



Adaptive Reuse Factors in Tenants Tjikini Ex Rumah Dinas Peruri Blok M, Jakarta

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Abstract

There is an increasing need for inclusive public open space, as a place for residents to socialize as well as a means to express creativity in Jakarta. BUMN Peruri and the DKI Regional Government are collaborating with the private sector to reuse buildings (adaptive reuse) that have been neglected for 20 years, namely the former Peruri official residence in block M as a form of environmental improvement for the community and region. Adaptive reuse in this building is a change in the function of the space from an official residence to a tenant unit for rent. In this research, the units of observation were tjikini tenant. Changes in the function of the space in the tjikini tenant apply a retro tropical industrial theme. The use of retro tropical industrial elements is still rarely applied to the interior design of a tenant. To explore the retro tropical industrial theme in tjikini tenant, this research uses qualitative methods. The qualitative method was carried out by collecting field data and observations which were cross-checked with literature studies. Meanwhile, to find out about the Tjikini tenant, part of the former Peruri Block M official residence as a community-based venue, this was done by interviewing the tenant owners, architects and visitors. The aim of this research is to explore the harmony of themes in adaptive reuse applied to Tjikini tenant building. This research explores the application of adaptive reuse through facade elements, floors, ceilings, walls and space functions

keywords: Adaptive Reuse, Community-Based Venue, Inclusive, Retro Tropical Industrial

INTRODUCTION

Longing for Jakarta as a cultured cosmopolitan city, with good city design, and creates a vibration of creative activity (Sirait, 2016). There is an increasing need for inclusive public open spaces, as a place for citizens to socialize as well as a means to express creativity in Jakarta. BUMN Peruri collaborates with the private sector to reuse the building (*adaptive reuse*) that has been abandoned for 20 years, namely the former Peruri official house in block M as a form of environmental improvement for the community and the region. *Adaptive reuse* in this building is

a change in the function of space from an official house to a tenant unit for rent Christantia, (2018) (Remøy & Van der Voordt, 2014). In this study, the observation unit is used as *a tjikini tenant*. Changes in the function of space in tenant tjikini apply *the theme of retro tropical industrial*. The use of *retro tropical industrial* elements is still very rarely applied to the interior design of a *tenant*.

This *adaptive reuse concept* does not merely restore the physical appearance of architecture but seeks to respect the historical value implied in it, and appreciate architectural elements by shifting new functions that are more appropriate and useful. This is certainly expected to have a positive impact on users, the region, and the surrounding community (Tanaka & Mustaram, 2023).

The formulation of the problem in this study is the suitability of the theme raised, namely *retro tropical industrial* in *tjikini tenants*, what changes occur in *tjikini and koStu tenants*, as a result of the application of *adaptive reuse*, what shortcomings can be seen in the application of *retro tropical industrial* in *tjikini tenant buildings*, What is still included in the typology of existing buildings and what has changed.

This study aims to explore the alignment of *the retro tropical industrial* theme in *adaptive reuse* applied to *tjikini tenant buildings*. This study explores the application of *adaptive reuse* through façade elements, floors, ceilings, walls, and space functions.

The theoretical benefit for researchers is to know the application of *adaptive reuse* to *tjikini tenants* in the former Peruri block M official house. In addition, to know that *adaptive reuse* can be applied to heritage buildings with certain limitations without changing the characteristics of the building, history and inherent original elements.

As information material to the next generation that what makes *tenants tjikini*, can exist with the development of today's architecture, one of the factors is *adaptive reuse* that is right on target and in harmony with the building.

Adaptive reuse is the answer to the problem of open space needs in Melawai, Kebayoran Baru District, South Jakarta Administration City. The utilization of the old building of the former Peruri block M housing is positively correlated with the creative industry sector. However, business actors in the creative industry (arts, performance, trade) must pay attention to sustainability aspects. The exploitation of buildings must wisely address aspects of environmental conservation as an integral part of building utilization for the creative industry (Tam et al., 2016).

