

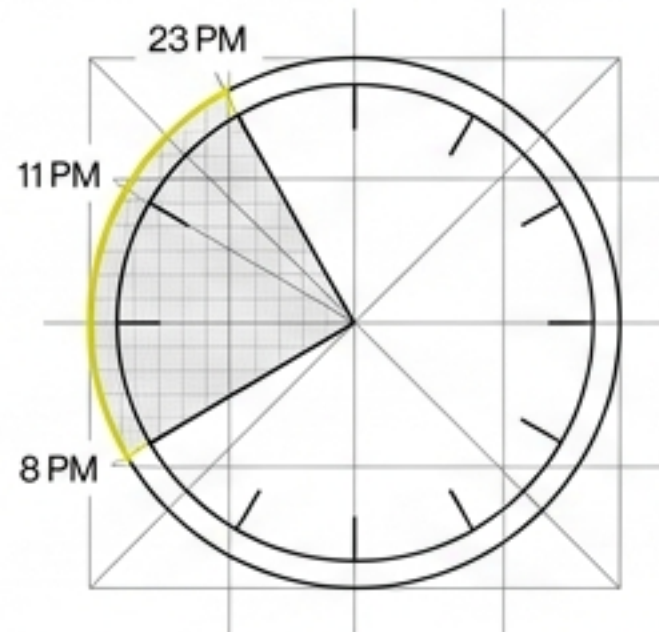
The True Cost of Building an Energy Efficient Home

Why precision pricing requires more than a guess.

Ecotectural Home Builders

The Illusion of the Free Estimate

The Setup

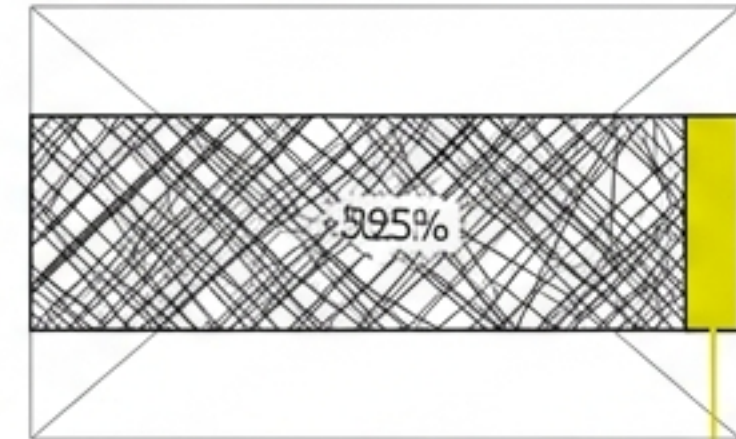


After-Hours Production

Free quotes are typically produced by builders late at night, following an 8-to-12 hour physical workday.

The Output

Total Project Effort



5% (Free Estimate)

