

The South Australia

Property Maintenance Index

Q4/25

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

In the last quarter, plumbing repair costs in SA showed moderate movement across categories. Sink repairs (blue) remained the lowest, sitting around \$250 early in the quarter, dipping slightly near \$245 mid-quarter, and finishing close to \$220. Toilet repairs (green) stayed the highest, going from \$245 to around \$270 by the end. Shower repairs (purple) sat between the two, fluctuating near \$250 and finishing slightly higher around \$260.



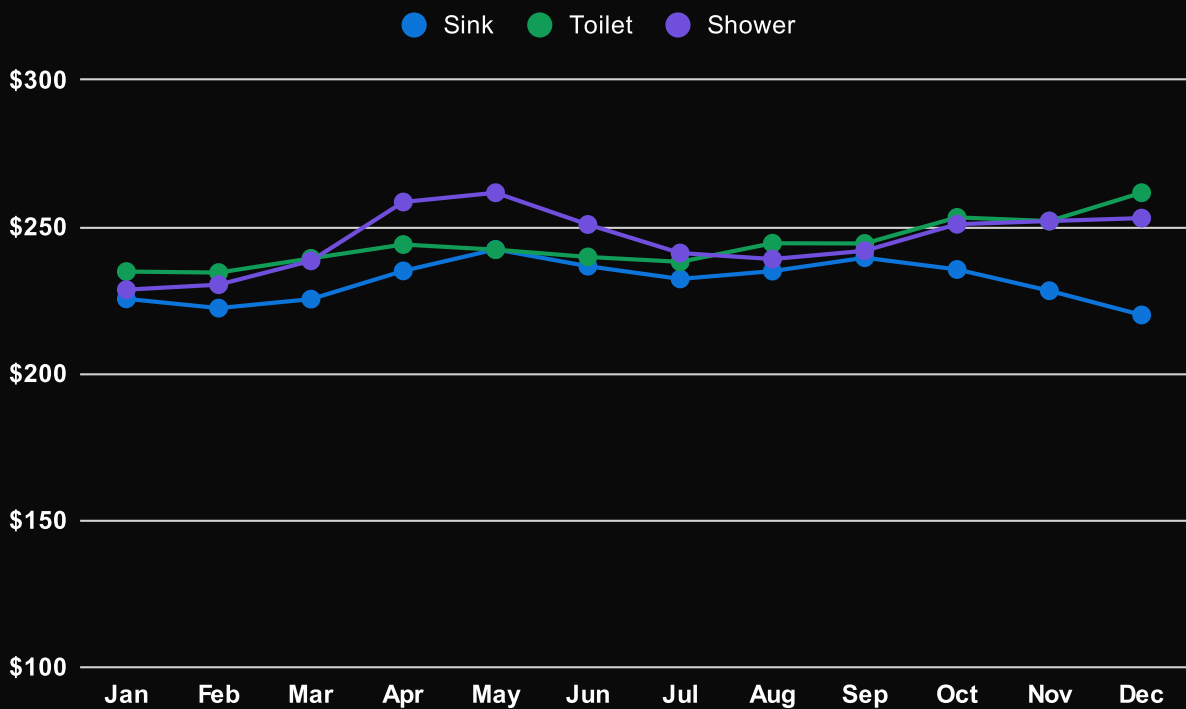
Average range of spend

\$180 - \$377



Most common job

Taps



Sink

Average range of spend

\$171 - \$322



The Method Tips & Tricks



Track reports of slow drainage or lingering smells. Patterns often point to pipe buildup rather than isolated issues.



Note moisture marks or swelling inside sink cabinetry. Intermittent leaks usually worsen quietly over time.



Record sink materials and tapware age to support maintenance and replacement planning.

Toilet

Average range of spend
\$178 - \$403



Tips & Tricks



Track tenant feedback about constant refilling or running water. These issues typically worsen if unmanaged.



