



HHA ST Solutions

**PROPERTY MANAGER
HANDBOOK**

ENJOY THE UNBEATABLE HHA ST SEAMLESS SERVICING!

services

SMOKE ALARM SERVICE
METH TESTING
ASBESTOS TESTING
MOULD EVALUATION
LEAK DETECTION
HEALTHY HOMES INSPECTION
HANDY MAN SERVICES
& MORE!

hhast.co.nz

SMOKE ALARM SERVICE

HHAST – The best smoke alarm reports in New Zealand and the fastest service from our rapid response team.

Electronic devices sometimes fail, batteries go flat, and tenants often disable the smoke alarms, so they can smoke inside, dampness or steam can also cause issues. There is a myriad of things that can push a property into non-compliance.

When you do it with HHAST, we are passionate about what we do so get the job done fast, independently and thoroughly. Give us a try, I am certain you will be delighted with our service.

Smoke alarm servicing annual program + alarms
- 1 free alarm for compliance. Additional alarms
just \$30+GST each.

\$95 + GST

Smoke alarm servicing one-off service visit
- Additional \$16+GST if property is farther than
12km from Auckland CBD.

\$79 + GST

What's included in Annual Smoke Alarm Program ?

- Free unlimited visits for compliance
- Free re-check visits prior to new tenancy
- Free after-hours rapid response
- Free 24/7 helpline 021 256 4526
- Free visit for faulty smoke alarms
- Free photo reports
- Free site safety assessment check
- Free hazard report confirmation

Why choose HHAST, instead of DIY?

HHAST provides a host of services designed to make property managers work easier by offering seamless, rapid response work at competitive prices. All our staff members are always mindful of saving landlords money, conducting quality work along with treating tenants with the utmost respect.

METH TESTING SERVICE

HHA has more than 5 years experience in Methamphetamine Testing.

Your HHA technician or our company director can help you navigate and explain in detail through the testing, analysis decontamination, and clearance testing mine-field.

HHA does not decontaminate so you can rely on the integrity of our testing.

Presumptive Test

With HHA technician already onsite,
instant result by HHA technician

\$79

- ✓ Instant Result
- ✓ Experienced Technician
- ✓ Weekend job, no problem!
- ✓ Detailed digital report provided
- ✓ No need to worry about accuracy

Not for legal or insurance recourse
Only while HHA technician onsite for smoke alarm servicing

Lab Composite Analysis

Group of 5 or 10 single tube samples with
an overall composite analysis result,
1 Bedroom or studio from

\$199*

- ✓ 2 - 3 Bedroom dwelling \$229
- ✓ 4 Bedroom dwelling \$339
- ✓ 5 - 6 Bedroom dwelling \$419
- ✓ 7 - 8 Bedroom dwelling \$549

The price excluding GST
Single sample tube analysis, call for pricing

On Site Methamphetamine Testing

D4D instant result test for Methamphetamine, Cannabis, PCP, Heroin, LSD, Opium, Morphine, Methadone, Codeine, Pethidine, Cathinone, Ketamine, Ephedrine, Pseudoephedrine and Amphetamine.

Test can be performed by a HHA technician whilst onsite for the smoke alarm annual program.

Laboratory Composite Analysis



Performed by a qualified HHA technician using 5 – 20 discrete samples in individual tubes with at least one sample from each room. Samples are sent to an ISO registered laboratory for analysis using the latest robotic technology to analyse samples under internationally certified NIOSH 9111 protocols.

A small amount of solution is withdrawn from each sample tube and an average calculation made and converted to a theoretical maximum amount. Samples are held in the laboratory for 2 weeks enabling individual sample analysis without incurring any additional expense to revisit the property.

Why should I test for Methamphetamine ?

The use and manufacture of methamphetamines (“meth”) is creating a nightmare for property managers and owners who have to clean up after covert drug manufacturing operations.

During the manufacturing process of illicit drugs such as ‘meth’, toxic gasses and aerosols are produced. Chemicals can be present in the air and then contamination remains due to the absorption of chemicals in surfaces such as flooring, walls and fittings. These drugs are so potent that they can still be detected after going through a thorough water treatment process.

Exposure to this residual chemical contamination can potentially result in illness, with symptoms such as throat irritation, breathing difficulties, headaches, skin conditions, and mental health problems. In New Zealand, chemical contamination of this type is deemed a public health risk. Tenants have obligations, and to manufacture illicit substances in a rental property is a breach of the Residential Tenancies and Rooming Accommodation Act 2008 (RTAA Act), for which termination of tenancy and compensation for costs can be sought. Naturally it is also a criminal offence!