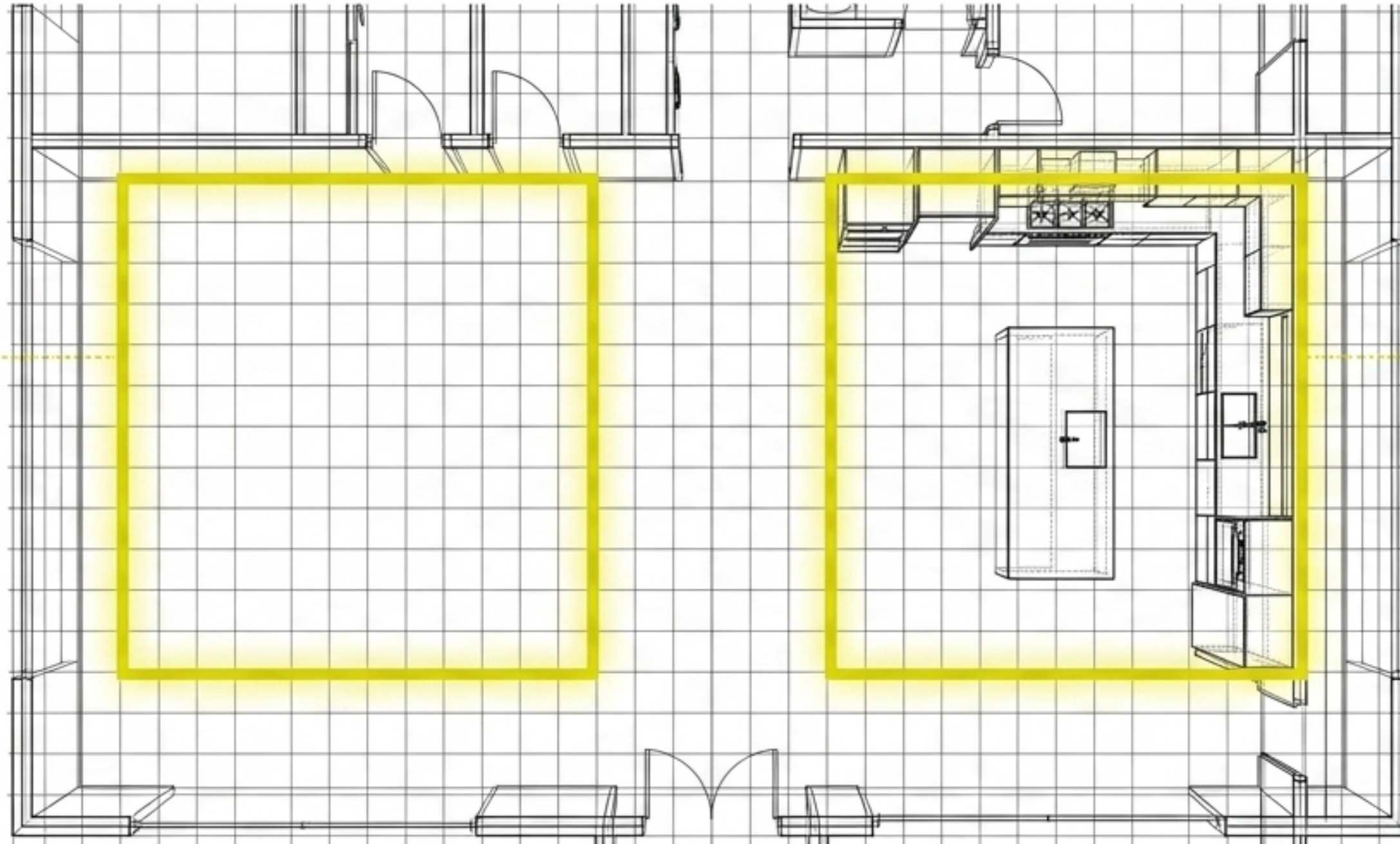
The Rushed Process

High risk of omissions, untendered allowances, and reliance on generalized assumptions rather than site-specific data.

A free quote is a marketing tool, not a financial document.
It leaves the homeowner to absorb the inevitable financial shortfall.

The Square Metre Fallacy

Highlight A
Empty Floor Space
Low material and
labour density.



Highlight B
High-Density Fit-Out
Heavy concentration of
custom materials,
specialised labour, and
premium fixtures.

