

The South Australia

Property Maintenance Index

Q2/25

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.

Table of Contents.

<u>Plumbing</u>	<u>4</u>
<u>Sink</u>	<u>5</u>
<u>Toilet</u>	<u>6</u>
<u>Shower</u>	<u>7</u>
<u>Appliances</u>	<u>8</u>
<u>Oven</u>	<u>9</u>
<u>Dishwasher</u>	<u>10</u>
<u>Structural</u>	<u>11</u>
<u>Ceiling</u>	<u>12</u>
<u>Door</u>	<u>13</u>
<u>Flooring</u>	<u>14</u>
<u>Electrical</u>	<u>15</u>
<u>Lights</u>	<u>16</u>
<u>Power</u>	<u>17</u>
<u>About Tapi</u>	<u>18</u>

Plumbing

Plumbing maintenance averaged \$176 to \$383, with taps remaining the most common job. Shower repair costs climbed sharply in Q2, peaking in June, while sink costs showed a steady rise from April onwards. Toilet maintenance, which peaked late last year, remained steady but at a lower level heading into winter.



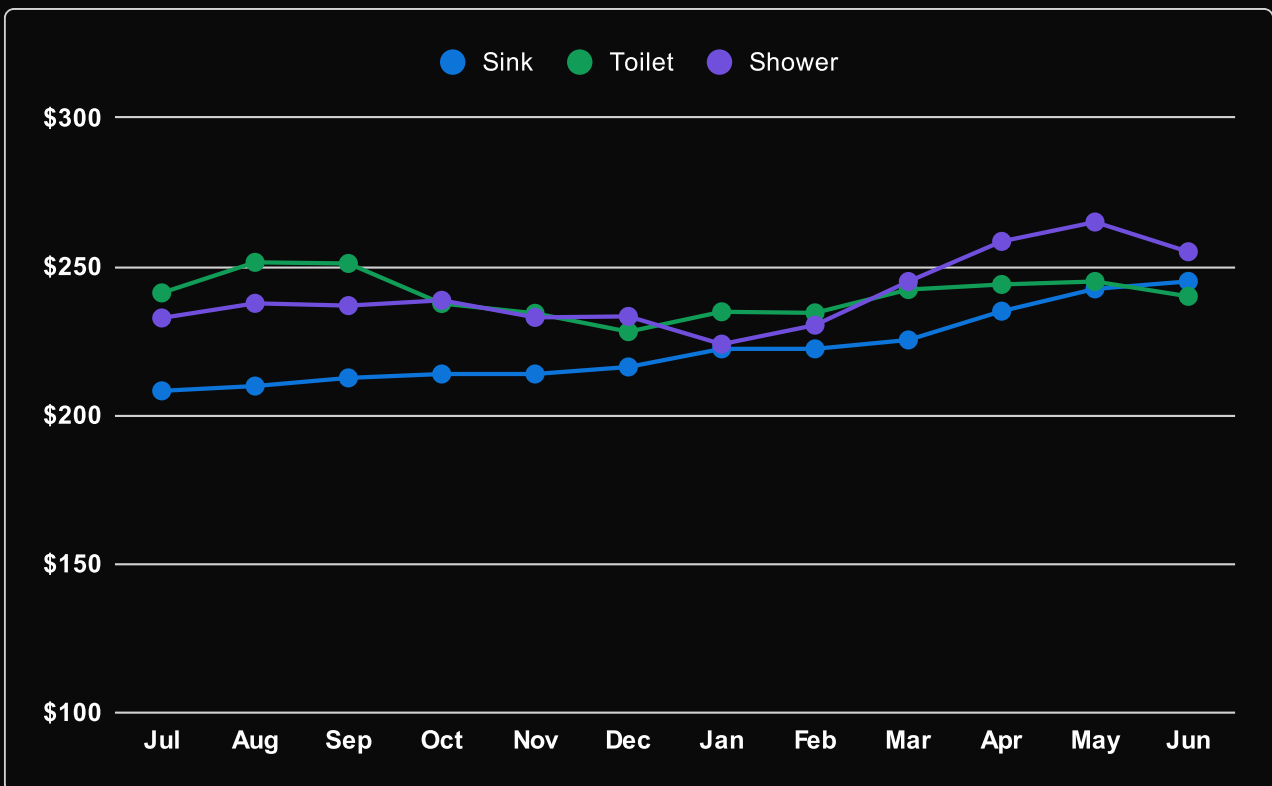
Average range of spend

\$176 - \$383



Most common job

Taps



Sink

Average range of spend

\$168- \$341



The Method Tips & Tricks



Schedule drain inspections, cooler temps cause faster grease buildup.



