







## Appendix B: Case studies of methamphetamine manufacture in state rentals

s9(2)(a)

### Manurewa, Auckland (Manurewa office)

On 1 June 2011 the Police notified the Corporation that they had attended the property on 25 May 2011 and charged the tenant with possession of instruments for producing or manufacturing methamphetamine. Auckland Council issued a notice on 10 June 2011 requiring the Corporation to test the property and cleanse it if contaminated.

Testing was arranged for 22 June 2011 but was deferred until 15 July 2011 because the tenant's son did not make arrangements to be out of the house (he was on home detention). On 4 August 2011 the Corporation received notification that the property had tested positive for methamphetamine contamination.

The tenant was encouraged to vacate the property before a 90 day notice was issued on 29 August 2012. The Corporation attempted to assist the tenant into other accommodation, but they did not attend the scheduled appointments. The Tenancy Tribunal granted a possession order on 21 September 2011 and an eviction was carried out on 22 November 2011.

The Corporation has spent approximately \$27,000 on testing and decontamination work to the property, and has been advised that a further \$64,000 of work is required to bring it to a let-able standard. This is uneconomical, as the value of the property (excluding the land) is around \$85,000. The Corporation is currently considering whether to demolish the property for redevelopment or place it on the market on an 'as is' basis. As at 28 August 2012, costs of \$25,715.71 have been charged to the former tenant. The Corporation is unaware of the status of any criminal prosecution.

s9(2)(a)

### Three Kings, Auckland (Mt Roskill office)

On 19 March 2012 the Police advised the Corporation that they had executed a search warrant and arrested the tenant. Hazardous chemicals were removed from the property.

The tenant was remanded in custody, and the Corporation issued a notice to the residents to evacuate the home immediately for their health and safety. The property was tested on 13 April 2012, and on 4 May 2012 the Corporation received confirmation that the property was contaminated. The tenant submitted a notice to terminate their tenancy on 12 May 2012.

The Corporation has expended around \$3,000 to date on testing and decontaminating the property. The Corporation will reinstate the property to a let-able standard, which is expected to cost a further \$73,000. Once the costs have been finalised the Corporation will seek to recover them from the former tenant, and a submission has been prepared to suspend them from eligibility for state housing for up to 12 months. Their criminal prosecution is progressing through the courts.

s9(2)(a)

### Hillsborough, Auckland (Mt Roskill office)

On 8 April 2012 the Police discovered a methamphetamine laboratory after executing a search warrant at the address. Charges relating to the manufacture of methamphetamine were laid against the tenant's partner.

Shortly afterward, the Corporation received a Cleansing Order from Auckland Council. The tenant was advised not to return to the property until testing had been carried out. Testing has found the property to be highly contaminated and the Corporation demolished it in late July 2012. The write down cost to the Corporation is \$79,000.

The tenant has vacated the property and a submission has been prepared to suspend them from eligibility for state housing for up to 12 months. Once the costs have been finalised the Corporation will seek to recover them from the former tenant. Her partner is next due to appear in court on 21 September 2012.