



# INFORMATION SHEET

## PLANNING & DEVELOPMENT

Ref: NAT LEG 12-05

### **NBN 101 – New Homes and New Subdivisions**

This information sheet has been prepared to provide builders and residential land developers with the basic facts about the National Broadband rollout and new developments.

The requirements for all new developments commenced 'on paper' from 1 January 2011 despite the legislation not being passed until later in 2011. Under the legislation, the following requirements apply to all new developments, including land subdivision, new homes and new apartments and multi-unit housing projects.

#### **Where will NBN Co install optical fibre?**

NBN Co is responsible for installing optical fibre to all premises within the NBN Co's footprint if the project is a:

- new development of 100 or more premises (whether approved in one or more approvals over 3 years) which receive civil works approval after 1 January 2011;
- development, regardless of size, in areas where NBN has already rolled out fibre and is capable of being connected to the new development; or
- development in areas where NBN Co has notified that it will be rolling out within a 12 month period. That is, regardless of size, if a project is within a region where NBN has committed to be 'ready for service' within 12 months.

The scope is simply based on the project being 'new' land or homes. Therefore these requirements apply to both greenfield and brownfield infill developments.

You can find out where the NBN Co footprint applies by referring to the maps on their webpage for each state and territory.

#### **What about Telstra?**

The arrangements mean that Telstra, or any other telecommunications provider, will be responsible for installation of services in projects with less than 100 premises, or outside the NBN footprint.

Telstra continues to be responsible in all developments for the provision of a basic telephone service under their 'universal service obligation'. From 2013, this is intended to change with a new company to be established to deliver basic telephone services to all homes.

#### **What do land developers need to do in new subdivisions?**

All new land developments (subdivision), regardless of size and provider, must ensure that the development is 'fibre ready'. This means that along with all other utility services normally constructed during subdivision works, the developer must install fibre ready pit and pipe up to each property.

'Fibre ready' pit and pipe includes conduit that is slightly larger than that used for copper cabling, along with limitations on connection points such as avoiding 90° angles. The NBN have specifications for the pit and pipe installations available from their webpage.

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DISCLAIMER - The above is intended to provide general information in summary form. The contents do not constitute specific advice and should not be relied upon as such. Formal specific advice should be sought by members with respect to particular matters before taking action.

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Where Telstra is the provider, they also have fibre ready specifications which align with the NBN requirements. These are similar but not completely identical to the NBN specifications, so land developers should make sure they check which specification applies.

As currently occurs, a developer can make arrangement with any authorised contractors to install the pit and pipe.

Once constructed, the developer is required to transfer ownership of the pit and pipe to either NBN Co or Telstra.

### **What do builders need to do for new homes and apartments?**

Builders working in NBN estates now need to be aware of these requirements and work with your customers to ensure the right connections are provided as part of the builders contract.

For new homes there are two stages of installation:

- a connection from the street to the wall of the home
- 'in home' wiring

#### ***Connection from the street to the wall of the home***

As has always been the case, it is not mandatory for a builder to provide conduit for a telephone service between the street and the house. However the reality is that many builders offer this conduit as part of the standard building contract to assist home owners in getting a phone connected when they move in, and more important to avoid having to dig up the front yard after the home and landscaping has been completed.

The NBN arrangements do not change this. However, what has changed is that if the builder does choose to install the conduit between the street and house, that conduit must meet the NBN specifications and include the installation of a power point at the end of the conduit inside the house. The attached diagrams from NBN Co set out how a home should be connected.

Until the NBN Co. install fibre into the home (which could be anytime in the next 6 years), Telstra will install basic copper cabling through this connection, providing a phone service to the home owner.

NBN Co. have advised that if they seek to provide optical fibre to a new home in the future and the house is not fibre ready, they may choose not to provide services to that home. If they do, there will of course be a cost associated with the installation.

#### ***In Home Wiring***

In home wiring (or pre-provisioning) is likely to become more common in new homes as customers learn what options are available to them with optical fibre. The combinations are almost endless, but all of them involving being able to run fibre through the walls of the home and to connect appliances (TVs, computers, etc.) to outlets within the home. Obviously to do this after a home has been built will involve cutting holes in walls, working around timber frames and basically be a more costly exercise than pre-provisioning the home during construction.

Therefore builders are being advised to talk with customers early in the process to determine if they would like any pre-provisioning in the home.

Today, in-home wiring is not a standard part of a building contract and there is no obligation on the builder to change this situation. But the houses and home buyers of the future may very well expect this to be a standard design consideration.

