

# Tech Report Card

# B-

'B-' rating reflects that the Resident Internet system is operable but requires improvement. The standard of the deliverable and amenity is somewhat below best practice and this may affect future marketing.

**Property's Name:**

Satin Student Quarters

**Date:**

5th February 2021

## OVERALL

The Internet system is delivered and distributed using GPON technology. The same delivery mechanism is also used for the CATV Video. Each residential unit has an ONT with integral 802.11ac WiFi feeding a dumb switch to enable the wired ports in the unit.

Overall site bandwidth is 1 Gigabit delivered on Fiber.

This is a summary document based on a physical field survey. More details available on request.

## Contractual

### **Term bulk contract with AT&T for residential Internet.**

The main AT&T contract expires on July 31, 2024, and is priced at \$9,384/mo and provides for 5% year on year increases on the administrative fee part of this monthly cost (\$2,700/month). An actual invoice was not available for inspection, and the 5% increment may have been applied already.

## Observed Defects

- Only one AP per unit (integral in ONT)
- Some fiber splice points on units exposed and require remediation
- Insufficient bandwidth for size of property. Clause 3.4 B claims 100 Mbit/sec download per unit, which is unlikely.

### **The \$9,384 per month includes \$4,284 per month capital recovery.**

Section 3.4 E in the contract obliges the provider to maintain wireless access in the common areas. It may be necessary to notice the provider for inadequate serves based on our DD tests.