

Urban Spatial Transformation and Residential Displacement Induced by Gentrification in the Malioboro Tourism Area of Yogyakarta

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Abstract

Urban tourism development has significantly reshaped the spatial and social structure of historic urban areas. This study aims to analyze urban spatial transformation and residential displacement induced by gentrification in the Malioboro tourism area of Yogyakarta. This research employed a qualitative descriptive approach to explore changes in spatial functions, economic pressures, and their impacts on local communities. Data were collected through field observations and semi-structured interviews with selected informants representing tourism workers, local entrepreneurs, and community members. Data validity was ensured through source and observation triangulation, while data analysis followed the interactive model of Miles and Huberman. The findings reveal that tourism expansion has accelerated the conversion of residential spaces into tourism-oriented commercial functions, including hotels, restaurants, and retail facilities. Increasing land values, rental costs, and living expenses have created economic pressures that gradually encourage local residents to leave the area. Unlike direct eviction, displacement occurs through market mechanisms that reduce local access to housing and transform community spaces into commercial zones. Furthermore, the transformation has affected social relationships by weakening traditional neighborhood interactions and altering the cultural identity of Malioboro. Although tourism provides economic opportunities for some local actors, the benefits remain uneven due to competition with larger investors. This study concludes that tourism-driven gentrification in Malioboro represents a complex interaction between economic growth, spatial restructuring, and social sustainability challenges. Inclusive urban planning strategies are needed to balance tourism development with housing protection and the preservation of local community identity.

Keywords: Urban Transformation, Tourism Gentrification, Residential Displacement, Spatial Change, Malioboro.

1. INTRODUCTION

The development of urban tourism in Indonesia has driven significant transformations in urban spaces, particularly in areas with high historical, cultural, and economic value (Utari et. al., 2026). One area undergoing this dynamic is the Malioboro district in Yogyakarta City. This area serves not only as a hub for commercial trade and cultural tourism but has also long functioned as a social space and residential zone for local communities. However, accelerating tourist activities and commercial investments have triggered increasingly complex shifts in spatial usage. This shift is evidenced by the growing construction of hotels, restaurants, shopping centers, and other tourist facilities that gradually displace local residential functions. This situation underscores that tourism development impacts not only local economic growth but also alters the urban social and spatial structures.

In urban studies, the transformation of urban space driven by economic and tourism

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development is recognized as the phenomenon of gentrification (Cocola-Gant, 2018). Gentrification is a process of urban area change characterized by capital investment inflows, rising land values, changing building functions, and the displacement of lower-income communities due to economic pressures within the area. According to Widiyanto and Keban (2020), hotel development in the Malioboro area has brought socio-economic consequences, including inflated land values, a reduction in social spaces for local citizens, and a shifted orientation of the area from a residential zone to a tourism-based commercial district. This scenario indicates that tourism area development has the potential to breed spatial inequalities between economic interests and the social sustainability of local communities.

Gentrification in Yogyakarta's tourism areas is also characterized by the rising commercialization of urban space. Amrozi *et al.* (2021) explain that gentrification in Yogyakarta's tourist destinations happens because expanding economic and tourism zones drive the conversion of residential neighborhoods into commercial hubs. The residential transformation in Sosrokusuman, Malioboro, shows that tourism development has affected the social structure of local communities and altered the character of a district previously dominated by residential functions. This shift occurs gradually through intensified tourism-based economic activities, commercial construction, and an increased demand for space by the tourism sector. In the long run, this process can erode the presence of local residents in the city center due to their inability to maintain their housing.

Beyond restructuring urban spaces, gentrification also triggers residential displacement the migration of local communities away from their home areas. Displacement occurs when local residents can no longer afford to retain their homes due to soaring land prices, rental rates, or property market pressures. Studies on gentrification in Gedongtengen, Yogyakarta, show that the expansion of hotels and tourism facilities has caused massive land-use changes, pushing local communities to relocate to the city's outskirts due to rising living and housing costs. This phenomenon demonstrates that tourism development does not always distribute positive impacts evenly across all social groups (Jamal & Dredge, 2014). On the contrary, low-income groups become the most vulnerable to social exclusion and lose access to urban spaces (Hidayat *et al.*, 2025).

