



## Form and Facade Study on Mixed-Use Office Centre SQ Residence: A Contemporary Architectural Approach

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**Abstract**—This study aims to analyze the form and façade of the SQ Residence mixed-use office center in Jakarta, Indonesia, in the context of contemporary architectural principles. The focus is on identifying visual and geometric characteristics that reflect modern design in an urban setting. A qualitative descriptive method was employed, combining a literature review of architectural theories with direct field observations. Data were collected through documentation and visual analysis, focusing on external elements due to access limitations. The SQ Residence office center, consisting of three identical towers, features an elliptical base form with additive and subtractive transformations that create a dynamic and expressive mass. The façade integrates glass panels for transparency and natural light, combined with a secondary skin of steel and aluminum composite panels, forming vertical and horizontal rhythmic patterns. These features align with key aspects of contemporary architecture: innovative geometry, contrasting materials, transparency, and contextual distinction. The design of the SQ Residence office center demonstrates how contemporary architecture can effectively merge aesthetic expression with environmental and urban responsiveness. This study contributes to the understanding of form-façade relationships in mixed-use developments and highlights practical design strategies for architects working in dense urban environments.

**Keywords:** sq residence office centre; mixed-use; contemporary architecture; form and facade

### 1. Introduction

Cultural landscape is the interaction between human activities and natural landscapes (Rapoport, 1992). According to UNESCO operational guidelines (2008), in Windia (2013), cultural landscape is a specific and unique geographical area that is a combination of nature and human works. Cultural landscape is one component of cultural tourism (Penerlev, 2017). Thus, in general, cultural landscape can be interpreted as a specific geographical area that is a combination of natural landscapes and human cultural products. In the Regional Regulation of Bali Province Number 2 of 2012, it is explained that Balinese tourism is tourism based on Balinese culture. Balinese culture is very complex and unique. The diversity of Balinese culture includes arts and culture, customs and

traditions, religious ceremonies, and subak organizations. Balinese culture is identical to Hinduism because there are no religious ceremonies without cultural activities (Widjana, 2017). Thus, the Balinese cultural landscape needs to be identified because it is one of the tourist attractions that can be developed in line with the direction of tourism sector development in Bali.

Urbanization in metropolitan areas has increased the demand for integrated architectural typologies that accommodate residential, commercial, and social functions in a compact, synergistic environment. In this context, mixed-use developments have emerged as viable solutions to address spatial efficiency, sustainability, and urban livability. However, while extensive research has addressed the functional integration and planning systems of mixed-use typologies, there remains a

notable research gap in the architectural discourse related to the form and façade articulation of mixed-use office buildings, particularly within the scope of contemporary architecture in Southeast Asian urban contexts.

Despite the prominence of the South Quarter (SQ) Residence office complex as a landmark in South Jakarta, studies examining how its form and façade reflect the principles of contemporary architecture are scarce. Prior literature often focuses on typological categorization or energy performance but rarely delves into how design language, formal expression, and material articulation contribute to identity formation and architectural relevance in urban skylines. This study addresses this gap by exploring the compositional strategies, geometric manipulation, and material selection used in the SQ Residence office center, offering insights into how contemporary aesthetics are manifested in the built form.

Understanding the architectural treatment of the façade and its interplay with form is not merely a visual inquiry—it speaks to the building's communicative power, sustainability, cultural symbolism, and contribution to the evolving narrative of Indonesian urbanism. The significance of this research lies in its contribution to advancing theoretical and practical understanding of contemporary architecture through empirical case analysis, supporting architects and urban designers in creating context-responsive yet globally relevant architectural forms. To provide a focused inquiry, this study formulates the following objectives:

(1) To identify the defining characteristics of the SQ Residence office center's form and façade that reflect contemporary architectural principles; (2) To analyze how the compositional elements (geometry, materials, rhythm, and transparency) contribute to the building's identity and distinguish it from its urban context; (3) To evaluate the extent to which the form and façade design support the functional and aesthetic goals of a mixed-use typology in a dense metropolitan environment.