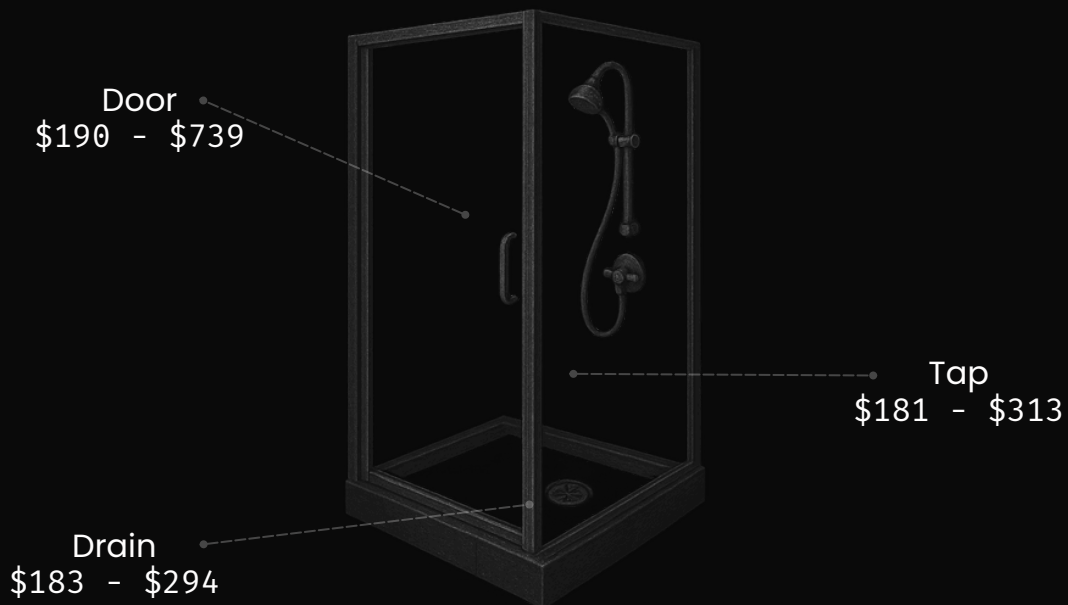
Note any toilet movement between inspections. Small shifts often signal early seal wear.



Record toilet model details to simplify future repairs.

Shower

Average range of spend
\$190 - \$386



Tips & Tricks



Track grout or sealant that continues to deteriorate in the same areas.



Record tenant feedback about pressure or temperature changes to identify aging fixtures early.



Note shower screen stiffness or alignment changes before damage escalates.

Appliances

In the last quarter, appliance repair costs in SA showed mild fluctuations between categories. Oven repairs (blue) remained slightly higher, starting near \$320, dipping to around \$312 mid-quarter, and finishing close to \$305. Dishwasher repairs (green) sat just below, moving from roughly \$355 down to about \$305 before edging back toward \$315 by the end.



