



Fact Sheet: New developments

What is the National Broadband Network?

The National Broadband Network (NBN) is a high speed broadband network designed to connect 100 percent of Australian premises.

It will provide a super-fast, national broadband network that will serve Australia for decades to come, and residents in new developments will be among some of the first to benefit.

NBN Co fibre in new developments

During the NBN rollout, an estimated 1.9 million new premises will be constructed across Australia.

To ensure residents in these new developments can take full advantage of the social and economic benefits offered by high speed broadband, the Federal Government announced the 'Fibre in New Developments Policy' in December 2010. This means that from 1 January 2011:

- NBN Co will install fibre into new developments of 100 premises (dwellings / units) or more, released over a three year period, which have received Stage Five approval (relating to civil works) after 1 January 2011, within the NBN fibre footprint;
- developers are responsible for designing and installing pit and pipe infrastructure to NBN Co specifications, and NBN Co will be responsible for designing and installing fibre infrastructure;
- new developments with less than 100 premises (dwellings / units) which have received Stage Five approval (relating to civil works) after 1 January 2011, need to apply for telecommunications infrastructure from Telstra or another telecommunications provider; and
- estates of developers who applied for services from Telstra prior to 1 January 2011 are classified in the Minister's policy statement as pre-existing developments. Telstra is responsible for providing telecommunications infrastructure and services in these developments.

This is the beginning of a major change for the development industry. It is designed to ensure that homes and businesses in new developments can take advantage of the huge array of entertainment, health, education and business services that will be enabled by the NBN.

The benefits of fibre in new developments

By incorporating fibre into the early stages of construction, developers are able to:

- bring uniform broadband coverage within the reach of 100 percent of premises in new estates;
- 'future-proof' new developments to ensure residents have access to high speed broadband now and into the future;
- maximise efficiency and lower costs by installing fibre like a utility service when trenches are open; and
- market new developments as 'NBN Fibre-Ready' estates, with residents in these developments being among the first in Australia to benefit from the high speeds available over the NBN.

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Developer responsibilities

To be eligible to receive NBN Co fibre infrastructure, developers need to complete the following steps:

- Register all requests for NBN Co fibre infrastructure via NBN Co's online application form at www.nbnco.com.au/NewDevelopments.
- Sign and return the Developer Agreement – NBN Co cannot reticulate fibre into a new development without a Developer Agreement in place.

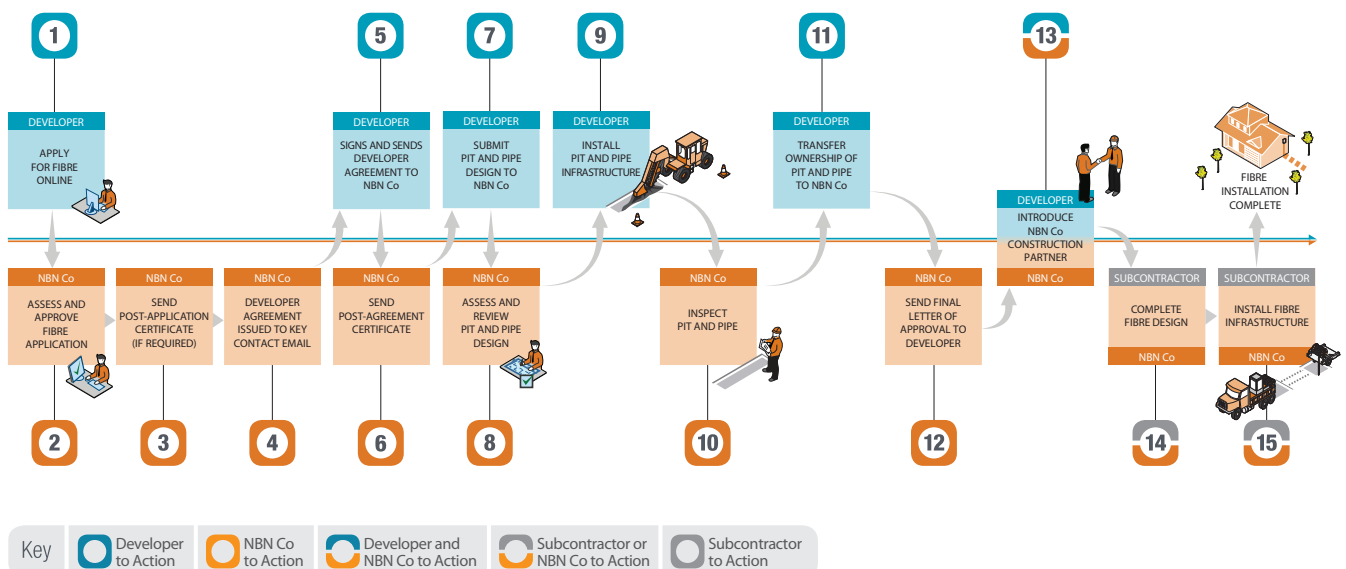
Developers need to give NBN Co at least three months notice prior to the first service connection date in their new estate to ensure NBN Co has adequate time to plan the installation of fibre. This three month timeline starts from the date that NBN Co receives the signed Developer Agreement.