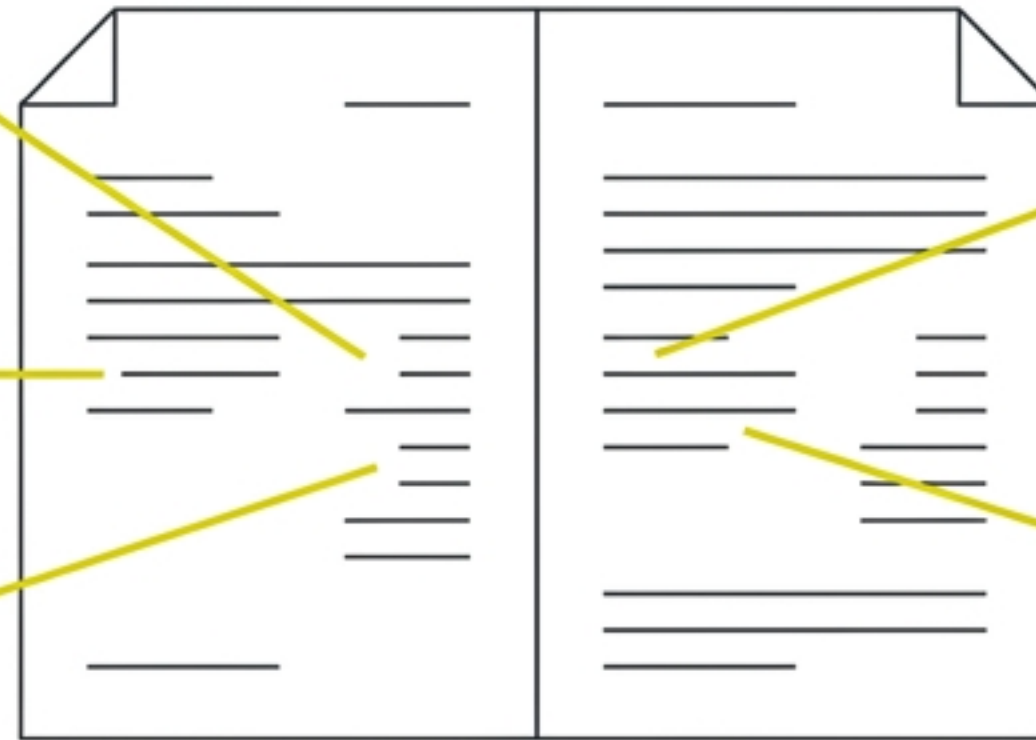
Building an energy efficient home is complex. A generalized square metre rate assumes the empty hallway costs the same as the custom kitchen. This flawed methodology guarantees an inaccurate budget.

Anatomy of a Bad Quote

Omission 1: Council consent and inspection fees (often ranging from \$8,000 to \$25,000+).

Omission 2: Earthworks, site levelling, and retaining walls.

Omission 3: Final clean-up and waste removal.