Asbestos & Mould Testing

HHA Asbestos surveys are cost effective and thorough.

General property Asbestos Surveys are not Renovation or demolition surveys. Any presumed Asbestos must be lab tested in the future if any deconstruction, renovation or demolition of that location is to be done.

Survey reports are detailed with an Asbestos register and long-term management plan of all presumed Asbestos and actual Asbestos containing materials.

Mould Evaluation

Comprehensive On-Site Mould Sampling,
Testing & Laboratory Analysis

\$389*

- ✓ Advice in a detailed report on mould elimination
- ✓ Identifying the source with Infrared imagery
- ✓ Explaining strategies to eliminate from the origin

The price excluding GST

Online forms are used to obtain information from owners critical to the survey.

Asbestos Testing

From Affordable Asbestos Testing to
Comprehensive Asbestos Survey

\$449*

- ✓ Sampling and analysis
- ✓ Additional samples analysed \$119 per sample
- ✓ Asbestos surveys on domestic dwellings. Call for price

The price excluding GST

Online forms are used to obtain information from owners critical to the survey.

What's included in Asbestos & Mould Testing ?

- Antiinvasive Moisture detection for mould evaluations using Infrared Cameras, Psychrometers, Hygrometers, Pinless Moisture Meters and Microwave Moisture Detectors which can measure up to 300mm into concrete substrates.
- Accurately detects the origin of moisture ingress quickly so mould remediation can be targeted, and any issues addressed permanently.
- State-of-the-art equipment to enable a non-invasive solution. No damage to walls or ceilings.
- Rapid response and after-hours service to identify the source of mould or moisture ingress and recommend a solution for remediation.
- HHA does not repair leaks or remediate mould, so our written and photo report has a high level of integrity to enable clients to seek a repairer knowing the finer details and understanding what work is required to remediate.
- Thermographic, Infrared cameras are used on all mould and leak detection jobs, however, to include infrared pictures in reports there is an additional charge.

Leak Detection

Detect leaks in minutes and see accurately where the leak originates.

Local prompt service to help locate your property water leaks with Thermographic Infrared Imagery & Microwave Detection Technology.



Focused Leak Area

\$299

- ✓ Leak detection using infrared thermographic cameras
- ✓ Detect leaks in minutes and see accurately where the leak originates
- ✓ Non-invasive process so no damage to walls or ceilings

The price excluding GST
Just one location or issue within the property.

Whole Property

Up to 3 bedroom

\$399

- ✓ Leak detection using infrared thermographic cameras
- ✓ Detect leaks in minutes and see accurately where the leak originates
- ✓ Non-invasive process so no damage to walls or ceilings

The price excluding GST
Single sample tube analysis, call for pricing.

Thermographic Report

\$99

- ✓ Assisted by microwave moisture detectors detects moisture up to 300mm into concrete
- ✓ Hygrometers to measure humidity and moisture within environments

The price excluding GST
Usually not required.

What's included in Leak Detection ?

- Antiinvasive detection uses Infrared Cameras, Psychrometers, Hygrometers, Pinless Moisture Meters, and Microwave Moisture Detectors which can measure 300mm into concrete substrates.
- Accurately detects the origin of leaks quickly so repairs can be targeted, and any leak addressed permanently.
- State-of-the-art equipment to enable a non-invasive solution. No damage to walls or ceilings.
- Rapid response and after-hours service to identify the source of moisture ingress and recommend a solution for remediation.
- HHA does not repair leaks, so our written and photo report has a high level of integrity to enable clients to seek a repairer knowing the finer details and understanding what work is required to remediate.
- Thermographic, Infrared cameras are used on all leak detection jobs, however, to include infrared pictures in reports there is an additional charge.

HEALTHY HOMES INSPECTION

HHAST will conduct a thorough inspection of your property, making sure it complies with the law.

The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture and drainage, and draught stopping in rental properties.

One stop solution to all your housing compliance needs

Our Healthy Homes Inspection report has been designed to give you the simplest process that identifies any noncompliance issues and provides a facility so that they can be easily rectified.

FROM \$219 + GST

1

REPORT DELIVERED

Receive and review the report where any non-complaint issues are identified, explained and solutions.

2

ARRANGE RECTIFICATION

Review any identified issues/solutions and rectification can be work flowed through via our integrated portals.

