

**FEDERATION**

LUXURY TRANSPORTABLE HOMES

**YOUR TURN KEY SOLUTION**

[www.federationtransportables.com.au](http://www.federationtransportables.com.au)





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# MEET THE TEAM

*Combining knowledge, experience, and passion, meet the team that deliver your transportables.*



## **ANNALISE GRINTER**

Director - Design Consultant

With over 12 years in the Holiday Park industry as Operational Manager, Consultant and coordinating a number of park redevelopments, Annalise is the driving force behind federation transportables. Her passion for the industry and experience working in parks across Australia means she has a unique understanding of your needs. Her designs are specific to your individual park or village and she is constantly pushing the boundaries when it comes to designing the best transportable homes on the market at a very affordable price.



## **ANDREW KENNEDY**

Director and Licensed Commercial & Domestic Builder

Andrew Kennedy has over 30 years experience in the building industry, and has run projects ranging from multi-million dollar schools and aged care facilities, high end house builds and renovations and everything in between. Andrew is widely known throughout the industry for his easy going attitude and ability to get jobs completed under any Circumstances. Andrew is also the operation manager for Kennedy commercial builders.



## **CHARLES MCKENNA**

Director - Draftsman and Builder

Award winning builder and talented draftsman, Charles has been working with Andrew and Annalise over the past 5 years to deliver some incredible Commercial and Residential development. As the owner and operations manager of Federation Transportables, Charles manages your project from start to finish. Working closely with Annalise to bring your designs to life, then with our construction team to ensure the quality and efficiency of your build is second to none.

**Federation Luxury Transportable Homes** are a proud partner business of Kennedy Builders, Kennedy Plumbing, Lake /Mulwala Heating and Cooling and Lake /Mulwala Roofing.

*Federation Luxury Transportables are designed by a Holiday Park expert, drafted on the spot, managed by a team of builders with vast experience and knowledge in the industry, and handed over by the exact same three people. The Federation Luxury Transportables team care about your new transportable and your experience during the build process. We custom design plans to suit different uses, sites and people.*

# OUR STORY



## HOLIDAY PARK AND LIFESTYLE VILLAGE

Federation Luxury Transportable homes was born from the passion for providing a luxury accommodation option for the new generation of Holiday Park.

Federation Luxury Transportables is a new partner to Kennedy Builders, who have been operating as a family run Commercial and Domestic building company since 1974. After experimenting with transportable buildings since 2010, Andrew, Chris and Damien Kennedy partnered with Holiday Park expert Annalise Grinter and long time employee and builder Charles McKenna to bring a new Luxury style of Transportable home and Holiday Cabin to the market. Built to the same structural and finishing standards as our Domestic homes and Commercial projects, we specialise in custom designed, home-style transportables that are affordable for everyone

# OUR APPROACH



Federation Luxury Transportables pride ourselves on being more than just a Transportable manufacturer. Through our extensive building history we understand the need to do more than just set and forget our dwellings. We work with our clients to ensure that every aspect of their investment is perfect. From setting underground infrastructure and landscaping, all the way down to fully furnishing your dwelling.

Federation are the turn key solution.  
Leave the hassle to us!

# DESIGN TO HANDOVER



- STEP 1:** Make contact with the team here at Federation Luxury Transportables! Whether it is a phone call, email, or drop in to the office, we are always ready to listen to your ideas
- STEP 2:** Consult with our team and finalise the plan you want to live in
- STEP 3:** We will compile a spec sheet and inclusions list, while you choose your PC items and colours
- STEP 4:** We will sign a contract to formalise the agreement. From date of contract signing, we will have the average home ready in 16 weeks!
- STEP 5:** Once construction has begun we will typically conduct two walk throughs with you, although you are welcome to contact us at anytime and arrange an on-site visit.
- STEP 6:** We transport your new home wherever it needs to go! We have no limit to how far we can transport
- STEP 7:** We will install your home on your site, hook up to services, and leave you ready to turn the key and walk into your new home

# STANDARD INCLUSION

Our standard inclusions are most builders optional extras. We use only the highest quality products, when you walk through our projects you can see why our dwellings stand the test of time... Our prices also include installation.