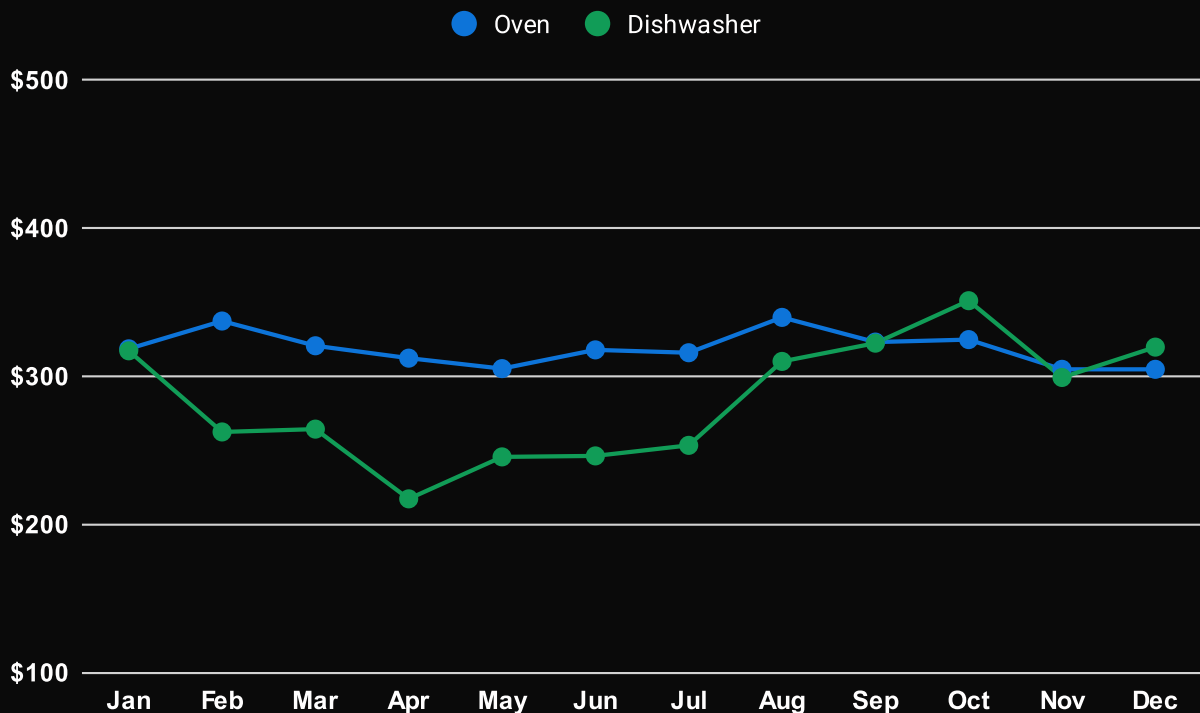
Average range of spend

\$178 - \$818



Most common job

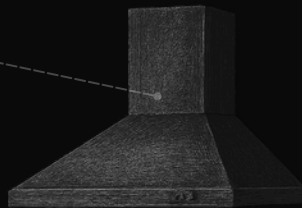
Dishwasher



Oven

Average range of spend
\$193 - \$773

Range Hood
\$198 - \$561



Stove Top
\$185 - \$825



Oven Parts
\$172 - \$835

Tips & Tricks



Track reports of uneven heating or slow warm-up times. Early signs help plan repairs before failure.



Note door seal wear, as deterioration affects performance over time.



Record oven age and brand to support replacement planning.

Dishwasher

Average range of spend
\$174- \$935



Tips & Tricks



Track repeat drainage or cleaning complaints. Ongoing issues often indicate appliance wear.



Note moisture smells or swelling around nearby cabinetry.



Record appliance make and model for smoother maintenance coordination.

Structural

Structural repair costs in SA showed moderate variation across categories. Ceiling repairs (blue) rose slightly from around \$240 early in the quarter to near \$250 by the end. Door repairs (green) remained steady, holding close to \$230 before edging up to roughly \$235. Flooring repairs (purple) stayed the highest, easing from around \$375 mid-quarter to near \$400 by the end.



