

# GREEN POINT DESIGN

*Sustainable • Architecture*



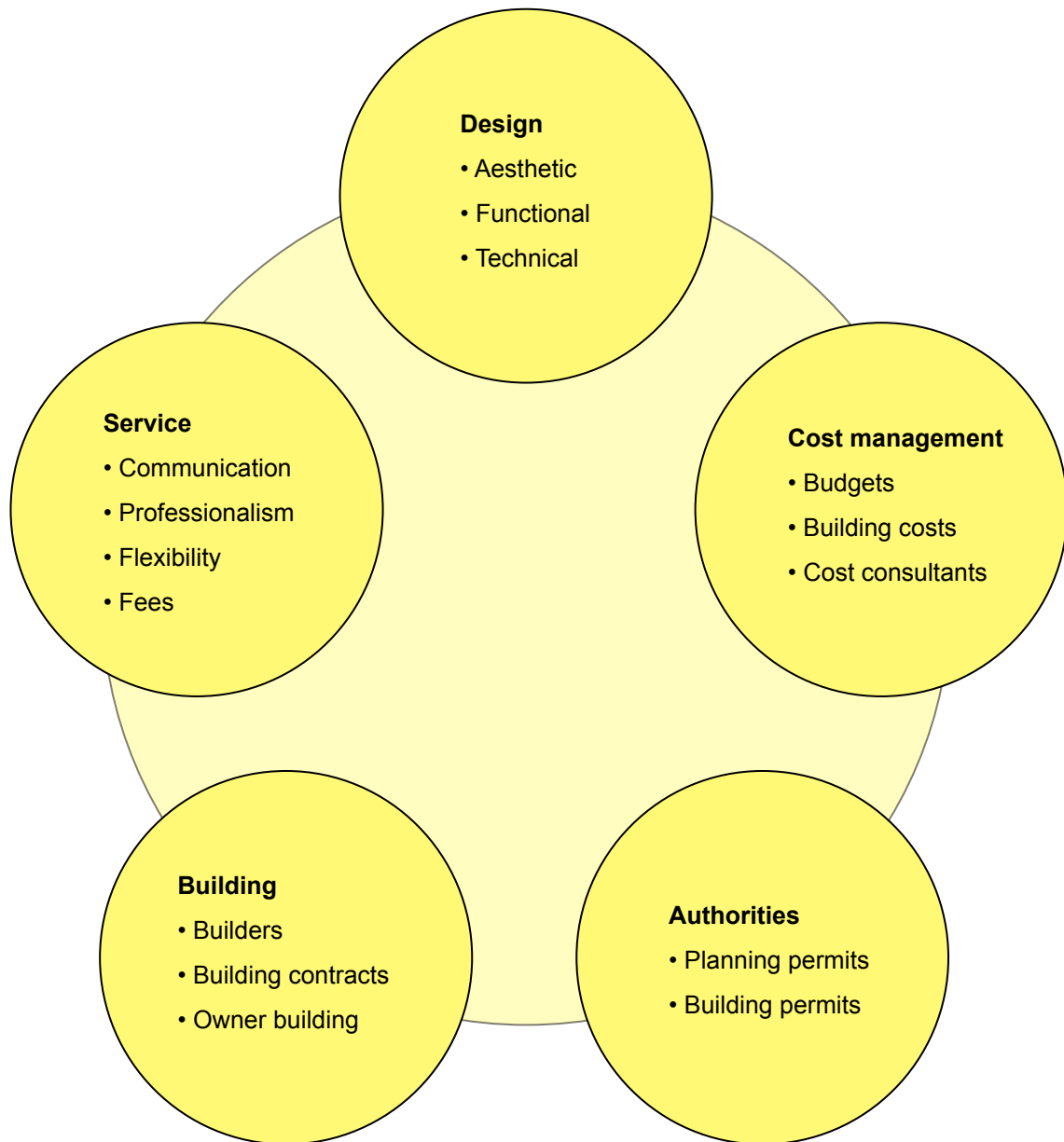
## WELCOME

*"Creating sustainable architecture requires a detailed exploration of living within these complex times. My goal is to contribute responsible and enthusiastic examples of 21st century architecture."*

Eric A. Zehring, Architect  
Green Point Design

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## HOW TO SELECT AN ARCHITECT

When we think of architects, we often imagine completed buildings. While design flare is an important skill, the diagrams above show some of the many hats that an architect wears during the course of a project.

