

# GREEN POINT DESIGN

*Sustainable • Architecture*



## WELCOME

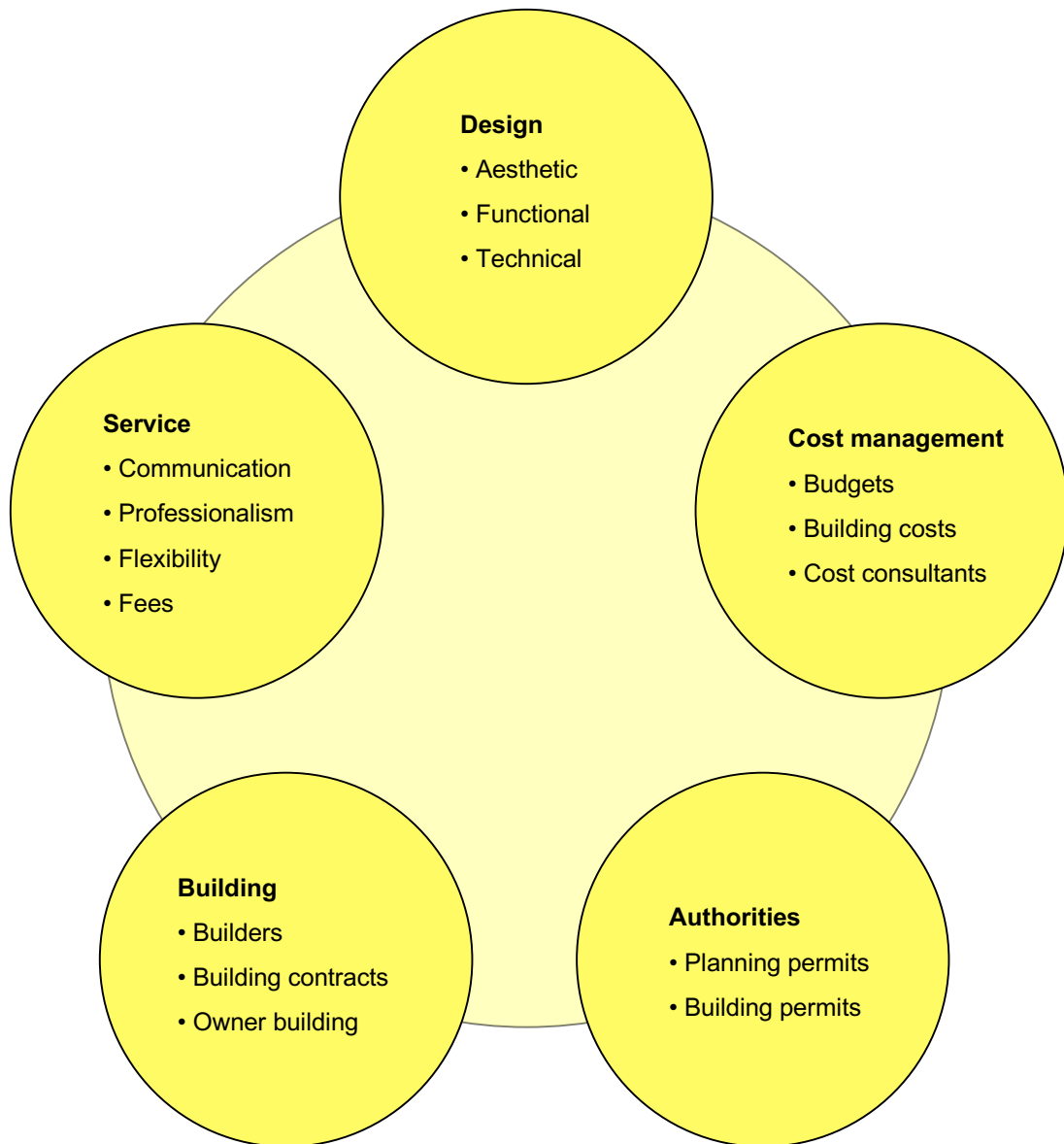
*"Creating sustainable architecture requires a detailed exploration of living within these complex times. My goal is to contribute responsible and enthusiastic examples of 21st century architecture."*

