



# Gutter Maintenance Frequency

**Blocked gutters and downpipes are one of the leading causes of water ingress claims in strata.**

How often you clean them depends on your building's environment, design, and risk profile.

## Frequency by Risk Level

Building Environment	Risk Factors	Suggested Cleaning Frequency
<b>High Risk</b>	Surrounded by large trees (eucalypts, pines, jacarandas), flat or box gutters, storm-prone area	Every <b>3 months</b> (or pre-storm season and after autumn leaf drop)
<b>Moderate Risk</b>	Some trees nearby, pitched roof with reasonable drainage, regular rainfall	Every <b>6 months</b> (typically spring and autumn)
<b>Low Risk</b>	Minimal vegetation, well-designed drainage, low rainfall region, high-rise towers	Every <b>12 months</b> (annual inspection and clean)

## What to include in a Gutter Service

- Clear gutters, box gutters, and downpipes.
- Inspect for rust, cracks, and leaks.
- Check roof flashings and seals around penetrations (vents, skylights).
- Ensure water flows to stormwater system.
- Record service date for insurance and committee files.



## Why it matters

- Prevents water ingress (the #1 strata insurance claim).
- Extends roof and gutter lifespan.
- Reduces mould, damp, and internal damage.
- Creates a clear audit trail of proactive maintenance.