Building maintenance activities and the level of change that can occur in maintaining building components can be classified into several types, including preservation, *restoration*, *consolidation*, *adaptive reuse*, and reconstruction (Olanrewaju et al., 2015).

This research seeks to solve the problem of how *adaptive reuse* in the context of spatial architecture, and environmental sustainability. The concept of industrial architecture is synonymous with *unfinished* design and the use of raw materials (Pratama & Hantono, 2021). Based on the main function of the building, making industrial architecture has the main goal of efficiency so that industrial architecture shows simplicity shown through raw materials or basic materials as the main materials such as iron, cement, and steel (Amini et al., 2019; Hamdani & Hantono, 2021).

According to Pratama & Hantono, (2021), industrial architecture has the characteristic of exposing exposed structural and mechanical elements.

According to Anwari Dananjaya, (2013) trying to take advantage of climatic conditions that occur as a result of the façade arrangement that creates terraces, balconies on the body of the building. Terraces and Balconies are conceptually intermediate spaces between outside winds heading inward

The retro style is part of the vintage that refers to designs from the decade of the 1960s and 1970s. The Art Deco styles that emerged in the early 1900s included vintage. Designs over 100 years old are classified as antic (*gayagayapersonal conversation*, March 24, 2014).

METHODS

This research was conducted at the ex Peruri Blok M Official House, which is located at Jalan Panglima Polim No.37, RT.1/RW.1, Kelurahan Melawai, Kebayoran Baru District, South Jakarta Administration City, DKI Jakarta Province 12160. Block M is a Dutch design that makes residential areas with the concept of parks, then develops into shops (block M) and business centers (SCBD, Sudirman Central Business Destrict).

The research method used is qualitative (Sugiyono, 2017). Where the concept and theme of retro tropical industrial is taken based on events in the field, then developed into local theories. The position of the theory at the beginning of the study was only to help direct it temporarily (Wangi & Madekhan, 2019).

Data collection techniques and strategies that will be carried out as follows: Owner / Tenant Owner :

1. Contact the management to ask for permission to interview with the owner / tenant owner of the tjikini shop.
2. Confirm to the tenant owner tjikini for an appointment day, place and time can meet for an interview.
3. After the day, place and time are agreed together, then continue the interview process.
4. Media interviews conducted with live interviews.
5. Record all information from visitors, as primary research data.

Arsitek :

1. Contact the architect concerned to ask for permission to interview with the owner / tenant owner of the tjikini shop.
2. Confirm the Architect for the appointment of the day, place and time can meet for the interview.
3. After the day, place and time are agreed together, then continue the interview process.
4. Interview media that can be google met, zoom and live interviews.
5. Record all information from visitors, as primary research data.

Visitors :

1. Surveys, Observations, measurements of amateurs of objects through field observations.
2. Start an interview with the informant on the object of observation, after obtaining the relevant permission.
3. Record all information from visitors, as primary research data.

The results of the field data collected were analyzed and examined by literature studies, and interviews with tenant owners, architects, and visitors.

RESULTS AND DISCUSSION

Starting from the fresh idea of Peruri's President Director in running his business, Peruri not only runs *its core business* but also must be sensitive to the environment and able to contribute more to society (Manurung, 2022). According to the direction of shareholders, Peruri must also be able to provide social *impact*.

The longing for Jakarta as a *cosmopolitan* and the city's perspective must show culture, with good design and create a vibration of creative activity that moves Mrs. Dwina Septiani Wijaya (President Director of Peruri) to make important decisions about changes that occur in the area of the former Peruri office house block M.

Tenant Tjikini is a manifestation of Peruri in responding to environmental improvements for the community and the area of the former Peruri office house block M, which is Peruri's land that has been abandoned and abandoned for more than 20 years.

An investigation into the aspects that affect functional changes is carried out on: elements of building space and building scope. Analysis on the scope of building space elements includes aspects of components, old functions and new functions in zoning space.



