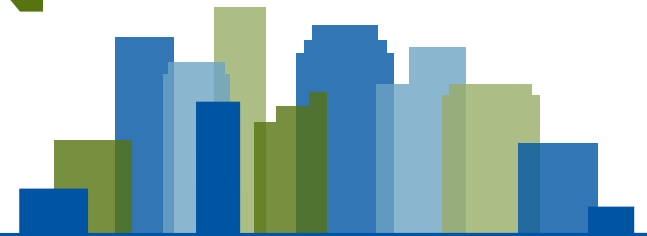


2025

INDUSTRY COMPENSATION REPORT



ABOUT BOMA

The Buildings Owners and Managers Association of Manitoba (BOMA) provides the commercial real estate (CRE) industry with education and professional development opportunities, which in turn contributes to better tenant environments and more stable investments for building owners.

BOMA provides a network and forum for industry professionals and service providers to discuss issues of mutual interest, exchange ideas and share experiences and knowledge. The association also serves as an industry advocate at the municipal, provincial and national levels.

Industry research and publications are also part of the BOMA offering in Manitoba. This includes policy positions and white papers on a variety of topics, the annual BOMA Commercial Building Directory and quarterly issues of BOMA INSIDER Magazine.

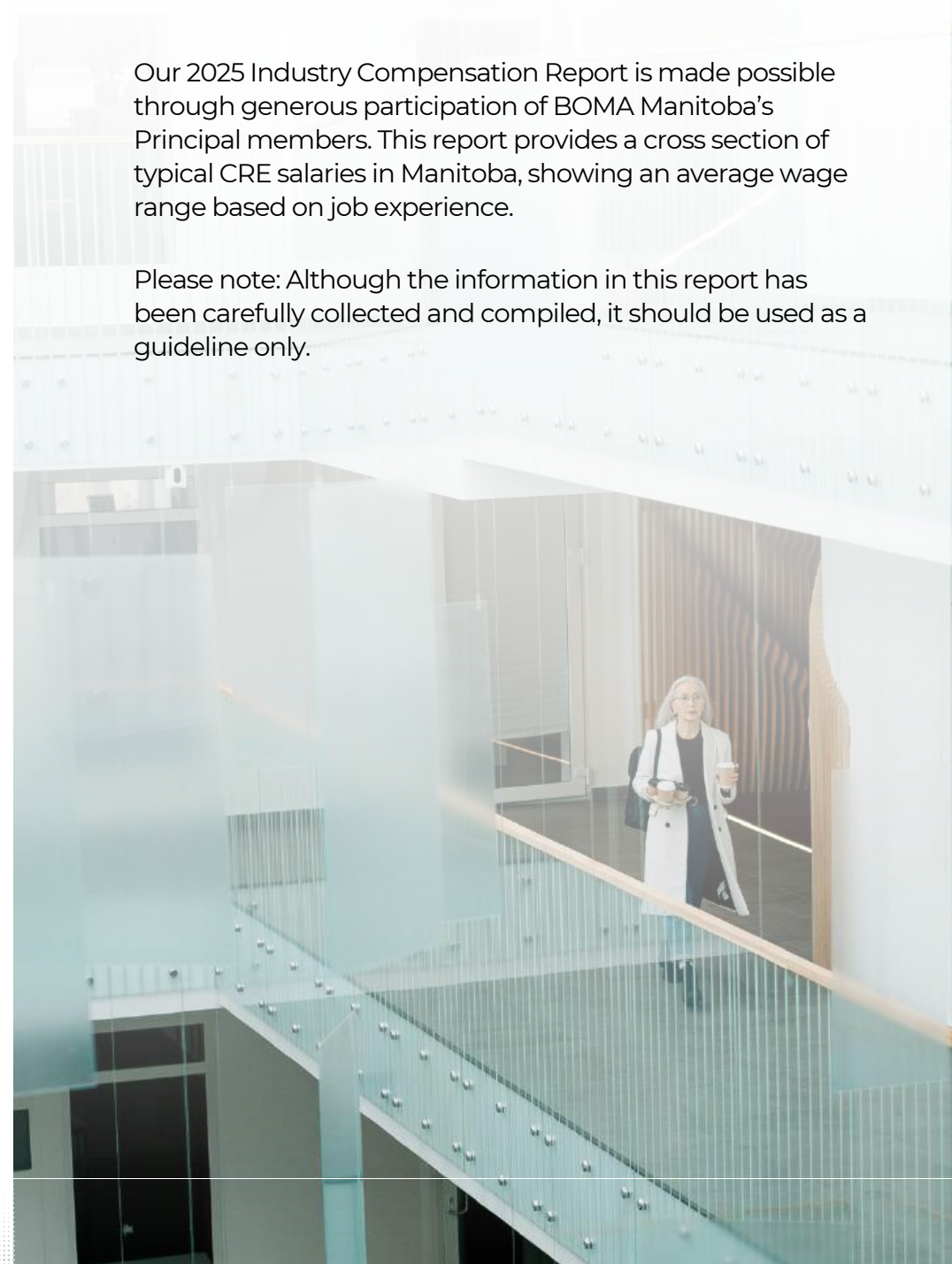
BOMA is pleased to issue its second local salary survey as part of the publications roster in 2025.



