



DETAILED SUBMISSION ON THE ACCESS TERMS

SECTION/CLAUSE of the VODAFONESTP	COMMENT
<p>General Comments</p> <p>Please note that the numbering used in this submission corresponds to the numbering in the Vodafone Mobile Co-location STP Access Terms.</p>	<p>Telecom supports the Mobile Co-location Access Terms proposed by Vodafone. The Mobile Co-location Access Terms are based on the UCLL Co-location Access Terms as agreed in the TCF. This is appropriate because:</p> <ul style="list-style-type: none"> • it leverages off work done for other Standard Terms Determinations; and • UCLL co-location is the most similar service that has been the subject of a Standard Terms Determination to date. <p>Telecom proposes some minor drafting changes to the Mobile Co-location Access Terms to reflect the differences that exist between the services.</p>
<p>1 Definitions</p>	<p>The definition of Landlord should be amended to mean only the grantor of the relevant right of Relevant Occupation (ie definition (b) should be deleted).</p> <p>The definition of landlord would be extensive without this change. For example, it may include territorial authorities and neighbouring property owners. As currently drafted, the Access Terms use the phrase Landlord in clauses 8.2 and 12.1.5.</p> <p>An extended definition of Landlord is not required for the Access Terms to provide all terms necessary to allow an Access Seeker access to the Relevant Facilities. The extended definition also unnecessarily disadvantages Access Seekers.</p>
<p>2 Interpretation</p>	
<p>3 General</p>	
<p>4 Basic rights and obligations</p>	
<p>Use of the Relevant Facilities</p>	
<p>5 Things the Access Seeker must not do</p>	<p>The phrase "subject to the Mobile Co-location Interference Management and Design document" should be inserted into sub-clause 5.1.5.</p> <p>Sub-clause 5.1.5 is very broad without this change. It would prevent an Access Seeker from interfering with any third party's use, occupation or enjoyment of the Relevant Facilities. This is inconsistent with the Interference Management and Design document which allows Access Seekers to interfere with third parties, subject to the limits set out in that document.</p>
<p>6 Things the Access Seeker must do</p>	
<p>Installation and maintenance</p>	
<p>No danger to others</p>	
<p>Rubbish</p>	
<p>Compliance</p>	

SECTION/CLAUSE of the VODAFONESTP	COMMENT
Consents and permits	
Access Seeker Equipment	
Notice	
Health and safety	
7 Things the Access Provider will do	<p>The exclusion "other than authorisations, licences or consents required generally by the Access Seeker to operate its network" should be deleted from sub-clause 7.1.2.</p> <p>This phrase excludes all third party authorisations, licences and consents that an Access Seeker requires for the supply of the Mobile Co-location Service that would otherwise be subject to sub-clause 7.1.2.</p> <p>For example, assistance from the Access Provider on Resource Management Act issues is required for the Access Seeker to receive consent under the Resource Management Act, but the exclusion removes the requirement for the Access Provider to provide this assistance.</p> <p>Therefore, the exclusion makes the sub-clause meaningless.</p>
8 Rights of Relevant Occupation	
9 Queuing policy	
10 Mast revision / extension	<p>Section 10 deals with operational matters relating to mast revision / extension. These matters are more appropriately dealt with in the Mobile Co-location Operations Manual because:</p> <ul style="list-style-type: none"> • the section does not deal with legal matters; and • there are benefits from having all matters relating to mast revision / extension in the same place in the Mobile Co-location Operations Manual. <p>Therefore, section 10 should be deleted from the Mobile Co-location Access Terms and an amended version inserted into Part 5 of the Mobile Co-location Operations Manual.</p> <p>Please refer to our submission on the Operations Manual for further submissions on section 10.</p>
11 Mast replacement	<p>Section 11 deals with operational matters relating to mast replacement. These matters are more appropriately dealt with in the Mobile Co-location Operations Manual because:</p> <ul style="list-style-type: none"> • the section does not deal with legal matters; and • there are benefits from having all matters relating to mast revision / extension in the same place in the Mobile Co-location Operations Manual. <p>Therefore, section 11 should be deleted from the Mobile Co-location Access Terms and an amended version inserted into Part 5 of the Mobile Co-location Operations</p>

