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Livelihood Transformation of Agrarian Communities under Peri-Urban Housing Development: A Qualitative Review of Moncongloe Village

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ABSTRACT

Housing development in peri-urban areas has accelerated land-use change and reshaped the livelihoods of agrarian communities in Indonesia. This article aims to examine how housing development influences livelihood transformation in Moncongloe Village, Maros Regency, through a qualitative review of relevant theories and literature. The study employs a qualitative review approach based on literature analysis and conceptual synthesis, integrating perspectives from social change theory, development sociology, structural transformation, urbanization, and agrarian political economy. The review identifies three major findings. First, the conversion of agricultural land into residential areas reduces farming-based livelihoods and accelerates occupational shifts toward informal trade and service sectors. Second, although rising land values create short-term economic opportunities, they also increase long-term livelihood vulnerability for households with limited skills and adaptive capacity. Third, housing development reshapes social relations by weakening traditional agrarian solidarity, transforming local value systems, and creating unequal access to economic resources. These findings indicate that livelihood transformation in peri-urban areas extends beyond economic restructuring to encompass broader social and cultural changes. This study highlights the importance of integrating local capacity building into peri-urban development policies. Sustainable housing development should therefore balance physical expansion with strategies that strengthen community resilience, promote inclusive economic opportunities, and minimize the risk of structural marginalization among local residents..

Keywords: Urbanization, Land-Use Change, Social Transformation, Livelihood Shift, Peri-Urban Development.

I. Introduction

Housing estate development is one of the primary indicators of regional growth and urban expansion in Indonesia. In the context of increasingly massive urbanization, peri-urban areas have become strategic locations for new residential development. This phenomenon not only reflects the growing demand for housing but also signals the transformation of space and the socio-economic structure of local communities. According to classical urbanization theory, urban growth encourages spatial expansion into surrounding areas as a consequence of increasing population and economic activities (Wirth, 1938). This process is often followed by changes in land use from agrarian to non-agrarian functions. Maros Regency, which directly borders Makassar, has experienced significant development dynamics in recent years. Geographically, its strategic position makes it a primary buffer zone for Makassar's urban growth. Moncongloe Village, located in Moncongloe District, is one of the areas directly affected by housing expansion. The conversion of agricultural



land into residential areas has become increasingly visible and has the potential to alter the local economic structure. From the perspective of regional development theory, changes in land use are a logical consequence of modernization and economic growth (Todaro & Smith, 2015). However, physical regional development does not always proceed in tandem with the socio-economic readiness of local communities. The conversion of agricultural land into residential areas can reduce local production capacity and shift the livelihood structure of the community. This aligns with structural transformation theory proposed by Lewis (1954) which argues that economic development processes encourage the movement of labor from the traditional sector (agriculture) to the modern sector (industry and services).

Nevertheless, in the context of rural Indonesia, such shifts are often neither entirely voluntary nor well-planned. Many community members are pushed out of agriculture due to shrinking land availability and reduced access to productive resources. This condition raises a critical question: does housing development truly create inclusive economic opportunities, or does it instead widen socio-economic inequality?. Previous studies show that housing development in peri-urban areas often generates dual impacts. On one hand, there is an increase in land value, infrastructure development, and the emergence of new business opportunities in trade and services (Firman, 2009). On the other hand, local communities with limited education and skills tend to face difficulties adapting to these changes. As a result, some shift into informal employment with unstable income levels. From a sociological perspective, changes in livelihood structures are closely related to transformations in social identity. Agrarian communities that once relied on agricultural-based lifestyles transition toward semi-urban patterns oriented to non-agrarian economic activities. This process affects not only economic aspects but also social relations, cultural values, and interaction patterns within the community (Soekanto, 2013). Such shifts often create new dynamics in the village's social structure, including potential conflicts of interest between indigenous residents and newcomers.

Furthermore, development oriented solely toward economic growth without considering social sustainability may generate new vulnerabilities. The concept of sustainable development emphasizes the balance between economic growth, environmental protection, and social justice (World Commission on Environment and Development, 1987). In the context of housing development, sustainability concerns not only spatial planning and environmental management but also the sustainability of local livelihoods. The phenomenon in Moncongloe Village is relevant for examination because it represents the broader dynamics of peri-urban transformation in Indonesia. The transformation occurring there affects not only the physical landscape but also the economic and social structures of the community. The shift in livelihoods from agriculture to service and trade sectors serves as an indicator of significant structural change.

This article aims to qualitatively analyze the impact of housing development on livelihood shifts among the community in Moncongloe Village. A qualitative review approach is employed to examine the relationship between physical regional development and socio-economic transformation through theoretical exploration and analysis of relevant literature. By understanding these dynamics, this study is expected to contribute conceptually to the discourse on more inclusive regional development oriented toward empowering local communities. Moreover, the findings may serve as a foundation for formulating development policies that focus not only on physical growth but also on the socio-economic sustainability of local communities. Although previous studies have examined urban expansion and land conversion, limited attention has been paid to how housing development restructures local livelihoods through interconnected economic, social, and cultural processes in Indonesian peri-urban villages. Moncongloe provides a relevant setting to examine these dynamics because it is experiencing rapid residential expansion while retaining strong agrarian characteristics.

This study makes three important contributions to the literature on peri-urban transformation and rural development. First, it develops an integrated conceptual framework that connects social change, development sociology, urbanization, structural transformation, and agrarian political economy to explain livelihood transformation resulting from housing development. Second, unlike previous studies that primarily examine land conversion or urbanization separately, this study demonstrates that community adaptive capacity functions as the key mechanism determining whether housing development leads to livelihood

adaptation or socio-economic marginalization. Third, by using Moncongloe Village as an illustrative peri-urban context, this study extends existing theoretical discussions and provides a more comprehensive understanding of how housing development reshapes livelihoods, social relations, and local power structures in rapidly urbanizing rural communities.

II. Literature Review and Hypothesis Development

2.1. Social Change Theory

Social change theory provides an essential framework for understanding how housing development reshapes the livelihoods and social organization of agrarian communities in peri-urban areas. Social change is not limited to physical or economic development but encompasses broader transformations in social institutions, patterns of interaction, cultural values, and community identities. In peri-urban regions, these transformations are commonly driven by urban expansion, land-use change, and increasing integration with urban economic systems. Consequently, the conversion of agricultural land into residential areas represents not only a spatial transition but also a process that restructures the everyday lives of local communities. (Horton & Hunt, 2004) define social change as alterations in patterns of social relationships, institutions, behaviors, and value systems within society. Such changes may occur gradually (evolutionary) or rapidly (revolutionary), depending on the intensity of social, economic, political, and technological forces. In the context of peri-urban development, housing expansion introduces new economic actors, employment opportunities, and forms of social interaction that gradually reshape the structure of rural communities. As agrarian livelihoods become less dominant, communities begin to adopt economic activities and lifestyles that are more closely associated with urban environments.