ABOUT THIS REPORT

Our 2025 Industry Compensation Report is made possible through generous participation of BOMA Manitoba's Principal members. This report provides a cross section of typical CRE salaries in Manitoba, showing an average wage range based on job experience.

Please note: Although the information in this report has been carefully collected and compiled, it should be used as a guideline only.





TYPICAL SALARY RANGES COMMONLY HELD ROLES

The salary ranges declared are exclusive of any additional signing bonuses, performance bonuses, benefits and any other compensation which is negotiated separately.

Salaries are expressed in Canadian dollars (thousands, annual gross).

Vice President/ Director, Property Management

Experience	Annual Salary (\$K)
0-4 years	117-132
5-10 years	127-145
11-15 years	138-152
15 years +	148-175

Senior Property Manager - Commercial

Experience	Annual Salary (\$K)
0-4 years	83-96
5-10 years	91-116
11-15 years	112-126
15 years +	122-140

Property Manager - Commercial

Experience	Annual Salary (\$K)
0-4 years	70-84
5-10 years	74-88
11-15 years	83-98
15 years +	93-113

“With the right people and the right commitment, you can accomplish most of what you set out to do.”

- Jim Ludlow
President, True North
Real Estate Development



Assistant Property Manager - Commercial

Experience	Annual Salary (\$K)
0-4 years	55-67
5-10 years	58-72
11-15 years	62-78
15 years +	70-87

Residential Property Manager - Rental

Experience	Annual Salary (\$K)
0-4 years	59-67
5-10 years	65-76
11-15 years	73-91
15 years +	86-103

Property Administrator - Commercial

Experience	Annual Salary (\$K)
0-4 years	42-53
5-10 years	48-58
11-15 years	53-63
15 years +	60-68

Residential Property - Administrator

Experience	Annual Salary (\$K)
0-4 years	42-46
5-10 years	45-53
11-15 years	50-60
15 years +	55-69

Residential Property Manager - Strata/Condominium

Experience	Annual Salary (\$K)
0-4 years	48-60
5-10 years	55-68
11-15 years	64-75
15 years +	71-80

Tenant Services Representative

Experience	Annual Salary (\$K)
0-4 years	38-44
5-10 years	42-50
11-15 years	50-62
15 years +	52-66

Director of Operations / Senior Operations Manager

Experience	Annual Salary (\$K)
0-4 years	<92
5-10 years	92-100
11-15 years	99-107
15 years +	105-123

Operations / Plant / Maintenance Manager / Chief Engineer

Experience	Annual Salary (\$K)
0-4 years	66-72
5-10 years	73-78
11-15 years	79-84
15 years +	83-96

Operations Supervisor / Assistant Chief Engineer

Experience	Annual Salary (\$K)
0-4 years	65-70
5-10 years	66-74
11-15 years	72-80
15 years +	81-93

“We’re very proud as a company to be supporting our home city. We like the diversity of the city, we like the capability of the subtrades and the people involved in the industry.”