SECTION/CLAUSE of the VODAFONESTP	COMMENT
	<p>Manual.</p> <p>Please refer to our submission on the Operations Manual for further submissions on section 11.</p>
12 Decommissioning	<p>Section 12 suggests that the Access Provider should surrender all of its rights to the Relevant Facilities to the Access Seeker if the Access Provider chooses to decommission the Relevant Facilities.</p> <p>Section 12 should be amended to allow the Access Provider to:</p> <ul style="list-style-type: none"> • enter into a commercial agreement for the sale of the Relevant Facilities with the first Access Seeker supplied with the Mobile Co-location Service at those Relevant Facilities, subject to the Access Provider's contractual obligations to third parties. • enter into a commercial agreement with the second or later Access Seekers if no agreement is reached for the sale of the Relevant Facilities with the first Access Seeker. • terminate the Mobile Co-location Service under the Mobile Co-location General Terms if agreement cannot be reached. <p>It is not clear what assets section 12 relates to (ie the mast, lease area etc). The commercial agreement should be able to relate to all or any of the Relevant Facilities. Access Providers may be willing to transfer the site to an Access Seeker, but may want to re-use the mast at another location or be unable to reach agreement on the terms to transfer all the components.</p> <p>Commercial agreement between the providers (or a right to termination) should be included in the Mobile Co-location Access Terms because:</p> <ul style="list-style-type: none"> • Access Providers should be encouraged to decommission Relevant Facilities when it is efficient to do so. The requirement in the Mobile Co-location Access Terms to gift the Relevant Facilities to an Access Seeker on decommissioning will discourage decommissioning because it will result in a significant economic loss to the Access Provider. • The Access Provider will use capacity that the Access Provider no longer needs and which could be used by another Access Seeker as a result.
13 Security at Relevant Facilities	
14 Suspension	
15 Relocation	
16 Termination	
Termination under the Mobile Co-location General Terms	
Early termination	Telecom has corrected a typographical error in sub-clause 16.4.1 so that an Access

SECTION/CLAUSE of the VODAFONESTP	COMMENT
	<p>Provider has a right of early termination if the Access Provider becomes under Notice to quit the Relevant Facilities pursuant to any right of Relevant Occupation and / or the Access Provider is unable to renew or extend the right of Relevant Occupation on reasonable commercial terms.</p> <p>In practice it is unlikely for both events to occur. Without this amendment, Access Providers may be unable to terminate the Mobile Co-location Service despite being unable to legally provide it.</p>

TELECOM MARKUP OF THE VODAFONE
STANDARD TERMS FOR THE CO-LOCATION ON
CELLULAR MOBILE TRANSMISSION SITES
SERVICE

SCHEDULE 4
CO-LOCATION ON CELLULAR MOBILE
TRANSMISSION SITES ACCESS TERMS
PUBLIC VERSION

~~28 April 2008~~ 23 May 2008

Table of contents

MOBILE CO-LOCATION ACCESS TERMS	1
1 Definitions	1
2 Interpretation.....	1
3 General	1
4 Basic rights and obligations.....	1
Use of the Relevant Facilities	2
5 Things the Access Seeker must not do.....	2
6 Things the Access Seeker must do	2
Installation and maintenance	2
No danger to others	2
Rubbish	3
Compliance.....	3
Consents and permits.....	3
Access Seeker Equipment.....	3
Notice	3
Health and safety.....	3
7 Things the Access Provider will do	4
8 Rights of Relevant Occupation.....	4
9 Queuing policy.....	4
10 Not used	5
11 Not used	6
12 Decommissioning.....	7
13 Security at Relevant Facilities	8
14 Suspension	8
15 Relocation	9
16 Termination.....	9
Termination under the Mobile Co-location General Terms	9
Early termination.....	9
MOBILE CO-LOCATION ACCESS TERMS	1
1 Definitions	1
2 Interpretation.....	1
3 General	1
4 Basic rights and obligations.....	2
Use of the Relevant Facilities	2
5 Things the Access Seeker must not do.....	2
6 Things the Access Seeker must do	2
Installation and maintenance	2
No danger to others	3
Rubbish	3
Compliance.....	3
Consents and permits.....	3
Access Seeker Equipment.....	3
Notice	3
Health and safety.....	3

7	Things the Access Provider will do	4
8	Rights of Relevant Occupation.....	4
9	Queuing policy.....	5
10	Mast revision / extension.....	5
11	Mast replacement.....	7
12	Decommissioning.....	8
13	Security at Relevant Facilities	8
14	Suspension.....	8
15	Relocation.....	9
16	Termination.....	9
	Termination under the Mobile Co-location General Terms	9
	Early termination.....	9

MOBILE CO-LOCATION ACCESS TERMS

1 Definitions

1.1 Except where expressly provided otherwise, in the Mobile Co-location Access Terms:

Authority includes a government, statutory or regulatory authority.

