



# Methamphetamine detection.

Because everyone deserves a  
methamphetamine free space to live, work and  
play.

Mail body: Fwd: RTA DETERMINATION REGARDING DRUG ( METH ) CONTAMINATION

Subject: RTA DETERMINATION REGARDING DRUG ( METH ) CONTAMINATION

Thank you for your enquiry that relates to testing for e.g., mould or drug contamination in a rental property.

The Residential Tenancies and Rooming Accommodation Act 2008 (the Act) doesn't specifically mention drug contamination or mould testing. However, the Act does state that at the start of a tenancy and throughout, the property manager/owner has the responsibility to ensure the premises (and inclusions) are fit to live in, are in good repair and abide by all health and safety standards including minimum housing standards.

Drug contamination in a rental property | Residential Tenancies Authority

I hope this information and options provides further assistance in resolving matters.

Kind regards,

Jess Barrett  
Support Officer | Support | Customer Experience  
Residential Tenancies Authority | Level 11, Midtown Centre, 150 Mary St | GPO Box 390 Brisbane Q 4001  
t 1300 366 311

Thank you for your enquiry regarding minimum housing standards.

Minimum housing standards aim to ensure all Queensland rental properties are safe, secure and functional.

Minimum housing standards came into effect for new tenancies (including renewed tenancy agreements) from 1 September 2023 and for all remaining tenancies from 1 September 2024. The property must meet minimum housing standards when the tenant moves in and throughout the tenancy agreement.

These new standards apply to all types of tenancies, including general tenancies, moveable dwellings, and rooming accommodation agreements.

Tenants have a range of options if they believe the rental property they live in does not meet minimum housing standards either when they first move in, or during the tenancy agreement.

The available options are different for rooming accommodation and general tenancies.

To learn about the options for a general tenancy agreement, read the Minimum housing standards – General tenancies factsheet.

To learn about the options for a rooming accommodation agreement, read the Minimum housing standards – Rooming accommodation factsheet.

## Introduction

Methalarm detectors provide assurance that if methamphetamine is smoked, manufactured or brought into a property now or in the future, it will be identified, and property providers will be notified.

Methamphetamine particles, generated from use and manufacture, pose significant health and safety concerns.

Research indicates that these small particles can remain suspended in the air for extended periods, increasing the likelihood of inhalation.

It is these particles that attach and build up on walls, ceilings and other surfaces that cause non-compliance with local and state guidelines.

Passive airflow is also known to cause methamphetamine particles to detach from surfaces and float between rooms.

The cost of decontaminating properties increases significantly over time as the particles cross contaminate other areas and particle build-up requires more serious remediation steps such as dry-wall removal.

Inhalation of these contaminants has also been linked to respiratory issues, including chronic bronchitis and reduced lung function as well as neurological effects, such as anxiety, agitation, and psychosis.



## Methamphetamine detection that works like a smoke detector.

### Detection

Methalarm detectors constantly monitor airflow for the presence of methamphetamine particles which are released when people smoke or manufacture methamphetamine.

Methalarm detectors measure the number of particles in the airflow and can identify whether there is consumption or cooking in the property or whether people are cross contaminating the environment.

Decontamination costs can be significantly reduced and property returned to tenancy faster because property providers can carry out local cleaning when contamination has occurred rather than risk build-up.



# Methamphetamine detection that works when you're not.

## Detection

Methalarm detectors are usually located on a ceiling or wall. The detectors constantly monitor the air at a user-configurable frequency (usually every 60 minutes in a residential setting and more frequently in workplaces) for methamphetamine particles produced through smoking or manufacturing methamphetamine.

The detector records all test results and sends the data to our online AVRT application.

When the Methalarm detector identifies methamphetamine above a user-determined level, the device will activate a silent alert, and email and text message notifications to nominated people.

Methalarm devices can be battery powered or powered by Methalarms' 240/110v mains-power adapters.

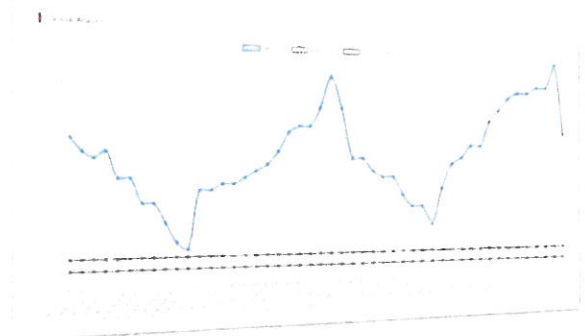
If the Methalarm detector is interfered with in any way, the detector will send a silent alert via text message and email notification to nominated people.

