



PRESENTATION OBJECTIVES:

- Methamphetamine Identification: Use - Manufacture
- Obligations: Landlord and Tenant
- Methamphetamine Management Plan
- What to look for during inspections
- Difference between use and manufacture
- Current acceptable levels for meth contamination
 - Law vs Perception

Testing

- How Often & How it works

Costs and Timeframes

How to protect yourself

Five Step Methamphetamine Assessment Process.

Qualifications and why use Qualified testers

Decontamination overview

Costs and timeframe

Why use independent samplers.

1. Methamphetamine is a powerful, highly addictive stimulant that affects the central nervous system
 - Triggers a flood of Dopamine in the brain
 - Dopamine is a feel good chemical
 - occurring naturally
 - released when something good happens.
2. Where Do They “Cook” Meth?
 - In a homemade, makeshift lab called a Clandestine drug lab
 - A “Clan lab” is a secret laboratory
 - Some are very elaborate setups
 - Some are not.
3. What Does a Clandestine Lab Look Like?

They can be secretly set up in homes, offices, garages, apartments, even boats and car boots
4. Why Make Meth?
 - Clan labs are easy to start
 - There is good money to be made; \$10,000’s per week.
 - Meth users drive demand

Meth is incredibly addictive.
5. How is Meth Made?
 - There are a number of different methods used
 - Many involve pseudoephedrine, purchasing the drugs legally and turning the pseudo into meth
 - Many involve manufacturing the pseudo first then turning it into meth.



6.

7. What is used to make Meth? Common Ingredients are:

- Drain Cleaner
- Fertilizer
- Instant cold packs
- Matches
- Lighter fluid
- Pill packets
- Pink and yellow granules
- Butane canisters
- Vicks nasal inhalers
- Lithium Batteries
- Bottles of two stage liquids.

8. What equipment is used to cook meth?


- Ingredients
- Glassware
- Coffee Filters
- Lab ware
- Point bags zq
- Large eye droppers
- Jars
- Glass baking dish
- Test tubes.

9. Why is Meth bad for properties?

- Invisible, extensive "Damage." If damage was visible, it tends to be easier to accept
- Costs to remediate and test
- May only have insurance if have tested
- Lowers value
- Can go on LIM
- Health effects on users and occupants over time.

Why is Meth bad for people?

Health Effects on users and occupants	
<ul style="list-style-type: none"> • Skin irritation and rashes • Eye irritation, sore and watery eyes • Respiratory effects • Persistent cough and asthma like effects • Immunological effects • Reoccurring infections • Sleep issues and Insomnia • Headaches • Behavioral Effects • Increased aggression 	<ul style="list-style-type: none"> • Irritability • Depression • Anxiety • Memory issues • Cognitive issues • Loss of appetite • Nausea • Increased blood pressure • Increased heart rate • Excitable and irritable • Behavior problems in children • Dr Jackie Wrights Research.



10. Why is Meth bad for people?
Health Effects on users and occupants

- Skin irritation and rashes
- Eye irritation, sore and watery eyes
- Respiratory effects
- Persistent cough and asthma like effects
- Immunological effects
- Reoccurring infections
- Sleep issues and Insomnia
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- Cognitive issues
- Loss of appetite
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- Increased blood pressure
- Increased heart rate
- Excitable and irritable
- Behaviour problems in children

Dr Jackie Wrights Research. Click here to read more: <https://www.methxpert.co.nz/environmental-methamphetamine-exposures-and-health-effects.html>

11. Landlord Obligations

- Must provide a Clean and Habitable Property –RTA 1986
- No legislative requirement to test for meth contamination as the regulations are not yet set –RTA Amendment Act 2019; Not yet developed
- Most insurance companies policies require pre and post tenancy testing for them to honour the policy
- That testing must comply with NZS8510:2017 – All unqualified samplers that are still testing DO NOT comply with NZS8510:2017.
- Inspections can occur between 8am and 7pm for rental properties, and between 8am and 6pm for boarding houses. Only once every four weeks
- Notice of an inspection at least 48 hours before the inspection, and not more than 14 days in advance. For meth testing, at least 48 hours’ notice. For a boarding house, 24 hours’ notice is required
- The landlord needs to provide the test results in writing to each tenant within seven days of receiving them.