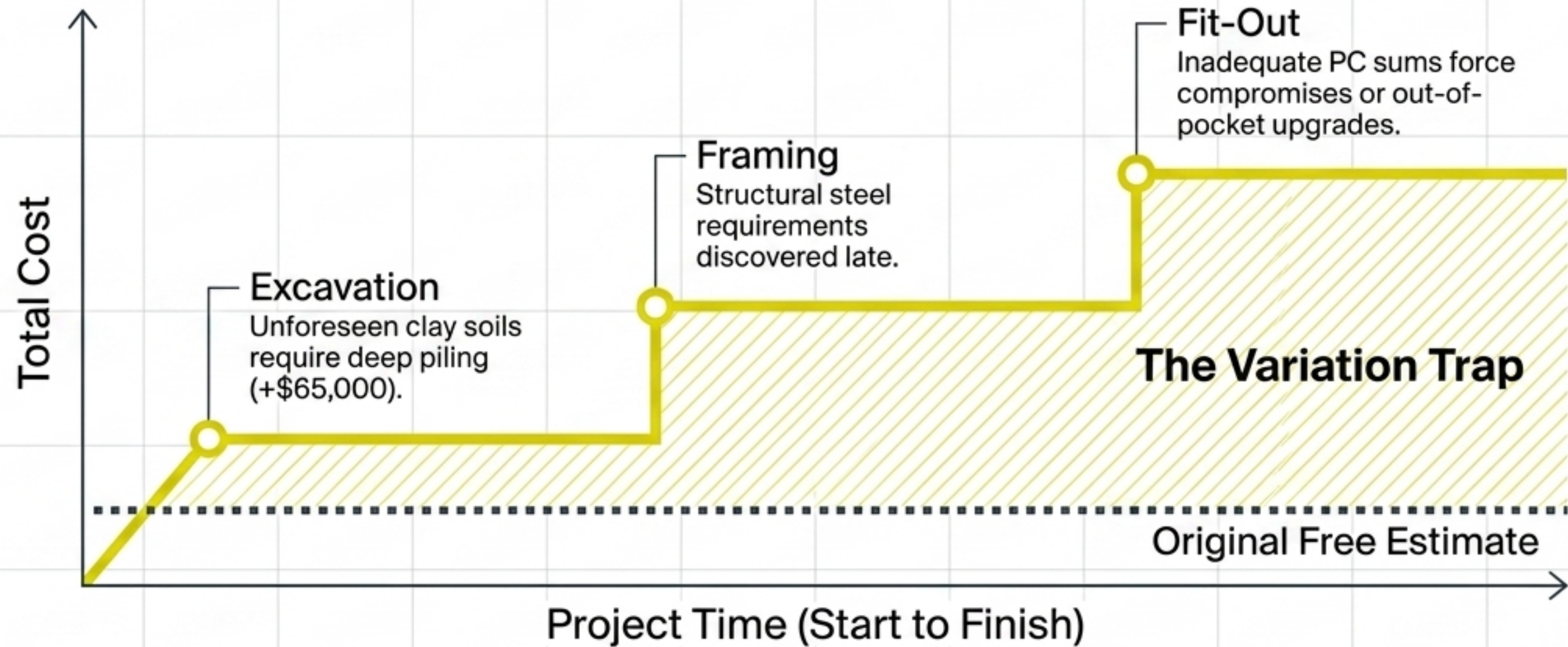


Omission 4: Geotechnical and structural engineering assessments.

Omission 5: Unrealistically low Prime Cost (PC) sums for fixtures and fittings.

The missing elements in a standard 'free estimate' represent the exact locations where budget blowouts occur.

