The South Australia

Property Maintenance Index

Q1/26



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Vol. 05

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

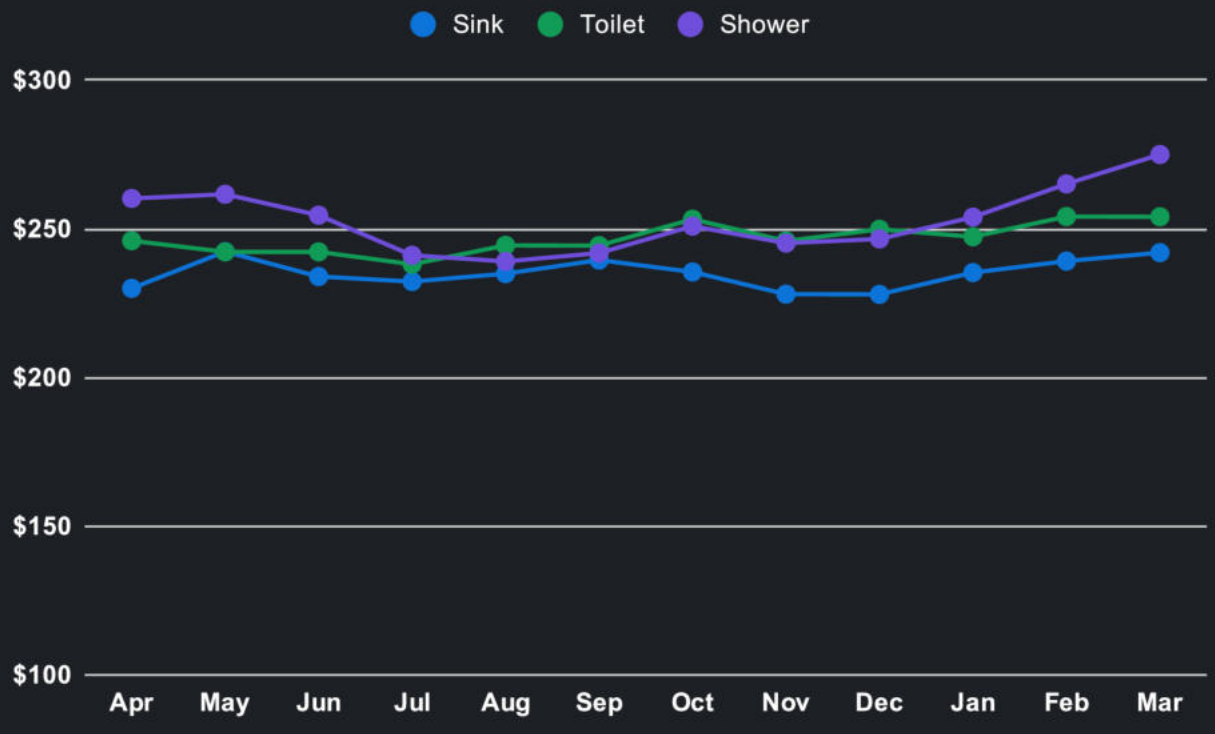
South Australian plumbing lifted at the top in Q1. Shower jobs climbed steadily through the quarter to a year-high of around $297 by March, pulling clear of the pack. Toilet jobs held steady near $278. Sink jobs sat just below and flat, holding around $272. The full picture: Shower broke away from a tight cluster, rising through Q1 while Toilet and Sink stayed put - a gap of around $20 over Toilet by quarter's end. Shower was the clear mover; the others held their lines. Entering Q2, Shower sits on top near $297, with Toilet and Sink close behind.

Average range of spend

$182 - $395

Most common job

Taps



Plumbing

Sink

Average range of spend

$171 - $349



The Method Tips & Tricks

💧 Check under-sink pipework for leaks, small leaks can swell cabinets fast in this heat.

✉️ Remind tenants not to pour fats down the drain as water limits tighten; grease build-up causes blockages.

🔍 Watch kitchen sink drainage closely, slow drainage often means a blockage over summer.

Plumbing

Toilet

Average range of spend
$186 - $385



Tips & Tricks

💧 Check the cistern for leaks, running toilets waste water fast as water limits tighten.