This perspective is particularly relevant to Moncongloe Village, where rapid housing development has accelerated the conversion of agricultural land into residential estates. As productive farmland declines, many households experience changes in their primary sources of income. Farming, once the dominant occupation, is increasingly complemented or replaced by employment in construction, retail trade, transportation services, and other informal economic activities. These occupational changes are accompanied by shifts in daily social interactions, economic networks, and community aspirations, reflecting broader processes of social transformation rather than merely changes in employment. Kingsley Davis (1949) further argues that social change is closely associated with transformations in social structure, particularly the division of labor and systems of social stratification. Economic development and technological progress create new occupational specializations that gradually replace traditional patterns of work. As societies become more economically diversified, individuals increasingly occupy different social and economic roles, leading to new forms of inequality and social mobility.

This perspective helps explain the changing occupational structure observed in Moncongloe. The expansion of housing developments has created employment opportunities beyond agriculture, including construction labor, property-related services, transportation, small-scale commerce, and other service-sector activities. While these new occupations diversify local income sources, they also produce differentiated economic outcomes. Households possessing land, financial capital, or entrepreneurial skills are generally better positioned to benefit from peri-urban development than households that depend solely on agricultural labor. Consequently, housing development not only changes occupational patterns but also reshapes the distribution of economic opportunities within the community. The transformation of occupational structures is closely related to Durkheim's (1893) concept of social solidarity (Durkheim, 1893). Durkheim distinguishes between mechanical solidarity, which characterizes traditional societies based on shared values, similar occupations, and collective identities, and organic solidarity, which emerges in modern societies where social cohesion depends on the interdependence of increasingly specialized roles. As labor becomes more differentiated, individuals rely less on common traditions and more on economic exchange and functional cooperation.

The transition experienced by Moncongloe reflects this gradual movement from mechanical toward organic solidarity. In the past, community cohesion was largely sustained through agricultural activities, collective labor practices, and reciprocal social relationships among farming households. However, as housing development expands and occupational diversity increases, social interaction increasingly revolves around market-oriented activities rather than shared agricultural production. Economic relationships become more heterogeneous, involving developers, migrant workers, entrepreneurs, and service providers. While these changes create new opportunities for economic integration, they may simultaneously reduce the strength of traditional community networks that historically supported collective action and mutual assistance. The social consequences of rapid physical development can also be understood through William F. Ogburn's (Ogburn, 1922) concept of cultural lag. Ogburn argues that material culture—such as technology, infrastructure, and physical development—often changes more rapidly than non-material culture, including social norms, values, beliefs, and behavioral patterns. As a result, societies frequently experience a period of adjustment during which existing cultural institutions struggle to accommodate new social realities.

The concept of cultural lag is particularly relevant in explaining community adaptation within Moncongloe Village. The rapid construction of housing estates has transformed the physical landscape within a relatively short period. Nevertheless, local norms and social expectations have evolved more gradually. Many long-term residents continue to value agrarian traditions characterized by communal cooperation (*gotong royong*), strong kinship ties, and land-based identities, even as their livelihoods become increasingly dependent on urban-oriented economic activities. This mismatch between physical transformation and social adaptation creates several challenges. First, traditional mechanisms of mutual support may weaken as residents become engaged in more individualized occupations. Second, differences in lifestyles and expectations between long-term residents and newcomers may reduce social cohesion. Third, uncertainty regarding future livelihoods may increase as farming households lose access to productive land without possessing sufficient skills to compete in more specialized urban labor markets.

Rather than viewing cultural lag solely as a temporary imbalance, it should also be understood as a process of social negotiation. Local communities continuously adapt by combining traditional values with new economic realities. In Moncongloe, for example, many households maintain social and kinship networks rooted in agrarian culture while simultaneously participating in urban-oriented economic activities. This adaptive process illustrates that peri-urban transformation is neither a complete replacement of rural culture nor a straightforward transition toward urban society. Instead, it involves ongoing interaction between continuity and change, where traditional institutions coexist with emerging forms of economic and social organization.

Taken together, the perspectives of Horton and Hunt, Davis, Durkheim, and Ogburn demonstrate that housing development should be understood as a multidimensional process of social change (Davis, 1949; Durkheim, 1893; Horton & Hunt, 2004; Ogburn, 1922). Beyond altering land use and employment structures, peri-urban development reshapes social relations, community identity, systems of solidarity, and patterns of adaptation. In the case of Moncongloe Village, livelihood transformation is therefore inseparable from broader changes in the social fabric of the community. Understanding these interconnected processes provides an important foundation for analysing how housing development influences not only economic restructuring but also the long-term sustainability of social life in rapidly urbanizing rural areas.

2.2. Development Sociology and Modernization Theory

Development sociology views development as a multidimensional process that extends beyond economic growth to encompass transformations in social institutions, political structures, cultural values, and human well-being (So, 1990). From this perspective, development is not merely measured by increases in income or infrastructure but also by the extent to which it improves people's capacity to participate in economic, social, and political life. Consequently, housing development in peri-urban areas should be understood not only as physical expansion but also as a catalyst for broader social and economic restructuring.

One of the earliest perspectives explaining development is modernization theory, which assumes that societies progress through relatively linear stages from traditional agrarian economies toward industrial and urban societies. This perspective views economic growth, technological advancement, industrialization, and urbanization as interconnected processes that gradually transform traditional communities into modern economies. Within this framework, rural development is generally interpreted as a positive transition that increases productivity, employment opportunities, and living standards.

Rostow's (1960) theory of economic growth is among the most influential modernization models. He proposes that national development progresses through five sequential stages: traditional society, preconditions for take-off, take-off, drive to maturity, and the age of high mass consumption. According to this model, rural areas experiencing industrialization, infrastructure expansion, and urban development are expected to move progressively toward higher levels of economic prosperity. From Rostow's perspective, the rapid expansion of housing developments in Moncongloe Village could be interpreted as an indicator of modernization. The increasing construction of residential estates, improvements in road infrastructure, and expansion of commercial activities suggest stronger integration with the metropolitan economy of Makassar. These developments create new employment opportunities in construction, retail, transportation, and property-related services while reducing dependence on agriculture as the primary source of livelihood.

