



Research on the Effect of Revitalizing Homestead for Realizing Long-term Poverty Alleviation under the Background of Rural Revitalization

Hailing Wu

Business School, Foshan University, Guangdong, 528000, China

Liyun Chen

Business School, Foshan University, Guangdong, 528000, China

Xiao Zhang

Business School, Foshan University, Guangdong, 528000, China

Yiyuan Cheng

Business School, Foshan University, Guangdong, 528000, China

Xiying Huang

Business School, Foshan University, Guangdong, 528000, China

Nanchang Zhou

Business School, Foshan University, Guangdong, 528000, China

Yongshan Lu

Business School, Foshan University, Guangdong, 528000, China

Yulin Weng

Business School, Foshan University, Guangdong, 528000, China

Xuelin Zhang

Business School, Foshan University, Guangdong, 528000, China

Ruiyao Wu

Business School, Foshan University, Guangdong, 528000, China

Zesen Lin

Business School, Foshan University, Guangdong, 528000, China

Chien Chi Chu

Business School, Foshan University, Guangdong, 528000, China

ABSTRACT

With the progress of industrialization and urbanization and the successful completion of the battle against poverty in 2020, China has achieved a feat in the history of poverty alleviation, and this is followed by a critical period for winning the battle against poverty and realizing the goal of rural revitalization. The first thing to solve is the problem of "agriculture, rural areas and farmers". In the problem of "agriculture, rural areas and farmers", what is more difficult is how to effectively use the idle homestead land and how to better solve the phenomenon of wasted land resources. In view of this, this paper tries to explore the feasible method suitable for revitalizing idle rural homestead in Guangdong Province from the successful cases of local trial sites as the basic data, starting from the idle homestead. It provides a feasible way to revitalize the idle rural homestead in most areas of our province to achieve long-term poverty alleviation. This article is arranged as follows: The first part mainly explains the economic development analysis under the background of rural revitalization, the second part mainly analyzes the utility of the homestead for rural revitalization, the third part analyzes the current situation of poverty-stricken villages in the province, the fourth part introduces our path analysis of revitalizing homestead under rural revitalization, the fifth part is to provide the conclusion of revitalizing the homestead for reference

Keywords: Rural Revitalization, Homestead, Development, Value path

ANALYSIS OF ECONOMIC DEVELOPMENT IN THE CONTEXT OF RURAL REVITALIZATION

Background analysis

19th CPC National Congress stresses 'rural revitalization strategy', Overall poverty alleviation was achieved in 2022, and absolute poverty was eliminated, but relative poverty still exists. Driven by the goal of narrowing the poverty gap between urban and rural areas and integrating the happiness index of urban and rural life, the CPC Central Committee has put forward policies concerning the overall development of the Party and country. That is, rural revitalization strategy to achieve long-term poverty alleviation policy. The overall promotion of the rural revitalization strategy is a process of "activating" such elements as land, labor, capital and technology.

Differences in the current unbalanced development of rural cities

First of all, the big cities are concentrated in the developed coastal areas in the east, while the backward rural areas are mostly located in the west. Due to different natural conditions, different degrees of transportation convenience, great differences in the speed of information flow, and the concentration of resources, the gap between the rich and the poor becomes wider. Secondly, with the development of industrialization and urbanization, capital and labor flow to cities, and rural development is limited. There is no suitable talent to promote rural revitalization, and the scope of income generation in rural areas is limited. Different from the coordinated development of multiple industries in cities, villagers can only solve their living problems with relatively simple work. In the current context of poverty alleviation, absolute poverty does not exist, but relative poverty is widespread. For our country, rural revitalization is an essential way to solve poverty. At present, the most important direction of rural revitalization is to solve the problems of "agriculture, rural areas and farmers", and the problem of idle rural homestead is becoming more and more critical in the "agriculture, rural areas and farmers". We summarized the current situation and existing problems of homestead around

the country, and also summarized the current government policies: There are three main problems at present. One is that the governance system lags behind the reality of rural development seriously, which is manifested in the lag of institutional concept, coarse institutional content and backward local legislation. Second, the cadastral foundation work of homestead is very weak. Third, land use and village planning is not fully covered and connected. In view of these problems, the government has also carried out relevant policies. For example, at the 14th Meeting of the Commission for Deepening Overall Reform of the CPC Central Committee, the Pilot Plan for Deepening the Reform of the Rural Homestead System was a policy designed to address the broad scope and complex interests of the homestead reform.

