

Multi-measures to Promote Rural Revitalization Mainly based on the Transfer of Homestead Land

-- Taking Liu Laoqiao Village in Taihe County as an Example

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Abstract

This paper takes Liu Laoqiao Village, a village of Taihe County with characteristics of protection category, as an example, adapts to the local conditions, clarifies the characteristics and positioning of the village through the system of social research methods, and analyzes the development results achieved by the village. On this basis, the main idea is to optimize the layout of village development with the reasonable revitalization of the residence base, to promote the combination of planting and raising and industrial upgrading, to grow the characteristic industries such as leisure agriculture, countryside tourism, and lodging economy, and to vigorously develop the planting and breeding industries. Practically solve the actual problems of the village, adhere to the characteristics of the revitalization of the road, so that the village to achieve a long-lasting and effective revitalization of the effect of the village for the development of the village, for the villagers to seek happiness, and to achieve a village with a number of villages, multi-village common development.

Keywords

Rural Revitalization; Transfer of Residential Base; Multi-measures and Measures.

1. Introduction

The Rural Revitalization Strategy (2018-2022) issued by the State Council of the Central Committee of the Communist Party of China (CPC) clearly proposes to classify villages in order to promote the development of the countryside, and the villages of the characteristic protection category should respect the living patterns and traditional habits of the residents, reasonably utilize the characteristic resources of the villages and develop rural tourism and characteristic industries, so as to form a benign mechanism for the protection of the characteristic resources and the development of the villages. The National "14th Five-Year Plan" points out that we should enrich the rural economy, develop modern rural enrichment industries with different characteristics, and take the road of socialist rural revitalization with Chinese characteristics. It is important to study how to enrich the village economy by revitalizing idle residential land and realize the revitalization of characteristic protected villages by bringing one village to many villages. This project takes Liu Laoqiao Village, a village of characteristic protection category in Taihe County, as an example, adapts to the local conditions, clarifies the characteristics and positioning of the village through the system of social research methods, analyzes the development results achieved by the village, and on this basis, optimizes the layout of the village development by taking the rational revitalization of the residence base as the main idea,

promotes the combination of planting and raising and industrial upgrading, grows the characteristic industries such as leisure agriculture, rural tourism, and the lodging economy, and vigorously develops the planting industry, Breeding, practical solutions to the actual problems of the village, adhere to the characteristics of the revitalization of the road, so that the village to achieve a long-lasting and effective revitalization of the effect of the village for the development of the village, for the villagers to seek happiness, and to achieve a village with many villages, multi-village common development.

2. Analysis of the Current Situation and Types of Rural Residential Base

Liu Laoqiao Village is located 3 kilometers east of Shuangfu Township Government, bordering Old County in the south, Valley River in the north, bordering Mai Ren Village in the west, and Wudian set in the east, which is an AAA-level tourist village in Anhui Province, rich in natural features, ecological environment, native culture, rural leisure tourism resources, village appearance is neat and tidy, and the rural habitat environment is optimized. Liu Laoqiao Village is adjacent to Shuangxing Village, Zhang Li Village, Wu Dian Village, Hongqi Village, Qianjin Village, Chen Zhai Village, Mai Ren Village, Shuangfu Village and Han Zhang Village, with 15 natural villages under the jurisdiction of the village, a total population of 1,120 households, totaling 4,328 people, and 4,769 mu of arable land. The village's rural residential base status quo can be summarized as "idle more, less use", although the village's economic development in recent years, but a large number of rural residential base resources are still in a state of idleness for various reasons, "hollow village", "aging" serious, "hollow village". Aging" is serious, is a major obstacle to the activation of endogenous development power LiuLaoQiao village. LiuLaoQiao idle house base formation can be roughly divided into go out to work, go to the city to settle down, "one family multi-housing" inheritance house base idle, grant but not build, build new not demolish the old and so on several kinds of types.