HSE Act means the Health and Safety in Employment Act 1992.

Invitee includes any employee, agent, contractor, subcontractor or visitor.

Landlord means: ~~(a) the grantor of the relevant right of Relevant Occupation; and (b) any other person whose consent is required in order to obtain the necessary rights to carry on the Permitted Use on the Relevant Facilities (which may include without limitation the head lessor or head licensee in the case of a sub-lease or sub-licence respectively, or a mortgagee),~~ but, for the avoidance of doubt, does not include the Access Provider.

Permitted Use means operating and installing, maintaining, repairing, altering, removing and/or replacing the Access Seeker Equipment exclusively for the purpose of using the Mobile Co-location Service in accordance with the Mobile Co-location Terms.

2 Interpretation

2.1 References to clauses or sections are references to clauses or sections in the Mobile Co-location Access Terms unless expressly provided otherwise.

3 General

3.1 Section ~~144~~ sets out definitions for terms used in the Mobile Co-location Access Terms that are not defined in the Mobile Co-location General Terms or the Mobile Co-location Operations Manual, otherwise the definitions set out in the Mobile Co-location General Terms and the Mobile Co-location Operations Manual apply.

3.2 The Mobile Co-location Access Terms apply in addition to the Mobile Co-location General Terms. If there is any conflict between the Mobile Co-location Access Terms and the Mobile Co-location General Terms, the Mobile Co-location General Terms will prevail.

3.3 The Mobile Co-location Access Terms are drafted in the singular but apply equally and severally to each supply of the Mobile Co-location Service to the Access Seeker in respect of all Relevant Facilities.

4 Basic rights and obligations

4.1 For the time that the Access Seeker is supplied with the Mobile Co-location Service under the Mobile Co-location Terms, the Access Seeker has a non-exclusive right to gain access to the Relevant Facilities for the purposes of the Permitted Use on the Relevant Facilities.

4.2 For the time that the Access Seeker is supplied with the Mobile Co-location Service under the Mobile Co-location Terms, the Access Seeker also has a non-exclusive right to use the access track solely for the ingress and egress to and from a Site for the Permitted Use, where that access track

begins at a public road and ends at the Site, to the extent that the Access Provider is lawfully able to provide the Access Seeker with such a right.

4.3 The Access Seeker's right under the Mobile Co-location Access Terms is subject to the Mobile Co-location Terms.

4.4 The Mobile Co-location Access Terms do not:

4.4.1 give the Access Seeker any interest or estate in the Access Seeker Space or the Relevant Facilities;

4.4.2 confer on the Access Seeker any right to the exclusive possession of any part of the Relevant Facilities; or

4.4.3 make the Access Provider responsible in any way for the Access Seeker's business.

4.5 The Access Provider is entitled to grant additional rights in connection with the Relevant Facilities to any third parties.

Use of the Relevant Facilities

4.6 The Access Seeker will access and use the Relevant Facilities for the Permitted Use and for no other purposes.

4.7 The Access Seeker will ensure that any access to the Relevant Facilities by the Access Seeker or its Invitees is in accordance with the access and security procedures set out in the Mobile Co-location Operations Manual and in compliance with any additional reasonable request and direction of the Access Provider.

5 Things the Access Seeker must not do

5.1 The Access Seeker must not and will ensure that its Invitees will not do any of the following:

5.1.1 use the Relevant Facilities for any purpose other than the Permitted Use;

5.1.2 impede or interfere with the Access Provider's rights of possession and control of the Relevant Facilities;

5.1.3 obstruct or interfere with the Access Provider's Network or the operation of the Access Provider's Network on or around the Relevant Facilities;

5.1.4 access any part of the Relevant Facilities not strictly necessary for the Permitted Use; or

5.1.5 interfere with any third party's use, occupation or enjoyment of the Relevant Facilities, [subject to the Mobile Co-location Interference Management and Design document](#).

6 Things the Access Seeker must do

6.1 The Access Seeker must do and ensure its Invitees do all of the following at the Access Seeker's own expense:

Installation and maintenance

6.1.1 Carry out any installation, maintenance, repair, alteration, removal and/or replacement of the Access Seeker Equipment in accordance with the Mobile Co-location Operations Manual.