BASED ON THE STATUS QUO OF HOMESTEAD BEFORE AND AFTER THE ANALYSIS OF THE IMPACT ON RURAL REVITALIZATION

Overview of the Homestead

Residential land is the collective construction land used by rural villagers to build houses and ancillary facilities, including housing, ancillary houses and courtyards, etc. In terms of land management, it belongs to (collective) construction land. The area of rural residential land occupies 70% of the rural construction land, accounting for a significant proportion. Stipulated in the constitution of rural housing land owned by the collective, this is determined by China's socialist public property, so the reform on the basis of the rural homestead house-site in the countryside for the collective farmers do not need to pay any land cost can be obtained, with characteristics and function of social security, welfare generally cannot be inherited. However, the houses built on the homestead belong to the personal property of the villagers and can be inherited according to law. Villagers only have the right to use the homestead, no ownership.

Analysis of current situation of Homestead in Guangdong Province

We divided the areas for rural revitalization into three parts: North Guangdong, West Guangdong and East Guangdong. North Guangdong has a large area of land and a large area of residential sites, and there are often cases of one household building and illegal construction of houses. People in eastern Guangdong have too strong feelings for the countryside, which leads to the fact that most residents do not take the reform of housing land seriously. In western Guangdong, the outflow of labor force is serious, and there are many idle housing sites in rural areas, which not only wastes land resources, but also reduces the overall beauty of the countryside.

With the process of urbanization and the acceleration of rural migration, the population flowing from rural to urban areas is increasing year by year, and the phenomenon of rural hollowing is becoming more and more serious. A large number of residential land is idle and abandoned, and the inefficient use of residential land is prominent, which is manifested in the aspects of multiple homes, excessive area and private occupation of residential land. According to the survey results, the vacant rates of housing land in the state-designated and provincially designated poor villages are 12.1% and 13.8%, respectively, while the vacant rates of housing land in the provincially designated poor villages and non-impooverished villages are 10.1% and 10.4%, respectively. There is a general lack of industrial support in poverty-stricken villages and their surrounding areas, and migrant work has become the preferred way of livelihood for farmers, which leads to idle and abandoned homestead in villages. However, poor villages and non-poor villages under provincial classification tend to have better location conditions, so they are more likely to work in nearby cities and towns, and the idle rate of homestead is low. In a

word, the more impoverished the area, the higher the idle rate of homestead. People are forced to go out for work to make a living, which leads to the disadvantages of the idle homestead use system, which makes a large number of rural land resources unable to be effectively used. In addition, the transfer of homestead is limited, resulting in a large number of homestead is idle and abandoned, become "sleeping assets".

Residential land activation helps rural revitalization

For rural revitalization, the general standards and requirements of rural revitalization are to achieve the five aspects of rural industry prosperity, livable ecology, rural customs and civilization, effective governance, and rich life, which respectively correspond to the "five revitalization" focusing on industry, talent, culture, ecology and organization. There are four kinds of relationship between common prosperity and rural revitalization: ① Rural revitalization is the inevitable choice to promote common prosperity; ② rural revitalization is the guarantee to promote common prosperity; ③ Rural revitalization is the due meaning of common prosperity; ④ rural revitalization is an important measure to promote common prosperity. Therefore, to achieve long-term poverty alleviation is the premise of common prosperity, rural revitalization is an extremely important step.