Check under-sink areas for early signs of mould or condensation.



Check outdoor drains for blockages after winter rainfall common in SA.

Toilet

Average range of spend
\$180 - \$384



Tips & Tricks



Test the flush mechanism to ensure proper function as cold can cause parts to contract.



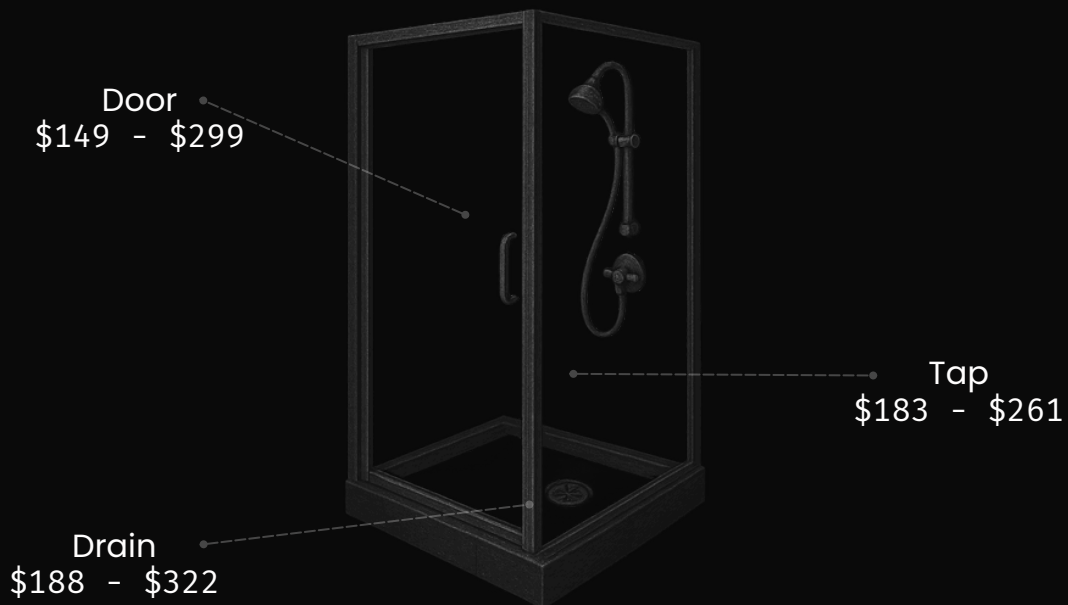
Check for micro-leaks around the base in drier winter air.



Educate tenants about waste disposal to avoid blockages.

Shower

Average range of spend
\$187 - \$422



Tips & Tricks



Inspect grout and silicone seals for cracks where water can seep into surrounding walls.



Ensure good drainage flow to reduce stagnant water.



Confirm bathroom fans are operating effectively

Appliances

Appliance maintenance averaged \$165 to \$567, with dishwashers remaining the most common job. Oven repair costs climbed steadily through Q2, peaking in March before easing slightly. Dishwasher repairs declined steadily after earlier highs in July, while washing machine costs fluctuated mildly but remained lower overall.