SQ Residence is a mixed-use area with three building typologies: two apartment buildings, three office buildings, and commercial buildings that support economic activities and serve office and residential users. Each typology has different characteristics, especially the office center façade in the SQ Residence mixed-use area. SQ Residence has an office center comprising three buildings, with the initial development phase completed in 2015. The SQ Residence office center has 20 floors in each building, with façades that share the same characteristics, patterns, materials, and forms, accommodating a capacity of 12,000 employees. Therefore, the office center in the SQ Residence mixed-use area has very attractive visual appeal and is different from similar buildings in the surrounding area.

Mixed-use buildings are a combination of two or more building masses designed as a coordinated and interconnected whole (Mauliani, et al., 2020). A mixed-use building is a structure that integrates various functions, such as apartments, offices, hotels, shopping centers, and others, typically found in large metropolitan cities (Telangkas, et al., 2021). One of the typologies at SQ Residence is an office center with a contemporary architectural theme. Contemporary architecture has appeal and can incorporate the appropriate visual elements of office buildings. Based on the principles of contemporary architecture, which include the use of new materials and technologies, expressive and dynamic forms, open space concepts, harmonization between indoor and outdoor spaces, transparent façades, genuine comfort, and exploration of landscape elements (Edniadiah, 2022), the façade of the South Quarter office center features dynamic forms complemented by a façade with bold lines forming geometric shapes. Orientation towards lines influences their role within a visual construction. Parallel lines can also visually represent a plane. Through repetition, a series of parallel lines reinforce people's perception of the plane they depict (Basri, 2020).

In the study of form and façade in mixed-use office centers like SQ Residence with a contemporary architectural theme, it is important to understand how modern design integrates various functions vertically and horizontally within a single structure to enhance quality of life and spatial efficiency. Mixed-use architecture combines residential, commercial, and public functions, which has become a standard principle in urban design that supports urban vitality and walkability (Khan, et al., 2022).

Research shows that the development of mixed-use buildings provides solutions to uncontrolled urbanization problems, such as traffic congestion and the need for decent housing (Burhani, et al., 2023). In this context, mixed-use structures can be identified by using design principles that combine decorative and functional elements, often adopted from various architectural styles, including neoclassical and futuristic (Mulyantoro, et al., 2023).

One important aspect of mixed-use design is the application of attractive and functional façades. Research by Mandaka et al. highlights the application of futuristic architecture on mixed-use building façades, where the need for modern aesthetics and spatial efficiency is a priority (Mandaka, et al., 2024). This can help create an environment that is not only attractive but also efficiently usable for various activities. In today's era, it is important for architects to design buildings that reflect the local context and resemble local cultural characteristics (Zuraida, et al., 2023).

Furthermore, literature indicates that mixed-use design has proven to enhance the quality of life in densely populated urban areas by facilitating

interaction among users of various functions within an integrated location (Generalova, et al., 2018). With the development of modern lifestyles demanding flexibility, a design approach capable of accommodating diverse needs has become essential. Contemporary architecture in this context focuses not only on the function of buildings but also on the human experience and the social impact they create (Gitler, et al., 2022).

By investigating these aspects, this study not only highlights the architectural merit of the SQ Residence but also contributes to the broader discourse on how mixed-use office buildings can embody contemporary architectural ideals in Southeast Asia.

## 2. Methods.

The research method used in the study of the form and facade of the mixed-use office centre SQ Residence is a descriptive qualitative research method, with the research object criteria being buildings located in urban areas with attractive visuals and distinctive forms and facades. Qualitative research is a method that examines non-numeric data. The qualitative research method used in this study involves primary and secondary data collection. Descriptive qualitative is a method for explaining and identifying the results of data that have been collected based on original facts in accordance with the research objects in the field. The data collection method in this study is divided into two stages of research, namely:

### 1. Literature Study

Literature study is a data collection method that involves gathering reliable and accountable literature in the form of books, articles from 2018 to 2024, and websites related to the research object.

