

How a Builder Prices Your Architectural Plans

A guide to measurement, transparency,
and building with certainty.

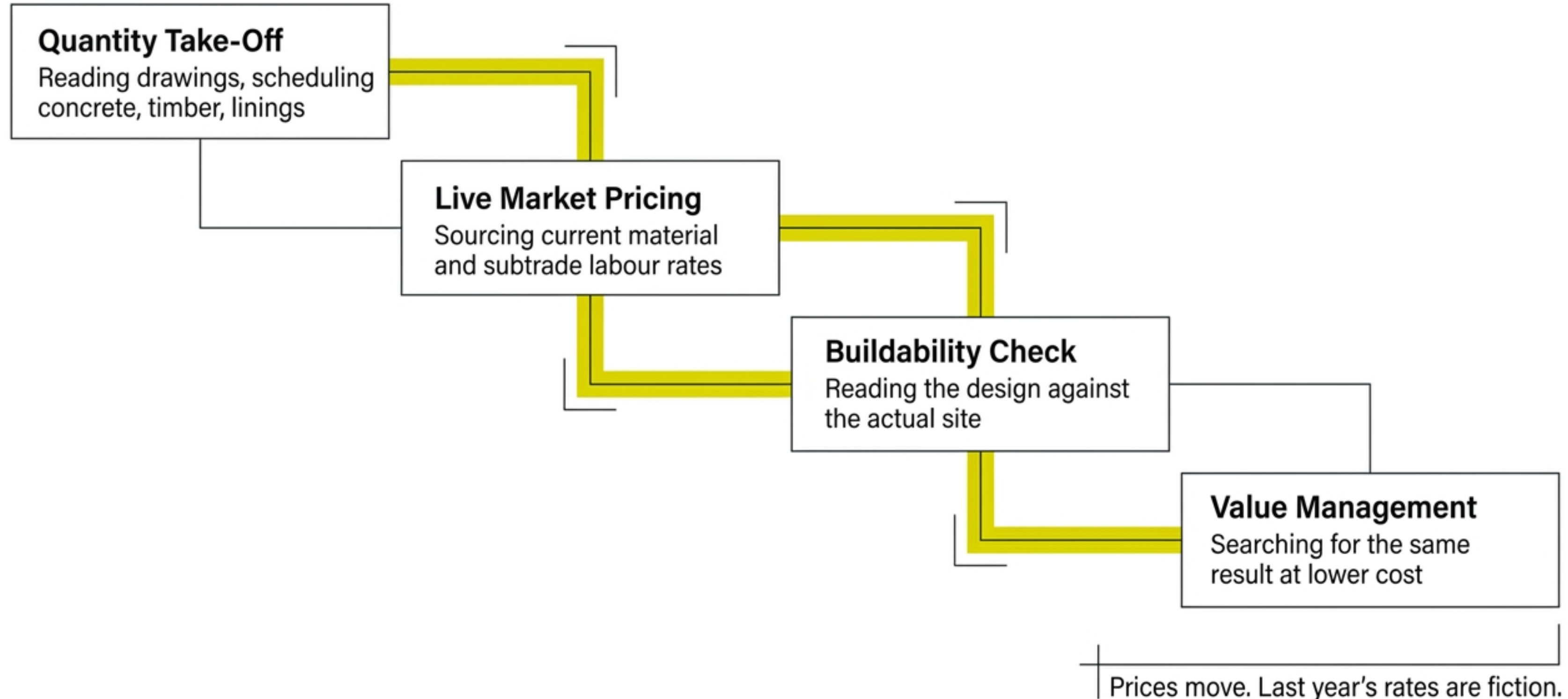
Pricing a set of architectural plans is an act of measurement.