Homestead activation effect on rural revitalization: big homestead activation ways is conducive to solve the problem of too much idle land, idle land rational utilization of land resources to build and farmhouse recycle mode, greatly enhance the efficiency of land use, and revitalize the magnitude of value 10 trillion "sleeping" resources, stimulating rural construction investment. Secondly, it is conducive to attracting urban capital to the countryside, developing new forms of business such as leisure agriculture, rural tourism, catering homestay, cultural experience and e-commerce in line with rural characteristics, and promoting the revitalization of rural industries. At THE SAME TIME, it IS BENEFICIAL to broaden the channels of farmers' property income, meet farmers' strong desire to share the right to use HOMEstead and realize the realization of property value. In addition, this move can also attract a large number of "villagers" to return to their hometown, bring back the city's cultural resources and civilized way of life, so that the relatively backward rural areas get spiritual and economic nourishment.

Taking Luhe County, Shanwei City, as an example, each town in Luhe County revitalized the homestead transfer market according to local conditions according to its regional location, industrial base, resource endowment advantages and other conditions. Collectives absorb high-quality and low-fans social capital elements such as tourism companies and new business entities into the residential land circulation system through centralized circulation, purchase and storage of idle resources, and make it develop in an orderly direction so as to promote the development of local economy. The development of Luhe County's subordinate township, Luoxi Town, is more distinctive. It adopts the development model of "old rural reform + new rural architecture". Driven by the Luoxi Valley of Luhe County, the villagers of Outian Village take the initiative to sign a contract to develop multi-type projects such as rural homb&B, farmhouse music and agricultural product processing. The following figure is the model benefit diagram of Luoxi Valley in 2022.

CURRENT SITUATION OF POVERTY-STRICKEN VILLAGES IN GUANGDONG PROVINCE

Imperfect industrial structure and channels

The industries of poverty-stricken villages in Guangdong Province are still dominated by traditional agricultural production and planting. At the same time, the related infrastructure construction is weak, extensive agricultural production leads to a single product structure, production and marketing disconnect, blocking the market sales channels. The output is not high, the channel is limited, the internal hollowing is serious. At the same time, the proportion of industry is not high, and the chaos of land resource management brings the imbalance of industrial structure.

Taking the economic data of Lianshan County in Qingyuan City in 2021 as an example, the GDP of Lianshan County was 4.212 billion yuan, and the added value of its first, second and third industries was 1.103 billion yuan, 718 million yuan and 2.391 billion yuan, respectively Yuan. Surrounded by mountains and streams, the terrain is steep. Mountain areas account for 87% of the total area. The economic structure is dominated by planting industry, and the economic structure is relatively single. However, the economic data of Luhe County, which is also a poor county, was much higher than that of Lianshan County in 2021, realizing the regional GDP of 10.077 billion yuan, and the added value of the first, second and third industries was 1.633 billion yuan, 2.852 billion yuan and 5.592 billion yuan, respectively Yuan.

Low penetration rate of government policies and asymmetric information

According to the Notice of the Ministry of Natural Resources on the Management of Land Use Planning in 2022, Guangdong needs to allocate planning targets by category. The national planning targets cover land for rural villagers' housing construction that meets the requirements of "one household, one house" and national spatial planning. However, these policies are not really known by farmers. It is mainly caused by the imperfect information circulation platform and channel.

In 2012, 144 cases of illegal land used for building residential buildings were found in Zhongshan, Guangdong province. 115 cases of which were over 120 square meters. The large number of illegal cases indicates that the popularization rate of government policies is low and the management is difficult.

Problems left over from history

Due to problems left over from history, farmers did not apply for housing land in strict accordance with the policy requirements, resulting in multiple homes, illegal overoccupation, unclear ownership and other problems, resulting in disputes. At the same time, affected by the deep-rooted social concept, driven by the love of land, farmers lack the willingness to participate in the transfer of idle homestead. It's hard to change this mindset. Some villagers' cultural education level is not high, cultural thought is more conservative. They are not willing to accept new things and new ideas.

Take Aotou Village, Maxian Town, Longmen County, Huizhou City, Guangdong Province as an example. The rural housing construction situation in this village is very complicated. Serious hollowing, more illegal construction; The village of 169 households, "more than a family house" with 67 households, accounted for nearly 40%. The idea that homestead is "ancestral property" is deeply rooted in some people's minds. Behind the contradiction between people and land,

"one family has more houses", which occupies more houses than less houses, and new houses are not demolished, which is the common situation of rural homestead in Longmen County.

