Designing a rental office by applying public space as a supporting facilities in Setiabudi

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Abstract. The growth of Jakarta as a business center in Indonesia, also has an impact on increasing demand for offices, especially in the city of business, Setiabudi, South Jakarta. But without realizing it, with the increasing development, especially in urban areas, can causing impacts on the environment such as lack of public space. Public space allows a city to function efficiently and evenly. Therefore, the existence of public space is considered important. Conversely, a reduction in public space will have a negative impact on city life. Therefore, the existence of a rental office and public space in one building is believed to be able to support building criteria that are more insightful to the local environment and this public space will also contribute to facilitate the users of this rental office.

Keywords: rental office, public space, Setiabudi

1. Introduction

Jakarta as the capital city of Indonesia has a big role as a business city, a trade center city, and a city center for regional and global services, as stated by Indonesian President Joko Widodo in August 2019 at the Presidential Palace. This then resulted in demand for property such as office buildings in Jakarta also increased. The same thing also stated by Budiarsa Sastrawinata as President Director of PT Ciputra Residence in 2018 who said that the need of office space in Jakarta area which is the national capital will continue to increase. Moreover, Indonesia's economic growth rate in 2018 is expected to reach 5.2 percent, which will also followed by the increasing need for office spaces.

Then Colliers International also predicts that in 2019 to 2021 there will be an additional supply of office space of up to 1.5 million square meters, the majority of the supply growth will occur in 2019 and will slow down in 2020 to 2021. The 60% of them are in the region Central Business District (CBD). For example, in 2019 there were seven office buildings that became new supply in Jakarta, all located in Setiabudi, Sudirman, Mega Kuningan, Thamrin, and Gatot Subroto. This then invites property developers to build rental offices in the CBD and surrounding areas, as it is well known that the area is for commercial and business center area which of course will benefit developers.

But without realizing it, the more development that occurs especially in urban areas, will have impacts to the environment, such as lack of public spaces. Public space allows a city to function efficiently and evenly. Therefore, the existence of public space is considered important to support the necessities of life. The position of public space will be a determinant for the balance between the living environment and the built environment, as written in the Spatial and Regional Plan or RTRW which
states that in anticipating the rapid development of built spaces, must be followed by a policy of providing public space. Therefore, public space is an important factor that unwittingly both directly and indirectly will affect the life of the surrounding area.

Conversely, the reduction of public space will have negative impacts on city life. Most buildings in urban areas in recent years have forgotten how important the existence of public space is for the community, then this will have the opportunity to create gaps between the people. As it is known that public space has function as a medium of communication between people, therefore with the lack of public space will lead to the opposite, as stated by the social observer in University of Indonesia, Rissalwan Habdy Lubi who believes that, if there is less space for interaction, or the absence of public space, then the stress will increase and accumulate while productive activities do not exist. When there is no productive activity, so people don't have a long mindset. Coupled with the pressure of a large economy that makes emotions easily ignited. So it's not surprising that there are often fights or brawls due to mutual nudging caused by the lack of public space.

But often what is meant by public space is as a place or space that can be freely accessed or utilized by community members such as parks or RPTRA. However, it is more than just that, public space is not always like a park, but also exists in a closed state that can be interpreted as a place for leisure or in other words usually paid. Public space like this can usually be found in the form of a café or a paid shop. In relation to rental offices, public space can be open and closed of type. Open pubic space or non-sealable area with greening or benches for relaxing which can be accessed freely, but close public space like retail, shops or restaurants and minimarkets. The application of closed public space is not only due to the relatively high land prices in the city center and can be covered with sealable public space, also because of today's lifestyle that can be considered as shopping oriented.

But most importantly with the existence of a rental office and public space in one building is believed to be able to support building criteria that are more insightful to the local environment and this public space will also contribute to facilitate the users of this rental office. As we know that urban society tends to be required to live practical, fast paced, and oriented to their work. This can then result the office workers having high levels of stress. Some issues such as the higher cost of living in urban areas, not to mention compounded by the level of congestion that makes the distance from home to work becomes very far and long so that often appear "old on the road" statement which then results in a decrease in work productivity and again if the atmosphere at work does not relax, it will give them more tress. These things are then taken into consideration for researchers in the making of rental office with applying public space into it.

