

# Regional Variations of Kos-kosan's Rental Contracts in Jakarta: A Focus on Cohabitation

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## Abstract

*Kos-kosan*, also known as *inde kost*, *kos* or *kosan* refers to boarding houses or rented rooms in Indonesia. *Kos-kosan* provides affordable accommodation for individuals who are studying or working away from their hometowns. In-house rules are often established by the owners as part of the rental contract, and such rules may include the prohibition of cohabitation for unmarried couples. Premarital cohabitation in Indonesia is considered a violation of cultural, religious, and legal norms. These norms emphasize the sanctity of marriage (or virginity) and promote traditional family values, supported primarily by conservative religious groups. This presentation aims to investigate whether there is socio-spatial variation in how such a majoritarian moral value is translated into *Kos-kosan*'s rules. Jakarta, the capital city of the country is set as the study area. Using data extracted from a rental housing advertisement website, properties of *Kos-kosan* with explicit restrictions related to premarital cohabitation are identified. Spatial distribution of such properties is examined in conjunction with other aspects of rental contract such as rental period and prices. In particular, it is found that the properties with restriction are concentrated in the southern regions of the city. Such regional variations are discussed in relation to the growing influence of moral conservatism in the sociopolitical sphere.

**Keywords:** *Kos-kosan*, Jakarta, Rental Contracts, Cohabitation