Journal of Innovation and Development
ISSN: 2958-4752 | Vol. 3, No. 3, 2023

Literature Review and Research Prospect of Rural Homestead Exit

Lianzhen Li *

Yunnan University of Finance and Economics School of Finance and Public Administration, Kunming, 650221, China
*** Corresponding author Email:** 465442392@qq.com

Abstract: Rural homestead system is an important institutional support for rural revitalization and one of the key and hot spots of land system reform. With the national top-level documents paying attention to the "separation of three powers" of homestead, the academic circles have done a series of research on rural homestead reform and formed a number of valuable research results. Through combing the central document and the top-level design, it is found that the homestead reform has appeared many times in the "Central No.1" document and the Land Management Law; As well as summarizing and sorting out the existing research results, this paper systematically combs and comments from four aspects: the withdrawal mode of rural homestead, the consideration of withdrawal compensation, the willingness of farmers to withdraw compensation, and the way of paid withdrawal, trying to explore new research breakthroughs on the basis of fully analyzing the existing research.

Keywords: Homestead Withdrawal; Literature Review; Prospect.

1. Preface

With the advancement of urbanization, the continuous development of industrialization and agricultural industrialization in China, a large number of farmers have gone to cities to work and settle down, and the degree of hollowing out of rural areas has intensified, resulting in the coexistence of urban construction land shortage and a large number of idle rural homesteads, resulting in both "land shortage" and "wasteland" in rural areas, and many complicated phenomena such as idle rural homesteads, multiple houses for one household, idle, inefficient use, excessive building area and the proliferation of hidden transactions in rural homesteads are very common.[1]The rural homestead system in China has gradually evolved into a characteristic system with China characteristics, and farmers' "home ownership" plays an important role in social stability; However, the long-term unclear property rights and welfare supply have brought serious difficulties such as low utilization rate, chaotic management and serious waste of rural residential land.[2]According to national statistics, in 2014, China's per capita village land was about 240 square meters, which exceeded the national standard. From the situation of construction land, the per capita construction land area in rural areas remains high, and the proportion of hollow villages and idle land in some areas reaches 10% ~ 15%. The rural population has entered the city on a large scale, and the rural construction land has increased instead of decreasing. The area of idle and idle land in rural residential areas has reached 30 million mu. China Rural Development Report (2018) shows that there are about 114 million mu of idle homesteads in "hollow villages" in China. According to the Bulletin of Main Data of the Third National Agricultural Census (No.1), at present, there are nearly 600,000 administrative villages in China, and the phenomenon of idle homestead is not a case. Wuhan conducted a survey. By the end of 2016, there were 730,000 rural houses in 1,902 administrative villages in the city, of which 15.8% were long-term idle rural houses. In this regard, it is necessary to systematically sum up the experience of land expropriation, collective construction land entering the market and homestead system reform, gradually expand the pilot, and speed up the revision and improvement of relevant laws. (Https: // www.tuliu.com/read-73536.html).

It can be seen that the phenomenon of a large number of idle rural homesteads is not a case, but universal in the vast rural areas, and even some villages have "hollowing out" phenomenon. It is worth noting that the phenomenon of a large number of idle rural residential sites has been repeatedly instructed and instructed by the central leadership, and has been written into important national policy documents to guide national practice. Specifically, Han Jun, director of the Office of the Central Rural Work Leading Group, said that every year, a large number of farmers leave the countryside and land, and the population migrates in large numbers. In rural areas, a large number of farmhouses and homesteads are idle all the year round. At the national macro-policy level, the Third Plenary Session of the 18th CPC Central Committee proposed to "protect the usufructuary right of farmers' homestead, reform and improve the rural homestead system, select a number of pilot projects, prudently and steadily promote the mortgage, guarantee and transfer of farmers' housing property rights, and explore ways for farmers to increase their property income"(See the Central Committee of the Communist Party of China's Decision on Several Major Issues of Comprehensively Deepening Reform, http:// www. gov. cn/ jrzg/2013-11/15/content_2528179.htm.); Later, in 2016, the former Ministry of Land and Resources, the National Development and Reform Commission and other ministries and commissions jointly issued the "Implementation Opinions on Establishing a Linkage Mechanism between Increasing the Scale of Urban Construction Land and Absorbing the Number of Agricultural Transfer Population", allowing people who settled in cities to voluntarily withdraw or transfer their homesteads within their collective economic organizations (See "Implementation Opinions on Establishing a Linkage Mechanism between Increasing the Scale of Urban Construction Land and Absorbing the Number of Agricultural Transfer Population", http:// www.gov.cn/gongbao/.). Further, the rural homestead