Other research explains that tourism gentrification in Yogyakarta is closely tied to the spatial transformation of tourism areas, marked by the dominance of tourism investments and the shrinking access of local people to downtown housing. Selvia and Roychansyah (2025) emphasize that building conversions, the escalating economic value of areas, and spatial commercialization have accelerated urban spatial transformation in Yogyakarta's tourism districts. This dynamic indicates a shift in urban development orientation, prioritizing economic and tourist interests over the social sustainability of local citizens. Urban spaces that were once inclusive are gradually transforming into economic arenas that primarily benefit investors and business owners (Florida & McLean, 2017). The physical process of urban spatial transformation is invariably accompanied by land use changes, shifting from non-developed land to commercial and industrial areas (Handayani *et al.*, 2021).

The issues of urban spatial transformation and residential displacement in Malioboro are crucial topics in urban and regional planning, as they relate to spatial justice and urban sustainability (Ristiawan & Aji, 2026). Tourism area planning that tilts too heavily toward economic growth risks creating social disparities, destroying local identity, and reducing

access to decent housing for the community (Saker, 2025). Urban development should not solely focus on boosting investments and tourist attractions, but must also safeguard the livelihoods of local communities as an integral part of the city's identity. Therefore, this study on "Urban Spatial Transformation and Residential Displacement Induced by Gentrification in the Malioboro Tourism Area of Yogyakarta" is critical to understand the forms of spatial changes, the underlying factors of gentrification, and their impact on the housing sustainability of local communities in urban tourism destinations.

2. METHOD

This study utilizes a qualitative research approach with a descriptive method. The qualitative approach was chosen to gain a deep, empirical understanding of the urban spatial transformation and residential displacement caused by gentrification in the Malioboro tourism area. Qualitative research is conducted exploratively to understand the meaning behind the visible data in a social phenomenon (Sugiyono, 2020). Through this approach, researchers can extract the perceptions, experiences, and viewpoints of local citizens regarding the neighborhood changes brought about by tourism and commercial growth. The descriptive method is applied to elaborate on the shifting spatial functions, community social changes, and economic impacts arising from Malioboro's transformation.

The research was carried out in the Malioboro tourism district of Yogyakarta City, specifically targeting areas experiencing major tourist activity growth and spatial shifts, such as Malioboro Street, Teras Malioboro 1, and the vicinity of Yogyakarta Tugu Station. Location selection was done purposively because Malioboro represents an urban hub for tourism, trade, and economic activity that shows strong indicators of gentrification and structural urban spatial changes.

Data collection techniques involved field observations and in-depth interviews. Field observations were conducted to directly monitor physical conditions, changes in building usage, economic activities, and the social dynamics of the community in the study area. Observation was also used to document spatial changes through field notes and visual photography. Meanwhile, semi-structured interviews were conducted with local individuals deemed knowledgeable about the changing conditions of Malioboro.

Informants were selected via purposive sampling based on their involvement and experiences within the Malioboro tourism zone. The study featured five key informants Mas Ravi a hotel receptionist, Pak Agus a coffee stall owner, Pak Budi a Grab car driver, Pak Ilham a clothing vendor at Teras Malioboro 1 and Bu Sinah a satay vendor near Malioboro Street. This selection strategy aimed to garner diverse perspectives on Malioboro's transformation from tourism sector workers, local entrepreneurs, and residents living around the area.

Data validity was verified using source triangulation and observational triangulation. Source triangulation involved cross-checking interview responses among the different informants to identify consistency regarding area changes, tourist activity growth, spatial reallocations, and residential displacement. Observational triangulation compared interview data against real conditions in the field through direct observation of physical alterations and public activities.

Data analysis followed the Miles and Huberman (2014) interactive model, which includes data reduction, data display, and conclusion drawing. Data reduction filtered out info not

relevant to urban spatial transformation, gentrification, and displacement. The processed data was then displayed through descriptive narratives, interview matrices, and thematic coding. Thematic coding categorized interview findings into core themes: spatial function shifts, economic impacts, residential displacement, and social changes. The final stage drew conclusions based on the interrelations of these findings to comprehend the overall impact on the local community.

3. RESULTS AND DISCUSSION

The Malioboro district is a primary axis for tourism, commerce, and economic activities in Yogyakarta City, playing a vital role in urban tourism development. The area is situated on the main corridor linking Yogyakarta Tugu Station to the Yogyakarta Zero Kilometer point. In recent years, Malioboro has undergone rapid development through tourism area revamping, public facility upgrades, and surging commercial investments. These transformations have turned Malioboro into a highly dense, tourism-centered economic zone.

Field observations reveal physical changes marked by the expansion of hotels, lodgings, restaurants, souvenir centers, and modern retail establishments along the Malioboro corridor. Furthermore, the government has overhauled pedestrian zones and relocated street vendors (PKL) to Teras Malioboro. While these updates make Malioboro look more modern and organized, they simultaneously scale back the residential footprint of local communities within the core tourism zone.

