

Review of Homestead Research: Knowledge Graph Analysis Based on CSSCI Publication Source Papers

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Abstract: Analyze homestead research papers, sort out homestead research context, explore path to homestead system reform, and point out the future development trend of homestead system reform. Methods: Use quantitative analysis, visual analysis, etc. to analyze the journal distribution, researchers, research institutions, citations and keywords of the homestead research of CSSCI publication sources in the China Academic Journal Network Publishing Database (CNKI), then conclude the law therein. Results: The homestead system reform process coincides with the introduction of national policies. With the implementation of strategies such as urban-rural integration and rural revitalization, the homestead system reform will surely be further deepened. Conclusions: In the future, research on issues in the field of homesteads can follow the research paradigm of "theory deepening-practice refinement-system perfection". On the basis of identifying the homestead ownership, it is possible to discuss the homestead use right and residence right of rural residents, refine the typical model for activating homestead utilization, and then complete and perfect the homestead management and utilization system nationwide.

1. Introduction

The rural land system relates to the resolution of issues in "agriculture, rural areas, farmers" and rural economic and social development, while homestead concerns the vital interests of rural residents, which is one of the key and difficult points in the land system reform. The current homestead system has gradually developed and evolved over the past 70 years since the founding of the People's Republic of China. It has formed its unique characteristics following historical and social changes. Although homestead means welfare distributed to rural residents for free, it only enables the right to use the homestead, but there is no ownership for rural residents. In principle, there is "one residential base for one household", and the area must not exceed the limit standard. With the development of the times, the structure of urban and rural areas is in constant adjustment, and the economic system is constantly changing. Faced with the increasing demands of society and people for material and spiritual civilization, the homestead system has revealed some drawbacks, resulting in waste of resources and intensified conflicts between people and land.

To optimize the allocation of land resources and solve rural land management issues such as

homestead, the state has issued a series of policy documents, which have achieved considerable institutional effects, attracting the attention of numerous scholars and contributing to a series of research results. The *Land Administration Law of the People's Republic of China* was revised in August 2019, and the *Civil Code of the People's Republic of China* was promulgated in May 2020 to further strengthen and regulate the rural villagers' rights to use homesteads, which means great significance for deepening the rural land system reform, and will certainly set off a new wave of research on the issue of homestead.

At this time, sorting out domestic academic research on homesteads, such as rural land ownership, homestead use rights, homestead utilization and homestead system reform, will help us deeply understand and grasp the rural land system reform, thus facilitating implementation of national strategies of new rural construction and rural rejuvenation, etc.

In view of this, based on the research results of the academic community, this paper takes Cite Space visual citation analysis software to perform map co-occurrence and hotspot analysis on the research papers about homestead issues in CSSCI source journals, understand the homestead research trends, grasp the ongoing rural land reform and its development direction, with a view to providing a reference for further deepening the homestead reform research.

2. Data Source

Regarding the research on the issue of homestead, since the introduction of the *Land Management Law (Amendment)* in 1999, domestic academic circles have paid continuous attention to it. From 1999 to 2008, there are more than 788 papers published in the CNKI database with the title "Homestead", with an average of about 80 papers per year; there are 40 papers published in CSSCI database, and theoretical research in this field has experienced steady growth over the past 10 years. In 2008, the Chinese government pointed out: "It is necessary to improve the rural homestead system, strictly manage the homestead, and protect the farmers' usufructuary rights for homestead in accordance with the law." Subsequently, the number of documents related to homestead reform research exploded. According to CNKI database, in 2009, the number of papers published under the title "Homestead" was 285, which has remained at an annual number of about 400 thereafter, reflecting Chinese scholars' concern on the hotspot of homestead system reform.

