



Roles of Co-Living in Increasing Social Interaction in Rental Accommodation

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Abstract

The notion of co-living as a shared residence is gaining traction among the younger demographic, particularly among dormitory inhabitants, as it addresses requirements for space, affordability, and social engagement. The implementation of Co-Living within dormitory housing in Indonesia necessitates further comprehensive research, especially concerning space configuration and the dynamics of social interactions among residents. This study examines boarding houses occupied by students. This study seeks to examine the function of Co-Living in promoting social connections within boarding houses. The employed methodology is qualitative, utilising a phenomenological approach. Data were gathered by field observations, documentation, and interviews with inhabitants of boarding houses across four distinct research sites. The data analysis was performed through the phases of data reduction, data presentation, and conclusion formulation. The research findings indicate that, among the four boarding houses, the function of co-living in promoting social connections is not yet maximised. The influence of co-living on promoting social contacts in boarding houses is substantial solely in two establishments, specifically La Tasya and Daud. The social interactions in the co-living environment are characterised by association, emphasising collaboration and mutual adjustment among inhabitants. A disassociative pattern was identified in one of the boarding houses, centred on rivalry arising from divergent opinions and busyness. This research offers design principles for kos managers and facilitates the establishment of alternative housing, enhancing residents' quality of life. This research can enhance the literature on Co-Living and generate models or conceptual frameworks as a basis for future studies.

Keywords: *Co-Living; Rental Accommodation; Social Interaction; Consumers' Habits*

Introduction

The rapid development of urbanization and the rise in housing prices in major cities have led to the emergence of various housing alternatives, one of which is the Co-Living concept (Tjiptoherijanto 2016). In Indonesia, the most common form of Co-Living is boarding houses, known as "kos-kosan," where residents rent private rooms but share facilities such as kitchens, living rooms, or dining areas with other residents. Although boarding houses provide shared facilities, not all communal space designs truly facilitate social interaction. Many boarding houses only place communal spaces as "supplementary

facilities" without considering residents' behavior and social dynamics. This tends to be less effective in encouraging interaction among residents. As a result, the communal spaces are often underutilized (Sucipto 2021). This condition has the potential to cause feelings of loneliness, whereas social interaction plays an important role in supporting psychological well-being and building social networks (Hoppenbrouwer, 2019).

(Amran et al., 2024) In their latest research, they show that 85.4% of students reported that they often cry alone in their dorms due to being separated from their parents and friends. Additionally, 56.1% of students stated that they feel alienated from their social environment. Thus, it can be said that adaptation is very necessary for first-year students to carry out their activities both in the campus environment and their living environment (Prasetya and MS 2014).

Based on the aforementioned explanations, Co-Living Dormitories are expected to provide residences that accommodate the characteristics of behavioral patterns, habits, traditions, cultures, and other societal systems, both individually and collectively (Suwandi & Nur'aini, 2021). This research is important because the Co-Living concept is often not designed without deeply considering how shared spaces can be utilized to build social relationships among residents. Social interaction is an important factor in creating residential comfort, a sense of belonging, and the mental health of residents, especially for those living far from their families or home environment. This research also aims to provide recommendations based on field findings regarding spaces that are effective in encouraging interaction among residents. The results of this research are expected to serve as a reference for designers, managers, and owners of boarding houses in creating living environments that are not only functional but also support the social dynamics of their residents.

Research Method

In this study, a qualitative method with a phenomenological approach is used. This approach seeks to reveal, study, and understand phenomena. Martin Heidegger developed this approach to understand or study human life experiences, seeking the nature or essence of these experiences, and its goal is to understand experiences as they are perceived. The type and technique of research use primary and secondary data. Primary data is data collected directly by the researcher from sources such as interviews, documentation, and observation. Meanwhile, secondary data is data obtained from sources that have been collected by others, such as journal articles or books (Hartanto, Djatmika, and Sawardi 2023). The informants in this study are the owners and users of boarding houses who have been recommended, and the number of informants is adjusted according to the information obtained until saturation. The data collection process includes two main types of data, namely primary and secondary. The data is analyzed in four ways: data collection, data reduction, data presentation, and verification.