The selection of an architect is an important and personal process. With this appointment a client is putting together a professional team that ultimately will be judged by the quality of the final building.

It is common to interview several architects prior to appointing one for the project. Make sure you feel comfortable with the architect you choose. You may be working together for a long time !

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## DESIGN PHILOSOPHY

*Selecting an architect is an important decision. Clients put a great deal of faith in an architect to translate their ideas, dreams, and practical requirements into a built form. Even though the cornerstone of Green Point Design's service philosophy is to listen and respond to our clients' wishes, I believe it is useful for new clients to know what features I value in a well-designed building. That is why I have written the following statement of design philosophy.*  
Eric Zehrunge, RAlA. Architect.

### CONTEXT AND COMMUNITY

- enhances the qualities of the wider community, landscapes and streetscapes
- promotes the responsible use of resources

### PURPOSE

- encourages and supports a wide range of social and individual activities
- considers both indoor and outdoor spaces
- accommodates specific uses, yet allows for changes of lifestyles over time

### FORM AND AESTHETICS

- makes appropriate use of form, shape, scale, texture, and colour
- can be 'read' - its internal layout is visible in external form
- is pleasing to look at

### COMFORT

- is comfortable, balanced and restful...
- ...also invites activity, vitality and creativity
- is convenient and easy to live in
- successfully utilizes natural heating, cooling, ventilation, and daylighting strategies suited to the climate and the seasons

### MATERIALS AND PRODUCTS

- uses good quality materials and products - functional, tasteful, and timeless
- supports local and Australian manufacturers
- supports manufacturers whose business practices are ethical and agreeable
- uses plantation timbers and recycled materials where appropriate

### PROCESS

- recognizes that communication is the key to a successful building project
- pays equal attention to building costs and building designs
- is fun to design, to build, and to use



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## FEE OPTIONS

There are several types of fees that architects can charge for their services:

### PERCENTAGE

Architectural fee is a percentage of the cost of the building. The reason for relating the architectural fee to building costs is that the things that affect the cost to build also affect the time required to design. A large and complex project will naturally take longer to design and cost more to build than a small and simple one. One advantage of the percentage fee type is its flexibility. If the scope of the project increases or decreases, the overall fee can change accordingly without having to renegotiate.

### LUMP SUM

This is also a common method of setting fees, especially where the architect will not be involved in the project during the construction phase. The architect agrees on a fixed sum of money for an agreed scope of work. This has the advantage that the client knows exactly how much the architect's fee will be. If the project increases or decreases in size, the overall fees will be renegotiated.

### AREA RATES

Combines aspects of the percentage and the lump sum fees. Architectural fee is based on the size of the building rather than the cost. Suits people who wish to negotiate a clear fee structure before the scope of the project has been defined.

### HOURLY RATES

This is the most flexible fee arrangement, and is often used for short consultations, or for the preparation of design concepts for particularly small projects. We generally agree on a maximum number of hours not to be exceeded without client approval. Some projects begin with an hourly rate arrangement, then shift to a percentage or lump sum once the overall scope has been determined.

### HYBRID FEE ARRANGMENT

We understand that some projects may not fit neatly within a single category. It may be appropriate to begin work with one basis of fees with the intention of changing to another once the scope of the project is better known.

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## GETTING STARTED

There are several ways to engage an architect and get started working together on your project. Here is an overview of options that we offer.

### Full Service - % Fee

If after having met to discuss your project and our services, you may decide to start assembling the whole project team. A traditional method is to simply engage the architect for full services with fees based on a percentage of the building costs.

### Hourly rates

Some projects, especially renovations, lend themselves to starting work on an hourly rate basis with an agreed maximum per invoice period. Once the project is underway and the scope better understood, it is common to move to either a lump sum or percentage basis fee arrangement.