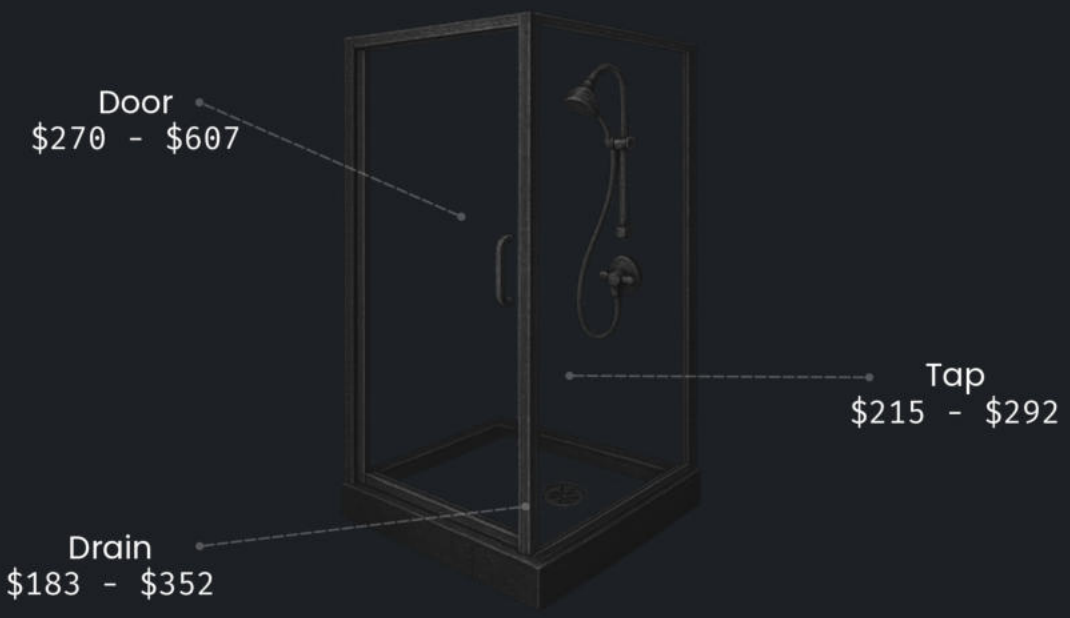
🔧 Check seals and base fittings over summer; loose fittings often mean a leak.

🔍 Watch for condensation around fittings, swelling often signals a seal failure in this heat.

Plumbing

Shower

Average range of spend
$184 - $386



Tips & Tricks

🧼 Check grout and sealant for wear, worn sealant lets water seep through over summer.

💧 Check screen tracks for buildup in this heat. Buildup makes doors stick and leak.

💬 Ask tenants about pressure changes, sudden drops often mean fixture failure as water limits tighten.

Appliances

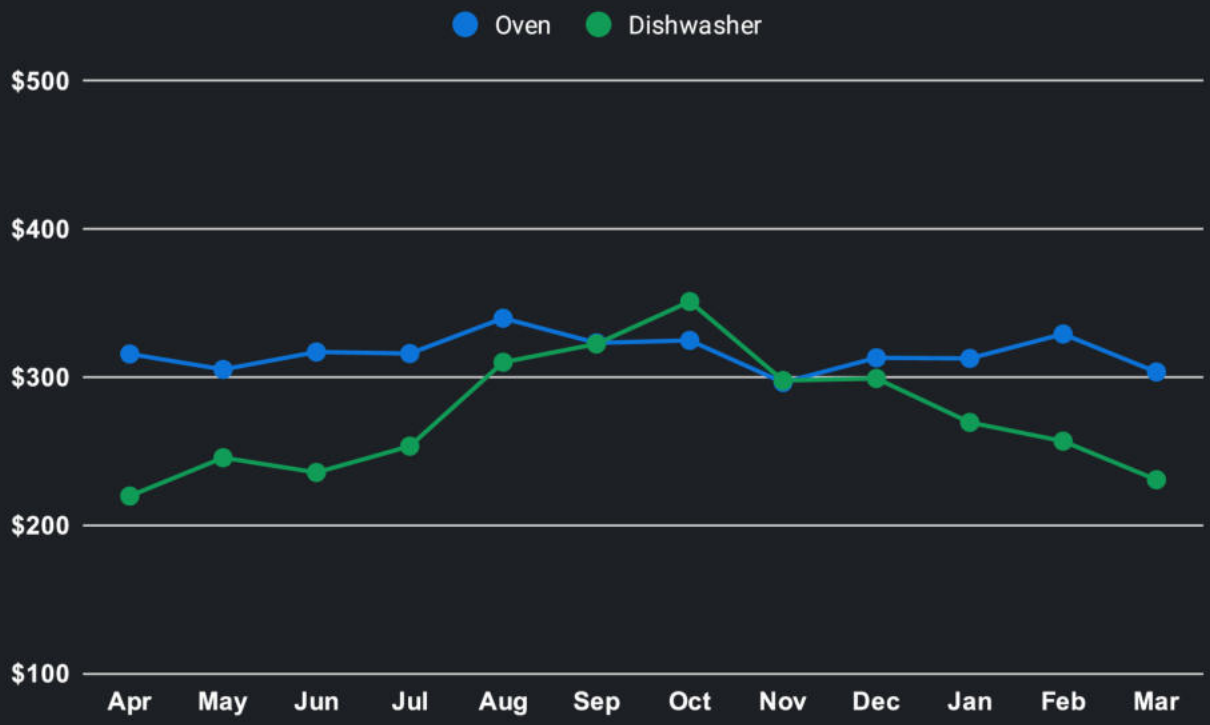
South Australian appliances split wide through Q1. Oven jobs held steady around $305–$320 with little movement. Dishwasher jobs fell the other way, easing from about $270 in January to roughly $240 by March. The gap widened through Q1 as Dishwasher slid and Oven held its line - a spread of around $65 by quarter's end. That's the full picture: Oven the steady anchor, Dishwasher the line trending down. Oven barely moved; Dishwasher did all the travelling, downward. Entering Q2, the two sit split, with Oven around $310 and Dishwasher softening toward $240.

