

【1000 ~ 1400万円】Head of Real Estate Facility Management Group/ M…

ベーリンガーインゲルハイム製薬株式会社での募集です。 設備保全・メンテナンス・...

Job Information

Recruiter
JAC Recruitment Co., Ltd.

Hiring Company
ベーリンガーインゲルハイム製薬株式会社

Job ID
1622114

Industry
Pharmaceutical

Company Type
International Company

Job Type
Permanent Full-time

Location
Yamagata Prefecture

Salary
10 million yen ~ 14 million yen

Work Hours
08:45 ~ 17:20

Holidays
【有給休暇】初年度（4～13日）＊入社日により付与日数が異なります 入社3か月目から付与 【休日】完全週休二日制 年末年始 祝…

Refreshed
November 12th, 2026 14:56

General Requirements

Career Level
Mid Career

Minimum English Level
Business Level

Minimum Japanese Level
Native Level

Minimum Education Level
Bachelor's Degree

Visa Status
Permission to work in Japan required

Job Description

【求人No NJB2424403】
【Basic purpose of the job】
The local Head of Real Estate Facility Management is end to end accountable for the overall development and execution of the Real Estate Facility Management function in the site.

This includes:

To break down and execute local RE FM strategy priorities and targets for the site （including translation of the global strategy into local action plans）.Reviews and challenges local specific adaptations of global/regional concepts standards and processes when required. Serves as interface to local business partners esp. BU and reporting to functional business level.
Proactively involving and coordinating experts from other disciplines to deliver customer solutions and manage and align new/unplanned requirements with planned daily operations activities
Acting as project support for big local Capex strategy execution of fit out and workplace projects / workplace strategy execution as well in reinstatement projects in alignment with global GFE Org.（level of involvement of global RE Consulting Asset Management Governance depends on complexity and thresholds）
Acting as project support for local strategy execution in alignment with global/regional GFE Organization.
Responsible for the buildings assets buildings management buildings
infrastructures facilities of the site meeting rooms management gardening cleaning transport business travel fleet management internal and external courier ...and all social events.

The local Head of Real Estate Facility Management ensures:
Driving and implementing site specific goals with respect to RE FM with the overarching aim to improve service quality.
Continous development of Real Estate and Facility Management function at local level in alignment with regional and global guidelines.
Fast agile and high quality Real Estate Facility Management Services following common standards.
Compliance with local and site specific regulations and ensuring the company's reputation.
Proactively managing the organizational risks incl. steady risk mitigation
Access to state of the industry knowledge incl. a solid talent Management process
Supports global budgeting process by delivering validated data and insights.
Provide leadership and governance for EHS within the RE FM scope by ensuring that facilities services maintenance projects contractors and workplaces are planned and operated in accordance with applicable EHS requirements.
Ensure compliance with local and site specific regulations GxP requirements where applicable and local/global standards while proactively managing organizational operational and EHS risks.

【Accountabilities】
（1）BUDGET
Budget control. Steady evaluation of budget to ensure planning coherence
Responsible of the local Capex RE FM projects.

（2）WORKPLACE
Ensures local level for implementation of New Workplace Models and elaboration of appropriate office designs.
Ensures the implementation of change management standards on local（project specific）levels.

（3）REAL ESTATE
Responsible for the BIE Real Estate assets management.
Implementation of Capex projects of the Real Estate and Facilities.
Responsible for the correct management of the assets.

（4）FACILITIES MANAGEMENT
Responsible for the Facilities Management of BIE.
Agile and customer oritented experience.
Budget and legal requirements frame.
Business travel and HCP's collaborations cleaning（GMP and Non GMP）laundry Fleet management Reception and shipping internal and external courier collective transport events and social events reception reprography flowers ...
Safeguards effective solution delivery and vendors performance at the local level

（5）MAINTENANCE
Responsible of the maintenance of BIE Real Estate assets（Gmp and Non GMP）
Responsible of the non GMP buildings globalmaintenance.
Responsible of Fire protection Security Systems EHS equipment watering system sewage system...maintenance in BIE.
Responsible of the Industrial Security. Maintenance and periodical revisions.

（6）PROJECTS
Initiate big projects involving repairs renovations and conversions to buildings technical installations and outside facilities.
Initiate feasibility studies. Selection of equipment technology preparation and support of implementation/roll out etc.
Supports the Project manager in selection monitoring of architecture engineering supplier as well as the construction company project implementation.
Develops conceptual plans and budgets for facility projects to support fiscal decision making. Coordinates with decision makers to facilitate rational facility planning budgeting and scheduling.
Active contact with relevant business units and decision makers regarding building operation and facility projects. Acting as point of contact for requests.

（7）TECHNICAL OFFICE PEST CONTROL
Ensure technical office and pest control activities are managed according to local procedures quality requirements and EHS controls including safe chemical use and contractor management.

（8）EHS Risk Management Compliance
Ensure that Real Estate Facility Management activities services maintenance workplaces projects contractors and suppliers are managed in compliance with applicable EHS legal requirements and local/global standards.
Integrate occupational health and safety fire protection emergency preparedness risk assessment incident and near miss follow up contractor safety environmental protection waste management pollution prevention and responsible use of energy and water into RE FM objectives planning budgets and daily operations.
Ensure EHS risks and corrective actions within the RE FM scope are appropriately identified controlled escalated and followed to closure in cooperation with the EHS function.

Required Skills

【Job Expertise】
Several years of practical job experience. Must have an excellent understanding of
Real Estate Facility Management
In depth knowledge of local regulations
Solid exposure to authority inspections and customer audits
Experience within multi stakeholder projects including their management and/or
acting as project sponsor
Facility Management and Real Estate（audit）experience
Need for strong business acumen to understand existing and future business needs.
Experience with People and change management.

【Minimum Education/Degree Requirements】
Master degree in Architecture Engineering Facility Management Real Estate or a comparable technical discipline.

Equivalent education combined with substantial relevant experience may be considered according to local requirements.

【Required Capabilities（Skills Experience Competencies）】
Leadership Business Capabilities
・ Develop roadmaps and implement strategic and operational direction.
・ Visionary and visible leadership; coaching and developing people; team leadership in local and virtual environments.
・ Strong business acumen service orientation customer focus and cost consciousness.
・ Ability to manage and oversee multiple projects and services simultaneously prioritize effectively and work under pressure.
・ Influencing communication networking stakeholder management and change management skills.
・ Ability to anticipate risks initiate preventive measures and escalate matters requiring specialist or management decisions.

Technical Functional Capabilities
・ Excellent understanding of Facility Management Real Estate building operations asset lifecycle maintenance workplace solutions cleaning pest control transport fleet reception and other assigned services.
・ Technical understanding of building systems fire protection systems security systems legally required inspections and the interface between facilities and regulated/GxP operations.
・ Project and contractor governance including scope definition EHS by design supplier selection construction/maintenance safety oversight handover and performance review.
・ Budget management CapEx planning performance indicators SLA management and data based decision support.
・ Sustainability and environmental management awareness including energy water waste pollution prevention and lifecycle thinking.
・ Ability to collaborate effectively with Quality EHS Engineering Security Procurement Legal Finance Business Units authorities and external service providers.

Behavioral Competencies
・ Ownership and accountability.
・ Sound judgment and integrity.
・ Proactive risk management and problem solving.
・ Collaboration and inclusion.
・ Resilience and calm decision making under pressure.
・ Continuous improvement and quality orientation.
・ Clear communication and transparent escalation.

Company Description

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