Eric A. Zehrung, 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 Zehrung, RAIA. 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
- is energy efficient and may utilise high performance Passive House technology.
- 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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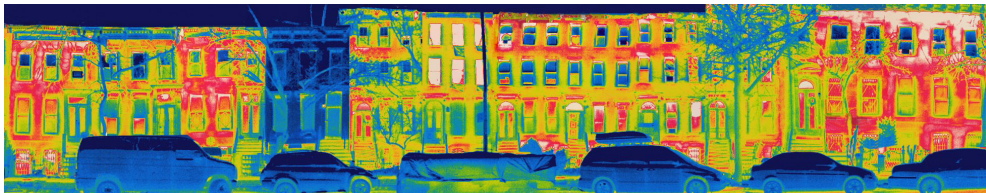
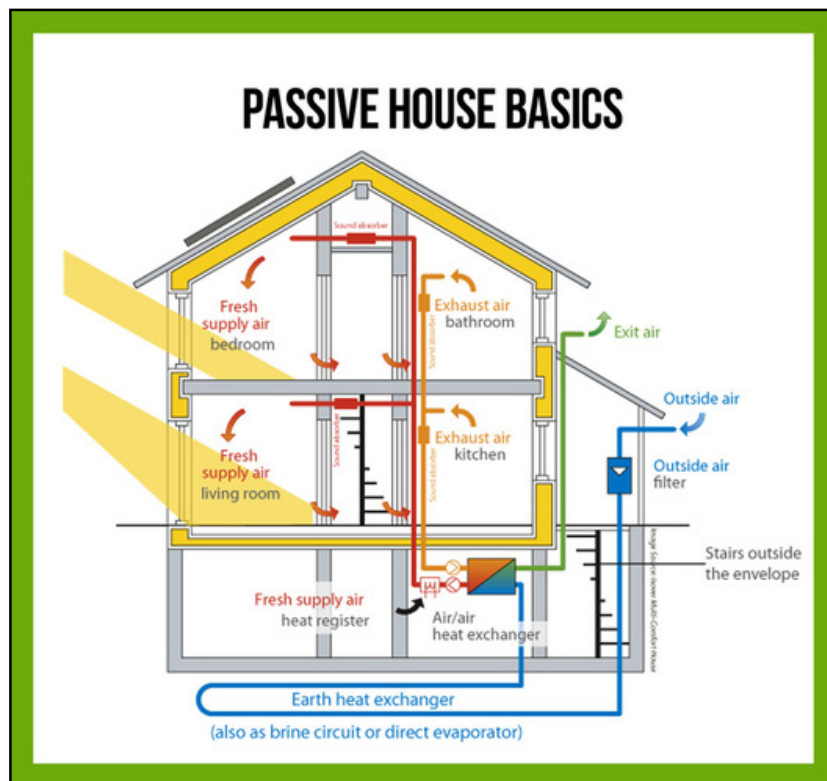
## WHAT IS PASSIVE HOUSE

Green Point Design are Certified Passive House Designers and have passed a stringent exam set by the Passive House Institute in Germany.

Passive House is a voluntary design and construction concept developed in Germany in the early 1990's that delivers ultra energy efficient buildings.

Passive House involves an airtight super-insulated building envelope, and a clever ventilation system that provides fresh outdoor air while recycling indoor temperatures (see diagram and photos below).

The buildings are designed to remain between 20 and 25 degrees centigrade and 40-60% humidity using only a tiny amount of supplemental energy for heating and cooling. For example, a 200 square meter home is designed to be heated with a maximum of 2000 watts on the coldest day, the energy used for a common hair drier.



This infrared camera shot demonstrates the energy efficiency of this Passive House home in Brooklyn, New York on a cold winter night compared to the surrounding buildings. 'Tighthouse'. Brooklyn, New York USA. Fete Nature Architecture. Photo: Sam McAfee

320 NEILL STREET  
BALLARAT VIC 3350  
[www.greenpointdesign.com.au](http://www.greenpointdesign.com.au)

  
**Member**  
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[eric@greenpointdesign.com.au](mailto:eric@greenpointdesign.com.au)

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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 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

- ✓ Get copy of title, measured drawings and any other relevant documents from the client.
- ✓ Obtain the client's brief and other requirements.
- ✓ Inspect the site and assess site conditions and constraints.\*
- ✓ Undertake preliminary analysis of authority regulations and requirements.
- ✓ Prepare flow and spatial diagrams.

#### First Design Cycle

- ✓ Architectural design.
- ✓ Preliminary material selection.
- ✓ Consideration of landscape concepts.
- ✓ Consideration of heating, cooling, ventilation and lighting strategies.
- ✓ Prepare preliminary opinion of building costs.\*\*

#### Meeting 1

- ✓ Present first sketch plan.
- ✓ Review the brief and budget.

#### Second Design Cycle

- ✓ Review initial concept plan in light of Meeting 1.
- ✓ Consolidate design work to date.
- ✓ Prepare updated opinion of building costs.\*\*

#### Meeting 2

- ✓ Present updated sketch plan.
- ✓ Present updated opinion of building costs.
- ✓ Clarify the viability and direction of the project.
- ✓ Review fees and contracts for the following stages of work.

\* Travel costs are extra where projects are more than 30km from our office.

