

MAINTENANCE & CARE

Roller Shutter Maintenance: Keep Them Working for Years

Roller shutters are built to last 15 years or more, but only if you give them the occasional bit of attention. Grit in the guide rails, a dry motor and neglected slats are behind most of the faults that end in a repair bill. The good news: nearly all of it is quick, cheap and safe to do yourself. This guide covers exactly what to do, how often, and the products to use. Plus the few jobs worth leaving to a professional.

Last updated 22 July 2026

<https://shutthefrontup.com.au/roller-shutter-maintenance>

QUICK ANSWER

Roller shutters need very little upkeep, but the little they need matters. **Clean the curtain and guide rails every three months, lubricate the moving parts with a silicone spray about every six months, and book a professional service once a year** for anything with a motor.

The single biggest mistake is reaching for WD-40. **Use a silicone-based lubricant, never a petroleum product** like WD-40. Petroleum sprays attract dust and grit and form a paste that accelerates wear instead of preventing it.

Bottom line: Clean quarterly, lubricate with silicone every six months, and service motorised shutters yearly. Simple habits prevent most of the faults that lead to call-outs.

Who this is for: Australian homeowners who want their roller shutters to keep running smoothly and avoid premature repairs.

Typical maintenance & servicing costs

Indicative Australian costs in 2026. Regular DIY upkeep is nearly free; the point of it is to avoid the larger repair bills further down this list.

ITEM	TYPICAL RANGE	NOTES
Silicone spray lubricant	\$10-\$20	a single can lasts most homes years
DIY clean + lubricate	\$0-\$20	your time plus a can of silicone spray
Professional service (per shutter)	\$80-\$150	indicative; varies by installer and access
Replacement remote	\$40-\$90	indicative; brand-dependent
Motor replacement	\$250-\$600	indicative; the fault good maintenance helps avoid

What shortens a roller shutter's life

Grit in the guide rails

Dirt and sand in the guide channels act like sandpaper on the slats and force the motor to work harder every cycle. Regular cleaning is the highest-value habit.

The wrong lubricant

Petroleum sprays such as WD-40 attract dust and turn to a gritty paste. Silicone spray lubricates without holding grime, which is why installers recommend it.

Coastal salt air

Homes near the coast get salt build-up that corrodes aluminium and hardware faster. Coastal properties should clean more often. Monthly to quarterly.

Ignoring small faults

A slight grind, a stiff spot or a slat starting to bend only gets worse. Catching it early during a routine check is far cheaper than a motor or curtain repair.

No annual service on motors

Motorised shutters benefit from a yearly professional service that checks limits, wiring and the motor, issues you can't safely inspect yourself.

Roller shutter maintenance schedule

TASK	HOW OFTEN	DIY OR PROFESSIONAL
Wipe down the curtain / slats	Every 3 months (monthly near the coast)	DIY
Vacuum and wipe the guide rails	Every 3 months	DIY
Lubricate guides and moving parts (silicone)	Every 6 months	DIY
Test operation, listen for grinding	Every 3 months	DIY
Check and replace remote batteries	As needed / yearly	DIY
Full service: motor, limits, springs, wiring	Yearly (motorised units)	Professional
Spring tension or motor repairs	Only when faulty	Professional

Cleaning: little and often

Clean the shutter curtain and guide rails at least once every three months. More often if you're near the coast, under trees, or on a dusty road. The aim is to stop grit building up where it can scratch slats and strain the motor.

- Wipe the slats with a soft cloth and a mild soapy water solution. Rinse gently and dry.
- **Never use abrasive pads, harsh solvents or a high-pressure washer.** They strip the finish and can force water and grit into the mechanism.

- For the guide rails, vacuum out loose dirt with a narrow nozzle, then run a damp cloth wrapped around a thin tool up and down the channel to lift stubborn grime.

Lubrication: silicone only

Every six months (or more often with heavy use), lubricate the guide rails and moving parts to keep everything running smoothly. **Use a silicone-based spray lubricant.**

- Do *not* use WD-40 or other petroleum-based sprays. They attract dust and form a gritty paste that increases wear over time. The opposite of what you want.
- Apply a light, even coat to the guide channels and wipe away any excess. Over-lubricating just collects more grime.
- Cycle the shutter a few times to work the lubricant in.

Regular inspection

Every few months, operate the shutter through a full open-and-close and pay attention:

- Listen for grinding, squealing or a change in motor sound. Early warning of a dry or worn part.
- Watch for the curtain closing crookedly or one side lagging, which points to track alignment or a limit issue.
- Look along the slats for any that are bent, cracked or slipping out of line.