2.1. Staged Idleness Caused by the Whole Family Going Out for Work

With the acceleration of industrialization and urbanization in China, the income gap between urban and rural areas has widened, and it is basically impossible to support modern family life by farming at home, so many farmers choose to go out to work in big cities with more opportunities and higher incomes; in addition, due to the imbalance in the level of education between regions, many farmers choose to move their families away from their hometowns in order for their children to receive a better education. This part of the farmers who go out to work, only the New Year's festivals or busy farming, other home base at home with the elderly to stay or still have land cultivation farmers will choose to go back to the countryside, according to the agricultural social conventions and customs of human relations, farming, etc., which also makes the rural home base has produced a stage of idleness [1].

2.2. Long-term Idleness Caused by Settling in Cities

Due to the acceleration of new urbanization, even if the new rural construction is also in order and achieved certain results, but the town infrastructure, environmental livability is still a step ahead of the rural life, compared to the previous generation of migrant farmers "settled down" mentality, obviously the new generation of farmers are more inclined to settle in the town. Therefore, the rural residential base for farmers' residential function is increasingly weakened, more of a property function. The economic compensation mechanism of the village collective on the voluntary paid withdrawal of the residential base is not perfect enough [2], so most of the farmers not only lack of channels to realize this property, but also due to some kind of clan concepts, unwilling to realize the inheritance of the previous generation, which also led to the rural residential base resources due to the farmers to settle in the city, fewer channels for recycling and long-term inactivity.

2.3. Multi-family Residence, Inherited Residence Base Idle

In the view of farmers, the ownership of rural residential land and farm buildings belongs to individuals, for the inheritance system, farmers will be the residential land through the blood relationship to the next generation inheritance, but due to the so-called "male not female" and other conventions, there will often be a male head of household has two or more sets of residential land ownership, coupled with other reasons (such as). Coupled with other reasons (such as going out to work, settling in the city, etc.), this part of the inheritance of residential land resources will often be idle.

Therefore, the right to use the residential land is closely related to the identity of the farmer as a member of the village collective, and the double subordination of property right and identity right is reflected [3]. The external flow of the right to use the residential base is restricted by this "identity", the village committee, the village collective for the inheritance but was idle residential base to maintain a tacit attitude, its recycling and reuse is generally less, which also makes the residential base resources face idle but few people to return to, management.

2.4. Granted but Not Built, Build New but Not Demolish the Old Idle

Farmers get the right to use the residential base, may be because they have more than one set of residential base, residential demand is not big, or go out to work, rarely use the residential function of the residential base, etc., and did not build it, resulting in idle residential base; there is also a situation is that the farmers in the other place of the residential base to build a new home, but did not lose the function of the original residence to be due to the demolition of the processing, and the village collectives do not have a clear enforcement authority to build a new home, demolish the old, but not the original home to be demolished. There is also a situation that farmers build new residences in other places, but do not demolish the original residences that have lost their residential functions, and the village collectives do not have clear law enforcement authority[4], and the supervision of building new residences and demolishing old residences lags behind or even is not in place.

3. The Necessity and Constraints of Revitalizing Rural Residential Base in the Context of Rural Revitalization

Residential base system as an important content of China's rural land system, which plays an important role in guaranteeing that as a member of the collective economic organization of rural households to achieve housing and maintain social stability in Ningcun [5], revitalization of rural residential base refers to the rational and effective use of rural idle residential base resources, development and construction of various rural industries and public service facilities, to achieve value-added in the base resources and the reuse of resources [6].

3.1. The Necessity of Revitalizing Rural Residential Base in the Strategy of Rural Revitalization

The necessity of revitalizing rural residential base in rural revitalization strategy is mainly reflected in the following aspects:

(1) Improve the utilization efficiency of land resources and realize the optimal use of resources. Rural residential base is an important property of rural collective economic organizations and farmers, with the acceleration of the urbanization process, a large number of rural laborers have moved to the city, resulting in a large number of residential bases and farm houses lying idle in rural areas. The revitalization of the use of residential base resources can maximize the use of resources, can significantly improve the efficiency of land use, to avoid the waste of resources.

