



Sanctuary Lakes Communications & Alarm System requirements (IS-10G Aug'06) Gated Stages 4, 8, 21, & 25B

Congratulations on the approval of your plans for your new home at Sanctuary Lakes!

Security is a key component of your lifestyle here at Sanctuary Lakes and as such we require, under Body Corporate Rule 3.6.4, that all homes install a security system that conforms to our minimum standards and is monitored through our Alarm Monitoring station.

Because your property is located in a gated community, it is important that you are aware of the additional Gated Access and Communication Infrastructure that must be installed in your home to enable it to connect into the network.

To assist you in meeting your alarm requirements, we have achieved economies of scale for each homeowner by brokering a competitive rate with our preferred licensed contactors. Use of these Contractors will ensure superior standards of equipment and installation are achieved. (Full system training, warranty and support are included in the price that the contractor will supply.) Please call the listed contractors to discuss specific details of your home and ascertain the best time to book your free consultation.

Use of an Approved Contractor will guarantee compliance with Sanctuary Lakes Minimum Standards and you will be exempt from having to apply for written approval of your alarm system by the Architectural Review Committee that is otherwise required.

The Club recommends ClubLINKS Security as the preferred contractor for home wiring and Security module installation.

Contact Details:

ClubLINKS Security Pty Ltd Quotations for comms & security home wiring 1300 880 809
Email: shcsecurity@clublinks.com.au

Alternatively you may wish to contact PBN connect on 8706 0000 to obtain a second quote:

Please Note:

As close as possible to or immediately before occupation of the residence, the alarm must be commissioned by ClubLINKS Security Tel: 1300 880 809. At this time the Alarm System will be inspected for conformance with body corporate requirements, fully tested and programmed. There will be a fee for this service which is in addition to the cost of the alarm and installation. The current fee is \$229 incl. GST. Note if ClubLINKS Security installs the alarm, the commission fee will be reduced by \$50.

Residents who choose to use their own installer **must** obtain written approval from the Architectural Review Committee **prior** to any cabling works proceeding to prevent the need for costly alterations later.

This application must be on the submission form available on the ClubLINKS web site and include full details of the zone listings and marked floor plans showing the location of all alarm system components. If any installation does not comply with our standards it will not be commissioned and therefore it will not be connected to the alarm monitoring structure and the property will be listed as non-conforming.

Alarm Monitoring for all residents at Sanctuary lakes Resort is provided free-of-additional-charge, because the Club funds these costs from your annual Body Corporate Fees. Consequently, you should not consider any proposal which includes Alarm Monitoring as part of the package.



The Sanctuary Lakes Minimum Standard Alarm System consists of:

- 1 x Bosch Solution 16+ or 64 Zone control panel; **or**
- 1 x DAS-16, 16 Zone control equipment panel; **or**
- 1 x Honeywell Ademco Vista, 16 Zone control equipment panel; **or**
- 1 x Crow Powerwave 16, 16 Zone control equipment panel;

Plus:

- 1 x LCD English Language entry/exit code pad;
- 1 x PVC External siren cover, siren and strobe light with alarmed tamper switch;
- 1 x Flush mounted internal siren;
- 3 x Flush mounted door reed switches (1 x dedicated to Main & Garage Entry Doors);
- 4 x Passive Infrared Receiver (PIR) motion detectors (1 x PIR dedicated to panel protection);
- 2 x Surface Mounted panic alert (Duress) buttons;
- 2 x Alarm system monitored smoke detectors; compliant with Australian Standards AS3786.

Optional Services

The base package described above is sufficient for the average sized home, however many optional extras are available. You should consider your requirements for the security system as well as additional services in the areas of:

- ◆ Audio & Video Intercom systems;
- ◆ Telephone systems cabling including (Broadband) requirements (**NB.** A Monitored Alarm System requires an in-line ADSL/Mode3 splitter when on a service connected to ADSL);
- ◆ Data systems cabling for home/small office communications requirements;
- ◆ Free to Air TV, Pay TV and Digital TV cabling service including antenna supply and installation;
- ◆ Pre wiring of stereo hubs and speaker points.