Average range of spend

$173 - $790

Most common job

Dishwasher



Appliances

Oven

Average range of spend
$175 - $740



Tips & Tricks

🗑️

Check under the oven for food build-up, dirty ovens run less efficiently in the dry heat.

💨

Check vents and seals for dust over summer; blocked vents trap heat and strain parts.

🌡️

Watch for uneven heating, uneven heat often signals a failing element as entertaining ramps up.

Appliances

Dishwasher

Average range of spend
$162- $847



Tips & Tricks

🫧 Check filters and seals for build-up, blocked filters leave dishes dirty as entertaining ramps up.

⚠️ Avoid running it unattended overnight in the dry heat — faulty units are a fire risk.

💧 Check for pooling water after cycles, pooling often means a blocked hose over summer.

Structural

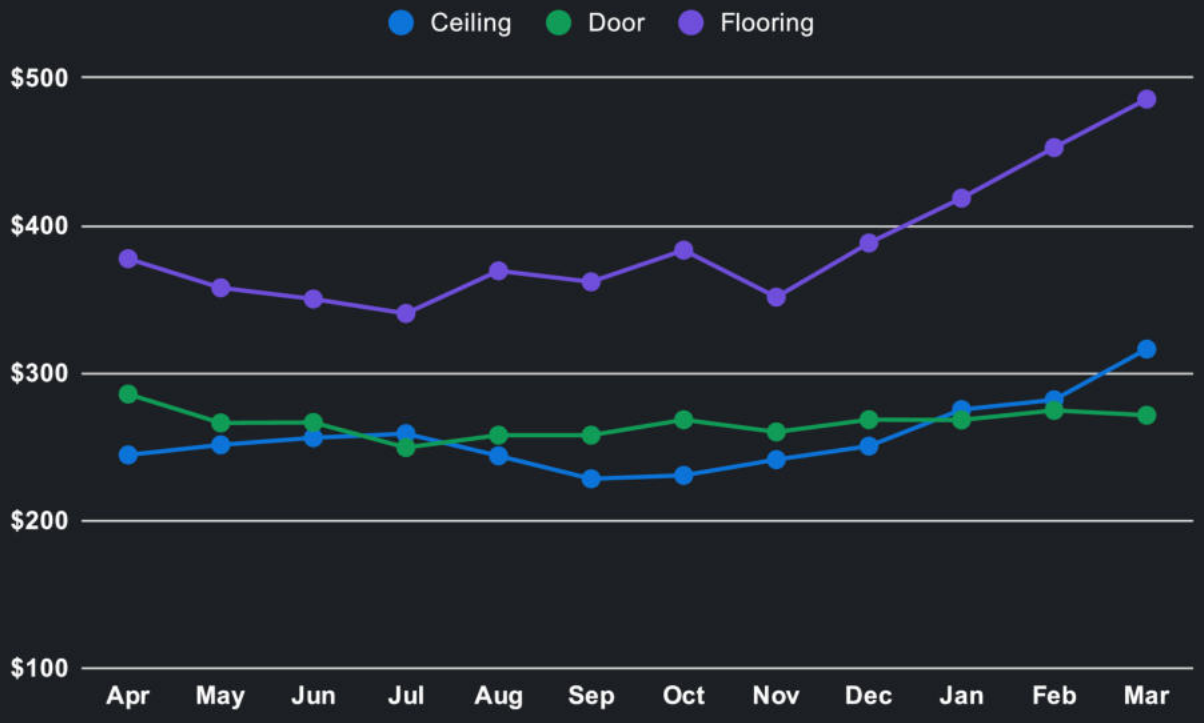
South Australian structural surged at the top in Q1. Flooring climbed hard across the quarter to a year-high of around $465 by March, pulling well clear of everything else. Ceiling rose steadily too, firming to roughly $290 by quarter's end. Door sat below and flat, holding near $265. The full picture: Flooring broke away decisively while Ceiling made a quieter climb, opening a wide gap between the top line and the rest. Flooring was the standout mover; Ceiling firmed; Door held steady. Entering Q2, the category sits stretched - Flooring out on its own near $465.