Estimation

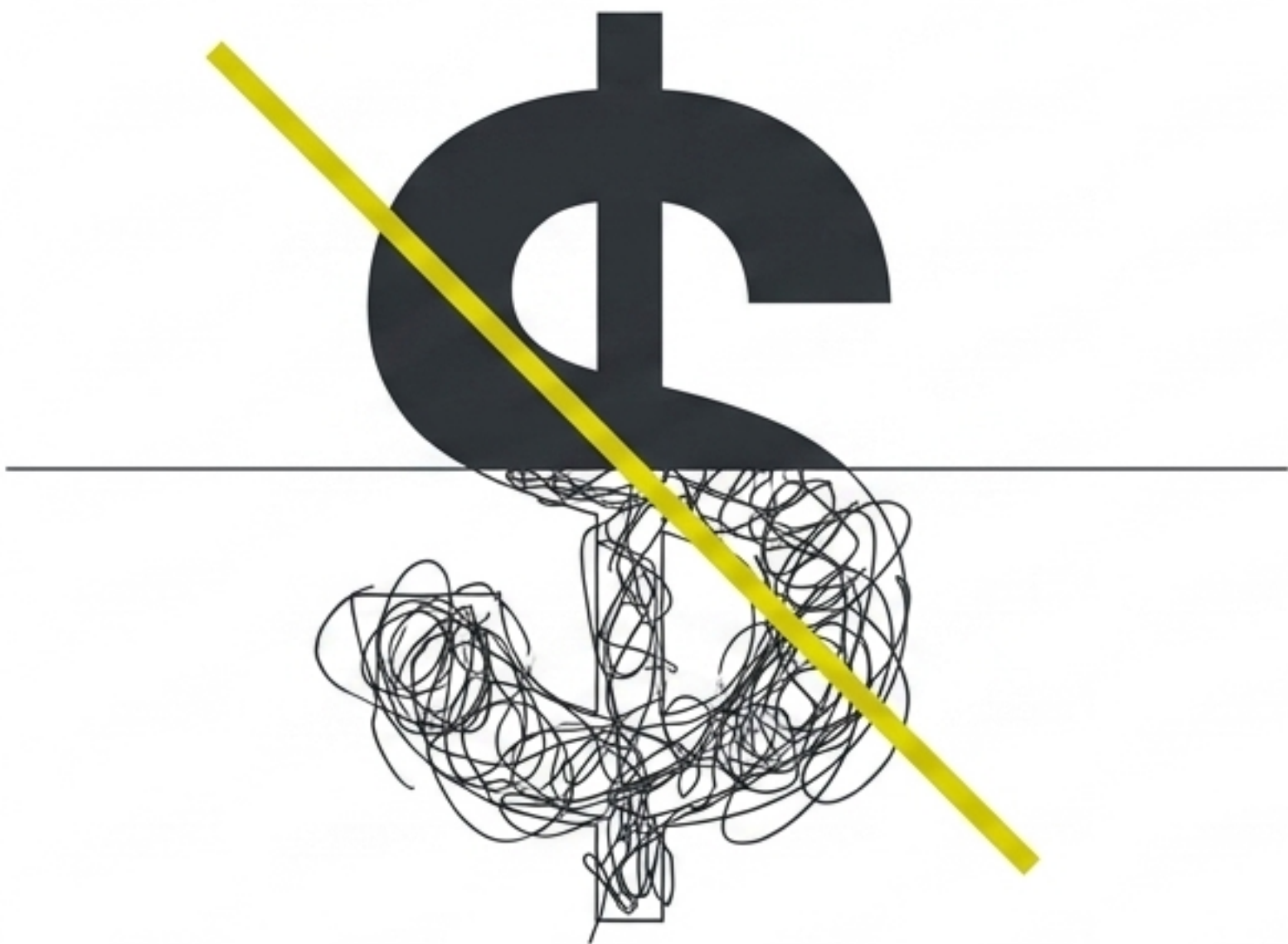
Measurement

A genuine price is not a rough estimate based on historical averages. It is a precise calculation based on real quantities and current market realities.

