A study of coworking space and its facilities in Jakarta, Indonesia

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Abstract. Many startups in Jakarta that require coworking space for their companies can be expend. Coworking space is a shared office that is used by many types of professionals. This study aims to analyze the types of spatial layouts in the coworking space in South Jakarta. Data analysis was done by using study literature and study comparative with the same coworking space. The results of the study are the concept of planning and designing a coworking space in South Jakarta.

Keywords: coworking space, office, Jakarta.

1. Introduction

The rapid advancement of digital technology in various sectors as the growth of internet users in the country has triggered the emergence of technology startups. In a report titled Mapping & Database Startup Indonesia 2018 from the Indonesia Digital Creative Industry Society the number of technology startups in Indonesia reached 992 startups. Of these, as many as 522 startups or more than half are in the Greater Jakarta area [1].

![Figure 1. Data on number of startups in Indonesia in 2018](https://databoks.katadata.co.id/)

Source: https://databoks.katadata.co.id/
Therefore, the leasing office space is rife in the form of co-working space that can accommodate and answer the needs of startup owners, according to Rina Karina Kurniawan, Public Relations Executive Co. Hive Space said that almost 85 percent of coworking space service users are startups who need a fun and more productive workplace [2].

However, it is also inevitable that rental office space is also needed by startups that are already developing (unicorns) and may develop in the years to come, such as Go-Jek, Tokopedia, Bukalapak and Traveloka, which are transformed into unicorns [3].

Therefore we need a leased office space / building that can accommodate startups up to unicorns, so that it can provide more value because many startups prefer co-working space because they may be able to meet other co-working space users, and make them as work partners later.

2. The methodology
The method used in the design of this rental office building is by using the design stages that have been displayed in the Planning Office Space book [4]. This book was chosen as a design method because this book explains the whole process of designing a rental office:
- **Type of the building**
  Determine the type of building based on the activities carried out in the building.
- **Space requirement**
  Calculate the overall floor area based on business activities and the number of staff by considering the business can grow.
- **Legislation**
  Ensuring the design process and direction in accordance with applicable standards and regulations. Land regulation is obtained by studying literature.
- **Analysis of data**
  Process Analysis to establish problems that must be solved in the design process. The data to be analyzed is obtained by means of a literature study and comparative study.
- **The Building Form**
  The shape of the building must consider several factors such as the shape of the site, the requirements proposed by the client, the applicable regulations, the structure used, the space requirements, and others. The shape of the building is obtained from the results of analyzes that have been carried out and literature studies.

3. Result and discussion
3.1. Analyze the facilities on coworking space
The analysis of facilities in coworking spaces was carried out by conducting study literature on 7 coworking spaces in Indonesia and abroad, as well as a study comparative to coworking spaces in Tangerang, and here are the results.

3.1.1. Type of space in coworking space

| Coworking Space | Hot desk | Dedicated Desk | Private Office |
|-----------------|----------|----------------|---------------|
| Coworking space I | x        | x              | x             |
| Coworking space G | x        | x              | x             |
| Coworking space W | x        | x              | x             |
| Coworking space S | x        | x              | x             |
| Coworking space Y | x        | x              | x             |
| Coworking space F | x        | x              | x             |
| Coworking space U | x        | x              | x             |
The 7 coworking spaces above, all of them provide rental space types of Hot Desk, Dedicated Desk, and Private Office with various sizes and capacities with the type of combined office space. For type of work space layout is landscape offices for hot desk, mixed offices (landscape offices and cubicle type offices) for dedicated desk, and cubicle type offices for private office.

3.1.2. Facilities in coworking space

| Coworking Space | Lobby | Lounge | Toilet | Pantry | Meeting Room | Workshop | Printing Station | Phone Booth | Play Room | Locker | Mail Box |
|-----------------|-------|--------|--------|--------|--------------|----------|------------------|------------|-----------|--------|----------|
| Coworking space I | x     | x      | -      | x      | x            | x        | x                | -          | -         | x      | x        |
| Coworking space G | x     | x      | -      | x      | x            | x        | x                | x          | x         | x      | x        |
| Coworking space W | x     | x      | -      | x      | x            | -        | x                | x          | -         | x      | x        |
| Coworking space S | x     | x      | -      | x      | x            | x        | x                | -          | -         | -      | -        |
| Coworking space Y | x     | x      | x      | x      | x            | x        | x                | x          | x         | x      | x        |
| Coworking space F | x     | x      | x      | x      | x            | x        | x                | x          | x         | x      | x        |
| Coworking space U | x     | x      | x      | x      | x            | x        | x                | x          | x         | x      | x        |

The 7 coworking spaces surveyed, they have facilities that are always available include, lobby (receptionist), lounge, pantry, meeting room, printing station, and toilets for single buildings. And there are also optional facilities added, such as a workshop, mailbox, locker, mail box, phone booth, and even a play room.

Result of study comparative to coworking space in Kab. Tangerang, i find that coworking space there has almost the same facilities as the coworking space there in study literature, that is hot desks, dedicated desks, private offices (with various capacities), as well as supporting rooms such as lobby (receptionists), meeting room, pantry, phone booth, lounge, locker and mail box for private office tenants.

4. Conclusion

The facilities in the coworking space are usually accommodated with 3 types of workspaces, namely hot desks, dedicated desks, and private offices. And for the dedicated room in between lobby (receptionist), lounge, pantry, meeting room, printing station, and toilets for single buildings. There are also optional facilities added, such as a workshop, mailbox, locker, mail box, phone booth, and even a playroom.

These spaces are present by adjusting the needs of users in the coworking so that they can work optimally, coworking spaces are very oriented towards the space requirements for each user, so there are not many rooms that are rarely found in conventional office spaces.

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