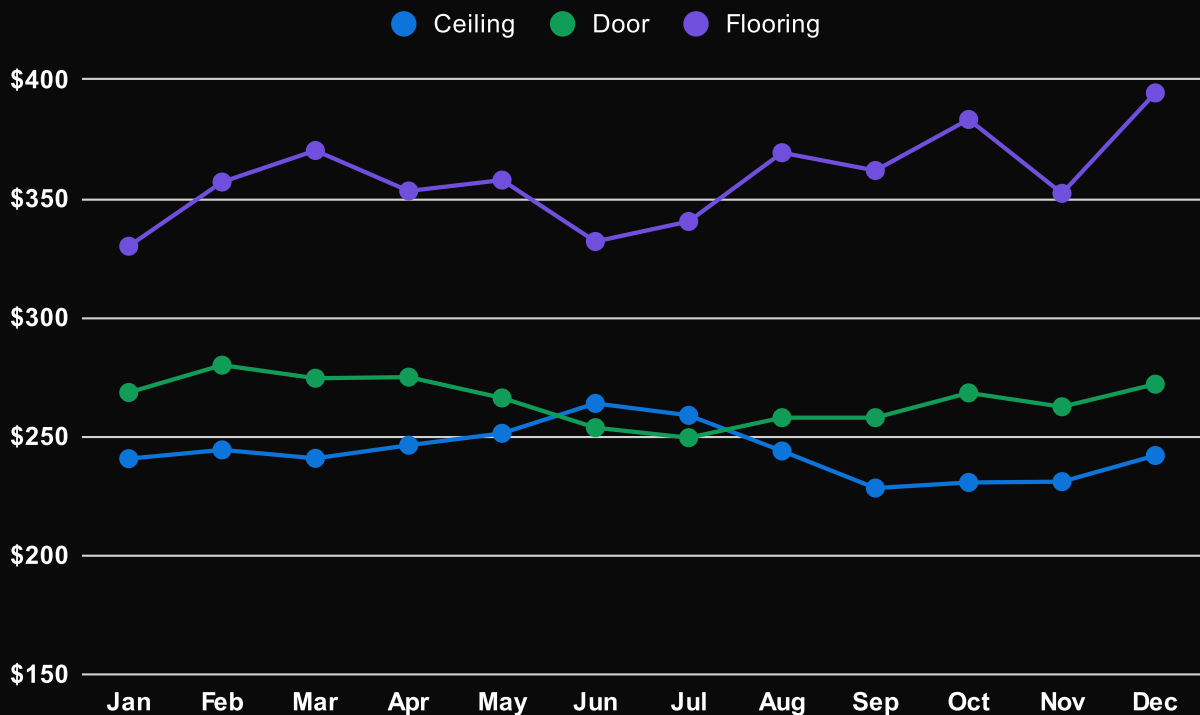
Average range of spend

\$165 - \$509



Most common job

Locks

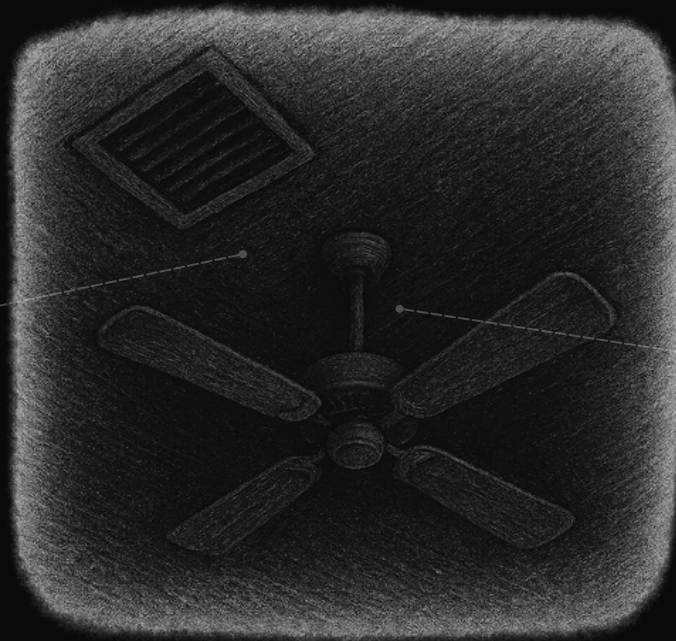


Structural

Ceiling

Average range of spend
\$147 - \$463

Ventilation
\$133 - \$325



Fan
\$262 - \$653

Tips & Tricks



Track stains or discolouration that change between inspections.



Note cracks that reappear in the same locations over time.

