

PROJECT MANAGER – REAL ESTATE

We are seeking an experienced and results-oriented Project Manager – Real Estate to lead the planning, coordination and delivery of real estate development and construction projects from inception through to completion and handover.



The role will have overall responsibility for ensuring projects are delivered on time, within budget, to the required quality standards and in full compliance with approved designs, contractual obligations, statutory requirements and health and safety standards.

The Project Manager will provide strong technical and commercial oversight of projects, including **project planning, procurement, contractor and subcontractor management, cost and schedule control, quality assurance, risk management and stakeholder coordination**. The role will also support the preparation and evaluation of project bids and the negotiation and administration of construction-related contracts.

Responsibilities

- Lead the planning and execution of real estate construction projects, establishing project scope, timelines, budgets, resources and delivery milestones.
- Develop and maintain comprehensive project plans, work programmes, procurement schedules and resource plans.
- Coordinate architects, engineers, consultants, contractors, subcontractors, suppliers and other project stakeholders to ensure seamless project delivery.
- Oversee construction activities to ensure compliance with approved designs, specifications, work programmes and quality standards.
- Manage project budgets, monitor expenditure and identify opportunities to control costs and improve project value.
- Evaluate, appoint and manage contractors and subcontractors, ensuring appropriate technical capability, capacity, pricing and performance.
- Review and support the preparation of project bids, tenders, budgets, Bills of Materials and other project documentation.
- Negotiate, administer and monitor contractor and subcontractor contracts, including deliverables, variations, claims and performance obligations.
- Monitor project progress against approved schedules, budgets and key performance indicators, taking timely corrective action where required.
- Establish and maintain effective project reporting systems, providing Management with regular updates on progress, costs, milestones, risks, issues and emerging opportunities.
- Ensure all projects comply with applicable building codes, planning requirements, statutory approvals, contractual obligations, environmental requirements and occupational health and safety standards.
- Coordinate project documentation, including contracts, drawings, approvals, permits, schedules, progress reports, site instructions and completion documentation.
- Chair and facilitate regular site and project meetings, ensuring decisions, actions and responsibilities are clearly documented and followed through.
- Identify, assess and proactively manage project risks, delays, cost overruns, variations and other potential constraints to successful delivery.

- Lead quality assurance and quality control processes, ensuring construction works meet approved specifications and required industry standards.
- Conduct project reviews and post-completion evaluations to identify lessons learned and opportunities for improved project delivery.
- Provide leadership and direction to project teams, promoting accountability, collaboration, high performance and a strong delivery culture.
- Coordinate project completion, commissioning, snagging, documentation and handover to the relevant stakeholders.

Qualifications & Experience

- Bachelor's degree in Civil Engineering, Construction Management, Architecture, Quantity Surveying, Project Management, Real Estate or a related discipline.
- Professional registration with a relevant professional body will be an added advantage.
- Project Management qualification such as PMP, PRINCE2 or equivalent will be an advantage.
- At least 5 years' relevant experience in construction or real estate project management, preferably within a property development environment.
- Demonstrated experience managing projects from planning and procurement through construction, completion and handover.
- Proven track record of delivering construction projects within agreed timelines, budgets and quality standards.
- Strong understanding of construction methodologies, project controls, building regulations, health and safety requirements and statutory compliance.
- Good understanding of construction contracts, procurement processes, contractor management, variations and claims.
- Strong commercial awareness and ability to monitor project costs and financial performance.
- Proficiency in project management and reporting tools.

Key Competencies & Personal Attributes

- Strategic and commercially astute, with a strong understanding of real estate development and project economics.
- Strong leadership and team-building skills, with the ability to coordinate multidisciplinary project teams.
- Excellent planning, organisation and project control capabilities.
- Strong analytical, problem-solving and decision-making skills.
- Excellent negotiation, stakeholder management and communication skills.
- Highly proactive, accountable and results oriented.
- Ability to anticipate risks, resolve challenges and maintain project momentum.
- Strong attention to detail without losing sight of overall project objectives.
- Adaptable, innovative and solutions-oriented, with an entrepreneurial mindset.
- High level of integrity, professionalism and commitment to quality.

Interested candidates who meet the minimum requirements should send their CV to talentsearch@tmconsulting.co.ke by **14th September 2026**. The subject line for your application should read: **Project Manager – Real Estate**

Only those candidates selected for interview will be contacted.