Discussions

1. Co-Living

Co-Living is defined as a type of residence that combines private space with communal facilities with the aim of fostering social relationships and community development through communal governance (Shafique 2018). The word 'Co' is generally understood as 'collaborative', 'communal', or 'collective' (Vestbro and Horelli 2012). Elements in collective/communal spaces refer to facilities and shared spaces that must be created by or for the residents. In line with the opinion of (Mangkunegara, Nurdiani, and Katarina 2021); (Alfirević and Simonović-Alfirević 2020), Co-Living becomes the foundation of the concept of cohabitation in shared spaces that requires tolerance for sharing among its residents, and Co-Living becomes one of the solutions in addressing the housing crisis, because Co-Living emphasizes the sharing economy, sharing space, and its residents are sheltered in a community, thereby facilitating their

interaction with each other. Meanwhile, in the journal (Steding 2019), it is further clarified that the main purpose of Co-Living is to create meaningful relationships, flexibility, and to enhance creativity and innovation for the residents. (Steding 2019) Also, classifies Co-Living as a general term for a certain type of residence with various levels of shared living space and communal areas. Therefore, Co-Living Space is a form of residence characterized by individual rental rooms with shared facilities.

One of the strategies used by Co-Living facilities to encourage community is to reduce the amount of private space for residents and provide more space for shared facilities (Cox, 2016) (Kadet, 2017) in (Osborne 2018). Co-Living Space also places greater emphasis on the design of a residential unit that allows its inhabitants to share several facilities that can be used collectively and the flexibility of communal living. According to (Steding 2019); (Kopec, 2006) in the journal (Osborne 2018), space can be divided into three classifications: primary space, which is shared space for interaction and socialization such as kitchens, living rooms, and dining rooms; secondary space, which is shared space for transient socialization, such as intermediary spaces like corridors and stairs; and tertiary space, which serves as the private space of the residents, providing a sense of safety and comfort similar to a home. (Sekar 2021) states that the components of space in Co-Living Space are as follows:

Table 1. Functional details of the space based on (Steding, 2019), (Osborne, 2018), (Coricelli, 2022), (Maghfirah and Poerbo, 2023)

Division of types of space	Information
Private Room	Only accessible to the unit owner. Example of a room: bedroom.
Communal Room	Spaces that can be accessed by all users. Communal spaces are divided into two classifications: primary and secondary. Primary spaces are for interaction and socializing, such as the kitchen, living room, and dining room. Secondary spaces are for transient socialization, such as hallways, stairs, and balconies.
Public Room	Areas that can be accessed by users within the Co-Living building or outside the building, with permission from the management. Example: Lobby, outdoor space, café, restaurant, gym, creative space, work area, and shops.

From the three types of spaces displayed in the table above, there are not many boarding houses in Banda Aceh that provide public spaces. Therefore, to address the role of Co-Living in boarding house accommodations, this research is focused on just one type of space, namely the communal space. This focus was chosen to understand the forms of interaction and social activities that occur within it.

2. Social Interaction

In the environment of living with others, social interaction becomes a culture that is often practiced in daily life, whether formally or informally. Interaction comes from the words "inter" and "action," which are defined as actions. Action, according to (Max Weber, 1947) in the journal (Nurhijrah, Wikantaria, and Radja 2019) is defined as behavior that has a subjective meaning for the actor (the subjective meaning of action), meaning that an action is only truly known by the actor. Social interaction is a social relationship that involves relationships between individuals, groups of people, or between individuals and groups of people (Ardiansyah et al. 2015). According to (Purwanto, 2007) in (Yuwono and Dewi 2024), to enhance social interaction activities, it is very important to pay attention to The Ordinary Everyday Space, which is the everyday space close to people's lives and is certainly used for their daily activities (necessary activity). This space has the potential to be transformed into a social space because passive encounters and simple activities such as observing, walking, and waiting have already occurred there (Angdjaja and Damayanti 2022). In terms of human interaction with the environment,

humans always strive to achieve harmony with their surroundings. The quality of the environment also greatly depends on the process of activities such as the division below:

- a) *The Necessary activity*, namely the main activities, such as eating, drinking
- b) *The optional activity*, namely optional activities, such as studying, cooking, washing
- c) *The following/ social activity*, that is the activities of followers, such as chatting, helping, and assisting.