- Don White
CEO and Co-Founder
Private Pension Partners

Senior Building Operator

Experience	Annual Salary (\$K)
0-4 years	57-69
5-10 years	64-71
11-15 years	69-75
15 years +	73-85

Building Operator

Experience	Annual Salary (\$K)
0-4 years	47-52
5-10 years	51-57
11-15 years	62-68
15 years +	65-72

Junior Building Operator - No Trades Certificate

Experience	Annual Salary (\$K)
0-4 years	42-45
5-10 years	47-52
11-15 years	51-57
15 years +	58-62

Maintenance Worker

Experience	Annual Salary (\$K)
0-4 years	40-44
5-10 years	43-52
11-15 years	48-55
15 years +	53-60



Vice President / Director, Asset Management

Experience	Annual Salary (\$K)
0-4 years	122-130
5-10 years	136-165
11-15 years	144-175
15 years +	152-196

Asset Manager

Experience	Annual Salary (\$K)
0-4 years	60-70
5-10 years	72-85
11-15 years	86-110
15+ years	90-120

“We should never underestimate how much having an educated workforce is an economic advantage.”

- Gary Doer
20th Premier of Manitoba and
former Canadian Ambassador
to the United States



Vice President / Director, Leasing

Experience	Annual Salary (\$K)
0-4 years	82-95
5-10 years	92-118
11-15 years	112-140
15 years +	125-155

Leasing Assistant

Experience	Annual Salary (\$K)
0-4 years	42-55
5-10 years	50-64
11-15 years	58-75
15 years +	70-85

