

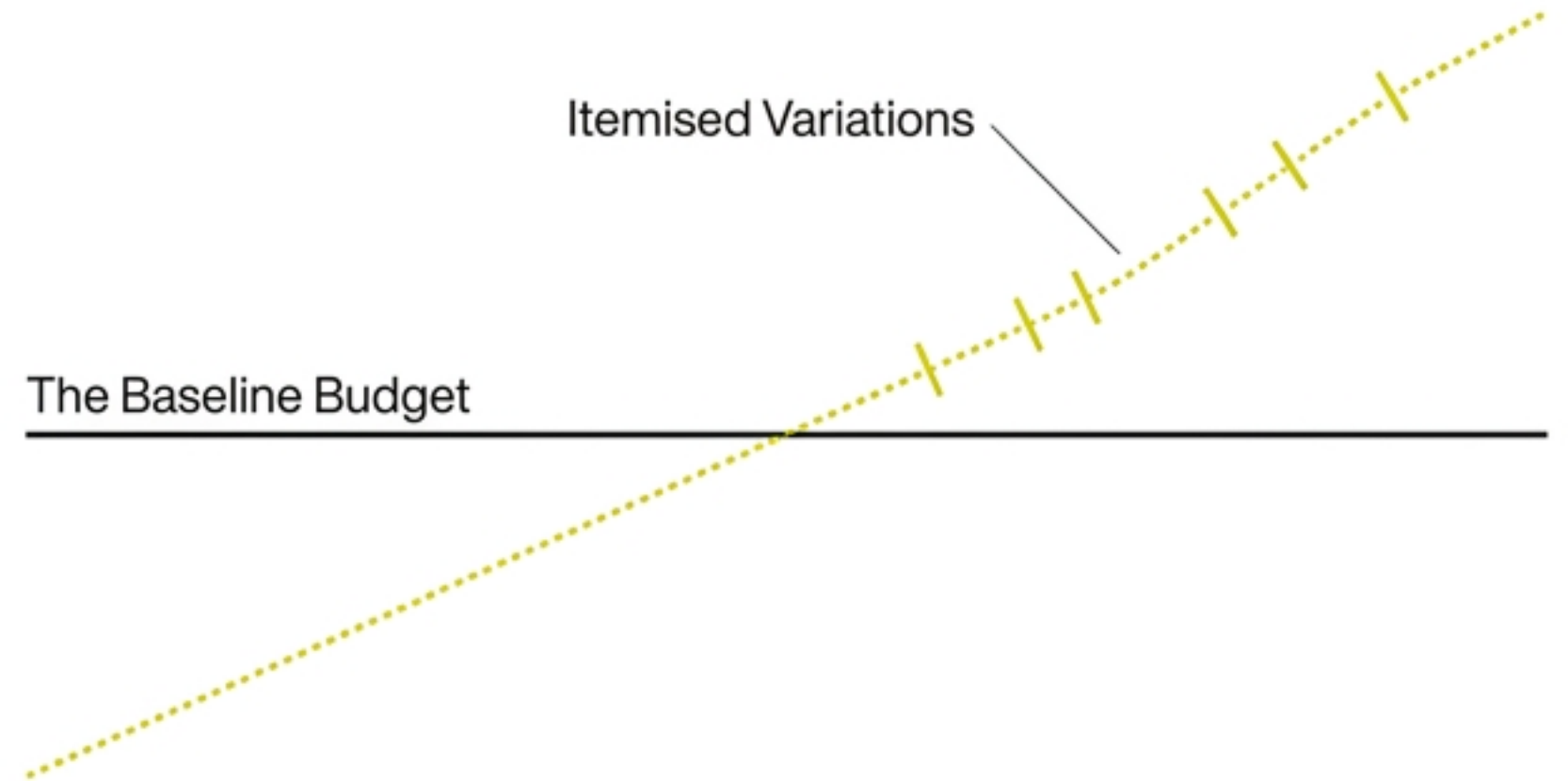
Why Build Costs Blow Out.

(And the architecture required to prevent it).

Budgets do not break. They leak.

Cost blowouts are rarely one dramatic event. They are a slow accumulation of variations—each one perfectly legitimate under a contract that was never truly complete from the start.

