



The Influence of Farmers' Perception of Interests and Fairness on their Willingness to Cooperate in the Exercise of Collective Ownership of Homestead

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Abstract. Collective homestead ownership is rooted in the important economic system of collective ownership, which is an important manifestation of public ownership of land in our country. In the process of the "three rights separation" reform of the homestead, the pilot areas are actively exploring the exercise mode of the collective ownership of the homestead. Farmers' willingness to cooperate will directly affect the implementation of policies and the exercise of rights. In order to ensure the realization of the reform goal of "three rights separation", it is necessary to study farmers' willingness to cooperate and its influencing factors and put forward practical and effective suggestions for the formulation of relevant policies. Therefore, this study takes Pidu District of Chengdu, a pilot area of homestead system reform, as the research area to analyze farmers' willingness to cooperate with the exercise of collective ownership of homestead. Based on the theory of perceived value and equity, and using the SEM structural equation model, this paper analyzes the influence mechanism of farmers' perception of interests and equity on their willingness to cooperate in the exercise of collective ownership of homestead. In addition, it provides scientific basis for the government to encourage farmers to cooperate with the exercise of collective ownership of homestead. The research draws the following conclusions: (1) Farmers with collective ownership of homestead have good willingness to cooperate on the whole, but there is room for further improvement. (2) Both perceived benefit and perceived justice have significant positive effects on farmers' willingness to cooperate with the exercise of collective homestead ownership, and perceived benefit plays a partial mediating role in the influence of perceived justice on the willingness to cooperate. (3) Farmers' perception of justice has a positive impact on their organizational trust, but because farmers' organizational trust is mainly based on the interpersonal and human relationship between farmers and village collective cadres, it has no significant impact on their willingness to cooperate with the exercise of collective homestead ownership. Based on the conclusions, the research puts forward three policy recommendations: (1) Fully respect the will of farmers and exercise the collective ownership of homestead prudently and steadily. (2) Establish a sound benefit sharing mechanism to improve farmers' perception of benefits in the exercise of collective ownership of homestead. (3) Guarantee the open and fair exercise of rights and improve farmers' perception of equity in the exercise of collective ownership of homestead.

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1 Introduction

The No. 1 Document of the Central Committee in 2018 clearly proposed to explore the reform of the "separation of three rights" of homestead, but also implemented the collective ownership as one of the important contents of the reform of the homestead system, which shows the importance of collective ownership of homestead. In fact, for a long time, due to the incomplete power and the imperfect legal system, the collective ownership of homestead has not been effectively exercised, and the collective interests have not been effectively realized and safeguarded. Problems such as chaotic use, serious idling, extensive disorder, illegal and disorderly construction, multiple houses for one family are common. Farmers' waste of the right to use and the resources of the homestead actually causes "invisible damage" to the interests of the owners. It can be seen that in order to solve the problem of idle house land and chaotic use, it is urgent to implement collective ownership, so that collective economic organizations, as the subject of right exercise, can effectively plan, distribute and manage the house land. In addition, China has introduced a series of supporting policies in recent years, combining with the reform of the rural homestead system, to actively promote the utilization of idle rural homestead and boost the rural revitalization strategy. In this process, it also needs the promotion of rural collective economic organizations and the support of rural collective economy [1]. Therefore, in the pilot process of the homestead system reform, from the perspective of the improvement of the collective ownership right, the exercise mode of the collective ownership of the homestead has been effectively explored in each pilot area. At the end of 2022, the Ministry of Agriculture and Rural Affairs issued the Interim Measures for the Management of Rural Residential Land (Draft for Comments), which made new specific provisions on the exercise of collective ownership in the aspects of planning, examination and approval, circulation, withdrawal, recovery, supervision and management of residential land, indicating that the implementation and exercise of collective ownership will soon be supported at the policy and institutional level.