The four mandatory phases of real pricing

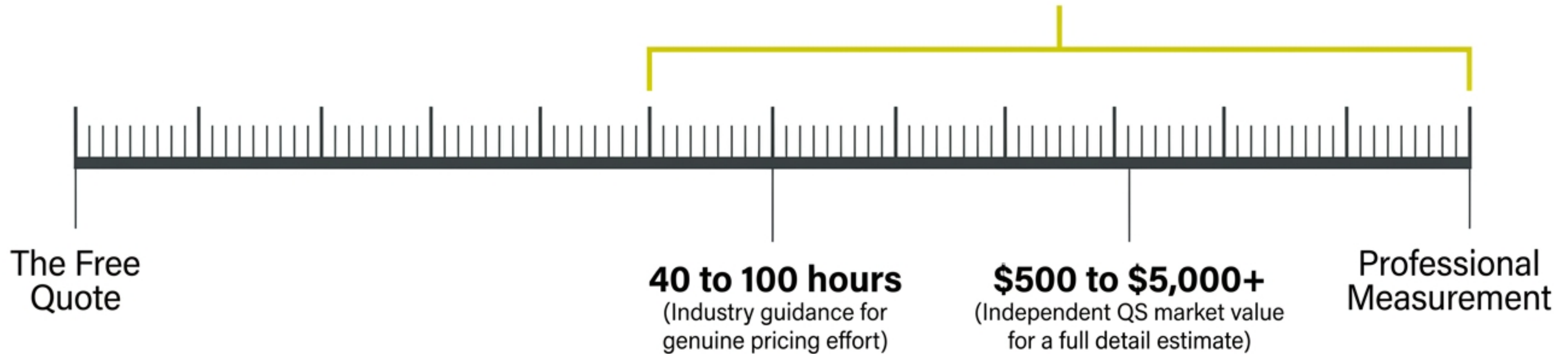


A number produced without this process is simply a guess wearing a suit.



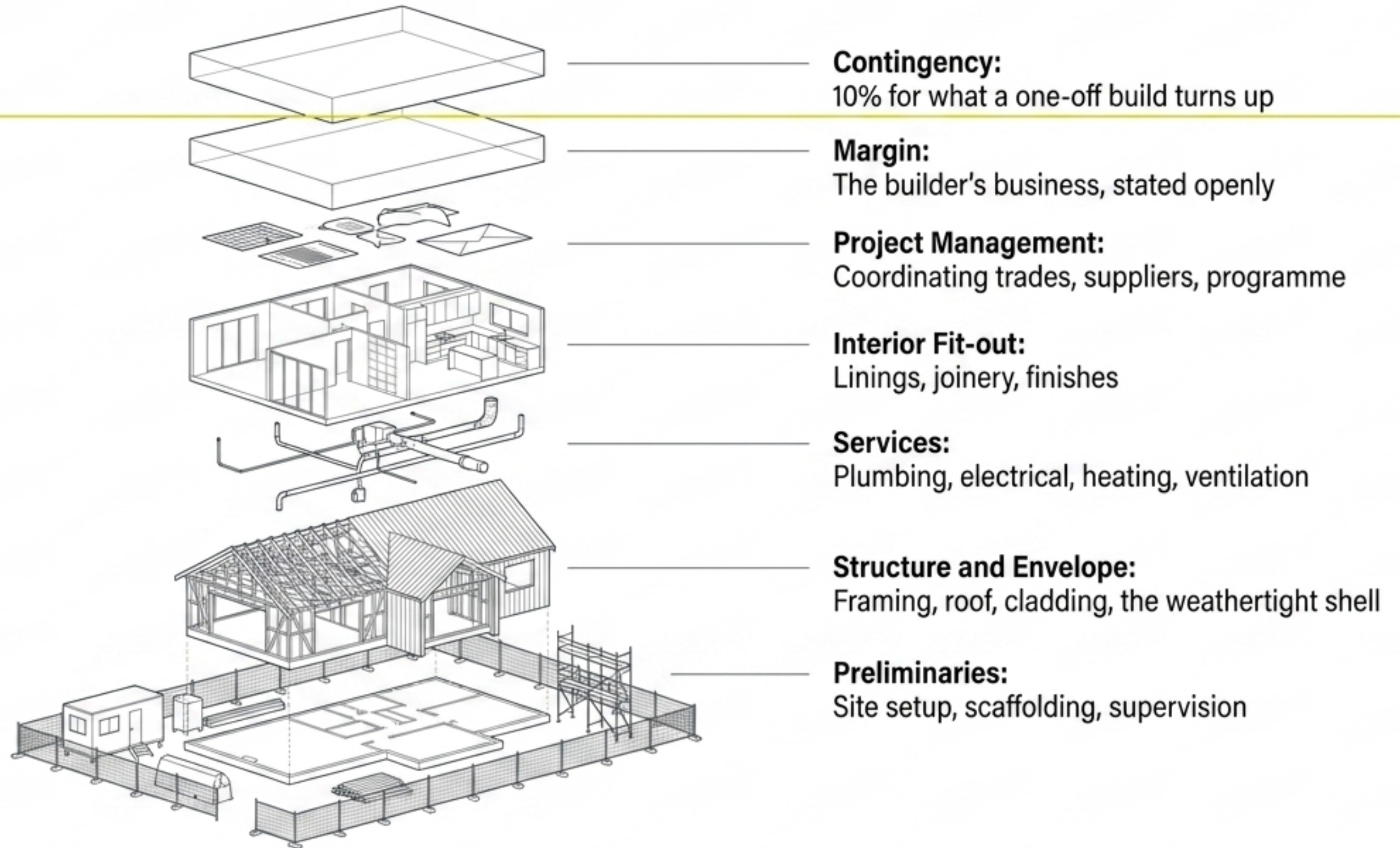
Skip any phase of measurement, and the guess gets corrected on site at the worst possible time. A price you can build to is a price someone genuinely worked out.

