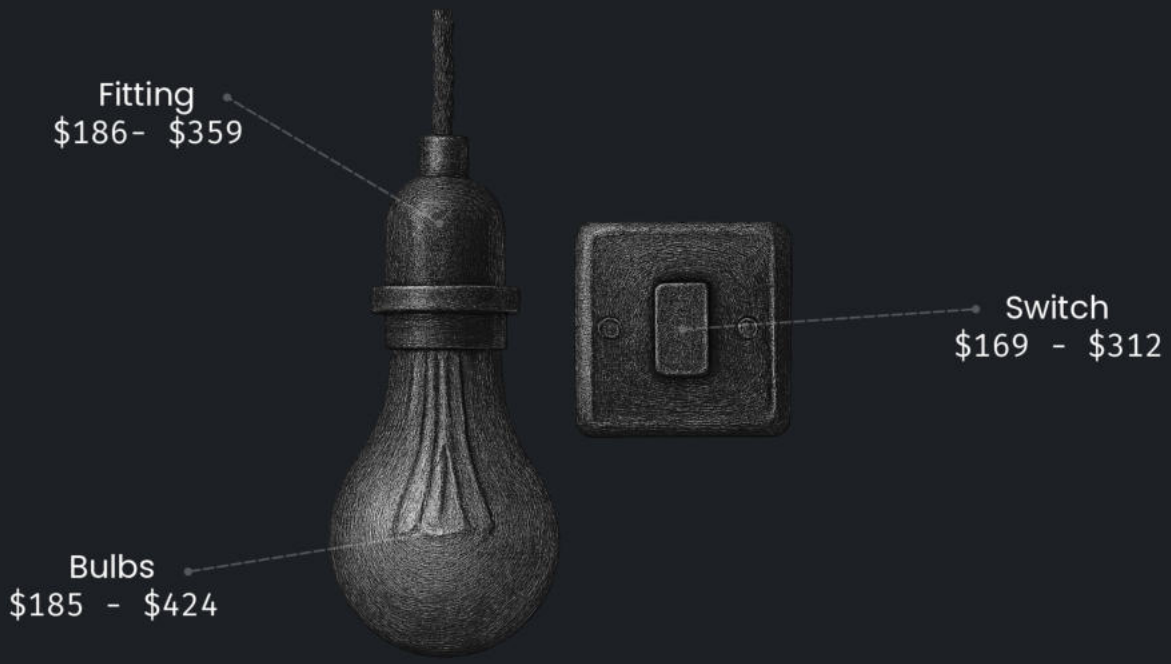
Power Points



Electrical

Lights

Average range of spend
$187 - $406



Tips & Tricks

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

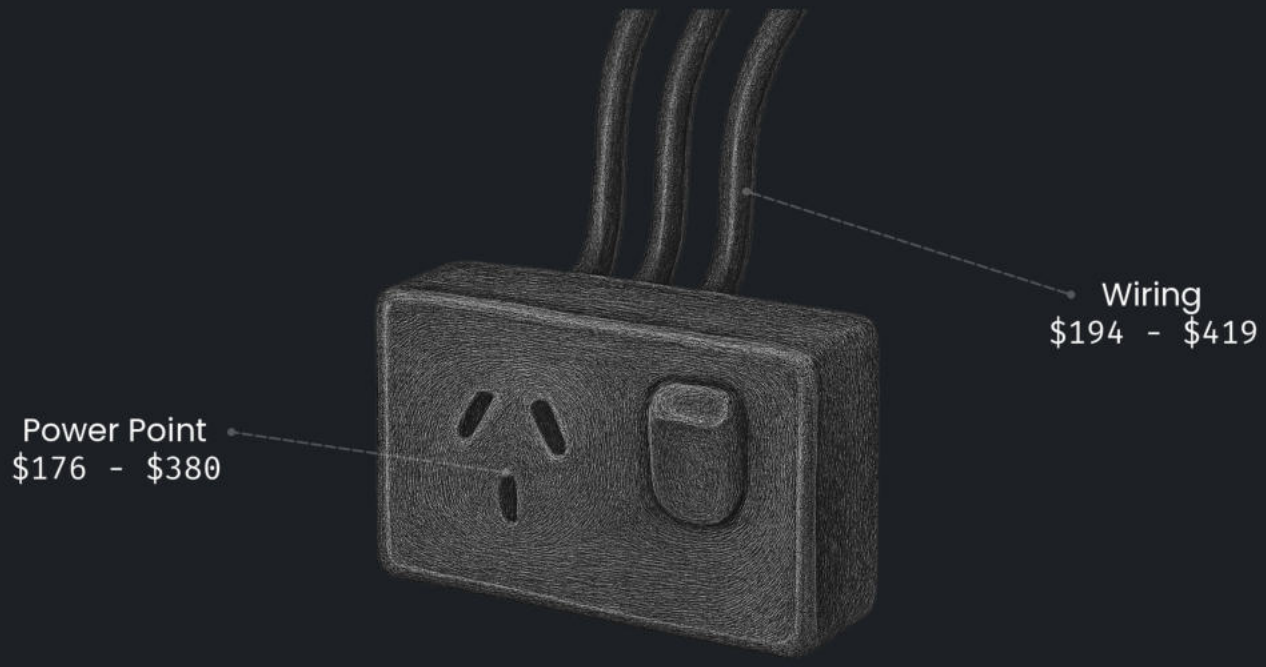
Clear insects from fittings this storm season; nesting insects are a common cause of shorts.

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

Electrical

Power

Average range of spend
$195 - $411



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.

⚡

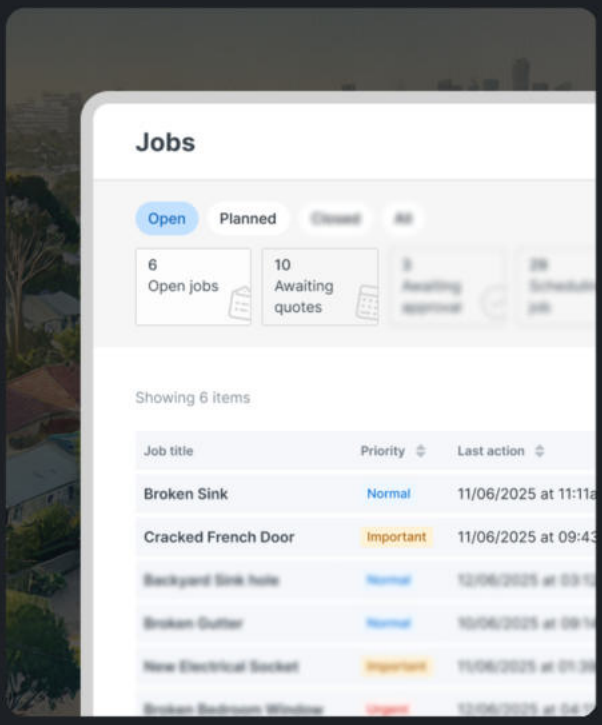
Check for flickering power points; flickering often signals a failing connection on long evenings.

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