Unauthorized buying and selling of homestead, backward management system

Urban residents illegally buy homestead, people in the village and foreign workers adopt improper transaction methods, and the relevant management personnel lack powerful management means.

Recently, Guangzhou reported four cases of illegal land - typical cases of reselling housing land. These cases are representative and reflect the imperfection of the management system.

Natural endowment conditions and population mobility

The condition of natural endowment and the quality of economic development determine the flow direction of young labor, so we should make good use of the condition of natural endowment.

Policy guidance, improve disadvantaged environment, control the direction of population flow.

Advantageous Regions

For villages with superior geographical location, beautiful scenery and profound cultural heritage, it is necessary to drive the development with characteristic industries, attract citizens to the countryside, talents to the countryside, and enterprises to the countryside, promote the integration of "three industries", and transform the living function of idle hometowns into business functions.

Take Luhe County, Guangdong Province as an example, Luxi Town, Luhe County, the village covers an area of about 4 square kilometers, 505 households, 498 homesteads. The vast land of Luhe County provides a good foundation for homestead construction.

Regions with poor endowment

For villages that are geographically remote, ecologically fragile and resource-poor, relocation should be adopted for reconstruction and development, and policies such as relocation from desolate areas should be fully utilized to restore ecological balance and solve the problem of poverty. Residential land should be returned to farmers, and the residential function of idle residential land should be transformed into productive and ecological functions.

ANALYSIS OF THE PATH OF REVITALIZING HOMESTEADS UNDER THE BACKGROUND OF RURAL REVITALIZATION

Increase the publicity of homestead policies, and increase the willingness of villagers to lease, transfer homesteads, and use homesteads to buy shares

Villagers agree to lease and transfer homesteads and use homesteads to buy shares is the primary factor for the government and enterprises to successfully revitalize homesteads, and improving villagers' awareness of homestead policies is conducive to enhancing villagers' willingness to lease and transfer homesteads and use homesteads to buy shares. Therefore, first of all, we should give full play to the government's subjective initiative, strengthen the publicity and popularization of the villagers' homestead revitalization policy, hold regular publicity meetings on the latest policies on homesteads, and change the villagers' concept through

diversified publicity methods and slogans. Secondly, the typical cases and successful events of revitalizing homesteads are publicized through the Internet on multiple platforms, so as to raise villagers' awareness of the benefits of revitalizing homesteads.

Explore diversified business models, build interest linkage mechanisms, and form a pattern of industrial development driving villagers to increase income

It operates through the diversified model of "Party building + village collective economic organization + company + cooperative + villagers". First, the secretary of the village branch leads the cooperative, and concentrates the homestead in the form of villagers' land shareholding. Second, through the interest linkage mechanism of the party general branch + company + farmer", through open listing transactions, solicit tenants, and jointly build idle homesteads. Third, the village committee organizes villagers to operate the company in the form of capital shareholding, raises funds for the transformation of idle homesteads, and develops various industries to increase villagers' income.

Revitalize the homestead market according to local conditions, make up for the shortcomings of rural industries, and promote the vertical development of rural revitalization

For villages with poor natural environment and poor geographical environment: combine homestead improvement with projects such as basic farmland consolidation, ecological restoration and the increase or decrease of urban and rural construction land, gradually vacate homesteads, and promote their use replacement and functional transformation through reclamation in accordance with the principles of cultivating if it is suitable for farming, forests for forests, and grass for grass. For villages with a single industrial structure: local governments and village collectives work together to combine the reform of the homestead system (referred to as "homestead reform") with the construction of new rural areas, maintain the original spatial layout of homesteads, encourage farmers to return the homesteads occupied beyond the standard to the village collectives, and realize the upgrading and transformation of villages on the basis of "no land increase" by sorting out the space for village industrial construction and development. For villages with superior natural environment and convenient transportation location: create a rural tourism agglomeration area, combine regional advantageous landscapes with inefficient use of homesteads, and adopt the operation mechanism of local governments, village collectives, farmers and villagers to transform idle farmhouses into new formats such as farmhouses and homestays for external operation.