However, under the background of long-term "vacuity" of homestead ownership, farmers have a high degree of autonomy in the use of homestead after distribution, leading to a strong sense of private ownership of homestead, and the cognition of homestead ownership is generally contrary to the law [2,3]. Homestead after distribution is often regarded as private property by farmers. Therefore, in the face of the exercise of collective ownership of homestead, Farmers will inevitably have different degrees of resistance to the village collective's supervision, management and even recovery of the homestead, which will hinder the normal exercise of rights. Therefore, the implementation of collective ownership of homestead should not only be carried out from the aspect of system construction, but also need to pay attention to the subjective will of farmers in the change of external environment [4]. If the compulsory exercise of rights goes against the basic principle of "adhering to the dominant position of farmers and

fully respecting the will of farmers", it will only lead to the deepening of the contradiction between the collective and farmers.

At present, the researches of farmers' will on the reform of the homestead system mainly focus on the circulation of homestead and homestead withdrawal, and specifically study the influence of different factors on their will [5,6,7]. However, in fact, the exercise of collective ownership still faces the problem of farmers' willingness to cooperate, such as the "disease of collective residence" caused by the failure to scientifically guide the collective residence according to the production and living needs of farmers, and the "dispute over being upstairs" caused by forcing farmers to "go upstairs" through administrative power, which will lead to the masses' resistance to the exercise of collective ownership and even lead to social conflicts. And cause obstacles to the exercise of rights [8]. The low willingness of farmers to cooperate with the reform is one of the obstacles to promote the reform of the homestead system due to the low actual benefits of farmers [9]. It can be seen that farmers' willingness to cooperate in the exercise of collective ownership of homestead directly affects the effect of exercising rights, while farmers' willingness to cooperate mainly comes from the influence of income and other factors [10], because as rational economic men, farmers will definitely measure the exercise of collective ownership of homestead based on the gains and losses of individual rights and interests, and thus form different attitudes and willingness to cooperate. Therefore, this paper studies the collective ownership of homestead from the perspective of farmers' willingness to cooperate, introduces the theory of perceived value and perceived justice, and empirically-analyzes the effects of perceived benefits and perceived justice on farmers' willingness to cooperate in the exercise of homestead ownership through structural equation model (SEM). In order to put forward practical and effective suggestions for the government to encourage farmers to cooperate with the exercise of collective ownership of homestead.

2 Theoretical model and scale design

2.1 Theoretical Model

Benefit perception in the field of product marketing refers to consumers' perception and subjective evaluation of actual benefits brought by products and services, which will affect consumers' purchase intention and behavior [11]. Specifically applied to the exercise process of collective ownership of homestead, farmers' perception of benefits refers to their perception and subjective evaluation of all shared interests and benefits brought by collective exercise of rights [12]. For example, through effective management and distribution of collective housing land, the collective enables farmers to obtain the interests of the right to use collective land for housing land, the collective benefits from using idle housing land to build rural public service facilities, and the collective economic benefits from the distribution of income from the development and management of idle housing land to farmers. As rational economic man, farmers will also measure the exercise result of collective ownership of homestead based on the gain or loss of

individual interests and choose whether to accept and cooperate according to the judgment of whether it is beneficial to them. Therefore, farmers' perception of interests will affect farmers' willingness to cooperate with the exercise of homestead ownership.

The equity theory was originally used to study the rationality of wage and reward distribution and the influence of fairness on employees' work enthusiasm. The theory proposed that employees' sense of unfair distribution of reward would cause them to have negative emotions, which would further affect their work motivation and behavior, and even cause employees to leave the field in severe cases. Applied to the exercise process of collective ownership of homestead, the perception of equity is the subjective judgment on whether the collective's planning, distribution, use, recovery, management and distribution of value-added income of homestead are fair enough. If farmers have a sense of injustice during the exercise of collective ownership of homestead, it will also lead to their dissatisfaction with the operation of rights, and then affect their willingness to cooperate with the exercise of rights.

It is worth noting that with the deepening of related researches on equity theory, the academic circle gradually attaches importance to the relationship between perceived benefit and perceived fairness. Existing researches at home and abroad generally believe that perceived justice will have a positive impact on perceived benefit [13,14]. In terms of specific influence paths, the existing studies believe that price justice, service justice and information justice are all influencing factors of customers' perception of benefit [15,16,17]. For the exercise of collective ownership of homestead, fairness in the exercise of rights will also affect farmers' judgment of their own interests -perception. If the village collective is unfair in the management of homestead, payment of relevant compensation and fee collection, or forced exercise of rights does not respect farmers' wishes. To a certain extent, it will reduce farmers' perception of their own interests in cooperating with village collectives in exercising rights. In addition, due to the limited channels for farmers to obtain information, if the village collective fails to effectively publicize the distribution, utilization and benefits of the village collective on the homestead land, so that villagers cannot get enough information, it will cause the villagers' negative perception of fairness, and then affect their perception of interests.

