



The New South Wales

Property Maintenance Index

How to read the data

This book is divided into four main sections. Each section summarises these key points.

Average Range of Job Spend

- 1 A breakdown of the most common jobs and the range of costs to repair them.

Most Common Job

- 2 Most Common Job for specific category of maintenance in the last quarter.

Seasonal Tips and Tricks

- 3 Quarterly guidance and insights to help reduce reactive repairs.

Plumbing

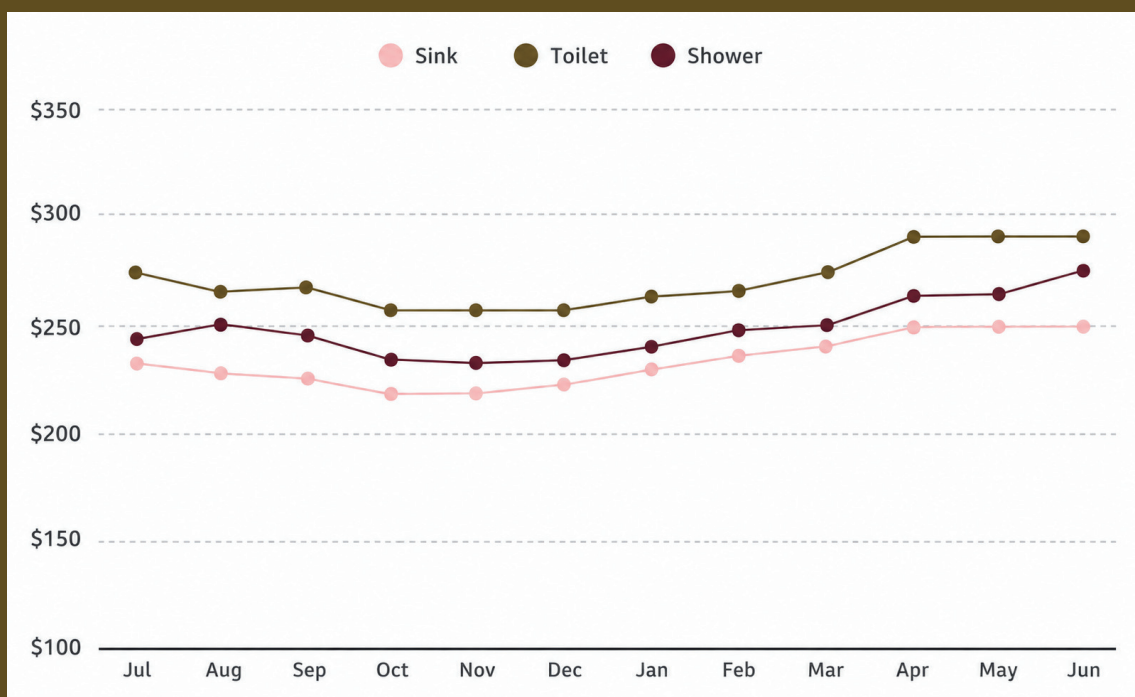
NSW plumbing costs remained relatively steady through Q2, giving landlords a clearer picture of what to expect when budgeting for common plumbing maintenance. Toilet-related jobs were the highest-cost category, averaging around \$289, while shower repairs increased from approximately \$272 in April to around \$272–\$275 by June. Sink repairs remained the most affordable at roughly \$250. For landlords, this means allowing around \$250–\$290 for typical plumbing jobs can provide a useful guide when planning maintenance costs and managing your property budget.

Average range of spend

\$191 - \$444

Most common job

Taps



Plumbing

Sink

Average range of spend

\$180 - \$358



The Method Tips & Tricks



During routine inspections, we look for signs of leaks, moisture and water damage around sinks and cabinetry, helping catch small issues before they become costly repairs.



We remind tenants about simple habits, like keeping fats, oils and grease out of kitchen drains, to help reduce avoidable plumbing issues.