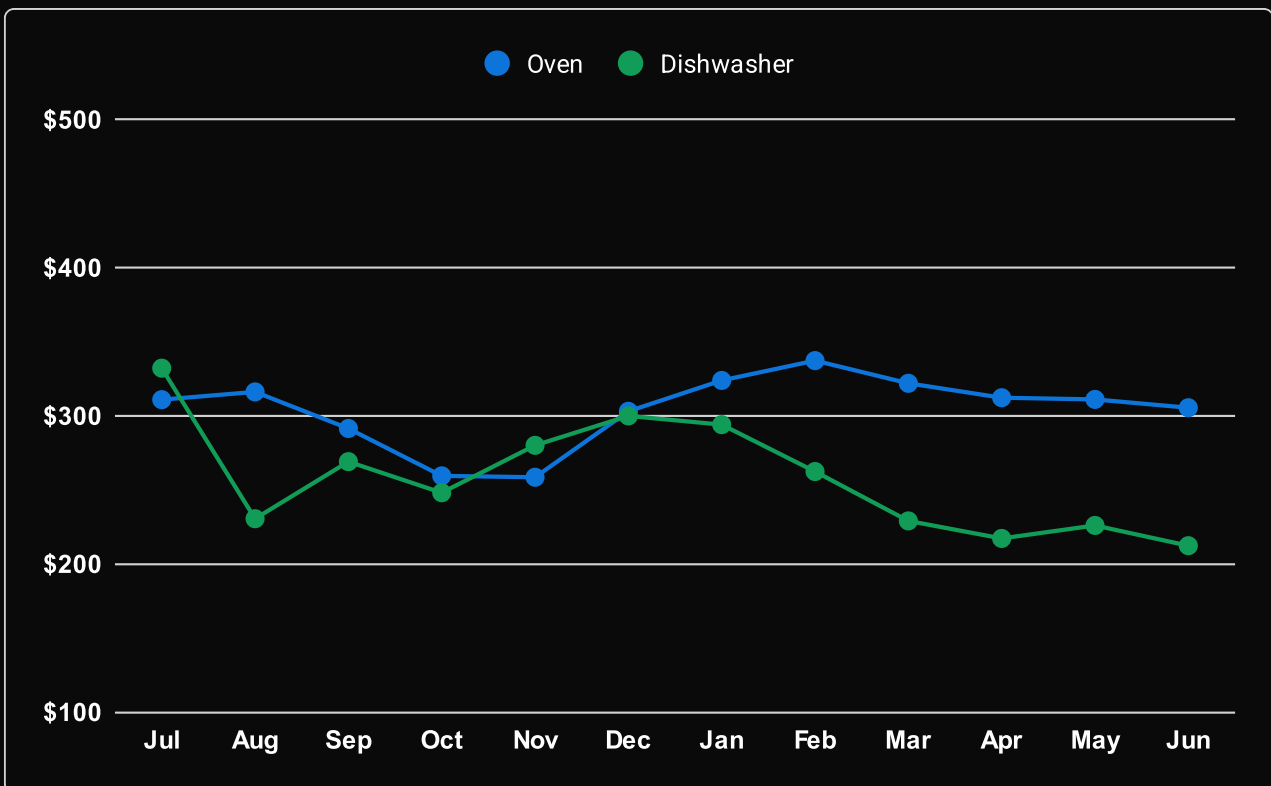
Average range of spend

\$165 - \$567



Most common job

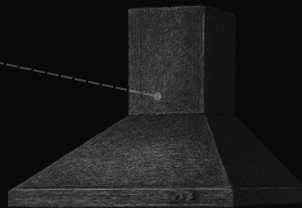
Dishwasher



Oven

Average range of spend
\$174 - \$693

Range Hood
\$186 - \$503



Stove Top
\$197 - \$707



Oven Parts
\$184 - \$773

Tips & Tricks



Check heating elements and seals for energy-efficient performance.



Clean out residue to avoid fire risks from increased winter cooking.



Test the thermostat to confirm accurate temperature settings.

Dishwasher

Average range of spend
\$156- \$637



Tips & Tricks



Clean and inspect seals to avoid cold-related contraction leaks.



Check spray arms for blockages that affect washing performance.



Use the hottest cycle occasionally to break down grease and prevent odours.