This paper takes CSSCI in the CNKI as the paper source. On July 26, 2020, under search method of "Title=Homestead", choice of "Chinese and English expansion", time span of "Unlimited" — "Unlimited", matching of "exact", a total of 735 pieces of data were collected, and irrelevant information such as book publications and special discussions were deleted to obtain a total of 733 pieces of valid document data. Where, 2 papers were retrieved before 2004, 690 papers were retrieved from 2005-2019, and 41 papers were retrieved from January to July 2020. Then, based on CNKI database data, methods like quantitative analysis are taken to sort out the characteristics of 733 sample papers in the CSSCI database, and data is used to illustrate growth law in scholars' homestead research papers, distribution of literature topics, and paper citations; methods like qualitative analysis are used to study the "parts" of the literature, analyze the homestead research themes, and sort out the context and core content of homestead research.

3. Visual Analysis of Homestead Research Paper

On the basis of overall data analysis, we analyze the journal distribution, research subjects, citations and research keywords of 733 research papers from CSSCI publication sources.

3.1 Overall Data Analysis

In the CNKI database, retrospective data shows that the first paper with the title "Homestead" appeared in 1955, and the first document with the title "Homestead" appeared in the CSSCI database of CNKI in 2001. Figure 1 reveals that CNKI database presents basically the same change trend in annual number of publications as the CSSCI database. Before 1992, the CNKI database included 98 homestead research papers, with an average of less than 3 papers per year, indicating that homestead research was at the preliminary stage of discussion. Subsequently, the number of homestead research papers continually grew. In 2005, the paper under the title "Homestead" appeared again in the CSSCI database. Since then, homestead research paper of CSSCI publication source has continued to grow in number without interruption. The homestead research papers included in the CNKI database also grow rapidly in number, ushering in a continuous upsurge in research on homestead related issues.

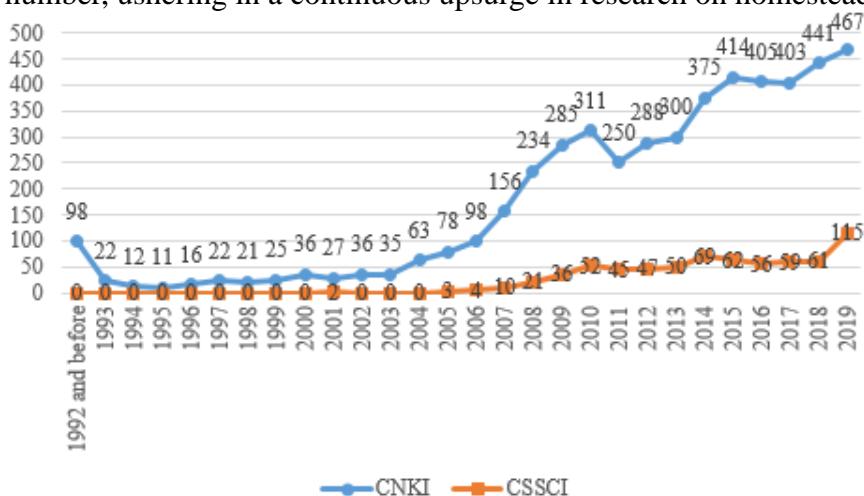


Figure 1: The number and growth trend of homestead research papers (unlimited-2019)