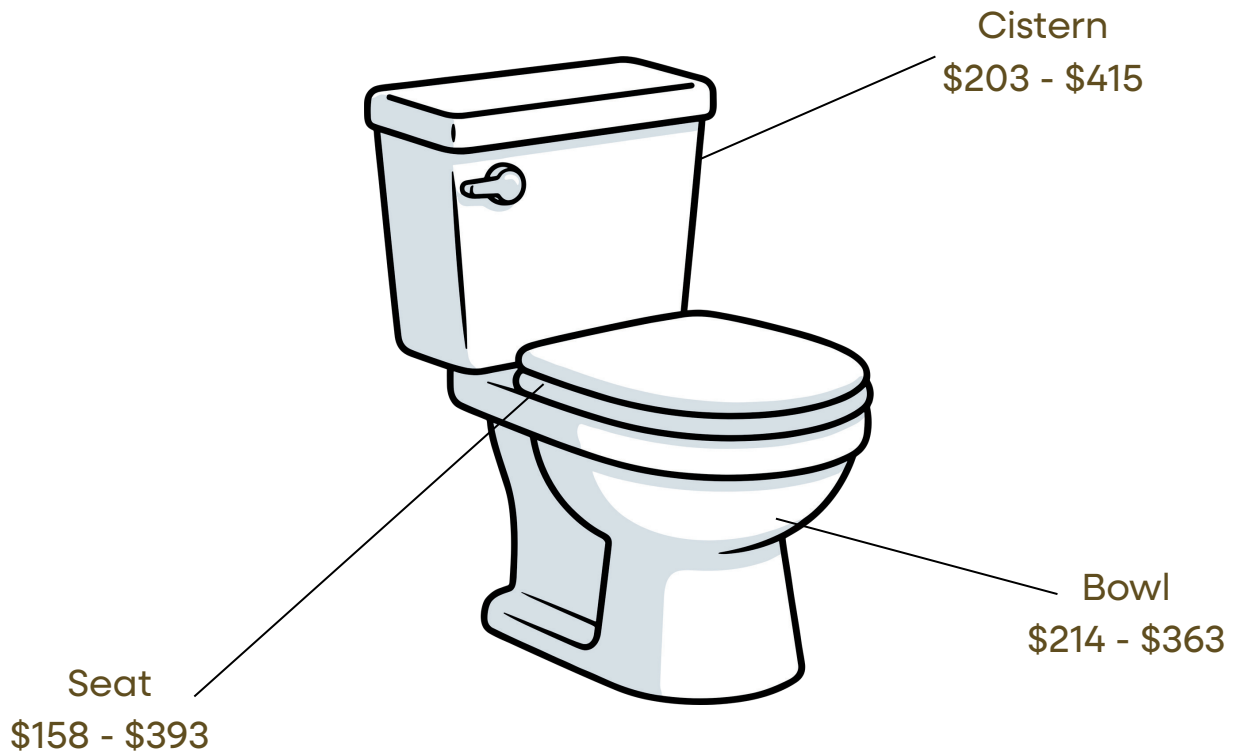
When tenants report slow drainage or plumbing concerns, we can address them early before a minor issue develops into a larger maintenance problem.

Plumbing

Toilet

Average range of spend

\$196 - \$436



Tips & Tricks



During routine inspections, we look for signs of cistern leaks or constantly running toilets that could be wasting water and increasing costs.



We keep an eye on seals, connections and fittings around toilets, helping identify deterioration before it develops into a larger leak.



Condensation, swelling or dampness around toilet fittings can signal a hidden issue. Spotting these signs early helps protect your property from more costly water damage.

Plumbing

Shower

Average range of spend

\$187 - \$407



Tips & Tricks



During routine inspections, we look for cracked grout or deteriorating sealant that could allow water to seep into walls, floors and cabinetry.



We check shower screen tracks and surrounding areas for build-up, drainage issues and signs of leaks to help prevent water damage.



If tenants report sudden drops or changes in water pressure, we can investigate early, as this may indicate a plumbing or fixture issue that needs attention.