6.1.2 To the reasonable satisfaction of the Access Provider, maintain any Access Seeker Equipment installed on or with the Relevant Facilities in good and proper repair and working order and employing suitably qualified people to do so.

No danger to others

6.1.3 Take all reasonable steps to ensure that no part of the Access Seeker Equipment becomes a danger to the safety of the Access Provider, the Access Provider's Invitees or third parties to whom the Access Provider has granted similar rights.

- 6.1.4 At all times take all practical and proper precautions to the reasonable satisfaction of the Access Provider for the prevention of risks at the Relevant Facilities.

Rubbish

- 6.1.5 Remove all rubbish from the Relevant Facilities resulting from the Access Seeker's use of the Relevant Facilities.

Compliance

- 6.1.6 Comply in all respects with:
- (a) any law or requirement of any Authority that applies in relation to anything that is done or to be done by the Access Seeker (including the Resource Management Act 1991 and the Building Act 2004), or its Invitees, under the Mobile Co-location Access Terms, or that relates to the Access Seeker's or the Access Seeker's Invitees' use of the Relevant Facilities;
 - (b) the Resource Management Act 1991, and any relevant district plan or regional plan and the terms of any resource consent and any other applicable law;
 - (c) the Mobile Co-location Terms; and
 - (d) the Mobile Co-location Access Terms.
- 6.1.7 Co-operate with any reasonable request made by the Access Provider in relation to inspections, installation, maintenance, repairs, alterations, removals and/or replacements in connection with the Access Provider's Network or the Relevant Facilities.

Consents and permits

- 6.1.8 In addition to complying with its obligations under section 8, obtain and comply with any other additional consent or permit required for the installation, operation and use of the Access Seeker Equipment on or with the Relevant Facilities.

Access Seeker Equipment

- 6.1.9 Ensure that the Access Seeker Equipment complies in all respects with the Mobile Co-location Operations Manual.

Notice

- 6.1.10 The Access Seeker will promptly advise the Access Provider in writing on becoming aware of any:
- (a) material damage to the Relevant Facilities, the Access Provider's Network, or any property of any third party on or around the Relevant Facilities;
 - (b) accident or serious harm to any person caused by the condition of the Relevant Facilities or the Access Provider's Network; or
 - (c) potential hazards, safety issues or other matters likely to affect the integrity or security of the Relevant Facilities or the Access Provider's Network.

Health and safety

- 6.2 The Access Seeker must comply with its obligations under the HSE Act and all approved codes of practice under the HSE Act. In particular, the Access Seeker must establish procedures to ensure compliance with the HSE Act for anything it does and/or allows to be done on or around the Relevant Facilities. If the Access Provider asks, the Access Seeker must give the Access Provider details of those procedures and of how they are being implemented.
- 6.3 Any access to the Relevant Facilities by Invitees of the Access Seeker is at the sole risk of the Access Seeker and the Access Seeker has the sole responsibility for identifying and advising its Invitees of all existing and potential hazards on or around the Relevant Facilities which its Invitees could encounter.

7 Things the Access Provider will do

7.1 The Access Provider will:

- 7.1.1 not interfere with any Access Seeker Equipment or the operation of any Access Seeker Equipment except where specifically permitted under the Mobile Co-location Terms;
- 7.1.2 in accordance with, and subject to, section 8 and the provisions of the Mobile Co-location Operations Manual, provide the Access Seeker with reasonable assistance in obtaining any third party authorisation, licence or consent necessary or prudent for the occasion to be supplied with the Mobile Co-location Service (such as resource management or building consents) ~~other than authorisations, licences or consents required generally by the Access Seeker to operate its network~~; and
- 7.1.3 promptly advise the Access Seeker in writing on becoming aware of any:
 - (a) material damage to the Relevant Facilities, the Access Seekers' Equipment, or any property of any third party on or around the Relevant Facilities;
 - (b) accident or serious harm to any person caused by the condition of the Relevant Facilities or Access Seekers' Equipment; or
 - (c) potential hazards, safety issues or other matters likely to affect the integrity or security of the Relevant Facilities or Access Seekers' Equipment.

7.2 The Access Provider shall give not less than one calendar month's Notice to the Access Seeker of its intention to undertake any of the following actions if those actions are likely to have any material effect on the Access Seeker's rights under the Mobile Co-location Access Terms:

- 7.2.1 complying with any law or any requirement of any Authority;
- 7.2.2 viewing the state of repair of the Relevant Facilities;
- 7.2.3 maintaining and repairing the Relevant Facilities; and
- 7.2.4 modifying, expanding or altering the Relevant Facilities.