Gated Stages 4, 8, 21, & 25B

Because your property is located in a gated community, it is important that you are aware of the additional Gated Access and Communication Infrastructure that must be installed in your home to enable it to connect into the network.

Gated Communities additional requirements

Gated Services Lead-In Trench: To be installed using Austel Approved (32mm minimum diameter) Conduit from Communications Node/Pit to **WSC** located in your garage. **Owner to action. See contact details Page 1**

Residential Network Wired Services Cabinet (WSC) - Including TV Signal Splitter, Amplifier, Krone Telephone Block and Line Sharer. **Owner to action. See contact details Page 1.**

Residential Network Structured Cabling: All Television cabling (run in quad shield RG6), and all Telephone cabling (including a Cat5e link from the Mode 3 to the Wired Services Cabinet) plus 1 x Data Point For Sanctuary Lakes High Speed Network are to be run to required locations throughout home from the **WSC**. (Schematic available from Resort Services). **Owner to action. See contact details Page 1.**

Residential Network Connection and Luca Box; From the Communications Node to the Wired Services Cabinet installed in the garage. **Owner to action. This service can ONLY be provided by PBN Connect.**

Please Note:

1. All Telephone cabling for the home must terminate at the Wired Services Cabinet (WSC).
2. All TV cabling must terminate at the WSC.
3. The Gated Service will require 2 x single GPO's at the WSC.
4. All works for Gated Services are only available from PBN Connect, which guarantees all services will operate correctly when you move in. Please contact PBN on 8706 0000 to arrange a consultation and quote.
5. Remote Fobs for Gated Community Access may be purchased from Resort Services.

This gated infrastructure allows access to:

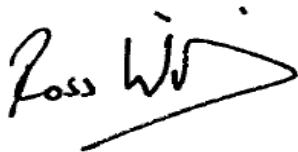
- Audio and visual link to the gates;
- Free internal calls to neighbours and the Clubhouse, Rec Club, etc.;
- Access to free to air television without the cost of an antenna;
- Access to our free satellite channels provided by the Club;
- Ultra-High Speed broadband Internet access via microwave link; and
- Other potential opportunities including digital in house movies.

These are matters of **utmost importance** – they may not be included in your building contracts, and must be organised by the owner. Estate requirements are that these infrastructure installations must be completed prior to building completions, particularly for security reasons.

If you have any question in relation to any matters raised in this letter please contact ClubLINKS Security Pty Ltd on 1300 880 809. Our Licensed Security Staff are available 24 x 7 to answer any security or alarm monitoring requests, or to arrange commissioning.

If you have a specific question regarding Body Corporate or Club Services please contact the Sanctuary Lakes Club on 9395 2888.

Regards,



Ross Williamson
General Manager

SECTION 4 - SECURITY MONITORING SYSTEM MINIMUM REQUIREMENTS

Below is a list of the minimum requirements your security system MUST have.

Item No.	Minimum Requirement	Product Description	Quality Specified
1	1	Approved Control Panel (minimum 16 zones)	
2	1	Customised English Language Keypad	
3	1	16.5 Volt AC Power Supply	
4	1	12 Volt, 7 amp back up battery	
5	1	Weather resistant Plastic Siren Cover	
6	1	Electronic External Siren	
7	1	Blue Strobe Light	
8	1	Siren Tamper Switch	
9	1	Flush mount Internal Piezo Siren	
10	3	Flush Mount Reed Switches	
11	4	Movement Detectors (including one to protect Wired Services Cabinet)	
12	2	Hardwired Emergency Duress Buttons	
13	2	Photo Electric Smoke Detectors with independent Battery backup	
14	1	Compliance Module (independent back up battery for Smoke Detectors which is separate to the back up battery for the alarm system)	
15			
16			

I have provided a copy of floor plans indicating the location of alarm equipment.

Please note: It is a requirement that your Wired Services Cabinet be protected with a movement detector.

