

<b>JOB TITLE/ Chức danh:</b> <b>DESIGN MANAGER</b>	<b>Division/ Khối:</b>
<b>This Position Reports to</b> <i>Báo cáo cho:</i> <ul style="list-style-type: none"> <li>Head of Project Development</li> </ul>	<b>Positions Reporting to this Position</b> <i>Nhận báo cáo từ:</i> <ul style="list-style-type: none"> <li></li> </ul>
<b>Summary of Duties/ Tóm tắt nhiệm vụ</b> <p>The Design Manager represents the Developer/Investor in leading and controlling the design of high-end real estate developments. The role ensures that architectural and engineering designs meet luxury brand standards, market positioning, operational requirements, and long-term asset value, while remaining aligned with budget, program, statutory compliance, stakeholder expectations and investment objectives.</p>	
<b>General Scope/ Phạm vi trách nhiệm</b>	
<b>Job Descriptions/ Mô tả công việc</b>  <b>Design Leadership &amp; Vision Control</b> <ul style="list-style-type: none"> <li>Act as the developer's design authority across luxury residential, hospitality, mixed-use, and commercial projects.</li> <li>Translate the developer's vision, brand positioning, and market strategy into clear design briefs and guidelines.</li> <li>Protect and enhance design quality, guest/user experience, and market differentiation.</li> </ul> <b>Consultant &amp; Specialist Management</b> <ul style="list-style-type: none"> <li>Appoint, manage, and coordinate architects, interior designers, engineers, façade consultants, lighting designers, and other specialists.</li> <li>Review and challenge consultant proposals to ensure alignment with luxury standards, functionality, and commercial objectives.</li> <li>Lead multi-disciplinary design coordination to ensure seamless integration across all components.</li> </ul> <b>Design Quality, Technical &amp; Regulatory Control</b> <ul style="list-style-type: none"> <li>Oversee design development from concept to detailed design and construction documentation.</li> <li>Ensure compliance with local authority requirements, international codes, and brand/operator standards (especially for hospitality).</li> <li>Manage design risks related to buildability, performance, sustainability, and operations.</li> </ul> <b>Cost, Value &amp; Program Management</b> <ul style="list-style-type: none"> <li>Collaborate with development and cost teams to manage design within approved budgets.</li> <li>Lead value engineering without compromising luxury quality, guest experience, or brand intent.</li> <li>Ensure design deliverables meet project schedules and investment milestones.</li> </ul> <b>Construction Phase Support</b> <ul style="list-style-type: none"> <li>Support construction teams through design clarifications, shop drawing reviews, and site coordination.</li> <li>Ensure design intent and quality are maintained throughout construction.</li> </ul> <b>Handover, Operations &amp; Asset Performance:</b> <ul style="list-style-type: none"> <li>Coordinate with FM, asset management, and hotel operators (where applicable) to ensure designs support efficient operation and maintenance.</li> <li>Ensure smooth handover with complete as-built documentation, specifications, and O&amp;M manuals.</li> <li>Capture lessons learned to improve future high-end developments</li> </ul>	
<b>Essential Qualifications/ Trình độ chuyên môn</b> <ul style="list-style-type: none"> <li>Bachelor's degree in architecture, or related discipline.</li> <li>Typically minimum 15 years of experience in design management for luxury residential, hospitality, mixed-use, or commercial projects.</li> </ul>	<b>Essential Attributes (Knowledge/skills requirements)/ Những yêu cầu cơ bản (Kiến thức/kỹ năng yêu cầu)</b> <ul style="list-style-type: none"> <li>➤ <b>Knowledge:</b> <ul style="list-style-type: none"> <li>Bachelor's degree in architecture, or related discipline.</li> <li>Typically minimum 15 years of experience in design management for luxury residential, hospitality, mixed-use, or commercial projects.</li> </ul> </li> <li>➤ <b>Skills:</b> <ul style="list-style-type: none"> <li>Strong design judgment with a commercial and investor</li> </ul> </li> </ul>

		<p>mindset</p> <ul style="list-style-type: none"> <li>• Ability to manage luxury standards while controlling cost and program</li> <li>• Excellent stakeholder, consultant, and operator coordination, communication, management skills</li> <li>• High attention to detail and design quality</li> <li>• Confident decision-maker capable of protecting design intent</li> <li>• Strong understanding of Architectural, ID, Landscaping design principles, codes, and construction processes.</li> <li>• Strong coordination and problem solving abilities.</li> <li>• Proficiency in English (written and spoken).</li> <li>• High level of responsibility, attention to detail, and ability to work under pressure.</li> </ul>
<p><b>Approval/ Phê duyệt</b></p>		<p><b>Accepted by/Chấp nhận</b></p>        <p>-----</p> <p>Date/Ngày:</p>

<b>BENEFIT/ Lương, thưởng, đãi ngộ:</b> <ul style="list-style-type: none"> <li>• <b>Salary:</b> Negotiated directly during the interview.</li> </ul>	<b>WORK PLACE/ Địa điểm làm việc:</b> <ul style="list-style-type: none"> <li>• Ho Chi Minh City Viet Nam</li> </ul>
<b>Level</b> <ul style="list-style-type: none"> <li>• Level: Manager</li> </ul>	<b>Industry/ Ngành nghề:</b> <ul style="list-style-type: none"> <li>• Real Estate</li> </ul>
<b>Team size</b> <ul style="list-style-type: none"> <li>• </li> </ul>	<b>Language/ Ngôn ngữ:</b> <ul style="list-style-type: none"> <li>• Fluency in written and spoken English</li> </ul>
<b>Ghi chú cho người giới thiệu</b>	