3.2 Analysis of Journal Distribution

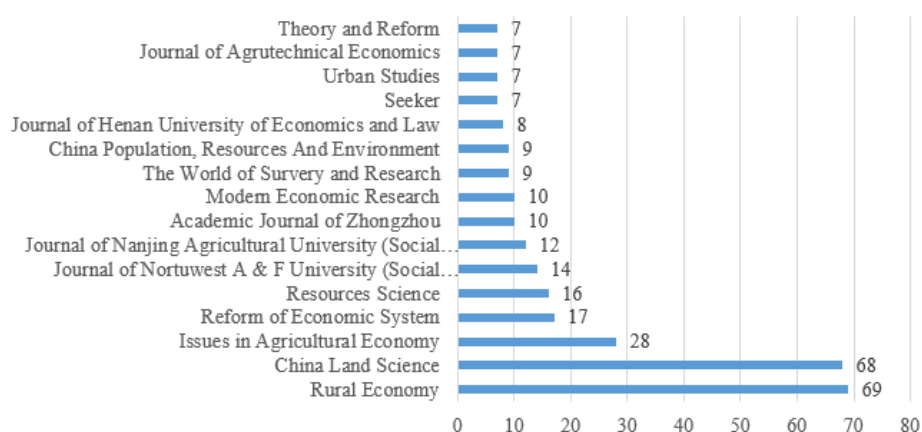


Figure 2: More than 7 journals have published homestead research papers

When analyzing the source of 733 papers, it is found that they are distributed among 212 academic journals. On average, each journal publishes about 3.5 research papers on homestead. Where, there are 16 journals with more than 7 such papers (see Figure 2). These 16 journals published a total of 298 papers, accounting for 40.65% of the total. Where, *Rural Economy* and *China Land Science*

published 69 and 68 papers respectively, 137 papers in total, accounting for 18.69% of the total. It can be seen that homestead research papers have relatively concentrated publication on the journals. The reason is that *Rural Economy* has a column on land issues, which includes more homestead research papers; *China Land Science* is a national academic journal in the field of land science and also the journal of the China Land Society, while homestead is an important land type and also a research hotspot in the field of land science. In addition, CSSCI publication source papers accounted for 14.25% of the 5145 papers retrieved from the CNKI database, indicating that further improvement is needed in the domestic academic level of homestead research.

3.3 Analysis of Research Subjects

The main body of literature research is analyzed from researchers and research institutions.

3.3.1 Researcher

Mainly the first author is analyzed. Seen from distribution of first authors, 733 papers involve a total of 526 authors. Seen from the number of papers, 3 researchers have published more than 10 papers (see Figure 3), publishing a total of 40 papers, accounting for 5.46% of the total; the top 14 researchers in terms of the number of published papers have published at least 6 papers, publishing a total of 112 papers, accounting for 15.28% of the total; the top 26 researchers in terms of number of published papers have published at least 5 papers, publishing a total of 172 papers, accounting for 23.47% of the total; another 124 researchers have published at least 2 papers and 355 researchers have published 1 paper. It suggests that the homestead researchers present relatively concentrated distribution. Some scholars have made persistent and in-depth research on homesteads. A stable group of high-yield researchers is forming, but there are also a large number of researchers entering the field, enabling fruitful results in circulation and withdrawal, consolidation and reclamation potential, and layout optimization of homesteads. Thus, the theoretical system of homestead research is gradually improved.

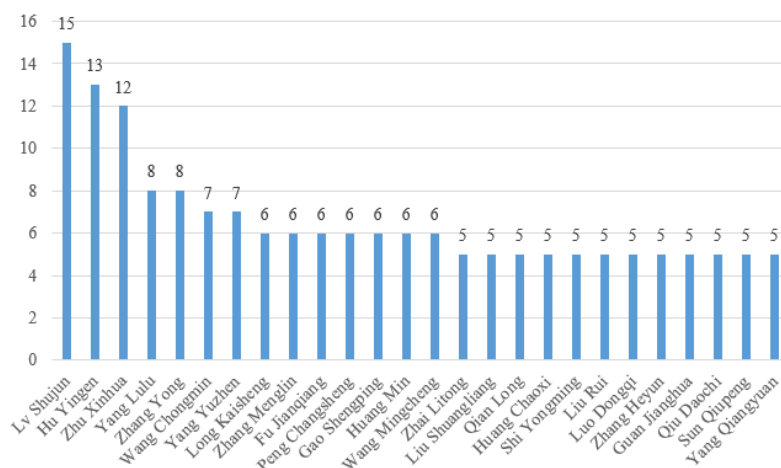


Figure 3: Researchers who have published 10 or more homestead research papers

3.3.2 Research Institutions

A visual analysis of the institutions that published the papers reveals that the School of Public Administration of Nanjing Agricultural University, the School of Public Administration of Renmin University of China, the School of Public Administration of Huazhong Agricultural University, and the Institute of Rural Development of the Chinese Academy of Social Sciences have bigger nodes. It

suggests that these institutions have published a large number of papers.

