



Minimising passages is one way Sovereign Building Company is able to get the most out of a small block.

# Maximising space on smaller blocks

## BETH MUHLING

Sovereign Building Company knows how to maximise space to make the most of a smaller block.

The business, which concentrates on custom-built homes, is owned and directed by brother and sister team David and Danielle Savietto.

They recently moved within Osborne Park to a bigger office in the old Suite Chilli store in Harborne Street.

Ms Savietto said to make the most of space on smaller blocks, homes were designed with minimum passage space and each home's "footprint" was maximised by using all the space allowed under local council regulations.

If covered alfresco areas were open-sided, they were not counted as part of the home's area, which meant more of the block could be used.

This was how the company often was able to fit in rooms such as home theatres, studies and more than one living area.

"Everything necessary to provide good space for everyday living and entertaining," Ms Savietto said.

One example of their projects is a duplex of two-storey homes in Como, each with three bedrooms and two

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DANIELLE SAVIETTO

bathrooms. Each has been built on a block of 400sqm and has a total area of about 300sqm, including the double garage and storeroom.

Ms Savietto said the side-by-side homes were built for two related retired couples who each still had a child at home.

They were designed with a focus on entertaining areas, such as alfrescos and balconies.

"The design caters for all ages, no matter what their interests and needs, whether it's relaxing at home, entertaining guests or working from home," Ms Savietto said.

"Extensive courtyard areas allow for gardening, which is a common pastime for most retirees."

Another project is a triplex of three-bedroom, two-bathroom townhouses in Belmont, each built on a block of about 300sqm.

In total, including storeroom, alfresco area and double garage, each is 220sqm.

Ms Savietto said they were built for small families or business couples.

They had all major rooms, but keeping them low maintenance was a priority.

"A manageable courtyard provides the opportunity to have a small garden or no garden if time is an issue," she said.

Ms Savietto said they had big, open family and dining areas on the ground floor and all the bedrooms on the top floor.

This layout acknowledged that most time at home was spent downstairs with friends and family. Upstairs was used only for sleeping.

The homes had well-equipped kitchens with plenty of cabinet space, close to all alfresco and dining areas, to make entertaining easy.

Without fittings and finishes, a home similar to those at Como could be built for about \$430,000. The Belmont townhouses could be built for \$330,000.