

Local Development

The Golf Course across the road has recently been approved to start development. I have made contact with the Developer who is currently appointing project managers. To the right is a map of the proposed development.

There have also been discussions of a small shopping centre being built on Fursden Road. These developments will be fantastic upgrades for the area and should increase the value of houses in Carina and surrounding suburbs as well as resulting in a higher demand for rentals which is good news for us all.



Carina/Carindale Toy Library

The Carina/Carindale Toy library will be at the Carina PCYC, 27 Narracott St, Carina on the June 1st, July 6th, August 3rd, September 7th, October 5th, November 2nd and December 7th from 9:30 to 11:00am throughout this year.

To borrow from a great range of toys and equipment for babies, toddlers and preschoolers you will need a current Playgroup Membership Card along with some form of photo ID. If you would like more information please contact Playgroup Queensland on 1800 171 882.

General Maintenance

For all owner occupiers we offer many home maintenance services including gardening, mowing of lawns, pest control, air conditioning servicing, gutter cleaning and general household maintenance. Most of these trade services are done all at once for investment properties, resulting in a large volume discount from the trade's people which is then passed onto you.

If you find that you require any of these services please don't hesitate to contact me and I will be happy to provide you with an obligation free quote.

Beautiful Lawns & Gardens

At this time of year the gardens and lawns in and around the complex will be needing some attention so as to flourish in the upcoming summer months. They will need to be fertilized and most of the trees and bushes could do with a prune.

We are also in the process of sourcing quotes for garden mulch for all of the garden beds throughout the complex. This will help keep the moisture levels up to plants and the gardens looking neat. It is our hope to have all of this work completed within the next 2 months.

If you have any queries or concerns please feel free to contact us. We'd love to hear from you.
Phone: 0413 058 466 Fax: 07 3843 4744
Email: info@thelinkscarina.com.au
Web: thelinkscarina.com.au



The Links

C A R I N A

QUARTERLY NEWSLETTER JUNE 2009



WELCOME to all The Links Residents & Investors

Paris and Myself (Adrian) are delighted to be the new Resident Managers at The Links Carina and we look forward to working with all owners and tenants during our time in this role. Grant is wanting to move on to a larger complex and has enjoyed his time as the Resident Manager of The Links. We wish Grant all the best in his new ventures.

In the time since purchasing the Management Business at The Links, we have been involved with meeting many owners and of course introducing ourselves to the tenants that reside here. It has been a pleasure to meet

you all. During June we will have inspected over 50 tenanted houses and we will be advising the owners of the condition of these houses. We have started a regular maintenance programme with our tenants to ensure properties are kept in optimal condition.

My background has been in buying and selling property and maximizing returns by insuring the presentation of the property is impeccable ensuring the highest sale price possible so if you have any questions in regards to selling your property, please don't hesitate to contact me to offer you a current market analysis.

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WiFi Coming Soon

Here at The Links Carina, we have plans to install a Wireless Hotspot for use of all Links Residents. With very reasonable rates, this is very exciting news and will appeal to people who don't want to sign a contract with a traditional internet service provider.



Farewell From Grant

As of 29th May I will be finishing up at The Links Carina and will be having a break to do a bit of sailing. I have sold to an enthusiastic young couple who, I'm sure will look after you and your property well.

Personally, I have had a really great time in my role here and have enjoyed meeting or talking to most of you over the past two years. I would like to thank you for your encouragement, kind words of praise as well as the lovely gifts that many of you have sent to me.

Before I go I wanted you to know that I have great faith in the future of The Links, and to show this I have decided to retain my other property in the complex as I honestly do believe that the best is yet to come.

Thank you again for all of your support.

With kind regards,
from Grant.



Upcoming Local Events

Crackerjack Carnival
Friday 29th - 31st May 2009
Admission: Adults \$7
Concession/Students \$5
Children 12 & under Free
Clem Jones Sports Centre
Stanley St, Carina

This year this 'mini Ekka' will have a Q150 celebrations theme and an emphasis on the State's colourful pioneering, heritage, bush history.

- Fireworks • Live Entertainment
- Talent Ousts & Baby Show
- Side Show Alley • Show Bags
- Arts & Crafts • Rides • Displays & Demonstrations
- Food for all Tastes • Crackerjack XXXX Bar
- Camel & Pony Rides • Animal Farm • Competitions and more!

