

The South Australia

# Property Maintenance Index

Q3/25

# 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.

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# Plumbing

Plumbing repair costs in South Australia remained consistent across all categories. Sink repairs (blue) held steady near \$215 through July to September. Toilet repairs (green) followed a similar pattern, maintaining around \$225 for most of the quarter. Shower repairs (purple) started slightly higher near \$235 in July before easing closer to \$220 by September. Overall, costs across all three categories stayed within a narrow and stable range.



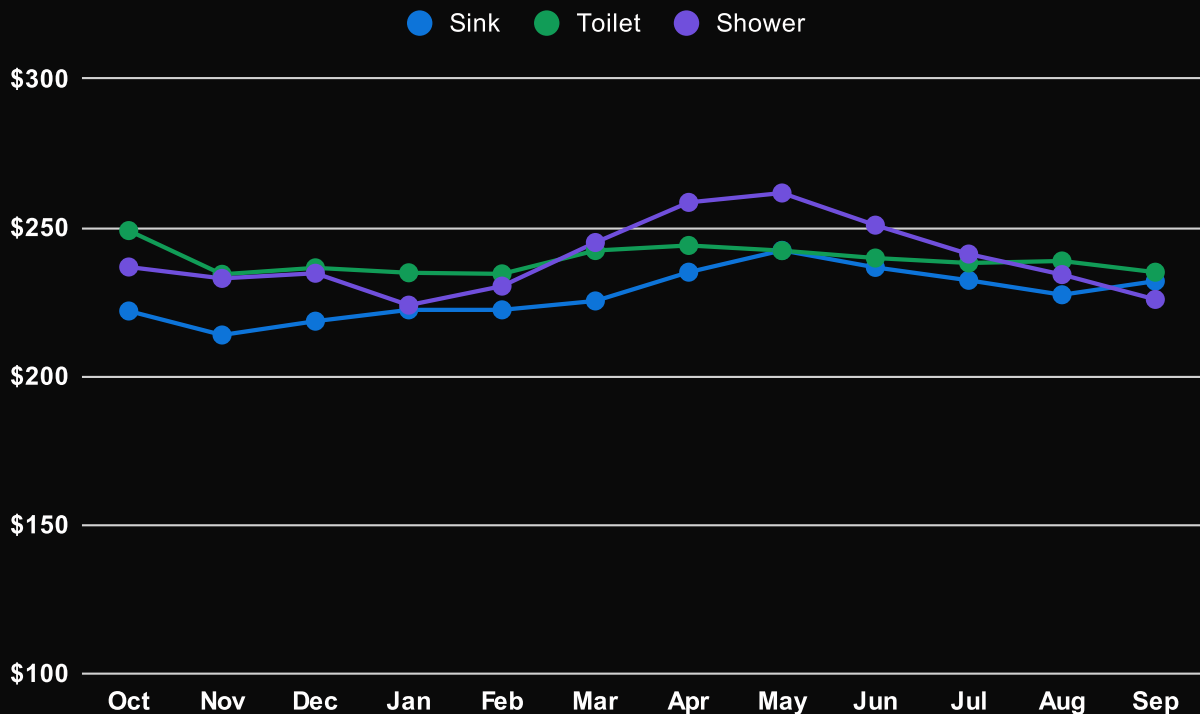
Average range of spend

**\$177 - \$386**



Most common job

**Taps**



# Sink

Average range of spend

\$170 - \$333



## The Method Tips & Tricks



Note any pooling or odour – early indicators of drainage buildup.



Track moisture marks inside cupboards to catch leaks before damage spreads.



Record sink type and fittings to assist future trade quoting.

# Toilet

Average range of spend  
\$172 - \$368



## Tips & Tricks



Note ongoing trickling sounds after flushing - quiet but costly.



Track loose bases or rocking; early warning of seal wear.