Structural

Structural maintenance averaged \$167 to \$490, with locks remaining the most common job. Flooring costs surged throughout Q2, peaking in May before easing in June. Door repairs held steady with gradual increases, while ceiling maintenance showed a consistent climb starting from late Q3 last year through to June.



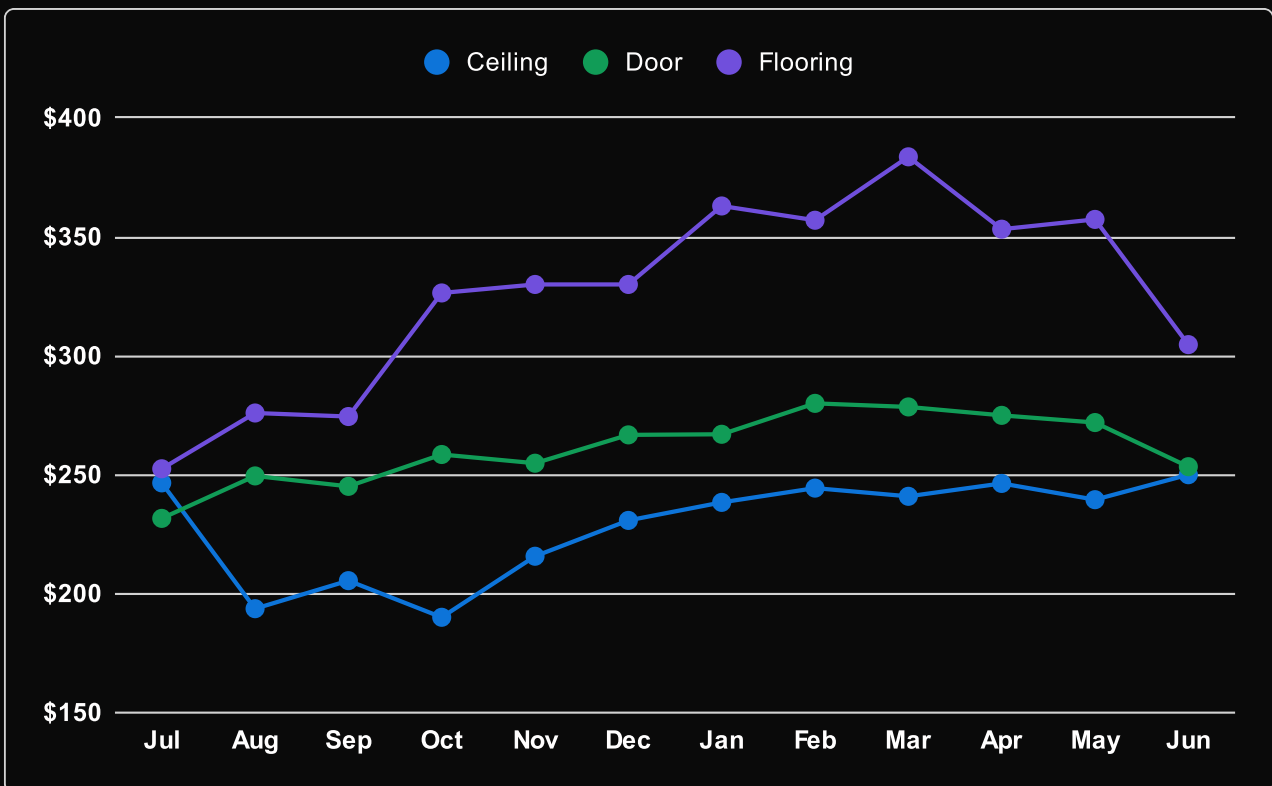
Average range of spend

\$167 - \$490



Most common job