## Analysis

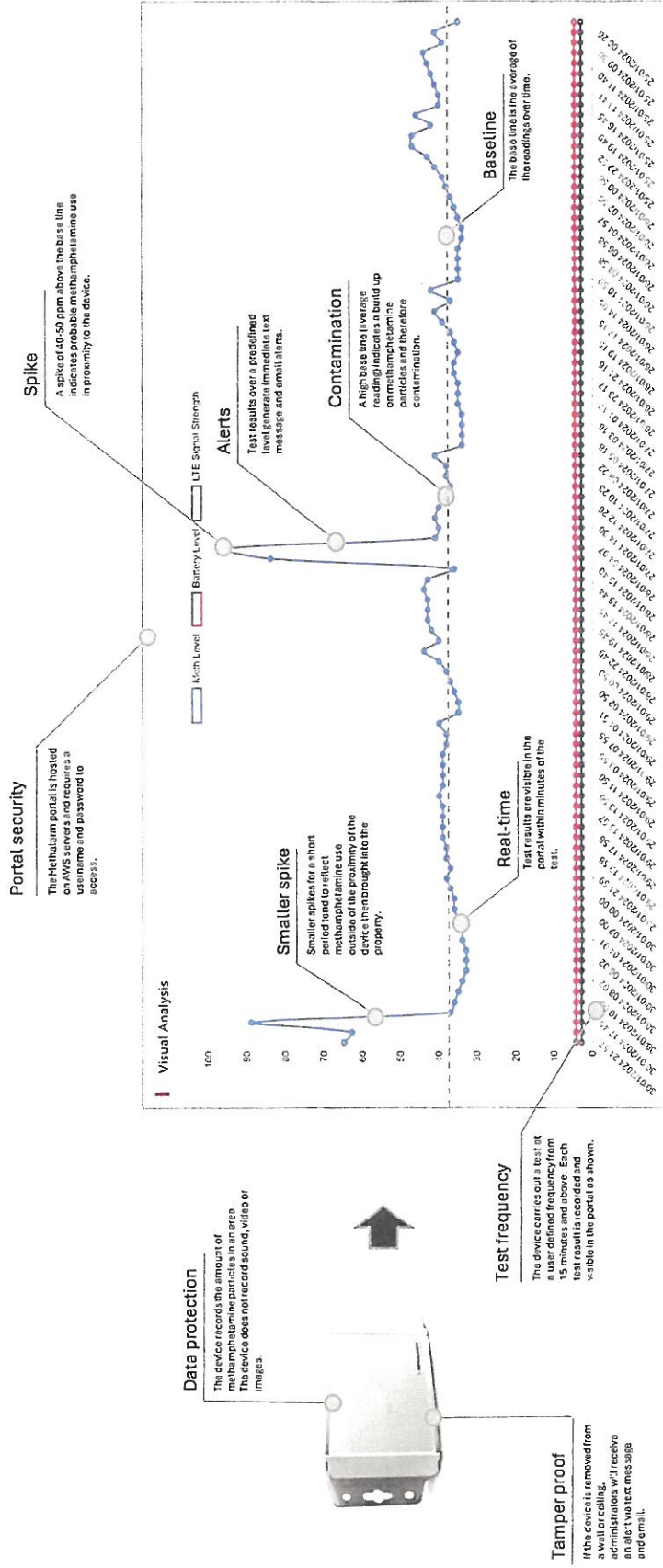
Methalarm detectors upload all tests to the AVRT secure web application that allows property providers to view data to identify trends such as methamphetamine use and contamination over time to support tenancy decisions.

Methalarm detectors monitor methamphetamine particles in the air and provide an indication of methamphetamine contamination on walls, ceilings and surfaces which are the basis of compliance with state and country guidelines.

This also provides property providers with early warning of methamphetamine contamination which if dealt with, can significantly reduce decontamination, abatement and refurbishment costs.



# Methalarm application

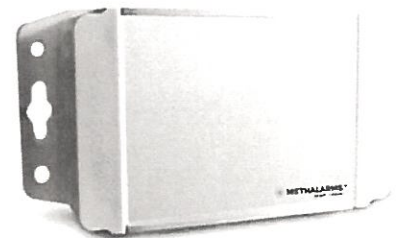


# TECHNICAL DATA SHEET

METHALARM DEVICE 3.x

 Methalarms  
DETECT & DETER

Methalarm devices detect methamphetamine use, manufacture and contamination in properties as it happens.