Why Test? Health Act 1956 – Section 29D - Nuisances

- (d) Where any premises are likely to be injurious to health
- To remove the Nuisance, a Cleansing Order may be placed on the premises

41 Owners or occupiers may be required to cleanse premises

- (1) If any local authority is of opinion that the cleansing of any premises is necessary for preventing danger to health or for rendering the premises fit for occupation, it may cause an order (in this section referred to as a **cleansing order**) to be served on the owner or occupier of the premises requiring him to cleanse the same in the manner and within the time specified in the order in that behalf.
- (2) If the person on whom the cleansing order is served does not comply therewith, the local authority may cause the premises to be cleansed in the manner specified in the order at the cost in all things of the owner or occupier.
- (3) Every person commits an offence against this Act who fails to comply with any cleansing order served on him under this section.

12.

13. Tenant Obligations

- Using, Possessing, Selling, Manufacturing, Possession with Intent to Supply, etc
- All offences under the Misuse of Drugs Act 1975
- And doing any of the above is considered an:
 - Unlawful Purpose
 - Under the RTA 1986
- Contact the Police.
- Tenants who damage the property by way of Methamphetamine Contamination are committing:
 - Intentional (Wilful) or Careless Damage
- Must abide by any additional tenancy clauses related to meth testing, but these must comply with the RTA
- Must allow you access to test as per RTA.

14. Meth Management Plan

- Check your Insurance policy and meet ALL the requirements
- Include Methamphetamine Clauses in your Tenancy Agreements
- Carry Out Inspections
- Use a camera and a property inspection report
- Remember, you require “evidence“ in court
 - Documentation (Testing and Inspection),
 - photographs,
 - statements.

15. Suspect Behaviours

- Use and Manufacture
- Cars and Visitors at strange times
 - Lots of cell phones/ sim cards
 - Expensive cars but not working
 - Pipes and instruments
 - Blackened out windows
 - Curtains always closed
 - Window latches removed
 - Excessive security for the type of property
 - Large amounts of cash
 - Smoking outside, when normally inside
 - Aggressive
 - Itching and Scratching
 - Paranoid
 - Colour stains to cookware
 - Stains to sink
 - Burn marks in carpet
 - Red staining around walls
 - Looking for this drug paraphernalia...



Levels:

NZS8510:2017
New Zealand
Standard:
Testing and
decontamination of
methamphetamine-
contaminated
properties

METH XPert NZ
PROPERTY CONTAMINATION SPECIALISTS

- Ministry of Health Guidelines
- Developed with ESR
- Currently set habitable limit of:
 - 1.5 µg (micrograms)/100 cm²
- Written for manufacture
 - *(Dr Wright has proven these are equally applicable for use)*

16. NZS8510:2017 New Zealand Standard: Testing and decontamination of methamphetamine-contaminated properties

- Ministry of Health Guidelines
- Developed with ESR
- Currently set habitable limit of:
–1.5 µg (micrograms)/100 cm²
- Written for manufacture
–*(Dr Wright has proven these are equally applicable for use)*

17. Gluckman Report 2018

- Without any additional research reached a differing conclusion to that of Standards New Zealand and worldwide research
- “Suggested” a habitable limit of:
–15 µg (micrograms)/100 cm² where only Use
–no change to manufacture limit of 1.5ug/100cm²
- Requested more research to be done.
- Sadly, the Tenancy Tribunal adopted “Gluckman” eagerly
- No other country in the world has a habitable limit set over 1.5ug/100cm²
- But 240 state houses were immediately released for use as they were “*over 1.5ug/10cm, but under 15ug/100cm².*”