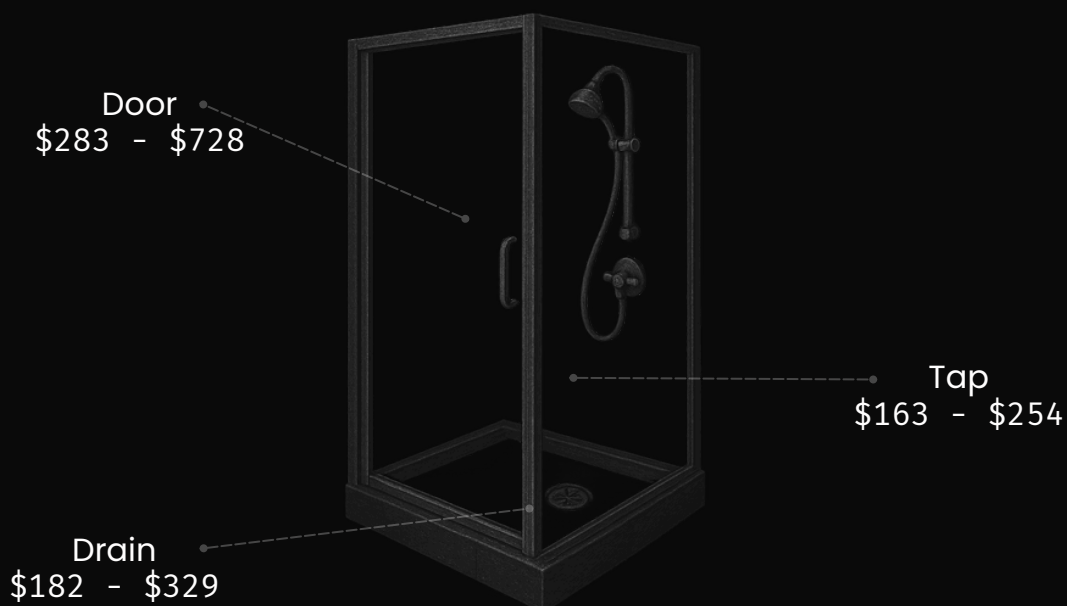


Record brand details for quicker maintenance turnaround.

# Shower

Average range of spend

\$180 - \$385



## Tips & Tricks



Note missing grout or lifted sealant that appears between visits.



Track repeated mould growth; it hints at airflow or drainage issues.



Record pressure feedback for pattern spotting across similar properties.

# Appliances

In the last quarter, appliance repair costs in South Australia held relatively steady. Oven repairs (blue) remained consistent around \$310 from July through September, showing minimal variation. Dishwasher repairs (green) stayed lower throughout the quarter, maintaining a narrow range near \$225. Overall, the quarter showed stable pricing across both categories, with ovens consistently the higher-cost item.



