



**CONSULTATION PAPER ISSUED BY
THE INFO-COMMUNICATIONS MEDIA DEVELOPMENT AUTHORITY (“IMDA”)**

**PUBLIC CONSULTATION ON THE REVIEW OF
THE CODE OF PRACTICE FOR INFO-COMMUNICATION FACILITIES IN BUILDINGS (“COPIF”)**

18 March 2026

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THE REVIEW OF THE CODE OF PRACTICE FOR INFO-COMMUNICATION FACILITIES IN

BUILDINGS

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PART I: INTRODUCTION

1. The Code of Practice for Info-communication Facilities in Buildings (“**COPIF**”) first came into effect on 15 September 2000. The purpose of the COPIF is to ensure that developers/owners of buildings (“**BOs**”) provide adequate space and facilities, for the deployment and operation of installation and plant to be used to provide info-communication services to their buildings and surrounding properties (“**Space and Facilities**”). The COPIF also sets out the duties to be observed by BOs and telecommunication licensees (“**Licensees**”) in relation to the provision, maintenance and utilisation of the relevant Space and Facilities.
2. In the last review of the COPIF, which was completed in 2018, the key changes included facilitating the deployment of mobile network infrastructure on rooftops to improve mobile coverage for end users; incorporating requirements to enhance network and service resilience of buildings providing vital services; and updating the in-building cable infrastructure and facilities for telecommunication systems.
3. In view of market and technology developments, as well as changing consumer demands for telecommunication services, IMDA intends to amend the current edition of COPIF to further facilitate deployment and upgrading of fixed line and mobile network infrastructure, to ensure Singapore is future-ready for seamless connectivity.

PART II: IMDA'S KEY PROPOSED CHANGES TO COPIF 2018

Section 1: Future-ready mobile network infrastructure

A. Provision of Mobile installation space ("MIS") in new developments

4. Under the current COPIF, all residential developments with 80 or more residential units and all non-residential developments which have a mobile coverage area (areas which mobile subscribers reasonably expect to have mobile coverage) of more than 2,000sqm are required to provide MIS to facilitate mobile network operators' ("MNOs") mobile network deployment. Currently, the BO is required to provide MNOs with information relating to the development (e.g., number of residential units, usable floor area, etc) nine (9) months prior to the date of issuance of the Temporary Occupation Permit ("TOP Date"). However, MNOs may not engage the BO to request for MIS prior to the TOP Date of the development or in some instances, when engaging the BO, the MNOs may get rejected and have been advised to only request for it after the development has been completed. In addition, IMDA has observed disagreements between BOs and MNOs on the locations of MIS due to various building constraints, resulting in delays in MNOs' deployments.
5. As residents and tenants of a newly TOP development would expect reliable mobile connectivity to coordinate with movers and contractors, access daily services (e.g., food or e-commerce delivery), and remain contactable with family members or for work reasons when they move in, it is important for mobile services to be available when the residents and tenants move into their new homes.

Proposed changes

6. Hence, IMDA proposes to allow MIS locations to be pre-determined and incorporated into the development designs of new developments, allowing MNOs to work together with BOs to plan and deploy mobile deployments in time for residents and tenants moving in. In addition, identifying the locations of MIS upfront can eliminate subsequent costly retrofitting works, allowing MNOs to speed up their mobile coverage enhancement works for residents and tenants.
7. It is thus proposed that the COPIF be amended to include an engagement process requiring BOs of new developments and MNOs to identify the MIS location during the development design phase. Once the MIS location has been identified, the BO can then incorporate the MIS location(s) into the development's design. While the BO is responsible for reserving the MIS and incorporating into the development's plans, the MNOs would be responsible for using the identified MIS to deploy their installation, plant or systems.

