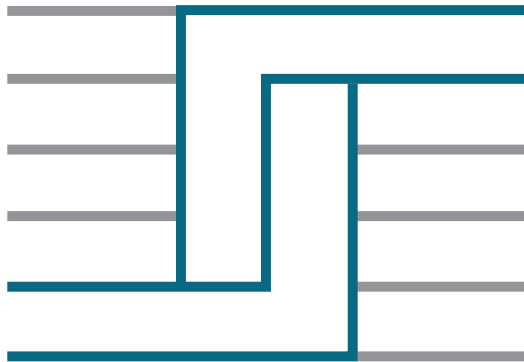


Methamphetamine Contaminated Housing



ARMWG

Auckland Regional
Methamphetamine
Working Group

Is the property you are living in contaminated?

If you think the property you are living in is contaminated with methamphetamine ('P') or chemicals used to manufacture methamphetamine what should you do?

You can call **Auckland Council** on **09 301 0101** and ask to speak to a **Principal Environmental Health Specialist**.

If you want the property **tested** for contamination there are a number of companies you can contact, including, but not limited to, the following:

- | | | |
|--------------------------|-------------------------------------|---------------|
| <input type="checkbox"/> | Dowdell & Associates | 09 526 0246 |
| <input type="checkbox"/> | Drug Screeners Ltd | 021 217 6068 |
| <input type="checkbox"/> | Drug Testing Services Auckland | 021 754 400 |
| <input type="checkbox"/> | Forensic and Industrial Science Ltd | 0800 28 99 99 |
| <input type="checkbox"/> | K2 Environmental Ltd | 09 275 1261 |
| <input type="checkbox"/> | MethSolutions | 0800 METH LAB |
| <input type="checkbox"/> | NZ Drug Detection Agency | 09 271 0581 |
| <input type="checkbox"/> | Meth Check NZ | 0800 638 424 |

NB: This list was correct as of May 2016

If your property tests positive there are a number of **remediation** companies you can contact. All methamphetamine contamination related remediation work should be undertaken by qualified Worksafe accredited contamination specialists. The list below contains Worksafe accredited specialists known to ARMWG operating in the Auckland region as at **May 2016**.

- | | | |
|--------------------------|----------------------------------|---------------|
| <input type="checkbox"/> | All Surface Decontamination Ltd | 0800 897 590 |
| <input type="checkbox"/> | Anpure | 0800 060 0057 |
| <input type="checkbox"/> | Asset Fire and Flood Restore Ltd | 09 272 4985 |
| <input type="checkbox"/> | Auckland Carpet Steam 'n' Dry | 09 376 7007 |
| <input type="checkbox"/> | Contaminated Site Solutions Ltd | 09 817 8305 |
| <input type="checkbox"/> | Envirocheck | 09 282 3995 |

- | | | |
|--------------------------|---------------------------------|---------------|
| <input type="checkbox"/> | Kiwidecon | 027 5494 111 |
| <input type="checkbox"/> | Paramount Services Ltd | 0800 253 2637 |
| <input type="checkbox"/> | Site Assessment and Remediation | 09 636 0350 |

The list above is for information purposes only and not an endorsement or recommendation of any person or legal entity by the Auckland Regional Methamphetamine Working Group (ARMWG) or Auckland Council. The Auckland Regional Methamphetamine Working Group and Auckland Council do not accept any liability in respect of any person or legal entity listed. If you wish the name of your organisation to be added to, or removed from this list please contact ARMWG via email: info@ancad.org.nz

If the property which we are living in is contaminated, do we have to inform the council?

No. There is no requirement to inform council that the property you are living in is contaminated, but notification is encouraged.

As a homeowner you have a moral responsibility to ensure that any contamination is mediated and that any current or future occupants are not exposed to health risks.

If you are the home owner and you withhold such information from prospective buyers, or knowingly endanger the occupants of a property, you may be committing an offence and be liable to prosecution and/or a compensation claim for breach of the sale and purchase agreement if you sell the property knowing it to be contaminated.

What is Auckland Council's process when it is notified of a contaminated property?

Auckland Council can only take action when it is formally notified about a property that is contaminated. This can either be via a notification from another agency such as the Police or Auckland Regional Public Health Service or when a laboratory report is received by an owner or tenant showing that contamination is present.

Once the Council is formally notified that a property is contaminated it has a legal obligation to update the property information file (LIM) with this information.

Council also has a duty to ensure that the occupants of a contaminated property are not placed at risk from the contamination. Initially the council will contact the property owner and request that they voluntarily remediate the property so that it complies with the Ministry of Health Guidelines.

If the owner is unwilling to voluntarily remediate the property then Council has a number of options it can use to enforce the remediation of the property. These include the issuing of a Cleansing Order, a Notice to Fix, or a Closing Order. The decision on which tool(s) to use will depend on the particular circumstance but council generally give the owner 20 days to comply. Failure to comply with these notices is an offence and can result in legal action being taken.

