

BE PART OF THIS TEAM

The **East London Industrial Development Zone SOC Ltd (ELIDZ)** is a State Owned Corporation set up by government through the South African Industrial Development Zones Programme (now the South African Special Economic Zones Programme) to develop, operate and maintain modern infrastructure and to complementarily attract strategic investments for the region.

POSITION: MANAGER: PROPERTY DEVELOPMENT

(JOB GRADE D3 – PATERSON SYSTEM) | Ref: REC/03/26

Minimum Requirements: • A 3-Year Tertiary Qualification in Real Estate / Property Management / Property Studies / Property Valuation and Management / Property Development / Real Estate Management / Property Economics • 5 years' experience in a property-related environment (Lease management and property evaluation), of which 3 years must be at a managerial level • 3 years' experience in property development, commercial property structuring, investment packaging, or land commercialisation.

Required Competencies: • Knowledge of Legislation pertaining to ELIDZ • Knowledge of Public Financial Management Act (PFMA) • Knowledge of Personal Investment Management Services (PIMS) policies • Knowledge of performance monitoring, finance and reporting • Knowledge of Project Management • Knowledge of Financial & Budget Control • Knowledge of Procurement • Knowledge of Enterprise Risk Management (ERM) frameworks • Knowledge of corporate governance • Knowledge of policy development • Knowledge of Corporate Communication protocols • Understanding of parastatal environment • Advanced understanding of parastatal environment • Sensitivity to social and political dynamics • Computer literacy • Lease Structuring & Commercial Contract Design • Property Valuation • Development Feasibility & Investment Appraisal • Digital Platform & Systems Architecture • Commercial Risk & Compliance Governance.

Specific Functional Responsibilities: • **Property Portfolio Management And Revenue Optimisation** • Manage the property portfolio to ensure optimal utilisation, occupancy and revenue generation • Monitor rental performance, lease compliance, and revenue streams across the portfolio • Ensure rental structures remain market-aligned and commercially viable • Oversee lease lifecycle management including renewals, amendments, and terminations • **Property Development and Commercialisation** • Identify and develop property-based commercial opportunities aligned to organisational strategy • Package and structure development-ready land and property assets for commercial use • Coordinate development initiatives in alignment with infrastructure readiness and market demand • Support the Commercialisation of new and existing property assets • **Acquisitions, Disposals, and Investment Structuring** • Manage property acquisitions and disposals in accordance with legislative and governance requirements • Structure transactions to optimise asset value and long-term commercial returns • Support evaluation of investment opportunities linked to property assets • Ensure all transactions are aligned to organisational strategy and financial objectives • **Property Market Intelligence and Pricing** • Conduct market analysis to inform property pricing, positioning and development decisions • Monitor market trends, macroeconomic factors and sector dynamics affecting property values • Develop and maintain pricing strategies aligned to market benchmarks and commercial objectives • Provide input into property-related investment and development decisions • Identify and assess property-based development opportunities aligned to ELIDZ's commercial growth strategy • **Contract Management and Governance** • Oversee development and management of lease agreements and commercial property contracts • Ensure all property-related agreements comply with governance frameworks and legal requirements • Monitor contract performance and ensure obligations are met by all parties • Support continuous improvement of property-related policies, procedures, and templates • **Financial Performance and Reporting** • Monitor property-related revenue, costs and financial performance • Ensure accurate billing, lease returns and financial reporting inputs • Track performance against budgets and identify variances • Provide structured reports on portfolio performance and financial outcomes • **Stakeholder Management and Strategic Alignment** • Engage with internal stakeholders, investors, and external parties on property matters • Align property development initiatives with broader commercial and operational strategies • Provide input into organisational strategy on property-related opportunities and risks • Support cross-functional coordination with Technical Services, Commercial Services and Business Development • **Occupational Health & Safety and Environmental Sustainability** • Expected to comply with and actively support the organisation's SHEQ Management System • This includes adhering to all relevant health, safety, environmental, and quality legislation, policies, procedures, and standards • Perform duties in a way that fosters a safe, healthy, environmentally responsible, and quality-driven workplace.

Applications must be submitted by e-mail to: recruitment@elidz.co.za.

The closing date is 23 October 2026. Only short listed candidates will be communicated to. The ELIDZ reserves the right not to fill this position. **The East London Industrial Development Zone is an equal opportunity employer, and the filling of positions will be in accordance with affirmative action measures as per the ELIDZ Employment Equity Plan and supporting framework. People with disabilities are encouraged to apply.**

The personal information submitted in response to this advertisement shall be processed solely for purposes relating to the position applied for, as mandated in law. The East London IDZ undertakes to ensure that appropriate security control measures are implemented to protect all the information submitted by the applicant.

Tel: 043 702 8200 | www.elidz.co.za

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