Locks



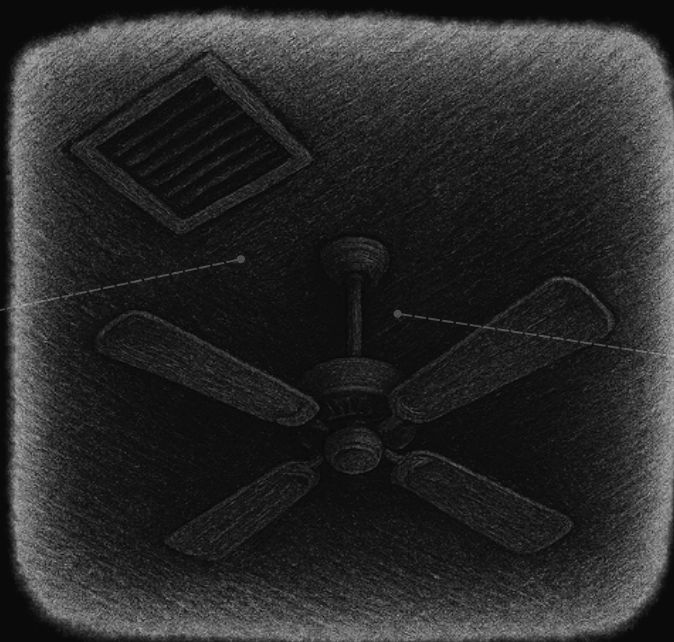
Structural

Ceiling

Average range of spend

\$154 - \$539

Ventilation
\$130 - \$402



Fan
\$318 - \$621

Tips & Tricks



Inspect ceilings for water stains after winter storms or rain.



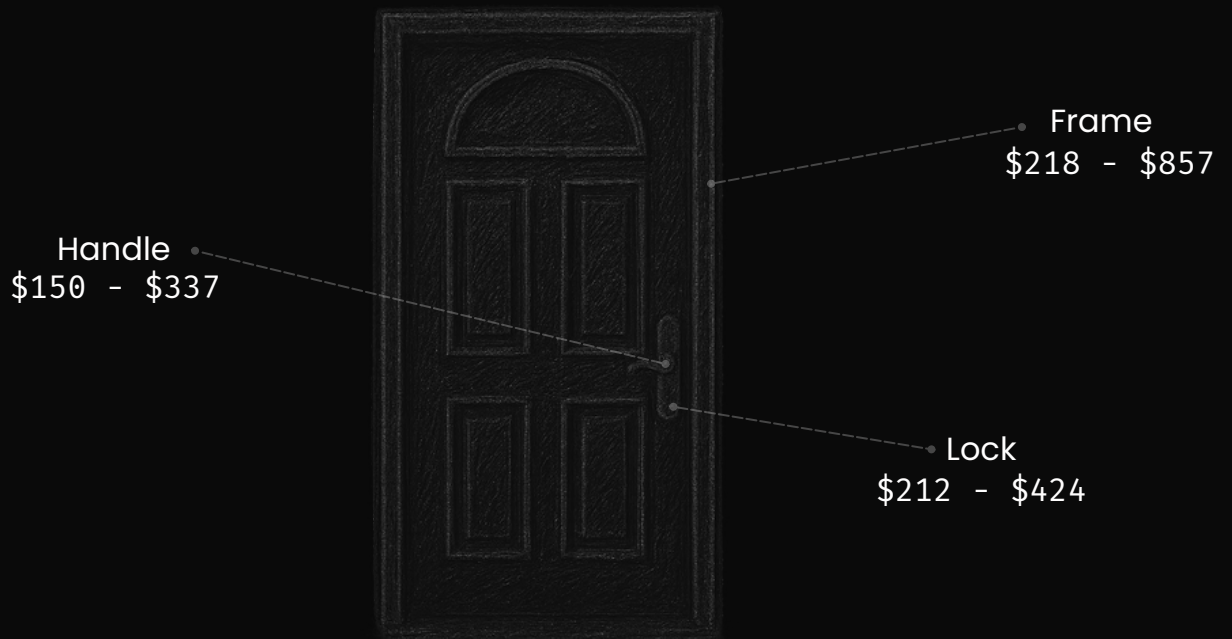
Dust ceiling vents to maintain proper airflow in closed rooms.



Repair small cracks early to avoid worsening from temperature changes.