The Cost of Unpriced Risk



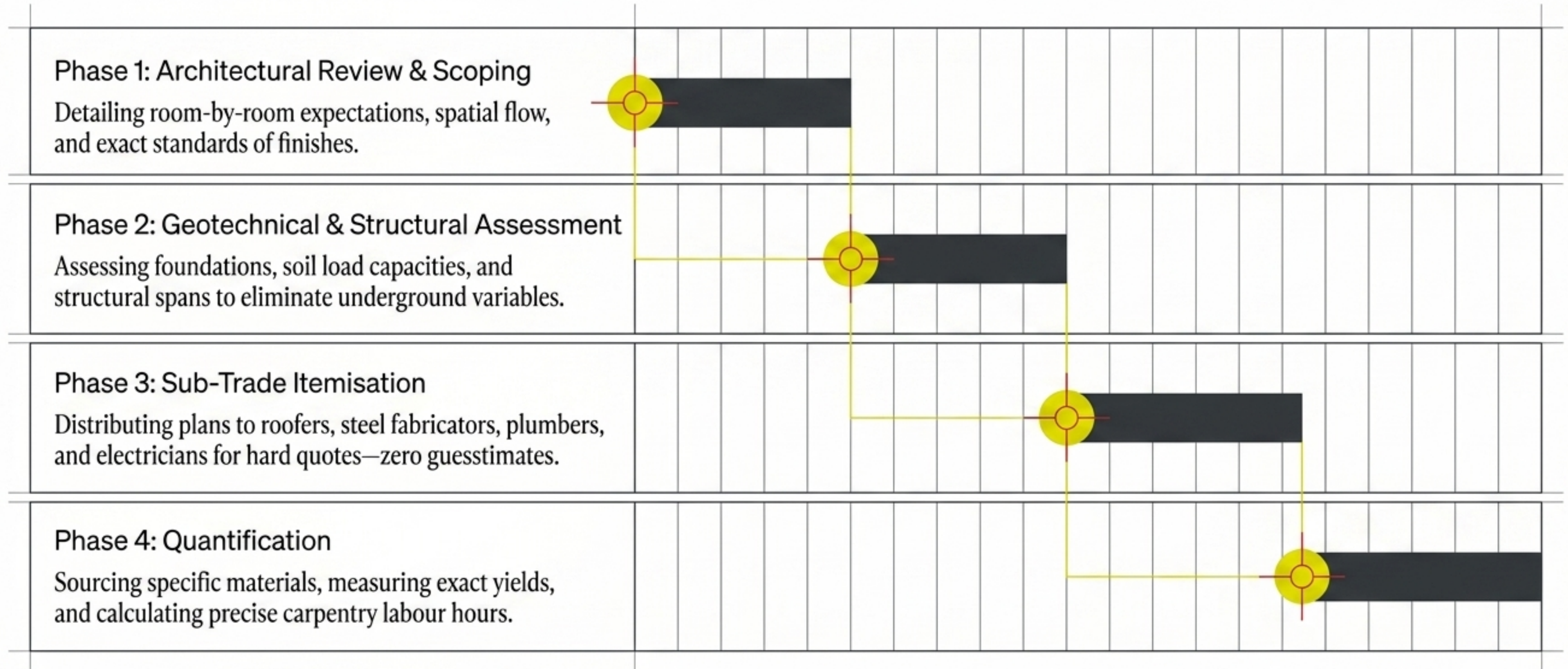
When a builder prices without completing the groundwork, the quote stops being free once construction begins. You pay for the gap through variation orders.

The Baseline of Accuracy

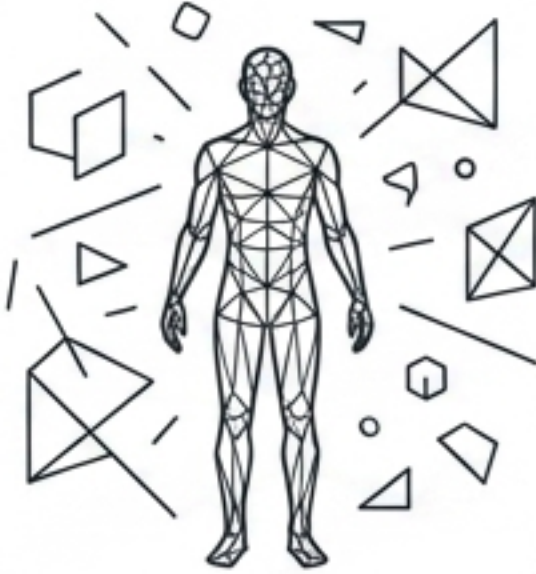
40 – 100

Producing a true fixed-price quote for a custom energy efficient home requires between 40 and 100 hours of rigorous, dedicated professional labour.

The 100-Hour Breakdown

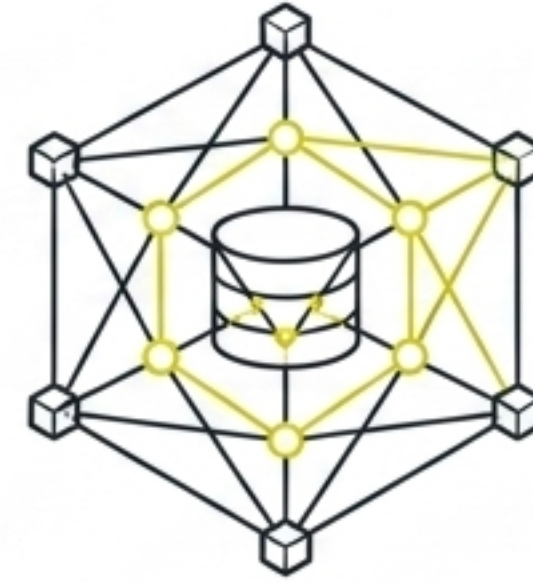


The Professional Estimating Advantage



Builder's Estimate

- Relies on gut feel and outdated square metre rates.
- Produced via rushed evening calculations.
- High vulnerability to market price fluctuations.