In addition, Coleman suggests that improved norms and value sharing within the community can help build internal trust, which helps subordinate individual interests to collective interests [18]. In other words, perceived justice will affect internal trust in organizations through distributive justice, outcome justice and other aspects [19,20], and the degree of trust of organization members will affect their attitudes and behaviors [21]. For the exercise of collective homestead ownership, as the subject of exercising rights, the fairness of collective economic organizations or village committees in the exercise of rights will also affect the degree of trust of farmers, and thus affect the willingness of farmers to cooperate with the exercise of rights. It can be seen that the perception of equity not only has a direct impact on farmers' willingness to cooperate in the exercise of collective ownership, but also indirectly affects farmers' willingness to cooperate in the exercise of collective ownership of homestead by influencing their trust in the village collective organization.

Based on the above analysis, this study introduced organizational trust as an intermediary variable on the basis of the two variables of perceived equity and perceived

interest and built a farmer's willingness to cooperate model for the exercise of homestead ownership (Fig. 1). The model indicated that farmers' perceived interest and perceived equity in the exercise of collective ownership of homestead would directly affect farmers' willingness to cooperate with the exercise of rights. At the same time, the perception of equity can indirectly affect farmers' willingness to cooperate with the exercise of rights through the influence of farmers' perception of interests and organizational trust. Therefore, the 7 research hypotheses of this paper are formed (as shown in Table 1).

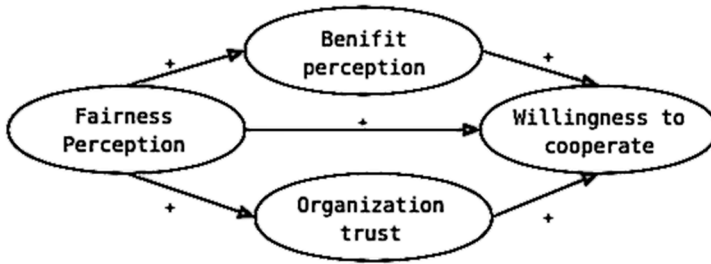


Fig. 1. Model of farmers' willingness to cooperate in the exercise of homestead ownership

Table 1. Research hypothesis

Hypothesis items	Content	Directions
H1	Farmers' perceived interests have a positive impact on their willingness to cooperate with homestead ownership exercise	+
H2	Farmers' perception of equity has a positive impact on their willingness to cooperate with homestead ownership exercise	+
H3	Farmers' perception of equity has a positive impact on their farmers' perception of benefits	+
H4	Farmers' perceived interests play a mediating role in the influence of farmers' perceived equity on their willingness to cooperate with homestead ownership exercise	+
H5	Farmers' perception of fairness has a positive effect on their organizational trust	+
H6	Farmer organization trust has a positive effect on their willingness to cooperate with homestead ownership exercise	+
H7	Organizational trust plays an intermediary role in the influence of farmers' perceived equity on their willingness to cooperate with homestead ownership	+

2.2 Scale Design

The exercise of collective ownership of homestead is realized through the specific way of exercise, and farmers' willingness to cooperate is also based on the specific way of exercise. Therefore, this study first analyzes the specific way of exercise of homestead ownership. The specific function or realization way of the right in law and theory is summarized as power and ability. According to the provisions of Article 240 of the Civil Code and other laws and combined with the current mainstream viewpoints of the academic circle, this study believes that the specific ways of exercising the collective ownership of homestead can also be analyzed from the four dimensions of possession, use, income and disposal power. As the current homestead system reform is still in the pilot stage, for the implementation of the important reform content of collective ownership, different pilot areas have different exploration on the specific exercise of rights. Therefore, based on the Interim Measures on the Management of Rural Homestead drafted by the Ministry of Agriculture and Rural Affairs in 2022 (hereinafter referred to as the Draft for Comments) and relevant policy documents of the pilot areas, this study sorted out the ways of exercising collective homestead ownership. Furthermore, 11 observation variables of farmers' willingness to cooperate in the exercise of homestead ownership are set up.

