ADREC

ABU DHABI REAL ESTATE CENTRE

REAL ESTATE COMMUNITY OPERATIONS

Community Annual Cycles

The recurring governance, budgeting, audit and survey cycles for jointly owned communities

Guide CAG26-005 July 2026

COMMUNITY ANNUAL CYCLES

Four recurring cycles

Owner Committee Management

BIENNIAL (2-YEAR) CYCLE

AGA → nominations → vote → ADREC approval → committee formation → CMP handover → new term begins 15 December.

Service-Charge Budgeting

ANNUAL CYCLE (~16-MONTH LEAD)

Draft budget → tendering process → provisional budget → OC & BA review → ADREC approval → invoicing.

Auditing

ANNUAL, WITH HALF-YEAR REVIEW

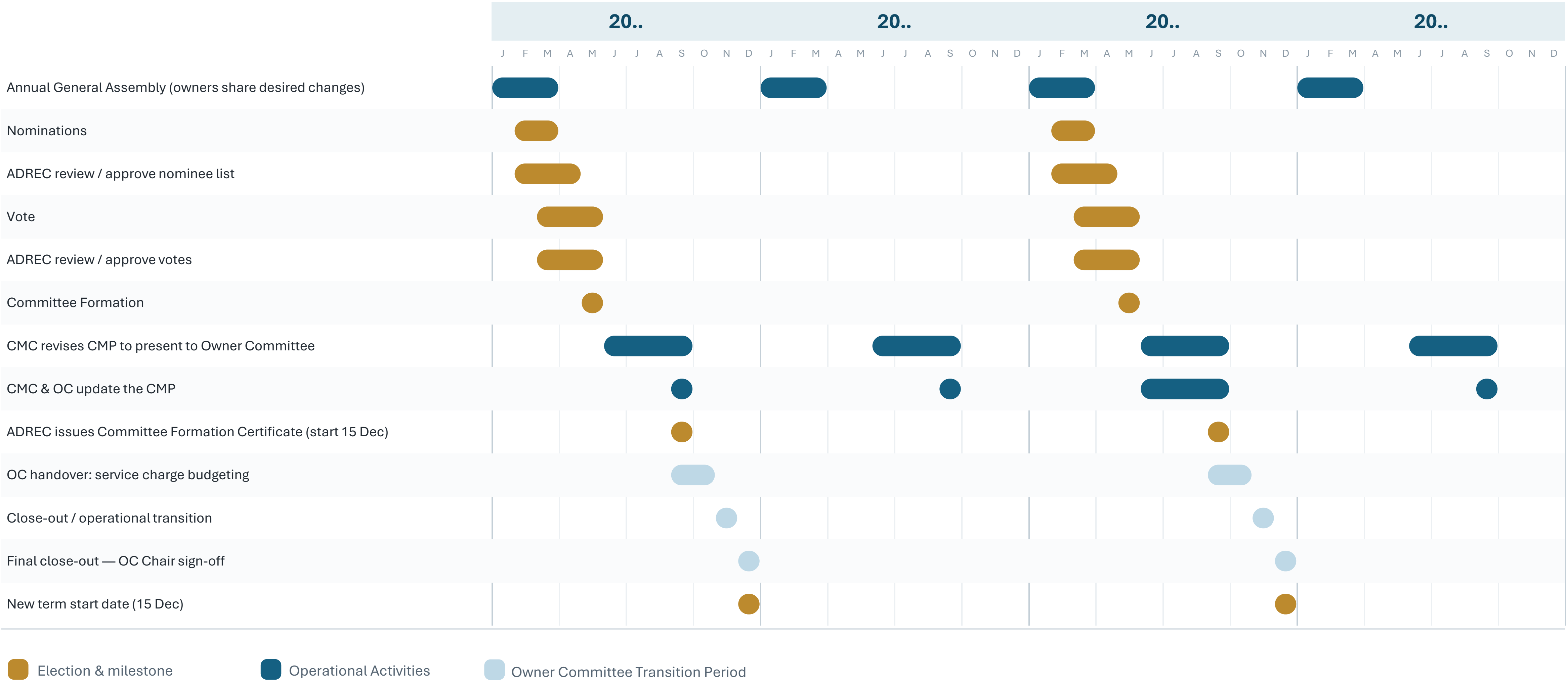
Year close-out and audit report; monthly bank reconciliations; a mid-year financial review.