Appliances

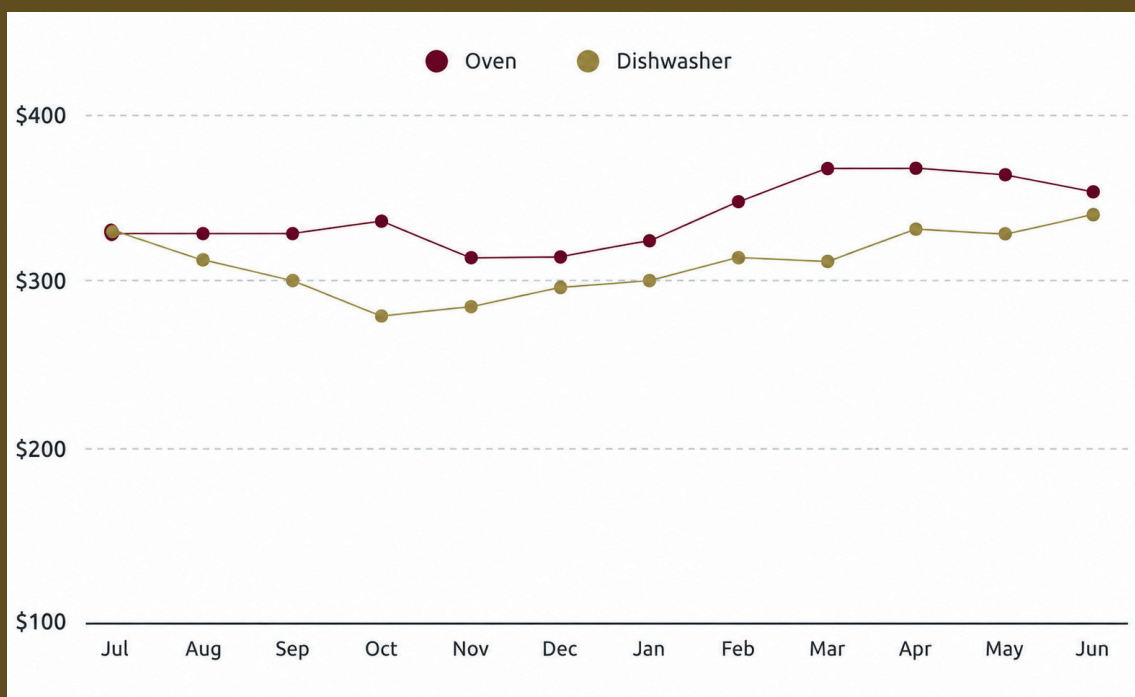
NSW appliance repair costs remained fairly consistent through Q2, giving landlords a useful guide when budgeting for maintenance. Oven repairs eased slightly, from around \$361 in April to approximately \$350 by June, while dishwasher repairs increased to around \$342. By the end of the quarter, the difference between the two was less than \$10. For landlords, this consistency makes appliance maintenance costs a little easier to anticipate, with common oven and dishwasher repairs currently sitting around the mid-\$300 mark.

Average range of spend

\$189 - \$769

Most common job

Dishwasher



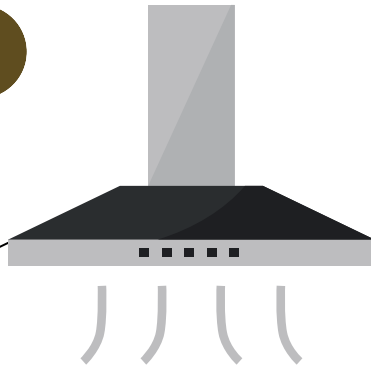
Appliances

Oven

Average range of spend

\$205 - \$817

Rangehood
\$211 - \$643



Oven Parts
\$212 - \$817



Stove Top
\$222 - \$932

Tips & Tricks



During routine inspections, we look for visible build-up, damage and signs the oven may not be operating as it should.



We check for signs of wear around oven seals and ventilation areas, helping identify maintenance issues before they affect performance.



If tenants report uneven heating, longer cooking times or other performance issues, we can arrange further investigation before a minor fault becomes a bigger repair.

Appliances

Dishwasher

Average range of spend

\$205 - \$817



Tips & Tricks



During routine inspections, we look for visible build-up, damaged seals and signs the dishwasher may need maintenance.



If tenants report dishes not cleaning properly, unusual noises or other changes in performance, we can investigate before the issue develops further.



Pooling water or leaks around a dishwasher can indicate a drainage or plumbing problem. Early attention can help prevent water damage to cabinetry and flooring.