Figure 1 Research Site Plan ex Rumah Dinas Peruri Blok M

Source: Arcadia Disain, 2019

In this study, unit 1 which is the limitation of the research is on the façade, layout, and changes in space functions. The selection of observation units in figure 5.1 refers to the theory of Gros, 2013; Tam & Hao, (2019), on the element of utility, with emphasis on the function of

buildings that accommodate activities. And the element of venustas in the emphasis of beauty, seen in this case the use of color elements in it includes aesthetic and psychological elements

**Aspects of Adaptive Reuse Application
Tenant Tjikini Restaurant**

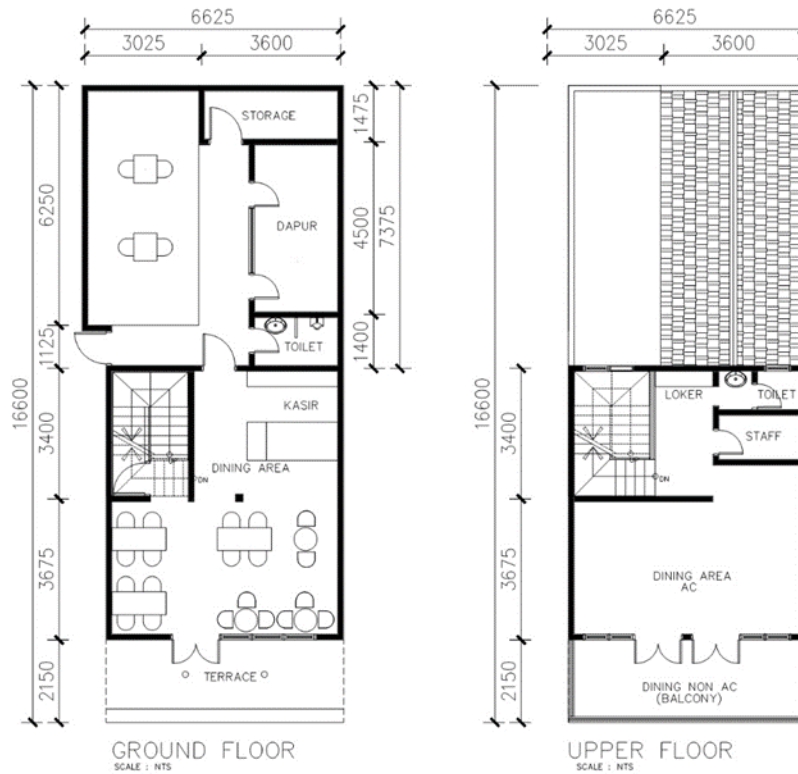


Figure 2. Function Change Plan of Tjikini Restaurant

Source : Rohman, year 2023

At points a and b the partition is removed, so that the dining room of visitors feels more spacious and the arrangement of tables, chairs is more optimal. The existing structure (practical column) was not moved, avoiding changes in the arrangement of the structure on the 2nd floor.

Point C has a wall addition

Table 1 Application of Adaptive reuse to the object of research

No	Component	Legacy Functions	New Functions
1	Space Organization	Front:	Front:
		1st Floor → Living room, Dining room, undercellar	Floor 1 → Cashier and bar area, ac dining area, staff room under stairs, dining front porch, and front plaza
		2nd floor → Bedroom, toilet, storehouse, balcony	Floor 2 → reservasi area, staff room, toilet dan area dining ac, area dining smoking area (balkon), loker staff
		Back :	Back :

		Service area, maid room, toilet	Toilet, kitchen, warehouse, open dinning (plaza)
2	Building Aspects	Permanent 2-storey building	The main structure of the old building has not been changed/maintained and adjusted to its original form
3	Fasade Bangunan	Building 2 floors, there is a terrace in front, window openings on the 1st floor and 2nd floor, balconies on the 2nd floor with a tropical colonial building style	Building 2 floors, there is a terrace in front, window openings on the 1st floor and 2nd floor, balconies on the 2nd-floor function as non-AC dining with a tropical colonial building style, changes the color of the window and door frames to dark green, and the tenant name " tjikini"
4	Aspects Interior (Space organization)	Front :	Front :
		1st floor; Living room, Living room	The rooms on the 1st floor are generally used as bars, cashiers, and dining area AC, while the 2nd floor as a dining area AC, balconies function as non-ac dining area, toilets, staff rooms, staff lockers
		2nd floor; Bedroom, toilet, shed	
		Back:	Back:
		Warehouse, toilet, garden, kitchen	The rooms are used as toilets, warehouses, kitchens

