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Brisbane Expert Warns Investors on Property Neglect

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Property investors across Australia are being urged to prioritise regular maintenance or risk significant financial losses over time, real estate professionals have warned.

Avi Khan, principal of Ray White AKG in Brisbane, says many investors underestimate ongoing maintenance when buying into the property market. “Investors often focus on capital growth, but fail to budget for upkeep,” Khan explains. “They should set aside at least \$3000 to \$4000 annually to cover essential works.”

Maintenance is not just about aesthetics. Richard Crabb, managing director of the ASPIRE Property Advisor Network and director at the Property Investment Professionals of Australia (PIPA), highlights the importance of a proactive approach. “Treat your property as a business asset,” he says. “Strategic upgrades and regular checks can preserve value and attract quality tenants.”

Crabb recommends a clear maintenance checklist. This includes:

- Roof inspections
- Gutter cleaning every 12–18 months
- Termite inspections
- Safety checks (smoke alarms, gas, pools)
- Air conditioning servicing
- Repainting and refreshed flooring

“Tenants shouldn’t be responsible for structural upkeep like roof or gutter issues,” Crabb adds. “Neglecting these can lead to costly water damage and even health risks due to mould or dust build-up.”

Khan echoes this, advising landlords not to ignore critical maintenance. “It’s always cheaper to fix things early. A \$3000 issue left unchecked can turn into a \$15,000 repair job,” he warns.

Simple upgrades like repainting or replacing carpets can also have a significant impact. “These are high-impact, low-cost improvements that buyers and tenants notice straight away,” says Khan.

Crabb recommends updating carpets every five to seven years, depending on wear. “Keeping a property fresh improves its market appeal and rental returns,” he notes. “It also reduces the stress and cost of major updates when it’s time to sell.”

Investors looking to sell without having maintained their property face tough competition. “You only have 10 to 15 seconds to impress a buyer,” Khan explains. “If the home looks tired or poorly maintained, it’s unlikely to achieve its full value.”

With land values continuing to rise in many parts of Australia, real estate professionals say regular maintenance is a key strategy to maximise return on investment and avoid unnecessary costs down the track.