True measurement takes time because your energy efficient home is a one-off.

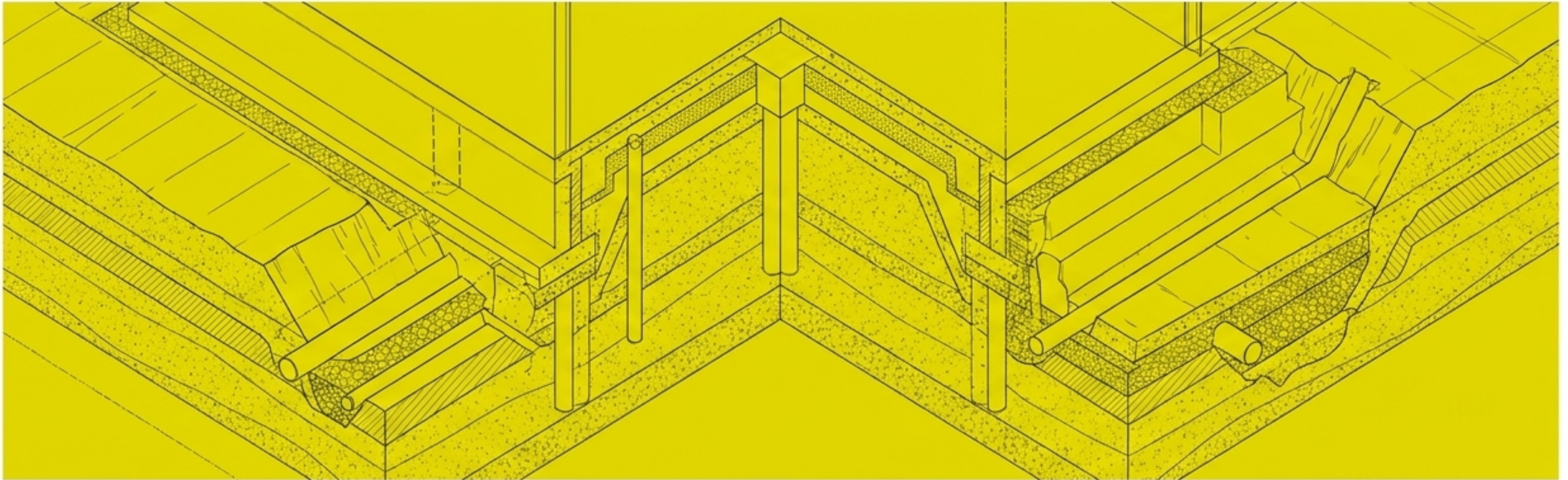


If a builder offers to price your plans for nothing in a couple of days, the hours were not spent.