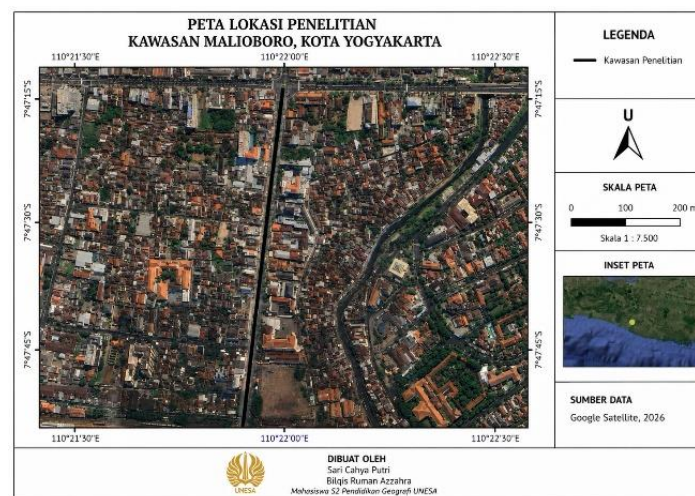


Figure 1. Map of the Study Location in Malioboro Area

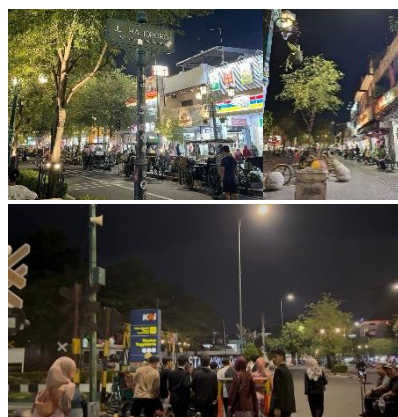


Figure 2. Condition of the Malioboro Area



Figure 3. Documentation of Field Observations

The study confirms that tourism development in Malioboro has induced substantial urban spatial transformation. This is visible in how spaces once dominated by housing and local trade have shifted into tourism-centric commercial spaces. According to interviews with all informants, the proliferation of hotels, guest houses, restaurants, and tourism businesses is the leading indicator of spatial change. Mas Ravi (hotel receptionist) noted that Malioboro is now heavily dominated by tourist activities rather than residential living, adding that many local houses have converted into lodgings or hotels to accommodate tourists. This was echoed by Pak Agus, who explained that older buildings are widely repurposed into tourist retail or modern commercial venues.

Field observations support this, showing that spatial conversions span almost the entire Malioboro corridor and the Tugu Station area. Neighborhoods that once retained a strong residential character have turned into bustling commercial zones. This highlights a structural overhaul of urban space triggered by the tourism industry in downtown Yogyakarta.

Interviews also state that Malioboro's expansion sparks gentrification, highlighted by inflating economic value, skyrocketing land values, and the dominance of tourism investments. All informants agreed that living costs, land prices, and rental fees in Malioboro have soared in recent years. Pak Budi (Grab driver) stated that the younger generation now faces immense difficulty securing homes in Malioboro due to prohibitive property costs. Meanwhile, Bu Sinah mentioned that some locals chose to sell their homes due to economic pressures and the escalating cost of living within a tourist area.

This points to a gradual process of residential displacement. Displacement here does not take the form of direct, forceful evictions, but operates through economic pressures that slowly nudge local residents out of the city center. The homes sold are subsequently repurposed into hotels, restaurants, or other tourist ventures, diminishing the presence of the original local community at the heart of the tourism zone.