Table 2 Application of Adaptive reuse to the object of research

No	Component	Legacy Functions	New Functions
1	Space organization	Front : 1st Floor → Living room, Dining room, undercellar 2nd floor → Bedroom, toilet, storehouse, balcony Back : Service area, maid room, toilet	Front : 1st Floor --> Cashier and bar area, goods display and ac dining area, front porch dinning, and front plaza 2nd floor --> warehouse, toilet, prayer room, dining area AC (multifunctional room), non-dining area (balcony) Back : The toilet, roasting area, kitchen & warehouse, preparation room, rotating plaza area
2	Building Aspects	Permanent 2-storey building	The main structure of the old building has not been changed/maintained and adjusted to its original form

No	Component	Legacy Functions	New Functions
3	Fasade Bangunan	Building 2 floors, there is a terrace in front, window openings on the 1st floor and 2nd floor, balconies on the 2nd floor with a colonial building style	Building 2 floors, there is a terrace in front, window openings on the 1st floor and 2nd floor, balconies on the 2nd floor with a colonial building style
4	Interior Aspects (Organization of space)	Front : 1st floor; Living room, Living room 2nd floor; Bedroom, toilet, shed	Front : The rooms on the 1st floor are generally used as bars, cashiers, and dining areas, while the 2nd floor is used as dining area ac (multifunctional room), toilets and prayer rooms
		Back: Warehouse, toilet, kitchen	Back: The rooms are used as toilets, kitchens, coffee roasts, preparation rooms

Table 3 Recommendations for the Application of Adaptive reuse to the object of study

No	Component	Old Building	Recommendation/New Building
1	Space organization	<i>Residencetial & Gudang</i>	Café, Restaurant
2	Building Aspects	Main building (front) 2 permanent floors	The structure of the Main Building has not changed/maintained and changes are adjusted to the original form
		Supporting building (rear) 1 permanent floor	The structure of the Supporting Building has not changed/maintained and changes are adjusted to the needs
3	Fasade Bangunan	The condition is still original/has changed	The renovation adjusts the character of the original building: openings such as windows and doors can be semi-transparent so that the inner space gets a view (interaction with the outdoors), the color of the walls is white & the frame paint becomes dark green
4	Aspek Interior	Ceiling, Dinding	Architectural walls and ceilings are maintained/reinforced and the application of finishing such as wall paint/wood by the character of the original building.

Floor	<p>The floor retains the original material in good condition.</p> <p>If the condition of the floor material is damaged/lost, then the rearrangement of the Floor pattern using a mix of original materials and additional materials whose character supports.</p>
Elemen decorative	<p>Decorative elements can display new characters and functions, the addition of spotlights (modern) and old hanging lamps (vintage) strengthen new characters</p>

Elements – Industrial, Tropical, and Retro Application Elements

Based on observations and measurements in the field, it can be described in detail the floor plan, the application of *retro tropical industrial elements* from changes in the function of *Tjikini tenants*.

The nostalgic values stored in the building and its architecture make it even more interesting to visit by all ages as a gathering place. The interior of a commercial space, such as a restaurant or café, explores old interior elements that can serve as an area setting. Visitors reminisce about nostalgia through the shape of windows, doors, walls, and interior elements that are still preserved.

Tenant Tjikini Restaurant



Figure 3 Use of Modern and Old School Elements on the 1st Floor of Tjikini Restaurant
 Source : Rohman, year 2023

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At point a kitchen area with modern fixtures, modern folding doors with cactus green paint, and white paint walls. At point b The use of old-school style chair tables in the back plaza area, shade signs.

