

COMMUNICATION & SECURITY NETWORK SPECIFICATIONS



Stage 33a and 36a – Gated Communities

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.

To assist you in meeting your alarm and communication requirements, we have achieved economies of scale for each homeowner by brokering a competitive rate with our preferred licensed contactors. Please call the contractors to discuss specific details of your home and to book your free consultation. Use of the Approved Contractors 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.

At Sanctuary Lakes Resort, in the gated stages, our commitment is about being at the forefront and as such we provide advanced fibre optic communication infrastructure in addition to, or as a replacement for, Telstra's traditional copper network.

The fibre communication network provides a range of services, including distribution of analogue and digital free to air television, free to air satellite channels, Ultra-High-Speed Internet, IP Telephony, Golf view camera, plus gate operation for those who live in a Gated Community Precinct.

To be able to connect to the Club's Optical Fibre Network, you must wire your home in accordance with the specifications provided. This specification outlines the use of quality materials and also requires all wiring in your home to terminate in a Wired Services Cabinet (WSC) installed in your garage. Your Builder/Telecommunications Contractor **must** strictly follow the specifications and not substitute "equivalent" materials unless approved in writing by the Sanctuary Lakes Club Architectural Review Committee. The wiring system specified will future-proof your home for some time to come and is likely to add value to your home *If you are about to commence construction, wiring your home correctly during initial construction will save you considerable expense when compared to the cost of rewiring your home once you have moved in.*

It is also important during construction of your home that your Builder/Telecommunications Contractor provides the appropriate connections between your home and the street. A trench needs to be dug to allow a conduit to be installed to connect your home to the Club's Optical Fibre Network pit for your lot. Once the Club's Optical Fibre Network is connected to the WSC in your garage, Telephone, Internet and TV services, are available from the Clubs service provider ClubCOM Pty Ltd. If you require a separate telephone service from Telstra, a second conduit **must** be installed in the trench to connect the Telstra copper service to your home. Your Builder/Telecommunications Contractor is responsible for providing these conduits (see diagram on page 4).

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

Contact Details:

ClubCOM Utilities Pty Ltd:	General Enquiries	1300 880 809
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 for a quote:		
PBN Connect (PBN):	Quotations for comms & security home wiring	8706 0000
Email:	helpdesk@pbnconnect.com.au	

Sanctuary Lakes Resort reserves the right to vary this information sheet at anytime as required during the progress of the development of the overall subdivision without notice.

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

COMMUNICATION & SECURITY NETWORK SPECIFICATIONS

HOME WIRING GUIDELINES

This document is the technical specification and is to be provided to your Builder/Telecommunications Contractor. If you are unsure of any of the information contained herein, please don't hesitate to contact ClubCOM Utilities (Tel: 1300 880 809) to ensure the correct standards are followed; we are more than happy to provide you with the right advice and support so that you get it right the first time.

HOME WIRING – Star wired from WSC

All cabling shall use a star wire topology that is all cabling is wired from the Wired Services Cabinet (WSC) in the garage to the outlet plate or device as an individual feed without joints, tap offs or splitting.

All telecommunications cabling must be installed by a licensed contractor to TS009, AS3000, relevant Australian Standards and ACIF guidelines – otherwise your home may not be compliant. These documents detail the correct separations and installation requirements.

CONDUIT (Club Optic Fibre Communications)

One minimum 32mm diameter ACA approved telecommunications conduit must be run from the telecommunications pit in the street to the Wired Service Cabinet located in the garage. If any bends are required in the conduit, they must be 90-degree sweep bends (not elbow bends). The conduit must be a single continuous length with a draw wire provided to allow PBN to pull the fibre through to your WSC. This is in addition to Telstra's requirements. It is the responsibility of your Builder/Telecommunications Contractor to provide these works.

WIRED SERVICES CABINET

The Wired Services Cabinet (WSC) is the central hub of the telecommunications network of the home. Typically it is a steel cabinet installed in the garage with a lock that houses all of the passive and active equipment. All services enter and exit this cabinet. This allows for total flexibility to the home owner in the future. **It must be of a minimum size of 380mm wide (to fit between studs) 1000 high and 200mm deep.** Typically the bottom of the cabinet is mounted 1200mm above finished floor level and is recessed into the wall with bottom and top ventilation into the cavity wall.

It needs to be sufficient in size so that it can cater for any active device such as alarm panels, television amplifiers, data switches and 240Vac power outlets and have enough room for cable looms, IDC blocks, splitters and couplers. **Also the cabinet must have access to the Sanctuary lakes Club's Optic Fibre communications network via underground conduit** as described in above Conduit section.