In view of different situations, the dimensions of benefit perception are also different [22,23,24]. Referring to the existing research results and the theme of this study, this study divides the perception of benefit of farmers in the exercise of homestead ownership into two dimensions, namely economic benefits and social benefits, and specifically sets up six observation variables. Based on the dimension division of the existing research on the perception of equity [25,26,27], this study sets 7 observation variables from the four dimensions of distributive equity, procedural equity, interpersonal equity and information equity to represent farmers' perception of equity in the exercise of homestead ownership. At the same time, from the two dimensions of competence trust and emotional trust, two observational variables were set to characterize the organizational trust of rural villages in the process of homestead ownership exercise. Therefore, the design of research indicators is shown in Table 2.

Table 2. Measurement indexes and assignment methods of variables

Latent variables	Variable dimensions	Observed variables	Assignment instructions
Will-ingne-ss	Right of possession	Y1: Whether the newly built and expanded farm houses are willing to cooperate with the village collective homestead application allocation Y2: Is the site selection of homestead willing to cooperate with the village planning arrangement of the village collective	Very reluctant =1; More reluctant =2; General =3; More willing =4; Very willing =5

		Y3: Whether you are willing to apply to the village collective and get approval before transferring or operating the homestead	
		Y4: Whether you are willing to cooperate with the village collective to stop the disposal of illegal use of homestead	
		Y5: If there is idle house land, is it willing to cooperate with the village collective to voluntarily withdraw with compensation	
	Right of disposition	Y6: Is it willing to cooperate with the village collective to take back the homestead with compensation due to public construction	
		Y7: Is it willing to cooperate with village collectives to recover idle or illegal homestead free of charge	
	Right of use	Y8: Is it willing to cooperate with the village collective in the development and utilization of surplus unallocated housing land	
		Y9: Whether the village collective is willing to obtain the value-added income of surplus undistributed homestead	
	Right to profit	Y10: Whether we are willing to pay paid royalties to the village collective for the independent transfer and management of the homestead	
		Y11: Whether you are willing to pay fees for the transfer of homestead services provided by the village collective	
		X11: Village collective distribution of value-added income of homestead increases farmers' income	
	Economic benefits	X12: The village collective's allocation of homestead land guarantees family life	Strongly disagree =1; More disagree =2; General =3;
Benefit perception		X13: Village collective homestead planning and management improves rural living environment	Comparative agreement =4; Strongly agree =5
	Social benefits	X14: The village collective makes use of idle housing land to optimize rural public facilities and services	

Perception of equity	Distributive equity	X15: Village collective development and management of idle house land promoted the development of rural industry	
		X16: Village collective development and management of idle housing land increased employment opportunities	
		X21: Village collective distribution of homestead is fair and reasonable	
	Procedural fairness	X22: The village collective distributes the value-added income of the homestead in a fair and reasonable way	
		X23: Democratic and fair decision-making mechanism of village collective for homestead	
	Interpersonal equity	X24: The management, disposal and recovery of village collective housing land will not be treated differently	
		X25: Village collective housing land charging paid use fee and exit compensation fair	
Information equity	X26: Village collective will respect farmers' wishes when promoting homesteading related work		
	X27: Village collective to the distribution of housing land, utilization, income information to the villagers		
	X31: Level of trust in the village collective has the ability to manage and develop the homestead, develop the collective economy, and serve the collective members		
Organization trust	Competence trust		Very distrustful =1; More distrustful =2; General =3; Comparative trust =4; Very trust =5
	Emotional trust	X32: Level of trust in the village collective	

3 Data sources and checks

3.1 Data sources and sample characteristics

The data in this paper were collected from a random questionnaire survey of farmers in Pidun District, Chengdu City from January to February 2023, mainly in the form of interviews and questions. As the pilot area of two rounds of homestead reform system,

Chengdu City of Sichuan Province has a long time of reform exploration, rich exploration results, and relatively significant practical results, which has a certain typicality. However, due to the differences in the degree of collective economic development, active utilization of homestead and collective exercise of collective ownership of homestead in different villages, farmers in different villages may have differences in their perception of interests, perception of fairness and willingness to cooperate in the exercise of collective ownership of homestead. Therefore, in order to ensure the scientific validity of the research, this research focuses on covering villages with different levels of collective economic development and active use of homestead in the selection of research areas based on the research group's previous research. On this basis, questionnaires were conducted in 9 villages. The total of 320 questionnaires were distributed, and 303 valid questionnaires were collected, with an effective sample rate of 95%.