18. REA Advice Last Updated 7- June 2018

- Methamphetamine contamination of 15 micrograms (µg) per 100 square centimetres (cm²⁰ or above is considered a property defect that must be disclosed to potential buyers (rule 10.7 of the [Code of Conduct](#)).
- You do not have to disclose test results below 15µg per 100cm² unless specifically asked by a prospective buyer or where a prospective buyer has clearly shown an interest in methamphetamine contamination (rule 6.4 of the Code of Conduct).
- Disclosure is not required where:
 - methamphetamine has only been used at the property and the property has been successfully remediated back to below 15µg per 100cm²
 - methamphetamine has been produced or manufactured at the property and the property has been successfully remediated back to below 1.5µg per 100cm².

You should discuss the issue with your vendor before making any disclosures.

- A property that tests below 15µg per 100cm² is considered safe to live in, with no adverse health effects.
- The report found no evidence of adverse health effects from third-hand exposure to methamphetamine smoke residue on household surfaces below 15 micrograms per 100cm².
- Methamphetamine that is inhaled or absorbed through the skin leaves the body within about a day. Residue levels on household surfaces also diminish over time, so a person is not exposed to a constant dose every day.
- The level of 15µg per 100cm² still includes a large safety buffer.
- The report also found that there was little need to test for methamphetamine contamination unless there was strong suspicion or information from Police or forensic experts that a property had been the site of production or heavy use of methamphetamine.
- If a vendor or prospective buyer wants a property to be tested, it is important to make them aware that the methamphetamine testing industry is not currently regulated in New Zealand. The report notes that composite field testing, where multiple samples taken throughout a property are combined into a single sample, can lead to false impressions of high levels of contamination. This type of testing is not recommended.
- Remediation back to 1.5µg per 100cm² is only required where the property was used for methamphetamine manufacture involving solvents and other toxic chemicals, as the methamphetamine reading is used as the marker for these other toxic chemicals. These chemicals are not usually used in methamphetamine production now.
- Remediation to below 15µg per 100cm² is required for a property where only methamphetamine use took place.

19. REINZ Press release 15th June 2018

RESIDENTIAL PROPERTY MANAGEMENT

METH - HAS ANYTHING CHANGED?

A report by the Prime Minister's Chief Scientist was recently released advising that there is no evidence that third hand exposure to meth contamination causes harm to health and that meth levels of up to 15mcg/100cm² are safe.

MBIE has advised that regulations regarding meth levels, testing and decontamination processes will be made later this year. Until the regulations are in force, or until the Tenancy Tribunal provides guidance as to whether they will adopt the 15mcg recommendation or continue to use 1.5mcg as the benchmark for determining whether a property is "unclean" or "uninhabitable", REINZ members may wish to adopt a cautious approach and continue to use the NZ Standard level of 1.5mcg/100cm² as the benchmark.

Landlords and property managers may wish to continue to test for meth before and after tenancies if they are concerned as causation still needs to be established if contamination is found.

20. City Councils Current Stance

- No test can distinguish between Use or Manufacture
- If a result is under 15ug/100cm² and you are happy with that, it will not appear on your LIM report
- If a result is under 15ug/100cm² and you are not happy with that, have the property remediated
- If you are cleaning a property, it MUST be remediated to below the 1.5ug/100cm² standard.

21. Tenancy Tribunal Current Stance

- 856 Cases to date (23rd September 2020)
- All cases have continued to refer to NZS8510:2017, The New Zealand Standard and also the "suggested" level within the Gluckman Report
- Without levels over 15ug/100cm², or proof of contamination by way of manufacture to 1.5ug/100cm², no ruling in your favour for Damage, but may find in favour of Unlawful Purpose
- Must test pre tenancy post tenancy or no timeline established, hence no proof of culpability.