The following are representative cases found in the country on the problems encountered in the homestead, and then analyze the expansion method on the basis of the case solution.

Case	problem	solution	Expand approach
Taoyuan Village, Liuyang City, Hunan Province (Laixi, Shandong, Xinyi, Maoming City)	The village is mainly mountainous and hilly, the geographical location is remote, the transportation is extremely inconvenient, the industrial base is backward, many farmers have moved out one after another, and the old rural houses have been idle.	255 idle old houses were demolished and 280 acres of cultivated land were restored. Use "collectives + new business entities + farmers" to reclaim homesteads. Villagers cultivate their own crops or transfer them to cooperatives or new business entities to obtain circulation rents. The policy of calling for "increase and decrease linkage" has released more than 200 mu of construction land target.	(1) Develop the landlord economy. Rent out idle houses and transfer them through the right to use the homestead; (2) Develop characteristic tourism. Adopt the model of leasing guarantee + dividend, repair damaged houses, change into characteristic homestays, etc. (3) to create agriculture + tourism to tourism + characteristic development. Cooperatives are carried out, land farms, agricultural parks, etc. are built.
Yujiang, Hunan (Shuangfeng Village, Yangjiang City, Guangdong Province)	There is a lack of unified planning, the township government does not carry out relevant planning and guidance on the land use of villages, the village layout is chaotic, resulting in "there are new houses but no new villages", "there are new villages without new appearance", there are serious dirty problems in the living environment, and the homestead is hollowed out.	Put forward the policy of "one reform to promote six modernizations" and comprehensively build beautiful villages. Establish a comprehensive village plan from scratch, and incorporate the village into the land use and construction planning of the entire county and township. Comprehensively rectify the idle and abandoned hollow houses and ancillary facilities in rural areas, and place more emphasis on the obligation to withdraw from the overoccupied homesteads.	The government has strengthened village and town planning, guided centralized housing construction, repossessed idle houses for compensation, and re-planned and designed, trying to highlight the style of mountain villages on the outside, and paying more attention to modern comfort on the inside.
Xianju County, Zhejiang (Liandu District, Zhejiang Province, Yuchi County, Sanmenxia City, Henan Province)	In the early stage of reform and opening up, the management of homesteads was chaotic, the shortcomings of homestead supply and supervision were prominent, the "building new without demolishing the old" was not corrected in	(1) Adhere to the policy improvement before promulgating the "Guiding Opinions on the Classified Disposal of "One Family and Multiple Homes" for Rural Farmers" and other policy basis. (2) Persist in putting the masses in the forefront, and cooperate with multiple parties to let the masses understand and understand	(1) Clarify property rights and reasonably distribute benefits. Through legal means, "take "one household, one house" as the rigid constraint and fairness and justice as the basic criterion to establish the main status of farmers' property rights and protect

	time, and the private sale of agricultural houses formed a regulatory vacuum, resulting in the widespread phenomenon of "one family with multiple houses" in rural areas and illegal housing left over from history.	the policy to guide illegal residences that meet the conditions for re-application to complete the re-application procedures on time. (3) Adhere to overall planning in the front and cadres take the lead, strengthen the docking of various departments, and organically combine the comprehensive management of "one household, one house" and land and spatial planning. Give full play to the exemplary and leading role of party members.	farmers' rights and interests; (2) Improve the homestead registration and issuance system and management system. Strengthen the registration and issuance of homesteads, establish special institutions, and clearly supervise the main body of homesteads;
Xiaohao Village, Fujian Province (Guicheng Subdistrict, Nanhai, Foshan, Lakeside Town, Ganzhou)	Homesteads illegally purchased by urban residents are illegally sold to people outside the village and developed and operated in the name of villagers, and construction of new rural construction projects is started without applying for land for homestead construction, examination and approval of state-owned unused land, planning permits, and approval of sea area use rights.	The Ministry of Natural Resources and the Ministry of Agriculture and Rural Affairs will urge Fujian Province to actively and steadily promote the follow-up Recover illegally occupied land, strengthen the examination and approval of homestead circulation, and put an end to illegal transactions. Improve the environment of the homestead, renovate the old and dilapidated self-built houses, create a neat homestead community, and reduce unnecessary land consumption. rectification work, deeply draw lessons, draw inferences from other cases, strictly investigate and deal with such problems, strictly protect cultivated land, strengthen the management of homesteads, and at the same time further improve the protection and acquisition of homestead rights and interests, strengthen the management of rural construction land, and establish and improve a long-term supervision mechanism.	Recover illegally occupied land, strengthen the examination and approval of homestead circulation, and put an end to illegal transactions. Improve the environment of the homestead, renovate the old and dilapidated self-built houses, create a neat homestead community, and reduce unnecessary land consumption.