In point c, the design of the bar & cashier table in an old-school style is equipped with a modern coffee machine, the walls are painted white so that it looks brighter, equipped with menu boards and glass shelves and raw materials from raw materials, the ceiling is exposed by white paint finishing equipped with modern decorative lights (spot lights) and old school chandeliers.

At point d the existing door is only repainted in green, finishing the floor of the lock tiles in old school gray color, walls with white paint with old-school light meters equipped with old-school restaurant signboards, ceilings exposed with white paint finishing equipped with modern decorative lights (spotlights) and old school chandeliers.

Point e of the existing stairs with old school railings (existing) with dark green paint. At point f the existing door is only repainted in green, with plain knit floor tile finishes (yellow ash, old school), old-school style chair tables, ceilings exposed with white paint finishes equipped with old school chandeliers.



Figure 5 Use of Modern and Old School Elements on the 2nd Floor of Tjikini Restaurant

Source: Rohman, year 2023

At point the use of old-school style chair tables with old-school key floor finishing, old-school existing doors painted cactus green, ceilings painted white with old-school fans with modern decorative lights (spotlights), and old-school chandeliers.

At point b of the old-school existing window door, old-school style chair table, floor tile, old-school gray and yellow color locks, and modern lights (spotlight), the roof has a critical Gaya

At point d modern staff lockers, old-school yellow and grey key floor tiles, old school chandeliers. At point d modern sink and hand dryer, old-school style decorative glass.

The unique atmosphere of the old school room is the main attraction for visitors who can enjoy the area and its surroundings. This nostalgic atmosphere is often hard to come by in modern environments, making it a desirable experience for those who frequent these places. The adaptive reuse of the former Peruri blok M official house has increased the number of visitors and the growing interest in buying goods offered in the area. Adaptive reuse approaches have had a positive impact on visitor numbers and the commercial viability of businesses operating within historic buildings.

Adaptive reuse with a combination of modern elements plays an important role in extending the life cycle of cultural heritage and as an urban strategy capable of generating new economic, cultural and social values, thus enabling innovative local development (Spina, 2020). The purpose of adaptive reuse is to reuse space that can no longer be used while maintaining economic, social, and ecological sustainability (Li et al., 2018). Utilization as a commercial space is a solution that can be applied to the former Peruri block M official house because the condition of the building is still sturdy and its construction is still possible to be used for new activities.

Tjikini tenants demonstrate the potential for adaptive reuse of historic buildings, particularly those that are currently abandoned and unmanaged, to provide benefits for social, economic, and environmental sustainability.

Informant Interview Report 1

On Saturday, at 11.30 WIB I waited in the dining area on the 1st floor of the tjikini shop block M informant. The informant only arrived at 12:45 pm.

Conduct an interview by recording all information during the interview, by asking permission in advance to the informant that during the interview will be recorded. After I met the informant, namely the father of "DHT", the interview process took place.

The background of Mr. "DHT" renovating this old building is that he received an offer from the management to join the tenant part of block m. Because of his love for the old building, Mr. "DHT" was very excited to take part. Moreover, this renovated building is an old building in the 50s that was converted into a commercial building, it will have added value.

So that the building is not damaged just like that, it is necessary for someone to take care of it. From the Architect there are no technical drawings that are the tenant's handle in renovating, their guide line only cannot change the shape of the building, façade / appearance, can only explore the interior area. Color, finishing material is not limited, so the tenants here are mottled colors. The choice of cactus green itself was chosen after exploring the colors and their tenant owners gave a cool impression, then another change was in the demolition of the partitions in the main building area on the 1st floor so that it seemed relieved by continuing to use the existing structure. The floor material at the time of receiving the unit was plain white ceramics measuring

40x40, because the tenant owner felt it reduced the atmosphere of the old building, so it was replaced with a plain yellow ash tile floor. The access stairs to the 2nd floor still exist, only the floor material has been changed, because the floor at the time of receiving the unit uses 40x40 ceramic and the installation is also not neat, so it is replaced with ash-colored rhinoceros tiles.