- › Engineer certified 100 x 50 x 2 steel SHS sub floor
- › Termite treated sheet flooring
- › James Hardie wet area flooring to all wet areas
- › 90mm T2 termite treated wall and roof framing
- › Wall frames screwed into steel floor joists with 14-10 75mm structural screws
- › 45mm step downs in sub floor framing to allow a tiled shower base
- › Tiled shower niches
- › Colorbond roof on steel battens
- › Bedrooms to comfortably fit queen sized bed
- › Instantaneous gas hot water service
- › Kitchen package including oven
- › Commercial quality carpet
- › LED down lights throughout
- › Wall and floor tiles in wet areas
- › Hybrid flooring
- › Mitsubishi heavy Industries 7.1k W split system
- › Transport and on site installation
- › Crane hire
- › Allowance made for 450 x 600mm concrete piers depth to be confirmed on site by engineer
- › 8mm galvanised chain, turnbuckle tensioned tie downs on each corner
- › Custom made bunk beds to fit room (if applicable)
- › Allowances for toilet suite, bathroom fit off products such as towel rails and toilet roll holders
- › Merbau decking under veranda
- › Wiring for ceiling fan in master bedroom and outdoor area, fans to be supplied by owner
- › R2.5 wall insulation, R3.5 ceiling insulation, R0.9 wall wrap, Anticon R1.3 roof blanket
- › Raked ceiling (if possible)
- › Tiled kitchen and vanity splash backs
- › External stairs to 500mm
- › On site services hook up to 10m

# PAYMENT & WARRANTY

## PAYMENT

- › 10% deposit
- › 25% base and frame
- › 30% lock up
- › 25% transport and delivery
- › 10% connections and handover

## WARRANTY

- › All structural work is guaranteed for a period of 3 years.
- › Non structural work is guaranteed for a period of one year, subject to reasonable use.
- › Our warranty covers defective workmanship and materials.
- › A maintenance period of one year applies from the date of installation, to cover any possible rectification of damage caused during transportation and installation.
- › Appliances and furnishings are covered by the relevant manufacturers warranty. These will be provided on handover.
- › General wear and tear is not covered.
- › All claims must be notified to Kennedy Builders.

# PROJECT MANAGEMENT

## CASE STUDY 1

Yarrowonga Holiday Park redevelopment plan consisted of 9 state-of-the-art luxurious, family cabins being constructed off-site and located right on the banks of the picturesque Murray River.



We built a range of Holiday cabins from 3 bedroom cabins capable of comfortably housing 6 adults, a 2-bedroom cabin fully accessible for those with mobility impairments, to a 1-bedroom motel-style cabin. This new development at the Holiday Park caters for those looking to relax in luxury.

Boasting features that are usually reserved for houses, the new cabins have certainly lifted the appearance of the park and are an enormous upgrade over the old cabins. Our 3-bedroom cabin features a full size laundry, master bedroom with ensuite and Walk In Robe, separate living room, and even a BBQ and sink on the front deck.

Our 2 bedroom cabin constructed for Yarrowonga Holiday Park features a master bedroom with ensuite, both bedrooms have Built In Robes, a hidden laundry, and in addition to the BBQ and sink on the front deck, the 2 bedroom cabins even have a servery window straight out of the kitchen to the BBQ area.

The motel-style 1 bedroom cabins are decked out for the fussy traveller, with a full size bathroom, kitchenette with barf ridge, and reverse cycle split system Air Conditioner. The motel-style rooms also feature a merbau front deck, as the larger cabins do.

This project was Kennedy Builder and Federation Luxury Transportables first foray into large-scale transportable construction, and Yarrowonga Holiday Park have been absolutely blown away by our product.