Structural

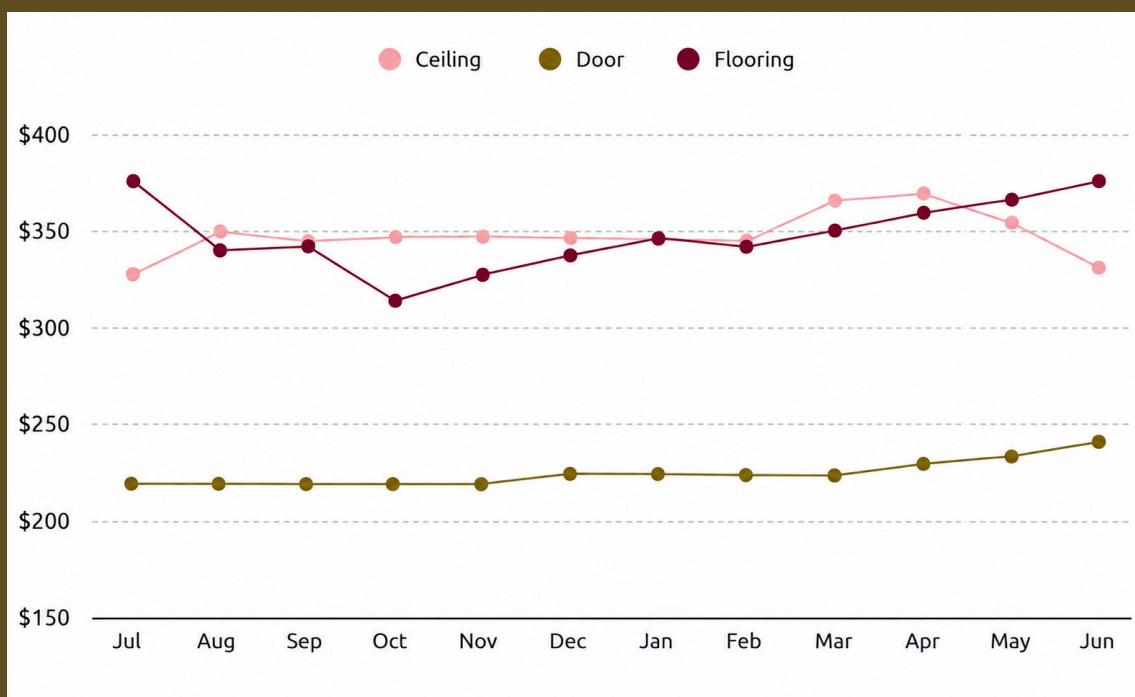
NSW structural maintenance costs showed more movement through Q2, highlighting the value of staying ahead of property upkeep. Flooring repairs increased to around \$377 by June, making them the highest-cost category, while ceiling repairs eased to the low \$330s. Door repairs remained more affordable at approximately \$277. For landlords, these figures reinforce the importance of identifying wear, damage and maintenance concerns early, particularly with flooring and ceilings, where repair costs can quickly add up if issues are left unresolved.

