



**INFOCOMM DEVELOPMENT AUTHORITY OF  
SINGAPORE**

**CLARIFICATIONS ON THE CODE OF PRACTICE  
FOR INFO-COMMUNICATION FACILITIES IN  
BUILDINGS 2013**

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## **BACKGROUND**

The information contained in this document is intended to provide clarifications pertaining to the Code of Practice for Info-communication Facilities in Buildings ("**COPIF 2013**").

This document does not purport to be comprehensive in nature. In particular, licensees, building owners and developers shall continue to comply with all their obligations under the Telecommunications Act (Cap. 323) and/or any regulations, codes of practice, directions and quality of service standards issued by IDA as well as under any other legal requirements.

In addition, please note that nothing in this document shall constrain or fetter IDA's discretion and exercise of its regulatory powers in any manner nor bind IDA to adopt any particular course of action or approach in relation to any matter in this document. IDA reserves the right to update, amend, delete and/or supplement any of the information in this document without prior notice at any time in its sole and absolute discretion.

## CLARIFICATIONS ON THE CODE OF PRACTICE FOR INFO-COMMUNICATION FACILITIES IN BUILDINGS 2013 (“COPIF 2013”)

### Objective

1. To provide clarifications pertaining to the Code of Practice for Info-communication Facilities in Buildings (“**COPIF 2013**”).

### Background

2. Since COPIF 2013 took effect from 1 May 2013, the industry has been required to comply with the revised requirements imposed on building owners or developers, including the new provisions requiring developers to provide mobile telecommunication operators (“**MTOs**”) to use mobile deployment space (“**MDS**”) for the provision of telecommunication services. There have been several instances since May 2013 where industry players have sought clarification from IDA on the COPIF provisions before the parties could proceed with their implementation. These have, on some occasions, resulted in delays for the MTOs to proceed with their installations. In order to minimise these delays, and to provide better clarity to the industry, IDA has decided to issue the following set of clarifications which addresses the common COPIF 2013 queries that have been referred to IDA.

### Clarifications

#### Use of MDS and provision of mobile services to external properties

3. Some building owners and developers have enquired if MTOs could use the MDS to serve external properties and if so, could the building owners or developers impose rent or administrative charges on the MTOs.
4. IDA would like to clarify that the MDS is intended to be used by the MTOs to serve the development itself. However, due to the nature of mobile services, it is not possible to restrict the mobile coverage provided by the MTOs’ installation, plant or systems to only serve the development. As long as the MTOs are using the MDS to provide mobile coverage to the development itself, building owners or developers should not impose any rent or administrative charges for the MDS space, even if some external properties are served as a result of such coverage.
5. In the event that additional floor space is required beyond the prescribed MDS sizes specified in COPIF 2013, the individual MTOs may negotiate commercially with the building owner or developer for the additional space, even if such additional space is used by the MTOs to serve the development itself.

### Ventilation for MDS

6. Some building owners and developers have asked IDA to clarify the mode of ventilation to be provided for the MDS, and the relevant charges and arrangements applicable.
7. IDA would like to clarify that it is not necessary for the MDS to be enclosed, unlike Main Distribution Frame (“**MDF**”) rooms. No ventilation is required to be provided by the building owner or developer where the MDS is not in an enclosed space.
8. Where the MDS is in an enclosed space, building owners or developers are only required to provide basic ventilation such as louvres and/or exhaust fans. The building owner or developer should also provide sufficient lighting in the enclosed space. Where MTOs require air-conditioning for their installation, plant or systems deployed in the MDS, all costs associated with such provision and maintenance should be borne by the requesting MTOs.
9. In the event that the building owners or developers convert existing open space, used by the MTOs under their existing commercial agreements, into an enclosed MDS, the cost of conversion including ventilation and lighting should be borne by the party that requires the MDS to be enclosed.

