



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
High Risk	Surrounded by large trees (eucalypts, pines, jacarandas), flat or box gutters, storm-prone area	Every 3 months (or pre-storm season and after autumn leaf drop)
Moderate Risk	Some trees nearby, pitched roof with reasonable drainage, regular rainfall	Every 6 months (typically spring and autumn)
Low Risk	Minimal vegetation, well-designed drainage, low rainfall region, high-rise towers	Every 12 months (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.