However, modernization theory has been widely criticized for assuming that development follows a universal and linear trajectory. Critics argue that development processes are shaped by diverse historical, political, and institutional contexts, making it inappropriate to assume that all societies experience modernization in the same way. Contemporary development scholars also emphasize that rapid economic growth does not automatically translate into equitable social development or improved well-being (Hudson, 2007; Willis, 2020). Instead, development outcomes depend on how opportunities and resources are distributed among different social groups. Dependency theory offers an important critique of modernization. Frank (1967) argues that development frequently generates unequal relationships between economically dominant centers and peripheral regions. Rather than producing shared prosperity, investment and capital accumulation may reinforce structural dependence by concentrating economic benefits among external actors while leaving local communities with fewer productive resources. In peri-urban areas, this imbalance often emerges when large-scale property development is driven primarily by external investors, while local residents have limited influence over development decisions.

This perspective is relevant to Moncongloe Village, where much of the recent housing development has been initiated by private developers responding to metropolitan housing demand. Although landowners may benefit from rising property values and one-time land sales, these financial gains are often temporary. Once agricultural land has been sold, households permanently lose an important productive asset that previously supported long-term livelihood security. Without sufficient education, vocational training, or financial planning, many former farming households become dependent on unstable employment in construction, transportation, or informal service activities. Consequently, economic growth may coexist with increasing livelihood vulnerability and unequal access to development benefits. An alternative perspective is offered by Amartya Sen's (Sen, 1999) Capability Approach, which defines development as the expansion of people's capabilities and freedoms rather than simply increasing economic output. According to Sen, development should enhance individuals' ability to pursue livelihoods they value by improving access to education, healthcare, skills, social participation, and economic opportunities. From this perspective, infrastructure projects are meaningful only when they strengthen people's capacity to improve their quality of life.

Applying the capability approach to Moncongloe suggests that the success of housing development should not be evaluated solely through physical indicators such as the number of residential estates or rising land prices. Instead, greater attention should be given to whether local communities acquire the knowledge, skills, and institutional support needed to participate in the emerging peri-urban economy. For example, vocational training, entrepreneurship support, financial literacy programs, and equitable access to employment opportunities would enable former farming households to adapt more successfully to changing

livelihood conditions. Without these complementary investments, physical development may increase economic activity while simultaneously deepening social inequality. Recent development studies increasingly support this broader understanding of development by emphasizing inclusive development, sustainable livelihoods, and community resilience as essential components of long-term regional transformation (OECD, 2024; Scoones, 2015; United Nations, 2023). These approaches recognize that successful development requires balancing economic growth with social inclusion, environmental sustainability, and institutional capacity. Rather than focusing exclusively on infrastructure expansion, contemporary development policy encourages strengthening local capabilities so that communities can benefit from structural change without experiencing exclusion or marginalization.

Taken together, modernization theory, dependency theory, and the capability approach provide complementary perspectives for understanding housing development in Moncongloe Village. Modernization theory explains why urban expansion generates new economic opportunities and accelerates structural transformation. Dependency theory highlights the unequal distribution of costs and benefits that may accompany externally driven development. Meanwhile, the capability approach emphasizes that sustainable development depends on strengthening the adaptive capacity of local communities rather than relying solely on physical growth. Integrating these perspectives enables a more comprehensive understanding of how peri-urban housing development reshapes livelihoods while simultaneously creating both opportunities and challenges for agrarian communities.

2.3. Urbanization and Peri-Urban Transformation

Urbanization is widely understood as a process through which urban populations, economic activities, and built environments expand beyond established city boundaries into surrounding rural areas. However, contemporary urbanization extends beyond demographic growth or spatial expansion. It also involves profound transformations in economic structures, social relations, cultural practices, and patterns of land use. Consequently, urbanization should be viewed as a multidimensional process that reshapes both physical landscapes and the livelihoods of communities living in peri-urban regions. This understanding closely aligns with social change theory, which emphasizes that structural changes in society are accompanied by transformations in social institutions, occupational patterns, and community values. As rural areas become increasingly integrated into urban economic systems, agrarian communities are required to adapt to new forms of employment, consumption, and social interaction. Therefore, urbanization not only changes where people live but also how they work, interact, and organize their daily lives. In peri-urban areas, these changes often occur simultaneously, producing complex transitions rather than a simple replacement of rural characteristics by urban ones.

One of the most influential concepts for understanding these transitional spaces is *desakota*, introduced by McGee (McGee, 1991). The term combines the Indonesian words *desa* (village) and *kota* (city) to describe hybrid regions where rural and urban activities coexist within the same geographical area. Unlike conventional urban expansion, *desakota* regions are characterized by mixed land uses, including agriculture, residential estates, commercial centers, small industries, and transportation infrastructure. Economic activities in these areas are similarly diverse, combining farming with trade, services, manufacturing, and commuting to nearby cities. Moncongloe Village exhibits many of the characteristics associated with the *desakota* phenomenon. Although agriculture remains part of the local landscape, rapid residential development has introduced new housing estates, commercial facilities, road networks, and service activities. Many residents no longer depend exclusively on farming but combine agricultural work with construction, transportation, retail trade, or other urban-oriented occupations. As a result, Moncongloe represents a transitional peri-urban space where rural and urban functions increasingly coexist and interact.

The transformation of peri-urban space can also be understood through David Harvey's (Harvey, 1982) political economy of urbanization. Harvey argues that urbanization is fundamentally a process of capital accumulation in which space is continuously reorganized to facilitate economic investment and profit

generation. Land is no longer valued solely for its productive agricultural function but increasingly becomes an economic commodity traded within property markets. Consequently, urban expansion is shaped not only by population growth but also by investment strategies, real estate development, and broader capitalist dynamics. Harvey's perspective provides an important explanation for the housing development occurring in Moncongloe. The increasing demand for residential areas from the expanding Makassar metropolitan region has significantly increased the economic value of agricultural land. Farmers are encouraged to sell their land because the immediate financial returns from property transactions often exceed the income generated through agricultural production. Although these transactions provide short-term financial benefits, they simultaneously reduce the availability of productive farmland and alter the long-term livelihood strategies of local households.

Complementing Harvey's political economy perspective, Lefebvre (Lefebvre & Nicholson-Smith, 1991) argues that space is not simply a physical setting but a social product created through economic, political, and social relations. His concept of the production of space suggests that urban spaces reflect the interests of dominant actors who possess the economic and political capacity to shape spatial development. Housing estates, commercial districts, and transportation infrastructure therefore represent not only physical development but also changing power relations over land ownership and resource allocation. In Moncongloe, the production of space can be observed through the transformation of agricultural landscapes into planned residential areas designed primarily to meet metropolitan housing demand. Decisions regarding land use are increasingly influenced by developers, investors, and regional planning policies rather than by local agricultural production. Consequently, the function of land shifts from supporting local livelihoods to generating economic value within the urban property market. This transformation also alters patterns of access to productive resources, creating new opportunities for some households while increasing vulnerability among others who lose access to agricultural land.