SECTION 5 - ACKNOWLEDGEMENT

I / We the owner(s) of lot number _____ at Sanctuary Lakes Club agree that the security system that is being installed into our home meets the minimum requirements as set out by Sanctuary Lakes Club.

Applicant _____

Signature: _____

Date: _____

COMMISSIONING OF ALARM SYSTEM

- Once the security system is installed to Sanctuary Lakes Club requirements, and a live phone line is connected to your house, the commissioning of the system is then undertaken by a Sanctuary Lakes Club representative. Please call ClubLINKS Security 1300 880 809 to arrange Alarm Commissioning
- The commissioning fee for the standard alarm panel is \$229 Incl GST. A **\$50 discount** will be applied against this fee if you choose to have ClubLINKS Security install the alarm for your home. For alarm panels with more than 16 zones a price will be quoted prior to delivery of the service. The commissioning fee is payable to ClubLINKS Security prior to your commissioning appointment. Please note that the commissioning of the alarm panel cannot take place unless the alarm panel and a telephone line has been installed and is active. Please allow sufficient time when booking your telephone line installation. Should the phone line not be active at the time of commissioning, or the alarm panel is not functioning to local alarm status, additional charges may apply.

It is the owner's responsibility (not the builder's) to contact Security on 1300 880 809 to arrange commissioning.

OFFICE USE ONLY	
Notification Form Received	Forwarded to ClubLINKS Security



Communication Network Notification Form

Required for Gated Communities – Stage 4, 8, 21 & 25B only

Please complete the Notification Form below and submit to Sanctuary Lakes Club Architectural Review Committee **prior to the commencing construction of your new home**. Please ensure you have read the Communication Network Specifications information sheet prior to completing the Notification Form. Should you require assistance with Communication Network Specifications please do not hesitate to contact ClubCOM on 1300 880 809.

OWNER DETAILS

Lot Number: _____ Date: _____

Contact Name: _____

Mailing Address: _____

Postcode: _____

Phone _____

Phone (AH): _____ (BUS): _____

Mobile: _____ Facsimile: _____

Email:

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INSTALLER DETAILS (Contact details of the Company responsible for comms wiring).

Company Installer: _____

Company Name: _____

Contact Name: _____

Mailing Address: _____

Postcode: _____

Phone (BUS): _____ Mobile: _____

Facsimile: _____

Email:

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ACA or equivalent Licence No. _____

Electrical Contractor Licence No. _____



DESCRIPTION	YES	NO
I the owner have read and understood Sanctuary Lakes Communication & Alarm System Requirements IS-10.		
I have given my Builder Sanctuary Lakes Communication & Alarm System Requirements IS-10, to ensure compliance.		
I have discussed with my Builder my requirements for security and communications within my home.		
I have arranged for the following requirements to be installed in my home as part of the Communication Network-:		
CONDUIT to connect to Club Fibre Node, or PIT in Street.		
One continuous length of 32mm Diameter ACA approved conduit installed from the telecommunications pit to the Wired Services Cabinet installed.		
WIRED SERVICES CABINET (WSC)		
Installed minimum 380mm wide, 1,000mm high & 200mm deep WSC in garage (larger if required)		
240Vac power installed inside cabinet.		
TELEPHONE SERVICES		
Telephone installation arranged. Note ClubCOM can arrange a Telephone as well as an Internet Connection via the Club Fibre Network.		
First telephone point installed in WSC		
Install other outlets as required. All services should be terminated on a Krone Block ready for attachment to either the Club Phone Service or Telstra		
GATE Phone		
Intercom cabling installed from WSC to required outlets (star wired).		
Can be a specific gate `phone or any phone with the installation of a Line Sharer (available from PBN) Cabling is terminated as per Communications Network Specifications information sheet.		
TELEVISION		
Wired in a star configuration back to the WSC, combined and an amplifier installed if required.		
Ensure cabling is terminated as per Communications Network Specifications information sheet.		
ALARM		
Read and understood Security System Requirements information sheet and installed to Sanctuary Lakes Club's minimum requirements.		
Please note: It is a requirement that your Wired Services Cabinet be protected with a movement detector.		
DATA SERVICES		
Cat5e Data cabling installed as required and terminated as per the Communications Network Specifications information sheet.		
POWER		
Two 10 Amp double GPOs are required to power the optical receiver and other equipment in the WSC.		
NOTE		
It is your Builder/Telecommunications Contractor responsibility to provide the space, power and patch leads in the WSC.		
For television terminate with one F type connection (male) Ready for connection to the Club TV Feed.		
For Telephone terminate with one RJ45 plug ready for Club Telephone Feed		
For Data terminate with one RJ45 plug Ready for Club Internet Feed		
OPTICAL RECEIVER INSTALLATION		
To arrange installation please contact PBN.		