The sample characteristics of individual surveyed farmers in the research area are shown in Table 3. Among them, the proportion of male and female is basically equal, and most of them are over 50 years old. The reason is that most of the young laborers under 40 years old are working or studying outside. In addition, most of the surveyed farmers are ordinary farmers, and the elderly in most families still need to rely on the homestead for retirement. The basic characteristics of farmers meet the research requirements, and the research samples are representative to a certain extent.

Table 3. Characteristics of individual sample of surveyed farmers

Variables	category	Frequency	percentage (%)
gender	female	141	46.535
	male	162	53.465
Age	Under 40 years old	43	14.191
	Ages 40 to 50	62	20.462
	50 to 60 years old	122	40.264
	Age 60 or older	76	25.083
Education level	Elementary school and below	145	47.855
	Junior high	31	10.231
	Technical secondary school or high school	90	29.703
	College degree and above	37	12.211
Party members or village cadres	no	288	95.050
	is	15	4.950
Urban housing Purchases	no	212	69.967
	is	91	30.033
Share of household non-farm income	Under 20 percent	42	13.861
	20% to 50%	102	33.663
	50% to 80%	83	27.393
Family elders rely on homesteads for retirement	More than 80%	76	25.083
	no	46	15.182
	is	257	84.818

3.2 Test of data reliability and validity

The purpose of testing the reliability and validity of the questionnaire is to ensure the reliability and validity of the questionnaire data, so it is also the premise and basis for the follow-up analysis of the data. The reliability and validity test results of the questionnaire data in this paper are shown in Table 4. The reliability test values are all greater than the standard value of 0.6, the KMO values of the validity test are all greater than 0.8, and the adjoint probabilities of the Bartlett sphere test are all less than 0.01, indicating that the model data have good reliability and validity.

Table 4. Reliability and validity test table of variables

Variable name	Reliability check		Validity test	
	Cronbach's α	KMO	Bartlett sphericity test	
Willingness to fit	0.822	0.889	0.000	
Benefit perception	0.843		0.000	
Fairness perception	0.891	0.929	0.000	
Organizational trust	0.666		0.000	

4 Empirical results and analysis

4.1 Result analysis of farmers' overall willingness to cooperate

Since there are many indicators involved in the willingness of farmers to cooperate with the exercise of collective ownership of homestead, this paper calculates the overall willingness of farmers to cooperate with the entropy method. The final results are shown in Table 5.

Table 5. Descriptive statistical results of farmers' overall willingness to cooperate

Index name	Minimum	Maximum	Average	The standard deviation
Farmers in general willingness to cooperate	1.554	4.642	3.01	0.675

In order to facilitate the application of the results to the subsequent analysis of structural equation models, we further classify the overall intention values and assign corresponding scores to each level. As the minimum value of the actual result was 1.554, the grades between 0 and 1 were deleted. Therefore, this paper divided farmers' overall willingness to cooperate into four grades: poor, average, good and excellent. Among them, farmers' overall willingness to cooperate between 1 and 2 belonged to the poor grade and assigned a value of 1. The value between 2 and 3 is the general grade, and the value is 2; Being between 3 and 4 is a good grade, assigning a value of 3; Being

between 4 and 5 is excellent, with a value of 4. After reassigning, the frequency of farmers' overall willingness to cooperate is analyzed. As shown in Table 6, farmers' overall willingness to cooperate is mainly distributed in two levels: average and good. Therefore, farmers who exercise collective ownership of homestead have better willingness to cooperate, but there is still room for further improvement.

