

# Research on the Differences Between the Willingness and Behavior of Rural Homestead Withdrawal

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**Abstract:** In the process of urban-rural integration in China, rural homesteads have a significant impact on farmers' basic rights and the long-term development of the national economy. Therefore, the withdrawal of rural homesteads has received high attention from government departments and grassroots farmers, and the economic value of rural homesteads is also increasing. Currently, there is no perfect legal regulation for the withdrawal of the right to use rural homestead, and the pilot work in some areas cannot effectively protect the rights and interests of farmers. Therefore, while increasing the research efforts on relevant topics, Chinese scholars pay more attention to improving the withdrawal effect by combining specific problems. This paper, based on understanding the basic concept of homestead withdrawal, mainly explores the research process of homesteads and the differences in willingness and behavior of withdrawal, analyzes the main models and future prospects of homestead withdrawal and reuse, in order to fully protect the basic rights of farmers and realize the economic value of homesteads.

**Keywords:** Farmers; homestead; willingness to withdraw; behavior differences; reuse.

## 1. Review of the Homestead Research

### (1) Basic concepts

According to the analysis of the definition of homestead in the "Law and Policy of Rural Homestead Management", rural homestead refers to the collective construction land used by farmers for building houses and their ancillary facilities[1]. On the one hand, homestead includes land for housing, auxiliary house, courtyard and etc; on the other hand, it includes no agricultural productive land connected with homestead and idle land occupied by farmers beyond the scope of homestead. As the basic basis for ensuring the normal life and stable work of rural users, the homestead comprehensively deepens the management system of rural homestead and actively protects the basic rights and interests of rural users, which has a positive impact on the promotion of rural revitalization strategy and building beautiful rural areas.

### (2) Domestic and foreign research

Foreign research. Due to the promotion of a market economy system in foreign countries, land can be freely bought, sold, rented, and mortgaged. Therefore, research on homestead withdrawal mainly focuses on two aspects: the land market and land transaction[2]. For example, in their research, Chaney and Sherwood selected 500 households as the research target and mainly discussed the transfer and sale of housing rights. The experimental results showed that the increasingly competitive rural housing market provided opportunities for young dual-employed urban families to move to the suburbs, which had a profound impact on the housing demand in rural areas. Dutt et al. found that the age, economic level, identity change, and family structure of rural residents would affect their housing choices based on the basic characteristics of housing in Polish cities and rural areas. Ray Forrest and others focused on the relationship between rental housing and locally constructed housing after grasping the residents' housing history, clearly pointing out the development trend of the rural housing market. Andre Sorensen found in his research that Japan began to effectively

protect land rights during the Meiji Restoration period and believed that the land rights system had a profound impact.

Domestic research. At present, the research on the influencing factors of homestead withdrawal in China is mainly reflected in two aspects: on the one hand, it refers to the significance, and on the other hand, it refers to the correlation of willingness[3]. For example, in the significance study, Yan Yan, Wang Zhaolin and others believe that the gender and age of farmers are the two key factors; Liu Fei and Chen Baimiao regard the degree of education of farmers as a significant factor. In the research work of willingness correlation, scholars affirmed the positive correlation between the number of non-farm employment and non-farm income, and the negative correlation of the distance between towns and the degree of job stability. In the study on the correlation of policy awareness, Zhao Qiangjun, Zhao Guolin, and others believe that it is positively correlated with the willingness to withdraw, but Hu Feng believes that it has no significant impact; Chen Baimiao and others believe that the number and area of homesteads show a positive correlation, but Chen Xiao believes the opposite; Zhang Yiran incorporates the expected economic compensation value and reimbursement function of homesteads into the influencing factors of migrants' willingness to withdraw; Zhao Qiangjun believes that the proportion of unmarried males and the degree of dependence on cultivated land are negative factors, and government finance is the main influencing factor.

In recent years, the imperfect management and supervision and institutional defects have been the main conditions that restrict the current rural land circulation in China. The academic community generally believes that it is necessary to establish a deep-level incentive mechanism and diversified compensation mechanism[4]. For example, some scholars have focused on the effectiveness and possibility of establishing a homestead withdrawal mechanism in economically backward remote areas, and have explored various basic conditions and main influencing factors from macro and micro perspectives. Some scholars have analyzed the withdrawal of homesteads for different situations and

determined the future research direction by combining the compensation mechanism for the willingness of farmers to withdraw. From the perspective of existing research literature, Chinese scholars have conducted a comprehensive research on homestead withdrawal, and the influencing factors mainly involve farmers' individual characteristics, family characteristics, and homestead conditions. In the future, we should continue to study the withdrawal mechanism of farmers' homesteads from the perspectives of farmers and the government.

## 2. Research Process of Differences Between Willingness and Behavior of Homestead Withdrawal

### (1) Factors affecting the withdrawal intention

Scholars have found that the influencing factors of farmers' willingness to withdraw homesteads can be divided into positive factors and negative factors[5]. According to the existing literature, factors such as household characteristics, family conditions, compensation standards and withdrawal methods, and the completeness of the social security system can increase the willingness to withdraw homesteads. However, factors such as the number of children to be supported by the family, the expected risk of homestead withdrawal, the area and utilization efficiency of homesteads, and the level of property rights awareness of rural residents will decrease the willingness to withdraw homesteads. During the research, some scholars divided farmers' families into six stages according to their life cycle: the first is the core family of husband and wife, the second is the growing core family, the third is the mature core family, the fourth is the expanding family I, the fifth is the expanding family II, and the sixth is the shrinking family. The willingness to withdraw homesteads will increase first, then decrease, and then increase again. The willingness of mature core families and shrinking families will be in the high-value range.

