



Director of Property Management, Residential

Westcorp is an owner and manager of revenue-producing real estate in Western Canadian markets with a 35- year track record in providing fulfilling tenant experiences. As a full-service real estate company, Westcorp specializes in residential, office, hospitality and retail properties, especially in mixed-use formats. Westcorp retains an ownership interest in its income-producing properties, providing the company with a stable financial base from which it can develop new opportunities. Westcorp's services include the acquisition, development, construction, marketing and management of properties, with the company currently presiding over a diverse, high-quality portfolio that produces significant returns for the company and its investment partners.

One of Westcorp's key strengths has been its ability to consistently unearth opportunities by seeing possibility where others have not – underserved market segments, alternates uses for assets, and value-add programs. Westcorp holds properties in Edmonton, Calgary, Kelowna, Northern Alberta, and Michigan.

Westcorp bases its success on its values of integrity and vitality, accountability, results, collaboration and learning and innovation. By creating, investing in, and maintaining great spaces and places that “bring out the best in people”, Westcorp has created a loyal base of residents and clients. Westcorp is also committed to environmentally sustainable improvements and is currently developing a number of projects that will provide modern, dynamic spaces that will positively impact the communities they touch.

To learn more, please visit Westcorp's website at: <https://www.westcorp.net/>

THE OPPORTUNITY

Responsible for the effective management and oversight of a portfolio of 3,000+ residential units in Edmonton and Calgary, the Director of Property Management, Residential (“Director”) will effectively execute the business plan for each asset in the portfolio in a way that achieves and exceeds the objectives of each of the five stakeholder groups - investors, team members, customers, suppliers, and the community. With a level of sophistication and experience befitting an industry-leading property management and/or real estate company, the Director will model and teach top quintile best practices.

Reporting to the VP, Operations, the Director will create and oversee property management strategies for the real estate portfolio, conducting asset assessments, identifying improvement and repositioning opportunities, and engaging tenants, all toward the goal of optimizing asset value. The Director will proactively partner with other business units, peers, and team members to ensure the execution of operations at the highest level. Leveraging data and systems, the Director should create an evidence-based decision making and reporting framework, professionalizing the approach to managing the real estate portfolio.

Leading a total team of over 60 staff through five direct reports, this is an outstanding opportunity for a dynamic and collaborative residential real estate leader to take a growing organization to the next level, engaging and building a world-class team, and optimizing operations.

THE PERSON

The successful candidate should be a seasoned residential property management professional who possesses well-rounded and deep subject matter expertise, combined with a proven track record of implementing operational improvements that directly impact the portfolio's bottom line. Comfortable in a fast-paced environment, the Director should be a strategic leader who is experienced with the complexities and nuances of leading residential real estate operations in a dynamic company, streamlining processes and optimizing asset performance. Possessing a collaborative leadership style and refined interpersonal skills, they will build engagement by fostering a respectful team environment, aligning the expertise that exists within the company, and building consistency throughout the organization.

The ideal candidate will possess the following qualifications and experience:

- Minimum ten years' related experience in residential property management;
- Superior team building, supervisory, mentoring, coaching, and motivational skills—ability to develop an engaged and collaborative culture;
- Strong level of knowledge with the Residential Tenancies Act and Condominium Act is an asset;
- Related post-secondary Education and/or CPM®, ARM®, or RPA designations is preferred;
- Proficiency in accounting, expense allocation management, and budgeting;
- Highly tuned customer service skills, and the abilities to instill a customer service mindset across the team;
- Excellent analytical, communication and interpersonal skills; and
- Proficiency in a variety of computer software packages including Microsoft Office and Yardi.

FOR MORE INFORMATION PLEASE CONTACT

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VIEW THE FULL OPPORTUNITY PROFILE AT

<https://leadersinternational.com/westcorp-director-of-property-management-residential/>