This research uses the associative and dissociative pattern theory from (Gillin and Gillin, 1951) in (Ismail, Abdullah, and Warlim 2023) to analyze social interactions. Associative patterns include cooperation, accommodation, and assimilation, which are forms of positive interaction that strengthen social relationships.

- a) Cooperation is a joint activity to achieve the same goal between individuals or groups.
- b) Accommodation is a state of balance in social interaction that adjusts the norms and values of society.
- c) Assimilation is the process of cultural blending that results in a new culture after intensive interaction between groups with different cultural backgrounds.
- d) While dissociative patterns include competition and conflict, which are negative.

3. General Overview of the Research Object

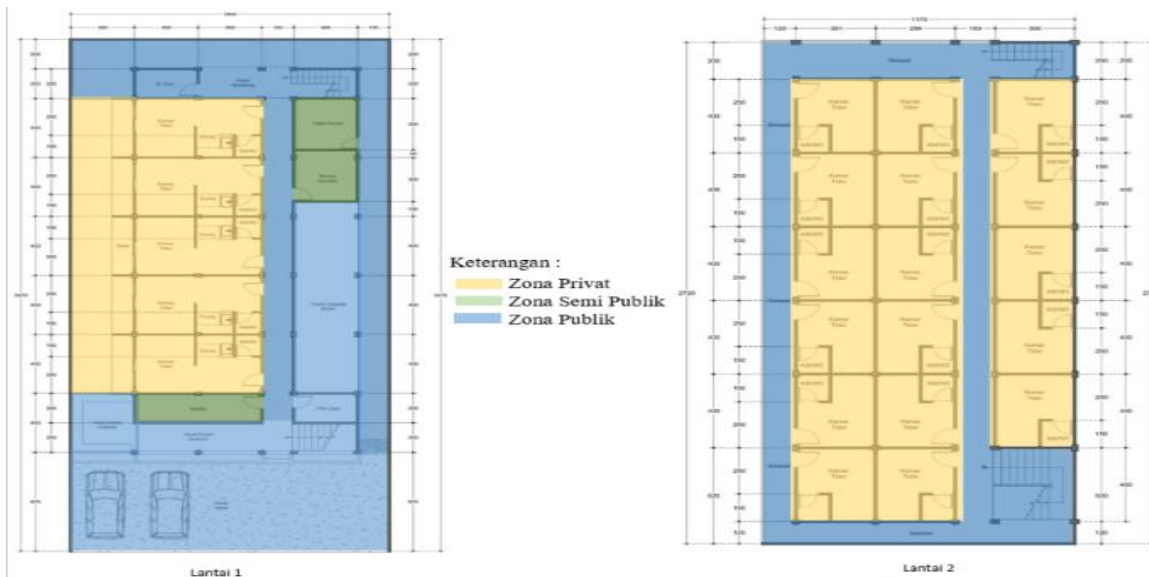
The research was conducted in the Syiah Kuala District. The objects selected as samples consist of 4 (four) boarding houses using purposive sampling, namely newly built boarding houses with 2 floors and equipped with Co-Living Space facilities. Co-Living Space refers to a housing design concept that allows residents to share several facilities and supports flexibility in communal living. Here is a summary of the research locations planned by the researcher:



Picture 1. Research Location

Based on recommendations and sources, such as social media and websites, the researcher selected two types of boarding houses as research samples, namely women's boarding houses, with the chosen samples being Akasia Kos and La Tasya Kos, while for men's boarding houses, Terra Kost and Daud Kos were selected. In this study, the researcher focused on two types of spaces, namely primary spaces designated for shared use, such as kitchens, dining rooms, laundry rooms, parking areas, and secondary spaces designated as transitional spaces in the building, such as balconies, stairs, corridors, and hallways. Below, a detailed explanation of the Co-living arrangement of the four selected boarding houses will be presented, as follows:

a) Terra Rental Accommodation Residence



Pic 2. Floor Plan of the 1st and 2nd Floors of the Rental Room of Terra

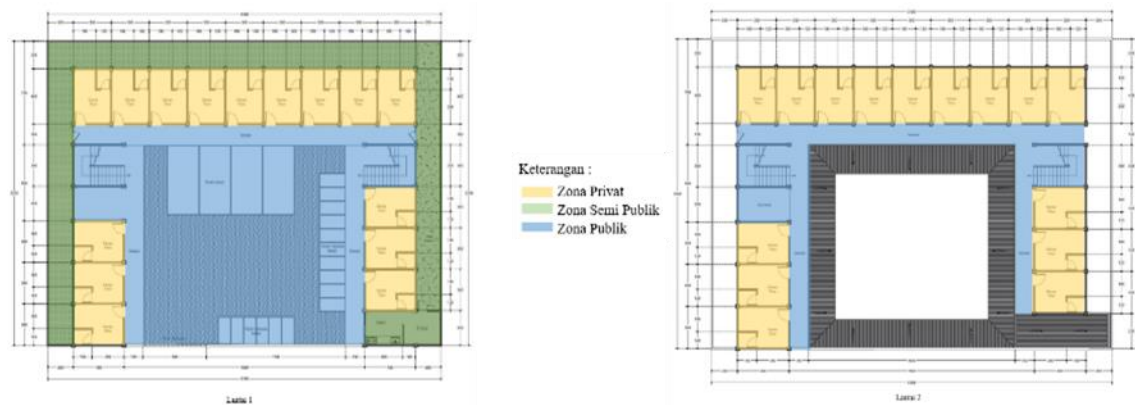
Terra boarding house consists of two floors. The first floor includes communal areas and rooms designed to resemble a family room, complete with a small pantry, toilet, and outdoor terrace. Meanwhile, the second floor is dominated by rooms specifically for male student residents, and the only communal space available on this floor is the sink area. Regarding vertical circulation to the second floor, it can be accessed via two staircases, located at the front and back of the building. Both accesses are also directly connected to the parking area for two-wheeled and four-wheeled vehicles. Here is a summary of the spaces based on their type and function at the Terra residence presented in the table below:

Table 2. Grouping of Spaces Based on Function at the Terra Rental Room

No.	Room Type	Rooms' Info	Room Function
1	Primary Room	Westafel Area, Relaxation Area, public toilet, parking	<ul style="list-style-type: none"> • Optional Activities • Social Activities
2	Secondary Room	Stairs, corridor, terrace	<ul style="list-style-type: none"> • Social Activities
3	Other Rooms	Laundry	<ul style="list-style-type: none"> • Optional Activities

From several communal spaces created in the boarding house, the access points do not connect, making many of the created spaces less flexible for shared use. However, for spaces that are frequently passed through, such as the coffee shop, it can be said that they are often used by residents, either just to wait or to relax.