- Design pit and pipe infrastructure to NBN Co specifications and standards and submit to NBN Co for review prior to installation.
- Install pit and pipe infrastructure to NBN Co specifications and standards. NBN Co pit and pipe installation guidelines can be found online at www.nbnco.com.au/NewDevelopments.
- Transfer ownership of pit and pipe infrastructure to NBN Co (once it has been installed to NBN Co specifications) before NBN Co can reticulate fibre.



Developers are responsible for installing pit and pipe infrastructure to NBN Co specifications and standards.

Figure 1 – Application process map



What NBN Co will deliver in new developments

Once a Developer Agreement is signed with NBN Co, and pit and pipe infrastructure has been inspected and approved, then subject to the terms of the Developer Agreement, NBN Co (or an NBN Co subcontractor) will:

- install fibre infrastructure to each premises or Multi-Dwelling Unit (MDU) connecting all premises in the estate to the NBN;
- provide a connection from the new development to the NBN Co network (i.e. 'backhaul'); and
- work to switch on the network in the new estate to align with the first service connection date required.

NBN Co fibre in new developments will initially enable Service Providers to offer broadband speeds up to 100 megabits per second, rising to 1 gigabit per second in 2012, and with the capacity for further upgrades in the future.¹

When residents move in – how do they connect to services?

All premises in new developments, where an agreement has been signed with NBN Co, will be 'NBN Fibre Ready' when residents move in. This means that infrastructure will be in place to support telephone and high speed internet services over the NBN (once activated by a Service Provider).

Service Provider is a term for the companies that will offer homeowners a range of telecommunications products and services, including telephony and broadband. NBN Co is a wholesale infrastructure provider, which means it provides the network over which Service Providers can deliver their products and services.

When new home and business owners move into an 'NBN Fibre-Ready' estate, they simply follow a similar process to that of selecting a new telephone or internet service for existing premises. That is:

- contact a local Service Provider(s) of their choice to get advice on the best services to meet their needs;
- review the information that will be available from Service Providers on what services and pricing plans are available over the NBN; and
- select preferred products and services and sign up with the Service Provider who will activate the service at the premises.



NBN Co or an NBN Co subcontractor will install fibre infrastructure to each premises in a new estate.



Figure 2 – Some of the potential applications and services that can be enabled by the NBN

New products and services enabled by the super-fast speeds available on the NBN

The NBN will enable a vast array of advanced services and applications such as:

- video on demand television over the internet (IPTV is expected to be available in 2012);
- energy management and automation systems to cut electricity costs;
- home digital security systems; and
- healthcare, education and business services.

The high speeds and bandwidth of the NBN will make it possible to access:

- multiple internet services at the same time – e.g. different family members could simultaneously be on a high definition video conference, playing online games, accessing a social network, and remote working;
- teleworking from home, including video conferencing for virtual meetings; and
- a large variety of entertainment offerings such as playing online games, using interactive TVs with high definition screen resolution, and video conferencing to stay in touch with family and friends.

¹ Speeds actually experienced by end-users will depend on a number of factors including the retail broadband plan they choose, equipment and in-premises connections.

This document was released in December 2011 and the information in this document may change as further legislation is implemented around fibre in New Developments. For the latest and most up to date information, please visit our website: www.nbnco.com.au/NewDevelopments

For more information contact NBN Co's Development Liaison Team:

Call **1800 881 816**

Email newdevelopments@nbnco.com.au

Web www.nbnco.com.au/NewDevelopments

Or contact one of our dedicated State Developer Account Managers or Territory Account Managers:

NEW SOUTH WALES / ACT

Matt Schwabrow, Account Manager – 02 9927 4402

matthewschwabrow@nbnco.com.au

Jonathan Wood, Account Manager - 02 9927 4470

jonathanwood@nbnco.com.au

VICTORIA / TASMANIA

Julian Nachmias, Account Manager – 03 9601 5175

juliannachmias@nbnco.com.au

Geri Graham, Territory Manager - 03 9601 5482

geraldinegraham@nbnco.com.au

NORTHERN TERRITORY / SOUTH AUSTRALIA

Linton Moore, Account Manager - 03 9601 5479

lintonmoore@nbnco.com.au

QUEENSLAND

Alan Rich, Account Manager – 0418 869 934

alanrich@nbnco.com.au

Anthony Godden, Territory Manager – 0408 376 616

anthonygodden@nbnco.com.au

WESTERN AUSTRALIA

Alex Zimmerman, Account Manager – 08 9278 2576

alexzimmerman@nbnco.com.au

Peter Gerring, Territory Manager - 08 9278 2577

petergerring@nbnco.com.au