A real build price is a stack of numbers, not a single figure.

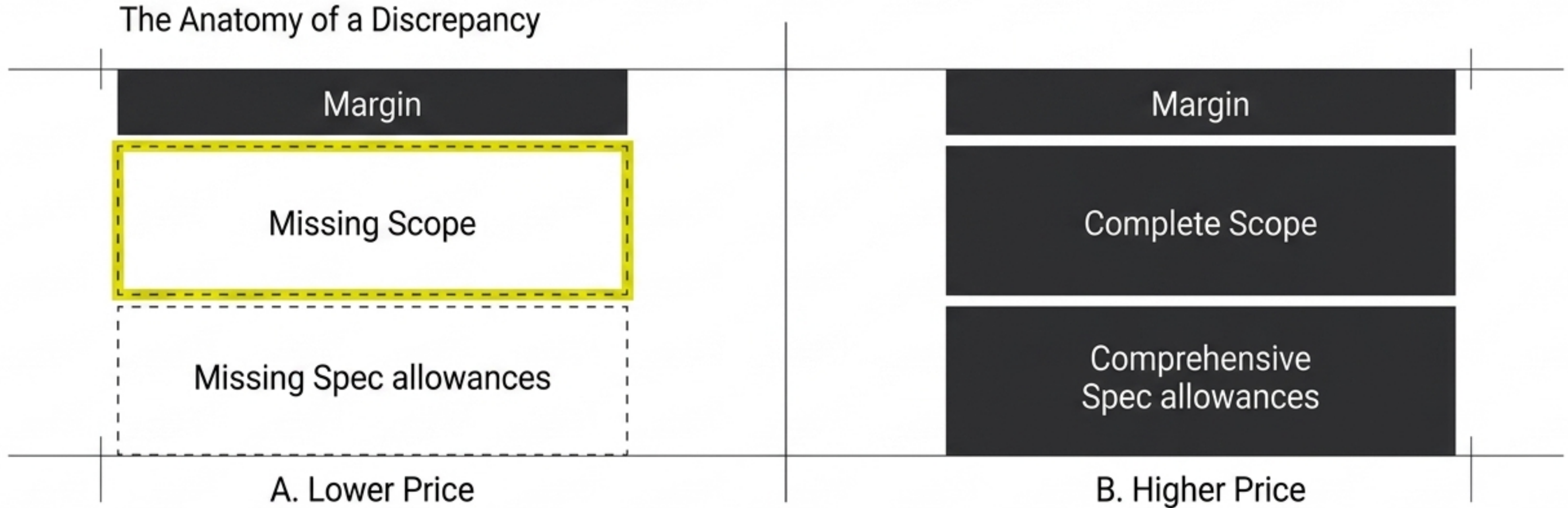


The largest unknown is always beneath your feet.



Site works, earthworks, drainage, and foundations represent the biggest hidden variables in any project. You cannot fully see the ground until you break it. This is exactly why a builder must read your site before they finalise your price.

A lower number usually means less complete pricing, not a cheaper build.



People assume the gap between two builders' prices is margin. It rarely is. The gap is scope and specification: what was assumed, and what was quietly left out. Those missing items reappear on site as variations once you are committed.