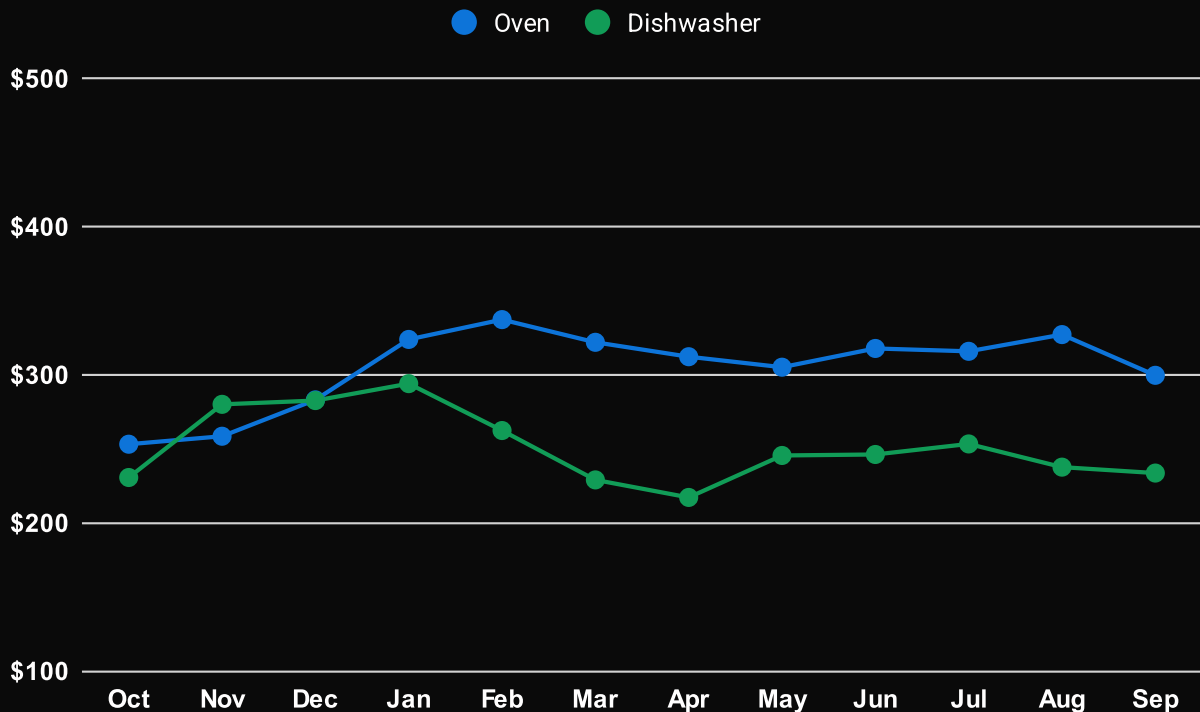
Average range of spend

**\$165 - \$715**



Most common job

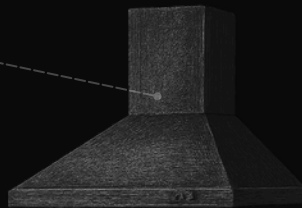
**Dishwasher**



# Oven

Average range of spend  
\$167 - \$691

Range Hood  
\$205 - \$630



Stove Top  
\$165 - \$974



Oven Parts  
\$166 - \$655

## Tips & Tricks



Note uneven heating reports - common as elements age.



Track seal deterioration reducing cooking efficiency.



Record installation date to plan proactive replacements before breakdowns.

# Dishwasher

Average range of spend  
\$162 - \$957



## Tips & Tricks



Note moisture, odour, or staining near cabinetry edges.



Track repeat drainage issues; they're often early pump faults.



Record appliance details for faster trades coordination.

# Structural

Structural repair costs in South Australia trended slightly downward across categories. Ceiling repairs (blue) declined from around \$250 in July to about \$225 by September. Door repairs (green) followed a similar path, easing from roughly \$245 to \$225. Flooring repairs (purple) remained the highest but stable, holding close to \$325 through the quarter. Overall, ceiling and door costs softened, while flooring maintained steady pricing at the upper range.