Urbanization also influences social identity and everyday life. As peri-urban communities become more integrated into metropolitan economies, traditional agrarian values based on collective labor, kinship, and subsistence production gradually coexist with more individualistic and market-oriented forms of social organization. Consumer lifestyles become more prominent, occupational structures diversify, and social interaction increasingly extends beyond local community networks. These changes illustrate that urbanization is simultaneously a spatial, economic, and cultural process. Recent studies increasingly recognize peri-urban areas as dynamic spaces where opportunities and vulnerabilities emerge simultaneously (Allen, 2014; Douglas et al., 2021; UN Habitat, 2024). While urban expansion can improve infrastructure, increase employment opportunities, and stimulate local economic growth, it may also accelerate land conversion, weaken agrarian livelihoods, and intensify social inequality if development is not accompanied by inclusive planning. These findings reinforce the argument that peri-urban transformation should not be evaluated solely through physical indicators of urban growth but also through its implications for social sustainability and community resilience.

Overall, urbanization theory provides an important bridge between social change and agrarian transformation. In the case of Moncongloe Village, housing development is not simply the expansion of urban space into rural territory. Rather, it represents a multidimensional process that reorganizes land use, restructures livelihoods, transforms social relations, and redefines the relationship between communities and their surrounding environment. Understanding these interconnected processes is essential for explaining how peri-urban housing development shapes long-term livelihood transformation among agrarian communities.

2.4. Land Conversion and Agrarian Livelihood Transformation

Land conversion has become one of the most significant consequences of peri-urban development, particularly in regions experiencing rapid urban expansion. As agricultural land is increasingly transformed into residential, commercial, and infrastructural areas, agrarian communities face substantial changes in their

access to productive resources and livelihood strategies. Consequently, land conversion should not be understood merely as a physical alteration of land use but as a broader process of economic restructuring and social transformation that reshapes community livelihoods. From the perspective of structural transformation theory, economic development is commonly accompanied by a gradual shift of labor from agriculture to manufacturing and service sectors. Lewis (Lewis, 1954) argues that development occurs when surplus labor from traditional agriculture is absorbed into more productive modern sectors, leading to higher productivity and economic growth. This transition is generally regarded as a natural stage of economic development because industrialization and urbanization create new employment opportunities outside agriculture.

Structural transformation does not automatically improve people's welfare. The benefits of occupational shifts largely depend on whether workers possess the education, technical skills, and institutional support required to participate in emerging sectors of the economy. When these conditions are absent, labor displacement may simply transfer workers from relatively stable agricultural livelihoods into low-income and insecure informal employment rather than creating sustainable economic advancement. The situation in Moncongloe Village illustrates this complexity. The expansion of housing estates has reduced the availability of agricultural land that previously served as the primary livelihood resource for many households. As farmland declines, former farmers increasingly seek employment in construction, transportation services, small-scale trading, food businesses, and other informal occupations associated with urban growth. While these activities provide alternative income sources, they often generate less stable earnings than long-term agricultural production. Consequently, livelihood transformation in Moncongloe reflects not only occupational diversification but also increasing economic uncertainty among households with limited adaptive capacity.

The political economy of agrarian change provides another important perspective for understanding land conversion. Bernstein (Bernstein, 2010) argues that changes in land ownership and land use are fundamentally linked to changing power relations within rural societies. Land is not merely an economic asset but also a source of livelihood, social identity, and bargaining power. As agricultural land becomes a commodity within expanding property markets, control over productive resources gradually shifts from farming households toward developers, investors, and other economic actors with greater financial capital. This process is evident in Moncongloe, where increasing demand for housing has substantially increased land prices. Many landowners choose to sell agricultural land because the immediate financial returns appear more attractive than agricultural production. Although these transactions may improve household income in the short term, they frequently reduce long-term livelihood security because land, once sold, can no longer function as a productive asset. Households without alternative investments or sustainable income strategies may therefore become increasingly dependent on unstable wage labor or informal employment.

The long-term consequences of land loss are further explained by Cernea's (Cernea, 1997) Impoverishment Risks and Reconstruction (IRR) Model. Cernea identifies landlessness as one of the principal risks associated with development-induced displacement. The loss of productive land often initiates a chain of interconnected risks, including unemployment, declining income, food insecurity, social disarticulation, and increased economic vulnerability. Unless appropriate reconstruction mechanisms are implemented, communities affected by land conversion may experience declining welfare despite the broader economic growth generated by development projects. Although Moncongloe does not involve large-scale involuntary displacement in the conventional sense, Cernea's framework remains highly relevant because the gradual conversion of agricultural land produces similar livelihood risks. Households that voluntarily sell land may initially experience financial gains; however, these benefits can diminish over time if they are not accompanied by productive investment, vocational training, or sustainable income generation. Once agricultural assets are lost, rebuilding long-term livelihood security becomes considerably more difficult, particularly for older farmers and households with limited educational attainment.

Beyond economic consequences, land conversion also generates important social implications. Agricultural land traditionally functions as a foundation for collective labor, reciprocal exchange, and community identity. As farming activities decline, opportunities for collective agricultural practices and social

cooperation become less frequent. Social interaction increasingly shifts toward market-based relationships associated with construction, commerce, and service industries. Consequently, community cohesion gradually evolves from agrarian forms of solidarity toward more individualized and economically oriented patterns of interaction. At the same time, the benefits of peri-urban development are not distributed equally among community members. Households possessing larger landholdings, business experience, or financial capital are generally better positioned to capitalize on increasing property values and new commercial opportunities. In contrast, landless agricultural workers, smallholder farmers, and households lacking marketable skills often experience greater livelihood insecurity following land conversion. These unequal outcomes demonstrate that housing development can simultaneously generate economic growth and reproduce new forms of rural inequality if local communities are not adequately supported during the transition.

Recent studies on rural restructuring and sustainable livelihoods similarly emphasize that successful land-use transformation requires more than physical development or compensation for lost land (Food and Agriculture Organization of the United Nations, 2022; OECD, 2024; Scoones, 2015). Long-term livelihood resilience depends on strengthening human capital, improving access to education and vocational training, supporting local entrepreneurship, and ensuring equitable participation in emerging economic opportunities. Without these complementary measures, land conversion may accelerate urban growth while weakening the social and economic sustainability of agrarian communities. Overall, the perspectives of Lewis, Bernstein, and Cernea demonstrate that land conversion is not merely an environmental or spatial phenomenon but a multidimensional process involving structural economic change, shifting power relations, and livelihood adaptation. In Moncongloe Village, the conversion of agricultural land into residential estates has altered employment patterns, transformed access to productive resources, and reshaped the social organization of the community. Understanding these interconnected processes provides an important theoretical foundation for explaining how peri-urban housing development influences the long-term livelihood transformation of agrarian communities.