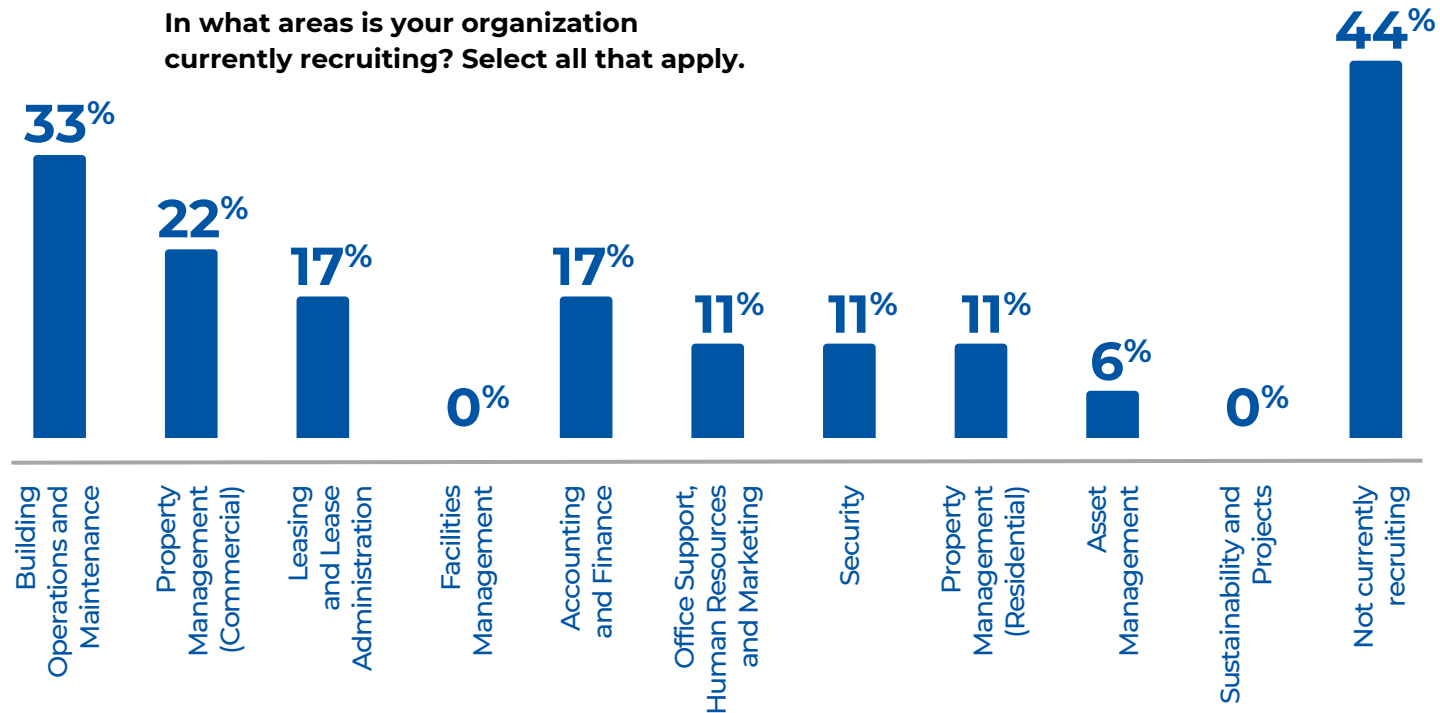
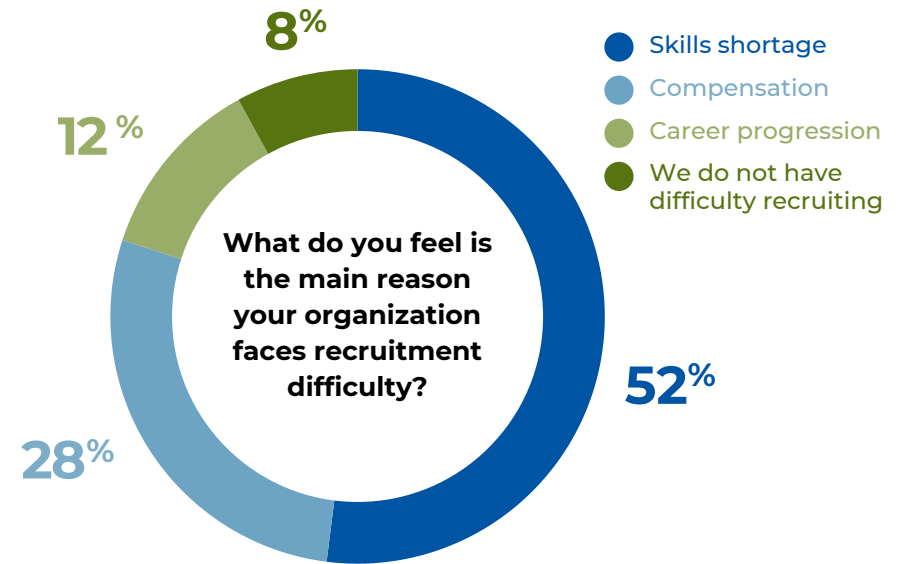