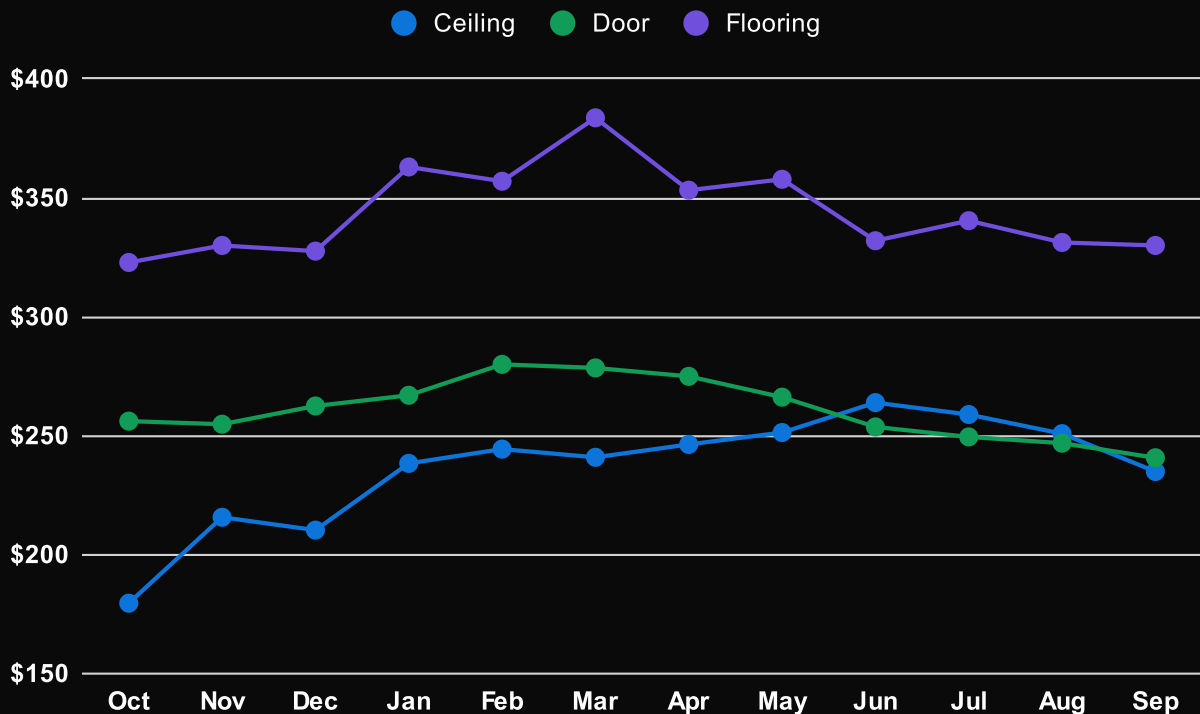
Average range of spend

**\$159 - \$497**



Most common job

**Locks**



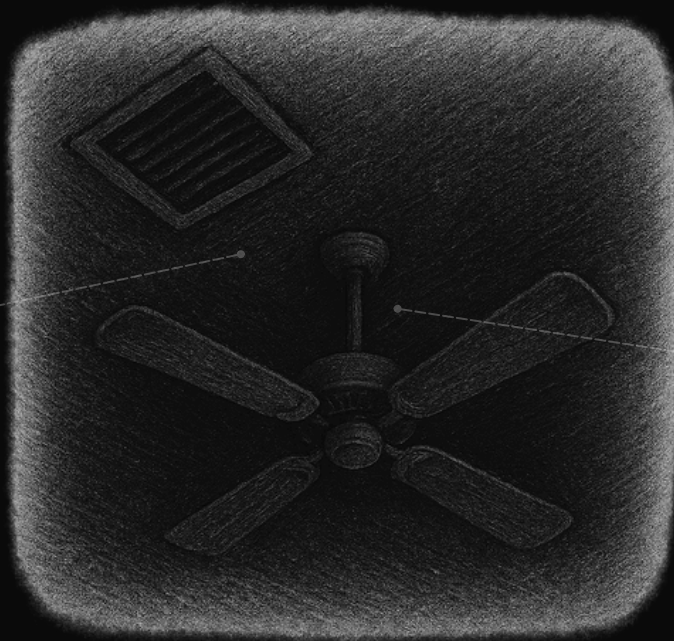
Structural

# Ceiling

Average range of spend

**\$155 - \$549**

Ventilation  
\$134 - \$368



Fan  
\$363 - \$549

## Tips & Tricks



Note stains or discolouration that weren't there previously.



Track cracks forming along joins; subtle movement clues.



Record any recurring marks for pattern recognition over time.

Structural

# Door

Average range of spend  
\$157 - \$420



## Tips & Tricks



Note doors dragging or sticking seasonally; could signal structural shifts.



Track recurring hinge looseness across inspections.



Record door materials to help with consistent replacements.

# Flooring

Average range of spend  
\$196 - \$871



## Tips & Tricks



Note lifting or soft patches near sinks or laundries.



Track wear patterns for budgeting future refurbishments.



Record flooring product type to guide repair and cleaning choices.

# Electrical

Electrical repair costs in South Australia continued their steady climb. Light repairs (blue) rose gradually from around \$225 in July to approximately \$245 by September. Power-related repairs (green) remained higher overall, increasing from about \$265 to \$280 across the same period. Both categories showed consistent upward movement through the quarter, ending at their highest levels for the year.