reform was written into the No.1 Document of the Central Committee for four consecutive years in 2017, 2018, 2019 and 2020. The expression of the significance of homestead reform in Document No.1 of the Central Committee also changed:

In 2017, the "No.1 Document" of the Central Committee pointed out that it is necessary to "seriously sum up the pilot experience of rural homestead system reform, implement the collective ownership of homestead, safeguard the possession and use right of homestead obtained by farmers according to law, and explore rural collective organizations to revitalize the use of idle farmhouses and homesteads by means of leasing and cooperation, and increase farmers' property income" (See "Several Opinions of the Central Committee of the Communist Party of China and the State Council on Deepening the Structural Reform of Agricultural Supply Side and Accelerating the Cultivation of New Kinetic Energy for Agricultural and Rural Development", http://www.gov.); In 2018, the No.1 Document of the Central Committee put forward the "separation of three powers" for the first time, that is, to implement the ownership of homesteads, protect farmers' housing qualification rights and farmers' housing property rights, and moderately release farmers' housing use rights. Document No.1 of 2019 proposes to comprehensively push forward the reform of rural land acquisition system and the reform of rural collective management construction land entering the market; It is allowed to carry out rectification of idle school buildings, factories and abandoned land in rural areas throughout the county, and revitalize the construction land to support new rural industries and new formats and return to the countryside to start businesses; Diversification and revitalization of idle rural houses have also increasingly demonstrated the promotion function of rural economy. (Https:// www.sohu.com/a/298362852_100021508) In 2020, the No.1 Document of the Central Committee stated that the pilot reform of rural homestead should be further deepened with the focus on exploring the separation of ownership, qualification and use rights of homestead. (Https:// www. sohu. com/a/372541763_199820) On June 30, 2020, the 14th meeting of the Central Committee for Comprehensively Deepening Reform adopted the Pilot Program for Deepening the Reform of Rural Homestead System. In 2021, the No.1 Document of the Central Committee pointed out that the management of homestead should be strengthened, the pilot reform of rural homestead system should be steadily promoted, and specific measures for voluntary and paid transfer should be studied and formulated. Judging from the expression of the four No.1 documents from 2017 to 2021, the importance attached by the central leadership to the homestead reform and the change in the intensity of this promotion fully show that the central and relevant decision-making levels have a deepening understanding of the significance of the rural homestead reform.

In addition, in recent years, the land management law has made important provisions on the "separation of powers" of rural residential sites. For example, the Land Management Law revised in 2019 further proposed in the form of legislation that "the state allows rural villagers who have settled in cities to voluntarily withdraw from their residential sites with compensation according to law, and encourages rural collective economic organizations and their members to make active use of idle residential sites and idle houses" (See the Land Administration Law of the People's Republic of China, http://www. npc. gov.cn/ npc/ C30834/ 201909/ D1E6C1A1EEC345EBA23796E8473347.shtml.). As the central government has promulgated a series of laws and documents to promote the confirmation of the right to use homestead and the reform of "separation of powers" of homestead, 33 pilot areas across the country have also carried out pilot reforms of homestead property rights system.

Under the multiple contradictions and squeezing of the shortage of land resources, a large number of idle rural residential sites, the shortage of urban construction land and the prosperity of rural industries driven by rural revitalization, it is an inevitable trend to deepen the reform of rural residential sites and revitalize rural residential sites. At present, the withdrawal of rural homestead is mainly driven by top-down, and it faces the problems of the central government's pursuit of intensive and economical use of land resources, the stable development of rural society and the motivation of local government's action more from maximizing their own interests, and the contradiction between the high enthusiasm of the government and the low willingness of farmers to withdraw.[3]

With the nationwide promotion and spread of the reform practice of the right to use the "separation of powers" of rural residential land, a group of scholars have conducted research on the related issues of rural residential land reform and formed a number of valuable research results. Combing the research of homestead withdrawal, it is found that the current academic research on rural homestead withdrawal mainly includes four levels. The first level is to study the mode of homestead exit, the second level is to study the compensation consideration for homestead exit, the third level is to study the willingness of homestead exit compensation, and the fourth level is to study the ways of homestead exit with compensation.