2. The methodology

2.1. The method of study
In this study using qualitative and quantitative research methods. In qualitative methods, researchers look for data in the form of primary data and secondary data. In quantitative methods, researchers compare the data that has been collected.
In the preparation stage, the researcher prepares a series of activities to be carried out before starting the data collection. The activities at the preparation stage are:

a. Literature review
b. Determination of data requirements
c. Survey of related institutions

2.2. Data collection technique

Based on data collection techniques, this research through data collection from library studies, field studies, comparative studies, field observations, interviews, and in-depth documentation and is divided by primary and secondary data types.

Primary data:

| Table 1. Primary data. |
|------------------------|
| **Data**               | **Technique**                      | **Tools**                     |
| Location observation by observing land contours and potential that can be used in the design. | Field observations, local interviews, and documentation | Notebooks, stationery, voice recording devices, cameras, cellphones. |
| Existing studies to several rental offices as a reference in designing. | Field observations, interviews and documentation | Cameras, cellphones, notebooks, stationery. |
3. Analysis and discussion

3.1. Analysis of rental office in Setiabudi
A rental office is a commercial building, which is why there are several main aspects that are taken into consideration or must be considered in designing a rental office. In the planning and design must be considered as where the construction site [1], then the arrangement or layout of what kind of layout, in order to bring maximum benefit to the owner of the building, as well as what the user wants.

1. Based on physical aspects
   a. Site
   The location of this design object will be in Setiabudi, South Jakarta. Locations intended for offices, trade and services.
   b. Accessibility
   The accessibility review on the object of this research is seen from the function of the road and the availability of public transportation facilities. It is located at a crossroads between Perintis road and Mega Kuningan Barat III road that is traversed so that it has very good accessibility because it is a meeting road. Other accessibility is in the best location in Setiabudi, South Jakarta which has several advantages including only 15 minutes to Sudirman, 35 minutes to SCBD, and only 5 minutes to Mega Kuningan and Menteng, a strategic location and very close to the Ciputra Art Center (Museum, Theater & Gallery) and direct access to toll gates in the city of Semanggi, Halim Perdanakusuma Airport, and Soekarno Hatta Airport, also integrated with many public transportation such as MRT, taxis and city buses.
   c. Utility
   Located on the border with the center of the Golden Triangle - this area is described by the main traffic arteries of Jakarta’s Sudirman street, Gatot Subroto street and Rasuna Said street can be ensured to have a complete availability of public utilities such as clean water, electricity and telephone.

2. Based on the rental space module
In designing a rental office building, the space module (space flexibility, layout and circulation arrangement) becomes one of the important factors because it greatly influences how much space can be leased which will then affect how much profit the building owner will generate. The rental office space module classification is usually divided into three namely, small space, medium space and large space. The considerations underlying this module classification include:
   a. Efficiency and effectiveness in spatial planning. Space in a rental office needs to be structured efficiently but also remains effective in accommodating activities within it.

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Secondary data:

**Table 2. Secondary data.**

| Data                                                   | Technique    | Tools                                                                 |
|--------------------------------------------------------|--------------|-----------------------------------------------------------------------|
| Theories of rental offices and the foundation in designing rental offices. | Library study | Textbook, KBBI, Law, Constitution and government regulations as the legal basis for establishing rental offices and internet. |
| Theories of public spaces                               | Library study | Book reviews and internet.                                             |
b. The type of floor that is leased usually uses a rentable floor area system, gross area system, or semi gross system.

c. The type of activity that is in it will also affect space requirements. Just as it will affect space including dimensions, character of the space and facilities that need to be planned,

d. Economic needs factors. This factor is usually based on the economic analysis of consumers who are the target market of this rental office.

3. Based on user

Users have several considerations in renting a leasing office, mainly related to the location of the leasing office, accessibility or ease in reaching the location of the leasing office and other places, building exteriors, building interiors, facilities and services, and rental prices [2].

a. Location
b. Accessibility

The consideration factors are the same as the designer and have been analyzed in the site aspect analysis so that it can be considered that location and accessibility are in accordance with the user.

c. Building exterior

includes the name, reputation and design of the building.

d. Building interior

include flexibility in space, layout and circulation.

e. Facilities and services

include parking, communication or internet, security, cleanliness, rental facilities and supporting facilities.

f. Price

include price of office rent and service charge.