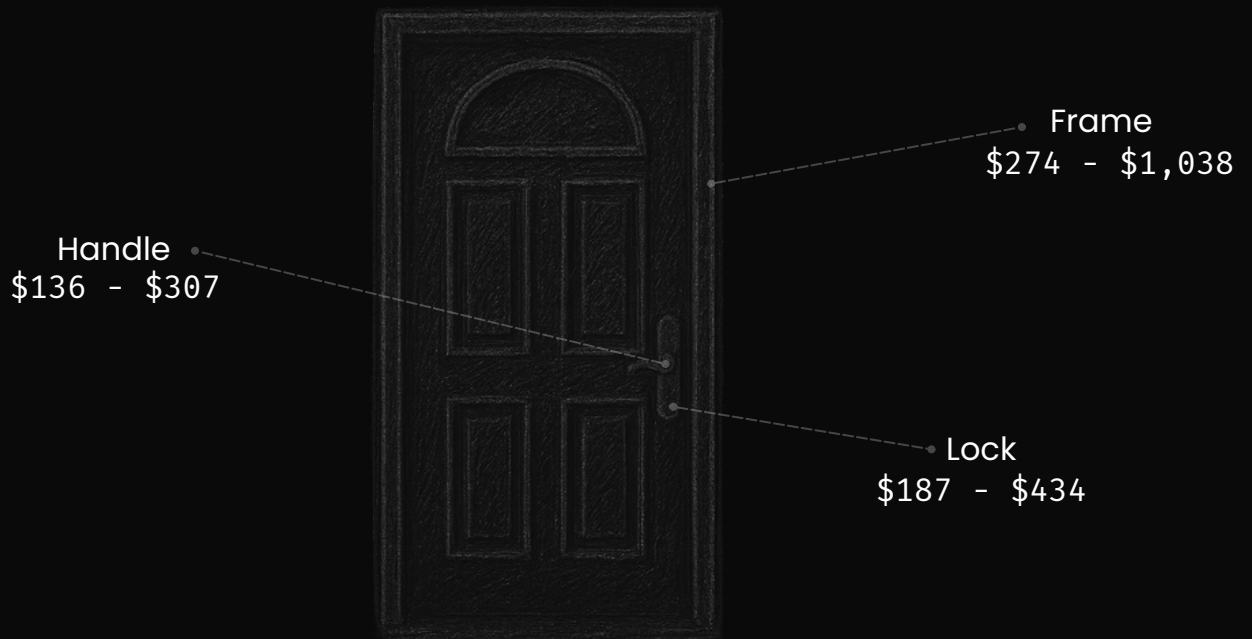


Maintain ceiling photos for long-term condition tracking.

Structural

Door

Average range of spend
\$170 - \$478



Tips & Tricks



Track doors that stick, drag, or misalign across visits. Patterns often suggest frame movement.



Note recurring hardware looseness to group minor repairs.



Record door materials and finishes for consistent repairs.

Flooring

Average range of spend
\$222 - \$1,203

Carpet
\$223 - \$1,257

Vinyl
\$1,459 - \$2,270

Tips & Tricks



Track flooring condition near kitchens, bathrooms, or laundries. Moisture-related damage often develops gradually.



Note wear patterns that worsen between inspections.



Record flooring type and installation age for upgrade planning.

Electrical

In the last quarter, electrical repair costs in SA showed mild fluctuation across categories. Power repairs (green) remained the highest, sitting around \$265 early in the quarter, rising near \$275 mid-quarter, and then dropping close to \$230. Light repairs (blue) were steady until December, moving from roughly \$230 to just over \$250 by the end.