2. Review on the Study of Homestead Exit

(A) Study on the Exit Mode of Homestead

Song Ruixia believes that the withdrawal of rural homestead includes fully respecting farmers' wishes, broadening the channels of withdrawal compensation funds, establishing withdrawal modes according to local conditions, and formulating withdrawal compensation standards.[4]Qu Yanbo, Chai Yifan, etc. used the system theory to design four kinds of homestead exit modes: asset replacement, monetary compensation, land pension and land shareholding, and clarified the applicable conditions of different homestead exit modes.[5]Lu Ping and Hu Yuanrui deeply analyzed the way of house reform in yujiang county County, Jiangxi Province, and expounded that in villages with strong clan power, the government made full use of the relationship judgment mechanism of clan society and used the way of human mobilization to achieve the goal of house base reform. [5] Yang Mingli and Xu Yuhui, taking the practice of homestead withdrawal in the pilot area of the first round of housing reform as an example, summed up three basic modes of homestead withdrawal: purchasing and storage, replacement and limited market transaction.[7]

(B) Study on the consideration of withdrawal compensation

The non-marketization of compensation standard pricing for homestead withdrawal is the key factor restricting the withdrawal of rural homestead.[8]Zhao Linyu, Feng Guangjing and Xie Ying believe that the compensation

consideration for the withdrawal of homestead should adhere to the principle of "what is returned and what is replenished".[9]Based on the marginal opportunity cost theory, Zhou Yajuan, Lin Aiwen and Zhang Ershen explored and constructed a new idea of homestead pricing, namely "homestead value cognition-marginal opportunity cost analysis-complete value reconstruction".[9] Wu Yuling and others, based on the logical thread that "the property right structure determines the income distribution structure", analyzed the rights transfer status of farmers' collectives and farmers and the share ratio of withdrawal income under different scenarios of homestead withdrawal, and thought that the sharing of withdrawal income of different property rights subjects should be determined according to the type and degree of their rights transfer and the realization degree of homestead value.[11]The compensation form of monetary resettlement is mostly determined by the factors such as the area, location and replacement cost of the house or house that has been withdrawn from the homestead.[12]

(C) Study on the willingness to withdraw from compensation

Lv Junshu and Weng Xiaoyu, through the "100-village survey" on farmers' willingness to withdraw from their homesteads, come to the conclusion that whether the compensation is reasonable and fair is the key to the withdrawal of farmers' homesteads, and draw the psychological expectation of most farmers for monetary compensation and in-kind compensation.[13]Guo Min studied the influence of farmers' rationality on the withdrawal of homestead, and thought that farmers' willingness to withdraw from homestead would comprehensively consider the multiple goals such as survival safety, production convenience, quality of life, emotional value and social value, as well as the compensation and risks they received from withdrawal.[3] Based on the perspective of family life cycle, Li Chunhua draws the conclusion that farmers' functional cognition has a positive impact on the expected compensation and willingness to quit.[14]Liu Hongjie analyzed the farmers' willingness to quit the homestead from the perspective of citizenization ability, and concluded that citizenization ability has a positive impact on the willingness to quit. We should start with improving citizenization ability and guide farmers with higher citizenization ability to quit the homestead.[15]From the perspective of Maslow's demand theory, Zhang Yongchao analyzes the internal and external factors that affect farmers' withdrawal from the homestead, and concludes that factors such as residence, pension, employment, development opportunities and policy interaction have a significant impact on farmers' willingness to withdraw from the homestead.[15]