22. Dr Jackie Wright Peer Reviewed Published Scientific Research 20th August 2020

- 63 people in 25 separate case studies showed health effects from levels as low as 0.13ug/100cm² (immune compromised)
- Three cases before the courts right now with this study entered into evidence
- This will "upset the apple cart."
- Lawyers are already gearing up for Class Actions
- Dr Wrights study has been submitted to the courts with a 750 page affidavit accompanying it, essentially "discrediting" the PMCSA report.
- What do you think will change from this new conclusive research?
- It actually doesn't matter to us... The process remains the same.

Meth Management Plan: Know What To Do If You Have Contamination

- Use our Guide
- Five Step Meth Assessment Process
- Available on our website under "Services"

METH XPRT NZ
PROPERTY CONTAMINATION SPECIALISTS

METH XPRT NZ METHAMPHETAMINE ASSESSMENT PROCESS






A STEP BY STEP GUIDE FOR YOU OUR CLIENT


www.methxpert.co.nz 0800 746 473

23.

5 Step Process

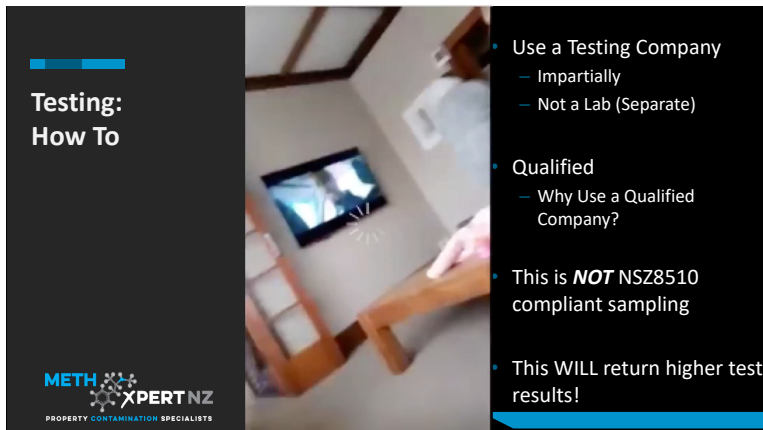
THE METHAMPHETAMINE ASSESSMENT LADDER

POST DECONTAMINATION ASSESSMENT		5
DECONTAMINATION		4
DETAILED SITE ASSESSMENT		3
SCREENING ASSESSMENT - COMPREHENSIVE		2
SCREENING ASSESSMENT - INDICATIVE		1

METH  **XPRT NZ**
PROPERTY CONTAMINATION SPECIALISTS

24.

25. Testing: How Often:
- Insurance Policy Requirements
 - Pre and Post Tenancy
 - Regularly during Tenancy
 - Or upon suspicion of use or manufacture



Remember this video? Showing the unqualified sampler wiping the sample in and then OUTSIDE the 100cm² template. This WILL increase the results of meth from your properties! DO NOT use unqualified samplers!

26. Costs:

- Pre Purchase – Meet the Toxicology Clause
- For a Pre – Post Tenancy Inspection for up to 20 samples: \$325 (Incl GST)
- As we are a WPIA Sponsor we offer you a discounted rate: \$299 (Incl GST)
- The up to 20 samples must cover all areas as per NZS8510:2017. If more samples are required for larger properties, there is an additional charge of half per extra “up to 10” samples
- So 30 samples is \$448.50 (GST Incl) and so on
- Two business day turnaround for reporting, test before occupants move in.

NB: IF THE SAMPLER YOU HAVE BEEN USING IS NOT TESTING ALL AREAS AS PER NZS8510:2017, YOU MAY NOT BE CURRENTLY INSURED.

Remember, an “Area” is anywhere separated by a “door.”

Contact your insurance company to ensure you have met your policy obligations.

- Pre and Post Decontamination:
- • Discreet, individual samples must be taken from all areas, sometimes 2 or more samples per area
- • At \$120 per discrete sample this can be an expensive exercise once someone has damaged your asset with meth contamination
- • Make sure you are meeting the requirements of your insurance policy and seek to engage them once contamination has been confirmed.