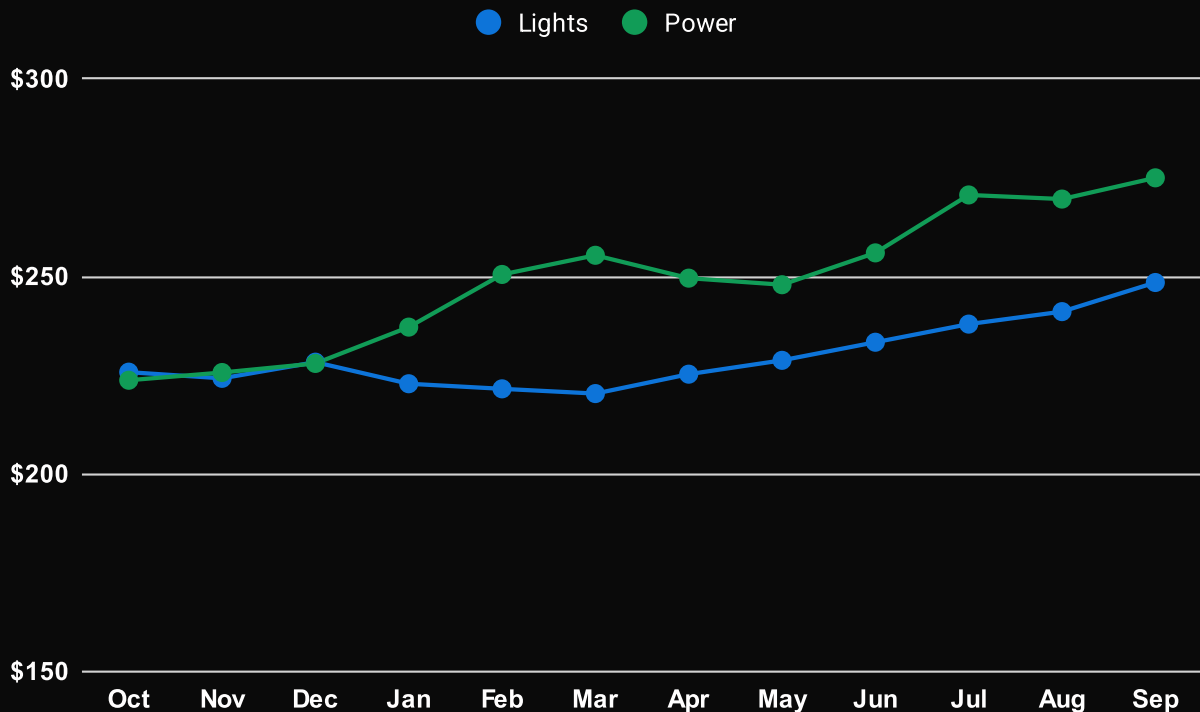
Average range of spend

**\$176 - \$417**



Most common job

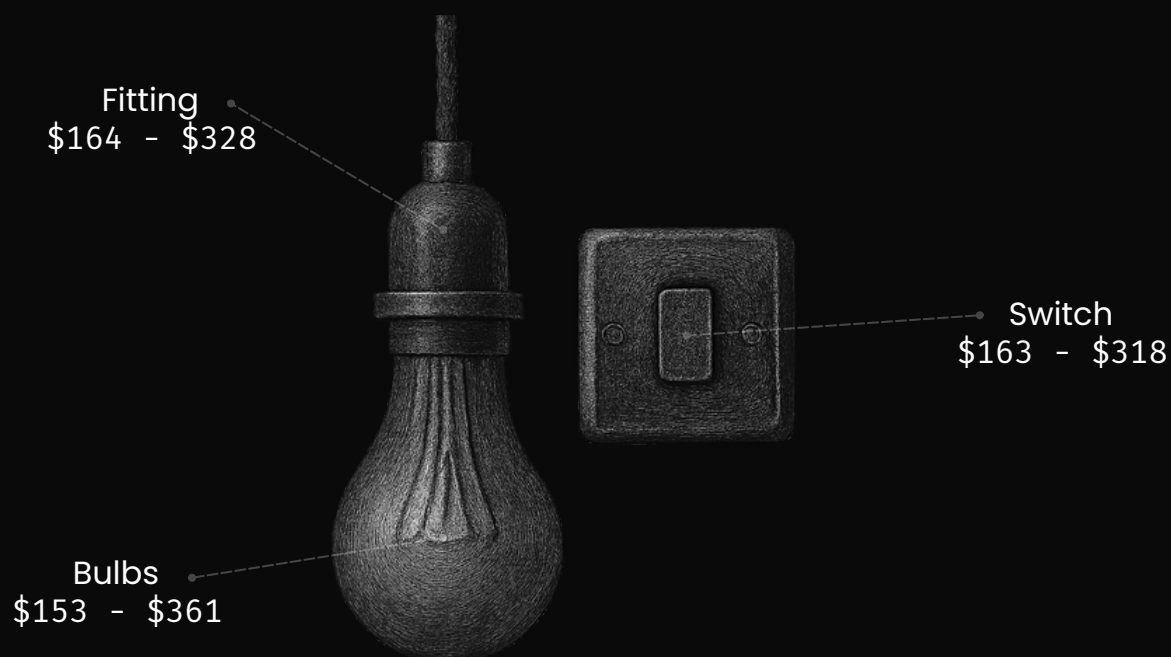
**Fitting and Power Points**



# Lights

Average range of spend

\$171 - \$364



## Tips & Tricks



Track bulb failures that reoccur in the same rooms.