NB: Until a contaminated property is completely remediated it should remain vacant.

We think the property we are living in, is making us/our children sick because it is contaminated. What should we do?

If you have any concerns about your health, or that of your children, visit your local GP or the outpatients department of your nearest hospital. If a doctor believes that your symptoms could be due to methamphetamine exposure, they should notify the Medical Officer of Health at the Auckland Regional Public Health Services on 09 623 4600.

The property we are living in tested positive. Are our belongings contaminated?

The only way to assess if belongings are contaminated is to test them. Leave belongings until they can be tested, otherwise you risk cross contamination of another property.

NB: Methamphetamine can be removed from fabric items by placing it in a washing machine (2x normal cycle with hot water and then run an empty cycle at the end).

The property we are living in tested positive. It is contaminated and we have to move out. We have no money, no family and nowhere to go. What do we do?

If you need someone to talk to and want to get some practical advice try one of the following organisations:

Emergency Housing Providers

Auckland Women's Refuge

<http://www.awrefuge.org.nz/whatwedo.htm>

Bays Community Housing Trust

<http://www.familyservices.govt.nz/directory/viewprovider.htm?id=20998&pageNumber=1&pageSize=10&searchRegion=2&searchTerms=housing>

Community of Refuge Trust

<http://cort.org.nz/>

De Paul House

<http://www.depaulhouse.org.nz/>

Mount Cecilia Housing Trust

<http://montececilia.org.nz/>

Salvation Army

<http://www.salvationarmy.org.nz/need-assistance/accommodation/supportive-accommodation>

Short Term Lets

<http://www.easyroommate.co.nz/short-term-rentals/auckland-region/auckland-flatmates/listings/>

Vision West Community Trust

<http://www.visionwest.org.nz/community-housing.html>

Women's Refuge NZ

<https://womensrefuge.org.nz/contact/find-your-local-refuge/>

Auckland City Mission

<http://www.aucklandcitymission.org.nz/contact-us/>

Ministry of Social Development

<http://www.housing.msdc.govt.nz/housing-options/emergency-housing.html>

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What are our rights as home buyers or sellers?

When making an offer to purchase a property a buyer is entitled to make the offer conditional on obtaining a methamphetamine surface testing report first before committing to the purchase. Buyers should talk to their real estate agent or lawyer about arranging such a clause.

Home buyers should be mindful that the seller has the right to decline any offer or make alternative suggestions before any negotiation is finalised.

What are our rights as tenants?

The Residential Tenancies Act 1986 requires your landlord to:

- ensure your home is in a *'reasonable state of cleanliness'*
- provide and maintain the premises in a reasonable state of repair
- comply with all requirements in respect of health and safety as they apply to the premises; *and*

- ❑ compensate you for any reasonable expenses incurred in repairing the premises *where*—
 - the state of disrepair has arisen other than as a result of a breach of the tenancy agreement and is likely to cause injury to persons or property or is otherwise serious and urgent; *and*—
 - you have given the landlord notice of the state of disrepair or made a reasonable attempt to do so.

How do we take a claim to the Tenancy Tribunal?

It is a good idea to get advice before you take a claim to the Tenancy Tribunal.

Your local Citizen's Advice Bureau may be a good place to start. You can call them on 0800 367 222 or look for your nearest office at www.cab.org.nz.

Or you could drop in to your nearest Tenancy Services office to talk to someone about your tenancy issue or phone 0800 83 62 62. You can find a list of Tenancy Services offices at <https://tenancy.govt.nz/about-tenancy-services/contact-us/>

What is the application process for taking a claim to the Tenancy Tribunal?

If you are tenants, or a landlord, and want to refer a dispute to the Tenancy Tribunal, the first step is to complete an application and send it to the MBIE with the \$20.44 application fee. You can apply online through the Tenancy Services Website.

You can get forms, more information, and pay the fee at one of the MBIE offices or by visiting <https://www.tenancy.govt.nz/disputes/tribunal/making-an-application/>

Contact Enquiries for ARMWG

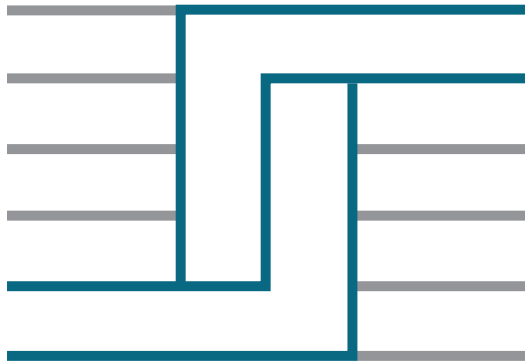
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Facebook: <https://www.facebook.com/armwg>



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