Average range of spend

\$179 - \$586

Most common job

Ventilation

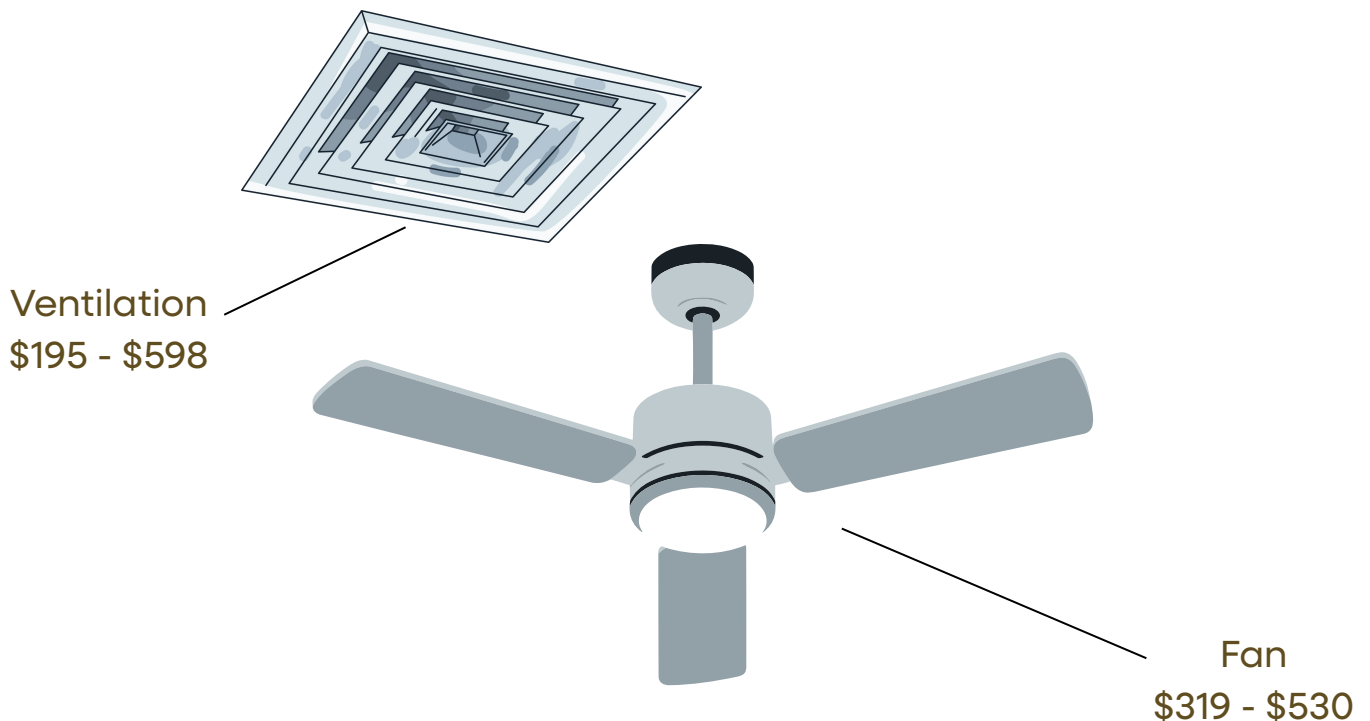


Structural

Ceiling

Average range of spend

\$217 - \$726



Tips & Tricks



We look for signs of fresh or older water stains on ceilings, which can indicate a leak in the roof space or blocked gutters.



We check for new cracking or movement, particularly after autumn rain, as reappearing cracks can indicate structural movement.



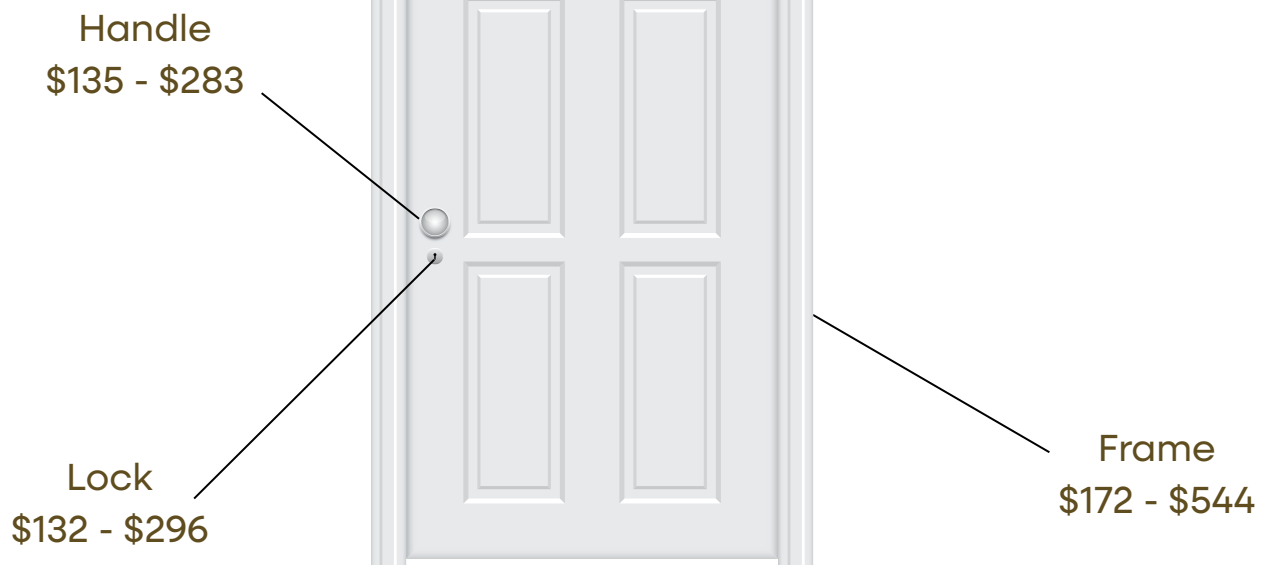
We check ceilings and walls for visible condensation, damp patches or mould growth, helping identify potential moisture issues that may need further investigation.

