

# The Effect and Optimization Path of the Revitalization and Utilization of Idle Homestead in Rural Areas

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## Abstract

The revitalization and utilization of idle homesteads plays an important role in promoting the realization of the goal of “strong agriculture, beautiful rural areas, and rich farmers” in China. Practices in various places show that the utilization of idle homesteads can help broaden the source of rural revitalization and development land, prosper rural economy, and strengthen villages. Good results have been achieved in terms of collective economy and increasing farmers’ income. However, there are still outstanding problems such as small scale, insufficient quantity, low efficiency and imperfect management mechanism for the revitalization and utilization of idle homesteads. Therefore, in order to increase the vitality of homesteads, taking measures such as improving the relevant planning for the revitalization and utilization of idle homesteads and strengthening the management of the revitalization and utilization of idle homesteads are the main paths for optimizing the revitalization and utilization of idle homesteads.

## Keywords

Idle Homestead; Revitalization and Utilization; Optimization Path; Rural Revitalization.

## 1. Introduction

The revitalization and utilization of idle homesteads in rural revitalization is a process in which idle homesteads participate in the reconfiguration and utilization of various elements. Capitalization. The revitalization and utilization of idle homestead is not only an important way to prosper the rural economy, strengthen the collective economy, increase farmers' income, and improve farmers' welfare, but also an important engine to promote rural revitalization, promote the flow of urban and rural elements, and promote the coordinated development of urban and rural areas. In the context of my country's vigorous implementation of the rural revitalization strategy, it is an important issue that needs to be accelerated at present to revitalize and utilize idle homesteads more effectively, boost rural revitalization, and allow idle homesteads to give full play to the functions of elements, resources, and assets. Based on the research facts, this paper analyzes the achievements of the revitalization and utilization of idle homesteads in my country, points out the outstanding problems that still exist in the revitalization and utilization of idle homesteads, and discusses the main paths for optimizing the revitalization and utilization of idle homesteads.

## 2. Achievements

In recent years, all parts of my country have actively carried out the practice of revitalizing and utilizing idle homesteads and achieved positive results, which are embodied in the following five aspects.

1) Increase the source of land for rural revitalization, and improve the utilization rate and comprehensive benefits of idle homesteads. Since my country proposed the rural revitalization strategy in 2017, the speed of rural development has accelerated significantly, and the demand

for land has also increased significantly. Activating idle homesteads has become one of the main land supply methods for rural revitalization, and it is an important way to coordinate the contradiction between rural revitalization and development and cultivated land protection. Way. For example, since 2021, Gu'an Healthy Family Farm in Youfang Village, Shuikou Town, Laian County, Anhui Province has been planning to expand its production scale and expand its production base. In the case of an urgent need to build an office and business space, the farm has rented about 1.33 hm<sup>2</sup> idle homestead solves the problem of emergency land use [1]. In another example, Yongxiang Village, Shuikou Town, Laian County won 4 million yuan of rural revitalization funds for the construction of modern breeding plants in 2021. In order to solve the problem of land use for this project, the village collective economic organization rented about 0.67hm<sup>2</sup> from Wanglaoying Group. 2 Idle homesteads solve the problem of project landing [1]. At the same time, the revitalization and utilization of idle homesteads directly improves the utilization rate of idle homesteads, especially abandoned homesteads and hollow villages, changes the use, spatial structure, and utilization form of idle homesteads, and improves the living environment of farmers. The comprehensive benefit of homestead utilization has been improved, which has boosted the realization of goals such as "safe rural areas", "beautiful rural areas", and "ecological livability". There are two specific manifestations. ①The sanitation dead corners and hidden dangers of some villages have been rectified; ②The village's roads, squares, green belts, greenways, parks and other infrastructure have been better constructed. According to the survey, Fengxian District, Shanghai has completed the renovation of homestead houses, especially adjusted the layout of adjacent homestead houses, formed the style and characteristics of Jiangnan water town houses, solved the problem of farmers' houses in disrepair, and eliminated the original There are hidden safety hazards in rural rental houses, such as private connection of electric wires and undifferentiated kitchen and bed, which reduces the cost of rural social management and public security risks, and the living conditions of farmers have been significantly improved [2].

