



## PR/096802 | Project Manager

### Job Information

**Recruiter**

JAC Recruitment Singapore

**Job ID**

1582428

**Industry**

Real Estate Brokerage, Management

**Job Type**

Permanent Full-time

**Location**

Singapore

**Salary**

Negotiable, based on experience

**Refreshed**

March 17th, 2026 10:16

### General Requirements

**Minimum Experience Level**

Over 3 years

**Career Level**

Mid Career

**Minimum English Level**

Fluent

**Minimum Japanese Level**

None

**Minimum Education Level**

Associate Degree/Diploma

**Visa Status**

No permission to work in Japan required

### Job Description

**Company Overview**

Our client is a distinguished and rapidly growing real estate investment and development firm specializing in bespoke residential projects. As both a developer and a fund manager, they are at the forefront of creating high-value, quality living spaces while managing strategic investments. As they continue to drive growth and expansion, they are now seeking a Project Manager to join their team and contribute to their ongoing success.

**Key Responsibilities**
**Project Planning & Feasibility:**

- Conduct detailed feasibility studies for potential investment and development projects, ensuring full compliance with URA zoning and planning regulations.
- Coordinate effectively with various consultants (architects, Quantity Surveyors, M&E engineers) to prepare comprehensive concept and budget proposals.

- Evaluate project financials, including IRR, NPV, ROI, and conduct thorough risk sensitivity analysis.
- Ensure all projects align with fund investment strategies and asset class objectives.
- Prepare detailed project timelines, define milestones, and establish critical path schedules.

**Budgeting & Financial Management:**

- Develop and rigorously manage project budgets, cost estimates, and precise cash flow forecasts.
- Liaise closely with finance teams for drawdowns, payment approvals, and ensure audit compliance.
- Support quarterly asset valuations and meet fund reporting requirements.
- Oversee procurement and tendering processes, adhering strictly to corporate governance standards.

**Design, Development & Construction Management:**

- Manage design development, all authority submissions, and obtain necessary approvals from agencies such as BCA, URA, NEA, SCDF, and LTA.
- Coordinate the tendering and appointment processes for consultants, contractors, and other vendors.
- Monitor construction progress, ensure stringent quality assurance, and uphold workplace safety compliance as per MOM regulations.
- Conduct regular site meetings, manage change orders efficiently, and provide consistent progress reports.
- Ensure timely project completion, obtain TOP/CSC, and manage defect rectification processes.

**Stakeholder & Investor Coordination:**

- Act as the primary liaison among fund managers, joint venture partners, consultants, and government authorities.
- Support due diligence processes, project audits, and facilitate investor site visits.
- Facilitate effective communications with tenants, community stakeholders, and marketing agents.

**Risk & Compliance Management:**

- Identify key project and financial risks, developing robust mitigation strategies.
- Ensure full compliance with Singapore's ESG standards, PDPA, and fund-level sustainability reporting.
- Coordinate legal and insurance documentation throughout the project lifecycle.
- Maintain proper records in accordance with fund governance and statutory requirements.

**Asset Delivery & Exit Strategy:**

- Oversee seamless handover and ensure operational readiness for leasing or divestment.
- Coordinate with asset management teams on post-completion operations.
- Support marketing and sales efforts to optimize investment returns.
- Assist in exit strategy formulation and performance analysis for post-project reviews.

**Leadership & Team Collaboration:**

- Promote strong collaboration across investment, development, finance, and legal departments.
- Implement and optimize project management systems.
- Champion continuous process improvement and ensure efficient reporting systems are in place.

**Key Requirements**

- An Architectural Degree is a prerequisite for this role.
- Proven experience in project management within the developer side of residential property development.

- Strong proficiency in project management software such as MS Project, and advanced Excel skills for financial modelling.
- Demonstrated skills in financial analysis, effective stakeholder management, navigating regulatory compliance, and strong leadership capabilities.
- Comprehensive knowledge of URA guidelines, BCA codes, local contract law, fund structures, and ESG compliance.
- Excellent interpersonal and communication skills, with a focus on building strong relationships and ensuring team synergy.

Apply online or feel free to contact me directly for more information about this opportunity. Due to the high volume of applicants, we regret to inform that only shortlisted candidates will be notified. Thank you for your understanding.

Aloysius Loh  
JAC Recruitment Pte Ltd  
EA Personnel: R24121320  
EA Personnel Name: LOH CHUAN LIANG ALOYSIUS

#LI-JACSG  
#countrysingapore

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