2.5. Conceptual Synthesis

The preceding theoretical perspectives demonstrate that livelihood transformation in peri-urban areas cannot be explained by a single theoretical approach. Rather, it results from the interaction of spatial, economic, social, and institutional processes that collectively reshape agrarian communities. Housing development functions as the primary driver of this transformation by accelerating land conversion, restructuring local economies, and altering patterns of social organization. Social Change Theory explains how changes in livelihood structures extend beyond employment to influence community relationships, value systems, and collective identity. As agricultural activities decline, traditional forms of social solidarity gradually evolve into more differentiated and market-oriented social relations. Development Sociology and Modernization Theory further suggest that urban expansion creates opportunities for economic diversification and infrastructure development. However, these opportunities do not necessarily benefit all community members equally, particularly when local capacities and institutional support remain limited.

Urbanization Theory complements these perspectives by demonstrating that peri-urban areas are transitional spaces where rural and urban functions coexist. The concept of *desakota* illustrates how housing estates, agricultural land, commercial activities, and service economies increasingly overlap within the same landscape. Meanwhile, Harvey's political economy of urbanization and Lefebvre's production of space reveal that spatial transformation is closely associated with capital investment, changing land values, and shifting control over productive resources. Finally, theories of Structural Transformation and Agrarian Political Economy explain how land conversion directly influences livelihood restructuring. While labor migration from agriculture to non-agricultural sectors is often regarded as a normal consequence of economic development, the outcomes depend on communities' capacity to adapt to changing economic conditions. Without adequate human capital, institutional support, and equitable access to new opportunities, structural

transformation may generate livelihood insecurity rather than sustainable development. Taken together, these theoretical perspectives indicate that peri-urban housing development should be understood as a multidimensional process involving the interaction of land conversion, livelihood adaptation, social change, and institutional transformation. This integrated perspective provides the analytical foundation for examining how housing development reshapes agrarian livelihoods in Moncongloe Village.

2.6. Conceptual Framework

This study conceptualizes housing development as the principal driving force underlying livelihood transformation in peri-urban agrarian communities. Housing expansion initiates the conversion of agricultural land into residential and commercial uses, thereby reducing access to productive resources while simultaneously creating new opportunities within urban-oriented economic sectors. These structural changes encourage occupational diversification as households shift from farming toward construction, trade, transportation, and various service activities. Livelihood transformation subsequently generates broader processes of social change. Changes in occupational structures alter patterns of social interaction, systems of solidarity, and community identity. Traditional agrarian relationships based on collective labor and reciprocal cooperation increasingly coexist with more individualized and market-oriented forms of social organization. At the same time, unequal access to land, capital, education, and employment opportunities creates differentiated adaptive capacities among households, producing both economic opportunities and new forms of social vulnerability.

The conceptual framework therefore assumes that the impacts of housing development are mediated by community adaptive capacity. Households possessing stronger human capital, financial resources, and institutional support are more likely to benefit from peri-urban transformation, whereas households with limited adaptive capacity face greater risks of livelihood insecurity and social marginalization. Accordingly, this study proposes that livelihood transformation in Moncongloe Village should be understood as the outcome of interactions among four interconnected processes: (1) housing development and land conversion; (2) structural economic transformation; (3) social and cultural adaptation; and (4) community adaptive capacity. These processes collectively determine whether peri-urban development produces inclusive and sustainable livelihoods or reinforces existing social and economic inequalities.

III. Research Method

This study employs a qualitative review using a descriptive-analytical approach to examine how housing development influences livelihood transformation in peri-urban agrarian communities. Rather than collecting primary empirical data, the study synthesizes existing theoretical and empirical literature to develop a comprehensive conceptual understanding of the relationships among housing development, land conversion, structural transformation, and changes in community livelihoods. A qualitative review is appropriate because the objective of this research is to critically interpret and integrate existing knowledge rather than to statistically test causal relationships. Creswell (Cresswell, 2014) argues that qualitative inquiry seeks to understand social phenomena through contextual interpretation, while Grant and Booth (2009) identify qualitative review as an effective approach for integrating diverse theoretical perspectives into coherent conceptual explanations. Accordingly, this study combines perspectives from Social Change Theory, Development Sociology, Urbanization Theory, Structural Transformation Theory, and Agrarian Political Economy to explain livelihood transformation in Moncongloe Village.

The study relies exclusively on secondary data obtained from credible academic and institutional sources. These include peer-reviewed journal articles, scholarly books and book chapters, government policy documents, official reports, and previous empirical studies discussing urbanization, peri-urban development, land conversion, rural restructuring, and livelihood transformation. Literature was selected purposively based on four criteria: (1) relevance to the objectives of the study, (2) theoretical or empirical contribution to

understanding housing development and livelihood transformation, (3) publication in reputable academic or institutional sources, and (4) contextual relevance to peri-urban development, particularly in Indonesia and other developing countries. Priority was given to recent publications to ensure that the analysis reflects current developments in urbanization and rural transformation, while classical references were retained only when they provide the original theoretical foundations for concepts such as social change, structural transformation, urbanization, and agrarian political economy.

The literature collection followed a structured library research procedure (Zed, 2014). First, key concepts and search terms—including housing development, peri-urban development, urbanization, land conversion, livelihood transformation, social change, and agrarian transformation—were identified based on the research objectives. Second, relevant literature was retrieved from academic databases, university library collections, government publications, and reports published by international organizations. Third, the retrieved literature was screened according to its relevance, academic quality, and contribution to the analytical objectives of the study. Finally, the selected references were classified into thematic categories corresponding to the theoretical framework, including social change, development sociology, urbanization, land conversion, and livelihood transformation.

Data were analyzed using qualitative content analysis combined with conceptual synthesis. Content analysis was employed to identify recurring concepts, theoretical arguments, and empirical findings related to housing development and livelihood transformation. The selected literature was systematically coded into several analytical themes, including land-use change, occupational transition, social adaptation, urban expansion, and agrarian restructuring. The coded findings were subsequently examined through conceptual synthesis, which integrates theories and empirical evidence to explain the mechanisms linking housing development with livelihood transformation. This analytical process involved four sequential stages: familiarization with the literature, thematic coding, cross-theoretical comparison, and conceptual synthesis, leading to the development of an integrated analytical framework.

To ensure the rigor and trustworthiness of the review, several strategies were employed. Credibility was enhanced by comparing theoretical perspectives and empirical findings from multiple scholarly sources. Dependability was strengthened through transparent literature selection criteria and a systematic analytical procedure. Confirmability was maintained by grounding all interpretations in published academic evidence rather than personal assumptions, while transferability was addressed by relating the conceptual findings to the broader context of peri-urban transformation in Indonesia, using Moncongloe Village as an illustrative analytical case.