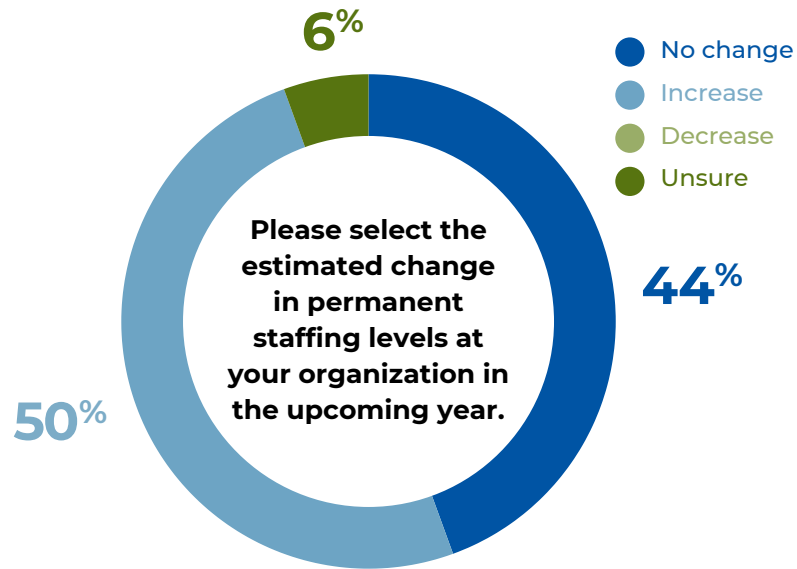
Leasing Manager / Representative