Average range of spend

$180 - $535

Most common job

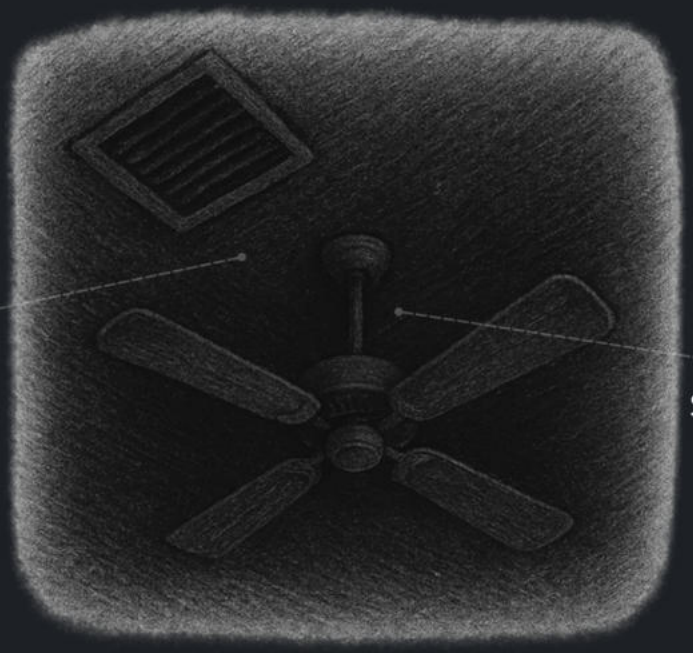
Locks



Structural

Ceiling

Average range of spend
$177 - $576



Tips & Tricks

Check ceilings for fresh stains, stains usually mean a roof leak in this heat.

Check for new cracking as dry heat cracks timber — reappearing cracks signal structural movement.

Check insulation and ventilation, poor airflow traps heat in the cavity over summer.

Structural

Door

Average range of spend
$176 - $446



Tips & Tricks

🔍

Check timber doors for swelling, swollen doors strain their hinges as dry heat cracks timber.

🧰

Test sliding tracks and locks over summer — gritty tracks wear out rollers fast.

