

# Studying on the Functional Complexity of the House Site in Pidū District under the Background of “Three Rights Division”

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**Abstract.** This paper summarizes the practical experience of the reform of “Three Rights Division” in the house site of Pidū District. It finds that apart from giving full play to the most primitive residential function and security function, house site also has new complex functions such as assets, bearing of characteristic industries, innovative model, social stability, etc. The conclusion is that, with the gradual formation of the market of homestead circulation, its various complex functions will continue to evolve and increase. Pidū District has provided experience for other areas of China in choosing the path of homestead reform, but how to maximize the activation of rural homestead and the value of the houses built on it still needs long-term attention and active exploration.

## 1. Introduction

Since the founding of New China, China's homestead system has undergone major changes, such as the integration of ownership and usage rights, the separation of ownership and usage rights, and the reform of the "Three Rights Division". This process has always maintained a distinct Chinese locality and rooting. One of the most obvious characteristics of the system is that from the beginning of its establishment, the housing function and security function are regarded as its two main themes, which are mainly reflected in the free access to the right to use the homestead land, the specificity of the subject's identity, the fixity of the use and the restriction of the circulation mode. The new idea of “Three Rights Division” proposed in No. 1 of the Central Committee of 2018 is not only to redefine the functions of homestead through further decomposition of rights, but also to realize the transformation from traditional single function to multiple combined functions.

## 2. The Practice of the Reform of “Three Rights Division” in the House Site of Pidū District

Pidū District (formerly known as Pixian County) is located in the northwest of Chengdu City, Sichuan Province, and the hinterland of the western Sichuan Plain. It covers an area of 438 km<sup>2</sup> and has jurisdiction over 14 towns and 191 villages (communities). Since 2015, Pidū District has undertaken four national-level pilot tasks of land system reform, including the reform of rural collective operating construction land entering the market, the reform of land expropriation system, the reform of homestead land system and the reform of secondary market of construction land.<sup>[1]</sup> On the basis of investigating 76693.34 mu of homestead land in the whole region, the work of certification of rights has been promoted. 54540 mu of homestead land has been certified in the whole region, the rate of certification of rights is about 71%, the average area of households is 411 m<sup>2</sup>, and the per capita area is 137 m<sup>2</sup>.

In addition, the government of Pidū District has adopted a series of management regulations, such as "Interim Measures for the Management of the Transfer of Rural Housing and Homestead Land Use Right", "Guiding Opinions on the Pigmentary Use of Rural Homestead Land", "Interim Measures for Reclamation and Acceptance of Released Homestead Land" and "Implementation Measures for the Pilot Reform of the Right to Use of Homestead Land with Voluntary Pigmentary

Withdrawal" , in order to improve the enthusiasm of village collective economic organizations and release the potential functions and functions of rural homestead laid the institutional foundation.

With the increasingly remarkable results of the pilot reform, Pidū District quickly positioned itself as the strategic position of Chengdu's "Western Control" deployment, so that homestead as a kind of available resources into the process of modernization of Pidū District. Now, Pidū District has gradually formed four functional zones: electronic information industry functional zone, Sichuan cuisine industry functional zone, science and technology film and television industry functional zone, and Rural Revitalization industry demonstration zone. By the end of 2018, the region's GDP had reached 58.02 billion yuan, an increase of 7.8% over the previous year. Among them, the three industrial structures are 4.2:57.3:38.5, contributing 1.8%, 55.9% and 42.3% respectively to economic growth.

### **3. Analysis of the Functional Complexity of House Site in Pidū District**

The essence of land use is the land eco-economic system and its interaction process formed by the interaction of resources, ecology, economy and society. <sup>[2]</sup>As a product of land dependence, homestead is also a complex determined by natural, economic and social factors. Therefore, in the process of formation and development of the four functional zones in Pidū District, apart from playing the most primitive residential and security functions, homestead also has some new complex functions.

#### **3.1 Asset Function**

Before the pilot work, although peasant-related farmers in Pidū District owned homesteads, they could not use them for financing when they needed funds, and the awareness of "land is property" was weak. Therefore, most peasant households would not think that "homestead is also a usable asset" when they needed funds. <sup>[3]</sup> After the pilot project, the way of using the right to use homestead land in Pidū District has gradually been relaxed. There are three kinds of ways: lease, mortgage and transfer.