8 Rights of Relevant Occupation

8.1 The provisions of the Mobile Co-location Operations Manual set out the processes which must be followed in relation to securing the appropriate consents necessary for the Access Seeker to be able to carry on the Permitted Use on the Relevant Facilities and receive the Mobile Co-location Service.

8.2 The Access Seeker shall obtain the necessary consents from the Landlord in the manner set out in the Mobile Co-location Operations Manual. If all necessary consents of the Landlord cannot be obtained by the Access Seeker, then the Access Seeker must not install, repair, test, operate, maintain or remove the Access Seeker Equipment on or with the Relevant Facilities.

8.3 In respect of any Relevant Facilities that are located on land that is subject to a right of Relevant Occupation, the Access Seeker will not, and will ensure that its Invitees do not, permit or do any act or thing on or in relation to the Relevant Facilities which would or may cause the Access Provider to be in breach of its covenants or the conditions contained in the terms of any right of Relevant Occupation or which if done by the Access Provider would or may constitute a breach of the terms of any right of Relevant Occupation.

9 Queuing policy

9.1 The queuing policy that will apply when the Access Seeker makes an Application to the Access Provider for the Mobile Co-location Service is set out in the Mobile Co-location Operations Manual. This policy:

- 9.1.1 conforms with the standard access principles, and is subject to the limits on the standard access principles, in Part 1 of Schedule 1 of the Act;
- 9.1.2 provides for Access Seekers to be advised of their position in the queue;

- 9.1.3 allows Access Seekers to determine the relative priority of Applications they may submit simultaneously;
- 9.1.4 addresses the conditions under which a request to co-locate lapses;
- 9.1.5 determines the basis on which priority is decided; and
- 9.1.6 states how it will apply to the Access Provider's own proposals to use its Relevant Facilities.

10 ~~Mast revision / extension~~Not used

~~10.1 This section 10 only applies in circumstances where the revision or extension of a Mast is determined to be required to accommodate the Access Seeker's requirements for provision of the Mobile Co-location Service at any Relevant Facilities. The provisions of the Mobile Co-location Operations Manual set out the circumstances where the revision or extension of a Mast is determined to be required.~~

~~Property rights~~

~~10.2 Where the Access Seeker is to revise or extend a Mast:~~

- ~~10.2.1 the revised or extended Mast will be owned by the Access Provider; and~~
- ~~10.2.2 the Access Seeker Equipment will remain the property of the Access Seeker.~~

~~Rights and obligations~~

~~10.3 Unless the Access Seeker and the Access Provider otherwise agree:~~

- ~~10.3.1 the Access Seeker is responsible for designing and undertaking all the work necessary for the revision or extension of the Mast (**Necessary Work**) including obtaining any necessary consents or permits in accordance with clause 6.1.8, and the Access Seeker is responsible for ensuring that temporary sites are established where required by the Access Provider to ensure that any interruption to the services that the Access Provider provides to its Customers and End Users is to the extent reasonably practicable, avoided, or, if unavoidable, minimised; and~~
 - ~~(a) the Access Provider must promptly provide all cooperation that the Access Seeker reasonably requires in undertaking the Necessary Work; and~~
 - ~~(b) the Access Seeker must bear the costs of designing and constructing the revised or extended Mast, including all the costs of obtaining appropriate statutory, regulatory or other consents, any costs associated with the provision of temporary sites, and all the Necessary Work and all things required by these Mobile Co-location Access Terms.~~
- ~~10.3.2 In carrying out the Necessary Work, the Access Seeker must take all reasonable steps to ensure that all such work is carried out in accordance with the Project Plan (as referred to in clause 10.6 below), and must notify the Access Provider of any delays which it anticipates as soon as practicable after becoming aware that such delays will occur.~~

~~Project Plan~~

~~10.4 Once it has been determined under the Mobile Co-location Operations Manual that the Mast will be revised or extended, the Access Seeker must submit to the Access Provider a Full Site Application relating to the Access Seeker Equipment it proposes to install on the revised or extended Mast, including the following:~~

- ~~10.4.1 all relevant technical and design specifications, dimensions, load factors and radio communications characteristics of the Access Seeker Equipment; and~~
- ~~10.4.2 the Access Provider's structural standards and standard Mast design.~~