### 2. Field Study

The second collection method involves conducting field studies in the form of direct observation of objects to find facts in the field. The object of this research is the SQ Residence mixed-use office center (Ching, 2014).

The data collected from the observations and literature study are analyzed and interpreted based on the field facts, which are then compared with the literature study on contemporary architecture. The scope of the research is limited to the exterior of the building in accordance with the research object, without direct observation of the interior due to permission constraints. This ensures the validity and reliability of the research on the form and facade of the SQ Residence office complex.

## 3. Results and Discussion

### General Profile

SQ Residence, or South Quarter Residence, is a mixed-use building located at Jl. R.A. Kartini No. Kav. 8, Lb. Bulus, Kec. Cilandak, Jakarta, Special

Capital Region of Jakarta 12430.

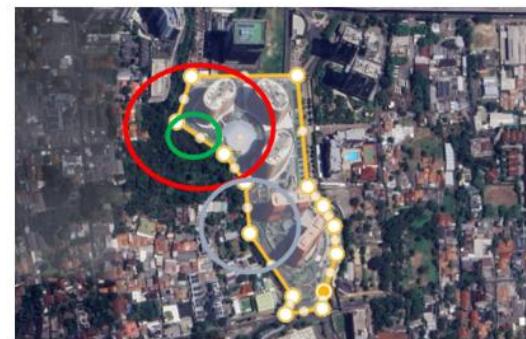


Figure 1. Site plan for the mixed-use area of SQ Residence:  
 1) Office, 2) Apartment, 3) Mall  
 Source: Fadilah, 2025

The SQ Building Mixed-use area consists of three main buildings: 1) Offices, 2) Apartments, and 3) Mall.

1. Offices consist of three typical buildings with the same shape and facade.
2. Apartments consist of two typical buildings with the same shape and facade and are separated from the mall and office center.
3. The shopping mall comprises two floors located in the center of the office complex.

### Office

The SQ Residence Office Centre is divided into three main buildings with the same shape and façade, namely Building A, Building B and Building C. Each building consists of 20 floors with a capacity of 12,000 employees, as shown in Figure 2.



Figure 2. Site Plan of the Mixed-Use SQ Residence Office Centre.  
 Source: Fadilah, 2025

### Apartments

In Figure 3, the apartments in the SQ Residence area are located in the southeast of the mixed-use SQ Residence development.



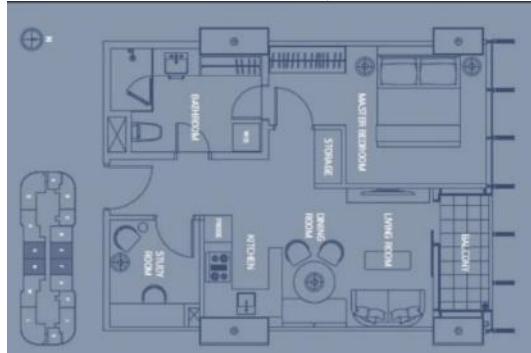
Figure 3. Site Plan Apartment Mixed-use SQ Residence  
 Source: Fadilah, 2025

Figure 4 shows that the SQ Residence apartment complex is divided into two buildings, Building D and Building E. With a height of 22 floors, Building D has

360 rooms, while Building E has 294 rooms, with each floor containing 16 rooms.



**Figure 4.** Buildings D and E of SQ Residence Apartments  
 Source: Fadilah, 2025



**Figure 5.** Floor Plan of Mixed-Use SQ Residence Apartment  
 Source: Fadilah, 2025

One of the floor plans for a Type 1 apartment with one bedroom + study, featuring typical rooms in the same position.

#### **Mall**

The SQ Residence mall area is located in the center of the SQ Residence office complex, as shown in Figure 6.