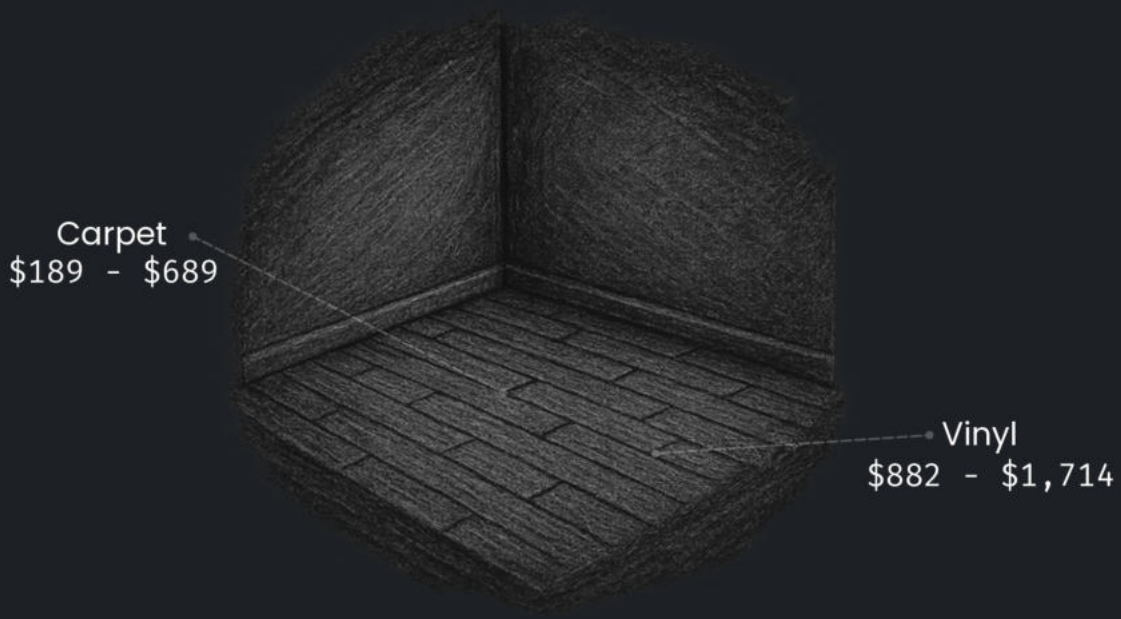
🪛

Check locks and frames are secure, loose frames are an easy entry point in this heat.

Structural

Flooring

Average range of spend
$230 - $969



Tips & Tricks

🔍

Check entryway flooring for wear, grit and sand wear it down fast over summer.

🪵

Check flooring near windows for fading in this heat — sun bleaching weakens and discolours it.

💧

Check flooring near decks or pools, trapped moisture warps boards and lifts vinyl as dry heat cracks timber.

Electrical

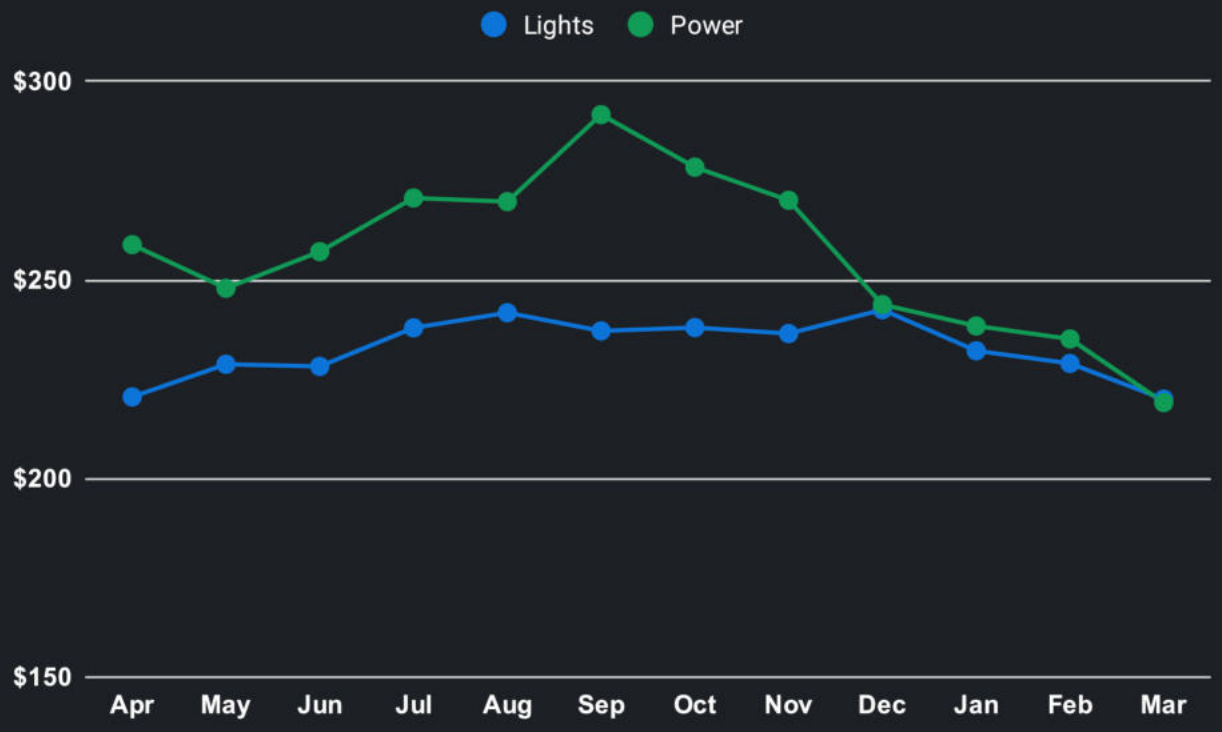
South Australian electrical eased together through Q1. Power drifted down across the quarter, slipping from around $265 in January to roughly $242 by March. Lights softened alongside it, easing to about $242 and finishing level with Power. The two converged at the bottom of their range by quarter's end. That's the clean read: both categories moved lower through Q1, closing on the same point. Power was the sharper mover; Lights drifted gently down to meet it. Neither line lifted - a shared, orderly step down. Entering Q2, the pair sits cooler, both parked around $242.