27. Government to Set Regulations

- Standards New Zealand stand by their findings and their research from 2016 – 2017 that set NZS8510:2017 1.5ug/100cm²
- Dr Jackie Wrights research is before the courts now
- Remember that HNZ are their own insurer and lender
- You are not, and you rely on insurers and lenders who have not changed their levels as they have to protect their policies and their lending.

28. How do you protect yourself?

- Residential Tenancies Amendment Act 2019 Section 28
- If contamination has been discovered by “prescribed methods” of testing,
- The premises must then be decontaminated using the “prescribed decontamination process”
- Landlords commit an Unlawful Act if they knowingly provide a contaminated property
- Provisions provided for cleaning existing and new occupancies
- Section 45A - Landlords who comply with the contamination regulations are protected from liability
- Section 59B - If contamination is discovered and requires decontamination, 7 days notice to vacate for Landlords, or 2 days if tenant gives notice.
- Have a: Meth Management Plan:
- Include Clauses in your tenancy agreement
- Carry out inspections
- Communicate and document
- Gather evidence

- Ensure that your insurance obligations are met
- Report crimes to police
- Test with qualified testers.

IF YOU ARE NOT USING QUALIFIED TESTING YOU ARE PLACING YOUR ASSETS AT RISK

29. NZS8510:2017 clearly states:

3.2 Screening assessment

3.2.1 Screening assessment purpose

The purpose of a screening assessment is to identify the presence or absence of methamphetamine contamination in a property using validated screening tests (see [Appendix B](#)).

This assessment shall be carried out by a trained screening sampler.

Screening samples shall be independent from decontamination contractors, and avoid any other potential conflicts of interest.

Most in-field screening tests only indicate the presence or absence of methamphetamine. Some in-field screening tests and lab-based screening protocols can return a quantitative result. A positive result using these techniques that shows methamphetamine levels above the limits in this standard shall require a detailed assessment to be carried out by an accredited sampler (see [3.3](#)). See [Appendix A](#) for instructions on interpreting both field and laboratory composite results.

3.3.3.2

Detailed assessment sampling shall be conducted using the techniques specified in [Table 1](#) (see [2.2](#)). The sampling technique shall be consistently applied throughout the property.

Any additional samples collected by the accredited sampler should be done so in consultation with the property owner or manager.

When determining sample site selection the following shall be considered:

- The range of material types (for example, painted plasterboard, painted or varnished timber, or concrete) – this is important as methamphetamine retention varies with different materials and coating types;
- The texture of proposed sampling locations. Greater recovery rates of methamphetamine are more likely on smooth, non-porous surfaces when using surface wipe sampling (Martyn 2008);
- Locations on large surface areas (for example, walls and ceilings) that are likely to show relatively high contamination levels; and
- Surfaces that can be difficult to decontaminate, for example bare concrete, timber framing, certain types of tiles, and powder-coated metals.

NZS 8510:2017

5.6 Clearance report and clearance certificate

5.6.1 General


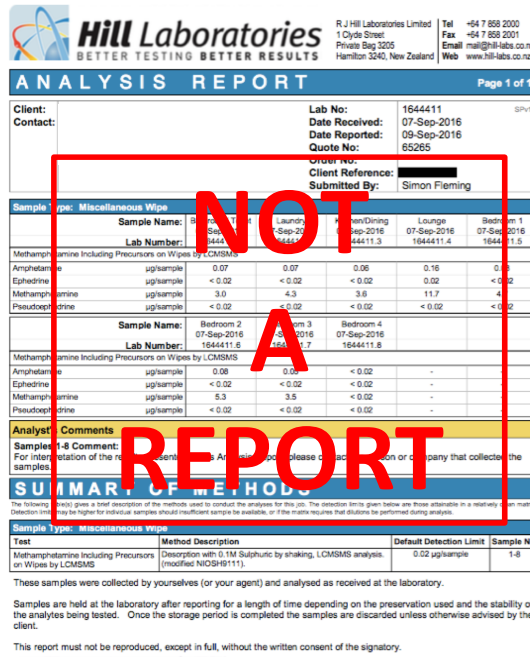
After receiving a post-decontamination report from an accredited sampler stating that decontamination has reduced methamphetamine in the property to a level at or below the limits in this standard, the decontamination contractor shall issue a clearance report and a clearance certificate.