2) It boosted the development of rural industries and prospered the rural economy . Under the framework of my country's strict farmland protection policy, idle homesteads are one of the main sources of land for emerging industries such as rural e-commerce, leisure tourism, logistics, warehousing, e-commerce, cultural and creative industries, and elderly care and health care. One of the basic carriers for the integrated development of the secondary and tertiary industries and the prosperity of the rural economy. For example, as of June 2021, Xiangshan County, Zhejiang Province has revitalized and utilized a homestead area of 3.15hm<sup>2</sup> . These revitalized idle homesteads have been developed into rural tourism, health care and other industrial land, leveraging 620 million yuan of land. total investment [3].

3) The source of cultivated land is increased, which is conducive to the balance of cultivated land occupation and compensation . China has more people and less land. At present, the cultivated land area in China is only 128 million hectares, and the per capita cultivated area is only 906.67 m<sup>2</sup> [4]. Reclaiming some idle homesteads with conditions for arable land reclamation into arable land can increase the area of arable land through the revitalization and utilization of idle homesteads. In areas with relatively abundant cultivated land resources, the cultivated land index of the reclamation of idle homesteads can be used to replace the construction land index to obtain benefits, and the exchange of cultivated land index into the area can solve the problem of both construction land and cultivated land protection.

4) Increase farmers' income and broaden farmers' employment channels . Practices in various places have shown that revitalizing idle homesteads through lease, shareholding, joint operation, paid transfer, paid return, and self-management can bring benefits in the form of rent, dividends, and operating profits to farmers, directly increasing farmers' income. According to statistics, as of April 2021, 18 counties (cities, districts) in Anhui Province have fully utilized 420.3hm<sup>2</sup> of idle homestead , allowing 21,026 farmers to increase their property

income by 67.3575 million yuan [5]. In addition, the revitalization and utilization of idle homesteads usually accompany the introduction and development of construction projects. As the main rights subject of homesteads, farmers can generally obtain suitable jobs according to the conditions when participating in the revitalization of idle homesteads. In the process of revitalization, in addition to the income in the form of rent and dividends, farmers can also obtain wage income from employment, which helps to achieve the goal of "farmers getting rich". According to statistics, from 2018 to the end of September 2021, Zhuji City, Zhejiang Province promoted the employment of 4,755 farmers through the revitalization and utilization of idle homesteads, and increased the income of farmers by 112 million yuan [6]. In addition, according to a survey conducted by the former Beijing Municipal Commission of Agriculture in 2018, 7 districts of Yanqing, Mentougou, Fangshan, Daxing, Miyun, Pinggu and Huairou in Beijing have driven 354 local laborers to find employment by revitalizing and utilizing idle homesteads, with an average monthly salary of 2000-3000 Yuan varies [7].

5) Strengthen the village collective economy and increase the income of the village collective economic organization. Making use of idle homesteads is the main way for village collectives to attract investment, leverage village collective economic development, and boost industrial revitalization. Practices in many areas have shown that the revitalization and utilization of idle homesteads, especially those in pieces, projects, and plans, usually bring new projects and new industries to the village collective, boost the development of the village collective economy, and directly increase the income of the village collective economic organization; new projects and new industries generated during the revitalization and utilization of idle homesteads will further drive the development of supporting upstream and downstream industries and related service industries in the village or surrounding areas, and promote the revitalization of rural industries. According to statistics, from 2018 to the end of September 2021, Zhuji City, Zhejiang Province revitalized and utilized 78.47hm<sup>2</sup> of idle homestead, absorbed 1.38 billion yuan of social capital, and increased the collective income of the village by more than 65 million yuan [6]. According to another survey, the old and idle houses in Shatangwan Village, Xiangshan County, Zhejiang Province have been developed into high-end homestays. The village's rural tourism, health care and other industries have been well developed, and traditional fishing villages are becoming a tourism destination with rich formats. Village [3].