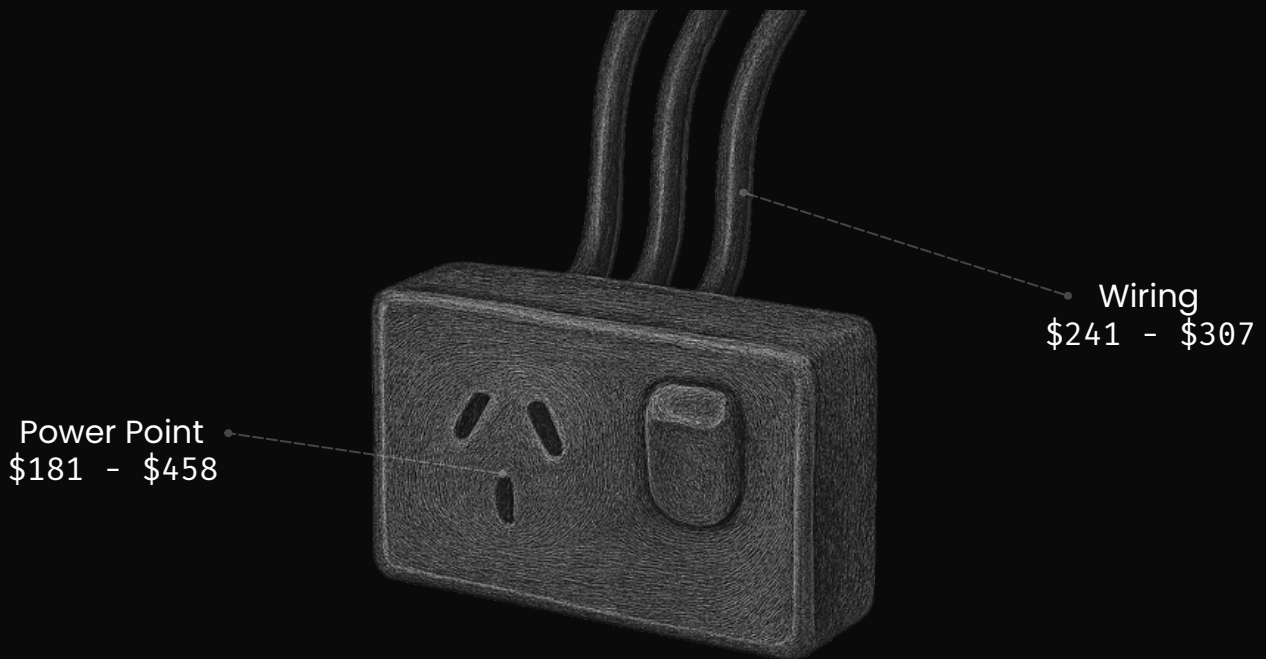
Note mismatched or flickering fittings for quick maintenance wins.



Record light types across properties for streamlined ordering.

# Power

Average range of spend  
\$185 - \$462



## Tips & Tricks



Note repeated tenant mentions of buzzing or tripping circuits.



Track outlet issues recurring between inspections.



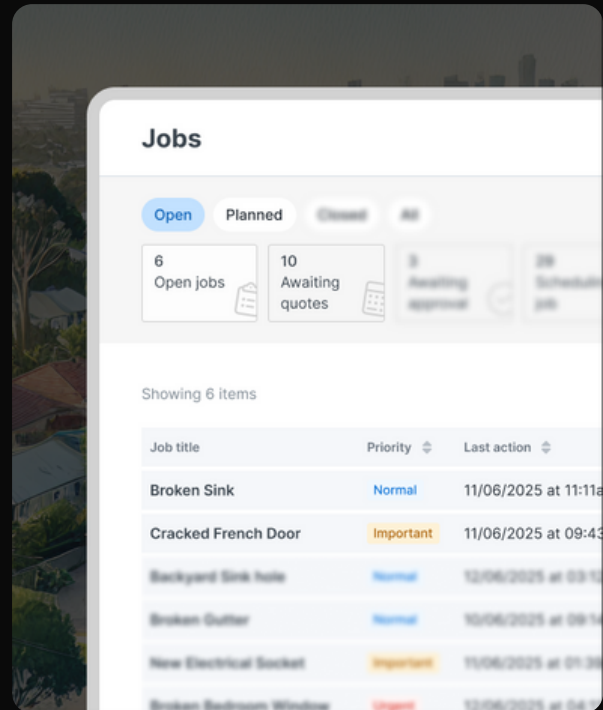
Keep switchboard photos to assist remote quoting and maintenance scheduling.



## The **Simple** Maintenance Coordination Platform

Join thousands of property managers that use Tapi to better manage maintenance for their landlords, tenants, tradies.

- 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



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[tapihq.com](https://tapihq.com)