Table 6. Frequency analysis results of farmers' overall willingness to cooperate

Index name	Sample size	Poor	General	Good	Excellent
Farmers' overall willingness to cooperate	Frequency	17	138	121	27
	Percentage (%)	5.61	45.54	39.93	8.91

4.2 Result analysis and hypothesis testing of structural equation model

The prerequisite for using structural equation model for analysis is that the constructed model passes the pseudo-fit fit test. The test results after AMOS 23.0 operation are shown in Table 7, and all indexes meet the judgment criteria.

Table 7. Results of pseudo-fit fit of the model

Common indexes	χ^2/df	GFI	RMSEA	NFI	CFI	IFI	PGFI	PNFI
Judging criteria	< 3	> 0.9	< 0.10	> 0.9	> 0.9	> 0.9	> 0.5	> 0.5
Running result	2.27	0.917	0.065	0.917	0.951	0.952	0.764	0.675
Result judgment	Better	better	better	better	better	better	better	better

On this basis, according to AMOS 23.0 operation results, the path hypothesis of farmers' willingness to cooperate model for collective homestead ownership exercise is verified. The results of structural equation model and standardized parameters are shown in Figure 2. The estimated results of path coefficients and the results of significance test are shown in Table 8. Among them, in the exercise of collective homestead ownership, the standardized path coefficients among farmers' perception of interests, perception of equity, and willingness to cooperate are 0.344 and 0.336, respectively, all of which pass the test at the significance level of 1%, indicating that farmers' perception of interests and perception of equity have a significant positive impact on their willingness to cooperate, and hypothesis H1 and H2 are confirmed. In the intermediary model, the path coefficients of fairness perception on benefit perception and organizational trust are 0.617 and 0.720, respectively, and pass the test at the significance level of 1%,

so the hypotheses H3 and H5 are confirmed. However, the relationship between farmers' organizational trust and willingness to cooperate in the exercise of collective ownership of homestead failed to pass the significance test, so hypothesis H6 and H7 could not be verified. On this basis, the Bootstrap method is further used to analyze the mediating effect of farmers' perceived interests on their willingness to cooperate with the exercise of homestead ownership based on hypothesis H4. The specific results are shown in Table 9. Under the two tests, the point estimates of the effect path all passed the significance test ($p < 0.001$). Therefore, the intermediary model of "fairness perception → benefit perception → willingness to cooperate" was a partial intermediary effect, with an indirect effect of 0.409, a direct effect of 0.549 and a total effect of 0.958. Therefore, hypothesis H4 is confirmed.

Table 8. Path coefficient estimation results

Path	Estimate	S.E.	C.R.	P
Benefit perception → willingness to cooperate	0.344	0.069	4.978	***
Perception of fairness → willingness to cooperate	0.336	0.064	5.275	***
Perception of fairness → perception of benefit	0.617	0.058	10.647	***
Perception of fairness → Organizational trust	0.720	0.059	12.205	***
Organizational trust → willingness to cooperate	0.053	0.05	1.059	0.29

Note: *, **, and *** represent significant levels of 10%, 5%, and 1% respectively

Table 9. Results of Bootstrap analysis of the mediation effect model

Effect	Effect path	Estimate	Bias-corrected percentile test			
			Lower	Upper	Lower	Upper
Indirect effects	Fairness perception → benefit perception → willingness to cooperate	0.409 ***	0.237	0.611	0.220	0.597
Direct effect	Perceived fairness → willingness to cooperate	0.549 ***	0.322	0.751	0.326	0.759
Total effect	Perceived fairness → willingness to cooperate	0.958 ***	0.915	0.986	0.984	0.911