### 3. Existing Problems

Although my country has achieved good results in the revitalization and utilization of idle homesteads in recent years, there are still some problems in the revitalization and utilization of idle homesteads due to imperfect relevant systems and other reasons.

1) The number of idle homesteads that have been revitalized and utilized is insufficient and the scale is not large, and the problems of idle homesteads and construction occupation of cultivated land coexist. Since the pilot program of homestead reform and the implementation of the rural revitalization strategy in China, although many regions have carried out the revitalization and utilization of idle homesteads, the speed of revitalization and utilization of idle homesteads is relatively slow and the number is relatively small. At present, there are still a large number of idle homesteads in my country. According to the data of "Rural Green Paper: Analysis and Forecast of China's Rural Economic Situation (2018-2019)", the vacancy rate of rural homesteads in my country reached 10.7% in 2018, and the vacancy rate of houses in sample villages was as high as 71.5%. In addition, according to incomplete statistics, nearly 7.6 million hectares of vacant homesteads are abandoned in my country every year [8]. The large area of vacant homesteads indicates that the utilization rate of rural homesteads in my country is low, and these idle homesteads need to be revitalized and utilized urgently.

2) There is a problem of inefficiency in the use of idle homesteads. At present, there are few revitalization and utilization of idle homesteads in my country in the form of pieces, projects and plans. The revitalization and utilization of idle homesteads that have occurred generally lack scientific planning and overall planning, which leads to the fragmentation of the revitalization and utilization of idle homesteads. Prominent, low level of economical and intensive utilization, etc., directly reduce the comprehensive benefits of the revitalization and utilization of idle homesteads. According to the "Main Data Bulletin of the Third National Land Survey", the scale of village land in my country is still 22 million hectares, and there is still a general lack of overall planning for new homesteads in many areas, and the phenomenon of illegally occupying farmland to build homesteads frequently occurs. Many illegal land occupation and building activities will not only crowd out the land for rural construction and development, but also increase the difficulty of revitalizing and utilizing idle homesteads that may occur in the future. According to the data reported by the Ministry of Natural Resources, from July 2020 to August 2021, 20 provinces (autonomous regions) across the country reported 49 new typical cases of illegal occupation of cultivated land to build houses that were discovered by local governments [9], it is estimated that there are more cases of illegal housing construction at the grassroots level that have not been discovered.

3) The management mechanism for the revitalization and utilization of idle homesteads is not perfect, and the management is not in place. Due to the lack of a corresponding management mechanism, the revitalization and utilization of idle homesteads in my country is far from being standardized and institutionalized. It has the characteristics of strong subjectivity, individuality, and randomness. Problems such as unscientific methods, and even the expansion of cultivated land, land pollution, and damage to the regional ecological environment, reduce the efficiency of revitalizing and utilizing idle homesteads.

## 4. Method

### 4.1. Increase the Revitalization and Utilization of Idle Homesteads and Increase the Stock Supply of Rural Revitalization Land

With the advancement of my country's rural revitalization strategy, the demand for rural revitalization land will continue to increase. In order to broaden the source of rural revitalization land and better alleviate the contradiction between rural construction land and cultivated land protection, it is necessary to increase efforts in rural revitalization to promote idle homesteads Make use of it.

1) Clarify the basic information that can make use of idle homesteads. Give full play to the local government's initiative in promoting the revitalization and utilization of idle homesteads, actively organize relevant departments to regularly check and update information on the scale and location of homesteads that can be revitalized and utilized, and create necessary preconditions for the revitalization and utilization of idle homesteads. The formulation of relevant plans provides the necessary basic data.