Within the WSC, a space is required for the Optical Receiver of 300mm wide by 500mm high by 80mm deep. You must allow for this space over and above other equipment that your Builder/Telecommunications Contractor may install into the WSC. The Optical Receiver can be mounted on the inside of the door of the cabinet if required. If this option is chosen, your Builder/Telecommunications Contractor will need to provide a mounting plate on the door.

It is a requirement that your WSC is protected with a movement detector. For additional information please refer to the information sheet 'Security System Requirements'.

NB: Two 10 Amp double GPOs are required to power the optical receiver and other equipment in the WSC.

It is the responsibility of your Builder/Telecommunications Contractor to provide these works.

TELEPHONE SERVICES

One of Sanctuary Lakes Resort's key features is its own, world-class Telephony service, delivered exclusively via the Club's Optical Fibre Network. (Residents also have an option to choose a 2nd copper wire service provided by Telstra, in addition to the Club's own Telephony service.)

Telephone Service via the Optic Fibre – At pre-plaster stage, your Builder/Telecommunications Contractor must provide **Cat5e** cable from each telephone point in the home to meet (star wired) at the WSC. A Telephone socket (**RJ45**) socket must also be installed in the WSC configured in a 'mode 3' format for the security monitoring device.

Optional Telephone Service via Telstra – A Telstra box will be located on the outside wall of the home where the underground Telstra telephone conduit joins the home. This should be located 500mm above ground level within 1 metre of the **electrical** meter box on your home. From that point the Telstra line will continue directly to the WSC. This wiring will allow the Resident to choose at any time to use either a copper wire service from Telstra or the VoIP Service provided through the Club Fibre infrastructure. Please contact Monash Communications (9560 4420) for any Telstra telephone connections that may be required.

NB: Your alarm system wherever mounted **must** have a telephone socket mounted alongside for connection to either the Club's Optical Fibre or Telstra telephone network.

Sanctuary Lakes Resort reserves the right to vary this information sheet at anytime as required during the progress of the development of the overall subdivision without notice.

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

COMMUNICATION & SECURITY NETWORK SPECIFICATIONS

GATE INTERCOM (Gated Communities only)

If Residents build a home in a Gated Community using the ClubCOM Telephony Service (via the Club's Optical Fibre Network), every telephone within the home can be used as a Gate Intercom. (In other words, every telephone can be used as a Gate Intercom and the remaining specifications below, regarding a nominated gate Intercom, can be ignored.)

For Gated Communities electing to use Telstra rather than the Club's Telephony Service, an additional handset must be nominated as the Gate Intercom. This telephone handset must terminate at the WSC to allow communication with the gate. A normal analogue handset located in a general area wired with **Cat5e** cable is the typical installation. The presentation to the optical receiver in the WSC is by one **RJ45** plug. It is the responsibility of your Builder/Telecommunications Contractor to provide these works.

If the resident requires a local monitor at the intercom handset a **RG6** Quad shield cable will also need to be run from the WSC and integrated with the television network.

TELEVISION

RG6 Quad Shield cable star wired (not loop or tap and drop) needs to run from each TV outlet location to the WSC. All terminations are to be **F type** and all splitters/couplers need to be located within the WSC. The presentation to the optical receiver is via one **F type connector** to be provided by the Builder or Telecommunications Contractor. The typical RF output level is 75dBµV +/- 2 dB. A high quality amplifier (capable of handling 60+ channels) may be required if a large number of outlets are required.

To take advantage of any future Video on demand services, it is recommended to install a multi-media socket (Two RJ45 and two RG6 plugs), with two **Cat5e** cables from each television outlet terminated **RJ45** to the WSC either unterminated or terminated on a high band IDC block and two RG6 Quad Shield star wired to the WSC. This will allow any combination of Digital or Analogue channels, FOXTEL or VIDEO on Demand to be delivered to your TV.

ALARM

All cabling must be a minimum 6 core 7/0.20 ACA approved alarm cabling to be installed from WSC to each device. Cabling needs to be provided for any motion detectors, reed switches, duress buttons, smoke detectors, door locks etc. **Cat5** (or alarm panel specific) cable needs to be run for the keypad.

It is recommended however not essential to locate the alarm panel in the WSC. A telephone line is necessary to connect the alarm panel to the telephone network in the WSC. It is the responsibility of your Builders/Telecommunications Contractor to provide these works.

NB: Your alarm system wherever mounted **must** have a telephone socket mounted alongside for connection to either the Club's Optic Fibre or Telstra telephone network at the WSC.

DATA SERVICES

To allow computers to access the Internet via the Club's Optical Fibre Network, your Builder/Telecommunications Contractor must provide **Cat5e** cable from each data point to the WSC. Two methods of cabling are suggested. One method is to locate future data switches/routers in a study or computer room where tie cables need to be run from the WSC to the study with all outlets star wired from the WSC to the final outlets terminating in a **RJ45** outlet. Or method two is to locate the data switch/router in the WSC with star wiring to all outlets terminating in a **RJ45** outlet.