A decontamination contractor shall not issue a clearance certificate unless it is accompanied by a post-decontamination report from an accredited sampler verifying that the property has been decontaminated and that the levels of methamphetamine do not exceed the limits in this standard.

A clearance certificate shall specify the area(s) in the property, covered in the post-decontamination report, that have been decontaminated to the limits in this standard.

31.

Lab Reports are not IANZ Accredited Sampling Reports

Hill Laboratories
BETTER TESTING BETTER RESULTS

R J Hill Laboratories Limited
1 Clyde Street
Private Bag 3225
Hamilton 3240, New Zealand

Tel: +64 7 858 2000
Fax: +64 7 858 2001
Email: mail@hill-labs.co.nz
Web: www.hill-labs.co.nz

ANALYSIS REPORT Page 1 of 1

Client Contact: [Redacted] Lab No: 1644411 SPV1
Date Received: 07-Sep-2016
Date Reported: 09-Sep-2016
Quote No: 65265

Order No: [Redacted]
Client Reference: [Redacted]
Submitted By: Simon Fleming

Sample type: Miscellaneous Wipe

Sample Name:	Lab Number:	Sample Date:	Location:	Report Date:	Report No:
Bedroom 1	1644411.1	07-Sep-2016	Bedroom 1	07-Sep-2016	1644411.1
Bedroom 2	1644411.2	07-Sep-2016	Bedroom 2	07-Sep-2016	1644411.2
Bedroom 3	1644411.3	07-Sep-2016	Bedroom 3	07-Sep-2016	1644411.3
Bedroom 4	1644411.4	07-Sep-2016	Bedroom 4	07-Sep-2016	1644411.4
Bedroom 5	1644411.5	07-Sep-2016	Bedroom 5	07-Sep-2016	1644411.5

Sample Name:	Lab Number:	Sample Date:	Location:	Report Date:	Report No:
Bedroom 2	1644411.6	07-Sep-2016	Bedroom 2	07-Sep-2016	1644411.6
Bedroom 3	1644411.7	07-Sep-2016	Bedroom 3	07-Sep-2016	1644411.7
Bedroom 4	1644411.8	07-Sep-2016	Bedroom 4	07-Sep-2016	1644411.8

NOT A REPORT

SUMMARY OF METHODS

Sample type:	Method Description	Default Detection Limit	Sample No
Methamphetamine Including Precursors on Wipes by LCMMSMS	Description with 0.1M Sulphuric by shaking, LCMMSMS analysis. (modified NIOGH111).	0.02 µg/sample	1-8

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.




Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the client.

This report must not be reproduced, except in full, without the written consent of the signatory.

Only IANZ Accredited Sampling Companies are Accredited to report to the NZS8510: 2017 Standard

32.

Risk Management
Section 7.1 NZS8510:2017


- Pre / Post Tenancy Inspection requires a NZQA certified sampler
- Unqualified Samplers without certification that tell you they comply with NZS8510 are simply breaking the law
- They are guilty of misrepresentation under the Fair Trading Act S11 and 12.

This Property Is Regularly Tested For Methamphetamine

33.

Risk Management
Section 7.2 NZS8510:2017



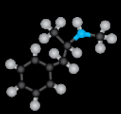

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PROPERTY CONTAMINATION SPECIALISTS


This Property Is Regularly Tested For Methamphetamine

- For Pre and Post Decontamination sampling you SHALL use an IANZ Accredited Independent Sampling Company
- Risk; untrained samplers clearing a property
- Risk; contaminants may not be detected
- Risk; financial loss from payouts to tenants
- Risk; insurance risk to insurers
- Risk; loss of income.