<p>Question 1: IMDA invites views and comments on:</p>

- i. *Any views on the obligations to be imposed on BOs and MNOs to facilitate this process of pre-identifying a suitable location for mobile deployment;*
- ii. *Whether it is useful for MIS to be identified upfront during the development design phase, and if so, an appropriate engagement process between BOs and MNOs, such as leveraging on the Corenet, similar to the process where the Telecommunication Facility Co-ordination Committee engages the developers/BOs; and*
- iii. *The appropriate period/timeframe for MNOs to be granted access to carry out their installations without disrupting the TOP schedule (e.g., X months prior to TOP Date).*

B. Provision of telecom infrastructure in basement car parks in new buildings

8. Increasingly, IMDA has received feedback regarding weak mobile coverage in basement car parks which cause inconvenience to the residents/tenants' daily lives, such as inability to communicate with ride hailing drivers on pick-up/drop-off location, delay in food/parcel deliveries, inability to make emergency calls, among others.
9. Under the current COPIF, if there is no residential or commercial unit in the basement of a development, the BO is not required to provide any cable distribution system or extend the telecommunication riser to the basement of the development. Without any of these Space and Facilities constructed upfront during the construction phase, it is costly and causes disturbances to residents to subsequently carry out works to extend telecommunication risers into the basements and also to construct new telecommunication cable trays in the basements, if there is a need to provide the mobile coverage to the basement car park.

Proposed changes

10. To facilitate MNOs' mobile deployment to basement car parks and to minimise disruptions to residents and tenants once they move in, IMDA proposes for BOs to extend telecommunication risers, and install telecommunication cable trays, to the first basement ("B1") car parks. MNOs will be able to install their equipment more expeditiously if such telecommunication Space and Facilities are readily available.
11. While IMDA recognises that mobile coverage may also be required at car park levels below B1, the footfall in these areas may be much lower and more transient (e.g., ride hailing, food and e-commerce deliveries are usually to B1), and hence may not warrant BOs incurring costs to pre-build telecommunication Space and Facilities below B1. That said, if BOs require mobile coverage to be extended to car park levels below B1, BOs may decide to pre-build these space and facilities and commercially negotiate with the MNOs for such mobile coverage enhancements.

Question 2: IMDA invites views and comments on:

- i. *Whether it is sufficient for BOs to provision telecommunication risers, and cable trays alongside electrical cable trays in the B1 carpark, and if there are other types of ancillary infrastructure required to be provisioned upfront to facilitate MNOs' B1 carpark deployments; and*
- ii. *Whether it is beneficial for telecommunication risers and telecommunication cable trays to be extended below B1 for future provisioning?*

C. Enable street-level mobile connectivity using street lampposts

12. To support industry-driven applications and to meet end users' increasing demand for seamless street-level mobile connectivity, street furniture such as lampposts serve as useful infrastructure for mobile deployments given its pervasiveness and height, particularly in areas such as public parks, green corridors and highways where tall buildings for rooftop deployments are unavailable.
13. Currently, there is no requirement under the COPIF for street furniture owners, such as lamppost owners, to provide MIS to the MNOs to facilitate their mobile deployments. MNOs engage the street furniture, in particular lamppost owners individually today, to negotiate arrangements on an ad hoc basis. IMDA is aware that there are already efforts in other cities (e.g., Hong Kong) where only nominal fees are charged to support such deployments to enhance street level connectivity.

Proposed changes

14. IMDA proposes to extend the MIS framework in the COPIF, to street lampposts. Both the owners of the street lampposts and owners of land adjacent to the street lampposts (where the base stations and supporting ancillary equipment would be placed) will be required to facilitate mobile deployment at no rental charge.
15. For MNOs, IMDA proposes that they continue to:
 - a) adhere to any statutory or regulatory requirement imposed by the owner(s) of the lampposts and adjacent land space;
 - b) ensure that their mobile installation does not compromise the structural safety/integrity of the lampposts and engage a Professional Engineer to obtain the necessary endorsement prior to any installation on street lampposts and adjacent land space;
 - c) ensure that these deployments blend with the aesthetics of the surroundings (e.g., camouflage deployments) at the MNOs' own costs, where required; and
 - d) bear all costs in relation to the installation of their equipment and the utility charges for the operation of the equipment.