3

WORK COMPLETE

When the rectification work is completed, the required evidence is uploaded into our integrated portals, either directly or manually.

4

PROPERTY COMPLIANCE

On validation the Compliance Certificate and Section 13A Statement will be issued.



Handy Man Services Overview

\$99 CALL OUT INSPECTION FEE



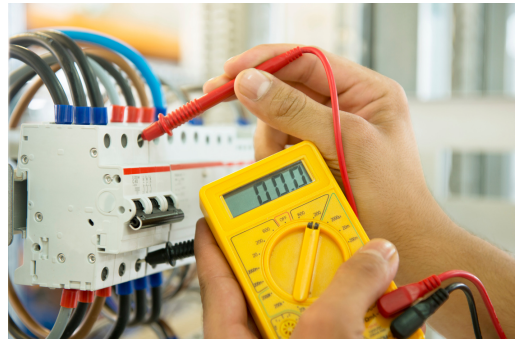
HOME MAINTENANCE



RENOVATION



PLUMBING



ELECTRICAL



Integrity is our ethos



If we break it, we will fix it



If we get it wrong, we will make it right

HHASt – The right Solution

Plans to suit your business

Classic

\$ 289.00 + GST

1 Annual Smoke Alarm Service
1 Healthy Homes Inspection Service

Pro

\$ 299.00 + GST

1 Annual Smoke Alarm Service
1 Meth Testing Service

Ultra

\$ 399.00 + GST

1 Meth Testing Service
1 Healthy Homes Inspection Service

Superb

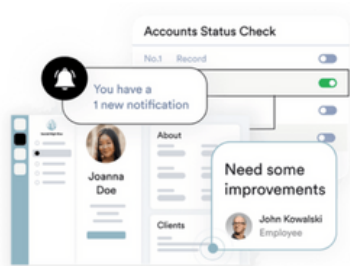
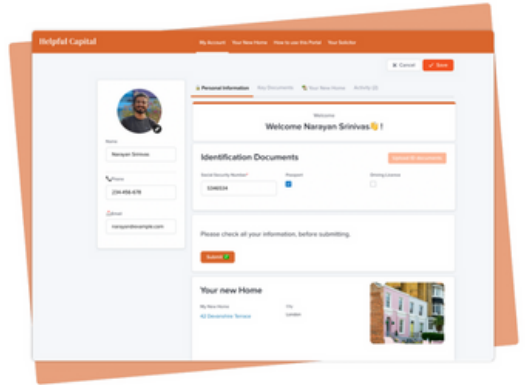
\$ 475.00 + GST

1 Annual Smoke Alarm Service
1 Meth Testing Service
1 Healthy Homes Inspection Service

Coming Soon

Upgrade your collaboration with HHAST custom portal

Book jobs, manage your property list, service due reminder & more in our fully customizable portal.



FLEXIBLE

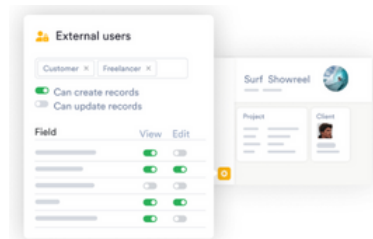
Fits your workflows perfectly

HHAST Portal is fully customizable so we can create the tool that fits your need – not the other way around. All agents are welcome to suggest a feature and we will do our best to accommodate your request.

SECURE

Securely share data

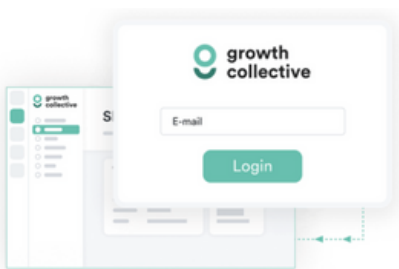
Book job orders, check order status, reprints and invoices via HHAST's secure portal login. Save time on emails with tailor-made client dashboards. Share files seamlessly with our portal comment section.



CONNECTED

Powered by your data

HHAST Portal is powered by your data. No matter which database you use to store your data, MySQL, Excel or Google Sheet, we will create a painless onboarding experience for you and your team.



Client Testimonials



Catherine Goodwin

Best contractor we have worked with in decades.



Lisa Sargison

We have tried others, big and small and they just don't stack up against HHAST rapid response and availability compared to the larger companies.



Amy Ang

The HHAST team go above and beyond, very easy to work with.



Jacques Bell

Fast and thorough, just what we need,



GROW YOUR BUSINESS WITH HHAST

CONTACT US NOW

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