POWER in the WSC

Note: 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's responsibility to provide the space, power and patch leads within the WSC to allow the optical Receiver and ATA data/Voice translator to be installed in the WSC by PBN.

For television terminate with one F type connection (male) ready to be connected to the optical receiver.

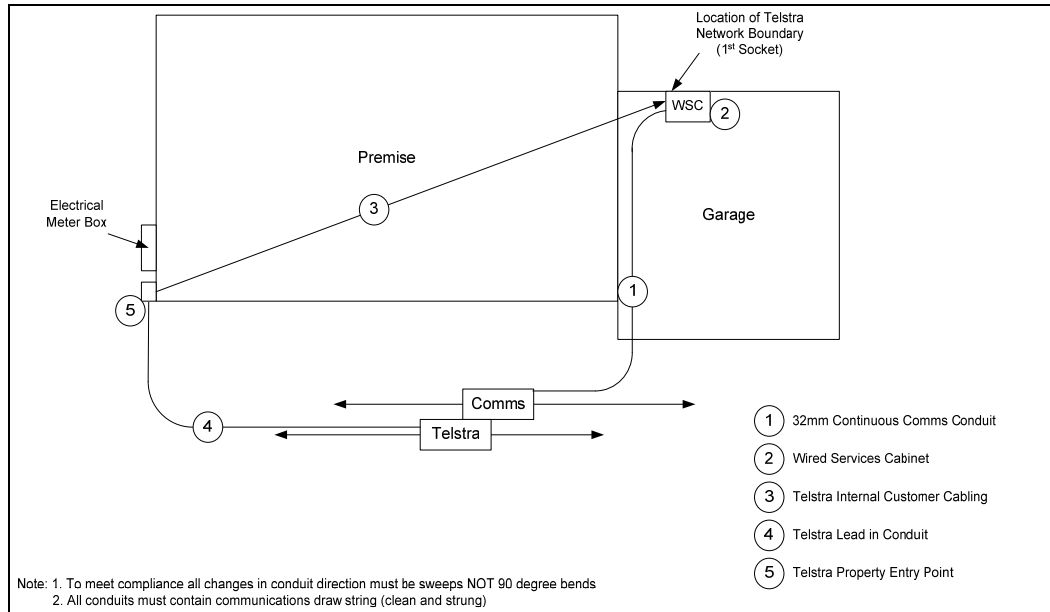
For Sanctuary Lakes Gate Intercom terminate with one RJ45 plug ready to be connected to the optical receiver.

For Data terminate with one RJ45 plug ready to be connected to the optical receiver.

COMMUNICATION & SECURITY NETWORK SPECIFICATIONS

COMMUNICATION NETWORK PIT AND PIPE LEAD DIAGRAMS

1. For Services delivered by the Club Optic Fibre Infrastructure or the option of Telephone services from Telstra:



For Telstra or Comms trench and conduit connections please call:
 Monash Communications Tel: 9560 4420
 Peter Warren
 Mob: 0409-236-250

Notes to Builders:

- Mandatory** - The 32mm conduit from the Communications PIT to the WSC must be one continuous conduit, clean and strung to allow PBN to pull through the Fibre without damage. All TV and Data points should run from the WSC to the location in the room chosen by the resident (see note on TV and Data connections on previous page).
- Optional** (if Resident requires both ClubCOM and Telstra services to be connected to the property.- The Telstra Leadin should be directly connected to the WSC as shown, and then any telephone lines within the home should be from the WSC to the location within the room. This will allow the resident to choose a copper wire telephone service or the ClubCOM Utilities Pty Ltd VoIP Service delivered via the Club Fibre infrastructure.

Owners please note:

When you are ready to connect services, please call: ClubCOM Utilities on: 1300 880 809

Current costs for all services are shown on the web page www.clubcomutilities.com.au

Current Connection costs are:

Scenario	Fee Charged (GST Inc)
1 New connection to Telephone only that requires a technician to visit the home	\$250.00
2 New connection to Telephone & Internet that requires a technician to visit the home	\$350.00 (\$250.00 for Telephone, \$100 for Internet)
3 New connection to Internet that is a self-installation	\$140.00
4 New connection to Internet that requires technical assistance onsite	\$140.00 + \$71.50 minimum, more if longer than an hour or if parts required.
5 Telephone connection where a connection has previously been made to the network (i.e. The account just needs to be setup by IP Systems)	\$55.00

Sanctuary Lakes Resort reserves the right to vary this information sheet at anytime as required during the progress of the development of the overall subdivision without notice.