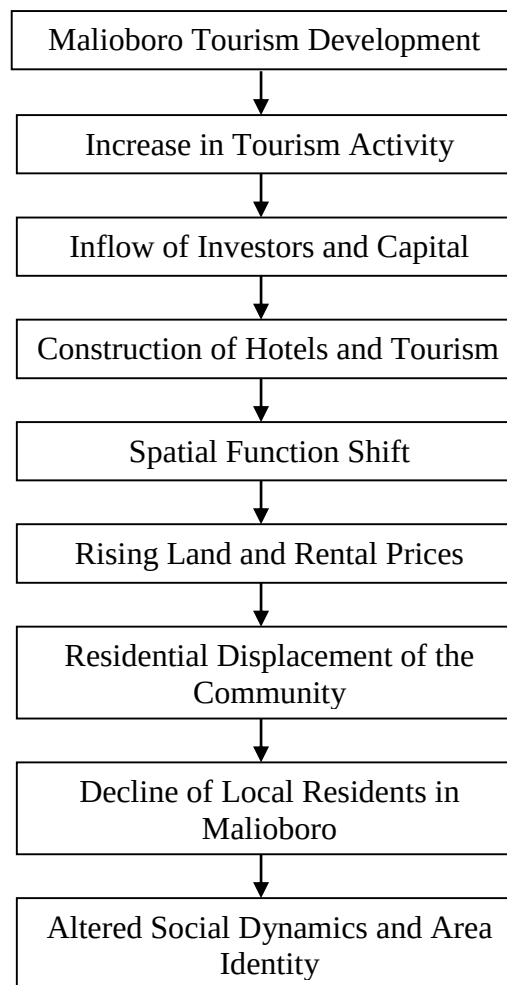


Figure 4. Diagram of Malioboro Tourism Development Flow



Figure 5. Photo of the Commercial Area around Malioboro

Malioboro's transformation alters not only the physical urban layout but also impacts local social life (Ayudya et al., 2025). Interview data indicates that local social interactions have declined due to the influx of tourists and the overriding economic focus of the area. Pak Ilham explained that the traditional neighborhood ambiance and tight-knit social bonds have weakened because people are now overwhelmingly preoccupied with businesses and trade.

On the flip side, tourism development brings clear economic boons for certain local actors. High tourist turnouts open new economic avenues for small vendors, culinary businesses, and transport services. However, these economic perks are unevenly distributed; small businesses struggle to compete against large-scale, well-capitalized modern investors. Ultimately, Malioboro's growth yields a dual outcome: it accelerates local economic activity while

heightening social pressures on the community. To address this, more inclusive area planning policies are vital to ensure economic progress doesn't compromise local living spaces.

Table 1. Thematic Analysis Matrix of Gentrification in Malioboro

Theme Code	Informant Statement	Research Theme	Interpretation
T1	Spatial Function Transformation	"Many local houses have now turned into hotels and guest houses" (Mas Ravi)	A shift in building usage from residential homes to tourist facilities
T2	Tourism Area Transformation	"The area is now more dominated by tourist businesses than local homes" (Pak Agus)	Malioboro's spatial orientation is shifting toward a fully commercial zone
T3	Area Modernization	"Malioboro is now more modern and better organized" (Pak Ilham)	Area remodeling strengthens the tourist image and economic activity
G1	Rising Land Prices	"Land prices and rent costs are incredibly expensive now" (Pak Budi)	Tourism expansion triggers a surge in the area's economic value
G2	Investor Dominance	"Many investors buy up buildings to start tourist businesses" (Pak Agus)	Outside investors are taking over property ownership in Malioboro
G3	Economic Pressure	"The cost of living and running a business is getting higher" (Bu Sinah)	Gentrification inflicts heavy economic pressures on the local population
D1	Residential Displacement	"Many residents have moved to the outskirts because living costs are too high" (Pak Budi)	Local populations are relocating due to unsustainable economic pressures
D2	House Function Shifts	"Houses that get sold are usually turned into hotels or commercial places" (Bu Sinah)	The conversion of residential properties accelerates regional displacement
D3	Shrinking Local Housing	"There are fewer and fewer original residents left now" (Pak Ilham)	The number of local inhabitants in the urban tourism core is dropping
S1	Altered Social Interactions	"Social relationships aren't as close-knit as they used to be" (Pak Agus)	Intensive tourist activities affect organic community relationships
S2	Loss of Village Ambiance	"The traditional village (kampung) feel is starting to fade" (Bu Sinah)	Spatial transformations erode the local community identity
S3	Tourist Activity Dominance	"The area is much busier with tourism and business now" (Mas Ravi)	The social functions of the space are being overshadowed by commerce
E1	Positive Economic Impact	"Crowds of tourists keep our businesses alive" (Pak Ilham)	Tourism expands livelihood opportunities for the local populace
E2	Business Competition	"Business competition is much fiercer now" (Bu Sinah)	Small-scale traditional ventures face tough competition from modern businesses
E3	Economic Disparity	"The ones profiting the most are the investors and big businesses" (Pak Agus)	The economic rewards of the area are not distributed equally

Source : Data Analysis 2026

The study confirms that the Malioboro tourism area is undergoing an urban spatial transformation, shifting from residential roots to a tourism-based commercial district. This structural overhaul plays out via the rapid construction of hotels, guest houses, restaurants, and souvenir shops around Malioboro and Tugu Station. Both field observations and interviews reveal that building conversions act as the primary metric of this transformation. Local homes are systematically converted into commercial assets to support tourism, proving that the tourism industry wields immense leverage over Yogyakarta's urban layout. This aligns with the concept of *tourism gentrification*, where expanding tourism reshapes spatial use, drives up economic value, and alters local social characteristics due to capital-intensive investments (Darmayasa *et al.*, 2025)