ADREC Surveys

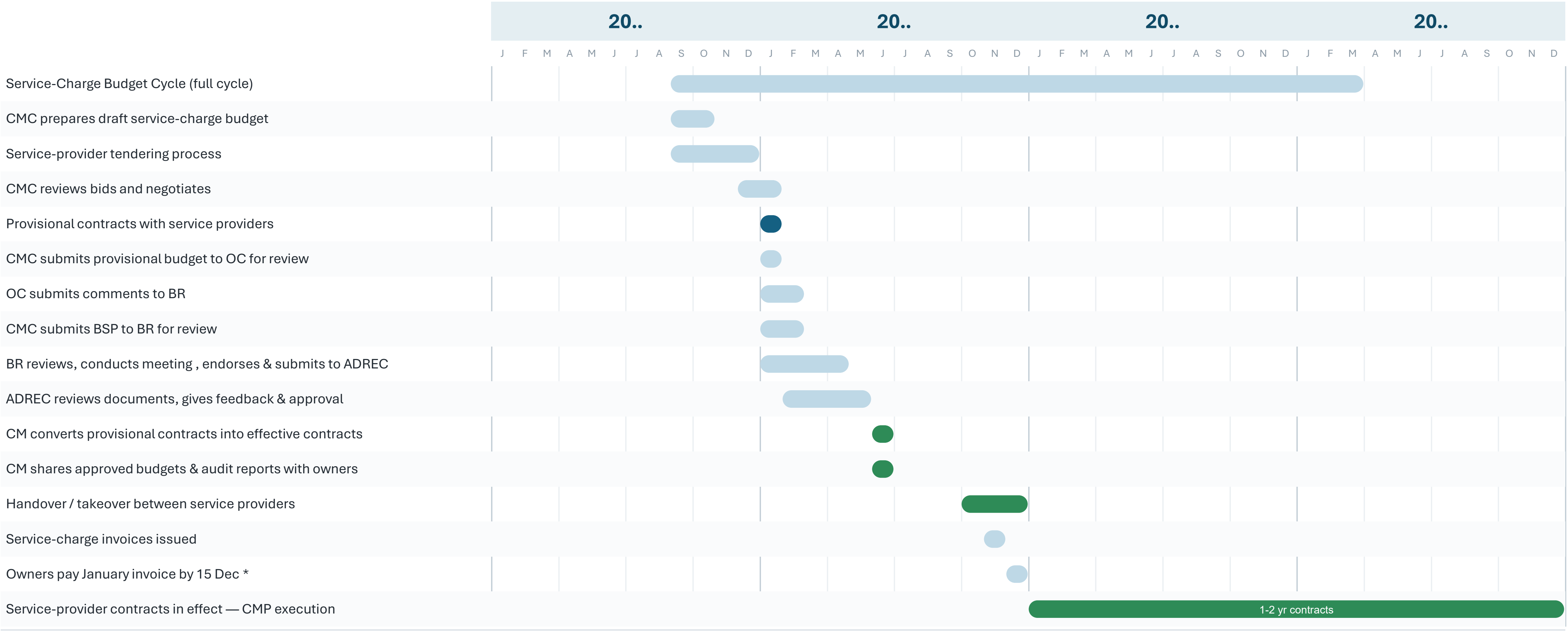
TWICE A YEAR

Community surveys conducted in Q1 and Q3 each year.

Owner Committee Management — 2-year cycle



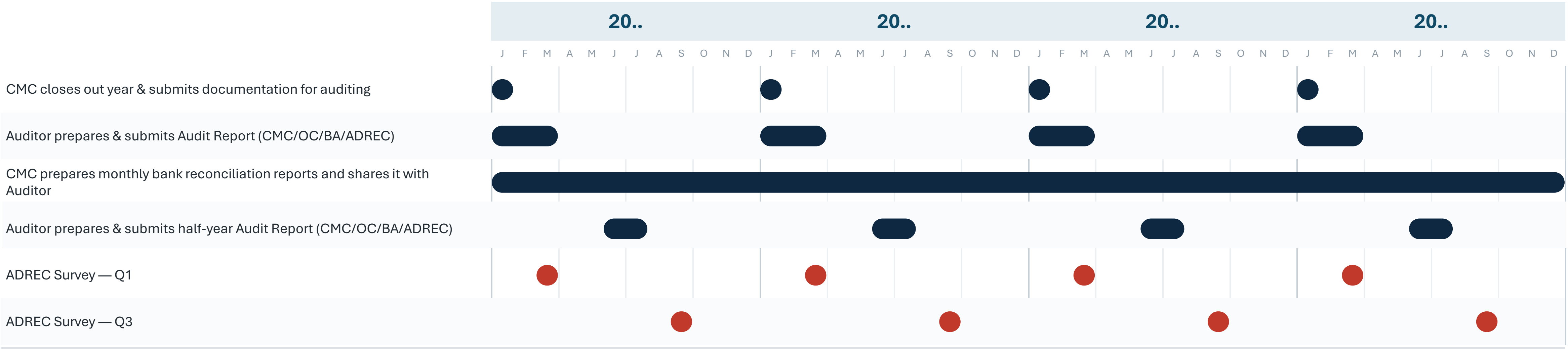
Service-Charge Budgeting — annual cycle



Budgeting Process · Provisional Contracts · Execution / contracts

*Owners can opt to pay Monthly, Quarterly or Annually, and always in advance (1, 4 or 12 months in advance.

Auditing & ADREC Surveys — annual



Auditing activities: year-end close-out audit report, a mid-year financial audit, and continuous monthly bank reconciliations.

ADREC surveys are conducted twice a year, in Q1 and Q3, to capture community feedback.

Auditing   ADREC survey

Predictable cycles lead to well-run communities.

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