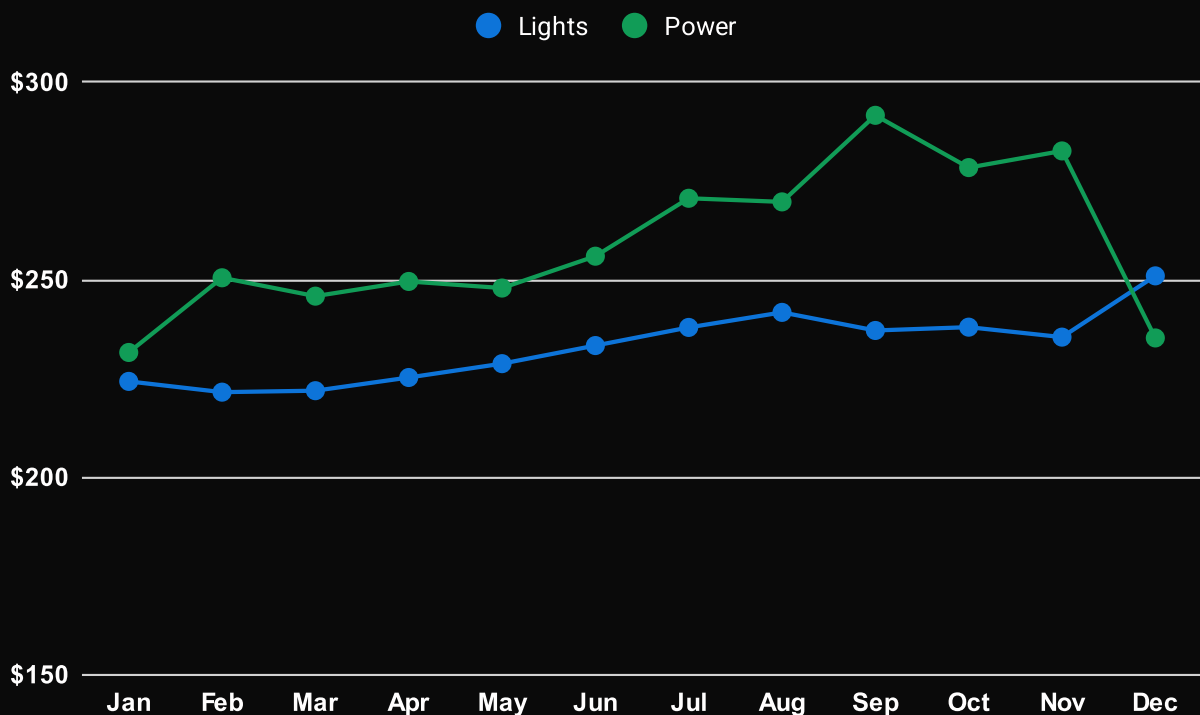
Average range of spend

\$179 - \$405



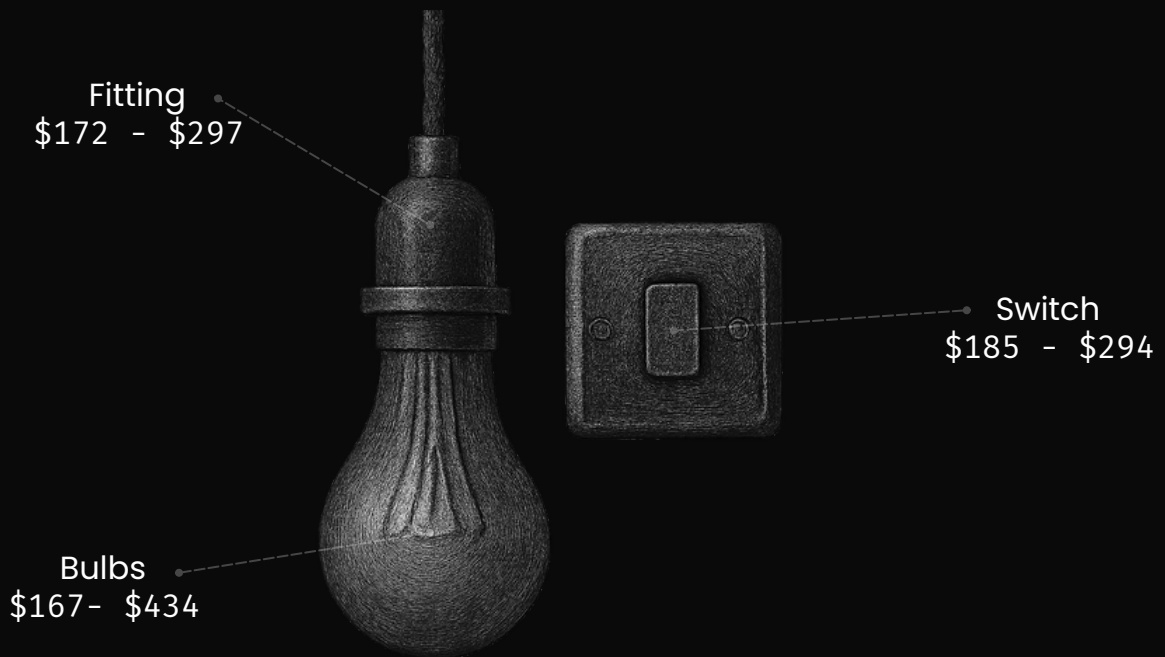
Most common job

Fitting and Power Points



Lights

Average range of spend
\$177 - \$349



Tips & Tricks



Track rooms where bulbs fail repeatedly. Consistent issues often relate to fittings.