This spatial shift fits squarely into broader urban gentrification theories. Hidayat *et al.* (2025) defines gentrification as an urban process marked by capital investments and inflating real estate values that displace lower-income communities. In Malioboro, tourism hikes up land values, rental costs, and commercial investment, directly squeezing local housing longevity. Statements from Pak Agus and Pak Budi show that land prices and everyday living costs have skyrocketed. Forced by these conditions, some residents sell their property and head to the urban fringes because they cannot match the economic pace of the tourism zone. This matches findings by Amrozi *et al.* (2021), noting that tourism can act as a catalyst for *tourism gentrification*, which replaces social spaces with tourism consumption zones.

Point out that tourism gentrification takes hold when commercial needs override the housing rights of local citizens (Blanco-Romero *et al.*, 2018). Driven by hotel development and deliberate urban remodeling, Malioboro has increasingly become a consumption space tailored for tourists rather than a neighborhood for locals. This is explicitly supported by Mas Ravi and Pak Ilham, who observed that commerce has vastly eclipsed local living activities. The space has shifted from a community asset to a tourist commodity.

The displacement observed operates through market mechanisms rather than forced evictions. Escalating land prices, cost of living, and rental rates act as economic deterrents for the local population. When a population loses its grip on housing due to property market pressures and macroeconomic changes. Bu Sinah's testimony details how small-scale residents find it harder to survive amidst corporate dominance and rising costs. Concurrently, Pak Budi brought up how the younger generation is priced out of downtown real estate entirely. This reduces local access to urban center housing.

Malioboro's tight-knit communal fabric is loosening (Awass, 2025). Before its modernization into a commercial strip, the area retained strong neighborhood-level interactions. Modern commercialization has turned interactions more individualistic, shrinking shared social spaces. While tourist influxes bolster the earnings of informal workers and small vendors like Pak Agus, Pak Ilham, and Bu Sinah, the rewards are highly unequal. Small operators run up against well-funded modern corporations. This creates a clear dualism: tourism stimulates the economy but concurrently generates socio-economic disparities. Capital driven urban growth frequently yields uneven progress, widening the gap between local citizens and elite investors (Harsono *et al.*, 2025; Kirkpatrick & Smith 2011).

Malioboro's development has triggered an urban spatial transformation intertwined with tourism gentrification and residential displacement (Sholihah *et al.*, 2026). Over-focusing on

commercializing space compromises social sustainability. Inclusive planning policies must be enacted to harmonize economic progress with housing protections and social continuity. This echoes Hidayat *et al.* (2025), who emphasize that urban gentrification reliably generates social disparities if corporate investments consistently overshadow community welfare. Sustainable urban tourism demands a balanced synergy between local governments, private investors, and citizens to protect regional identity and quality of life

4. CONCLUSION

This study concludes that tourism development in Malioboro has driven a major urban spatial transformation, converting local residential zones into tourism-centric commercial spaces. While increasing tourist activity, investor inflows, and hotel developments have inflated the area's economic value, they have also triggered indirect residential displacement due to high costs of living and soaring land prices. This spatial restructuring has fractured local social dynamics by diluting communal interactions, reducing the local resident population, and pivoting the area's identity toward business and commerce. Even though tourism yields financial perks for some local actors, these benefits are unevenly distributed due to corporate capital dominance and intense business competition. Malioboro exemplifies the tight link between tourism gentrification, urban spatial adjustments, and socio-economic pressures levied against local populations. This transformation process has triggered the phenomenon of tourism gentrification, which has drastically increased the economic value of the area, caused land prices to skyrocket, and led to a high cost of living. These conditions ultimately result in indirect residential displacement for the local community through market-led displacement. Local residents tend to feel squeezed out and choose to sell or leave their assets due to their economic inability to survive within the tourism center. This phenomenon also leads to a gradual decline in the original local population and makes it extremely difficult for the younger local generation to acquire housing in the future due to unaffordable property prices. This spatial reallocation alters social dynamics profoundly, where the traditional village (*kampung*) atmosphere is starting to fade, the communal bonds of local citizens are weakening, and public spaces are shifting into individualistic consumer spaces. Although tourism provides positive economic impacts in the form of livelihood opportunities for small businesses and informal workers, the distribution of these benefits creates a stark economic disparity because traditional businesses are unable to compete against the capital dominance of large-scale modern investors.

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