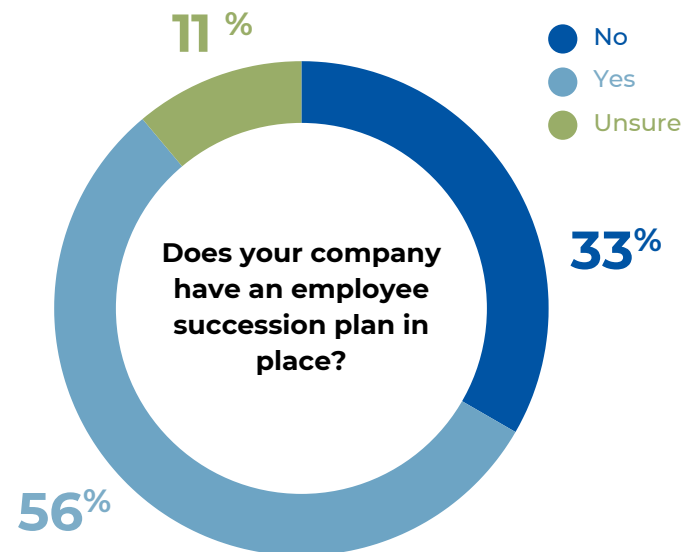
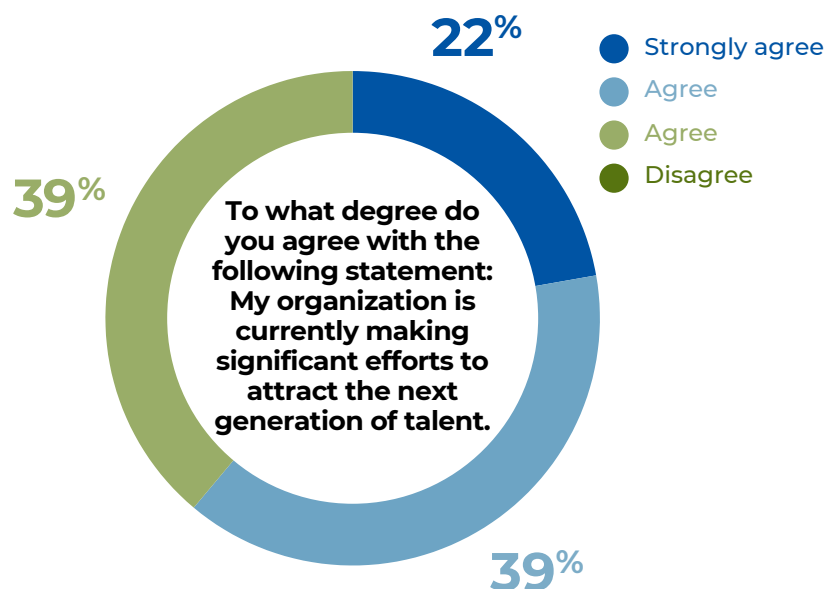
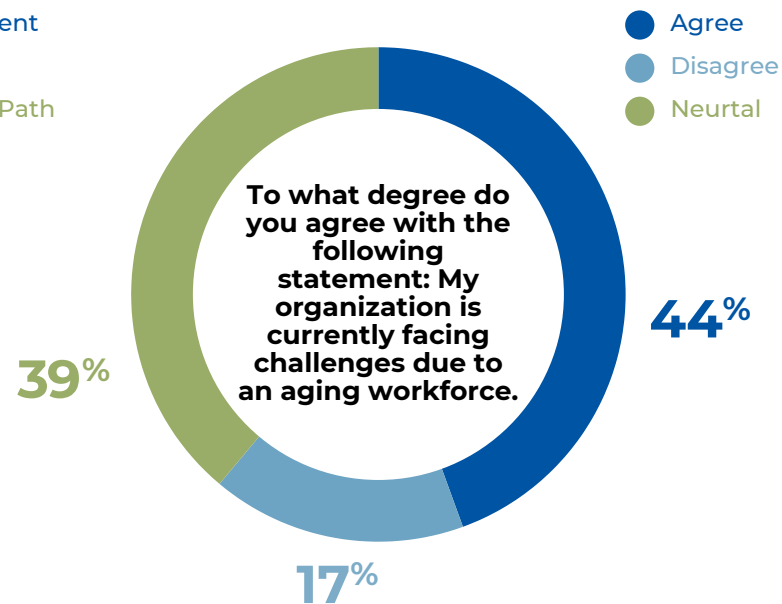
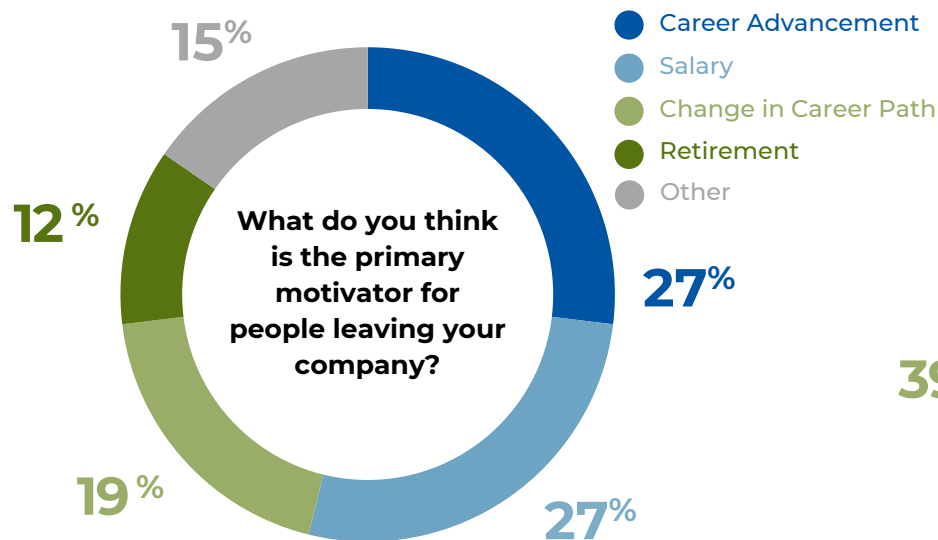
Experience	Annual Salary (\$K)
0-4 years	82-95
5-10 years	92-115
11-15 years	112-130
15 years +	122-150

