

Gutter Clean



In this fact Sheet we look at the need for gutter cleaning.

Firstly, who owns the gutters?

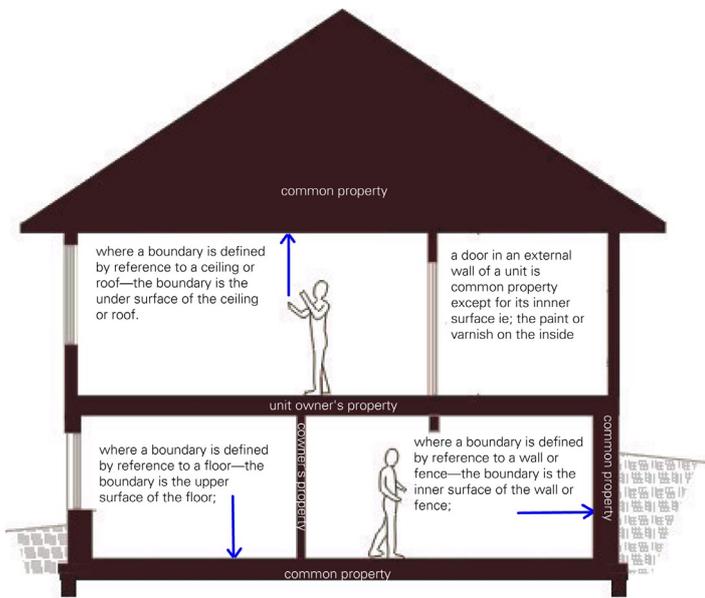
In Strata Titled groups the gutters are common property.

In Community Titled groups, gutters and fascias on community titled Strata Divisions (1 lot above another) are treated the same as a Strata Titled group. The corporation owns the gutters & fascias and is responsible for their maintenance under Section 75.

For regular lot by lot Community Corporations each lot owner has ownership of buildings within their lot, this includes their respective gutters and fascias.

The picture below illustrates the boundaries for strata titled and strata division in community titled groups. For more detail go to

www.unitcare.com.au/bp_strata_or_community_title.html



April 2019

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Fact Sheet

Here are some common problems which could be avoided with a regular gutter cleaning routine. In this



photo we see weeds in the gutter. This has led to rusting from the inside of the gutter. This is the result of many years of neglect. This gutter section will need replacing.



In the above photo we see rust in the downpipe serving the gutter above. This is caused by leaf and other waste laying in the pipe over years.



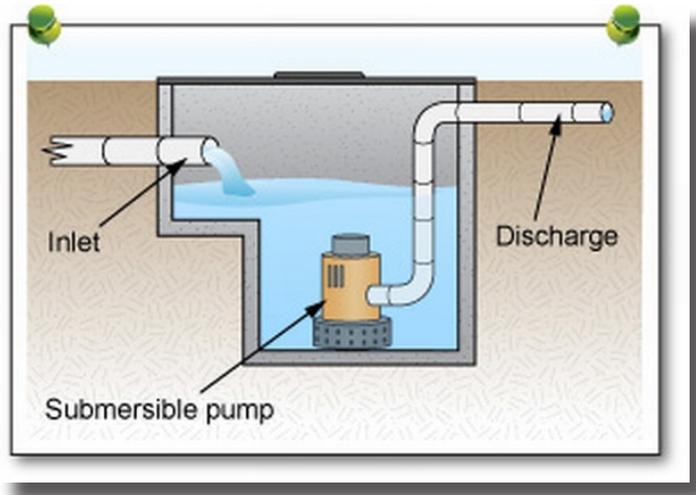
Gordon Russell
Managing Director





In the above photo is an example of a stormwater sump. These are commonly found in driveways. They take surface water down to the drainage pipes at the bottom of the sump. These pipes come from downpipes and other sumps. They eventually drain to the street. Over time these sumps fill up with leaves and rubbish. They need to be cleaned out when the gutters are cleaned and as needed.

Next we have a diagram of a stormwater sump and pump. These are commonly used where the street is higher than the property. To avoid unexpected flooding an annual service by a qualified technician is recommended.



Best Practice:

Arrange for all gutters, downpipes, sumps and storm water drains to be cleaned in April/May each year. Where there are over hanging trees, cleaning may be needed more often. In salty environments we suggest that unserviceable gutters & downpipes be replaced with colorbond or similar and that they be cleaned and washed every three months.

See our website

www.unitcare.com.au/fact_sheets.html

for links to our Best Practice Manual

The checklist below may be of value. We at UnitCare supply it to gutter cleaning contractors. It can help get better value from the work.



Gutter Clean Procedures

We need your help. Over recent years our clients have identified some key requirements for the gutter clean at their group.

With a view to minimising complaints we ask that you use the following check list when cleaning gutters for UnitCare clients.

- No going on roof unless permission granted by contact person except where there are concrete tiles or a steel roof
- All debris and moss removed from gutters
- Downpipes flushed clean
- Fix small problems (leaks etc) whilst on site
- Quote to fix larger problems
- Storm water sumps cleaned
- Report on any problems with roof
- Waste removed from site unless contact person grants permission to leave in bins or as compost
- Ask any residents with special requests or complaints to call our office on 8333 5200 during business hours

Thanks for your help.

UnitCare Services