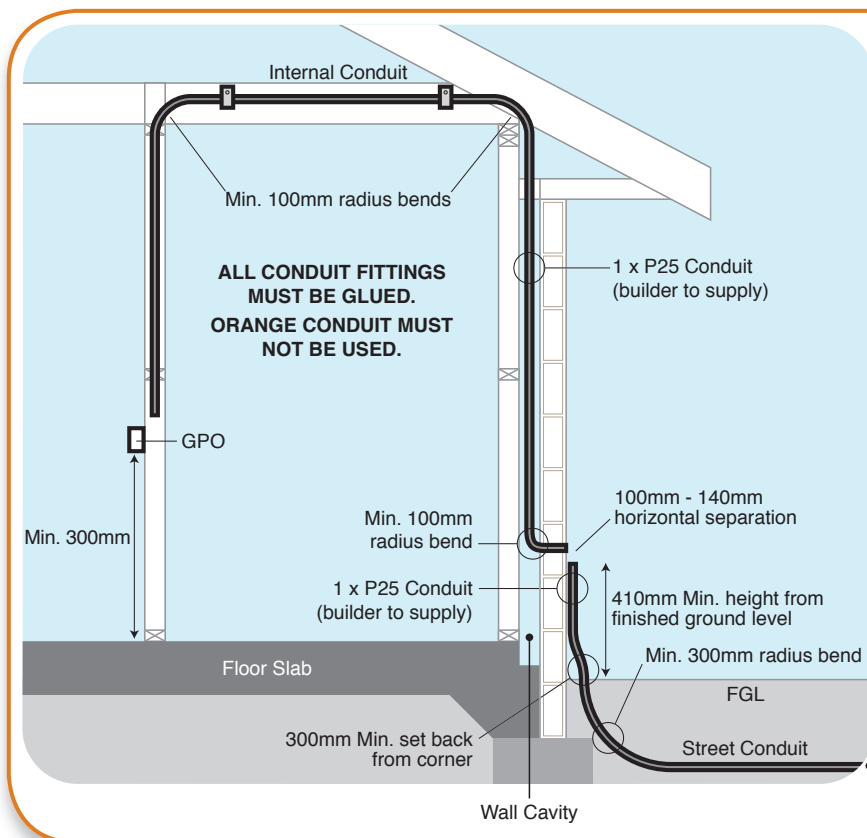
#### **Like to know more?**

You can get more information from NBN Co. and Telstra on the requirements for building to NBN's standards in new and existing developments by visiting their webpages or calling the numbers below.

NBN – [www.nbnco.com.au](http://www.nbnco.com.au) or 1800 881 816

Telstra – [www.telstra.com.au/smart-community/developers/index.htm](http://www.telstra.com.au/smart-community/developers/index.htm) or 1800 226 543

## → Key Information for Builders and Cablers



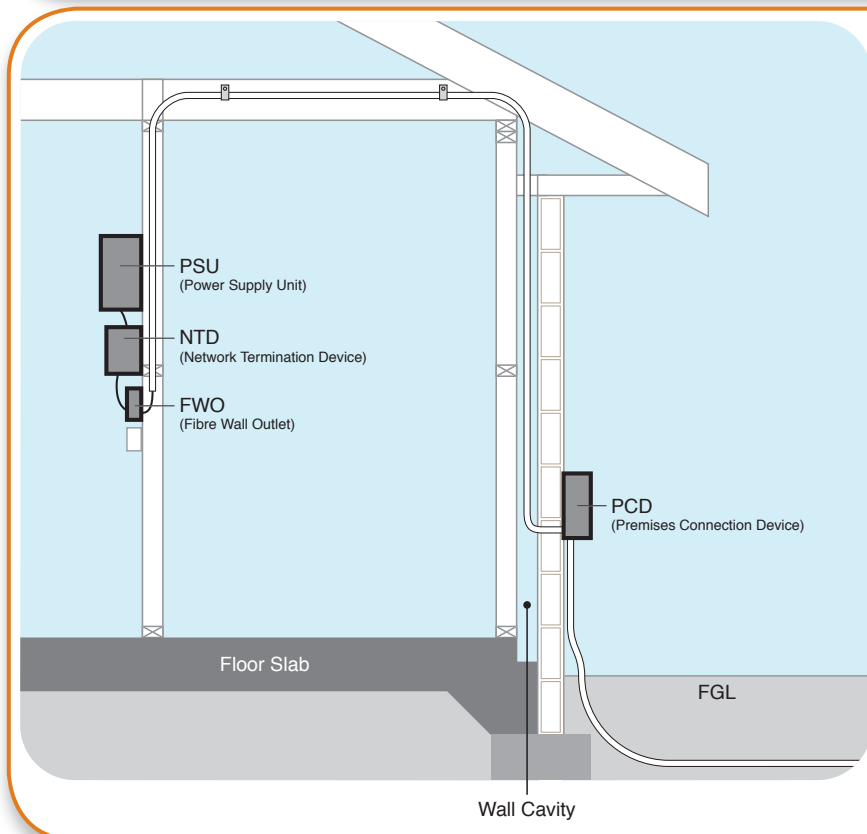
### SUPPLY INTERNAL AND EXTERNAL CONDUIT PATHS:

- Use rigid white P25 telecommunications conduits (23mm Internal Diameter) in the trench and within the house. Glue all joints using solvent cement
- Ensure the conduits run as straight as possible
- Install **drawstrings** in both conduits
- Fix all conduits securely to the premises using conduit saddles or similar
- Provide a power point (GPO) within 1500mm of the NTD location
- The bend radius of each street conduit must be no less than 300mm
- The bend radius of each internal conduit must be no less than 100mm
- Use no more than 3 x 90° (max) bends between draw points