**Figure 6.** Site Plan Apartemen Mixed-Use SQ Residence  
 Source: Fadilah, 2025

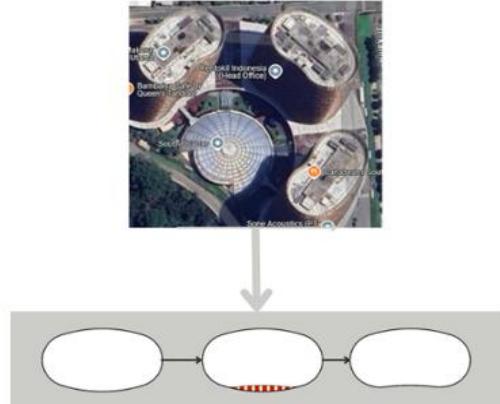
Figure 7 shows the mall area, which is a commercial area consisting of two floors, with the first floor parallel to the basement area and the second floor located between the first floor and the office center. The mall area includes a supermarket, restaurants, cafés, and event spaces. To access the mall area, visitors can enter through three office buildings. The SQ Residence Mall features a transparent roof with a batik pattern, allowing maximum natural light to enter the first floor.



**Figure 7.** SQ Residence Mall Area  
 Source: Fadilah, 2025

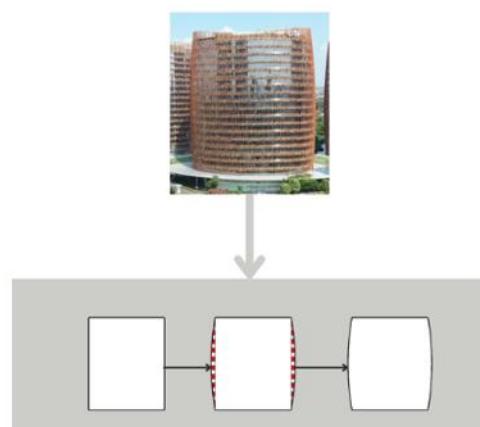
#### **General Form**

The SQ Residence office centre, which carries a contemporary architectural concept, makes extensive use of modern materials. This is also true of the shape of the office centre. The shape of the SQ Residence office centre uses a dynamic shape that is vertical and bulges horizontally, as shown in Figures 8 and 9.



**Figure 8.** Dynamic Shapes at Horizontal Angles  
 Source: Fadilah, 2025

The basic shape of the SQ Residence office uses an elliptical shape that undergoes a subtractive change through cutting on one side, making the basic elliptical shape appear more dynamic, emphasising movement, fluidity, and change.



**Figure 9.** Dynamic Vertical Angle  
 Source: Fadilah, 2025

Meanwhile, from the vertical direction, the shape of the building undergoes additive (addition) so

that the visual appearance of the building increasingly moves towards the centre of the building, appearing to bulge and shrink at the bottom and top of the building.

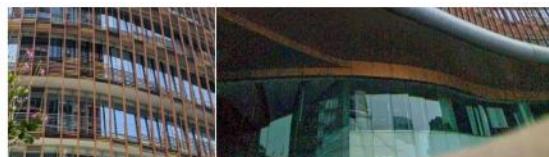


**Figure 10.** Surrounding Environment of the SQ Residence Office Centre  
 Source: Fadilah, 2025

Figure 10 shows that the SQ Residence office building has a distinctive color and shape. With a dominant brown colour, the secondary skin of the SQ Residence office center presents a different visual appearance from the surrounding buildings.

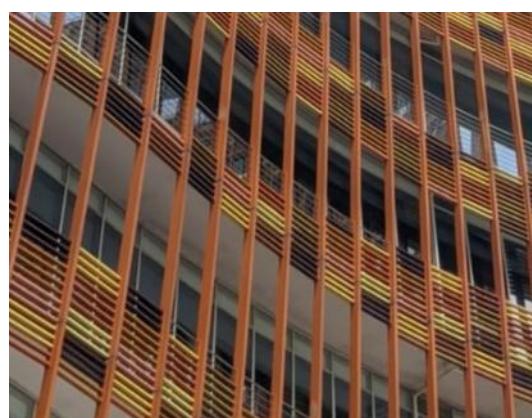
### General Façade

The facade of the SQ Residence office centre uses glass as a barrier between the outdoor and indoor spaces. This allows for optimal lighting inside the building