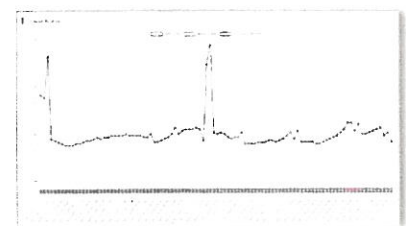
## TECHNICAL DATA

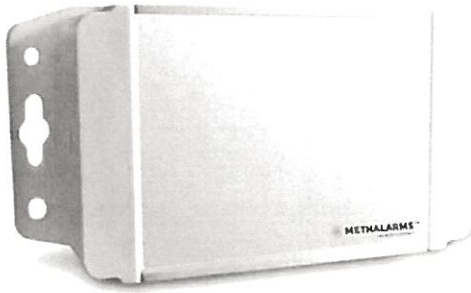
Power	3 x 1.5v AA alkaline batteries. Hardwire option available.
Network	4G or 5G LTE cell-network, carrier independent.
Unit housing	6 inches (L) / 2.5 inches (W) / 1.5 inches (H). UL 508 approved.
Sensor coverage	Approximately 7,000 cubic feet (generally suitable for an average single level 3-bedroom property). Recommended installation is one device per level.
Detection	The Methalarm device will detect the presence of airborne chemical particles associated with methamphetamine use or manufacture (including cross contamination).
Frequency	Device tests for airborne particles at a user defined frequency (minutes).
Measurement	Device measures parts per million (ppm).
Sensitivity	0 ppm and above.
Activation	Email and SMS/Text options upon exceeding user defined ppm alert level, tamper switch and tilt switch activation.
Tamper protection	Tamper switch activates upon removal from a surface. Tilt switch activates when device is rotated.
Data	Data accessible to users with credentials. Data is processed and stored on USA located AWS servers. Portal requires username and password.
Independent testing	Testing has been completed by ESR Forensics Clandestine Drug Laboratories, Auckland New Zealand (New Zealand Government Agency).
Certification	ISO9001 Telarc approved, New Zealand Made, FCC Certification (USA), Industry Canada Certification (Canada).
Patent(s)	US 16/472,589 Patent pending.

## FEATURES

- ✓ Battery or mains power options.
- ✓ Quick installation.
- ✓ Network independent.
- ✓ Unlimited testing data available.
- ✓ Secure data storage.
- ✓ Independently tested.
- ✓ User defined testing frequency and alert levels.
- ✓ Automatic tamper alerts.

## ANALYSIS





## Business case.

### Return on investment indications

Property type	Indicative pay-back period (best case)	Indicative pay-back period (worse case)
Private tenants	7 months	14 months
Social housing	3 months	5 months
Tribal housing	2 months	4 months
Homeless shelters	2 months	3 months
Public facilities	3 months	6 months
Workplaces	2 months	4 months

### Decontamination

The pay-back periods shown above use approximate market decontamination costs to calculate the best and worse case scenarios. These costs usual occur because environments are heavily contaminated when decontamination occurs.

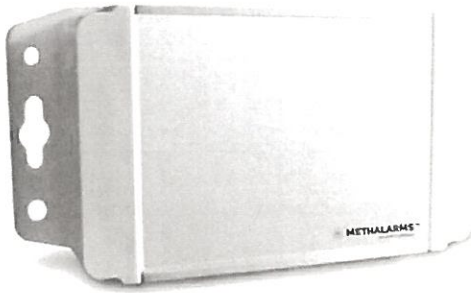
Because Methalarm detectors provide early identification of contamination, decontamination costs can be significantly reduced by using the AVRT Xit decontamination spray solution.

### Assumptions

Return on investment is estimated based on average market observations based on 100 Methalarm detector locations.

Return on investment period is based on year one investment costs and excludes taxes and installation and maintenance costs.

Methalarms has produced a return on investment calculator which customers can use to calculate return on investment based on actual data from specific locations.



## Detector activation in 6 steps.

Approximately 15 minutes.

- 1 Step 1: Unbox Methalarm detector.**
- 2 Step 2: Insert batteries provided.**
- 3 Step 3: Install detector on wall or ceiling.**
- 4 Step 4: Setup user on AVRT application.**
- 5 Step 5: Setup detector alerts.**
- 6 Step 6: View detector results.**

# Use cases.

## Social housing

Social housing, Section 8 housing, Housing Choice Voucher Programme, Refuge accommodation and Homeless shelters.



## Indigenous housing

Single and multi-tenancy properties.

## Private property

Private tenancies, short term rental properties and holiday rentals.

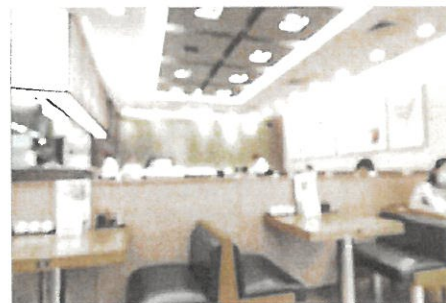


## Public facilities

Public administration, court houses, public libraries, recreational centers, public bathrooms and parks.

## Workplaces

Hospitality, motel and hotel accommodation and fast-food outlets with shared bathrooms.





## Let's talk

**Australia**  
Australian Meth Activity  
[info@methalerts.com.au](mailto:info@methalerts.com.au)

AU +61 (0) 412132142