\*\* 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. 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 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
- 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

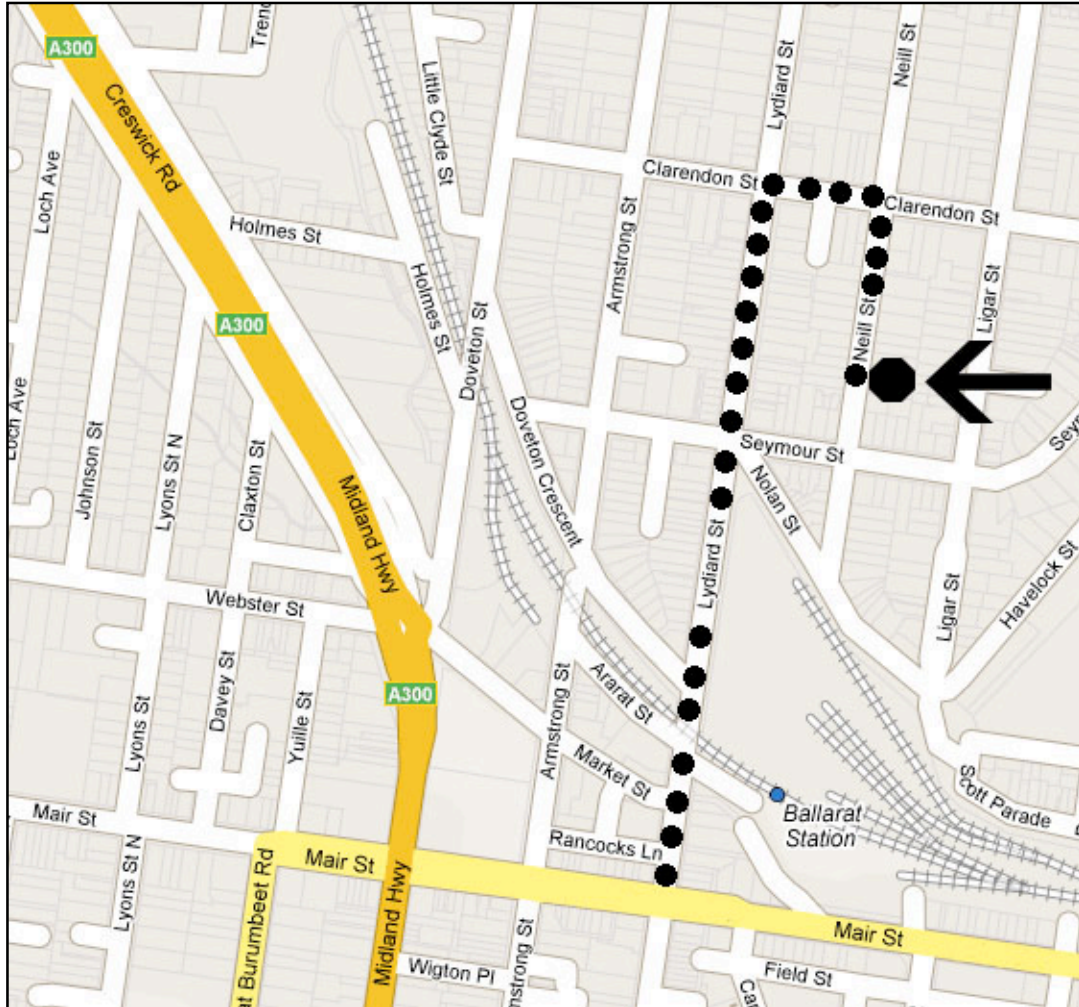
- Advice selecting builders, conducting a tender process, and negotiating contract prices
- Prepare contract documents for signing
- Attend site visits to observe the progress of the building works
- Assess builder's progress claims and issue payment certificates

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

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## 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 have many years experience and a passion for designing sustainable, energy efficient buildings and are also Certified Passive House Designers, designing to a world leading standard in energy efficiency. We are versatile and build in a wide range of different materials.

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 range of project types throughout Victoria, both new and renovations, including residential, tourism, commercial, government and health care. We can accommodate a wide variety of building budgets ranging from about \$100,000 up to about \$5 million.

We take our clients' wish-lists and budgets seriously and work in partnership with them to incorporate their dreams and diverse design requirements into their homes and buildings. We use realistic 3D hyper-model technology and virtual reality and make the design process informative, interesting and fun!

Green Point Design is a Certified Passive House Designer and 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. Worked as architect in New York City. USA.  
1988-90. Travel. Europe, UK, Scandinavia, North America, Southeast Asia, New Zealand, Australia.  
1990-94. Worked for Architecture firm. Melbourne.  
1994. Architect Registration. Victoria.  
1995-97. Sabbatical to study and owner-build own home.  
1998. A+ Member Australian Institute of Architects.  
1998. Establish Green Point Design.  
2007. Relocate practice from Daylesford to Ballarat.  
2015. Certified Passive House Designer.  
2015. Member Australian Passive House Association.

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