2) Strengthen the sorting out of idle homesteads and improve the conditions for the revitalization and utilization of idle homesteads. The finishing of idle homesteads is a complex project, and the successful completion of this complex project requires the joint efforts of villagers, village collective economic organizations, government, project entities, investment entities and other relevant entities. ① Improve the subjective initiative of villagers and village collective economic organizations to organize idle homesteads through publicity and education. ② According to the planning at the upper level of the village, combined with the regional land use structure, consider the utilization method of the idle homestead after revitalization, sort out the idle homestead according to the utilization requirements, especially the requirements of industrial land, and avoid the utilization conditions and industrial development of the sorted

idle homestead. Ask for inconsistencies. ③ Reasonably build a mechanism for sharing funds for revitalizing and arranging idle homesteads, encourage villagers, village collective economic organizations, investors, governments and other entities to increase the input of funds for revitalizing idle homesteads. This kind of social capital participates in the sorting of idle homesteads and solves the problem of capital investment in the sorting of idle homesteads. ④ In the sorting of idle homesteads, focus on the construction and improvement of infrastructure conditions such as transportation facilities, roads, Internet, medical care, banking and telecommunications in the surrounding areas of idle homesteads, improve the conditions for revitalization and utilization of idle homesteads, and make idle homesteads suitable for more. The demand for project land will increase, so as to increase the number of idle homesteads and expand the scale of idle homesteads.

3) Build and use relevant information platforms to solve the problem of information asymmetry in the revitalization and utilization of idle homesteads, and increase the opportunities and quantity of revitalization and utilization of idle homesteads. ① Village collective economic organizations, villagers and other revitalizers can regularly publish information on homesteads available for revitalization through information platforms such as publicity boards, the Internet, WeChat public accounts, newspapers, and radio stations, so that idle homesteads can be revitalized and utilized by the main body. The supply of homesteads that can be used can be revitalized; the information service platform, business consulting platform, asset trading platform and other platforms built by the government can also be used to actively attract investment. ② The government, counterpart assistance departments, enterprises and institutions can release the demand information for the revitalization and utilization of idle homesteads, project investment information, the introduction plan of rural revitalization projects and other related information through the information release platform established by the government, and at the same time strive to unblock the village collective economic organization. The channels for revitalizing subjects such as revitalizers, villagers, etc. to obtain this information, so that they can timely discover projects that can be introduced by revitalizing idle homesteads, and reduce the search cost of revitalizing subjects.

4) Pay attention to the demonstration effect of successful cases of revitalizing and utilizing idle homesteads. Timely release and publicize successful examples of revitalizing idle homesteads to solve land use and land supply problems in rural revitalization, and use the power of models to enhance the confidence of idle homestead revitalization and utilization subjects, so that more land-use demand subjects in rural revitalization can be. By revitalizing idle homesteads to obtain land resources, while reducing the expansion of external sources of land for rural revitalization and development, the scale of revitalization and utilization of idle homesteads is expanded, and the stock supply of rural revitalization and development land is increased.

#### **4.2. Improve the Relevant Planning for the Revitalization and Utilization of Idle Homesteads**

Combined with the construction needs of "beautiful villages" in rural revitalization and the revitalization goal of "ecological livability", rural areas are encouraged to actively carry out necessary land use planning, to achieve "rural land use, planning first".

1) Accelerate the formulation of village land use plans in various regions. Guide villages in various regions, especially those with conditions, to speed up the preparation of detailed plans for village land use, and clarify the location and area of new homesteads, so as to reduce the illegal construction of homesteads, and improve the situation of scattered village construction and disorderly use and layout of homesteads. This will reduce the difficulty of revitalizing and utilizing idle homesteads that may occur in the future.

2) In the village land planning, the relevant information content about the revitalization and utilization of idle homesteads shall be compiled in detail. It is suggested that the renovation and

revitalization of idle homesteads should be incorporated into the village land use planning, and the specific content such as the location, quantity, and convertible uses of idle homesteads that can be revitalized and utilized should be clarified, so that the relevant information of the idle homesteads that can be revitalized and utilized is clearer. Optimize the overall layout and planning of idle homesteads in rural revitalization and development land.