# YARRAWONGA HOLIDAY PARK

## 2 BEDROOM CABIN



MASTER BEDROOM



ENSUITE



THIRD BEDROOM



LIVING AREA

# YARRAWONGA HOLIDAY PARK

## 3 BEDROOM CABIN



MASTER BEDROOM



SECOND BEDROOM



THIRD BEDROOM



LIVING AREA

# QUALITY GUARANTEED



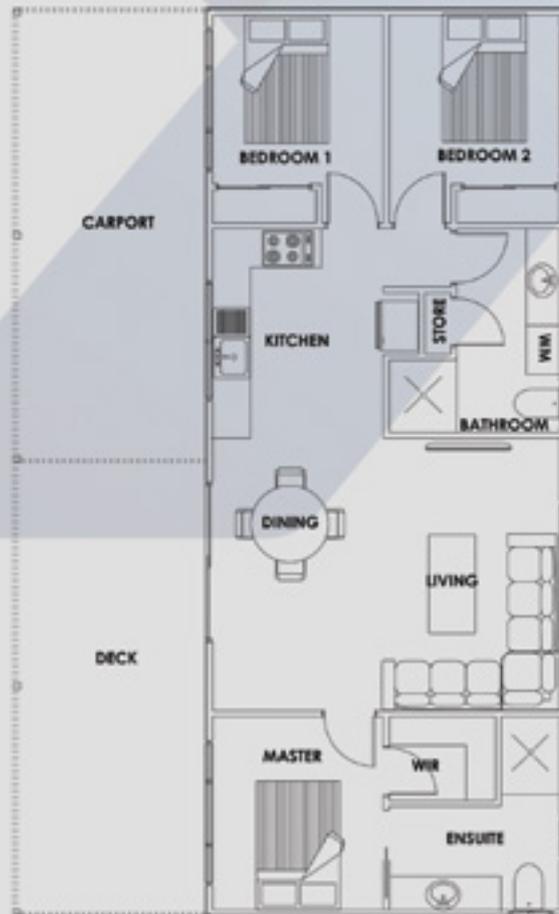