### Access to space and facilities meant for mobile services

10. IDA has received feedback that some building owners or developers are imposing charges on the MTOs for accessing the MDS, while other building owners or developers are imposing charges for the MTOs’ cabling and trunking installation leading to the MDS.
11. With regard to the MTOs’ installations (e.g. cable trays or metal trunking) within the development, including those on walls, ceilings and rooftop floors, leading to the MDS, building owners or developers should not charge the MTOs for the use of the space for such installations, as these are used by the MTOs to serve the development itself.
12. MTOs should however be mindful that it is the respective MTO’s responsibility for any damage caused by the MTO during the installation and the MTOs should also reinstate, as far as reasonably practicable, the building owner’s space and facilities to their original condition if the MTOs decide to subsequently remove or relocate their installations.

### Access to secured areas

13. IDA would like to clarify that, once the MDS has been designated by the building owner/developer, MTOs are to be provided access to the MDS at no charge. Such access includes physical access for the installations leading to the MDS as well as human access to the MDS and related facilities. However, where the MDS is located in secured areas and where it is necessary for the building owners or developers to provide security e.g. escorts, to meet any prevailing security or regulatory requirements set out by the relevant

authorities e.g. to escort MTOs to rooftops, building owners or developers will be allowed to recover the actual incurred cost of providing such escorted access.

#### Provision of telecommunication wiring in a development

14. Under COPIF 2013, owners or developers of residential developments shall provide unshielded twisted pair cables (category 6 or better) terminating into RJ45 outlets and a fibre termination point with 2-core optical fibre cable in every residential unit.
15. IDA understands that building owners or developers may provide additional telephone points, i.e. category 3 cables with RJ11 outlets, to locations such as the guard house, gym room, or household (or storey) shelters which are beyond the COPIF 2013 requirements.
16. To align such additional telephone points with the cabling provided in the residential units, IDA would strongly recommend that the building owners/developers replace the category 3 cables/RJ11 outlets with unshielded twisted pair cables (category 6 or better)/RJ45 outlets in the household (or storey) shelters, while the rest of the locations should be provided with fibre termination points with 2-core optical fibre cables instead.

#### Fixed-wireless services

17. IDA has received enquiries on whether the MDF rooms and/or MDS can be used to accommodate equipment used for the provision of Wi-Fi services.
18. IDA would like to clarify that the COPIF space and facilities are not designed or intended for use by Wi-Fi operators. Wi-Fi operators would have to negotiate commercially with the building owners or developers for the use of space to provide their Wi-Fi services.

#### Exclusive arrangements

19. While COPIF 2013 does not prohibit building owners or developers from establishing exclusive arrangements with a particular provider to install in-building telecommunication infrastructure for the provision of telecommunication services at the development, such arrangements shall not exempt the building owners or developers from providing access to other licensees who qualify to use the space and facilities as provided under COPIF 2013. Such licensees may opt to deploy their own infrastructure instead of using the infrastructure provided by the exclusive provider(s) selected by the building developer and building owners or developers are not exempted from working with these respective licensees who may need access to space and facilities which the building developer is required to provide for their use under COPIF 2013.

#### Provision of space and facilities prior to temporary occupation permit (“TOP”) date

20. Where the building owners or developers wish to have telecommunication services provided to the development from the date of issuance of the TOP, the building owners or developers shall ensure that the relevant space and facilities are ready for use by the licensees at least 3 months prior to the scheduled TOP date for developments consisting of 1 or more landed dwelling houses, or at least 6 months prior to the scheduled TOP date for all other developments prescribed in COPIF 2013. Where the development is more complex and massive, building owners/ developers are encouraged to engage the licensees, especially the MTOs, much earlier so that adequate telecommunication services can be provided upon TOP.

#### Maintenance or replacement of fibre cables

21. IDA has received queries on the party responsible for the maintenance or replacement of the fibre cables where such cables are provided by the building owner or developer in accordance with COPIF 2013.
22. IDA would like to clarify that where the building owner or developer installs fibre cables in accordance with COPIF 2013, the building owner or developer shall be responsible for the maintenance and replacement of such cables.