Average range of spend

$173 - $367

Most common job

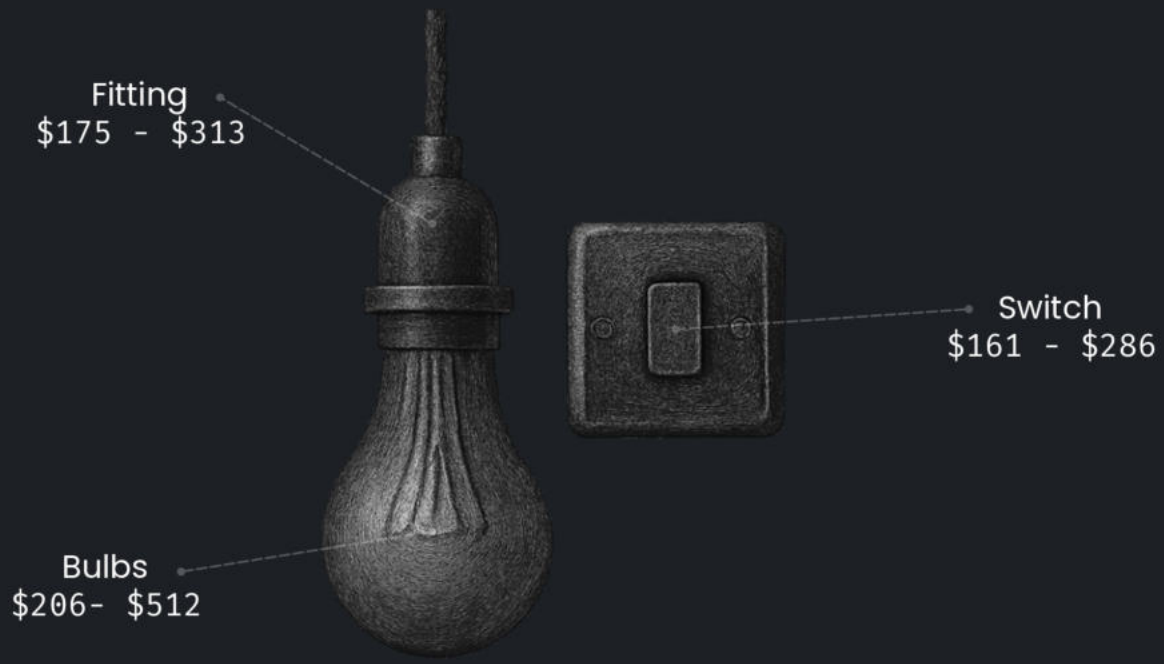
Fitting and Power Points



Electrical

Lights

Average range of spend
$167 - $339



Tips & Tricks

Check outdoor lights and sensors, worn seals let moisture cause flickering on long evenings.