- ~~10.5 — The Access Provider must confirm to the Access Seeker whether it approves the Full Site Application in accordance with clause 14.4 of the Mobile Co-location Operations Manual.~~
- ~~10.6 — Once the Access Seeker has received the Final Site Approval, as part of the formulation of the Project Plan in accordance with section 18 of the Mobile Co-location Operations Manual, the Access Seeker and the Access Provider must agree on assigned places on the revised or extended Mast and/or Relevant Facilities for each of the Access Seeker and the Access Provider to locate its own equipment (and the equipment of any other Access Seeker or third party using the Relevant Facilities) and a timetable for the installation of equipment. However, in no circumstances shall the Access Provider's existing Access Provider Equipment, or any equipment which is the subject of the Access Provider's current and reasonable forecast requirements for capacity, be placed in a location or position which, in the Access Provider's reasonable opinion, is any less favourable than the location or position of such equipment prior to the revision or extension of the Mast. In addition, the Project Plan must be prepared by a suitably qualified and experienced engineer.~~
- ~~10.7 — For the avoidance of doubt, to the extent that there is any space on the revised or extended Mast in excess of the space required to accommodate the Access Seeker Equipment, such space shall be at the unrestricted disposal of the Access Provider and shall not be Access Seeker Space.~~

Implementation of the Project Plan

- ~~10.8 — Upon receipt by the Access Seeker of the Approval to Build, the Access Seeker may commence construction in accordance with the Project Plan.~~
- ~~10.9 — Unless the Access Seeker and the Access Provider otherwise agree, each of the Access Seeker and the Access Provider will be responsible for the installation of its own equipment on the revised or extended Mast once completed.~~
- ~~10.10 — Unless the Access Seeker and the Access Provider otherwise agree, all the equipment installed on an existing Mast must be transferred, in accordance with the reasonable directions of the Access Provider, to the revised or extended Mast in a manner that:~~
- ~~10.10.1 — to the extent reasonably practicable, avoids; or~~
- ~~10.10.2 — if unavoidable, to the extent reasonably practicable, minimises;~~
- ~~any outage in transferring the equipment to the revised or extended Mast. To minimise the impact of any outage, the Access Seeker and the Access Provider must schedule the transference of the equipment at a time when, in the reasonable opinion of the Access Provider, that equipment is carrying the least traffic but also at a time that is reasonably practical to do that work.~~
- ~~10.11 — In relation to the construction of the revised or extended Mast, the provisions of section 19 of the Mobile Co-location Operations Manual shall apply.~~
- ~~10.12 — Once the location of the Access Provider Equipment upon the revised or extended Mast has been determined, and any part of it is installed, the Access Seeker must not (except with the prior written consent of the Access Provider) require that it be relocated elsewhere upon the revised or extended Mast.~~
- ~~10.13 — If either the Access Seeker or the Access Provider does not consider that the other has met its obligations under this section 10, then the Access Seeker and the Access Provider must engage in dispute resolution, as set out in section 39 of the Mobile Co-location General Terms.~~

11 Mast replacementNot used

- ~~11.1 — This section 11 applies only in circumstances where the construction of a replacement Mast is determined to be required to accommodate the Access Seeker's requirements for provision of the Mobile Co-location Service at any Relevant Facilities. The provisions of the Mobile Co-location Operations Manual set out the circumstances where the replacement Mast shall be determined to be required.~~

Property Rights

- ~~11.2 — Where the Access Seeker is to construct a replacement Mast:~~
- ~~11.2.1 — the replacement Mast will be owned by the Access Provider;~~

~~11.2.2 — the Access Seeker Equipment will remain the property of the Access Seeker; and~~

~~11.2.3 — the original Mast which has been replaced will be owned by the Access Seeker.~~

Rights and Obligations

~~11.3 — Unless the Access Seeker and the Access Provider otherwise agree:~~

~~11.3.1 — the Access Seeker is responsible for designing and undertaking all the work necessary for the construction of the replacement Mast (**Necessary Work**), including obtaining any necessary consents or permits in accordance with clause 6.1.8, and the Access Seeker is responsible for ensuring that temporary sites are established where required by the Access Provider to ensure that any interruption to the services that the Access Provider provides to its Customers and End Users is to the extent reasonably practicable, avoided, or, if unavoidable, minimised; and~~

~~(a) — the Access Provider must promptly provide all cooperation that the Access Seeker reasonably requires in undertaking the Necessary Work; and~~