(D) Research on paid exit ways

Through the static deconstruction and dynamic evolution path analysis of the farmland property right system, Chen Si and others clarified the essence and realistic constraints of "separation of three powers", and put forward policy suggestions on how to liberalize the land management right, which provided guidance for the exit path of homestead.[16]Zeng Xuhui and Guo Xiaoming made an in-depth analysis of the reform path of "separation of three powers" in rural residential land in traditional areas, and analyzed the reform measures taken in the process of ownership, qualification and use right of residential land in Yujiang District of Jiangxi Province and Luxian County of Sichuan Province.[17]Liu Shouying and Xiong Xuefeng believe that the reform direction of Yujiang District and Luxian County is towards effective property rights, village governance and limited state control.[17]Zhao Yanxia and Li Yingying believe that China's homestead system is changing from compulsory to induced, and the reform of "separation of powers" of homestead should also explore the reform path from three aspects: economy, social politics and individual goals of farmers.[19]

In addition, some scholars study the withdrawal of homestead from the perspective of compensation methods and farmers' satisfaction. For example, Wu Jing and Yan Fengwei think that besides formulating reasonable compensation methods based on universal policies, they should also explore diversified compensation methods according to regional differences.[20]Li Min and others believe that farmers' satisfaction mainly depends on farmers' perceived quality and perceived value of homestead withdrawal, and the image of local government, especially the image of village committee, has a significant positive and direct impact on farmers' satisfaction.[21]Sun Pengfei believes that the withdrawal of homestead reduces the operational income of farmers and increases their wage income, and the intensity of wage income is greater than that of operational income, so the withdrawal of homestead has a positive impact on the total household income. [22]

To sum up, although a number of scholars have studied the exit of rural homestead at present, most scholars in academic circles have mainly studied the exit mode of rural homestead, the consideration of exit compensation, the willingness of exit compensation, and the ways of paid exit and formed a number of valuable research results. The withdrawal of homestead is essentially the transfer of rights by the subject of property rights. [11] However, with the implementation of the reform and the accumulation of research results, it is particularly necessary to measure the welfare changes of farmers before and after the withdrawal of homestead, to actually understand the impact of homestead reform policy on farmers' lives, interests and welfare, and to put forward policy suggestions for deepening relevant research in the future on the basis of understanding the impact of homestead withdrawal on farmers' own rights and interests.

3. Research Prospects

At present, the withdrawal of rural homestead is mainly driven by top-down, facing the contradiction between the central government and grass-roots farmers in the pursuit of benefits and interests, the realistic problems that the government pursues intensive and economical use of land resources, the stable development of rural society and farmers' own interests are unwilling to withdraw, and there are contradictions between the government's high enthusiasm and farmers' low willingness to withdraw, so it is urgent to introduce relevant policies from the perspective of policies to make farmers change from "persuading me to withdraw" to "I want to withdraw"; In addition, at present, the grass-roots government is facing the problem of "imbalance in the allocation of powers and responsibilities". The grass-roots government has a big task and little power, and it is difficult to withdraw from farmers' homesteads with compensation, which makes the system difficult to advance. Therefore, it is urgent to introduce relevant policies to solve the problem of paid withdrawal. We should treat the withdrawal of idle homesteads as a nature of fighting poverty and adopt a policy of "one-on-one" assistance, so that developed regions can

help a large number of areas that need to withdraw from idle homesteads.

Acknowledgments

Supported Project: The Scientific Research Fund Project of Yunnan Provincial Department of Education "Study on the Influencing Factors of Rural Houses Withdrawal from Relocated Farmers under the Background of Rural Revitalization" (2023Y0625).

References

[1] Zhang Yongchao. Why do the internal needs of farmers and external factors of policies affect the withdrawal of homesteads? -A survey from the perspective of Maslow's demand theory [J/OL]. Agricultural resources and regionalization in China: 1-9[2023-07-09].

[2] Wang Qiang and Guo Xiaoming: Reform of Rural Homestead System under Rural Transformation, Journal of South China Agricultural University (Social Science Edition), No.05, 2020, pp. 39-46.

[3] Guo Min: "Study on the Influence of Farmers' Rationality on the Willingness to Quit Homestead". Jiangxi University of Finance and Economics, 2021.

[4] Song Ruixia: Analysis on the Exit Mode of Rural Homestead in Xuchang City under the Background of "Separation of Powers", Rural Practical Technology, No.07, 2021, pp. 27-29.