Note: *** indicates a significance level of $P < 0.001$

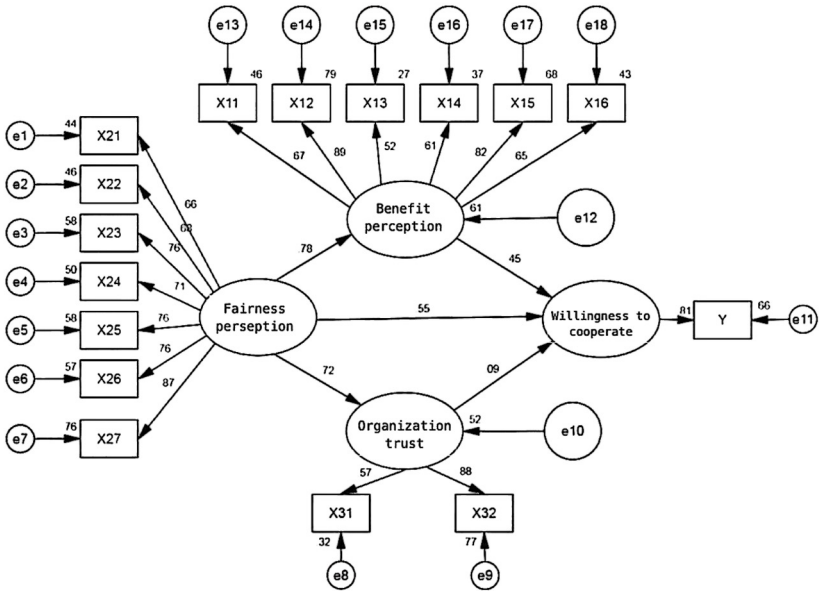


Fig. 2. Path coefficients of the structural equation model of farmers' willingness to cooperate with homestead ownership exercise

5 Conclusions and suggestions

5.1 Research Conclusions

Based on the latest policy requirements of the state and pilot areas, this study established an index system of farmers' willingness to cooperate in the exercise of homestead ownership based on 303 effective sample farmers from 9 villages in 5 towns (subdistricts) of Pidou District, Chengdu, and analyzed farmers' willingness to cooperate in the exercise of collective ownership of homestead. Furthermore, based on the theory of perceived value and equity, a model of farmers' willingness to cooperate in the exercise of collective ownership of homestead was constructed. The influence mechanism of farmers' perception of equity and interest on their willingness to cooperate in the exercise of collective ownership of homestead was analyzed by SEM structural equation model body, and the following conclusions were obtained:

(1) Farmers' willingness to cooperate in the exercise of collective ownership of homestead is generally good, but there is still room for further improvement. This paper argues that this result reflects that with the progress of pilot homestead system reform and active utilization of idle homestead, the effect of reform has gradually become prominent, and farmers' consciousness and behavioral intention have changed. However, the surveyed farmers still have a strong dependence on the homestead for their current family livelihood and pension, and also have certain requirements for the loca-

tion of the homestead. Besides, as rational economic men, farmers pursue the maximization of their own economic interests. Therefore, they are less willing to cooperate in such aspects as voluntary paid withdrawal of homestead, location following village planning, collective free recovery of homestead and payment of paid use of homestead.

(2) Both the perception of benefit and the perception of justice have significant positive effects on farmers' willingness to cooperate with the exercise of collective ownership of homestead, and farmers' perception of benefit plays a partial mediating role in the influence of farmers' perception of justice on their willingness to cooperate with the exercise of homestead ownership. It can be seen that in the exercise of collective ownership of homestead, as rational brokers, the better perception farmers have of benefits such as the improvement of their income, the optimization of rural living environment and public facilities, the development of rural industries and the increase of employment opportunities, the higher the willingness to cooperate with the exercise of rights. The better the farmers' perception of equity in the distribution of the right to use the homestead, the distribution of value-added income, the decision-making related to homestead, the village collective's management, disposal and recovery of the homestead, as well as the respect degree of the exercise of rights to farmers' wishes and the disclosure degree of relevant information, the higher the willingness to cooperate with the exercise of rights. And the better the farmers' perception of interests, and further indirectly improve their willingness to cooperate.

(3) Farmers' perception of equity has a positive impact on their organizational trust, but farmers' organizational trust in village collectives has no significant impact on their willingness to cooperate with the exercise of collective ownership of homestead. Therefore, organizational trust does not play an intermediary role in the influence of perceived equity on farmers' willingness to cooperate. The paper holds that the main reason lies in the influence of the clan relationship and acquaintance society in the rural areas of our country, and the trust level of village collective is mainly affected by interpersonal relationship and human relationship. However, the exercise of collective ownership of the homestead effectively affects the interests of each farmer, so the willingness to cooperate in the exercise of rights is more affected by the perception of practical interests and equity, but the correlation with farmers' emotional trust in the village collective is relatively weak. This result also shows from the side that in order to improve farmers' willingness to cooperate with the exercise of rights in the exercise of collective ownership of homestead, if the village collective only starts from the interpersonal relationship with villagers and relies on the human relationship to mobilize, the effect is little. It is necessary to effectively improve the actual interests and welfare brought to farmers in the exercise of rights and strengthen the fairness in the exercise of rights. Only in this way can farmers' willingness to cooperate be effectively improved.