b) Rent Accommodation of Daud



Pic 3. Floor Plan of the 1st and 2nd Floors of Daud Boarding House

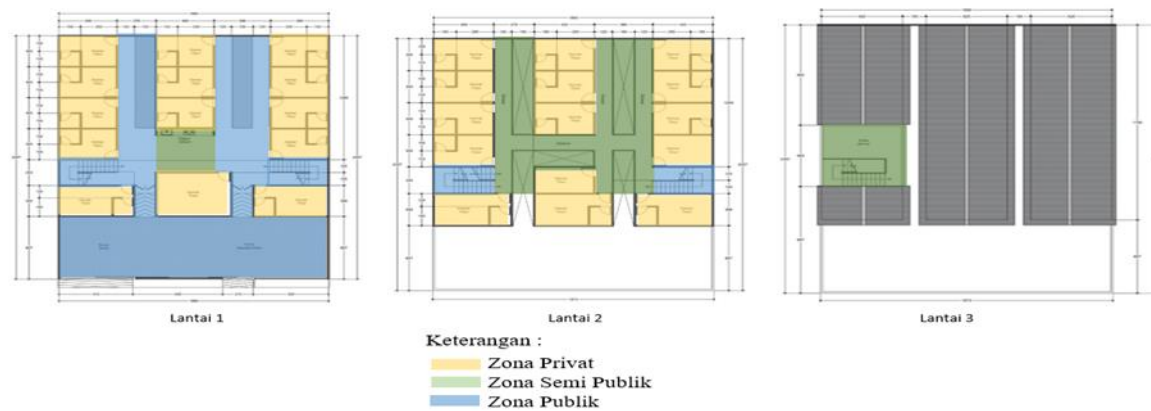
This boarding house is located on Lrg. Seulanga, Lamgugob, Syiah Kuala District, Banda Aceh City. This boarding house has several co-living spaces available, such as a lounge area, drying area, kitchen, laundry room, and prayer room. Among these facilities, the lounge area is the most popular among the residents. A strategic space, close to the parking area and kitchen, with easy access, makes residents often gather there, especially in the late afternoon to evening. Here is a summary of the spaces based on type and function at Daud boarding house in the table below:

Table 3. Grouping Spaces Based on Function at Daud Rent Accommodation

No	Room Type	Rooms' Info	Room Function
1	Primary Room	Relaxation area, parking, kitchen, laundry room, drying area	<ul style="list-style-type: none"> • Main Activities • Social Activities
2	Secondary Room	Stairs, corridor, terrace	<ul style="list-style-type: none"> • Social Activities
3	Other Rooms	Prayer Room	<ul style="list-style-type: none"> • Main Activities • Optional Activities • Social Activities

The researchers found a difference in this boarding house, namely the availability of a prayer room as part of the shared facilities. According to the owner of the boarding house, the presence of the prayer room was intentionally designed because Aceh is known as the Veranda of Mecca, where religious values play a strong role in the community's life. Therefore, the landlord believes that the residents must need a prayer room. However, in reality, this prayer room is rarely used by the residents. This is due to students' activities being more inclined outside the boarding house, as well as the availability of worship facilities that are easily accessible around the boarding house environment, such as mosques or campus prayer rooms.

c) Rental Accommodation of La Tasya



Pic 4. Floor Plan of the 1st and 2nd Floors of La Tasya Boarding House

La Tasya Kos is located in Rukoh Village, Syiah Kuala District, Banda Aceh City. This boarding house consists of three floors with different functions on each level. On the first floor, it is utilized as a vehicle parking area. The second and third floors are designated as residential areas with various types of bedrooms. Each floor is also equipped with a Co-Living Space, which supports interaction and activities among the residents. Here is a summary of the spaces based on type and function at La Tasya boarding house in the table below:

Table 4. Grouping Spaces Based on Function at La Tasya Boarding House

No	Room Type	Rooms' Info	Room Function
1	Primary Room	Kitchen, dining room, parking, laundry room, drying room	<ul style="list-style-type: none"> • Main Activities • Optional Activities • Social Activities
2	Secondary Room	Tangga, koridor, Teras, Balkon	<ul style="list-style-type: none"> • Social Activities
3	Other Rooms	Ruang Tunggu	<ul style="list-style-type: none"> • Optional Activities • Social Activities

From the observations, residents generally use the dining area for activities such as eating, doing assignments, socializing, and chatting with other residents. One of the factors that makes the dining area a favorite spot for residents is its proximity to other Co-Living Spaces, such as the kitchen, bathroom, and laundry area. Thus, this proximity makes the dining area not only function as a place to eat but also as a stopover area with a relatively long duration of use.

d) Akasia Kos Residence

In the Akasia Kos building, there are several Co-Living Spaces, but not all of these areas are optimally utilized for social interaction. These Co-Living facilities are also not available on every floor; for example, the kitchen is only provided on the first floor, and the drying area is only on the third floor. The presence of Co-Living spaces in this boarding house has minimal impact on social interactions. most likely caused by the number of residents being too high compared to the availability of Co-Living Space. As a result, residents only interact with friends from the same major. Here is a summary of the spaces based on type and function at Akasia boarding house, presented in the table below:

Table 5. Grouping Spaces Based on Function at La Tasya Boarding House

No.	Room Type	Rooms' Info	Rooms' Function
1	Primary Room	Kitchen, parking, drying area	<ul style="list-style-type: none"> • Main Activities • Optional Activities
2	Secondary Room	Stairs, corridor, terrace	<ul style="list-style-type: none"> • Social Activities

The results of the interviews with the residents indicate that, in general, they feel dissatisfied with the available space in the boarding house. Currently, the Co-Living Space that residents are interested in is the drying area, because the air on the third floor is cooler compared to other areas. This encourages residents to spend time in that space as an alternative place to relax.

4. Analysis of Communal Space

Co-Living Space often serves as a venue for social interactions, meetings, and various other communal activities. Co-Living Space is influenced by three physical elements, namely, humans as users, the activities carried out, and human perception. According to (Newman, 1990) in (Pinandita, Anggraini, and Lestari 2023), the presence of communal spaces can ignite the residents' desire to form a community, thereby conditioning the nature of usage, maintenance, and supervision collectively. Furthermore, the duration of stay in Co-Living also becomes a consideration in creating a more efficient space. The table below explains the duration of shared space usage in boarding houses, as follows:

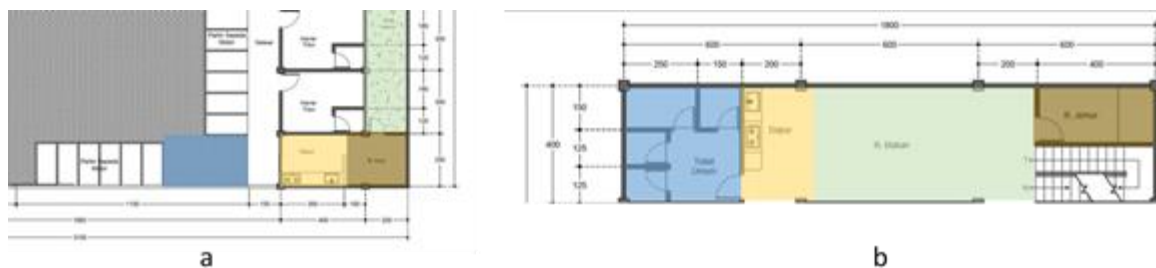
Table 6. Usage hours of the Co-Living Space at the dormitory

Rooms' Name	Usage hours (Female dormitory)								Usage hours (Men's Dormitory)							
	Akasia				La Tasya				Daud Kos				Terra Kos			
	06.00-10.00	10.00-14.00	14.00-18.00	18.00-23.00	06.00-10.00	10.00-14.00	14.00-18.00	18.00-23.00	06.00-10.00	10.00-14.00	14.00-18.00	18.00-23.00	06.00-10.00	10.00-14.00	14.00-18.00	18.00-23.00
Bedroom																
Dining Room																
Living Room/Waiting Room																
Laundry Room																
Kitchen																
Parking Area																
Drying Room																
Balcon																
Terrace																
Stairs																

The research results show variations in the duration of Co-Living Space usage in boarding houses. In female boarding houses, the kitchen and dining area are the most frequently utilized spaces,

while in male boarding houses, the lounge area is more popular. This also occurs due to the differences in activities and routines between men and women. Generally, the spaces that are frequently used fall into the category of primary spaces, which serve as places for main and optional activities. The duration of space usage also varies, ranging from one hour, two hours, to five hours, depending on the level of comfort of the space. The more comfortable the place, the longer people tend to stay, and vice versa. Secondary spaces are rarely utilized by residents, especially for social interactions. Residents tend to choose larger and more spacious areas for social interactions with each other.