COMMUNICATION & SECURITY NETWORK SPECIFICATIONS

SANCTUARY LAKES CLUB PROPERTY OWNERS MUST DO'S FOR COMMUNICATION NEEDS

COMMUNICATIONS CABLING REQUIREMENTS

Two types of underground conduit are required: *Telephone / Optical Fibre

Do not delay, these **must** be organised at the earliest opportunity so that all conduits are in place before the garage slab and any other concrete is in place.

The following Contractors are approved by Sanctuary lakes Club and Telstra to provide trench and cabling conduit connections work on the Sanctuary Lakes estate;

Telephone - call: Monash Communications
Peter warren Tel: (03) 9560 4420 Mob: 0409 236 250

For budget purposes the standard cost for a 20 metre installation Telco Pit to side of home is: \$300 or
If both a Telstra and a Club Communications conduit are installed at the same time the budget cost is: \$450 plus GST.

Note:

1. If your builder is wiring the home you will need to ensure that the conduits are connected during the build cycle. *The Fibre cannot be connected to your home unless the conduits are completed as specified.*
2. If either of the preferred contractors are chosen to perform the home wiring and security installation, they will book the conduit installation as part of the complete home wiring.
3. We recommend that you book a meeting with the preferred wiring contractor who will provide a specific quotation for the work that you require, however for budget purposes the following indicative cost ranges are provided. All prices include GST.

Indicative costs for Home wiring and Security packages

Sandhurst Communications Conduit and Wired Services Cabinet

Includes: Supply & installation of 32mm continuous white ACA approved conduit from the Communications access pit in the street to the WSC in the garage of the residence, complete with full length draw rope. Supply & installation of metal Wired Services Cabinet in garage.

Sandhurst Standard Residential Communications Package

1 x Multi-Media point (TV, Foxtel, Video on Demand);
3 x telephone points;
4 x Television points;
1 x data point;
1 x television distribution amplifier;
Above work includes all cabling and terminations tested and certified.

Sandhurst Standard Residential Security Package

1 x Alarm panel, incl. power and battery back-up & LCD keypad;
4 x PIR motion detectors;
3 x Flush mount door reed switches;
2 x Duress Buttons;
2 x Monitored smoke detectors incl. compliance module;
1 x Flush mount internal piezo siren;
1 x Weatherproof siren kit, external siren, blue flashing strobe light and siren tamper switch.

Please note: These are matters of **utmost importance** – and not normally included in your building contract, and must be organised by the owner. Estate requirements are that these infrastructure installations must be completed prior to building completion.

COMMUNICATION & SECURITY NETWORK SPECIFICATIONS

Communication Network Notification Form

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 Utilities (Tel: 1300 880 809).

OWNER DETAILS

Lot Number: _____ Date: _____

Contact Name: _____

Mailing Address: _____

Postcode: _____

Phone (AH): _____ Phone (BUS): _____

Mobile: _____ Facsimile: _____

Email:

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:

ACA or equivalent Licence No. _____

Electrical Contractor Licence No. _____

Sanctuary Lakes Resort reserves the right to vary this information sheet at anytime as required during the progress of the development of the overall subdivision without notice.

COMMUNICATION & SECURITY NETWORK SPECIFICATIONS

DESCRIPTION	YES	NO
I the owner have read and understood Sanctuary Lakes Club information sheet Communication Network Specifications.		
I have given my Builder and/or Telecommunications Contractor a copy of Sanctuary Lakes Club information sheet Communication Network Specifications to ensure compliance.		
I have discussed with my Builder and/or Telecommunications Contractor 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 (Club Optic Fibre Communications)		
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		
First telephone point installed in WSC		
Install other outlets as required.		
GATE INTERCOM (Gated Communities ONLY)		
Intercom cabling installed from WSC to required outlets (star wired).		
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 to the optical receiver.		
For television terminate with one F type connection (male) into the optical receiver.		
For Sanctuary Lakes Intercom terminate with one RJ45 plug into the optical receiver.		
For Data terminate with one RJ45 plug into the optical receiver.		
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 Resort reserves the right to vary this information sheet at anytime as required during the progress of the development of the overall subdivision without notice.

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

COMMUNICATION & SECURITY NETWORK SPECIFICATIONS

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)	

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 8320 5380 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 Lot Owner's responsibility (not the builder's) to contact ClubLINKS Security on 1300 880 809 to arrange commissioning.

OFFICE USE ONLY	
Notification Form Received	Forwarded to PBN Connect

Sanctuary Lakes Resort reserves the right to vary this information sheet at anytime as required during the progress of the development of the overall subdivision without notice.

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

COMMUNICATION & SECURITY NETWORK SPECIFICATIONS**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.