Quantity Surveyor (QS)

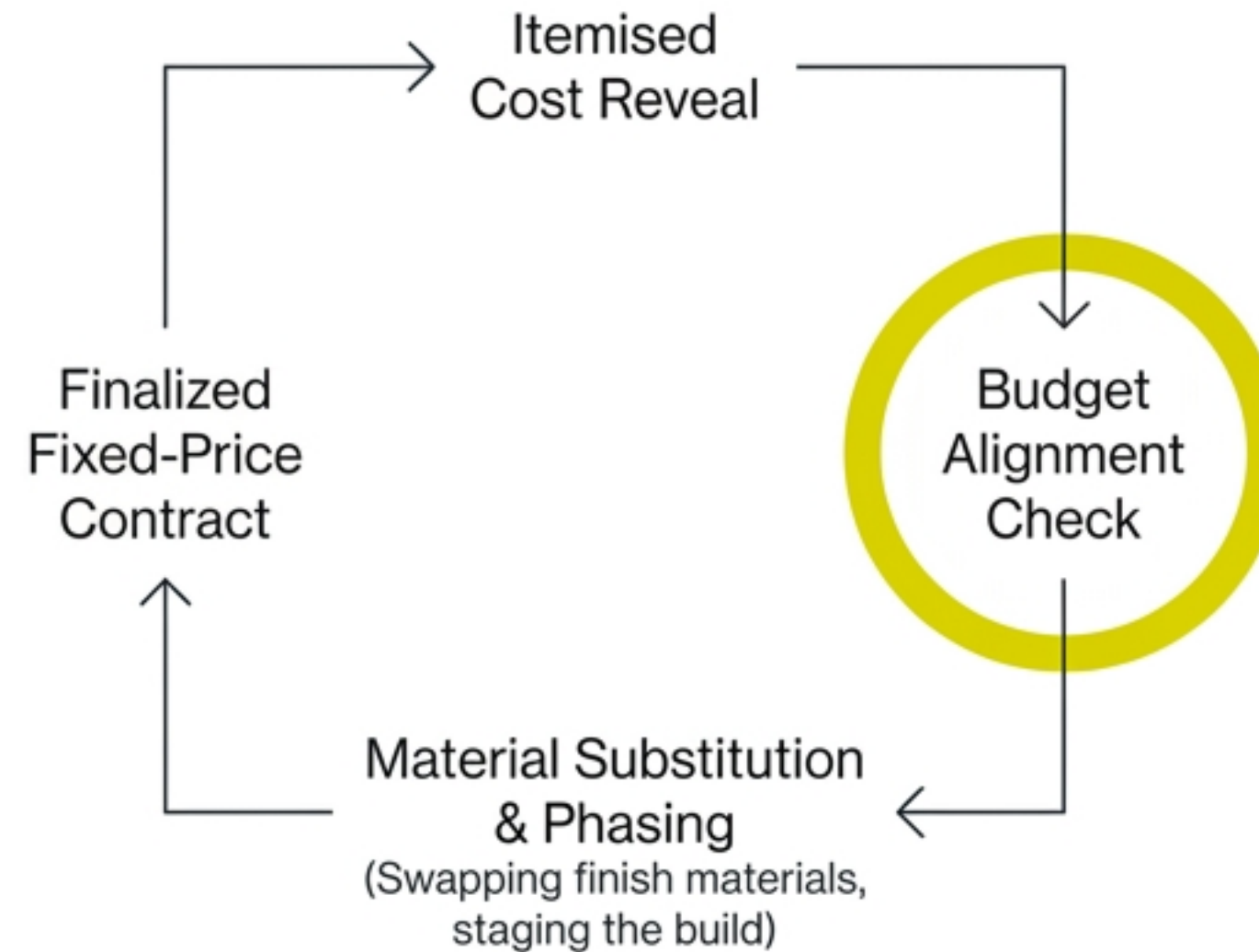
- A dedicated financial expert using live market rates.
- Provides a bottom-up estimate from foundation to fixture.
- Prevents budget overruns and saves thousands in waste negotiation.