3.2. Analysis of the application of public space in rental office

In the process of applying it to this rental office, a public space analysis is carried out to find out what public spaces whose existence needs to be applied to the rental office building. And the result turns out to be that both characteristic of public space, which is open and closed, can be applied to rental office buildings. In the open public space based on the comparative study of comparative studies above, it is found that the park and outdoor sitting area are indeed necessary or favored in rental office buildings.

This open public space then becomes a non-sealable public space in this rented office building. Then, in a closed public space based on the results of the analysis, it is known that the presence of the living room in the main lobby or receptionist area is also required to be present in the rental office building. And the existence of a sitting or relaxing gathering area in the building or indoor as well as a public space that is desirable existence in the rental office building. Similar to open public spaces, the existence of the living room and indoor sitting area is also a non-sealable public space.

Unlike the case with retail, clinics, multipurpose spaces, and fitness centre whose presence is equally important or mandatory in this rental office building, but this public space is then used as a sealable area for public space. Or in accessing this public space paid, not free. As it is known that retails that include such as shops, minimarkets, food courts, cafes, and restaurants are also public spaces but are charged if you want to use them. The same thing happened with the multipurpose room or multifunction room and fitness centre.

There are 3 main values that are of concern in applying public space into a building, which are responsive, democratic, and meaningful [3].

1. Responsive

Spaces that are responsive and designed and managed in such a way as to respond to user needs in the sense of providing comfort or relaxation.
According to Stephen Carr in his book entitled Public Space [4], to achieve a public space that is responsive to its users, there are five main needs, namely:

a. Comfort
Convenience becomes the main requirement so that someone wants to linger in a place or that encourages someone to want to use a public space. Can be said to be comfortable or comfort can be measured by seeing how long the person is using the place. Some factors that influence the level of comfort of a person in a place are environmental factors (weather, wind, sunlight), physical comfort (provision of adequate facilities), and socio-psychological comfort (atmosphere of a quiet and safe place).

b. Relaxation
Relaxation is one way to reduce the level of anxiety, usually relaxation requires peace of mind and psychological comfort. To achieve tranquility in a public space, it can be done by adding ecological elements such as trees, water, plants, etc. so that it becomes a contrast factor that can facilitate a person to relax or relax.

c. Passive Engagement
The need for a person to be able to enjoy the public space and without the involvement of direct interaction with other users. Elements that can support the creation of passive engagement are interesting views, performances, and so on.

d. Active Engagement
In contrast to passive engagement, active engagement is the need of a person who will directly involve himself with the place and the people in it. These needs are usually in the form of social interactions which involve direct contact with family, friends, or other unknown people. Things that can create active engagement are like seating arrangements, statues, or even fountains that can influence the creation of situations conducive to social interaction.

e. Discovery
Discovery referred to here is the desire of someone to be able to feel or try a new experience in a new place too. Usually this new discovery can be felt in places such as concerts, festivals, art exhibitions, theatre, markets, or even community activities, etc. which are usually seasonal.

2. Democratic
Democratic, which means the value to protect the rights of every user, means that its application in the public sphere is accessible to all people and groups and also gives the right to freedom of action while remaining under supervision and following the rules. One of them is to be safe and avoid criminal acts or other things that are not desirable and interfere with the freedom of the rights of others.

3. Meaningful
Meaningful space which means allowing people to work or use the place freely to express themselves and social interaction. Because public space is interpreted to be able to connect between physical and social contexts.

3.3. Analysis the ratio of rental office and public space
In the process of designing a rental office by applying public space, it is important to know what the ideal ratio is between the main functions of the office and the complementary functions of public space. This analysis uses a comparative study of grade A rental offices namely The East, Sopo Del Tower A,
and Sampoerna Strategic Square as comparative objects in one location and simultaneously as competitors with design objects.

1. The East

| Office | Public Space |
|--------|--------------|
| ±45,000 sqm | ±8,000 sqm |
| 85 % | 15 % |
| 37 | 3 |
| 1,200 – 2,200 sqm | 50 – 600 sqm (tenant) |
| IDR.300,000 | IDR.300,000 (tenant) |
| IDR.70,000 | IDR.70,000 (tenant) |

The comparison of office and public space in The East is 85% for rental office and 15% for public space. The price offered to rent an office and tenant's public space is the same as IDR. 300,000 / sqm / month. In addition, the price for the service charge is the same as the price of IDR 70,000 / sqm / month.

