

CLASSIFICATION GUIDELINES (UPDATED 20 SEPTEMBER 2013)

Aim

1. This document provides guidance on how NetLink Trust classifies Residential Premises, Non-Residential Premises and Non-Building Address Points (“**NBAP**”) under the Interconnection Offer (“**ICO**”).

Background

2. In rolling out the Next Generation Nationwide Broadband Network (“**NGNBN**”), NetLink Trust has considered the following generic principles (non-exhaustive) in determining whether a particular premise or location should be considered a Residential Premise, Non-Residential Premise or NBAP:
 - (a) whether the premise or location is designed or adapted or used for human habitation of a residential nature; and
 - (b) whether the premise or location has any physical address.

Classification of Premises or Locations

3. In general:
 - (a) Residential Premise(s) could exist within a building that is used for Non-Residential purposes;
 - (b) Non-Residential Premise(s) could exist within a building that is used for Residential purposes; or
 - (c) NBAP(s) could exist within a building that is used for Residential or Non-Residential purposes.

Residential Premise

4. Under the ICO, a Residential Premise means a premise designed or adapted or used for human habitation of a residential nature. In the event of any doubt as to whether a premise is of a residential nature, the classification which the Inland Revenue Authority of Singapore applies to that premise for tax purposes shall be final and conclusive.
5. Some non-exhaustive examples of Residential Premises are:
 - (a) A housing unit in a block of Housing Development Board flats;
 - (b) A housing unit in a private apartment/condominium;
 - (c) A landed house;
 - (d) The upper floor of a shop-house approved for dwelling only;
 - (e) An SLA black and white house (used for human habitation of a residential nature);

- (f) A residential quarter found in buildings such as churches; embassies; community-type properties, prisons, police buildings, schools, government institutions, leased properties and factories;
- (g) A shop house which has been converted to residential use;
- (h) A conservation house which has been converted to residential use;
- (i) A SOHO if situated within a condominium;
- (j) A premise in a mixed-use building, depending on where the Termination Point is installed or to be installed, may be classified as Residential or Non-Residential Premise. As an illustration, a shop owner of a double-storey shop house may use the lower floor for business purposes and the upper floor for dwelling purposes. The lower floor of the shop house should then be classified as a Non-Residential Premise and the upper floor of the shop house classified as a Residential Premise;
- (k) A student dormitory (specifically living quarter only);
- (l) A worker dormitory (specifically living quarter only);
- (m) A long-stay apartment.

Non-Residential Premise

6. Under the ICO, a Non-Residential Premise means any premise other than a Residential Premise. Premises which are not considered Residential Premises, but have been assigned physical addresses, would generally be considered Non-Residential Premises.
7. Some non-exhaustive examples of Non-Residential Premises are:
 - (a) The lower floor of a shop-house approved for non-residential use;
 - (b) An office unit in a commercial property/industrial block;
 - (c) A retail shop;
 - (d) A restaurant;
 - (e) An SLA black and white house (not used for human habitation of a residential nature);
 - (f) A security guard room which is addressable;
 - (g) A fire control centre which is addressable;
 - (h) Facilities within condominiums, where the premises that house these facilities are addressable (e.g. clubhouses, gyms, bomb shelters¹);
 - (i) A ward in hospital (whether be it room or enclosed by curtains¹);
 - (j) A premise in a mixed-use building, depending on where the Termination Point is installed or to be installed, may be classified as Residential or Non-Residential Premise. As an illustration, a shop owner of a double-storey shop house may use the lower floor for business purposes and the upper floor for dwelling purposes. The lower floor of the shop house should then be classified as a Non-Residential Premise and the upper floor of the shop house classified as a Residential Premise.

¹ Premise must be a permanent enclosed non-residential/commercial space as approved by BCA or relevant government building authorities that is not built outside of the building with a valid postal address where an FTTB Node is established (i.e. Building Reached).

NBAP

8. Under the ICO, an NBAP means a location in mainland Singapore or its connected islands other than a physical address. This generally includes outdoor locations without a physical address. In addition, the indoor common areas within buildings are generally also considered NBAPs.
9. Some non-exhaustive examples of NBAPs are:
 - (a) An automated teller machine or e-service kiosk in a public area/ common area within a building;
 - (b) A bus stop/taxi stand;
 - (c) An open space car park;
 - (d) A multi-storey car park
 - (e) An expressway or road;
 - (f) The lift lobby and rooftop of a building;
 - (g) An outdoor playground;
 - (h) The common area in a shopping mall housing the push cart stalls;
 - (i) A void deck, including a senior citizen/resident corner in the void deck of a HDB block;
 - (j) A container used as a temporary office;
 - (k) A MDF Room;
 - (l) A Switch Room;
 - (m) A security guard room which is non-addressable;
 - (n) A fire control centre which is non-addressable;
 - (o) A room without any unit number;
 - (p) Facilities within condominiums, where the premises that house these facilities (e.g. lifts) are non-addressable.
10. Considering that there might be many locations without a physical address, it is important to define the boundary of an NBAP, i.e. where an NBAP location ends. This can be determined by:
 - (a) A location with a physical fence and/or a physical boundary;
 - (b) Where an NBAP location falls within a location with a physical address, the physical address of the location shall generally be used to determine the boundary of the NBAP location in question; or
 - (c) Where there is no such physical fence and/or boundary, the physical characteristics of the infrastructure e.g. a bridge, where the NBAP Connection is deployed shall be used to determine the boundary.
11. The following conditions of use apply to an NBAP Connection (refer to Interconnection Offer for details):
 - (a) Requesting Licensees shall not use the NBAP Connection to serve Residential or Non-Residential Premises.
 - (b) Requesting Licensees shall not extend an NBAP Connection beyond the boundary of the development.

- (c) The NBAP Connection shall serve only one Requesting Licensee and the Requesting Licensee can use the same NBAP Connection to offer multiple Retail Service Providers the use of the same NBAP Connection to provide services to the same end-user within the boundary of the requested NBAP location.
 - (d) The NBAP Connection can be connected to multiple points located within the boundary of the development serving same end-user.
 - (e) The NBAP Connection can be used to serve outdoor areas and/or indoor areas within the boundary of the requested NBAP location which are not addressable.
12. NetLink Trust provides herein a non-exhaustive list of examples to determine the boundary of an NBAP location:
- (a) An HDB Block - Excluding the individual Residential and Non-Residential Premises within that HDB Block, the entire HDB block, including the lobby, stairways, roof top etc. will be considered as within the boundary of the NBAP location. The next building or the surroundings of the HDB block (e.g., walkway linking to another HDB block or building or open space outside of the HDB block) shall not be considered as the same NBAP location.
 - (b) The Zoo - The entire compound inside the Zoo, including the animal enclosures, performance areas, push carts etc, but excluding the Residential and Non-Residential Premises within the Zoo (e.g., restaurants in the Zoo, shops or Zoo keepers' offices or living quarters) will be considered to be within the boundary of the NBAP location.
 - (c) A Bus Interchange - The entire compound of the bus interchange, including the bus bays, passengers' waiting areas, the control station, the customer service counter which may not be addressable, but excluding Non-Residential Premises (e.g., shops, canteens and restaurants within the Bus Interchange), will be considered to be within the boundary of the NBAP location.
 - (d) A hospital - The entire compound of the hospital, including the link-ways between the various wards, the link-ways between the medical centres, and car-parks which are not addressable, but excluding the Non-Residential Premises (e.g., medical centres, administrative offices, doctors' private clinics etc), will be considered to be within the boundary of the NBAP location.

If there are any queries or feedback on the guidelines, please email your queries and feedback to class@netlinktrust.com.