The tenant owner uses interior design services as well as contractors to renovate this building, but the selection of lamp ornament paintings is done by himself. The choice of conduit installation itself is because the management does not have a picture of the MEP of this building, considering not breaking into the walls of the building and the considerable cost, the conduit system is the most suitable. Security is also more safety, if there is damage tracking it is easier.

The parties involved in this renovation include Arcadia as an architect, management, Indra Sukma as a designer as well as contractor, and electrical contractor.

This tenant itself was established in 2019, reaching the break-event point in the first 3 months when it opened because it was a new thing after it returned to normal. It was closed during the COVID-19 pandemic and resumed operations in early 2023.

Informant Interview Report 2

On Friday, at 17.30 WIB I met with the architect of the former Peruri Blok M official house, after several cancellations due to his busy life.

Conduct an interview by recording all information during the interview, by asking permission in advance to the informant that during the interview will be recorded. After I met with the informant, namely the father of "JGS", the interview process took place online via zoom.

He is the cofounder of m bloc space, and is the architect of the tenant ex peruri blok m official house. Starting from an economic point of view where this peruri asset is an abandoned ex official house for about 20 years, with an average tax of around 25 million but does not provide added value. So the president director appointed Arcadia to provide input, about what can be made in the former official house.

After doing a long research, looking at the history of block M with a hangout in the 1950s, and this building is not a heritage building but the remnants of tropical buildings in the 1950s era left in Jakarta. If demolished and built with modern buildings is very common, so the architect proposed the idea of converting the building with a hub creative space with a total of 16 units with different economic activities.

The architect began to conduct an inventory related to the building, because this is an old building that will not be demolished but will be repurposed. Where the façade or appearance, structure, and layout are not changed but maintained. Only the interior area is explored, according to the needs of both the dismantling of the bulkhead, the use of finishing materials and the addition of additional areas on the back side.

The parties involved in this renovation process are the owner (peruri), building management, tenant owners, designers & contractors in each tenant. This activity began operating in early 2019,

by carrying out a community creative hub with various activities including live music concerts, tenants, exhibitions, charity activities etc. It was temporarily closed due to the covid 19 pandemic, then began to be active again in early 2023 according to a circular from the government.

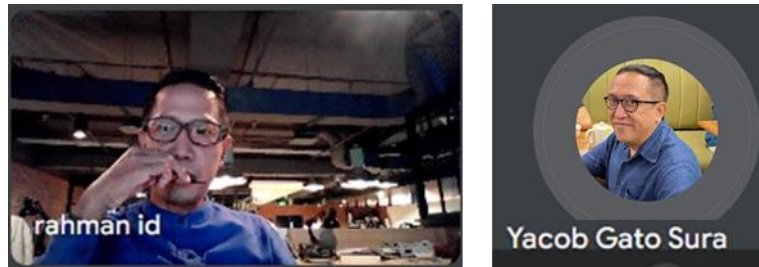


Figure 6 Informant Interview Report 3

On Friday, at 17.30 WIB I met visitors to the koStu shop who were at the location at that time. Conduct an interview by recording all information during the interview, by asking permission in advance to the informant that during the interview will be recorded.

The shop is a meeting point place related to friends and colleagues, because the place is unique and close everywhere. Often come to the shop for appointments with friends, and according to him the architectural design style is an old school retro-style building in the 50-60s.

Where the old building is renovated into something new, with its interior a mixture of old and industrial buildings. What is lacking from this building, according to him, is the finishing work, there are some areas that look less neat and clean, in contrast to new buildings. Very happy to be able to reminisce back to the past but with the shape of the present, it's fun to make a meeting point and will recommend to friends.

Informant Interview Report 4

On Saturday, at 11.30 WIB I met visitors to the tjikini shop who were at the location at that time. Conduct an interview by recording all information during the interview, by asking permission in advance to the informant that during the interview will be recorded.