Since this study relies exclusively on publicly available academic literature and official publications, no human participants were involved and formal ethical approval was not required. Academic integrity was maintained through accurate citation, careful attribution of original ideas, and adherence to accepted scholarly referencing standards. The originality of this study lies in its conceptual synthesis, which integrates multiple theoretical perspectives into a unified framework for explaining livelihood transformation in peri-urban agrarian communities, rather than merely reproducing previous research findings.

Several methodological limitations should be acknowledged. As a qualitative review, the findings are conceptual in nature and are not intended to provide statistical generalizations. Furthermore, the analysis is based entirely on secondary sources and therefore does not directly capture the lived experiences of local communities. Moncongloe Village is used as a contextual analytical case rather than as an empirical case supported by primary field data. Nevertheless, this approach enables the study to develop a comprehensive theoretical understanding of livelihood transformation resulting from housing development and provides a foundation for future empirical research employing qualitative, quantitative, or mixed-method approaches.

IV. Result and Discussion

4.1. Regional Profile and Urbanization Pressure

Moncongloe Village is located within the rapidly expanding metropolitan corridor connecting Makassar City and Maros Regency, placing it among Indonesia's emerging peri-urban areas. Historically, the village has been characterized by an agrarian economy, where livelihoods, social relations, and local identity were closely associated with agricultural land ownership and farming activities. Community life has traditionally been sustained through strong kinship networks and gotong royong (mutual cooperation), reflecting the characteristics of rural Indonesian society. Over the last decade, however, Moncongloe has experienced accelerated urbanization driven by the outward expansion of Makassar's metropolitan area and increasing demand for residential development. This transformation has altered not only the physical landscape but also the socio-economic foundations of the village. Large-scale housing projects, expanding road infrastructure, and growing commercial activities have gradually replaced agricultural land, indicating that Moncongloe is undergoing a transition from a predominantly rural settlement to a peri-urban community.

This transformation is also reflected in the village's development profile. Government fiscal data indicate that Moncongloe continues to rely substantially on village transfer funds, receiving approximately IDR 1.04 billion from a total annual revenue of IDR 2.05 billion. This dependence suggests that the village remains in an intensive development phase, where infrastructure expansion and public investment play a central role in supporting regional growth. From the perspective of development sociology, this condition illustrates a transitional economy in which traditional agricultural production increasingly coexists with urban-oriented economic activities rather than being completely replaced (Todaro & Smith, 2015). The findings are consistent with McGee's (Mcgee, 1991) concept of *desakota*, which describes peri-urban regions as hybrid spaces where rural and urban functions simultaneously coexist. Evidence from Moncongloe demonstrates that agricultural land, newly developed housing estates, commercial facilities, and transportation infrastructure now occupy the same geographical space. Rather than representing a purely rural or urban landscape, the village increasingly functions as a transitional socio-spatial environment characterized by mixed land uses and diversified economic activities.

This observation also supports recent studies emphasizing that peri-urbanization is a multidimensional process involving simultaneous spatial, economic, and social transformation (Allen, 2014; UN Habitat, 2024). The expansion of residential estates has not only increased population density but also introduced new actors, including private developers, migrant residents, construction workers, and service-sector businesses. Consequently, changes in land use are accompanied by new patterns of economic interaction and social organization. From the perspective of human ecology, these findings illustrate increasing competition among different land functions. As originally proposed by Park, Burgess, and McKenzie (1925), urban growth generates competition over limited space, encouraging land to shift toward uses with higher economic returns. In Moncongloe, agricultural land that previously functioned as the primary basis of local livelihoods has increasingly been converted into residential estates and commercial facilities. This finding demonstrates that urban expansion is fundamentally driven by changing economic incentives rather than solely by demographic growth.

Harvey's (1982) theory of the commodification of space provides further insight into this transformation. The findings indicate that land is no longer valued primarily for its agricultural productivity but increasingly for its exchange value within the urban property market. Rising land prices encourage many landowners to sell agricultural land to housing developers because short-term financial returns appear substantially more attractive than continued farming. Consequently, land changes from a productive livelihood asset into a market commodity, fundamentally altering patterns of resource ownership and access. (Harvey, 1982). These findings also resonate with Harvey's concept of accumulation by dispossession, whereby capital accumulation occurs through the transfer of productive assets from local communities to

larger economic actors (Harvey, 2004). Although land sales often provide immediate financial benefits for farming households, the long-term consequences are considerably more complex. Once productive land has been transferred, households permanently lose an important source of livelihood security and become increasingly dependent on wage labor or informal urban employment. This suggests that the economic benefits generated by peri-urban housing development are unevenly distributed and may contribute to new forms of socio-economic vulnerability.

Overall, the findings demonstrate that urbanization pressure in Moncongloe extends far beyond physical landscape transformation. The expansion of housing development has initiated a broader process of structural change involving land commodification, economic restructuring, and changing patterns of social organization. These findings reinforce the theoretical arguments presented in the literature review that peri-urban housing development should be understood as an interconnected process linking urbanization, land conversion, social change, and livelihood transformation rather than merely as the expansion of residential infrastructure.

4.2. Mechanisms of Livelihood Shifts

The findings indicate that housing development in Moncongloe Village has fundamentally altered local livelihood systems by reducing access to agricultural land and creating new employment opportunities outside the farming sector. As agricultural land has gradually been converted into residential estates, many households have experienced a transition from agriculture-based livelihoods toward construction work, informal trade, transportation services, and other urban-oriented occupations. However, this transition has not occurred as a planned process of economic upgrading but rather as an adaptive response to declining access to productive resources. From the perspective of Lewis's (Lewis, 1954) Structural Transformation Theory, the movement of labor from agriculture to non-agricultural sectors represents a normal stage of economic development. Lewis argues that surplus labor from traditional agriculture is gradually absorbed into more productive modern sectors, leading to higher incomes and improved economic efficiency. Nevertheless, the findings from Moncongloe suggest that this theoretical expectation is only partially realized. While labor has indeed shifted away from agriculture, many former farmers have entered informal or low-skilled occupations characterized by unstable income, limited social protection, and restricted opportunities for upward mobility. Consequently, structural transformation has generated occupational change without necessarily producing sustainable improvements in household welfare.