(2) Promote the diversified development of rural economy through the development of rural industry. The revitalization of residential base resources can provide new industrial development space for rural areas, such as the development of rural tourism, leisure agriculture, rural lodging and other emerging industries, to enhance the rural industrial structure and industrial level, and to promote the development of rural industries, which will help to optimize the structure of the rural economy and diversify industries, and increase the source of income of farmers.

(3) Improving the rural living environment. Through the integration and reuse of residential land, it can improve the rural living environment and enhance the quality of life of rural residents. At the same time, it also helps to attract urban residents to return to their hometowns for investment or residence, and promotes urban-rural interaction and cultural exchanges.

(4) Promoting urban-rural integration and development. The revitalization and utilization of residential land can help break the dual structure of urban and rural areas, promote the flow of urban capital, technology and talents to the countryside, promote the balanced allocation of urban and rural factors, and realize the integrated development of urban and rural areas.

(5) Protecting the rights and interests of farmers. Homestead is an important property of farmers, through the reform and revitalization, it can protect the land rights and interests of farmers, so that farmers can obtain property income through the transfer of homestead, rental and other ways to enhance the economic strength of farmers.

(6) Promote social stability and harmony. Reasonable revitalization of residential base, can solve the rural population reduction brought about by the "hollow village" problem, to maintain social stability in rural areas. At the same time, through the rational use of residential land, can reduce social conflicts caused by land issues, and promote social harmony.

(7) Realize sustainable development. The revitalization of residential land can help realize the sustainable use of land resources, and through the development of ecological agriculture and green buildings, it can protect and improve the rural ecological environment and realize the win-win situation of economic development and environmental protection.

(8) Increase the average income of farmers. By revitalizing the resources of residential land, it can promote the diversified development of rural economy, create more employment opportunities, increase the income of farmers, improve the living standard of rural residents as well as open up a new path for rural poverty alleviation.

(9) Reduce the loss of local residents. Activation of residential base resources can further improve the lives of rural residents, improve the welfare of rural areas, for the rural residential base right to use the implementation of effective policies and measures to revitalize the use of idle residential base "live up", to achieve the property function of the rural residential base and bring asset income, the real realization of the farmers' land Property rights, so that farmers get more property income, [7] thus further promoting rural revitalization, rural comprehensive poverty reduction strategy.

In summary, the revitalization of rural residential base for the realization of rural revitalization strategy is of great significance, it can not only enhance the efficiency of the use of land resources, but also promote the diversified development of the rural economy, improve the living conditions of farmers, promote the integration of urban and rural areas, safeguard the rights and interests of farmers, safeguard social stability, and achieve sustainable development. Therefore, exploring and implementing effective ways to revitalize residential land is one of the important tasks of the current rural reform.

3.2. Constraints Faced by Revitalization of Rural Residential Base in Practice

The revitalization of rural residential land in practice faces a variety of constraints, which limit the effective use of residential land resources and the healthy development of the rural land market. The following are some of the main constraints:

- (1) Restrictions of laws and regulations: the current laws and regulations set strict restrictions on the transfer and use of residential land, such as residential land may not be bought, sold, transferred, etc. These provisions limit the market-oriented operation of residential land, affecting its mobility and value realization.
- (2) Unclear property rights: the relationship between the ownership, use and qualification rights of residential land is unclear, leading to frequent disputes over ownership and affecting the revitalization and utilization of residential land. Unclear property rights also make it difficult to finance the residential base as collateral. Due to the unclear ownership of residential land and imperfect land certificates, it is necessary to strengthen the registration of residential land, clarify the relationship between property rights, and protect the legitimate rights and interests of farmers.
- (3) Farmers' willingness and interest protection: farmers have a deep emotional dependence on homesteads and worry about the security of life after losing homesteads, so they hold a conservative attitude towards the transfer and revitalization of homesteads. At the same time, the lack of effective benefit guarantee mechanism makes it difficult for farmers to obtain reasonable benefits from the revitalization of residential base.
- (4) Imperfect market mechanism: the rural land market is underdeveloped, lack of mature trading platforms and service systems, asymmetric information on the supply and demand of residential land, and difficult to form an effective market pricing mechanism.
- (5) Inadequate infrastructure and public services: the level of infrastructure and public services in rural areas is relatively low, which limits the attractiveness of homesteads and affects the inflow of external capital and talents.
- (6) Insufficient implementation of policies: Although the central government has put forward guidelines for the reform of homesteads, the lack of specific operational details and implementation efforts during local implementation has led to a lack of obvious policy effects.
- (7) Cultural and social factors: traditional concepts and family culture in rural areas have a greater impact on the inheritance of homesteads, and farmers tend to regard homesteads as family property and are unwilling to easily transfer or change their use.
- (8) Land use planning and supervision: the lack of effective land use planning and supervision mechanisms has led to the possibility of illegal construction and land use changes in the process of revitalizing and utilizing homesteads, affecting the rational use of land resources.
- (9) Insufficient capital investment: revitalization of residential land requires certain capital investment, but the shortage of capital in rural areas has limited the process of revitalization of residential land, and it is necessary to solve the problem of sources of capital and investment.
- (10) Institutional constraints: including residential base policy, land transfer system and other aspects of the limitations, the need to further improve the relevant policies and systems to ensure that the revitalization of the legitimacy and feasibility of residential base.

In order to overcome these constraints, it is necessary to carry out comprehensive reforms at multiple levels, such as law, policy, market, culture, etc., to clarify the property rights, improve the market mechanism, strengthen the implementation and supervision of the policy, while respecting the wishes of farmers, safeguarding the interests of farmers, and promoting the effective revitalization and utilization of rural residential base resources.

4. Specific Measures to Promote the Revitalization of Taihe County-Liu Laoqiao Village

4.1. Revitalization of Residential Base from Multiple Perspectives

4.1.1. "Occupy but Not Use Type"

(1) Policy. In the policy for "occupy but not use" type of idle residential base, to have the courage to do, can do, do the determination, for this type of most for more than two years of construction and idle unused residential base, the grass-roots village collectives to establish a perfect record, for the past wholesale through the scope of the residential base, the number of years of centralized records, establish a "database" to find out the number of residential base, the number of years of the past wholesale through the centralized records, and establish a "database". The "database" to find out the status of the land, for has exceeded the scope of the years, due to the recovery of the residential base, for the second issuance of storage or transfer for the construction of related agricultural supporting facilities and commercial development range of land. In the specific implementation of the requirements of the grass-roots cadres can take the initiative to take responsibility, can not be afraid of things, can not be inaction, for the villagers of all kinds of incomprehension to be patient and persuasive, so that it can be from the ideological change.

(2) Economic. For occupying and not using the villagers in the economy to give some "subsidies" for all have moved into the city and complete the settlement of the family and for economic reasons can not complete the construction of residential base to be distinguished, for the former more should be all of its residential base right to use as a form of shares into the form of commercial investment to go to all of his residential land. When the commercial investment or land use type conversion of residential land, it is necessary to consider the right to use the right to material transformation, the cooperation of the third-party appraisal institutions to assess all the residential land and measure the value of its own. For the latter, the village collective should choose to help the main means of change, make full use of the "community" bond factors, play the collective strength, the use of idle residential land.

(3) Publicity. "Occupy but do not use" type of idle residential base is mostly because the grass-roots village collectives in the initial allocation of the right to use and the successive village collective cadres did not clearly publicize the relevant policies and regulations during the handover of the village collective cadres, thus leading to the villagers for the "two years should be constructed within the building" provisions are not clear enough, and always have the idea that the allocation is all. They always think that the allocation is all-important, and thus encounter greater obstacles in the later recovery of their rights. Therefore, after the establishment of a complete database for the allocation of the right to use the homestead, it is necessary to do a good job of publicizing the relevant legal provisions, and grass-roots cadres should not treat the subsequent publicity with an attitude of trying to be convenient and save trouble. For the villagers who have gone to the city to work in the household collectively, do a good job of telephone policy propaganda in fact, told in the appropriate economic conditions for compensation. For the upstream survival in the village of the rural collective, should try to take the door-to-door propaganda way, straightforward to the villagers to the conditions of propaganda from the ideological awareness to change the distribution that all the wrong ideas.