CONCLUSIONS

In the context of rural revitalization, the government has issued a series of relevant policies to promote the transfer of rural land, which are used to solve the contradiction between the large number of idle or inefficient use of rural homestead and the shortage of construction land. The revitalization of idle homestead plays a huge role in promoting the economic development of backward areas. By analyzing and summing up the problems existing in the current homestead reform in Guangdong, and relying on the successful cases of revitalizing homestead bases in various regions across the country, various regions have revitalized homestead according to local conditions, so that a large number of idle homestead bases can be transferred to concentrate industrial land, wake up sleeping assets, achieve high utilization of land elements, promote farmers' income, reduce brain drain, adjust the industrial structure, reduce the imbalance of development caused by the urban-rural gap, and promote common prosperity. Taking typical areas in Guangdong Province as an example, this paper analyzes a series of benefits brought by the idle homestead reform model, according to their regional location, industrial base, resource endowment advantages and other conditions, villages and towns have made reforms in line with local conditions, which has led to regional economic growth. The government vigorously promotes policies related to, homestead, and at the same time invests in villages and towns, and explores diversified business models, forms a chain industry pattern to increase villagers' income, learn from each other's strengths, and promotes rural vertical development to promote long-term poverty alleviation in all regions so as to achieve common prosperity.

Citation

- [1] Wu Di, Zhao Sufang, 2020. Sorting and pilot analysis of the model of home base use right transfer--based on SWOT analysis method[J]. Journal of China Yan'an Cadre College, v.13:No.77(05):131-138.
- [2] Liu, Weibai, Li Zhong, 2019. Policy evolution, model comparison and path selection of the reform of the house base system[J]. China Administration, (09):152-154.
- [3] Wei Hui, Gong Qianwen, 2020. The main types of idle rural house bases and classification management countermeasures[J]. World Industry, (10):13-19.
- [4] Zhang Menglin, 2017. Research on the evolutionary mechanism of rural home base transfer model[J]. Rural Economy, (05):13-18.
- [5] Shanguan Caixia, Feng Shensi, Lv Peilu, Qu Futian, 2014. Regional differences in home base replacement patterns and their causes from the perspective of transaction costs[J]. China Population-Resources and Environment, 24(04):107-115.
- [6] Han Jun, Luo Dan, Cheng Yu. Empirical study on the demand behavior of farmers under credit constraints [J]. Agricultural economic issues, 2007(02):44-52+111.
- [7] Zhang Huilin. Institutional obstacles and solutions to the mortgage of farmers' housing property rights [J]. Gansu Social Sciences, 2015 (02): 136-139
- [8] Lin Lefen, Wang Jun. Analysis on the willingness and influencing factors of rural financial institutions to carry out rural land finance [J]. Agricultural Economic Issues, 2011, 35 (12): 60-65
- [9] Qiao Luyin. Theoretical Logic and Deepening Path of Rural Homestead System Reform-- An Analysis Perspective Based on Farmers' Rights and Interests [J]. Agricultural Economic Issues, 2022 (03): 97-108
- [10] Chen Xiaojun. The institutional dilemma of the right to the use of homestead and the dimension of its solution [J]