**Figure 11.** Glass Façade of SQ Residence Office Center  
 Source: Fadilah, 2025

In addition to room dividers, the façade of the SQ Residence office center uses vertical and horizontal steel as a secondary skin, as shown in the image below



**Figure 12.** Vertical and Horizontal Shapes on Secondary Skin  
 Source: Fadilah, 2025

This secondary skin combines vertical and

horizontal dots and lines. This form is used as the structure for the secondary skin. The vertical steel elements are depicted as straight lines, but in their application, the vertical steel elements are extended to follow the dynamic and bulging vertical form of the building. The vertical steel elements have the same height and are arranged horizontally at regular intervals, as shown in Figure 13.



**Figure 13.** Vertical Lines on the Façade  
 Source: Fadilah, 2025

Meanwhile, in Figure 14, the horizontal steel is shaped to follow the dynamic shape of the horizontal angle of the building. The steel connects the vertical steel points so that the horizontal steel forms the surface of the office building.



**Figure 14.** Horizontal Lines on the Façade  
 Source: Fadilah, 2025

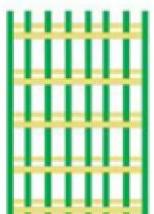
### Facade Elements

According to (Ching, 2008) there are several elements in architecture, namely lines, planes, volumes, basic shapes, sizes, colors, textures, hierarchy, and rhythm. These elements are explained by in the following analysis (Basri, et al., 2020)

**Table 1.** Analysis of Facade Elements of SQ Residence Office Centre

Facade Elements	Analysis
Line	There are horizontal and vertical lines on the secondary skin of the building, as shown in Figures 13 and 14.
Plane	The wall surfaces at the entrance and retail areas use glass materials, while the upper part is dominated by horizontal and vertical lines, as shown in Figure 11.
Volume	 The shape of the building volume gives an organic impression without corners, even though the building is dominated by horizontal and vertical lines.

The shape of the building volume gives an organic impression without corners, even though the building is dominated by horizontal and vertical lines.

Basic shape	 <p>Vertical beam Horizontal beam</p>	Rhythm
		
		 <p>Repetition of Rhythm with Linear Patterns</p>
Size		
	 <p>Larger vertical beams and greater spacing Horizontal beams are smaller and closer together.</p>	
Colour		
Texture		
Hierarchy	 <p>Placement Hierarchy</p> <ul style="list-style-type: none"> <li>Crown (Top)</li> <li>Office Building (Central)</li> <li>Retail Area (Lower)</li> </ul>	

Has a simple geometric shape.

The *SQ Residence* Office Centre has an elliptical shape with slight curves on the vertical and horizontal planes. Vertically, the building widens in the middle, making the lower and upper areas appear smaller, as shown in the image below.



The image below shows the horizontal shape of the *SQ Residence* office centre, which is elliptical with a slight transformation on one side. With a curved inward direction on one side, the shape of the building looks more dynamic when viewed from above.

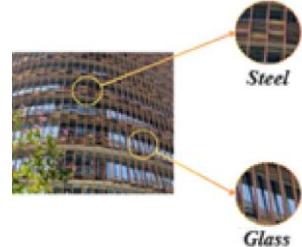


Source: Fadilah, 2025

### ***Facades in Contemporary Architecture***

Facades are an important element in buildings because they can evoke the atmosphere and characteristics of the building. Facades in contemporary architecture can create visuals based on functionality and aesthetics. Contemporary architectural facades demonstrate a dynamic, experimental design approach, as well as modern and innovative materials. The following is a discussion of the form of the *SQ Residence* office center in relation to contemporary architecture.