Door

Average range of spend
\$163 - \$434



Tips & Tricks



Install weather strips to reduce drafts during cold nights.



Lubricate hinges and locks to ensure smooth operation in cold air.



Check timber doors for signs of swelling from winter moisture.

Flooring

Average range of spend
\$205 - \$805

Carpet
\$208 - \$692

Vinyl
\$966 - \$966

Tips & Tricks



Inspect tile grout for cracking that could let in moisture.



Encourage carpet cleaning to fight damp and allergens.



Place mats at entrances to stop rainwater and dirt from spreading indoors.

Electrical

Electrical maintenance in South Australia averaged \$169 to \$370, with fitting and power points as the most common job. Power maintenance costs declined steadily from about \$250 in April to roughly \$230 in June. Lights costs, on the other hand, showed a gradual increase from around \$220 to \$230 over the same period.



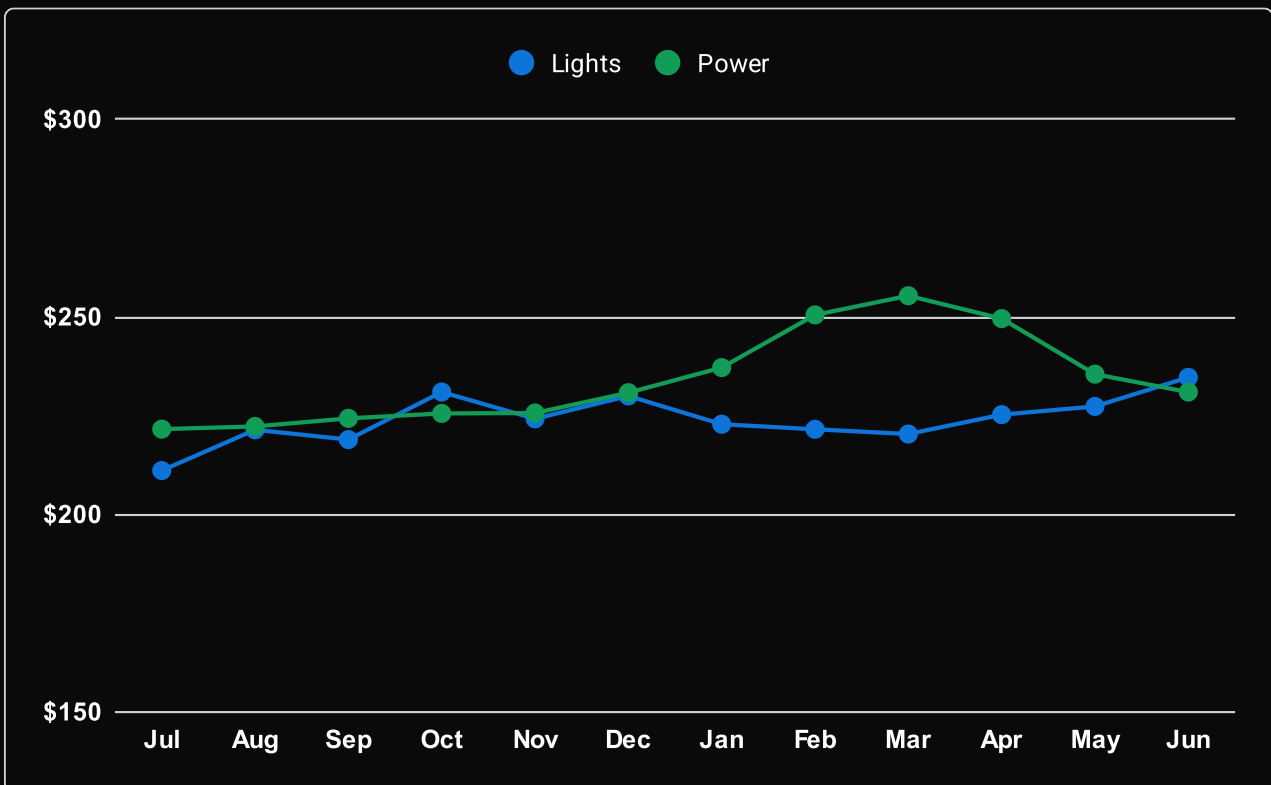
Average range of spend

\$169 - \$370



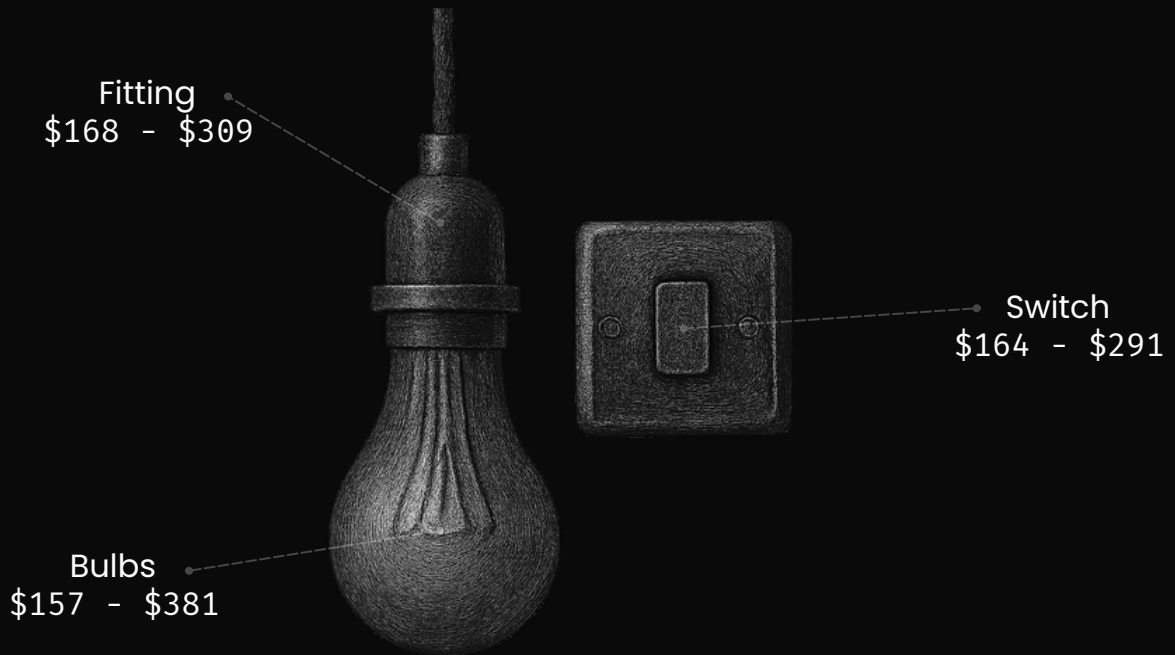
Most common job

Fitting and Power Points



Lights

Average range of spend
\$168 - \$342



Tips & Tricks



Dust light fixtures to maintain brightness during shorter daylight hours.