The Accumulation Visual



The Anatomy of a Blowout

1



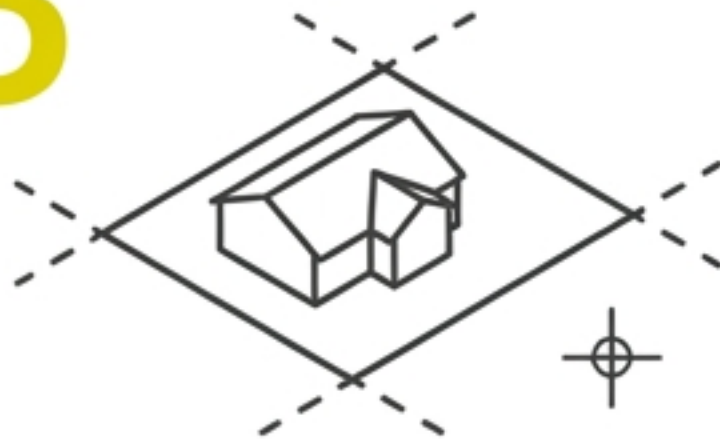
Unknowns
hiding in the
ground.

2



Lowball quotes
designed to
win work.

3



Real costs
left outside the
contract.

4

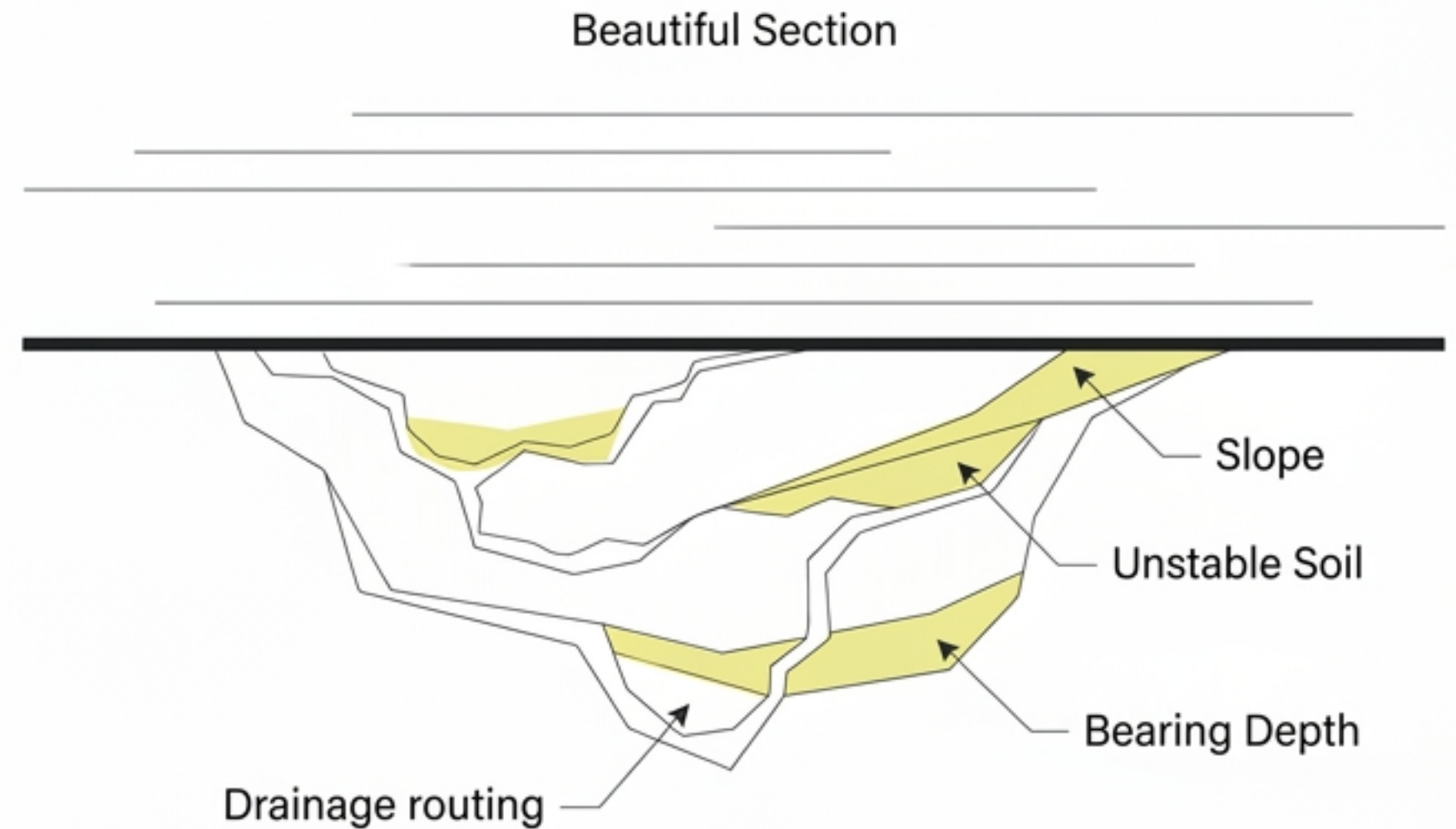


Zero
contingency