#### SEPARATIONS:

Minimum 250mm from services including:

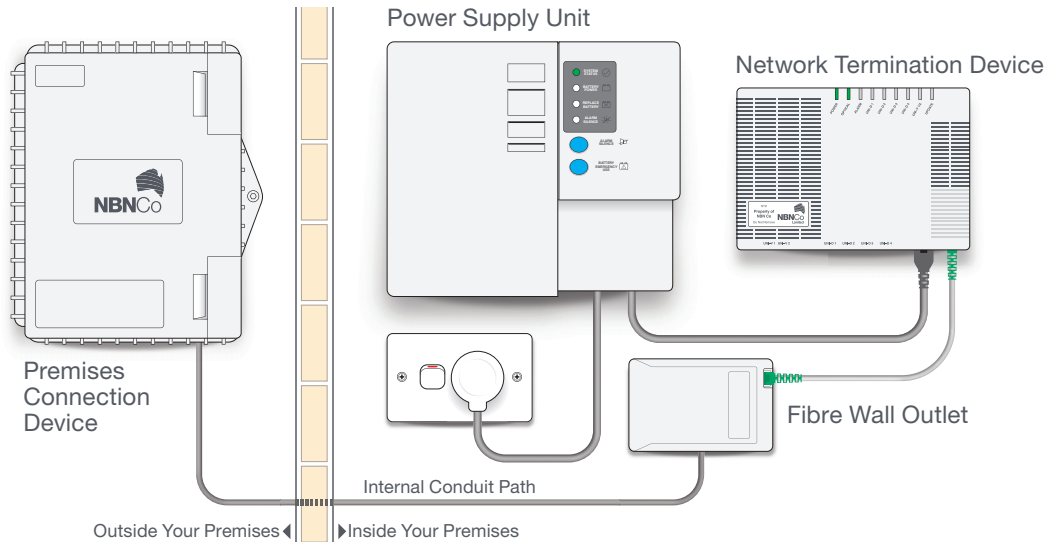
- Electricity, gas or water meter enclosures
- Water taps or downpipes
- Min. 1.5m side clearance from gas cylinders



### NBN CO TO SUPPLY:

- The service drop cable to the PCD location
- The PCD
- The internal fibre optic cable from PCD to the Fibre Wall Outlet (FWO)
- The NTD
- The PSU
- All the fibre optic cables

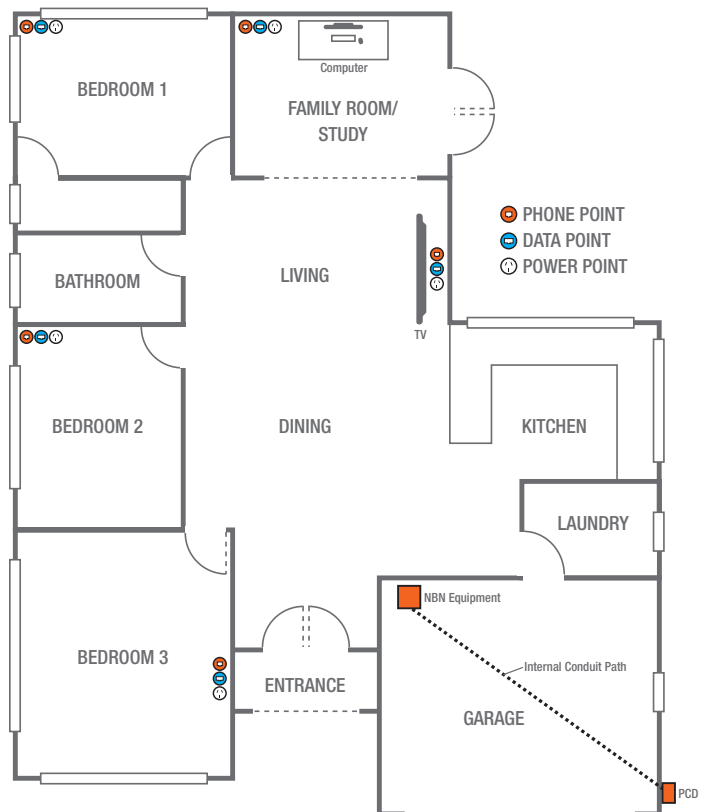
## EQUIPMENT INSTALLED IN THE HOME TO CONNECT SERVICE(S) OVER THE NBN



## PREPARING NEW HOMES, UNITS AND BUILDINGS FOR THE NBN

It's important that Builders and Cablers talk to new homeowners about the telecommunications services they may want to access in their homes and provide guidance on where NBN equipment, phone and data outlets should be located for the services they want.

It's important to remember that if customers want to utilise applications like IPTV via Smart TVs in their living room and telework via HD video conferencing in their office they will need fixed cabling in the home to run these services. A wireless modem connected to the NBN will not allow the speeds they need to enjoy the benefits of these types of services.



## For more information

- visit our website at: [www.nbnco.com.au/newdevelopments](http://www.nbnco.com.au/newdevelopments);
- call us on 1800 881 816; or
- email us at: [newdevelopments@nbnco.com.au](mailto:newdevelopments@nbnco.com.au)

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