Catch these early and most are a quick fix. Ignore them and they become the faults in our [troubleshooting guide](#).

What to leave to a professional

General cleaning, lubricating and visual checks are all owner jobs. Book a qualified technician for the annual service on motorised shutters, and any time you strike:

- Spring tension problems (a shutter that lifts too easily or won't stay down). Springs are under dangerous tension.
- Motor or gearbox faults, or repeated breaker trips.
- Bent tracks, damaged slats, or a curtain that has come off its guides.

An annual professional service is cheap insurance against a motor replacement, and it keeps most manufacturer warranties valid.

Your seasonal maintenance routine

☐

Every 3 months: clean

Wipe the slats with mild soapy water and vacuum the guide rails. No high-pressure washers or abrasives.

☐

Every 6 months: lubricate

A light coat of **silicone spray** on the guides and moving parts. Never WD-40 or petroleum sprays.

☐

Every 3 months: test and listen

Run a full open/close cycle and listen for grinding or a lagging side.

☐

Yearly: professional service

Book a technician to check the motor, limits, springs and wiring on motorised units.

☐

Coastal homes: clean more often

Salt air corrodes hardware faster. Step cleaning up to monthly.

☐

Act on small faults early

A grind or a stiff spot is cheap to fix now and expensive to ignore.

Frequently asked questions

How often should I service roller shutters?

Clean the curtain and guide rails every three months, lubricate the moving parts with silicone spray about every six months, and book a professional service once a year for motorised shutters. Homes near the coast or on dusty roads should clean more frequently.

What lubricant should I use on roller shutters?

Use a silicone-based spray lubricant. Avoid WD-40 and other petroleum-based products. They attract dust and grit and form a paste that accelerates wear rather than preventing it. Apply lightly and wipe away any excess.

Can I use WD-40 on my roller shutters?

It's not recommended. WD-40 is a petroleum-based product that attracts dust and creates a gritty residue over time. A silicone spray lubricates the guides and moving parts without holding grime.

How do I clean roller shutter guide rails?

Vacuum out loose dirt with a narrow nozzle, then run a damp cloth wrapped around a thin tool up and down the channel to lift stubborn grime. Avoid high-pressure water, which can force grit into the mechanism.

How long do roller shutters last?

With regular cleaning, silicone lubrication and an annual service on motorised units, quality aluminium roller shutters commonly last 15 years or more. Neglect (especially grit in the rails and the wrong lubricant) is what brings that number down.

Related reading

Roller shutter troubleshooting

Diagnose a fault before it becomes a repair bill.

<https://shutthefrontup.com.au/roller-shutter-troubleshooting>

Solar panel maintenance

Keep your solar system generating at its best.

<https://shutthefrontup.com.au/solar-panel-maintenance>

Roller shutter glossary

<https://shutthefrontup.com.au/roller-shutter-glossary>

Roller shutter cost

<https://shutthefrontup.com.au/roller-shutter-cost>

Compare quotes for new shutters

<https://shutthefrontup.com.au/quote-compare>

IMPORTANT INFORMATION

This is general information only. It is not professional, financial, legal or trade advice, and it does not take account of your particular circumstances, property or requirements.

All prices shown are indicative estimates drawn from marketplace data and change over time. They are not quotes, offers or valuations. Measurements, site conditions, product specification, electrical work, access, location and supplier terms all change the final figure. Only a written quote from a supplier, after inspection and final measurement, is an actual price.

Installation, repair and maintenance work carries real risk. In Australia, mains electrical work must be carried out by a licensed electrician under AS/NZS 3000. Roller shutter tension springs are under high load and can cause serious injury. Do not attempt electrical work, spring work or work at heights unless you are qualified and equipped to do so safely. If you are in any doubt, stop and engage a qualified professional.

ShutTheFrontUp Shutters is a quote-comparison marketplace. We are not the manufacturer, retailer or installer of any product, and any contract you enter is directly with the supplier. Always obtain written quotes from appropriately licensed and insured Australian installers before committing, and check their inclusions, warranty and licensing yourself.

Nothing here excludes, restricts or modifies any right or remedy you have under the Australian Consumer Law. Full terms: <https://shutthefrontup.com.au/terms>

Time for new shutters?

If yours are past their best, compare written offers from approved local suppliers before you commit. No obligation.

Compare Quotes: <https://shutthefrontup.com.au/quote-compare>

Troubleshooting guide: <https://shutthefrontup.com.au/roller-shutter-troubleshooting>