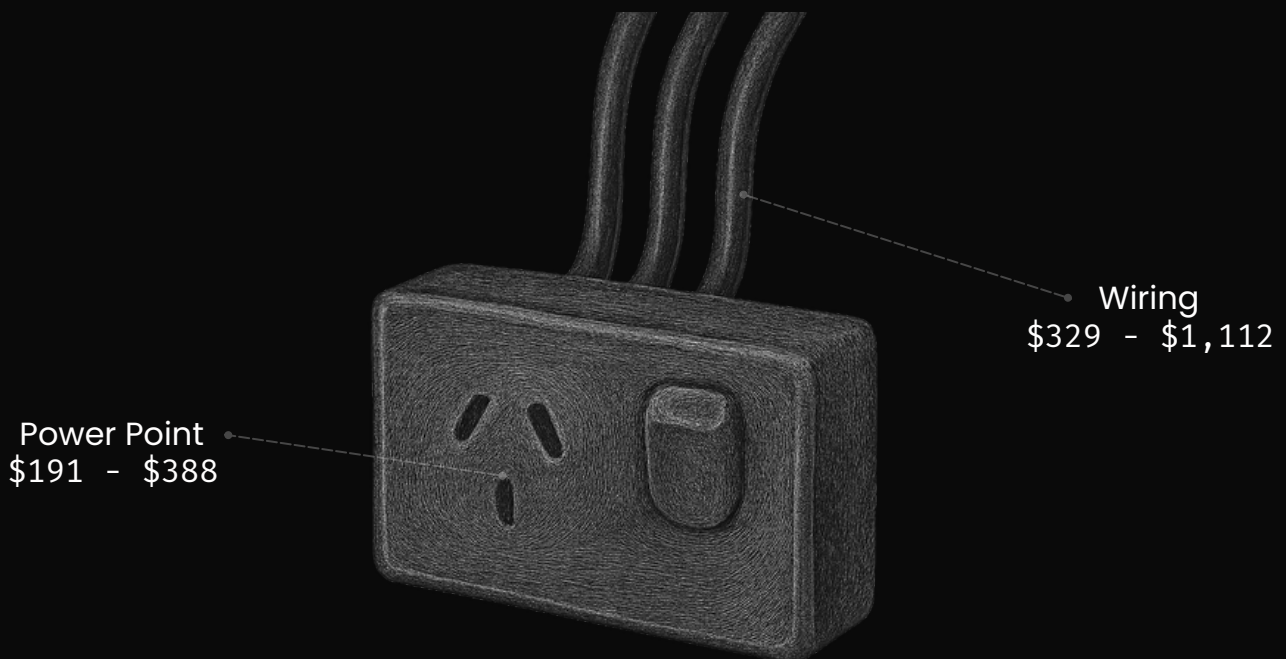
Note mismatched or inconsistent lighting across rooms.



Record fixture types to simplify replacements.

Power

Average range of spend
\$197 - \$455



Tips & Tricks



Track reports of flickering power or buzzing outlets. Repetition often signals deeper issues.



Note rooms or circuits mentioned repeatedly across inspections.



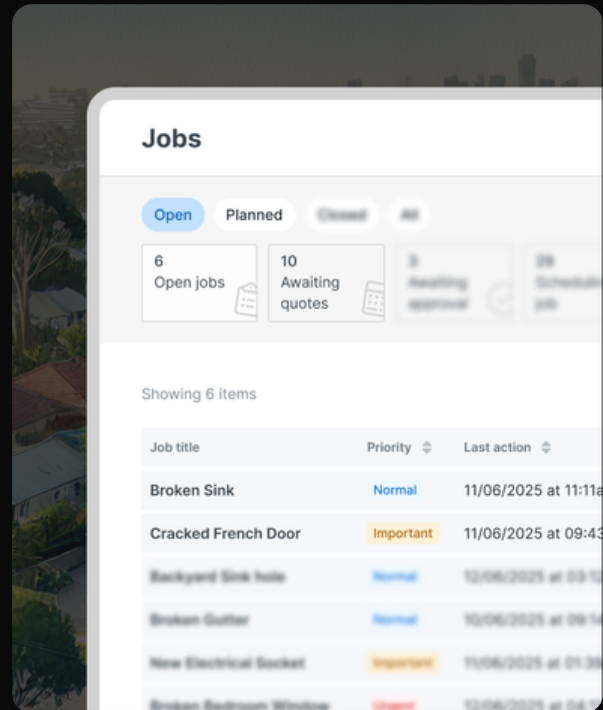
Keep switchboard photos for quicker quoting and planning.



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



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