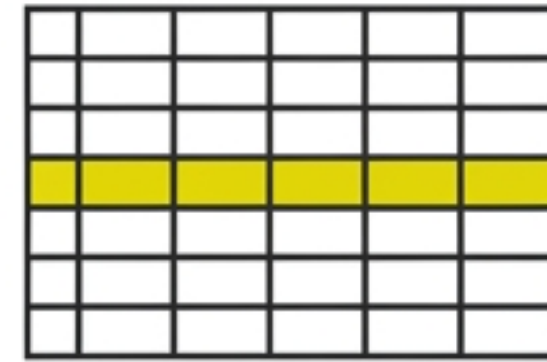
Comparing two single numbers is comparing two mysteries.

Fixed Quote



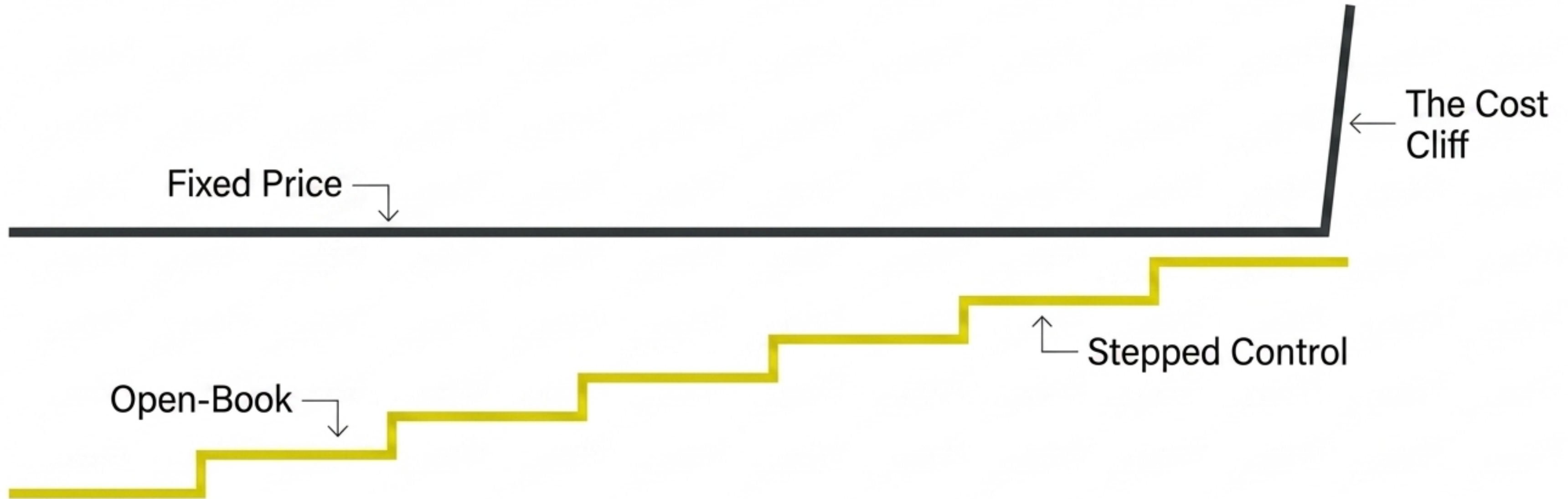
- Hands you one number
- Hides the internal workings
- Missing scope creates forced variations

Open-Book Pricing



- Hands you the workings
- Every line, allowance, and contingency is visible
- Put two itemised proposals side by side and make a real decision line by line

Open-book methodology ensures cost stops being a cliff you walk off at the end.



You are not asked to trust a final figure; you watch it develop. When something moves, you see it early while there are still options, rather than at the end when there are none.

The baseline for building with certainty.



Genuine Measurement

Take-offs, live supplier pricing, and buildability checks replace estimation.



Real Time

One-off energy efficient homes demand one-off pricing from scratch.



Total Visibility

Itemised proposals and open-book management put the client in complete control of the budget.



Know your real number, line by line.

If you hold plans for a build in Nelson Tasman, book a
Plan Pricing Review with Ecotectural Home Builders.
You will see exactly how your price is built.

The review fee comes back off your build when you proceed with us.