These findings are consistent with recent studies on peri-urban transformation, which emphasize that employment diversification does not automatically translate into livelihood improvement when communities lack adequate human capital and institutional support (Food and Agriculture Organization of the United Nations, 2022; Scoones, 2015). Instead, rapid urban expansion frequently produces livelihood substitution rather than genuine livelihood enhancement, particularly among households that depend heavily on agricultural resources prior to urbanization. The livelihood changes observed in Moncongloe can also be interpreted through Ellis's (Ellis, 1999) theory of livelihood diversification. Ellis argues that rural households commonly diversify their income sources to reduce vulnerability and improve resilience in response to changing economic conditions. In Moncongloe, however, diversification appears to be driven less by voluntary economic choice than by structural necessity. As agricultural land becomes increasingly unavailable, households are compelled to seek alternative employment to maintain their incomes. Diversification therefore functions primarily as a coping strategy rather than as an entrepreneurial opportunity for economic advancement.

The decision of many households to sell agricultural land further illustrates this adaptive process. From the perspective of Rational Choice Theory (Coleman, 1994), individuals make decisions by evaluating expected costs and benefits under existing circumstances. Rising land prices, immediate financial needs, children's educational expenses, housing improvements, and increasing living costs provide strong incentives for landowners to sell their land to property developers. Under these conditions, selling land may represent a

rational short-term decision that addresses urgent household needs. Nevertheless, the findings also reveal an important limitation of this rational economic perspective. While households obtain immediate financial gains from land sales, they simultaneously lose long-term access to productive assets capable of generating sustainable income. Once agricultural land has been converted into residential estates, opportunities to return to farming become extremely limited. Consequently, decisions that appear economically rational in the short term may increase livelihood vulnerability over time, particularly when financial resources are not reinvested in productive economic activities.

The varying ability of households to adapt to these changes can be further explained using Bourdieu's theory of capital (Bourdieu, 1986). According to Bourdieu, economic capital alone is insufficient to ensure successful social mobility. The capacity to adapt also depends on cultural capital, such as education and vocational skills, and social capital, including social networks and access to employment opportunities. The findings suggest that households possessing higher educational attainment, entrepreneurial experience, or broader social networks are generally more capable of benefiting from the expanding peri-urban economy. In contrast, former farmers with limited education and occupational skills tend to enter insecure informal employment with lower and less predictable incomes. This finding extends Bourdieu's theoretical perspective by demonstrating that adaptive capacity plays a central role in determining the outcomes of peri-urban transformation. Livelihood change is therefore not experienced uniformly across the community but is mediated by differences in access to economic, social, and cultural resources. As a result, housing development simultaneously creates new economic opportunities for some households while increasing livelihood insecurity for others.

Overall, the findings demonstrate that livelihood shifts in Moncongloe Village should not be interpreted simply as a transition from agriculture to non-agricultural employment. Instead, they represent a multidimensional process involving structural economic transformation, changing household decision-making, livelihood diversification, and unequal adaptive capacities. These findings reinforce the conceptual framework proposed in this study, which argues that the impacts of peri-urban housing development are mediated by community adaptive capacity. Consequently, policies supporting vocational training, entrepreneurship development, financial literacy, and skills upgrading are essential to ensure that livelihood transformation leads to sustainable and inclusive development rather than the emergence of new forms of socio-economic vulnerability.

4.3. Socio-Economic Impacts: Adaptation or Marginalization?

The findings demonstrate that housing development in Moncongloe Village has generated contrasting socio-economic outcomes. While some households have successfully adapted to the expanding peri-urban economy by taking advantage of new business opportunities, others have experienced increasing livelihood insecurity following the loss of agricultural land. These contrasting outcomes indicate that housing development is not inherently beneficial or detrimental; rather, its impacts depend largely on the adaptive capacity of individual households and their access to economic resources. The expansion of residential areas has stimulated local economic activities by increasing demand for transportation, retail trade, food services, construction, and various personal services. This finding supports Myrdal's concept of spread effects, which argues that regional investment can stimulate wider economic activities within surrounding communities. (Myrdal, 1957) In Moncongloe, housing development has encouraged the emergence of small-scale businesses, including grocery stores, food stalls, laundry services, construction suppliers, and transportation services. These new economic activities illustrate how urban expansion can diversify rural economies beyond traditional agricultural production.

The emergence of these businesses also reflects Schumpeter's (1934) view that structural economic change creates opportunities for entrepreneurial innovation. Several households have utilized proceeds from land sales or accumulated savings to establish small enterprises capable of serving the growing residential population. For these households, peri-urban transformation represents an opportunity for economic

mobility rather than merely the loss of agricultural livelihoods.(Schumpeter, 1934). However, the findings suggest that these benefits are distributed unevenly across the community. Not all households possess sufficient financial resources, education, entrepreneurial experience, or social networks to participate in emerging economic opportunities. Consequently, the same development process that creates new sources of income for some residents simultaneously increases livelihood insecurity for others.

This uneven distribution of benefits supports Giddens' perspective that structural change frequently produces new forms of social inequality (Giddens, 1984).Households possessing greater economic, social, and human capital are generally better positioned to capitalize on increasing land values and expanding markets. In contrast, households with limited assets or occupational skills often become dependent on unstable informal employment after losing access to agricultural land. The findings therefore suggest that peri-urban development reshapes not only economic structures but also patterns of inequality within the community. Recent studies similarly emphasize that peri-urban development often produces differentiated livelihood outcomes because communities possess unequal adaptive capacities (OECD, 2024; Scoones, 2015). Rather than creating uniform prosperity, urban expansion tends to widen disparities between households capable of responding to structural change and those with fewer resources for adaptation. The Moncongloe case reinforces this argument by demonstrating that successful livelihood transformation depends less on development itself than on the ability of households to utilize emerging opportunities.

Beyond economic restructuring, housing development has also transformed social relationships within the village. Traditional agrarian communities were previously characterized by collective farming practices, reciprocal labor exchange, and strong kinship-based cooperation. As agriculture becomes less dominant, these forms of interaction have gradually been replaced by market-oriented relationships centered on wage labor, commercial exchange, and service provision. This transformation corresponds with Durkheim's concept of the transition from mechanical solidarity to organic solidarity (Durkheim, 1893). Community cohesion increasingly depends on economic interdependence among diverse occupations rather than on shared agricultural activities. Nevertheless, the findings indicate that this transition is not entirely smooth. Differences in occupation, income, and lifestyle between long-term residents and newcomers have gradually altered patterns of community interaction, creating new challenges for maintaining social cohesion.

The findings also strengthen Ogburn's concept of cultural lag, discussed in the literature review. Physical transformation through housing development has progressed more rapidly than changes in local social institutions and community norms. As a result, traditional mechanisms of mutual cooperation have weakened before new forms of collective organization have become fully established. This imbalance increases the risk of social fragmentation, particularly in rapidly urbanizing peri-urban communities. Another important finding concerns the long-term consequences of land conversion for household welfare. Although land sales frequently provide substantial short-term financial benefits, the sustainability of these gains depends on how financial resources are subsequently utilized. Households investing in education, productive businesses, or diversified income sources generally demonstrate stronger adaptive capacity. Conversely, households that rely solely on one-time land sale revenues often experience declining economic security after productive land assets have been exhausted.