Question 3: IMDA invites views and comments on:

- i. *The corresponding land take (i.e., space) required for each street lamppost deployment; and*
- ii. *Feasible solution(s) to address safety and aesthetic concerns for such lamppost deployments.*

D. Enhance clarity on requirements under COPIF to facilitate faster mobile deployments into buildings

i. **Relocation of mobile equipment**

16. Under the current COPIF, where any BO reasonably desires to use the existing space used for MIS for other purposes such that it is necessary for a MNO to relocate its installation, plant or system deployed at the MIS to another location within the development, the BO has to bear the costs and expenses for MNOs to relocate their installation, plant or system to an alternative location within the development. This has created inertia on some BOs in providing MIS to MNOs.
17. To overcome such hesitancy to provide MIS, IMDA recognises that there is a need to strike a balance in facilitating BOs' genuine need for the use of the MIS space, and minimise unnecessary costs burden on the MNOs. If BOs have genuine use of the space currently used for MIS and are able to provide alternative locations to the MNOs, it is reasonable for the MNOs to bear the relocation costs themselves.

Proposed changes

18. Where the BO reasonably requires the MNOs to relocate from the current MIS to another location within the same development be it temporarily or permanently, IMDA proposes that:
 - a) The BO provides all relevant information regarding its plans (e.g., building drawing plans) to the MNOs to study and plan for the relocation to another suitable MIS location within the development;
 - b) The BO to provide the alternate MIS for the relocation, where feasible; and
 - c) Cost of the MNO relocating its equipment shall be borne by MNOs, and the BOs will bear the costs for reinstating the space to its original condition or other purposes that the BO wishes to.

Question 4: IMDA invites views and comments on:

- i. *A reasonable lead time for a notice to be served by the BO to an MNO prior to any proposed temporary or permanent relocation;*
- ii. *The information to be provided by a BO in order for MNOs to assess and facilitate any proposed temporary or permanent relocation; and*
- iii. *The cost responsibility between a BO and an MNO for such temporary or permanent relocation.*

ii. **Resources incurred by BOs for MNOs' access into buildings**

19. Under the current COPIF, BOs are not allowed to, in relation to MNOs' use of and access to MIS and other Space and Facilities stipulated under the COPIF, impose:
- a) any costs, expenses, charges or rent (including but not limited to administrative charges and security escort charges) on the MNOs; or
 - b) any additional requirements that may have the effect of requiring the MNOs to incur any additional costs or expenses (including but not limited to requiring the MNOs to take up any insurance policy or additional insurance coverage).
20. IMDA has received increasing feedback from BOs expressing concerns about the safety of MNOs' personnel conducting works on the rooftops and the security implications for their buildings, particularly when MNOs require periodic rooftop access. Since rooftop access is typically restricted and requires close supervision as they are not publicly accessible to residents or tenants, BOs have to allocate resources to escort MNOs, ensuring the building's safety and security remain uncompromised. Besides the escort, BOs may also need to expend resources to administer MNOs' access.
21. IMDA recognises that this creates an additional burden on BOs, especially when multiple MNOs request rooftop access at various times. IMDA is therefore of the view that BOs should be allowed to recover costs incurred for these efforts from the MNOs.

Proposed changes

22. IMDA proposes to allow BOs to recover costs of administering rooftop access to MNOs, including security and escort charges related to such rooftop access. To ensure that such charges are reasonable, IMDA is considering setting a rate on such charge based on industry benchmarks, for example, regulated rates in Licensees' offers for access to telecom exchanges or central offices.