Estimating is a highly specialized skill. A professional QS calculates the precise cost of a construction project, removing emotion and guesswork.

Estimate vs. Fixed-Price Proposal

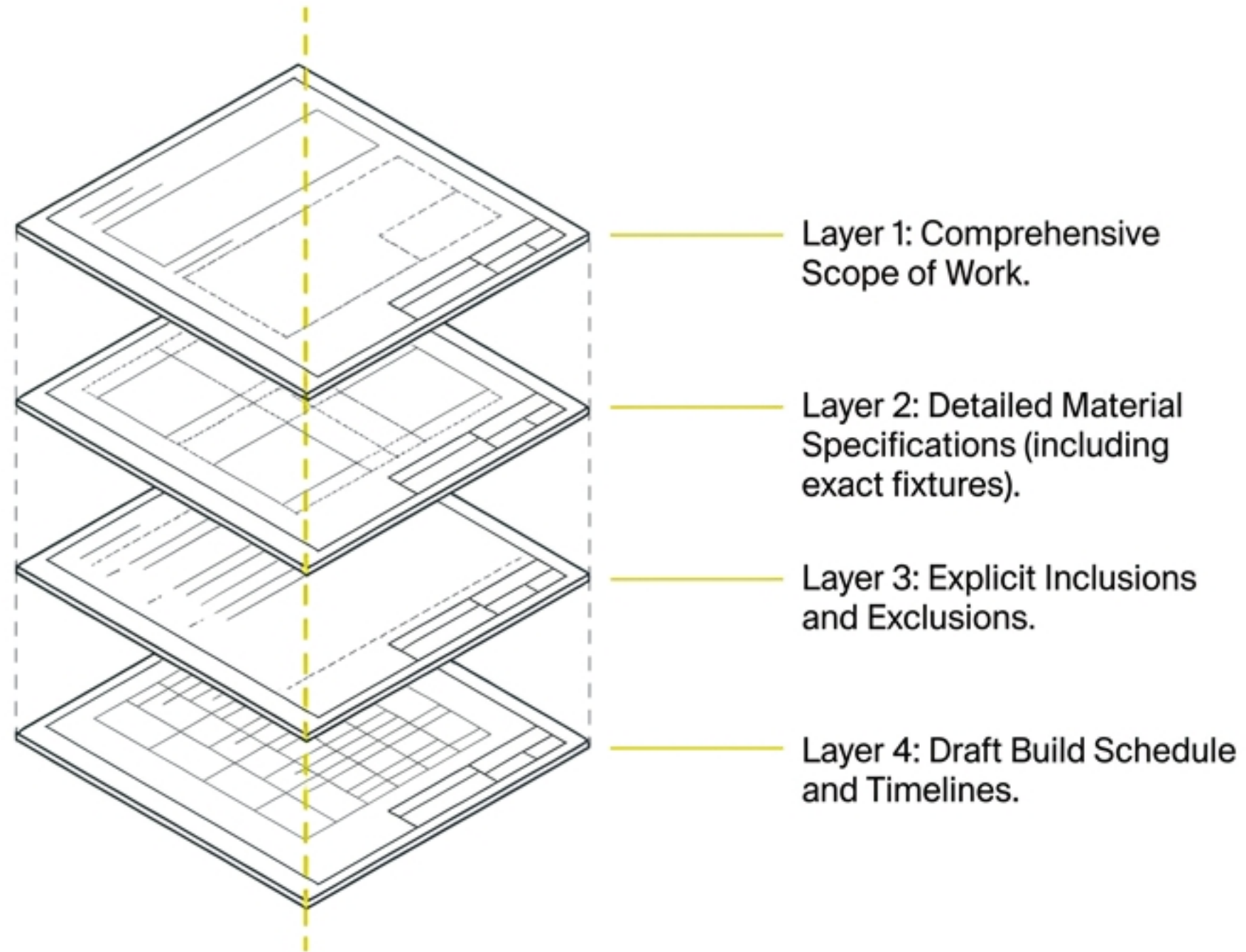
	The Builder's Estimate	Ecotectural Fixed-Price Proposal
Output Size	1-2 pages of high-level summaries.	● 30-40+ pages of itemised specifications.
Cost Certainty	Low / Indicative. Highly subject to variations.	● High / Contractual. A legally binding commitment.
Sub-Trade Input	Guesstimated based on past projects.	● Hard Quot Quoted directly from suppliers.
Financial Risk Bearer	The Homeowner. You pay for the gap.	● The Builder. We absorb the risk.

