

01	A	B	C	D	E
02	A	B	C	D	E
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25	A	B	C	D	E
26	A	B	C	D	E

27	A	B	C	D	E
28	A	B	C	D	E
29	A	B	C	D	E
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32	A	B	C	D	E
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35	A	B	C	D	E
36	A	B	C	D	E
37	A	B	C	D	E
38	A	B	C	D	E
39	A	B	C	D	E

PRACTICE QUESTIONS

Estidama Pearl Rating System

COMM

Pearl Community Rating System Exam

EDITION

Demo

QUESTIONS

9

ISSUED

September 4, 2026

Before you begin

What this is

9 practice questions for Estidama Pearl Rating System **COMM**, each with its answer key and an explanation. Answer a question before you read its key — the explanation is worth more once you have committed.

If something looks wrong

Send us three things and we will check it:

- the exam code, **COMM**
- the question number
- the email address on your order

Write to **support@mometrix.net**. We reply within one business day.

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QUESTION 1

MULTIPLE CHOICE

The Pearl Community Rating System (COMM) integrates credits from which Pearl rating systems? (Choose two.)

- ☒ **A** Pearl Building Rating System (PBRs)
- ☐ **B** Pearl Villa Rating System (PVRs)
- ☒ **C** Pearl Community Rating System – Existing Communities (COMM-EB)
- ☐ **D** Pearl Qualified Professional (PQP) Certification scheme
- ☐ **E** Pearl Foundation Rating System (PFRs)

ANSWER **A - C**

WHY The COMM system aggregates credits from the Pearl Building Rating System (PBRs) and the Pearl Community Rating System – Existing Buildings (COMM-EB) (commonly referenced as the Existing Buildings pathway). Pearl Villa Rating System (PVRs), the Pearl Qualified Professional (PQP) scheme, and Pearl Foundation Rating System (PFRs) are separate Estidama programmes and are not directly integrated into the COMM credit aggregation framework.

QUESTION 2

MULTIPLE CHOICE

Which of the following are required components of a Pearl Community Management plan submitted under COMM-01? (Choose two.)

- ☒ **A** A documented governance structure and community manager role
- ☒ **B** Identification of all Pearl-rated developments that fall within the community boundary
- ☐ **C** A municipal-level master plan for the entire emirate
- ☐ **D** Mandatory on-site renewable energy generation
- ☐ **E** An annual carbon-neutral certification by a third party

ANSWER A • B

WHY COMM-01 (Community Management) requires the project to demonstrate a formal management framework — including a governance structure with a clearly identified community manager — and to map and reference the Pearl-rated buildings and developments that are part of the community. Municipal-level master planning, mandatory on-site renewables, and third-party carbon-neutral certification are not prerequisites of COMM-01; they are addressed in other Pearl credits.

QUESTION 3

TRUE FALSE

The Pearl Community Rating System awards between 1 and 5 Pearls based on the total number of credits achieved across the integrated categories.

- ☒ **A** True
- ☐ **B** False

ANSWER A

WHY True. The Pearl Community Rating System follows the same tiered Pearl rating approach as the other Estidama systems, awarding between 1 Pearl (minimum pass) and 5 Pearls (highest level of performance) based on the total credit achievement across all COMM categories. This is consistent with the documented Pearl rating levels used across PBRS, PVRS and COMM.

QUESTION 4

SINGLE CHOICE

What is the primary purpose of the Estidama Pearl Community Rating System (COMM)?

- ☐ A To rate the energy performance of individual villa developments only
- ☐ B To certify Pearl Qualified Professionals who can audit Pearl projects
- ☒ C To assess and rate the sustainability performance of master-planned communities at the community scale
- ☐ D To replace the Estidama Pearl Building Rating System for new buildings
- ☐ E To provide carbon credits for the Abu Dhabi carbon market

ANSWER C

WHY The Pearl Community Rating System (COMM) is the Estidama scheme that assesses sustainability at the community / master-plan scale, evaluating integrated performance across environmental, social and economic categories rather than at the individual building scale. It does not rate villas only, certify professionals, replace PBRS, or function as a carbon-market instrument.