Question 5: IMDA invites views and comments on:

- i. *Should BO be allowed to recover such access charges from MNOs for each instance of rooftop access requested by an MNO;*

- ii. *Should the access charges be different for buildings with and without security guards on site; and*
- iii. *Should access charges be determined and set by IMDA? What would the appropriate benchmark for IMDA to adopt?*

iii. **Sample agreement template**

23. IMDA is aware that majority of the BOs and MNOs prefer to enter into agreements to define the terms and conditions on the use of such MIS ("**MIS Agreement**"). As these agreements are typically provided by MNOs and BOs may not be familiar nor have the expertise to review these MIS Agreements, very often BOs may have to seek external legal advice, or at times, conduct lengthy negotiations with the MNOs, causing delays in MNOs' deployment.

Proposed changes

24. To reduce the burden on BOs and facilitate their review of such agreements, IMDA proposes to publish a sample MIS Agreement template to provide guidance for both parties, such that parties can reference and/or adopt the agreement without the need for costly reviews or extensive negotiations.

Question 6: IMDA invites views and comments on:

- i. *Whether it is useful for IMDA provide a sample agreement and if so, what terms and conditions should be included in the agreement?*

iv. **Change of BO and expiry of MIS Agreement**

25. Under the current COPIF, there is no explicit provision governing the treatment of MIS whenever there is a change in BO or when the MIS Agreement between the parties expires. IMDA has received increased cases of negotiation impasse between MNOs and BOs arising from:
- a) **Change of BO:** Typically, an MNO will enter into an MIS Agreement with the existing BO to utilise space at the building as MIS. When there is a change in ownership of the building, the new BO may not be aware of such agreements that were set in place between the MNOs and the previous BO, or may consider that they are not bound by the MIS Agreement. As a result, the new BO may require the MNOs to vacate from the building.
 - b) **Expiry of MIS Agreement:** MNOs typically enter into an MIS Agreement with the BOs on the provision of MIS for a period of time (e.g., 3-5 years). In some cases, some BOs may decide not to renew the agreements with the MNOs once they expire, and may require MNOs to vacate from the MIS entirely.

Proposed changes

26. Given that BOs have a continuing obligation to provide MIS under COPIF and to avoid potential disruption to mobile services, IMDA proposes the following changes to address the above situations in paragraph 25:
- a) Upon the transfer of a property from one BO to another, any MIS provided by the outgoing BO shall be automatically designated as MIS in respect of the incoming BO unless, and until (i) the parties agree otherwise; or (ii) IMDA makes a written decision that the space shall no longer be MIS; and
 - b) Where parties have entered into a written agreement for the provision of MIS, the space identified as MIS shall be automatically designated as MIS after the expiry or termination of said agreement unless and until (i) the parties agree otherwise; or (ii) IMDA makes a written decision that the space shall no longer be MIS.

Question 7: IMDA invites views and comments on:

- i. *Whether there will be impact or prejudice to the (existing or new) BOs and MNOs in the two scenarios described above; and*
- ii. *Whether there is a need for an expiry date for the MIS Agreement?*

v. **Endorsement by a structural professional engineer (“PE”)**

27. Currently, the COPIF requires an MNO to notify BOs and rectify any damage to the MIS in which it deploys its installation, plant or system, or to those parts of the land and/or building which it accesses in connection with such deployment. However, it does not require MNOs to engage a PE to certify that their mobile installations are structurally safe. IMDA notes that this has been a common concern raised by BOs whenever an MNO submits a request to the BO for approval of its mobile deployment proposal, especially for rooftop deployments.
28. To address BOs' concerns about safety and structural impact to their buildings due to mobile deployments on rooftops, IMDA is of the view that MNOs should provide upfront assurance that their deployments are structurally safe.

Proposed changes

29. Hence, IMDA proposes that MNOs engage a PE at MNOs' own expense to certify their proposed mobile deployments are structurally safe prior to carrying out any works. MNOs are to submit a copy of the PE endorsement to the BOs for reference.