to absorb
the impact.

Hiding in the ground.

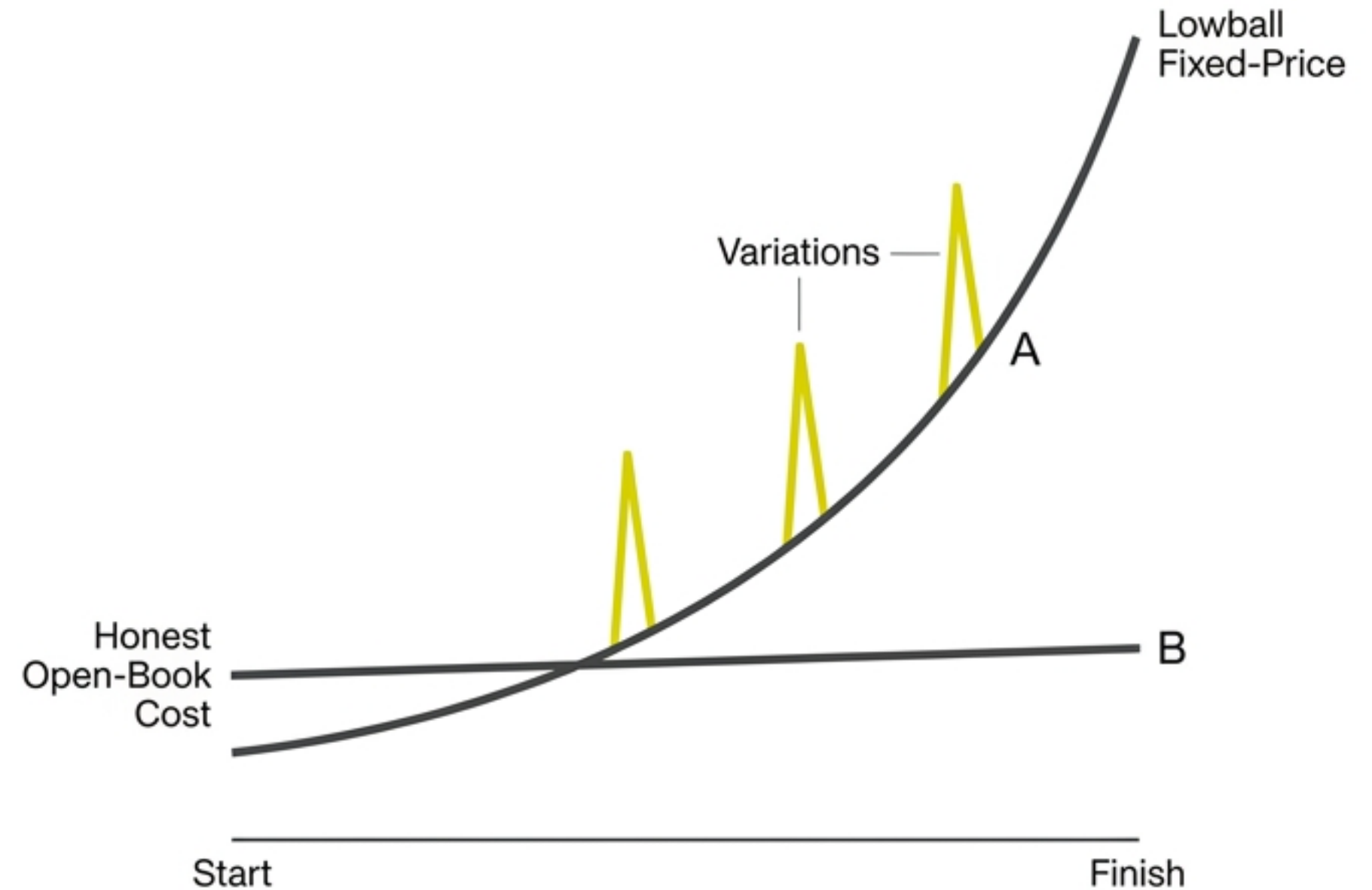
You cannot fully see the ground until you dig it. Site works and foundations are where budgets move first. A beautiful, cheap-looking section can carry the most expensive ground in the district.