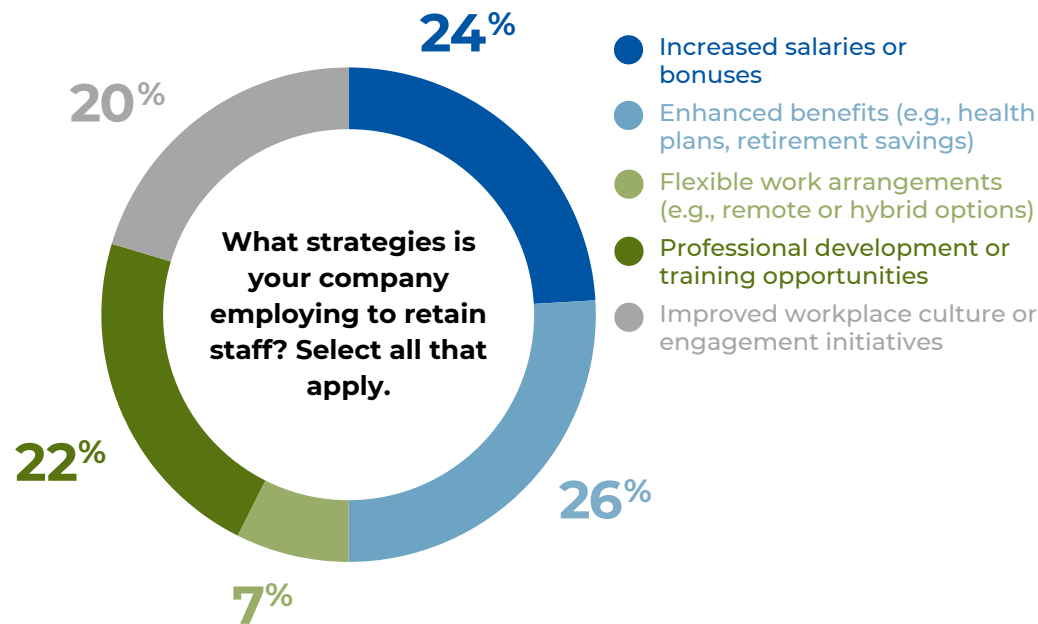
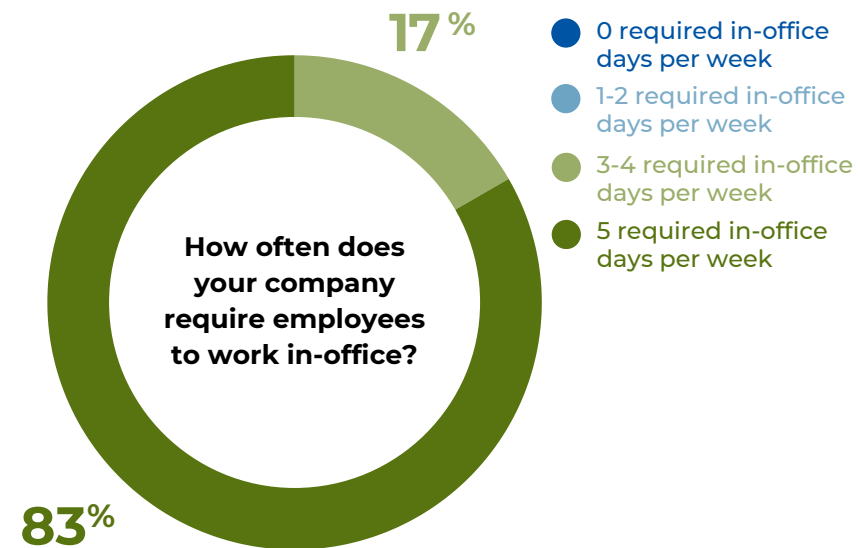
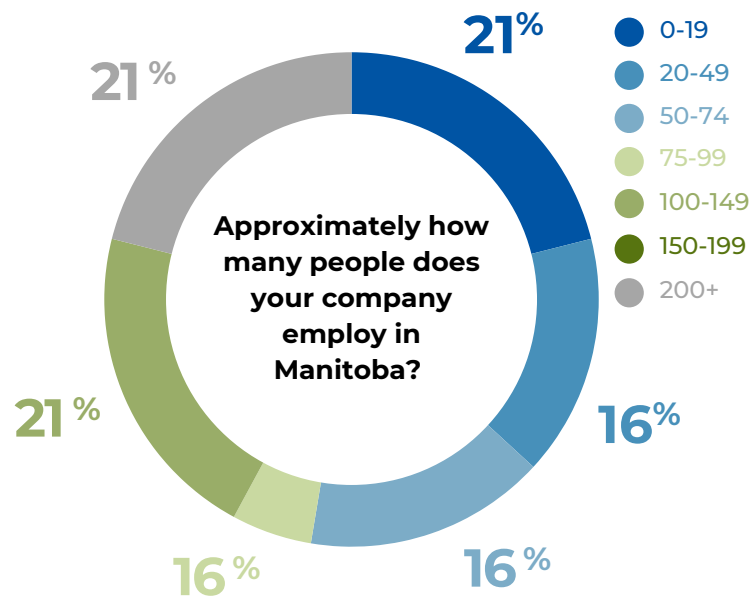
Lease Administrator

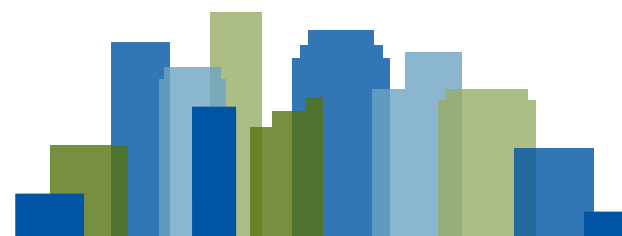
Experience	Annual Salary (\$K)
0-4 years	43-55
5-10 years	50-62
11-15 years	56-70
15 years +	64-80

SECTION 5: ADDITIONAL MARKET INSIGHTS









BOMA
Manitoba

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