Question 8: IMDA invites views and comments on:

- i. The proposal for a PE to be engaged for such mobile deployments.*

Section 2: Future-proof fixed line infrastructure

E. Upgrade of in-building cabling to support fixed-line broadband speed beyond 10Gbps

30. Under the current COPIF, BOs of new residential developments are required to provide minimally Cat 6 in-home ethernet cabling, which supports fixed-line broadband services of up to 10Gbps.
31. As Singapore continues to advance its digital infrastructure capabilities, there may be a need to future-proof in-building cabling to support broadband speeds beyond 10Gbps, for broadband applications and services that demand higher broadband speed of 10Gbps and beyond in the future.

IMDA's Proposal

32. IMDA seeks industry feedback on an appropriate in-building cabling standard, for example CAT 7 or CAT 8 twisted pair cables, to support fixed broadband speeds above 10Gbps, for new residential developments going forward.

Question 9: IMDA invites views and comments on:

- i. The appropriate cabling standard that has the capability to support broadband speed of 10Gbps and beyond and the reasons for the choice of the proposed cabling standard*

F. Reduced telecommunication Space and Facilities to allow optimisation of space in single-user buildings

33. IMDA has received numerous requests from BOs of single-user non-residential developments that have less than 2,000m² usable floor areas, for waiver from requirements under the COPIF to construct a main distribution frame (“**MDF**”) room, telecommunication riser(s), and 6 continuous Lead-in-Pipes (LIPs) and underground pipes of 110mm diameter, amongst other requirements. IMDA understands that these Space and Facilities are typically under-utilised in such developments as they typically only have a single user and require limited telecommunication services.

Proposed Changes

34. To right-size development space set aside for telecommunication Space and Facilities, IMDA proposes to remove the need for such small single-user non-residential developments to provide an MDF room, and to reduce the number of lead-in and

underground pipes from 6 to 4. The telecommunication riser(s) of 600mm (width) x 450mm (depth) will be retained.

Question 10: IMDA invites views and comments on:

- i. The proposal to remove and/or reduce the telecommunication Space and Facilities for small single-user non-residential development as described above;*
- ii. Any feedback on the current required telecommunication Space and Facilities, such as the MDF room sizes, for the different types of developments?*

G. Minimise public disruption with advance laying of Lead-In Pipes (“LIPs”)

- 35. There is a new initiative put forth by government agencies involved in land planning, led by Urban Redevelopment Authority (URA), for LIPs to be constructed in advance by utility operators (e.g., telecommunication licensees, electricity licensees, water/gas supplier), especially in greenfield developments, to maximise upfront land preparation work, and minimise downstream land excavation works to reduce public inconvenience (i.e., road openings).
- 36. Under the current COPIF, the BOs are required to construct LIPs where the pipes are extended outwards from the boundary of the development, to enable the laying of cables from outside of the development into the development. These LIPs are currently only deployed when the building is being constructed.

Proposed Changes

- 37. Under the new land use policy initiative where ducts and manholes are constructed in advance by an appointed Licensee before buildings are constructed, it would be more cost effective for Licensees to also construct and own the LIPs in advance and maintain them in the interim. Hence, IMDA proposes that the appointed Licensee(s) construct the LIPs into the boundary of the developments that are selected by relevant government agencies for the construction of advance LIP. The appointed interim LIP owner will in turn hand over the LIPs and recover the costs of the LIPs from the future developer or BO who will use the LIPs to connect/extend telecommunication cables into the development.

Question 11: IMDA invites views and comments on:

- i. The approach for construction and interim ownership of LIPs, and the transfer arrangements of the LIPs from Licensee(s) to developer or BO once the latter has been identified.*

H. Enhance resilience and diversity of buildings providing critical services

38. Under the current COPIF, buildings providing vital services (e.g., hospitals, utility plants, etc) are required to provide separate telecommunication Space and Facilities (i.e., separate lead-in pipes, cable trays and cable distribution system) at a separate location as part of resilience and diversity needs.
39. As buildings designated as Special Development (“SD”) and Special Infrastructure (“SI”) under the Infrastructure Protection Act (“IPA”) will likely require resilient telecommunication connectivity services, IMDA views that the redundancy and diversity requirements imposed on buildings providing vital services under COPIF should be extended to buildings designated as SD and SI.