QUESTION 5

SINGLE CHOICE

Under COMM-02 (Community Connectivity & Infrastructure), which measure is typically required to demonstrate connectivity?

- ☒ **A** Provision of shaded, pedestrian and cyclist pathways linking key community destinations
- ☐ **B** Installation of rooftop photovoltaic arrays on every building
- ☐ **C** Use of only locally manufactured concrete
- ☐ **D** On-site wastewater recycling for every plot
- ☐ **E** A minimum 50% reduction in potable water use

ANSWER A

WHY COMM-02 (Community Connectivity & Infrastructure) focuses on the physical and transport connectivity within the development. The credit rewards the provision of shaded, walkable and cycle-friendly routes that connect residents to community destinations such as transit, schools, retail and open space. Rooftop PV, local materials, on-site wastewater recycling and a specific potable-water reduction percentage are addressed under other Pearl categories (Energy, Materials, Water, etc.), not specifically under COMM-02 connectivity.

QUESTION 6

SINGLE CHOICE

Under COMM-03 (Open Space & Habitat), a community is typically expected to provide what minimum proportion of the total site area as functional open space?

- ☐ A 1%
- ☐ B 5%
- ☒ C Around 15% or more, with shade and habitat features
- ☐ D Exactly 50%
- ☐ E No minimum — it is optional

ANSWER C

WHY The Pearl Community Rating System expects communities to provide a substantive share of the site as functional, shaded open space that supports biodiversity and outdoor comfort — typically around 15% or more of the total site area, along with habitat features. 1% and 5% are too low, 50% is unrealistic and not the documented requirement, and the credit is not optional — open space provision is a core community-scale measure.

QUESTION 7

SINGLE CHOICE

Who is authorised to formally submit and sign off a Pearl Community Rating System (COMM) assessment?

- ☐ A Any contractor on the project
- ☐ B The developer alone, without third-party involvement
- ☒ C A Pearl Qualified Professional (PQP) registered for the appropriate scope
- ☐ D The Abu Dhabi Municipality cleaning staff
- ☐ E The project's structural engineer

ANSWER C

WHY Estidama Pearl assessments, including those for COMM, must be submitted and signed off by a Pearl Qualified Professional (PQP) who holds the appropriate scope of registration for community-scale projects. Contractors, the developer alone, municipality operations staff, and the project's structural engineer are not authorised to formally sign off a Pearl submission.

QUESTION 8

SINGLE CHOICE

Within the COMM framework, the integration of building-level Energy and Water credits from PBRS / COMM-EB is intended primarily to demonstrate what?

- ☒ **A** That every individual building meets Pearl-rated performance in support of the overall community rating
- ☐ **B** That the community uses no energy at all
- ☐ **C** That Treated Sewage Effluent (TSE) is used for all irrigation regardless of fit-for-purpose testing
- ☐ **D** That no electricity grid connection is required
- ☐ **E** That potable water demand increases as the community grows

ANSWER A

WHY A key feature of the Pearl Community Rating System is the roll-up of Energy and Water performance from the underlying Pearl-rated buildings (PBRS / COMM-EB) into a single community-wide picture, so that the community rating reflects actual building-level performance. It does not require net-zero energy, unrestricted TSE use, off-grid operation, or increasing potable demand — those are contrary to the Estidama intent.

QUESTION 9

SINGLE CHOICE

Which transport-related strategy is most directly rewarded under Pearl COMM Sustainable Sites & Transport credits?

- ☐ A Provision of priority car parking only, sized to accommodate peak traffic
- ☒ B Location of the community on a site well-served by public transport, with measures that reduce dependence on private vehicles
- ☐ C Mandatory provision of on-site helipads
- ☐ D Removal of all pedestrian and cycling infrastructure to speed up traffic
- ☐ E Subsidising private fuel costs for residents

ANSWER B

WHY Pearl COMM Sustainable Sites & Transport credits reward communities that are located where residents can access public transport and daily needs without relying on private vehicles — i.e. transit-oriented development and reduced car dependence. Priority car parking, helipads, removing active-travel infrastructure and fuel subsidies are the opposite of what the credits reward.