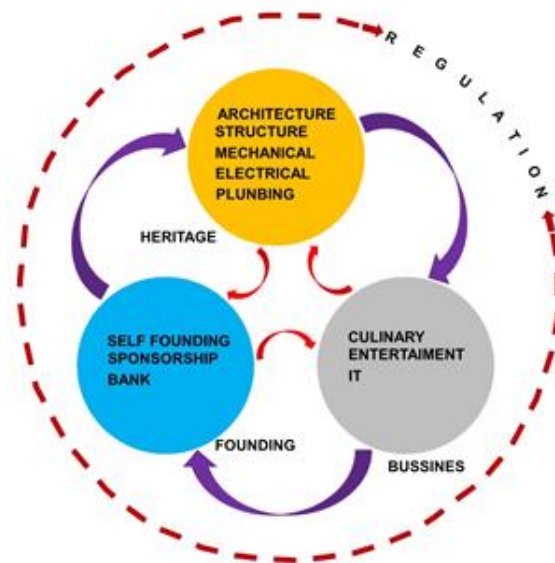
He came together with old friends, used to be in the same office and from out of town who currently come to Jakarta, usually they meet in central Jakarta but this time trying a new atmosphere ti kedai tjikini blok M. Because often hear from some media who float this place to hang out and this is the first time you can enjoy a relaxed atmosphere here.

The design style is ok, because food can be found anywhere but here it is sold more to the creativity and *vibes, which are not found anywhere else. Its not interesting from this place is quite far away with my residence, prefer posh block because it is closer to the office as well. But overall ok, many of my friends are coming here too and will recommend to other friends.*

Informant Interview Report 5

On Saturday, at 11.45 WIB I met visitors to the tjikini shop who were at the location at that time. Conduct an interview by recording all information during the interview, by asking permission in advance to the informant that during the interview will be recorded.

He came alone with an old friend, used to be in the office together to hang out and discuss many things. In general, the place is ok, the old building that is now turned into a commercial building. Interested in datenga because of its more creativity and vibes, and what is less interesting in his opinion is that it is too close to the main road, so it is a bit noisy when inside the tenant, then in the tenant building area there are often renovations but the building is not closed so it is less safe. Unlike in Singapore and Japan, renovations are closed so it is safer. In general ok, access is easy but for private less and abal recommendations to friends.



Gambar 7 Heritage Business Funding Model

Source : Rohman, year 2024

From the results of the interview above, if translated into a diagram it will look like the picture above. Where between bubble one with another has an interrelationship and is related to each other in the frame regulation. This diagram is very important because it is a real illustration of the situation on the ground.



Figure 9 Heritage Development Concept Model

Source : Rohman, year 2024

So to make an ideal place or building there are at least 3 main points as a basis including :

1. Strategic
2. Creative
3. Tactical

Between bubbles are sliced into each other and form one strong character, as a new forming element.

CONCLUSION

The conclusion of the application of adaptive reuse in the former Peruri Blok M official house, in Tjikini tenants is carried out by adaptive reuse with a combination of existing building elements in the style of tropical colonial architecture / jengki era of the 50s with a combination of modern elements and very strong old school / retro style elements. Tenants are given freedom in developing interior architectural design, materials and color finishing while to look the building is not allowed to be changed. The retro tropical industrial theme can be said to work. With a focus on local brands and local culinars, tjikini tenants and boarding houses and retro ambience are the main attractions, and the adaptive reuse approach has had a positive impact on the commercial viability of businesses operating in the former Peruri Blok M official house.

The unique atmosphere of the old school room is the main attraction for visitors who can enjoy the area and its surroundings. This nostalgic atmosphere is often hard to come by in modern environments, making it a desirable experience for those who frequent these places. The adaptive reuse of the former Peruri blok M official house has increased the number of visitors. Utilization as a commercial space is a solution that can be applied to the former Peruri block M official house because the condition of the building is still sturdy and its construction is still possible to be used for new activities.

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