**Table 3.** The façade of the *SQ Residence* office center in relation to contemporary architecture.

Theoretical Study	Object Analysis
It has a transparent façade and large openings;	 <p>The <i>SQ Residence</i> office centre has large openings with glass partitions between indoor and outdoor spaces, giving the impression of an open space that blends in with the surrounding environment. This design not only allows maximum natural light to enter, but also creates a comfortable and modern working atmosphere, as shown in Figure 18.</p>
	<p>Use of Modern Materials and Technology</p>  <p>Figure 19 shows the materials used on the facade of the office centre, which are glass and steel. Glass is used as a partition that directly separates the interior from the exterior, while steel is applied as a secondary skin that provides a slight filter for the incoming light and also serves as an additional aesthetic feature of the building. In addition to the use of glass and steel, Figure 20 shows that the <i>SQ Residence</i> office centre uses aluminium composite panels.</p>  <p>The image above shows the use of unconventional materials, namely aluminium composite panels, as a canopy to give a sense of connection between office buildings in the <i>SQ Residence</i> office complex, as shown in the image below.</p>  <p>In the image above, the <i>SQ Residence</i> office centre uses transparent glass to provide a neutral accent, while the brown secondary skin adds a contrasting accent to the building.</p>

Source: Fadilah, 2025

According to Nursandi (2021), there are five of the six points that can be considered characteristics of contemporary architectural forms and facades, namely.

1. Expressive, imaginative, and dynamic mass composition;
2. Simple geometric forms;
3. Buildings that contrast with their surroundings;

4. Having a transparent façade and large openings;
5. Using unconventional building materials.

Meanwhile, according to Akmal (2005) in the book *Indonesian Architecture Now*, the main elements of contemporary architecture that are characteristics of form and façade are

1. Use of modern materials and technology
2. Geometric lines and honest forms
3. Use of neutral colours and contrasting accents
4. Design that prioritises natural lighting
5. Application of organic and asymmetrical forms

#### 4. Conclusion

This study provides critical insight into the integration of contemporary architectural principles in the form and façade of the SQ Residence mixed-use office centre, situated within a high-density urban context in South Jakarta. Through a qualitative-descriptive analysis, it becomes evident that the SQ Residence exemplifies a successful adaptation of expressive geometries, advanced material technologies, and environmentally responsive façade strategies that reflect the core attributes of contemporary architecture.

The findings contribute to architectural discourse in several ways. Firstly, the research reinforces the notion that form and façade are not merely aesthetic components, but are integral to articulating a building's identity, contextual response, and spatial experience—especially in mixed-use developments that demand flexibility and programmatic synergy. Secondly, the study underlines the influence of design strategies such as elliptical massing, subtractive and additive volumetric manipulations, and secondary skin articulation, which contribute not only to visual dynamism but also to environmental performance and user comfort.

#### Contributions to the Field

1. Empirical validation of how expressive forms and façade layers can successfully respond to the visual and climatic demands of tropical urban architecture.
2. Establishing a methodological framework that bridges field observations and theoretical architectural constructs, which can be replicated or adapted in future case studies.
3. Expanding the discourse on mixed-use typologies within Southeast Asian megacities by documenting a locally relevant but globally informed design approach.

#### Suggestions for Future Research

This study opens several avenues for further exploration:

1. Interior-Exterior Integration: Future studies could examine the relationship between interior

spatial organization and exterior façade articulation, especially in terms of daylighting and thermal comfort performance.

2. User Perception Studies: Investigating how occupants and visitors perceive and interact with contemporary façade elements would add a user-centered perspective to form-based studies.
3. Comparative Analyses: A comparative approach between other mixed-use developments in different tropical urban contexts could reveal best practices and context-specific innovations.
4. Environmental Performance Metrics: Quantitative evaluations of energy efficiency, thermal behavior, and material sustainability of the applied façade systems would support a performance-based validation of aesthetic choices.

In sum, this research contributes not only to academic knowledge but also to professional practice by offering a documented precedent of a contemporary design language tailored to the complexities of mixed-use architecture in rapidly urbanizing regions.

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