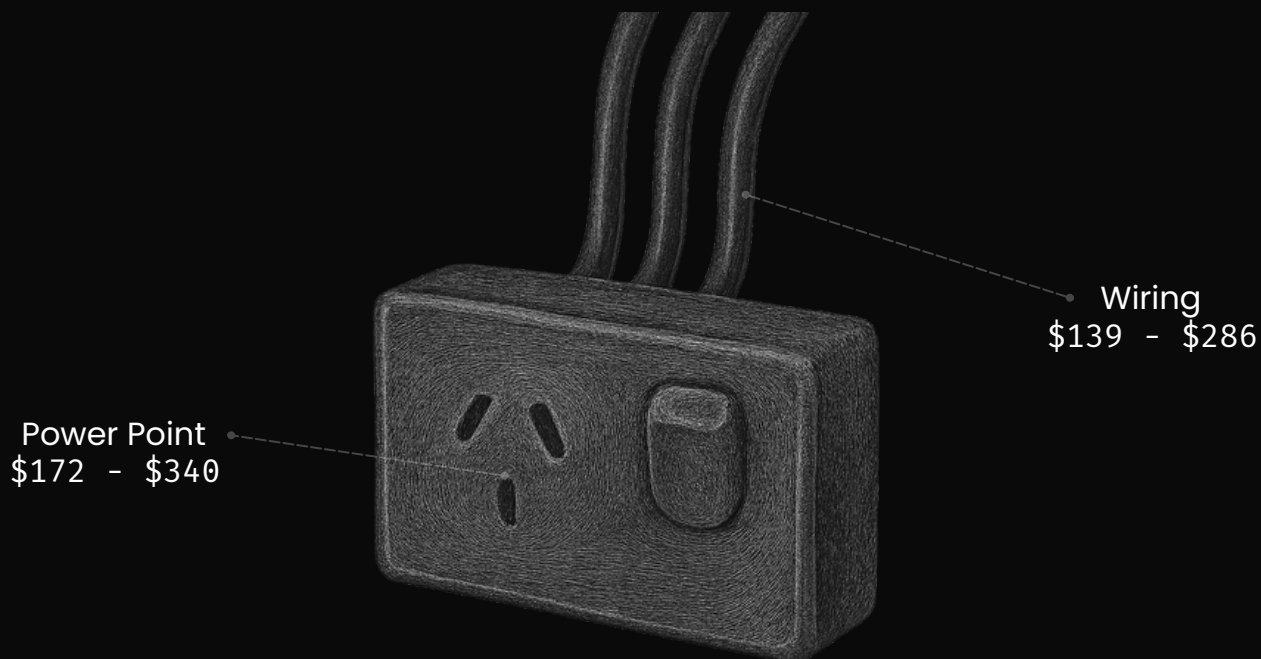
Replace any bulbs that flicker or dim to conserve energy consumption.



Check external lighting after heavy rain.

Power

Average range of spend
\$169 - \$379



Tips & Tricks



Monitor tenant usage of heaters on single circuits.



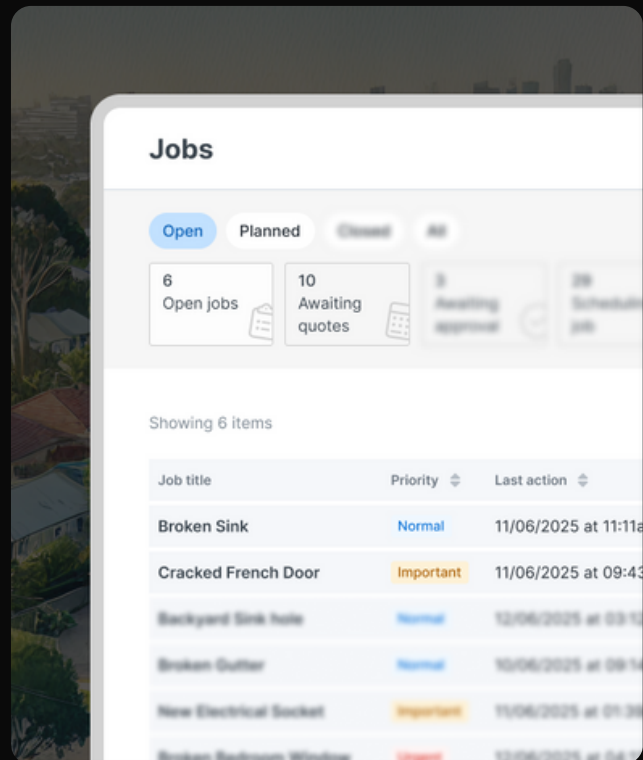
Inspect for wear and tear on visible cords.



Test and log RCD functionality.

With Tapi, you can turn maintenance from a **pain point to a selling point**, know what done looks like, and be the hero to your clients.

- Better consult your landlords on essential property assets.
- Coordinate maintenance quicker.
- Plan ahead for your landlords with ease.



Connected to your tools



Scan the QR code below to book a demo



tapi.pm/demo



tapihq.com