Structural

Door

Average range of spend

\$154- \$414



Tips & Tricks



During routine inspections, we look for doors that are sticking, swelling or becoming difficult to open and close, which can indicate moisture or seasonal movement.



We look at sliding door tracks and general operation for visible wear, build-up or sticking that may require maintenance.



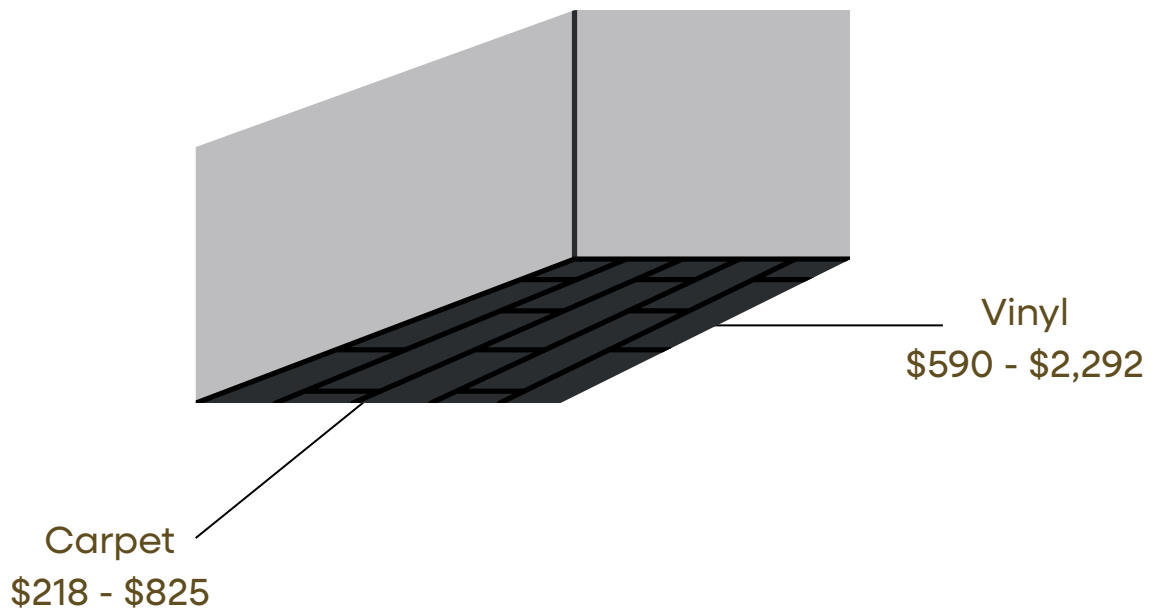
We look for loose locks, damaged frames or doors that aren't closing securely, helping identify maintenance and security concerns early.

Structural

Flooring

Average range of spend

\$154- \$414



Tips & Tricks



During routine inspections, we look for scratches, lifting, staining and other signs of wear that may require attention before they worsen.



We look for staining, discolouration, swelling or other visible signs that could indicate moisture issues around windows, doors or wet areas.



Areas exposed to weather, heavy foot traffic or moisture are checked for deterioration, movement or damage that may need maintenance.