This is why Ecotectural requires builder involvement and complete geotechnical understanding before you commit to land or lock the design.



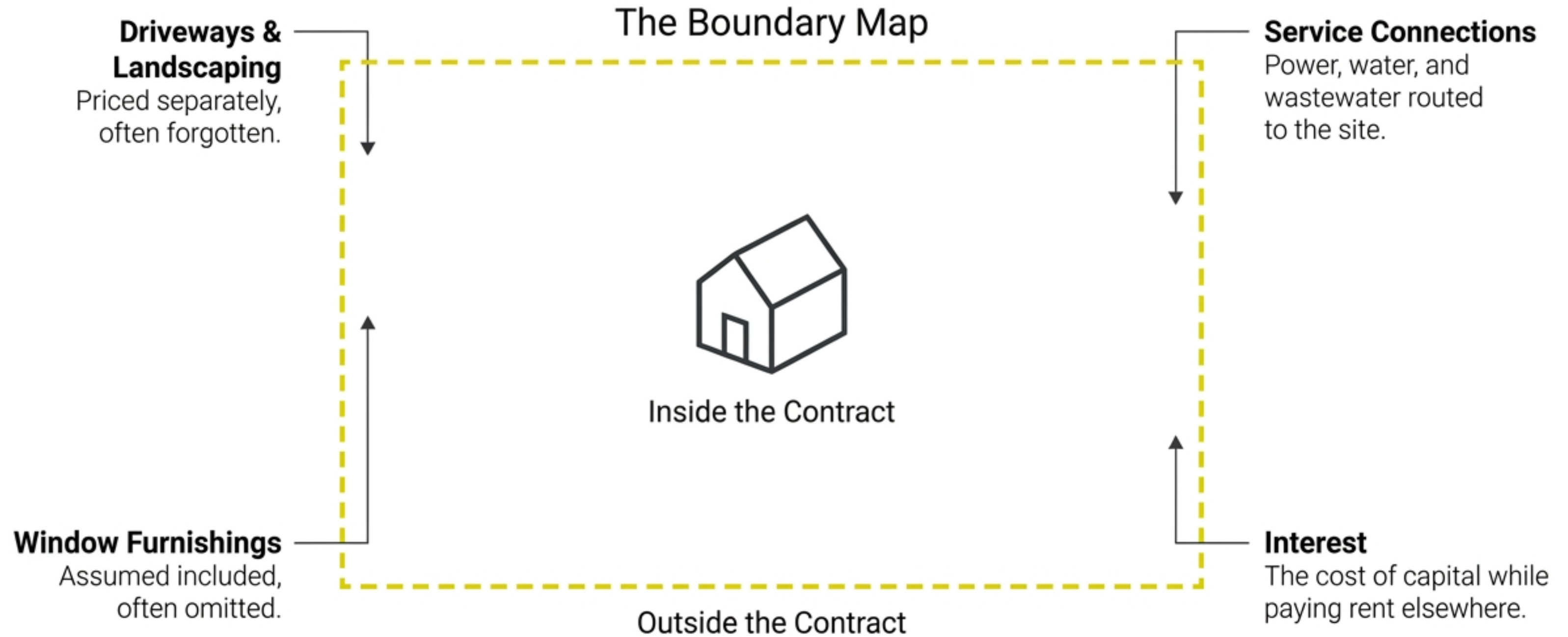
The illusion of the lowest number.