### Concept Design Package

New building projects can commence with this two-cycle sketch design process. At the completion of this stage, enough should be known about the project for us to prepare a detailed service package and fee for the remainder of the project. Generally, fees from these initial stages are deducted from the totals shown below.

Following is a list of activities performed at this stage.

#### Pre-Design

- ✓ Visit site to assess conditions, opportunities, and constraints
- ✓ Discuss overall project goals with client and prepare a written design brief

#### First Design Cycle

- ✓ Prepare series of design options which respond to the site and the design brief
- ✓ Prepare preliminary opinion of building costs \*
- ✓ Meet with client to discuss design options; compare with original project goals

#### Second Design Cycle

- ✓ Review initial concepts in light of first meeting
- ✓ Consolidate design work to updated sketch design
- ✓ Prepare updated opinion of building costs \*
- ✓ Meet with client to discuss updated design options.
- ✓ Clarify viability and direction of project
- ✓ Review fee and service options for further stages of design work

\* Green Point Design does not profess an expertise in building cost analysis. Where meeting budget targets is important, we recommend engaging a quantity surveyor assist with project cost control.

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## SERVICE PACKAGES

We offer three “packages” of architectural services which are described below. The fee table on the following page lists the corresponding fees for each package. It is also possible to tailor a special package to suit an individual client and project.

### A. DESIGN AND BUILDING PERMITS

Includes a broad investigation of design concept options, a thorough design development stage, and technical working drawings as required to obtain building permits. This package is suitable for owner builders and owners who wish to allow their builder to interpret design intent.

### B. DESIGN AND FULL DOCUMENTATION

Includes a broad investigation of design concept options, a thorough design development stage, and technical working drawings as required to obtain building permits. Also includes additional details like:

- Internal and external construction details
- Written specification with selections of products and finishes
- Electrical and service plans
- Window joinery and cabinetry detailing
- Special detailing like stairs, tile patterns, and excavation plans

This package is suitable for owners who intend to work directly with their builder during construction, but who want more thorough and accurate contract documentation. These details can assist the builder in achieving a more refined result, and they can remove the ambiguities often present with less detailed packages.

### C. FULL ARCHITECTURAL SERVICE

Includes all of the design and documentation services listed in the Design and Full Documentation section above. Also includes Contract Administration services like

- Advice selecting builders, conducting a tender process, and negotiating contract prices
- Prepare contract documents for signing
- Attend site visits to observe the progress of the building works
- Assess builder’s progress claims and issue payment certificates

This package is suitable for owners wanting a professional to be involved in their project from start to finish.



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## NEW BUILDINGS

Value of Building Work	Service Packages					
	A		B		C	
	Design and Building Permits		Design and Full Documentation		Full Architectural Services	
	%	\$	%	\$	%	\$
\$100,000	6.7%	\$6,700	10.4%	\$10,400	14.8%	\$14,800
\$200,000	5.4%	\$10,800	8.4%	\$16,800	12.0%	\$24,000
\$300,000	5.0%	\$15,000	7.7%	\$23,100	11.0%	\$33,000
\$400,000	4.6%	\$18,400	7.2%	\$28,800	10.3%	\$41,200
\$500,000	4.4%	\$22,000	6.7%	\$33,500	9.8%	\$49,000
\$600,000	4.2%	\$25,200	6.6%	\$39,600	9.4%	\$56,400
\$700,000	4.1%	\$28,700	6.4%	\$44,800	9.2%	\$64,400
\$800,000	4.0%	\$32,000	6.3%	\$50,400	9.0%	\$72,000
\$900,000	4.0%	\$36,000	6.2%	\$55,800	8.9%	\$80,100
\$1,000,000	3.9%	\$39,000	6.0%	\$60,000	8.7%	\$87,000
\$1,500,000	3.7%	\$55,500	5.8%	\$87,000	8.3%	\$124,500
\$2,000,000	3.5%	\$70,000	5.5%	\$110,000	7.9%	\$158,000

1. All costs shown above include GST.
2. % = The percentage of the building cost used to calculate the architectural fees.
3. \$ = Fee for core architectural services. Other costs include specialist consultant fees ( ie. town planning, quantity surveyor, structural engineer) and travel expenses where applicable.