3) According to the needs of industrial revitalization, formulate a special plan for the revitalization and utilization of idle homesteads. According to the number, location, scale and other information of the available homesteads, combined with the surrounding land use conditions of the idle homesteads and the demand for rural revitalization land, especially the demand for industrial land, a plan for the revitalization and utilization of idle homesteads in the form of pieces and projects is compiled. Focus on planning the scale of the revitalization and utilization of idle homesteads, supporting public facilities, and spare land after industrial development, so as to improve the overall planning of the revitalization and utilization of idle homesteads, and solve the sporadic, fragmented, chaotic space layout, and landscape shape of the revitalization and utilization of idle homesteads. To improve the efficiency of the revitalization and utilization of idle homesteads in rural revitalization.

#### **4.3. Strengthen the Management of the Utilization of Idle Homesteads and Promote the Revitalization and Utilization of Idle Homesteads**

Going to Standardization In view of the current imperfect management mechanism for the revitalization and utilization of idle homesteads, the following three measures should be taken to strengthen the management of the revitalization and utilization of idle homesteads.

1) Improve the relevant systems for the revitalization and utilization of idle homesteads. By formulating the operating procedures for the revitalization and utilization of idle homesteads, the conditions, uses, subject scope, revitalization methods, operating years, benefits compensation distribution methods, rights dispute resolution methods and revitalization procedures of idle homesteads are stipulated in detail, so that There are laws to follow in the revitalization and utilization of idle homesteads.

2) Guide the main body of idle homestead revitalization to scientifically select idle homestead revitalization and utilization projects. When revitalizing idle homesteads, the main body of revitalizing idle homesteads can scientifically select projects from the following four aspects, which can improve the efficiency of revitalizing and utilizing idle homesteads. ① Fully consider the scarcity of land resources, summarize and promote the advanced experience of reclaiming cultivated land from established homesteads, and combine the needs of cultivated land protection in my country. The goal of "strengthening agriculture" creates more cultivated land resources, and the main body of cultivated land reclamation can also obtain the benefits of cultivated land reclamation through the exchange of indicators. ② Fully consider the non-renewability of land resources, ensure that the introduced projects meet the environmental protection access standards, ensure the sustainable use of land resources, and maintain intergenerational equity in the use of land resources within the village collective economic organization. ③ Fully consider the industrial resource endowment, industrial foundation, industrial advantages, subsequent development conditions of the industry and supporting development of upstream and downstream industries in the village or surrounding areas, according to the needs of developing and strengthening the collective economy, combined with the direction of rural industry revitalization, first select competitive The industries and industries with competitive strength and development potential, and then strive to introduce projects that the project itself and the collective economy can develop and grow at the same time, so as to achieve a win-win situation for both parties to revitalize and utilize idle homesteads. ④ Fully consider the interests of the villagers, on the basis of respecting the wishes of the villagers, seize the strategic opportunity period for the country to promote rural

revitalization and development, select projects with stability, growth, and comprehensive benefits, so that the idle homestead can be revitalized and utilized for the villagers. It brings another long-term and stable guarantee, which can better play the positive effect of the revitalization and utilization of idle homesteads on the revitalization of farmers and rural areas. For example, projects that can bring greater improvements to rural public welfare, projects that allow villagers to obtain more stable rent or dividend income, and projects that can solve more employment for villagers are all projects that can be preferred.

3) Strengthen the supervision over the revitalization and utilization of idle homesteads. Build a tracking and monitoring system for the revitalization and utilization of idle homesteads, so that relevant subjects such as rural land management departments, village collective economic organizations, and villagers can keep abreast of information on the revitalization and utilization of idle homesteads, including the legality of land development and utilization, and land development and utilization. Intensity, project construction progress, protection status of land resources, land output level and other information, timely evaluate the effectiveness of the revitalization and utilization of idle homesteads, prevent the revitalized homesteads from being idle again, and improve the success of the revitalization and utilization of idle homesteads Rate.

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