~~(b) — the Access Seeker must bear the costs of designing and constructing the replacement Mast, including all the costs of obtaining appropriate statutory, regulatory or other consents, any costs associated with the provision of temporary sites, and all the Necessary Work and all things required by these Mobile Co-location Access Terms. The Access Seeker must bear the costs of the disposal of the original Mast which has been replaced.~~

~~11.3.2 — In carrying out the Necessary Work, the Access Seeker must take all reasonable steps to ensure that all such work is carried out in accordance with the Project Plan, and must notify the Access Provider of any delays which it anticipates as soon as practicable after becoming aware that such delays will occur.~~

~~11.4 — The Access Seeker shall be entitled to a reasonable share of any subsequent co-location rental revenues from other Access Seekers or alternatively a reasonable abatement of its own rental (**Apportionment**), calculated by the Access Provider by reference to:~~

~~11.4.1 — the Access Seeker's level of capital contribution towards the Necessary Work; and~~

~~11.4.2 — the costs incurred by the Access Provider:~~

~~(a) — in administering the Apportionment; and~~

~~(b) — in setting up the original Mast, including but not limited to site acquisition costs, the costs of obtaining appropriate statutory, regulatory or other consents, development, design and construction costs, legal costs and any other reasonable costs.~~

~~11.5 — In the event that another Access Seeker subsequently constructs a further replacement Mast in accordance with this section 11, the rental revenues or abatements shall be apportioned between the Access Provider and the Access Seekers who have constructed replacement Masts, in accordance with clause 11.4.~~

Other provisions

~~11.6 — Clauses 10.4 to 10.13 (inclusive) shall apply to this section 11, mutatis mutandis, as though references to "Mast revision or extension" (or words similar to these) are instead references to "Mast replacement".~~

12 Decommissioning

12.1 In relation to Relevant Facilities that are located on land that is subject to a right of Relevant Occupation, if:

12.1.1 the Access Provider intends to decommission all of the Relevant Facilities at a Site; and

12.1.2 the Access Seeker wishes to use those Relevant Facilities and to continue to use those Relevant Facilities,

then the [first Access Seeker to use the Mobile Co-Location Service at the Relevant Facilities must be given an opportunity to purchase all or any of the Relevant Facilities on commercial terms agreed by the Parties, subject to the Access provider's pre-existing contractual obligations to third parties.](#)

[12.2](#) [If commercial terms are agreed, then the](#) Access Provider, using its commercially reasonable endeavours to assist the Access Seeker to continue to use those Relevant Facilities, must:

[12.1.3](#)[12.2.1](#) release the Access Seeker from the relevant agreement between the Access Seeker and the Access Provider created in relation to, and which is subservient to, the right of Relevant Occupation (**sub-lease agreement**), and, following vacation of the Relevant Facilities by the Access Provider, release the Access Seeker from all obligations (except for any accrued liabilities) under the Mobile Co-location Terms in relation to those Relevant Facilities;

[12.1.4](#)[12.2.2](#) where there is more than one Access Seeker sharing the Relevant Facilities, assign or novate to the Access Seeker that was the first Access Seeker to share the Relevant Facilities (where permitted to do so under the right of Relevant Occupation) the sub-lease agreement entered into between the Access Provider and Access Seeker that was the second Access Seeker to share the Relevant Facilities; and

[12.2.3](#) indemnify the Access Seeker against any claims by the Landlord in respect of the Access Provider's use of the Relevant Facilities (except to the extent that liability arises out of acts or omissions of the Access Seeker).

[12.1.5](#)[12.3](#) [If commercial terms are not agreed with the first Access Seeker to be supplied the Mobile Co-location Service at the Relevant Facilities, then the Access Provider must give an opportunity to purchase the Relevant Facilities to the next Access Seeker to be supplied the Mobile Co-location Service at the Relevant Facilities in accordance with this section 12, until all Access Seekers supplied the Mobile Co-location Service at the Relevant Facilities have been given an opportunity to purchase the Relevant Facilities.](#)

13 Security at Relevant Facilities

13.1 The Mobile Co-location Operations Manual sets out the provisions in relation to the necessary accreditation and security clearance of an Access Seeker and its representatives prior to accessing any Relevant Facilities.

