

RIVER  LIVING



On Site, Out of Mind.

Who We Are

River Living is Brisbane's new premium building, facilities, and property management company.

Born from the success of Realty Services Group, River Living represents the next chapter in delivering a tailored, high-quality experience for Monarch Residences Owners, Residents, and Tenants.

Our focus is simple: provide outstanding management and service that enhances the value of your property and the enjoyment of your lifestyle.



The People Behind River Living



Don O'Rorke – Director

Founding member, CEO and Chairman of Consolidated Properties Group, Don has shaped more than \$3 billion of landmark projects across Queensland over the past 45 years. Renowned for his strong values and commitment to long-term partnerships, Don brings unmatched development and property expertise. Don was also the majority shareholder of Realty Services Group, where he played a key role in shaping the business's growth and reputation prior to its transition to River Living.



Andrew Barter – Director

With over 25 years' management experience across industries including finance, insurance, health, manufacturing and property, Andrew is the Chairperson of Realty Services Group and now extends this to its sister company River Living. His focus is governance, financial stewardship and building sustainable businesses that serve owners and residents alike. Andrew is or has recently been the Chairman of several large residential Body Corporates in Brisbane.



Why River Living?

River Living combines the strength of Realty Services Group with the vision of its directors to create a premium management offering.



Trusted experience across South-East Queensland



A people-first approach for owners, residents, and tenants



Long-term focus on value, lifestyle and community



Scalable systems, local knowledge and a proven track record

River Living – where property management meets lifestyle.



Experience Counts

At River Living, we believe that experience makes the difference.

Our leadership team brings more than 100 years of combined experience across property development, facilities management, asset management, and community living.

We specialise in:

- Large residential developments
- Off-the-plan integration and settlements
- Facilities & caretaking services
- Long-term property and asset management
- Resident services that build lasting communities

Our expertise ensures every property is professionally managed for long-term success.

Having a professional onsite management team provides peace of mind for owners and tenants alike. With dedicated building and property managers based within the building, issues are addressed quickly, facilities are kept in top condition, and residents enjoy a higher standard of service.

For owners, this means:

- Proactive care of their investment
- Reduced vacancies and maximised rental returns
- Trusted tenant selection and ongoing support

For residents and tenants, it ensures:

- Immediate assistance when required
- Well-maintained facilities and communal spaces
- A strong sense of community within the building

Onsite management creates a win-win for everyone, combining convenience, security, and long-term value.



Marketing

Premier Advertisement	\$270 + GST
Professional Photography	\$130 + GST (8 images)

First impressions are crucial, especially when potential tenants start their search online where high-quality images catch their eye first.

Professional photos can boost listing views by up to 60% and showcase the property accurately by highlighting its best features with the right lighting and angles, making spaces look more spacious and inviting. Properties with professional photography often rent up to 30% faster than those with amateur photos, reducing vacancy time.

Quality images also justify your rental price by demonstrating the property’s value and help your listing stand out in competitive markets. Premier advertisements on realestate.com.au enhance visibility, placing your property at the top of search results.

Fees Schedule

Commission Fee	8% + GST
Letting Fee	1 Weeks Rent + GST
Lease Renewal Fee	0.5 Weeks Rent + GST
Technology & Admin Fee	\$11 + GST per month
Smoke Alarm & Blind Cord Compliance	\$149 Inc GST per annum
Tribunal Attendance Fee	\$66 per hour
Tribunal Application Fee	As Determined by QCAT at Time of Application
Insurance Claim Fee	\$66 per hour
Change of Shared Tenancy Fee	\$150 + GST (reimbursable by tenants)

Understanding our Fees

We deliberately maintain smaller management portfolios so our Property Managers can dedicate more time and attention to your property, while our experienced Operations Team ensures complete legislative compliance and risk management protocols.

Combined with our proactive approach to maintenance and market intelligence that helps maintain consistently low vacancy rates, we provide comprehensive stewardship that protects and enhances your asset’s value for the long term, delivering superior returns and peace of mind beyond the fee structure.





Monarch Residences, Toowong

Our first project under the River Living brand is the landmark Monarch Residences, Toowong.

Developed by Consolidated Properties Group which is closely associated with River Living, Monarch Residences is set on the Brisbane River and designed for those seeking luxury, convenience, and connection.

River Living will provide end-to-end building, facilities, and property management services, ensuring Monarch sets a new benchmark for premium living in Brisbane.