Contact the Clem Jones Centre on 33982107 for further information.

Camp Hill 4 (Carina Central) Neighbourhood Watch Meeting
Tuesday 2nd June 7:30 pm
Carina Senior Citizens Centre
Edmond Street, Carina

Camp Hill 4 Neighbourhood Watch are having their bi-monthly meeting. Become involved and help keep your neighbourhood safe. Please come along and raise any local issues you may have and meet your neighbours. Just by attending you could win one of our lucky door prizes, courtesy of Chris' Supa IGA.

For more information contact the Secretary on 3398 2799.

Multi-million dollar revamp for Westfield Carindale

Shopping mecca Westfield Carindale is to get even bigger with the Brisbane City Council rubber-stamping multi-million-dollar expansion plans.

The redevelopment will increase the total floor area by 28 per cent to 165,000 sq m and revitalise the centre's Town Square precinct.

A Westfield spokeswoman said the proposal allows for the addition of around 100 new stores including a new supermarket and improved outdoor dining.

"While it has been consistently refurbished over the years, its last major redevelopment was around 1999," she said.

The expansion provides more office space, a gym and an extra 800 car parks, bringing the total to just under 6000.

With the State Government's Eastern Busway plans for the area in limbo, the redevelopment allows for the integration of a pedestrian overpass for access to the proposed busway station.

Councillor Adrian Schinner (Chandler) said: "The redevelopment will help to revitalise the current under-used Town Square, whilst retaining and improving community uses."

Part of the improved community facilities being built is a brand new council library (built by Westfield) to replace the current one, which will be demolished for the development.

South-East Advertiser, Wed July 23, 2008



Clem Jones Aquatic Centre; Official Opening Boosts Sports Centre Numbers

The official opening by the Premier Anna Bligh and Sports Minister Judy Spence of the Trevor Bishop Indoor Pool at the Clem Jones Aquatic Centre in October last year has provided a significant boost to the area's operations. Clem Jones Sports Centre Manager Steve Smith said there was definitely quite a buzz about the place with the new pool, the revamping of the smaller outside pool with the addition of two new water slides and some other associated attractions.

"Certainly the patriarch of the whole complex, the late Clem Jones, would be very pleased with how things are humming along at the moment," Steve said. "We have been progressively upgrading all the facilities at the centre and it is very obvious that people in the area have taken notice of what we have been doing and having been coming along in

increasing numbers to enjoy the new arrangements." Steve said the sports centre offered very valuable recreational activities for a broad cross section of people from the serious athlete, to the person who wants to improve their fitness, and, even someone who just wants to spend sometime having fun outdoors. "We cater for many different tastes and offer gym membership, two



forms of aqua aerobics, pump class, circuit work, boxing fitness, Tone and Talk (for older people) and we have just added three sessions of yoga classes under the expert tuition of Sue Kornaus. "Now that schools have resumed again our Learn to Swim Coordinator, Chris Parsons, has

been receiving lots of enquires from interested parents. "There is something for everyone with our every popular tennis and squash, or if people want to bring the family to have a cool off in the hot summer months in the 50m pool, there is plenty of room. "In the next few weeks we will be opening our 25m pool again, following extensive refurbishments. "The Clem Jones Sports Centre is a very good story and has been somewhat of a hidden treasure that local residents are now coming to appreciate and enjoy more and more." Steve said anyone wanting to enquire about the low cost services the centre provides, or any of the many and varied clubs in the complex, should give the friendly staff a ring on 3398 2107, send an email to clemjonescentre@optusnet.com.au or have a look at the website at www.clemjonescentre.com.au

2008/09 Council Budget for Carina

The latest Dobby Ward budget includes for Carina -

- \$4 Million for intersection improvement at Meadowlands Road and Baynes Street
- \$250,000 for Local Area Traffic Precinct (traffic calming) Adelaide Street precinct
- \$68,000 for road resurfacing of Banbury Street, Carina
- \$70,000 for New Playground for Preston Road Park, Carina
- \$400,000 for Waterways Improvement Rembrandt Street, Carina
- \$50,000 for Local Access Improvements for Florence Street, Carina
- \$13,000 for construction of new footpath Binda Street, Carina
- \$20,000 for construction of new footpath Edmond Street, Carina
- \$37,000 for Kerb and channel replacement Hendren Street, Carina
- \$115,000 for local drainage works corner Koree and Zahel Streets, Carina