This finding supports Cernea's Impoverishment Risks and Reconstruction Model, which argues that development-induced land loss may initiate a gradual process of livelihood vulnerability if reconstruction mechanisms are absent (Cernea, 1997). In Moncongloe, impoverishment does not occur immediately after land conversion but develops progressively as households lose opportunities to generate sustainable agricultural income while lacking sufficient resources to compete within the urban economy. Overall, the findings demonstrate that housing development simultaneously creates opportunities for adaptation and risks of marginalization. Whether households benefit from peri-urban transformation depends largely on their adaptive capacity, including access to education, vocational skills, entrepreneurial opportunities, financial resources, and supportive social networks. These findings extend existing theories of urbanization and structural transformation by demonstrating that adaptive capacity functions as the critical mechanism linking land conversion with long-term livelihood outcomes.

4.4. Power Dynamics and Access to Resources

The findings further indicate that housing development has altered patterns of power and resource distribution within Moncongloe Village. Beyond changing land use and employment structures, peri-urban transformation has shifted control over strategic resources from local agrarian communities toward actors possessing greater financial capital, technical expertise, and institutional influence. Consequently, housing development should be understood not only as an economic process but also as a reconfiguration of power relations. Harvey's political economy perspective provides an important explanation for this transformation. As land increasingly functions as a commodity within the urban property market, ownership and control become concentrated among developers, investors, and other capital-intensive actors (Harvey, 1982). Agricultural land that previously served as the foundation of local livelihoods is progressively incorporated into broader metropolitan investment networks, fundamentally altering relationships between communities and productive resources.

The findings suggest that many local households possess relatively limited bargaining power during land transactions. Differences in market information, legal knowledge, financial literacy, and negotiating capacity place local communities in weaker positions compared with professional property developers. Consequently, decisions regarding land conversion are frequently influenced by immediate economic pressures rather than by long-term livelihood planning. These findings reinforce Bernstein's argument that agrarian transformation involves changing relationships between land, capital, and social power (Bernstein, 2010). Access to productive resources increasingly depends on market mechanisms rather than traditional systems of ownership or community control. As a result, households possessing greater financial and institutional resources become better positioned to benefit from peri-urban development, while vulnerable groups face increasing risks of exclusion.

The Moncongloe case therefore illustrates that the consequences of housing development extend beyond changes in employment or income. Peri-urban transformation simultaneously reshapes patterns of resource ownership, economic opportunity, and social influence. These structural changes explain why livelihood transformation produces highly differentiated outcomes among households despite their shared geographical location. Taken together, the findings presented throughout this study demonstrate that housing development represents a multidimensional process involving interconnected changes in land use, livelihoods, social relations, and power structures. The integration of Social Change Theory, Development Sociology, Urbanization Theory, Structural Transformation Theory, and Agrarian Political Economy provides a comprehensive explanation of these processes. Rather than functioning solely as a physical development project, housing expansion initiates broader structural transformations that reshape community welfare and adaptive capacity.

From a policy perspective, these findings suggest that housing development should be accompanied by measures that strengthen community resilience. Vocational training, entrepreneurship support, financial literacy programs, participatory spatial planning, and stronger protection of productive livelihoods are essential to ensure that peri-urban development generates inclusive and sustainable outcomes. Without such interventions, the economic opportunities created by urban expansion may continue to be accompanied by widening social inequality and increasing livelihood vulnerability among agrarian communities.

V. Conclusion

This study demonstrates that housing development in Moncongloe Village represents far more than a process of physical expansion. The conversion of agricultural land into residential areas has initiated a multidimensional transformation affecting livelihoods, social relations, patterns of resource ownership, and local power structures. As urbanization has intensified, many households have shifted from agriculture to non-agricultural occupations, particularly in construction, trade, transportation, and other informal service sectors. However, this transition has not consistently resulted in improved welfare, indicating that livelihood transformation is a complex social process rather than an automatic outcome of economic development.

The findings reveal that the impacts of housing development are highly differentiated across the community. While some households have successfully utilized new economic opportunities through entrepreneurship, service provision, or productive investment of land-sale revenues, others have experienced increasing livelihood vulnerability following the loss of agricultural assets. These contrasting outcomes suggest that the benefits of peri-urban development depend largely on household adaptive capacity, including access to education, vocational skills, financial resources, and social networks. Consequently, housing development simultaneously creates opportunities for socio-economic advancement and risks of marginalization.

The principal contribution of this study lies in proposing an integrated conceptual framework that positions community adaptive capacity as the key mechanism linking housing development, land conversion, and livelihood transformation in peri-urban communities. From a theoretical perspective, this study extends existing discussions on peri-urban transformation by integrating Social Change Theory, Development Sociology, Urbanization Theory, Structural Transformation Theory, and Agrarian Political Economy into a unified analytical framework. Rather than viewing urbanization, land conversion, or livelihood change as isolated processes, the study demonstrates that these transformations are interconnected and mediated by community adaptive capacity. This conceptual integration constitutes the principal contribution of the research and offers a more comprehensive explanation of how housing development reshapes rural communities undergoing rapid urban expansion.

The findings also have important policy implications. Housing development should not be evaluated solely by its contribution to physical infrastructure or economic growth but also by its capacity to sustain community livelihoods and social cohesion. Local governments should therefore complement housing development with policies that strengthen human capital through vocational training, entrepreneurship support, financial literacy, and continuous livelihood diversification. Participatory spatial planning, stronger protection of productive agricultural land, and inclusive land governance are equally important to ensure that the benefits of peri-urban development are distributed more equitably among local communities. This study is subject to several limitations. As a qualitative conceptual review, the findings are based on secondary literature and conceptual analysis rather than primary empirical evidence. Accordingly, the proposed analytical framework should be regarded as a theoretical explanation of livelihood transformation rather than a statistically generalizable model. Nevertheless, the study provides a comprehensive conceptual foundation for understanding the complex interactions among urbanization, land conversion, and socio-economic transformation in peri-urban areas.

Future research should empirically examine the conceptual framework proposed in this study through qualitative, quantitative, or mixed-method approaches. Longitudinal studies are particularly needed to investigate the long-term sustainability of household livelihoods following land conversion, while comparative studies across different peri-urban regions would enhance understanding of how local institutional contexts influence adaptive capacity. Future research should also incorporate gender, generational, governance, and political economy perspectives to better explain the unequal distribution of opportunities and vulnerabilities resulting from housing development. Such research will contribute to the formulation of more inclusive, equitable, and sustainable development policies for rapidly urbanizing communities.

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