[5] Qu Yanbo, Chai Yifan, Zhu Weiya, etc. Prototype analysis of rural homestead exit mode based on the framework of "diagnosis-design-result" [J]. Resource Science, 2021,43 (07): 1293-1306.

[6] Hu Yuanrui Lv Ping: "Human-oriented Policy Mobilization: Clan Village ... Analysis of the Case of House Reform in yujiang county County, Jiangxi Province _ Lv Ping", "journal of public management" in 2020.

[7] Yang Mingli, Xu Yuhui. Summary of the practice of rural homestead withdrawal under rural revitalization-taking the first round of housing reform pilot areas as an example [C]// urban planning society of china, Chengdu Municipal People's Government. Spatial governance for high-quality development-Proceedings of the 2021 China Urban Planning Annual Meeting (11 urban and rural governance and policy research). Spatial governance for high-quality development-Proceedings of the 2021 China Urban Planning Annual Meeting (11).

[8] Yu Yunfeng: "The Status Quo, Problems and Countermeasures of Voluntary Paid Exit of Rural Homestead", Northern Economy, No.12, 2021, pp. 61-63.

[9] Zhao Linyu, Feng Guangjing, Xie Ying: Study on the Value Composition of Rural Homestead and its Withdrawal Compensation Consideration, Agricultural Economic Issues, No.08, 2021, pp. 104-112.

[10] Zhou Yajuan, Lin Aiwen and Zhang Ershen: "Reconstruction of rural homestead value based on marginal opportunity cost and compensation pricing for exit", Resources Science, No.07, 2021, pp. 1428-1439.

[11] Wu Yuling, Yu Billion, Hong Jianguo: Transfer of Property Rights, Realization of Value, and Income Sharing from the Exit of Homestead-Based on the Field Investigation in Jinzhai and yujiang county, China Rural Economy, No.04, 2022, pp. 42-63.

[12] Qi Weiyan, Du Xinwei, Ren Yufeng, etc.: Evolution Path and Policy Choice of Compensation Policy for Rural Homestead Exit in China, Agricultural Economy, No.02, 2022, pp. 99-101.

[13] Lv Junshu, Weng Xiaoyu: Survey on Farmers' Willingness to Compensate for the Withdrawal of Homestead and Policy Suggestions, Journal of Northwest A&F University (Social Science Edition), No.01, 2019, pp. 51-59.

[14] Li Chunhua. The impact of farmers' homestead function cognition on their expected compensation for withdrawal [D]. Northwest A&F University, 2021.

[15] Liu Hongjie: "Study on the Impact of Citizenship Ability on Farmers' Homestead Exit". Northwest A&F University, 2021.

[16] Chen Si, Ye Jianping, Xue Bai, etc.: "Deconstruction of the property rights of the" three powers separation "of agricultural land and suggestions for policy optimization", China land science, No.10, 2020, pp. 42-48.

[17] Zeng Xuhui, Guo Xiaoming: Research on the Path of "Separation of Three Powers" of Homestead in Traditional Agricultural Areas -- Based on the Case of Homestead System Reform in Yujiang District of Jiangxi Province and Luxian County of Sichuan Province, Agricultural Economic Issues, No.06, 2019, pp. 58-66.

[18] Liu Shouying and Xiong Xuefeng: Property Rights and Control-Evolution and Reform of China's Homestead System, China Economic Issues, No.06, 2019, pp. 17-27.

[19] Zhao Yanxia and Li Yingying: Study on the Endogenous Change and Path of the "Separation of the Three Powers" in Rural Revitalization, Financial Theory Research, No.05, 2018, pp. 1-8.

[20] Jinn and Yan Fengwei: "Research on the Compensation Method for Withdrawal of Rural Homestead Use Right", Cooperative Economy and Technology, No.10, 2021, pp. 35-37.

[21] Li Min, Feng Yue, Tang Peng. Study on the influencing factors of rural homestead withdrawal from farmers' satisfaction-based on the survey data of typical areas in Sichuan Province [J]. west forum, 2019,29(05):45-54.

[22] Sun Pengfei: "Study on the impact of homestead withdrawal on farmers' welfare from the perspective of farmers' differentiation". Northwest A&F University, 2021.