14 Suspension

14.1 Where the Access Provider suspends supply of the Mobile Co-location Service under the Mobile Co-location General Terms, the Access Seeker's rights under the Mobile Co-location Access Terms are extinguished for the duration of that suspension, and, for the same duration:

14.1.1 the Access Seeker ceases to have any right to use the Access Seeker Equipment to provide services to Access Seeker Customers;

14.1.2 the Access Seeker must promptly allow and facilitate the Access Provider to disable the power supply to Access Seeker Equipment so that it cannot be used to provide services to Access Seeker Customers; and

14.1.3 the Access Provider will allow the Access Seeker reasonable escorted access on or around the Relevant Facilities for the purpose of remedying the Access Seeker's default.

15 Relocation

- 15.1 The Mobile Co-location Operations Manual sets out the provisions in relation to the relocation of Access Seeker Equipment.

16 Termination

Termination under the Mobile Co-location General Terms

- 16.1 Where the Access Seeker or the Access Provider terminates supply of the Mobile Co-location Service under the Mobile Co-location General Terms (other than pursuant to clause [16.416.416.4](#)), or the Mobile Co-location Terms come to an end:
- 16.1.1 the Access Seeker will promptly allow the Access Provider to take over the Access Seeker Space; and
- 16.1.2 the Access Seeker will, within 20 Working Days of the date the Mobile Co-location Service is terminated or the Mobile Co-location Terms come to an end, at the Access Seeker's cost and to the Access Provider's satisfaction:
- (a) remove the Access Seeker Equipment from the Relevant Facilities;
 - (b) make good any damage resulting from that removal;
 - (c) leave the Relevant Facilities in good clean order, repair and condition; and
 - (d) reinstate the affected parts of the Relevant Facilities as near as reasonably possible to their condition as at the first day the Access Seeker gained access to the Relevant Facilities under the Mobile Co-location Terms, fair wear and tear excepted,
- and for these purposes the access rights in these Mobile Co-location Access Terms continue to apply.
- 16.2 If the Access Seeker has not removed the Access Seeker Equipment from the Relevant Facilities within 40 Working Days from the date the Mobile Co-location Service is terminated or the Mobile Co-location Terms come to an end, the Access Provider will be entitled to treat the Access Seeker Equipment as its own and may retain or dispose of all or any part of it as the Access Provider sees fit.
- 16.3 The Access Seeker will promptly reimburse the Access Provider for any reasonable cost the Access Provider incurs in removing and disposing of all or any part of the Access Seeker Equipment the Access Seeker leaves behind, including the cost of making good any damage resulting from that removal. The Access Provider will not be liable for any loss as a result.

Early termination

- 16.4 If at any time any of the following events occur:
- 16.4.1 the Access Provider at any time becomes under notice to quit the Relevant Facilities pursuant to any right of Relevant Occupation and/or the Access Provider is unable to renew or extend the right of Relevant Occupation on reasonable commercial terms;
- 16.4.2 the Relevant Facilities or the use of the Relevant Facilities is rendered unlawful by any competent Authority;
- 16.4.3 the Relevant Facilities or any substantial part of the Relevant Facilities is destroyed or so materially damaged by fire, earthquake or other cause as to require reconstruction or as to be rendered unfit for use and occupation and the Access Provider does not intend in its discretion to reinstate the Relevant Facilities; or
- 16.4.4 the Access Provider's legal interest in the Relevant Facilities is materially affected by any other event or circumstance beyond the Access Provider's reasonable control,
- then the Access Provider will advise the Access Seeker at the earliest practical date and may terminate the Mobile Co-location Service at the affected Relevant Facilities by giving Notice to the Access Seeker, in which case the Access Provider will use its all reasonable endeavours to give not

less than three calendar months' prior Notice of the date of termination. Such Notice will not discharge the Access Seeker from any liability under the Mobile Co-location Terms accrued up to the date that the Access Seeker vacates the Relevant Facilities.

16.5 Where the Mobile Co-location Service is terminated under clause 16.4, the Access Seeker must allow the Access Provider to take the Access Seeker Space over and clause 16.3 applies.

16.6 Subject to section 20 of the Mobile Co-location General Terms, the Access Provider shall be liable to the Access Seeker for any cost, liability, loss, damage or expense that the Access Seeker incurs or suffers as a direct result of the termination of the Mobile Co-location Service by the Access Provider pursuant to clause 16.4, where the termination is a result of:

16.6.1 a breach by the Access Provider of the terms of any right of Relevant Occupation;
and/or

16.6.2 any other unlawful act by the Access Provider which resulted in the termination of the right of Relevant Occupation,

except to the extent that liability arises out of acts or omissions of the Access Seeker.