34.

Risk Management
Section 7.2 NZS8510:2017



METH  **XPRT NZ**
PROPERTY CONTAMINATION SPECIALISTS

This Property Is Regularly Tested For Methamphetamine

- If contamination is detected, you need to contact an IANZ Accredited Company
- Could be wasting money and time
- There is no guarantee that testing has been conducted that can be used for a DSA, even by a NZQA sampler
- Must be individual samples for analysis for the next steps.

35.

Manage Your Risk



- A decontamination company that offers testing has NO impartially
- You have NO guarantee that they are not inflating their results for further payment.



36.

Manage Your Risk




- Only use qualified samplers!
- The labs are not the problem, the unqualified samplers are.



37.


Manage Your Risk

- Fair Go 21st Sept.



Hamish Macdonald
Franchise Owner at Meth Xpert NZ Ltd. IANZ Accredited.
1d · 🌐

This weeks Fair Go episode (21st) tells a grim tale of Meth contamination with children becoming sick from chronic toxicity from living in a meth contaminated house that they moved into when unqualified meth tests were conducted. The innocent parties were blamed due to inadequate procedures and training by the meth testers and property management company who conducted their own testing, talk about impartiality?! If the victims had not challenged the unqualified testers, these peoples health would have continued to suffer, they would have lost out financially, and their reputation would have been tarnished too. Other companies have had since 2017 to comply with the New Zealand Standards. They simply have no reason to remain unqualified. As Pippa says at 8.20 seconds, "...when you get a meth test done only use IANZ accredited testers and laboratories." Meth Xpert have you covered there. Not only are we IANZ Accredited and use an IANZ Accredited laboratory for analysis, but we know that we are most trusted and professional meth testing company in NZ. Only three other companies have achieved IANZ Accreditation in Methamphetamine Inspection Body proving that we (and they) are better than the rest. Don't just use anybody, use Meth Xpert! www.methxpert.co.nz #methamphetamine



IANZ
1,200 followers
1d · Edited · 🌐

IANZ had a mention on **TVNZ's** Fair Go last night in relation to methamphetamine testing. So how do you ensure your home or rental or investment property has been accurately tested?

Make sure both the sampling and testing is done in by an IANZ accredited organisation. Great to see **Stuart Keer-Keer** from **K2 Environmental Ltd** saying how testing should be done.

Watch the episode to see the effects methamphetamine residue can have on your children's health and why accurate testing is so important. Sobering stuff.

Thank you **Hamish Macdonald** at **Meth Xpert NZ Ltd** for the heads-up about the story and the LinkedIn shout out.

<https://lnkd.in/gx/Fqd7y>

#methamphetamine #methamphetamine
#health #environmentaltesting #testinglab
#testinglaboratory #accreditation #accredited
#testing #qms #methlab #environmental #fairgo
#tvnz #realestateinvestments #rentals
#rentalproperty #propertymanagement
#investmentproperty #propertymanager
#bodycorporate

38.

Manage Your Risk

Meth Xpert NZ:

- IANZ Accredited Independent Sampling
- Methodology and Photographic evidence
- Experienced in New Zealand Courts
- Government Endorsed Testing
- Simply put, other companies have had 3 1/2 years to meet the standards and if they are not IANZ Accredited they are a risk to engage for screening assessments and pre and post decontamination sampling.



39.



METH  **XPERT NZ**
PROPERTY CONTAMINATION SPECIALISTS

**Pre and Post
Decontamination
Sampling
USE AN
ACCREDITED
COMPANY!**

ACCREDITED
IANZ
INSPECTION BODY

This Property Is Regularly Tested For Methamphetamine
METH XPERT NZ
PROPERTY CONTAMINATION SPECIALISTS

40. For more information, head to www.methxpert.co.nz or call us on 0800 746 473
To book a test with us, head to: <https://www.methxpert.co.nz/book-a-test.html>