Based on the explanation above, it can be concluded that Co-Living Space with activities within it has the potential to attract residents into the space, thereby increasing physical and functional closeness among residents (Musyaffa 2010). Activities and interactions in communal spaces serve as indicators of social sustainability in the context of communal living in boarding houses. Based on the theory of propinquity, also known as the fundamental theory of group formation in communal spaces, the presence of communal areas can enhance social interactions and strengthen relationships among residents functionally. In this theory, a person's social relationship with others is influenced by the proximity of space and the surrounding environment. Additionally, to enhance social interaction activities, it is important to pay attention to The Ordinary Everyday Space, which refers to everyday spaces close to people's lives and routinely used for their daily activities (necessary activity). This space has the potential to be transformed into a social space because passive encounters have already occurred and simple activities like observing, walking, and waiting (Angdjaja and Damayanti 2022).



Pic 6. The proximity of the Co-Living Space to (a) Daud Kos and (b) La Tasya Kos

Based on the results of the observations conducted by the researcher on the four boarding houses, it was found that only two of them had communal spaces that were closely related to other communal spaces. However, the observations showed that not all residents of the boarding houses were responsive to their surroundings, even though communal spaces had been provided as a venue for social activities. Another aspect that supports the formation of social interaction spaces is the presence of edges or transitional spaces that serve as intermediaries for users to move between spaces with different distances (Gehl, 2010). With the presence of this transitional space, users will pause momentarily from their activities. This concept aligns with the thinking of (Day, 2002), which states that social spaces can be formed through connecting and transitional spaces between one area and another.

Conclusion

This research shows that the concept of Co-Living in boarding houses has generally been implemented through the provision of communal spaces such as kitchens, laundry rooms, dining areas, balconies, parking areas, and drying spaces. However, not all communal spaces are optimally utilized as places for interaction. Of the four boarding houses studied, only two - La Tasya Kos and Daud Kos - showed a high intensity of social interaction. The interactions that occur tend to be associative, such as cooperation in weekly activities, joint cash management, and communication that develops due to the owner's role. In both boarding houses, the residents also show a preference for different types of spaces.

Some feel more comfortable interacting in the kitchen, while others prefer open areas like balconies or terraces. Generally, they state that common spaces are only effective in encouraging social interaction when accompanied by clear activities, such as eating together, cooking, or casual gatherings.

In contrast to the findings at Terra Kos, interactions among residents tend to be minimal, especially between residents on the first and second floors. This is due to the difference in activity rhythms and busyness. The residents of the first floor are generally workers who only use the boarding house as a place to rest, while the second floor is dominated by students who spend more time in the boarding house. During the interview process, the researcher faced difficulties in accessing informants, resulting in limited data obtained. Meanwhile, findings at Akasia Kos indicate that the limited shared facilities also pose a challenge in creating an active communal life. Although the occupancy rate is quite high, the limited number and quality of communal spaces make it difficult for residents to utilize the shared areas for interaction. Overall, both of these boarding houses show that although the Co-Living concept aims to create a communal life and encourage social interaction, its implementation often places more emphasis on privacy aspects and the individual design of living units. As a result, the spirit of sharing space and flexibility in communal living is not optimally realized.

Factors supporting social interaction include the physical proximity between spaces, the connectivity between communal areas, and the presence of open, relaxed, spacious, and quiet environments. On the other hand, interaction tends to be low in boarding houses with too many residents, limited communal spaces, unsupportive furniture, and differences in residents' backgrounds such as age or work activities. Thus, Co-Living can encourage social interaction if supported by strategic space design, appropriate residential scale, and the presence of activities that trigger meetings among residents.

Suggestion

Further research on Co-Living Space in boarding houses is expected to conduct a more in-depth study regarding the planning of Co-Living Space layouts with a more mature and adaptive approach to current housing trends in Indonesia, particularly the rukos (boarding house) model rented out per unit by developers. This trend of rukos has developed rapidly, especially around off-campus areas such as IPB, where the demand for flexible and private housing has increased along with the growing number of students and young urban workers. Further research can focus on the integration of residential and commercial functions, spatial efficiency, and user comfort in medium to long-term rental schemes. By considering the characteristics of the target residents and the potential for social connectivity within the rukos units, the proposed layout design can be more relevant, functional, and competitive in the national Co-Living market.

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