The lowest quote is not a saving; it is a hook. Once under way, real costs arrive as variations. The cheapest quote and the build that blew out are very often the exact same project.



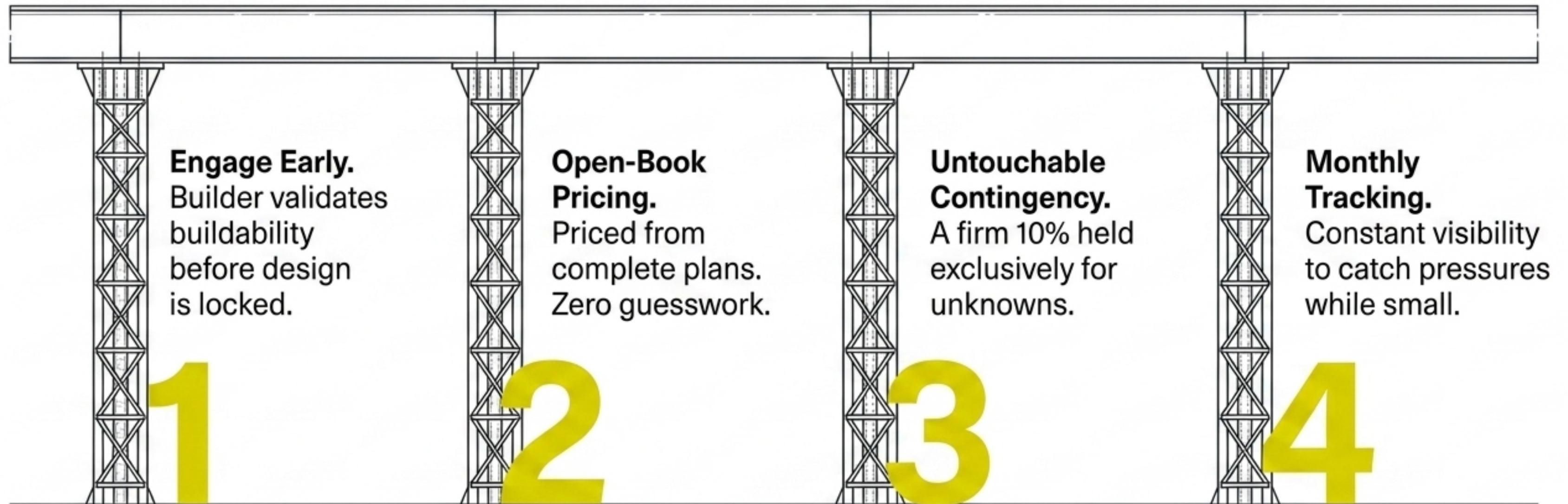
Shocks outside the boundary

The most common budget shocks aren't construction overruns. They are real costs that simply sat outside the building contract and never made it into the master plan.



The Ecotectural Prevention Architecture

Stopping a blowout requires a system, not just good intentions.
These four pillars guarantee a calm, predictable build.



Why fixed-price is a false economy.

The Fixed-Price Gamble

- Built-in hidden margins to cover builder risk.
- Incentivises the use of cheaper, inferior materials.
- Variations are weaponised to recover lost profit margin.

The Open-Book Standard

- Radical transparency. All real costs are visible and itemised.
- Collaborative problem solving between client, architect, and builder.
- You pay for the quality of your energy efficient home, not a builder's risk buffer.



Surfacing problems early is not admitting weakness. It is protecting your budget the only way it can actually be protected.

Money is the highest stress point in construction. Early, transparent visibility gives you the power of choice before a pressure becomes a crisis.

The bottom line.

Building an energy efficient home does not have to be a gamble. Engage early, price open-book, and budget for the entire property footprint.



For a number you can actually rely on in Nelson Tasman, arrange a consultation with Ecotectural Home Builders.