

Guidelines for

Telecom Services Provision in Large-Scale New Developments

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Introduction

The Communications, Space and Technology Commission (CST) is responsible for regulating the communications and information technology sector in Saudi Arabia under the Communications and Information Technology act issued by Royal Decree No. (106/M) dated 2/11/1443H.

In line with the Commission's responsibilities to enable Saudi Arabia's digital transformation and support national large-scale new developments, the Commission provides these guidelines based on (Telecom infrastructure regulations in new developments) and other relevant regulations, to achieve the following objectives:



Defining

the responsibilities of developers and telecom service providers.



Providing

digital infrastructure in large-scale new developments in an effective and high-quality manner for users.



Enabling

the provision of utilities in a coordinated manner by joint construction and sharing of infrastructure.

Service providers are obligated to provide fixed and mobile telecom services to the public in public areas. While the responsibility for providing these services in private areas is shared between developers and service providers.

Definitions

Commission	► Communications, Space and Technology Commission
Large-Scale New Developments	<p>► Means the real estates to be developed by land and building developers, including land planning and preparation and buildings construction for residential, commercial, industrial, governmental or any other purpose, which satisfies any of the following:</p> <ul style="list-style-type: none"> • A total area of more than (500,000) square meters. • A built-up area of more than a (100,000) square meters. • One or more buildings with total of more than (40) planned stories above ground. • Public buildings and facilities such as airports, universities, hospitals, train stations, economic, sports, or recreational cities, among others.
Developer	<p>► An entity which is authorized by the property owner for any of the following:</p> <ul style="list-style-type: none"> • Preparing new development sites for residential, commercial, industrial, governmental, or any other special purpose or public use (Land Developer). • Constructing and renovating of buildings (Building Developer).
Service Provider	► A telecom service provider licensed by the Commission.
Commercial Agreement	► Refers to an agreement concluded between the developer and one or more service providers to develop, implement, own, or share infrastructure and telecom networks, and provide telecom services in Large-Scale new developments.
Technical Coordination Committee (TCC)	► A committee established by the developer in which the Commission, telecom service providers, and other relevant parties participate; It aims to identify technical requirements and develop plans for telecom infrastructure and providing telecom services in the project.

These guidelines include a description of the processes and procedures for interactions between the developer and the Commission and Service providers throughout all project phases, as follows:

1 ▶ **Phase One**
Developing project concept

2 ▶ **Phase Two**
Detailed requirements

3 ▶ **Phase Three**
Commercial agreements

4 ▶ **Phase Four**
Project execution

Phases of telecom services provision
in large-scale new developments

First Phase

Developing project concept

1

First Phase

Developing project concept



During this phase, the aspirations and technical objectives of the large-scale new development are defined, along with possible options for developing the digital infrastructure. This phase begins with the start of planning and designing work for the project based on its vision and objectives.

The developer is responsible for the following during this phase:

1

Evaluate and define telecom service requirements in the project area.

2

Allocate necessary budgets and resources to meet the project's needs related to telecom services.

3

Communicate with the Commission via email (MegaProject@cst.gov.sa), and assign a contact.

4

Providing the Commission with the following project's information:

- a Geographic boundaries of the development zone.
- b Comprehensive project plan (Master Plan), taking into account the allocation of spaces and locations for services facilities (towers/equipment/devices).
- c Project stakeholders.
- d Number of facilities, residents, visitors, and their spatial distribution.
- e Project implementation timeline.
- f Construction zones for the project at its various phases.
- g Telecom services required for the project.
- h Approved project documents (such as property document, approved plan, etc).

Subsequently, the Commission provides the developing entity with the following:

1

Level of telecom services.

2

Possible technical and regulatory options for developing digital infrastructure.

3

Recommended technical standards and guidelines for digital infrastructure implementation outdoor and within buildings.



The Commission ensures effective communication between the developer and service providers to achieve the following:

1

Providing data for existing telecom infrastructure and networks.

2

Providing data about service providers' plans (if any).

3

Aligning project plans with telecom services requirements.

4

Sharing procedures for developing, transferring, or dismantling existing infrastructure within the project area (if necessary); while ensuring business continuity in project is surrounding area, provided that the developer bears the associated costs.

5

Assign a contact .

Key recommendations:

- 01** ▶ Evaluate and determine the needs of telecom services in the project area
- 02** ▶ Allocate necessary budgets and resources to meet the project's needs related to telecom services
- 03** ▶ Consider the allocation of spaces and locations for services facilities (towers/equipment/devices) while developing the Master Plan
- 04** ▶ Provide the Commission with the project's information



Phases of telecom services provision
in large-scale new developments

Second phase

Detailed Plans

2 Second phase Detailed Plans



This phase aims to develop the best designs related to digital infrastructure and networks, and align with service providers to ensure the provision of high-quality infrastructure that meets the aspirations and needs of the project.