The Value Management Loop



True transparency allows us to engineer your quote to match your budget.
By itemising every detail, we can adjust selections and find cost-saving efficiencies before a single tool is lifted.

The Anatomy of Absolute Certainty



A professional proposal is a sizable, legally binding document. It removes ambiguity, defines the exact standard of finish, and acts as the financial blueprint for your energy efficient home.

The Refundable Plan Pricing Review



1. The Investment

A nominal upfront fee covering the 40-100 hours of QS and planning labour.



2. The Blueprint

Delivery of the 40-page fixed-price, fully value-managed proposal.

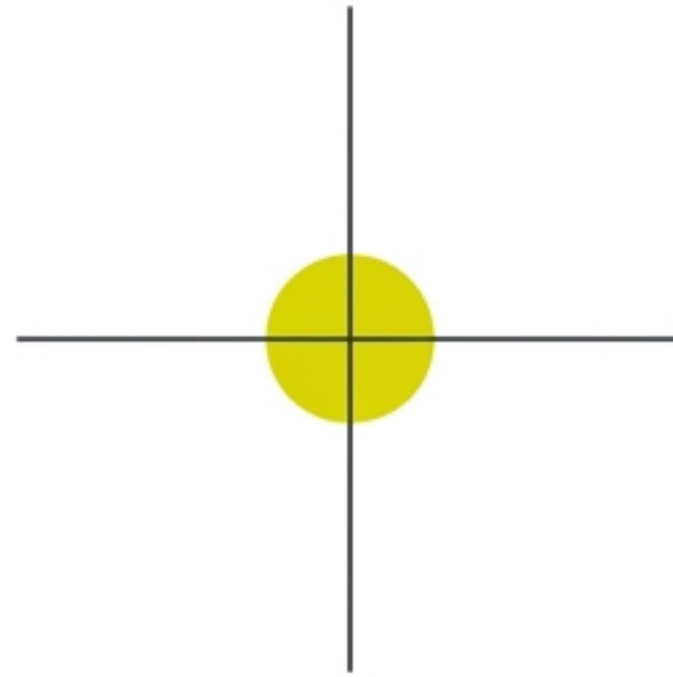


3. The Refund

When you proceed with the build, the initial plan pricing fee is credited back toward the construction cost of your energy efficient home.

We transform a quoting cost into an investment vehicle. You buy absolute financial certainty, and when we build your home, that investment is fully refunded.

Certainty By Design



A free quote is a guess.
A paid proposal is a promise.

At Ecotectural Home Builders, we believe the foundation
of an energy efficient home is built on financial truth,
meticulous planning, and absolute transparency.