PATRIMONIUM
Your Partner in Private Markets

PATRIMONIUM is an independent Swiss asset management company of alternative asset classes in the areas of real estate, private credit, private equity and infrastructure. Today, Patrimonium and its affiliated companies manage approximately CHF 5,5 billion for a large number of institutional and private investors and employ more than 80 people in Zurich, Zug, and Crissier/Lausanne.

To strengthen our team in Crissier, we are seeking an experienced candidate to oversee and develop our property assets as the owner's representative. In this versatile, coordinating role, you will be responsible for the properties assigned to you, manage external partners and work closely with the portfolio management, construction and accounting teams.

Senior Asset Manager Real Estate (80–100%)

Your main responsibilities

- To take responsibility for the performance and sustainable development of the properties assigned to you.
- Develop, update and implement property-specific business plans in line with the fund's overall strategy.
- Identify opportunities for optimisation and initiate and oversee appropriate measures to improve income, optimise costs and enhance the quality of the properties.
- Draw up multi-year investment plans, support the annual budgeting process and monitor approved property budgets.
- Manage and supervise the appointed property management firms and ensure compliance with agreed services and quality standards.
- Monitor vacancy rates and the risk of rental losses, and, in collaboration with property management firms and specialist partners, oversee efforts to let and re-let commercial premises.
- Review reports, statements and year-end accounts from property management firms.
- Regularly inspect and assess the properties to determine the necessary measures and investments.
- Initiate and oversee maintenance, renovation and conversion works in collaboration with internal and external specialists.
- Represent the owner's interests in dealings with property management companies, tenants, service providers and other stakeholders.
- Ensure high-quality data and comprehensive property and contractual documentation.
- Support property valuations, legal proceedings and other matters specific to each property.

Your profile

- A university degree in real estate, business administration or finance, or an equivalent qualification.
- Proven experience in the management of commercial properties, as well as in the letting and re-letting of commercial premises.
- At least five years' professional experience in property asset management or in a comparable role on the owner's side in Switzerland.
- Solid knowledge of property management, Swiss tenancy law and property accounting.
- Extensive experience in managing property management firms and external service providers.
- Proficiency in analysing property performance, budgets, investments and key real estate metrics.
- Good understanding of technical building-related issues and experience in overseeing maintenance and renovation works.
- An entrepreneurial, analytical and solution-oriented approach.

- Excellent communication and coordination skills, and the ability to build rapport with a wide range of stakeholders.
- Excellent command of French and a good knowledge of German and English.
- Very good command of MS Office, particularly Excel; experience with property-specific data and analysis tools would be an advantage.

What we offer

- A key role with a direct impact on the performance and development of our property portfolio.
- A high degree of autonomy and considerable scope for initiative.
- Close collaboration with experienced specialists in property, investment and construction.
- Short decision-making processes and an entrepreneurial, pragmatic working environment.
- A dynamic, multilingual environment at our Crissier/Lausanne site.
- Attractive, performance-based terms of employment.

Job details

- **Place of work:** Crissier/Lausanne
- **Start date:** to be agreed

Are you interested in this role?

We look forward to receiving your application via our RECRU recruitment platform.