

APPENDIX 8A

FUNCTIONAL UNITS, UNIT DEDUCTION AMOUNTS, RECTIFICATION PERIODS

Unit Ranking	Rectification Period	Deduction per	
		Rectification Period	Day
1	4	\$	\$
2	6	\$	\$
3	12	\$	\$
4	24	\$	\$
5	48	\$	\$

Functional Unit	Rank 0-5	Linked Units	Unavailability Deductions	
			Deduction per Functional Unit for each Rectification Period	Deduction per Functional Unit for each day
Residential Room	1	See Note 1	\$	\$
Reception/Front Desk/Foyer	2		\$	\$
Office/Nurse Room	4		\$	\$
Disabled Access WC/Shower	1	See Note 2	\$	\$
WC/Shower	1	See Note 2	\$	\$
Multi-Purpose Room (Lounge/Activity Space)	5		\$	\$
Tenant Kitchen/Meal Preparation Area	2	See Note 3	\$	\$
Programming Kitchen	5		\$	\$
Bed Bug Room/Sauna	3	See Note 4	\$	\$
Storage	5		\$	\$
Tenant Laundry/Other Laundry	3	See Note 5 and Note 6	\$	\$
Garbage Room	3		\$	\$

NOTES:

(1) For Buildings with an elevator, if the elevator is out of service or otherwise not in a safe and functioning condition and such condition is not rectified within 2 hours, all Functional Units served by that elevator will be deemed Unavailable until the elevator is returned to service.

(2) If more than one disabled access WC/Shower or other WC/Shower is Unavailable and not rectified within 24 hours, all Functional Units served by such WC/Shower will be deemed Unavailable until that WC/Shower meets the Availability Condition.

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(3) If a communal tenant kitchen/meal preparation area is Unavailable and not rectified within 24 hours, all Residential Rooms served by that kitchen/meal preparation area will be deemed Unavailable until that kitchen/meal preparation area meets the Availability Condition.

(4) If the bed bug sauna in a Building is Unavailable, the Residential Rooms in that Building will be deemed to be Unavailable in accordance with Table A (Bed Bug Sauna Unavailability Ratchet) of this Appendix 8A until the bed bug sauna meets the Availability Condition.

(5) If a Building has more than one tenant laundry room and one or more tenant laundry rooms is Unavailable and not rectified within 48 hours, all Residential Rooms in the Building will be deemed to be Unavailable until that laundry room(s) meet the Availability Condition.

(6) If a Building has only one tenant laundry room and that tenant laundry room is Unavailable and not rectified within 24 hours, all Residential Rooms in the Building will be deemed to be Unavailable until that laundry room meets the Availability Condition.

Table A - Bed Bug Sauna Unavailability Ratchet

Period of Unavailability (hours)	Ratchet (% of Residential Rooms in that Building deemed)
0.00 – 24.00	0%
24.01 to 48.00	25%
48.01 – 72.00	50%
72.01 – 96.00	75%
96.01 +	100%