2. Sopo Del Tower A

| Office | Public Space |
|--------|--------------|
| ±64,000 sqm semi gross | ±27,000 sqm semi gross |
| 70 % | 30 % |
| 33 | 8 |
| 1,634 – 1,986 sqm semi gross | 90 – 1,167 sqm |
| IDR.250,000 | IDR.200,000 (tenant) |
| IDR.87.500 | IDR.87.500 (tenant) |

The ratio of office and public space in Sopo Del Tower A is 70% for offices and 30% for public space. Standing on a large enough area so that Sopo Del Tower A can accommodate a lot of public space as a supporting facility and also because the public space is a sealable area such as tenants or shops to accommodate the two towers in Sopo Del. The price offered for the rental office is IDR.250,000 / sqm / month and the price for public space tenants is IDR.200,000 / sqm / month. The price of the service charge for the office and tenants is both IDR.87,500 / sqm / month.
3. Sampoerna Strategic Square

| Table 5. Ratio of office and public space at Sampoerna Strategic Square. |
|-----------------------------|-----------------------------|
| **Area / 85,950 sqm (2 tower)** | **Office** | **Public Space** |
| ±64,000 sqm semi gross (2 tower) | ±8,950 sqm (2 tower) |
| **Area / 100%** | **Floors / 33** | **Unit sizes** |
| 75 % | 30 | 1,207-1,640 sqm semi gross / tower |
| **Floors / 33** | **Unit sizes** | **Price / sqm / month** |
| 75 % | 30 | IDR.275.000 |
| **Unit sizes** | **Price / sqm / month** | IDR.175.000 (tenant) |
| 1,207-1,640 sqm semi gross / tower | **Service charge / sqm / month** | IDR.99.000 |
| **Service charge / sqm / month** | **Service charge / sqm / month** | IDR.99.000 (tenant) |

The ratio of office and public space in Sampoerna Strategic Square is 75% for offices and 11% for public space. This public space area is a supporting facility to accommodate the two Sampoerna Strategic Square towers. The price offered for the office is IDR.275,000 / sqm / month and for tenants IDR.175,000 / sqm / month. The price of the service charge for both is IDR.99,000 / sqm / month.

Based on a comparative analysis of the ratio between rental offices and public space in the three comparative study buildings above, it can be concluded if in 1 tower building there are about 15% of the area for public space, this can be seen in The East. Whereas in Sopo Del Tower and Sampoerna Strategic Square there are buildings with 2 towers and there is an area for public space of approximately 25% - 30%, which can be concluded that the division of areas for office and public space in this design object will only have 1 tower is about 15% for public space and 85% for office.

4. Conclusion

Based on the results of the analysis and discussion of the data, then concluded to be:

1. The research location in Setiabudi and directly adjacent to the Mega Kuningan area is a strategic area because it is located in the city center and is intended as a business, trade and service centre area.
2. In accordance with regulations on the location of this design object, there is a land area of 4,700 m². Office buildings with a maximum number of floors can be erected with 30 floors with a building area of 1,880 m² and a building area of 23,500 m².
3. In accordance with the analysis of the physical aspects that produce a rental office by applying public space located in Setiabudi it has accessibility that is easy to reach and public utilities that are complete and adequate and in good condition.
4. Division of office area by 85% and for public space areas by 15%.
5. Producing rental office buildings with a modern design concept in accordance with an analysis of users in office buildings in Setiabudi.
6. Rentable areas for offices are made flexible without any restrictions so that tenants can determine their own size of the leased area.
7. Parking and security availability will take precedence at this rental office, followed by supporting facilities such as pantry and printing for users of this rental office.
8. The application of open public space in this rental office is in the form of parks and outdoor sitting areas based on the results of public space analysis in the three comparative study buildings.
9. The application of closed public spaces in these rental offices such as indoor seating areas, retail, clinics, multipurpose rooms, and fitness centre.
10. Retail, clinics, multipurpose rooms, and fitness centre as sealable areas for public space or in paid access. For retail, tenant area is leased.
11. Areas for tenants are also made flexible without any dividing barriers, but with a minimum rental area.
12. The size of the tenant area starting from the minimum to the largest is adjusted to the types of tenants which are the main consideration in fulfilling supporting facilities for the main functions of the office such as banks, restaurants, food courts, pharmacy, minimarkets, cafes and so on.
13. There is a multi-function room in the rental office as a place that can accommodate a variety of events.

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