**OUR DESIGNS**

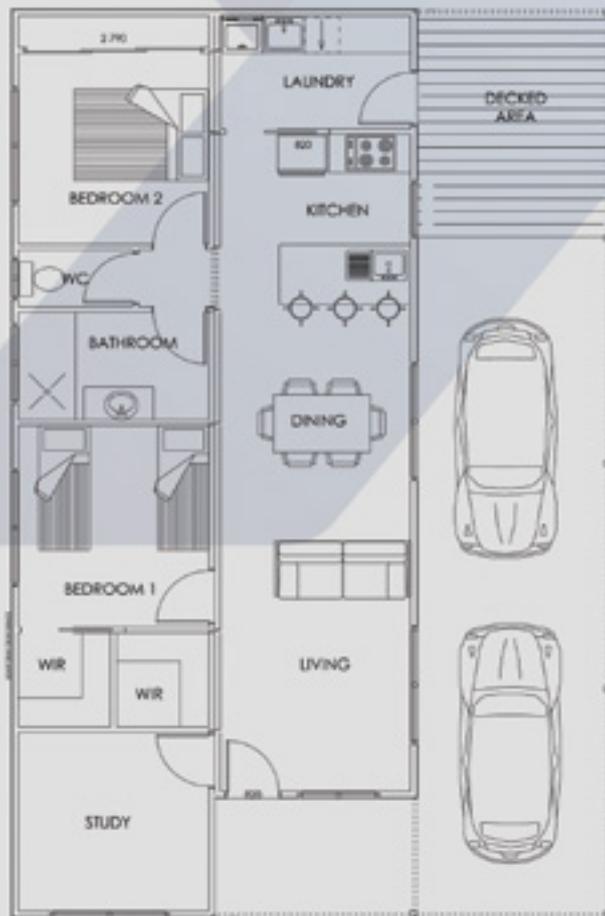
# The Barton



# The Lachlan



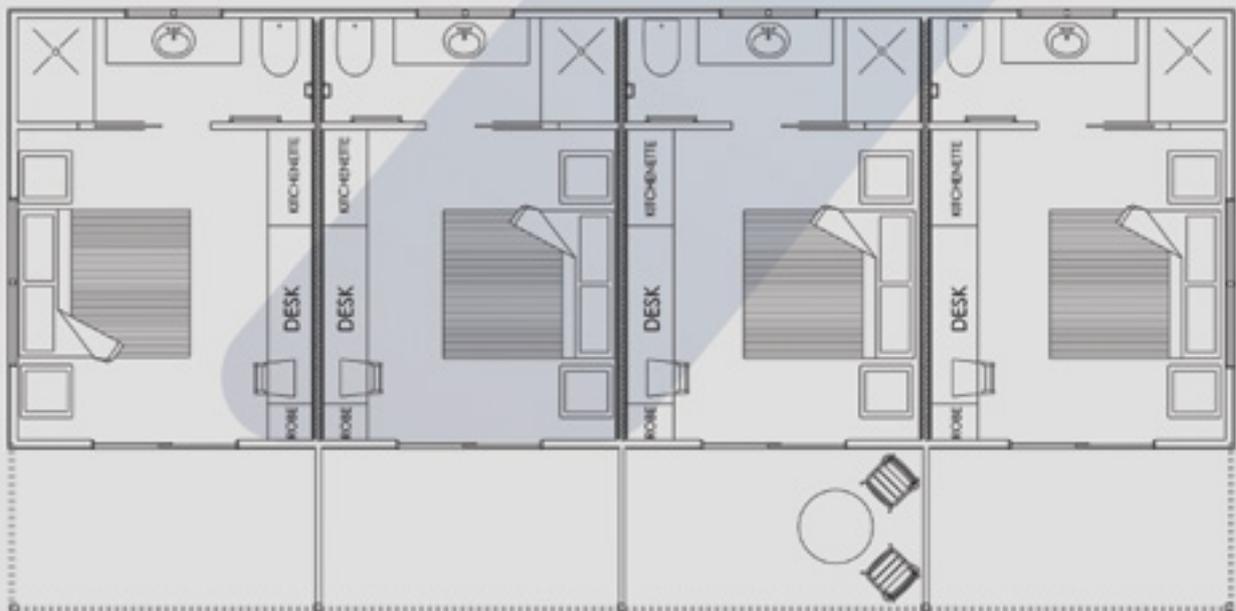
# The Deakin



# The Macquarie



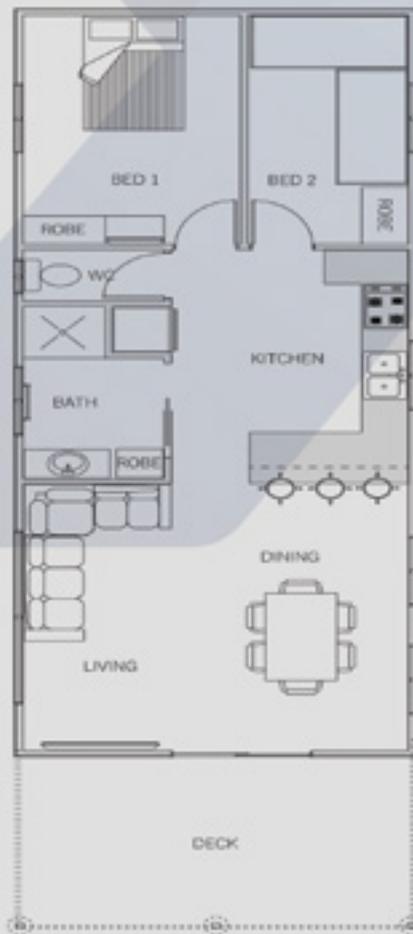
# Motel Blocks



# The Parkes



# The Sturt







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