## RENOVATIONS

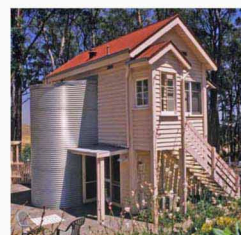
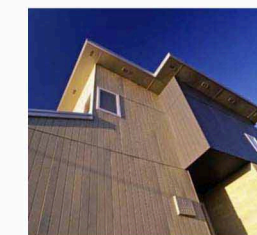
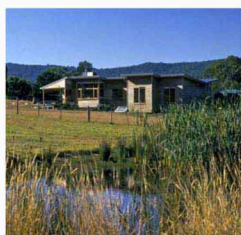
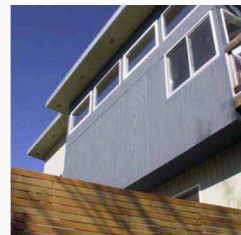
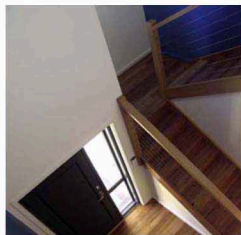
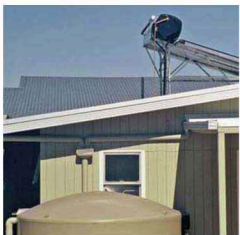
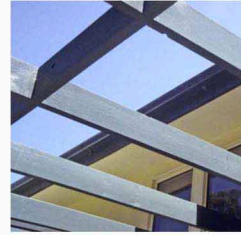
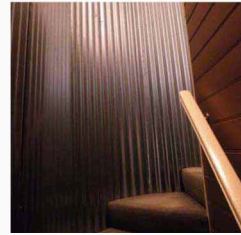
Value of Building Work	Service Packages					
	A		B		C	
	Design and Building Permits		Design and Full Documentation		Full Architectural Services	
	%	\$	%	\$	%	\$
\$100,000	8.6%	\$8,600	13.3%	\$13,300	19.0%	\$19,000
\$200,000	6.7%	\$13,400	10.4%	\$20,800	14.8%	\$29,600
\$300,000	5.5%	\$16,500	8.5%	\$25,500	12.1%	\$36,300
\$400,000	4.9%	\$19,600	7.6%	\$30,400	10.8%	\$43,200
\$500,000 +	Same fee scale as for new buildings					

4. All costs shown above include GST.
5. % = The percentage of the building cost used to calculate the architectural fees.
6. \$ = Fee for core architectural services. Other costs include specialist consultant fees ( ie. town planning, quantity surveyor, structural engineer) and travel expenses where applicable.



