



**MULTIFUNCTIONAL HOUSE PLANNING WITH
LIMITED LAND: CONNECTION OF COMMERCIAL
RESIDENTIAL HOUSE WITH OFFICE**

UNDERGRADUATE THESIS

**Submitted as one of the requirements to obtain
Sarjana Desain (S.Ds.)**

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**FACULTY OF ART, DESIGN AND ARCHITECTURE
INTERIOR DESIGN STUDY PROGRAM
CIKARANG
September, 2025**

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ABSTRACT

The rapid economic growth in Makassar City has led to an increased demand for land. As a result, land availability has become limited and land prices have risen. This situation has increased the need for multifunctional housing that combines living and working spaces in one building. The focus of this study is the interior design of a multifunctional house that connects a notary office with a private residence on a limited plot of land. This study employs a qualitative approach using observation, interviews, and documentation methods. To create a professional yet comfortable atmosphere, the design adopts a American modern style emphasizing functionality, aesthetics, and ergonomics. Findings indicate that clear zoning of spaces, efficient circulation, natural lighting, and ergonomic furniture enable residential and office functions to operate harmoniously without interfering with one another. This study contributes to the design of multifunctional homes in urban areas, particularly for employees who require both private living space and workspace within a single building.

Keywords: Limited Land, Space Planning, Multifunctional Housing, Notary Office, Interior Design, American Modern

ABSTRACT

Pertumbuhan ekonomi yang pesat di Kota Makassar telah menyebabkan peningkatan permintaan akan lahan. Akibatnya, ketersediaan lahan menjadi terbatas dan harga lahan pun naik. Situasi ini meningkatkan kebutuhan akan perumahan multifungsi yang menggabungkan ruang tinggal dan ruang kerja dalam satu bangunan. Fokus penelitian ini adalah desain interior rumah multifungsi yang menghubungkan kantor notaris dengan hunian pribadi di atas lahan yang terbatas. Penelitian ini menggunakan pendekatan kualitatif dengan metode observasi, wawancara, dan dokumentasi. Untuk menciptakan suasana profesional namun nyaman, desain mengadopsi gaya modern Amerika yang menekankan fungsionalitas, estetika, dan ergonomi. Temuan menunjukkan bahwa pembagian ruang yang jelas, sirkulasi yang efisien, pencahayaan alami, dan furnitur ergonomis memungkinkan fungsi residensial dan kantor beroperasi secara harmonis tanpa saling mengganggu. Studi ini berkontribusi pada desain rumah multifungsi di kawasan perkotaan, terutama bagi karyawan yang membutuhkan ruang tinggal pribadi dan ruang kerja dalam satu bangunan.

Kata Kunci: Lahan Terbatas, Perencanaan Ruang, Perumahan Multifungsi, Kantor Notaris, American modern

ACKNOWLEDGMENTS

First, I would like to express my gratitude to Allah SWT, who has given me His guidance so that I can complete this thesis with the title **“MULTIFUNCTIONAL HOUSE PLANNING WITH LIMITED LAND: CONNECTION OF COMMERCIAL RESIDENTIAL HOUSE WITH OFFICE”**. Secondly, I would like to express my deepest gratitude to the people who have encouraged me so that I can be motivated to continue to be enthusiastic. On this occasion, I would like to express my respect and gratitude to:

1. Thank you to Afina Nisa Aulia, S.Ds., M.Ds., as my thesis advisor who has patiently guided, directed, and helped me in writing this thesis.
2. Thank you to my family for their constant support, prayers, and sacrifices throughout my journey toward earning this bachelor's degree, especially my deepest gratitude to my beloved father Jaya Lammaseng, S.Kom., M.Pd., and my mother Juwita A. Pandangai, S.E.
3. Thank you to my friends who have always encouraged, accompanied, and helped each other in overcoming the problems that arose during the process of writing this thesis.
4. Thank you to all the people who cannot be mentioned one by one without reducing my respect and gratitude, who have contributed to help me both during the course of the lecture period and the process of working on this thesis.
5. Last, the author would like to express gratitude to myself, A. Rahul Pandangai. Thank you for persevering this far, for every night spent in exhaustion, every morning greeted with doubt yet faced with resilience. And every fear overcome with courage. Thank you for a heart that remains honest, even when not everything goes as hoped. Thank you for the soul and body that remained strong despite nearly giving up countless times, even when exhaustion was often invisible. The author is proud of himself for overcoming various difficulties in life. May the body remain strong, the heart remain steadfast, and the soul remain open in facing every process of life ahead.

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