I / We the owner(s) of lot number _____ at Sanctuary Lakes Club agree that we have adhered to the requirements as set out in the Communication Network Specification information sheet.

Applicant Signature: _____

Date: _____

OFFICE USE ONLY	
Notification Form Received	Forwarded to ClubCOM Utilities

Sanctuary Lakes Club Limited ABN 65 084 729 751

Proudly Managed By:

PGA Links Management Pty. Ltd. ACN No: 099 690 301

Greg Norman Drive, Sanctuary Lakes Vic 3030

Phone (61 3) 9395 2888 Facsimile (61 3) 9395 2988



Attachment A

BUILDER INFORMATION SHEET

From **ClubLINKS Security Pty Ltd**

Phone: 1300 880 809

Dear Builder,

Your client has decided to build a quality residence with you at Sanctuary Lakes Resort and part of the requirements of the Sanctuary Lakes Resort Code (body corporate rules) is the installation of a monitored home security system approved in writing by the Sanctuary Lakes Architectural Review Committee.

This information sheet is designed to assist you and Sanctuary Lakes Resort Services in providing our joint client with an organised and timely home security system installation.

The following points are crucial in allowing us both to provide a high standard of customer service and quality workmanship throughout the building process.

It is a requirement of the Sanctuary lakes Architectural Review Committee guidelines that you:

1. Provide the Security System Installer with the details of any amendments to the approved construction plans, including smoke detector locations, windows and doors to the residence, including direct consultation at planning stage with ClubLINKS Security on 1300 880 809 should the premises be of full brick, foam or pre cast concrete construction.
2. Ensure that;
 - ✓ 1 x Single 240 Volt General Purpose Outlet (GPO) is made available for exclusive use by the Security System,and if you are completing the telephone services;
 - ✓ 1 x Telstra Mode 3 connection is made available that is to be the Network Boundary and positioned adjacent to the 240 Volt GPO.
3. That the provision of (2) MONITORED AS3786 Smoke Detectors are required to be installed as part of the approved base system.
4. Allow the Security System Installer **14 Days Notice** PRIOR to commencement of plastering so that completion of system pre-wiring can be scheduled.
5. Inform your plastering contractors that **all security system cabling is to be left exposed from mounting locations ready for fit out**. Rectification works resulting from failure to comply with the above instructions will incur costs being levied for such works.
6. Allow the Security System Installer **14 days notice** for the final installation and PRIOR to the Certificate of Occupancy inspection so that installation of the Smoke Detectors as part of the Alarm System installation can be scheduled.
7. Because the home is being built in a Gated Community (Stage 4, 8, 21, 25B), a Fibre to the Kerb system is provided by the estate and in Stage 33 gated a Fibre to the home system. This enables your client to take advantage of TV, Telephone and Internet Services provided by ClubCOM. These homes also require either a dedicated Gate Phone or if any phone is to be used to open the Gate, a line sharer is available from PBN. A **Schematic of Telephone & TV Cabling requirements** for a home in a Gated Community Stages 4, 8, 21, & 25B is on the following page.



Sanctuary Lakes Gated Communities – Stages 4, 8, 21, 25B & 33