4.1.2. "Build but Do Not Live" Type

(1) Policy. "Built but do not live" type of idle residential base is divided into two categories, one is seasonal idle, that is, in the non-farming period in the city workers, busy or Spring Festival and other important holidays to return to the rural areas to live, and the second is a long time early in the city to settle, but due to the family beliefs or "feng shui" and other issues, do not want to rent or relocate the rural areas to live. The second is that they have already settled

down in the city, but due to family beliefs or "feng shui" problems, they are unwilling to rent out or relocate unused buildings in the countryside. For the two different types of policies to be differentiated to be tilted, for the first, the best way to solve the problem is for rural residents with household registration in the city after the adjustment of settlement policy, the appropriate conditions to accelerate the relaxation of the steady progress of the settlement problem. After solving the relevant welfare facilities for farmers to live in the city, to a certain extent, it can alleviate the importance of agricultural income, so as to adjust their own income structure. After removing the income from agricultural crops, they no longer return to their hometowns for farming. The demand for rural residential land will be reduced.

(2) Economically. Economically how to transform the economic structure of the people settled in the city income ratio is able to solve the problem of such groups of unused rural residential base of the top priority, under the premise of the relaxation of the settlement policy, the idle residential base in the rural areas owned by the building reference to the previous conditions in the occupation and not used in the type of rural residential base, the use of the same way in order to convert the shares of the same way to the transformation of the material change. For the latter in the process of relocation to appropriate economic compensation through education and material two hands, the line of conceptual adjustment, in the long-term situation, through continuous education, in-depth improvement to change its ideological concepts, in the short term will be in the form of economic compensation to quickly clean up the unused residential base occupancy problem.

(3) Publicity. Propaganda should be updated in a timely manner on the latest developments in related policies, through the grass-roots village collectives as a communication medium so that policy changes in the dynamics of the villagers can be quickly and effectively into the ears, so as to complete the effectiveness of the information and timeliness. For villagers with heavy traditional concepts, short-term and hasty publicity is weaker, can be publicized through their children's spouses or related brother's way. Not only rely on the village collective cadres to form a multi-faceted, multi-angle publicity campaign.

4.2. Close to Local Characteristics, Do a Good Job in the Development of the Job

4.2.1. Seize the Village Characteristics, Not Running with the Tide

Township villages in the formation of their own characteristics in the process should not blindly follow the heat from the tourism, Nongjiajia and other related wind and waves, but also remember not to copy the other already successful village development approach. Should be more practical combined with the village's own advantages, through different sensory touch points to create their own characteristics. After several years of ecological environmental management, Liu Laogiao Village has achieved the goal of a beautiful landscape. By combining its own advantages of natural characteristics and strong ethnic cultural atmosphere to develop the relevant characteristics of the village to create. Nongjiale and other commercial operations should be combined with the village's own existing customs and characteristics to form a complementary effect. Instead of taking the lead in the development process and putting the cart before the horse, in order to realize the purpose of Nongjiaolu and disregard the current location of the village to carry out renovation.

4.2.2. Stick to the Characteristic Road and Focus on the Future

Before creating the characteristic development road of the village, it is destined to be a longer period of exploration process. LiuLaoQiao village from 2014 began to carry out environmental engineering renovation, until 2022 in six years, the village branch secretary step by step led the village of LiuLaoQiao from the original dirty and messy into today's Anhui province beautiful village key demonstration villages, so in the future for the development of village-related characteristics of the process, but also must be in the continuous exploration of slowly formed their own all set of unique road. This requires the successive village cadres, not in pursuit of

their own period of time to make the need for performance projects to pursue some of the benefits of the activities of the effect is not high, both a waste of manpower and material resources, but also did not make the village to get the fundamental development. The pursuit of innovation, steady progress, in gradually stabilizing the effect of poverty eradication at the same time, to find innovative points, the future of the village will be incomparable glory.

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