During this phase, the developer does the following:

1
Establishing a Technical Coordination Committee (TCC) under the supervision of the Commission, which will include representatives from telecom service providers, and establishing any required agreements to ensure data confidentiality between the developer and the service providers. The main goals of the committee are the following:

- 1.1. Informing committee members about project details.
- 1.2. Outlining telecom services required temporarily during the project's construction phases.
- 1.3. Planning the implementation of various utilities in a coordinated manner.
- 1.4. Specifying service providers' requirements in order to provide the services.
- 1.5. Ensuring infrastructure sharing between telecom service providers and preventing duplication.

2
During this phase, the developer can prepare a Request For Information (RFI) document and share it with telecom service providers participating in the TCC; to assess and evaluate options for achieving the technical objectives within the project area. After collecting and evaluating the feedback provided by telecom service providers, it should be shared with the Commission.

3
Identify and determine the final requirements for telecom services, develop the scopes of work, and share them with the Commission for review and approval.

4
After obtaining the Commission approval, the developer can prepare Request For Proposals (RFP) document to implement the scope of work and issue a tender among relevant service providers.

Key recommendations

- 05** ▶ Establishing a Technical Coordination Committee (TCC).
- 06** ▶ Posit the Request For Information (RFI) document to evaluate options for achieving the technical objectives
- 07** ▶ Obtaining the Commission's approval for the Request for Proposals (RFP) document
- 08** ▶ Posit the Request For Proposals (RFP) document among relevant service providers to implement scopes of work.



Phases of telecom services provision
in large-scale new developments

Third phase

Commercial Agreements

3

Third phase

Commercial Agreements



During this phase, a commercial agreement needs to be concluded between the developer and one or more service providers to implement digital infrastructure and networks and provide services within the project; a copy of this agreement must be shared with the Commission.

The developer may assign the work of establishing, implementing, operating, and maintaining the digital infrastructure and networks to one service provider only, provided that this digital infrastructure and networks are shared between the service providers, noting that concluding any agreement that includes exclusivity in the provision of telecom services is considered a violation of the Communications and Information Technology Act.

These agreements should include, as a minimum, of the following:

1

Telecom services to be provided within the project, along with details about the entities responsible for delivering these services.

2

The right for all service providers to access the implemented infrastructure and networks through:

a

Passive sharing of infrastructure elements such as towers, ducts, and telecom rooms and spaces.

b

Active sharing of network elements such as antennas and wired and wireless access networks.

3

Infrastructure within the boundaries of the project area must be one and shared between all service providers.

4

Acknowledge compliance with all regulations and directions that may issue by the Commission regarding telecom services.

5

Not imposing fees or financial compensation on service providers for enabling them to provide services to the end users within the project. This does not include providing managed services for operation and maintenance or renting spaces that are used to provide telecom services outside the project boundaries.

6

Not sharing revenues that are generated by providing telecom services, with the service provider.

7

The ownership of the telecom networks and equipment implemented in the project belongs to one or more service providers.

Key recommendations

09



Sign the commercial agreement of providing telecom services between the developer and one or more service providers



Phases of telecom services provision
in large-scale new developments

Fourth phase

Project execution

4

Fourth phase

Project execution



During this phase, the developer tracks the project's implementation progress and provides progress reports to the Commission following the specified model.

After the project implementation is completed and the infrastructure for communications services is ready, the developer will submit the following to the Commission:



1

As -built documentation of the infrastructure and telecom networks

2

Data of the sites and spaces allocated for telecom facilities.



Key recommendations

- 10** ▶ Covering all project areas with wireless mobile communications networks.
- 11** ▶ Delivering optical fibers to all buildings.
- 12** ▶ Delivering optical fibers and permanent power sources to sites designated for telecom facilities.
- 13** ▶ Preparing all buildings with the necessary infrastructure for telecom networks according to the regulations and technical standards specified by the Commission.
- 14** ▶ Relying on Indoor Building solutions (IBS) to provide mobile communications services inside buildings
- 15** ▶ Share with the commission periodic reports of the project progress
- 16** ▶ Share with the commission the infrastructure data after completion of implementation