6 Policy Suggestions

(1) Fully respect the will of farmers and exercise the collective ownership of homesteads prudently and steadily

In the process of exercising the collective ownership of homestead, the willingness of farmers to cooperate should be fully respected, focusing on the willingness of farmers to recover idle or illegal homestead free of charge, to follow the location of the homestead according to the village planning, to pay paid user fees of the homestead to the village, to voluntarily withdraw from idle homestead with compensation, and to recover the homestead with compensation for public construction. The legitimate rights and interests of farmers should be protected, the recovery of idle or illegal homestead should be prudently and steadily promoted, and the compulsory exercise of rights against the will of farmers should be avoided. At the same time, it is necessary to establish a sound mechanism for democratic management of homesteads, ensure that villagers can effectively participate in the operation and management of homesteads, and effectively express their wishes and appeals in the process of formulating village planning, standards for the collection of compensatory fees for homesteads, and compensation standards.

(2) Establish a sound benefit sharing mechanism to improve farmers' perception of interests in the exercise of collective ownership of homestead

In the exercise process of collective ownership of homestead, attention should be paid to farmers' interests. Through an effective benefit sharing mechanism, the interest connection between farmers and village collectives should be established, so as to improve farmers' perception of interests and enhance their willingness to cooperate with the exercise of rights. On the one hand, the collective gives full play to its own advantages, makes up for the restrictions of farmers' ideas, technology, market, capital and other aspects, and improves the asset value of the homestead and realizes the benefit maximization through the collective integration of resources and assets. For example, by planning and sorting out scattered idle homestead, and optimizing supporting infrastructure, the collective improves its value realization ability, promotes the development of rural industries, and focuses on the drive of industrial development to local employment opportunities. In the process of farmers' spontaneous transfer of the right to use, the collective can support farmers to participate in the transfer of homestead by providing relevant services and charging certain fees based on the lack of farmers' risk control ability and market transaction knowledge and ability, so as to build a mutually beneficial and win-win income system. On the other hand, a reasonable and efficient income distribution mechanism of homestead should be established to break the wrong idea that collective homestead recycling is grabbing farmers' interests, and the interests between the village collective and its members should be balanced. The collective should give full play to the role of negotiation and coordination, and also ensure the participation and discourse power of the collective members in the circulation and income distribution. Formulate a reasonable distribution mechanism of value-added income of homestead according to farmers' wishes, effectively improve farmers' economic income, at the same time clarify the proportion of collective income in circulation income distribution, and also ensure that part of collective income is mainly used for public affairs and the increase of members' welfare.

(3) Guarantee the open and fair exercise of rights, improve farmers' perception of equity in the exercise of collective ownership of homestead

In the exercise process of collective ownership of homestead, attention should be paid to improving farmers' perception of fairness, so as to enhance their willingness to cooperate with the exercise of rights. First, pay attention to the equity of distribution, which mainly involves the equity of the village collective in the distribution of the right to use the homestead and the value-added income of idle homestead, clearly specify the distribution criteria, and carry out the distribution uniformly, which shall not vary from person to person. Second, pay attention to procedural fairness. On the one hand, optimize the democratic mechanism of homestead-related decision-making, so that collective members can fairly participate in homestead-related decision-making and express their own will. On the other hand, the village collective should also follow the principle of fairness in the management, disposal and recovery of the homestead, as well as the collection of paid use fees and withdrawal compensation. Third, pay attention to interpersonal equity, that is, the village collective fully respects the will of farmers in the process of exercising the collective ownership of the homestead, and does not forcibly exercise rights. The fourth is to pay attention to information equity, the village collective should publicize the distribution, utilization and income of the homestead to the villagers, and do not conceal it.

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