Proposed Changes

40. IMDA proposes to require that buildings designated as SD/SI under IPA must comply with the same requirements applicable to buildings providing vital services.

Question 12: IMDA invites views and comments on:

- i. *The proposal for the same Telecommunication Space and Facilities obligations imposed on buildings providing vital services to be extended to those buildings designated as SD/SI.*

I. Others

41. In addition to the proposed amendments above, we seek industry’s views on any further enhancements to the COPIF to enhance or future-proof Singapore’s telecommunications infrastructure in support of our digital economy.

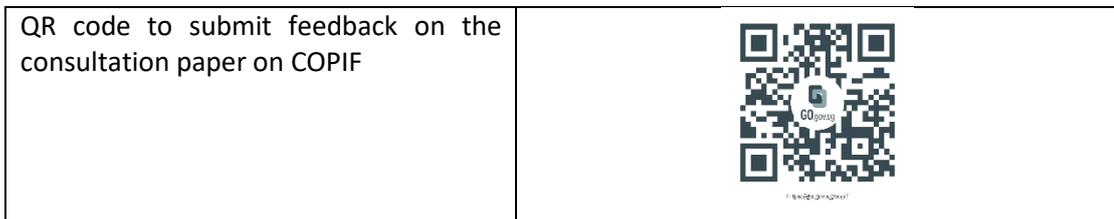
Question 13: IMDA invites views and comments on:

- i. *Other potential changes to enable our telecommunications infrastructure to be future-ready to support Singapore’s digital economy*

PART III: INVITATION TO COMMENT

42. IMDA would like to seek views and comments from the industry and members of the public on the proposals in Sections 1 and 2 of this Consultation Paper.
43. All views and comments should be clearly and concisely written and should include a reasoned explanation in support of views taken. Parties should also clearly identify the specific Section on which they are commenting.

44. All views and comments should be submitted through <<<https://go.gov.sg/copif>>> or using the QR Code below.



45. Alternatively, submissions may be submitted in soft copy (preferably in Microsoft Word or PDF format). Respondents are required to include their personal/company particulars as well as the correspondence address, contact number and email address, in their submissions. All views and comments should be addressed to:

Aileen Chia (Ms)
Director-General (Telecoms & Post)
Deputy Chief Executive (Connectivity Development & Regulation)
Infocomm Media Development Authority
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Please submit your soft copies, with the e-mail header “Public Consultation on the review of the Code of Practice for Info-communication Facilities in Buildings”, to this e-mail: Consultation@mda.gov.sg.

46. All submissions should reach IMDA by **12 noon, 18 May 2026**.
47. IMDA reserves the right to make public all or parts of any written submission and to disclose the identity of the source. Commenting parties may request confidential treatment for any part of the submission that the commenting party believes to be proprietary, confidential or commercially sensitive. Any such information should be clearly marked and placed in a separate annex. Commenting parties are also required to substantiate with reasons any request for confidential treatment. If IMDA grants confidential treatment, it will consider (but will not publicly disclose) the information. If IMDA rejects the request for confidential treatment, it will return the information to the party that submitted it and will not consider this information as part of its review. As far as possible, parties should limit any request for confidential treatment of information submitted. IMDA will not accept any submission that requests confidential treatment of all, or a substantial part, of the submission.
48. For the avoidance of doubt, all the information provided and views expressed in this consultation paper are for the purpose of discussion and consultation only. Nothing in this consultation paper represents or constitutes any decision made by IMDA. The consultation contemplated by this consultation paper is without prejudice to the

exercise of the powers by IMDA under the Telecommunications Act or any subsidiary legislation thereunder.