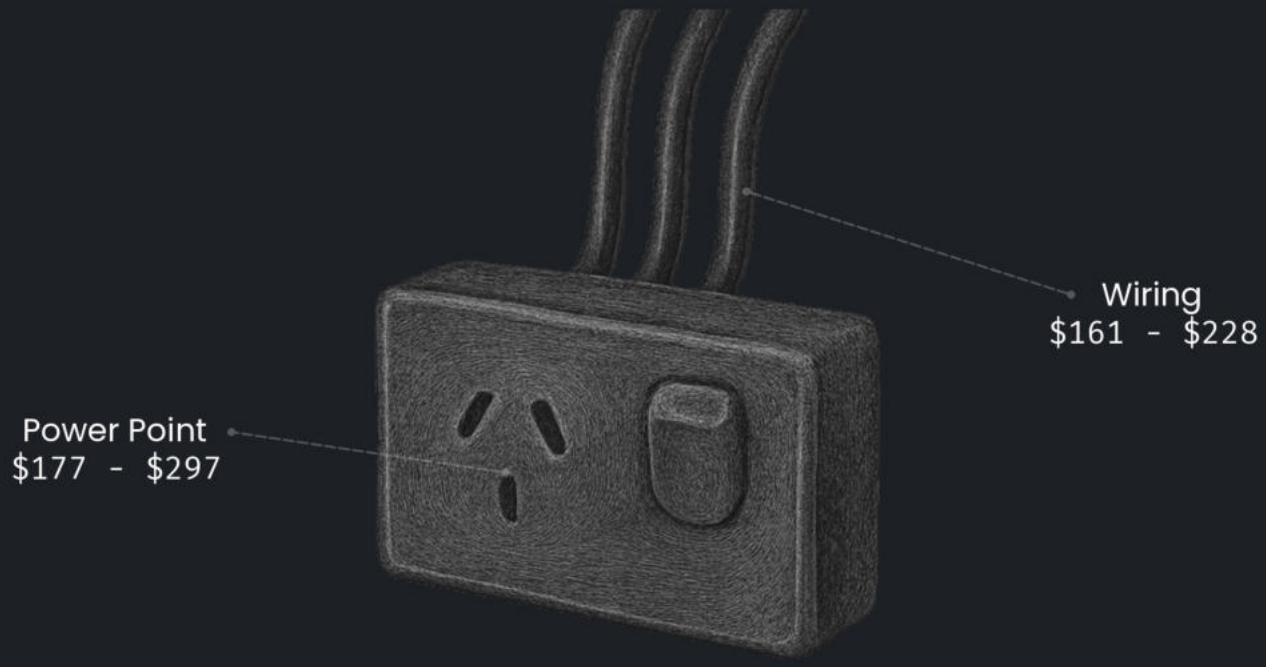
Clear insects from fittings as dust sets in; nesting insects are a common cause of shorts.

Check outdoor fittings for UV damage, sun-damaged casings crack and let moisture in in the heat.

Electrical

Power

Average range of spend
$177 - $393



Tips & Tricks

🔌 Check outdoor points are weatherproofed, exposed points are a shock risk as dust sets in.

💡 Check the switchboard can handle extra load in the heat — overloaded boards often cause outages.

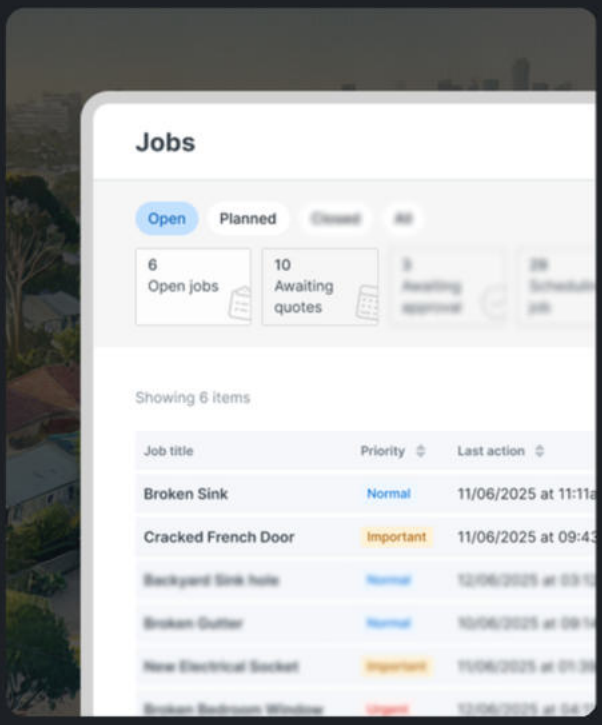
⚡ Check for flickering power points, flickering often signals a failing connection on long evenings.

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