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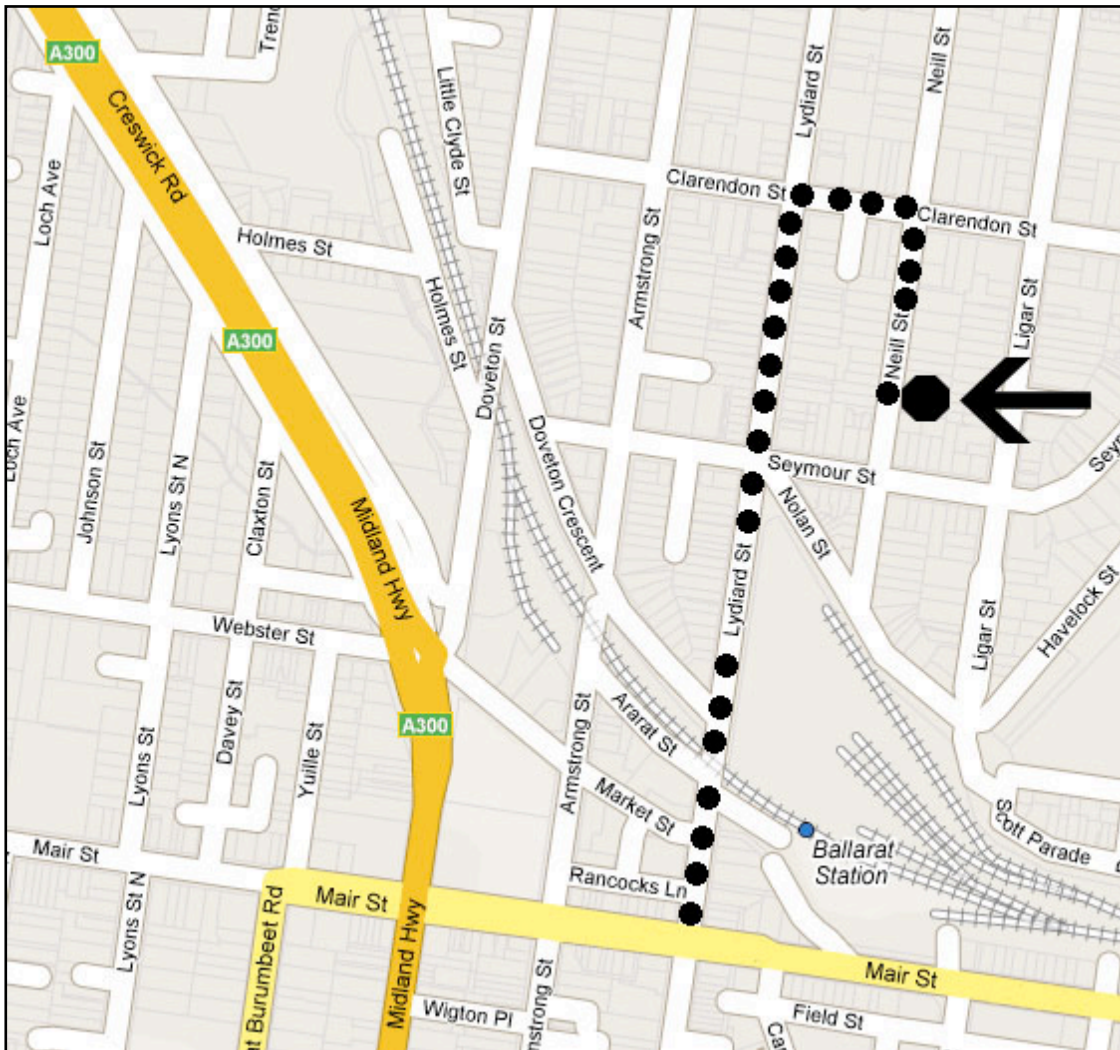
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**DIRECTIONS TO OFFICE**



**DIRECTIONS:**

- From Mair Street, Ballarat, go north on Lydiard Street for 0.7 Km.
- Turn right onto Clarendon Street. Go for one block.
- Turn right onto Neill Street. Our office is located at No. 320.
- The office itself is in a small building behind the house. Go down the driveway, and follow the signs.



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## PRACTICE PROFILE

Green Point Design Pty Ltd was established in 1998 by architect Eric Zehrung to blend interests in the environment with good quality design.

We maintain a small core office and work with a flexible network of consultants to suit specific project types and sizes. Clients benefit from the personal service of a small practice with the diversity of expertise of a larger group.

We have participated in a number of project types throughout Victoria including residential, tourism, commercial, government and health care. We can accommodate a wide variety of building budgets ranging up to about \$2 million.

Our clients are enthusiastic people who share our passion for ecologically sustainable development. They have diverse and often complex design requirements, and are seeking the advice and ideas of experienced professionals to help them fulfill their vision.

Green Point Design is an A+ member of the Australian Institute of Architects.



## PERSONAL PROFILE

1984. Liverpool School of Architecture. England.

1986. Bachelor of Architecture. University of Oregon. USA.

1986-88. Work experience. New York City. USA.

1988-90. Travel. Europe, UK, Scandinavia, North America, Southeast Asia, New Zealand, Australia.

1990-94. Work experience. Melbourne.

1994. Architect Registration. Victoria.

1995-97. Sabbatical to study and owner-build own home.

1998. Member Australian Institute of Architects.

1998. Establish Green Point Design.

2007. Relocate practice from Daylesford to Ballarat.