Electrical

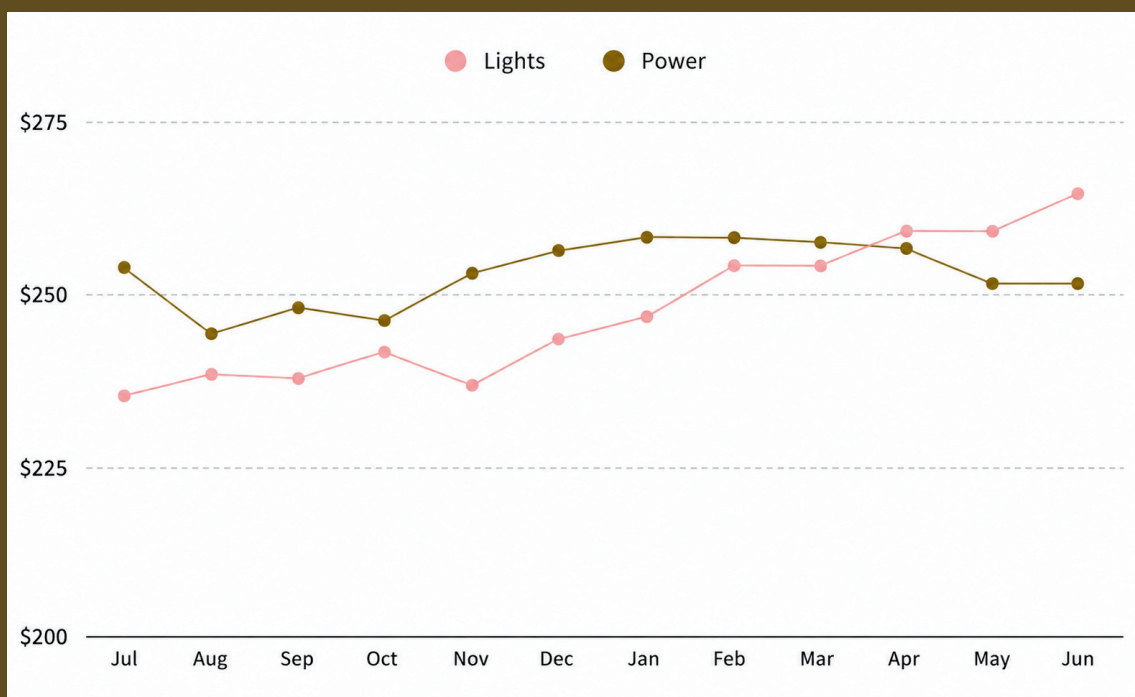
NSW electrical maintenance costs shifted through Q2, with lighting repairs increasing while power-related work eased slightly. By June, lighting repairs averaged around \$265, while power-related repairs sat at approximately \$252. For landlords, both categories remain relatively close in cost, providing a useful guide when budgeting for common electrical maintenance. Prompt attention to tenant-reported electrical issues can also help identify faults early and keep the property safe and well maintained.

Average range of spend

\$183 - \$408

Most common job

Power Points



Electrical

Lights

Average range of spend

\$184- \$394

Fitting
\$181 - \$323

Bulbs
\$167 - \$386

Switch
\$157 - \$286

Tips & Tricks



During routine inspections, we look for damaged outdoor lights, loose fittings or visible wear that may affect safety and security.



We check for visible debris, cobwebs or other build-up around accessible outdoor lights and fittings that may need attention.



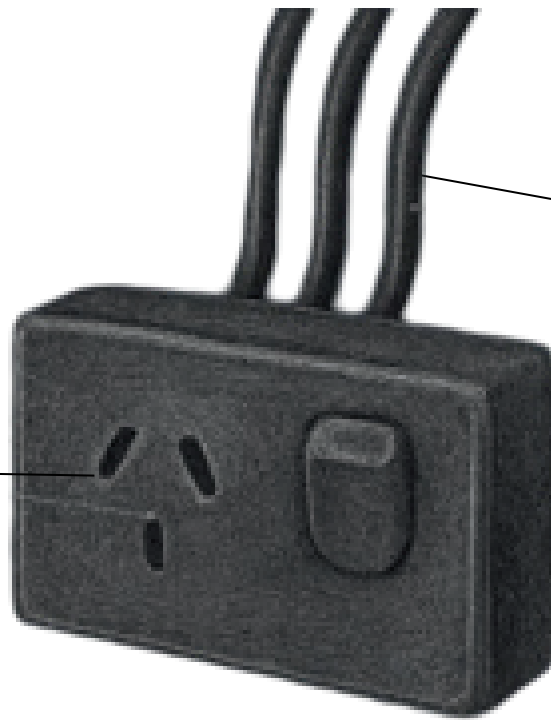
We look for visible moisture, corrosion or damaged outdoor fittings that could indicate water ingress and require an electrician to investigate.

Electrical

Power

Average range of spend

\$181- \$433



Power Point
\$174 - \$368

Wiring
\$231 - \$472

Tips & Tricks



During routine inspections, we look for visible damage, loose covers or signs of weather exposure around accessible outdoor power points.



We look for cracked fittings, discolouration or other visible signs of damage that may require an electrician to investigate.



If tenants report flickering lights, power interruptions or electrical issues, we can arrange further investigation to help identify faults early.