### (2) Factors influencing exit behavior

This behavior is mainly influenced by the comparison of the risk of exit and the final return[6]. According to the accumulated experience of current scholars, rural homestead exit mainly faces risks such as increased cost of living, loss of property income, and instability in daily life, while social security, employment training, housing compensation, and currency circulation are the main channels for farmers to obtain benefits. Under conditions where benefits far exceed risks, the willingness of rural households to exit homesteads will increase. Some scholars have found that the dependence on homesteads of users who own urban housing, have a higher degree of non-agriculturalization, and have already transferred land is low, leading to a noticeable increase in actual exit behavior.

### (3) Relationship between willingness to exit and behavior

The willingness to exit homesteads can stimulate exit behavior. In situations where reality meets psychological expectations, rural households are likely to exhibit exit behavior[7]. Through comparative analysis between ideal states and actual situations, paradoxical phenomena between willingness and behavior during homestead exit can be observed, mainly caused by differences in non-agricultural income proportion, subjective consciousness, and perceived control. External environments can also change the willingness and behavior of rural households to exit.

### (4) Satisfaction with exit

Some scholars have constructed an analysis framework for satisfaction, mainly exploring satisfaction evaluation systems centered around rural homestead exit from economic, social, and ecological perspectives[8]. The research results ultimately prove that after homestead exit and replacement, rural households have relatively high satisfaction with public facilities but relatively low satisfaction with housing conditions. The appearance of "village relocation" has changed the traditional way of life for rural residents, increased their cost of living, and ultimately led to decreasing satisfaction with homestead exit. Cost-benefit comparison is the main factor influencing satisfaction with homestead exit. If the benefits of homestead exit far exceed the costs, satisfaction with homestead exit can be effectively increased.

## 3. Future Expectations

According to the current analysis of the withdrawal intention and behavior difference of homestead, in order to scientifically deal with the problem of peasant household homestead withdrawal, domestic and foreign scholars have put forward reuse plans for the survey results[9]. Because the homestead exit and reuse is two mutual process, so Chinese scholars during the research period, mainly rural revitalization strategy as the main goal, focus on the homestead after the farmers livelihood sustainability and the stability of economic development, after the construction of scientific and standardized system reform research framework, continue to optimize the existing homestead exit and reuse management mode and preferential policies, to solve the problem of farmers homestead exit, provide strong support.

### (1) the way of homestead reuse

Based on the accumulated experience of homestead system reforms in various regions of China, effective approaches to reuse mainly include the following points: Firstly, quota trading. After clarifying the basic needs of farmland protection and construction land, idle homesteads can be reclaimed to form new quotas, while surplus quotas after exchanging village collective resettlement houses or urban housing can be effectively handled at designated trading venues. This fully demonstrates the asset value of homesteads and improves the layout of urban and rural construction. Secondly, renting out. Village collectives or rural households can choose to rent out the right to use homesteads for a period of time to local farmers or outsiders, mainly for living or developing rural industries. Common rental forms include direct contracts between farmers and tenants or unified management and rental of idle homesteads by collective economic organizations. Thirdly, equity participation. If the area is rich in material and ecological resources, enterprises can directly sign cooperation agreements with village collectives and rural households to transfer idle homesteads to enterprises as a whole. Enterprises can profit from operating industries or developing construction with local farmers, ensuring a win-win cooperation and providing new directions for local economic development. Lastly, joint operation. This work requires the participation of multiple parties such as the government, enterprises, village collectives, and farmers. By strictly following the basic needs and policy requirements of local development, organizing the effective circulation of homestead usage rights within the village, and allowing farmers to participate in project operations while fully leveraging the supervisory and guiding role of government departments, the behaviors of

participating entities are strictly regulated, effectively achieving the development and utilization of homestead resources[10].

### (2) Exit from the value evaluation of the homestead

Because the value evaluation of homestead has an important impact on the subsequent withdrawal compensation mechanism and the presentation of asset value. Therefore, at present, while continuing the traditional theoretical research and practical discussion activities, Chinese scholars have added relevant research topics, which aims to provide an effective basis for the construction of a perfect value system. As a compound land for farmers' life and production and daily entertainment, homestead directly affects the value composition of homestead, and the actual value will constantly change along with the changes of basic functions[11]. By correctly recognizing and effectively identifying the application functions of homesteads, constructing a value assessment system centered around application functions, considering functional losses during homestead exit and functional changes after reuse, the research results can be used as the basis for compensating rural households, transferring homesteads, and distributing profits, ensuring the basic rights of farmers and village collectives.

### (3) Benefit analysis of homestead reuse

Accurately mastering the basic benefits of homestead reuse can provide an effective basis for evaluating the effect of homestead system reform, so it is an important work to optimize and improve various policies of rural homestead in the new era[12]. Currently, there is limited research on the analysis of benefits of reusing homesteads in China, which has led to the implementation effects of various policies not meeting the expected requirements. From the perspective of practical development, the analysis of the benefits of reusing homesteads includes considerations such as whether it can safeguard the basic livelihood of farmers, improve land utilization efficiency, and achieve expected policy goals, forming a comprehensive target system. In the research process, it is essential to always adhere to the basic principle of people-oriented approach, with a focus on analyzing the sustainability of farmers' livelihoods and the stability of rural economy. It should be noted that different directions of utilization lead to different focuses in benefit evaluation[13]. For example, when studying the issue of re-cultivation after homesteads are abandoned, some scholars concentrate on social benefits and production benefits, analyzing changes in farmers' own livelihood capabilities, the stability of economic development in the region, and the production benefits of land cultivation. When studying the conversion of homesteads into industrial land, other scholars focus on the levels of economic benefits and farmers' welfare, ensuring that farmers can continuously share economic benefits and industrial land is efficiently utilized, in order to guide the sustainable development of local rural economy.

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