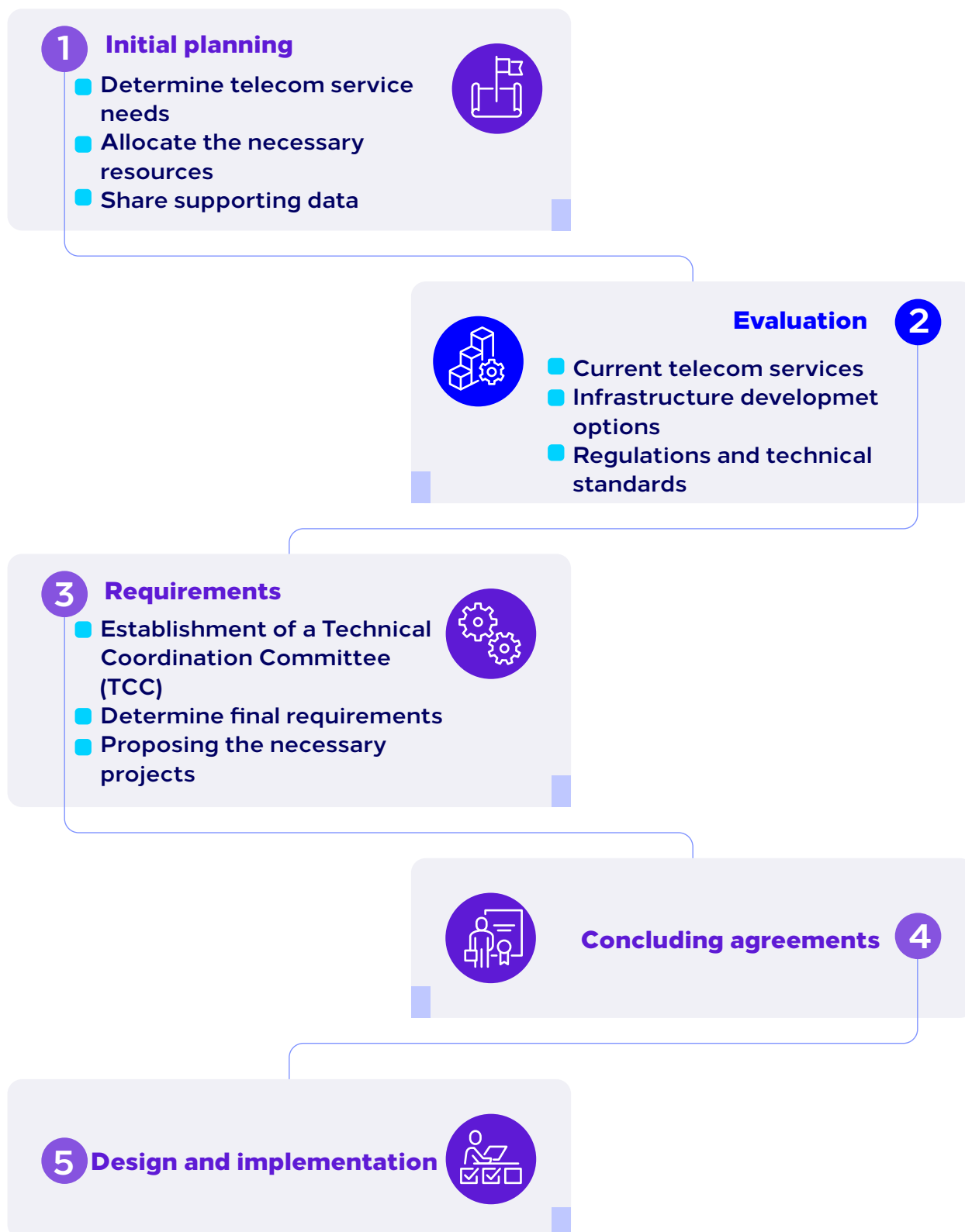




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Communications, Space &
Technology Commission

Summary of the Guide's Procedures

Summary of the Guide's Procedures



● CST

● Provider

● Developer

Annex

Annex 1

1 Licensed Communication Service Providers

The information provided below is subject to update. Refer to the updated list of licensed service providers through the Commission's official website.



Establishment of Telecommunication Towers

Companies that can build and own outdoor communications towers, operate them and lease them to mobile communications service providers.

Companies

TAWVAL

LATIS

stc


 موبيلي
Mobily

زين

TONOMUS.
NEOM

Establishment of Indoor Coverage Solutions (IBS - DAS)

Companies that can build, own and operate (small cells, Distributed Antenna Systems (DAS), Indoor Building Solutions (IBS) and wireless access points) neutrally by leasing them to mobile communications service providers.

Companies

TAWVAL

ACES


 ذكاء المدينة المتكاملة
INTEGRATED SMART CITY
الذكاء الاصطناعي والتكنولوجيا
الذكاء الاصطناعي والتكنولوجيا

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NEOM

Providing mobile communications services

Companies that can provide mobile communications services to the end user.

Companies





Providing virtual mobile communications services

Companies that can provide communications services to the end user through the networks of other service providers only and by default.

Companies






Note: The license enables telecommunications services to be provided to the end user through the networks of other* service providers only

Establishing the physical infrastructure for external communications networks

Companies that can build, own and operate cable and fiber optic paths on a neutral basis by leasing them to fixed telecommunications service providers.

Companies











Providing fixed communications services

Companies that can provide fixed telecommunications services to the end user

Companies







Annex 2

2 Key Regulatory Documents Related (March 2021 – Edition)

The Commission issued a number of regulatory documents for the telecommunications sector with the aim of developing the sector, raising its efficiency, and encouraging digital transformation. It was also keen to enable the implementation of communications infrastructure in new development areas, by issuing the following regulations:



Regulations for Telecommunication Infrastructure in New Development Zones

The "Regulations for Telecommunication Infrastructure in New Development Zones" aims to facilitate the deployment of communication networks and ensure their provision throughout the development phases with economic efficiency; these regulations include:



Regulations necessary for establishing the infrastructure for communication networks and information technology



Technical standards for implementing telecommunication infrastructure in new lands and buildings



Basis for coordination between the developer and service providers

These can be accessed through the following link:



[Link](#)

View all regulatory documents issued by the Commission and their updated versions through the regulations platform on the CST website:



[Link](#)



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