(1) Rental. The leasing period is 20 years, which is not limited by the location of the homestead.

(2) Mortgage. Mortgage guarantee period is also 20 years, the loan amount is 50% of the evaluation price. When farmers cannot repay, the village collective will take the place of farmers to repay, but the ownership of the homestead will be recovered.

(3) Transfer. The transfer scope is limited to the built rural residential area outside the urban planning area. The transferee is a member of the village group. When transferring the qualification right, the transferee should pay 1% of the income of the residential land to the village collective at one time (based on the base land price of the region) and the transferee should trade according to the housing transaction. 1% of the total price will pay the government an adjustment equivalent to the deed tax.

#### **3.2 Distinctive industries carrying function**

In the urban system, Pidū District plans to build a "1 + 6 + 180" three-level urban system, including one Pidū City, six Characteristic Towns and 180 rural settlements. Among them, six characteristic towns will be planned as follows: Ande Town will be built into Pixian Douban Sichuan Cuisine Town; Tuanjie Town is built as an innovative film and television culture town; Sandaoyan Town is built as a hydrophilic holiday town; Tangchang Town is built as a Tianfu Memory Literature and Art Tourism Town; Youai Town is built as an innovative rural tourism town; and Gucheng town is built as an ancient Shu Culture Town.

Unlike heavy industry, these characteristic towns involve and reflect the local humanistic landscape and characteristics, such as Xujiayuan, Yang Xiong Culture, Pixian bean paste, Film and Television Creation, etc. These humanistic landscape features need to be expressed with every local rural house as the actual carrier. Taking Youai Town as an example, through the reform of rural land system, the government of Pidū District has fully excavated the idle and available house site,

encouraged farmers to cooperate with agriculture, tourism and catering enterprises, integrated family resources to set up courtyard restaurants, and built star-rated rural hotels such as Xujiayuan, Liu's Manor and Zhuliwan. Nowadays, Youai Town has received more than 2 million tourists annually, and has become a model of rural tourism in China. It has been awarded "the birthplace of rural tourism in China", which fully reflects the bearing function of the characteristic industry of the residence base in Pidu District.

### **3.3 Innovative Model Function**

With the continuous profound changes in the economic and social environment, the degree of economic marketization and opening-up is constantly improving, the integration of urban and rural areas, and the continuous differentiation of farmers, the marketization of urban and rural factors has also put forward urgent requirements. Recognizing and accurately determining the value of homestead is the core content of exploring the reform of homestead system under the current ownership framework. <sup>[4]</sup> Pidu District has rich experience as one of the pilot areas of the "Three Rights Division" reform of homestead in China. For example, to organize the paid withdrawal of the right to the use of homestead land, to re-integration of scattered collective construction land in rural areas, to organize village collective construction land to enter the market, and to establish intermediary service agencies for homestead land use rights transaction. Therefore, at this stage and for a long time to come, the development of the reform of "Three Rights Division" in Pidu District will provide reference for other areas in China.

### **3.4 Social Stability Function**

With the increasing scale of capital entering Pidu District, the previous closed state of the countryside has been broken, which will gradually change the plight of farmers and agricultural resources flowing unidirectional into the city. In the future, the two-way flow pattern of resources between urban and rural areas will be fully opened. The government of Pidu District encourages farmers to participate in the construction of rural collective economy by converting their homestead into shares. For farmers themselves, it is a guarantee for farmers to leave the countryside and enter the city. Many peasants enter the city to live, but their work and income are not stable. To protect their economic income rights through the way of converting house site land into shares is a "stabilizer" for individuals and society. This way also provides a smooth and orderly way to promote urbanization in China.

## **4. Summary**

Although the rural land market is still in its infancy, it has grown spontaneously in recent years driven by marketization. Although our country still strictly restricts the circulation and trade of homestead in the system at present, as the market plays a decisive role in the allocation of resources, it is impossible for rural residential land to continue to dissociate from the tide of marketization. Conversely, the circulation market of residential land will gradually form, and its various complex functions will continue to evolve and increase. In addition, Pidu District has provided experience for other areas of China in choosing the reform path of house site, but we also need to rationally face its existing problems. For example, how to maximize the activation of rural residential land and the value of the houses built on it still needs long-term attention and active exploration.

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