By combining the secondary institutions appearing and accumulating the occurrence frequency, it is found that 19 institutions have published more than 10 papers (see Figure 4). These 19 institutions have published a total of 367 papers, accounting for 50.07%, indicating that these institutions have strong capabilities in homestead research. Among the 19 institutions, Nanjing Agricultural University, Renmin University of China, Huazhong Agricultural University, Southwest University of Political Science and Law, and Henan Normal University are the main publishing organizations, all of which have published more than 20 papers, including 49 papers by Nanjing Agricultural University, 36 papers by Renmin University of China, 26 papers by Huazhong Agricultural University. Most of the other institutions have published about 15 papers, revealing a gap in publication frequency between different institutions. It is worth noting that among the top 19 institutions in terms of number of published papers, only the Institute of Rural Development, Chinese Academy of Social Sciences is a non-university institution, with number of published papers ranked as moderately low, indicating that homestead-related issues have received insufficient attention from non-university institutions, and key research institutions need strengthen participation and enthusiasm for research on homestead issues.

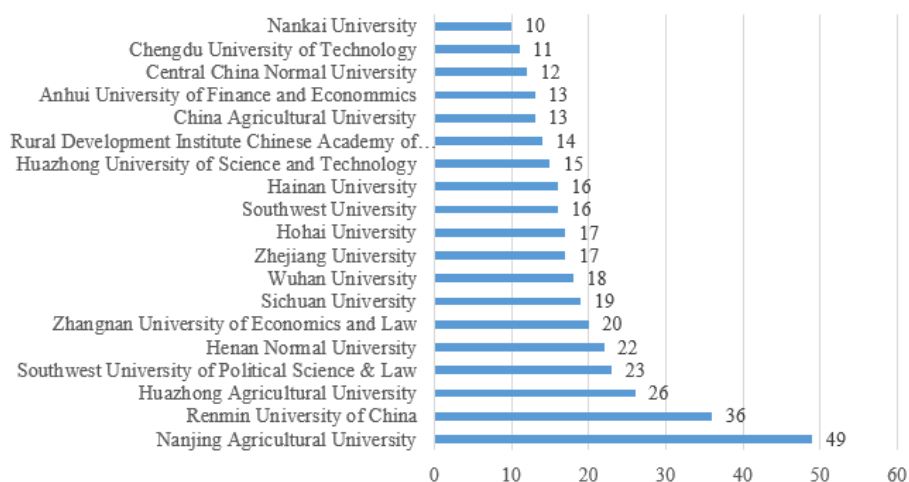


Figure 4: Research institutions publishing more than 10 papers on homestead research

3.4 Analysis of Citations

By ranking the papers in the CSSCI database according to "citation frequency", the top 10 papers in terms of citation are derived (see Table 1). Relatively speaking, these papers have a high degree of recognition, high academic value, and great influence^[1-10].

At the same time, according to Figure 3, among the top 10 first authors in terms of the number of published papers, except Gao Shengping, the other authors' papers are not ranked in the top 10 in terms of citation frequency, indicating that these authors have published a large number of papers, but have been cited less frequently. In addition, authors such as Meng Qinguo, Han Shiyuan, Jiang Shengsan, Huang Xianjin, Gao Shengping, and Liu Shouying, who have important influence in the homestead research field, have higher citation frequency in the published papers, indicating that these scholars occupy an important position in homestead research, demonstrating important influence.

It can be seen from Table 1 that the citation frequency of the top ten papers is more than 198 times. Where, Meng Qinguo's paper "Debate on whether the Property Law lifts a ban on rural homestead transactions" published by *Law Review* in 2005 has been cited 749 times. By sorting the highly cited papers, we found that homestead transaction, legislation on homestead, homestead use right, homestead circulation, and homestead withdrawal mechanism are mainly discussed issues. It can be

seen that homestead withdrawal reform, homestead legislation and policy interpretation are the recent research hotspots in homestead system reform.

Table 1: Statistics of the top 10 papers cited in homestead research

Title	Author	Journal	Citation Frequency	Publication Time
Debate on whether the Property Law lifts a ban on rural homestead transactions	Meng Qinguo	Law Review	749	2005
Legislative Issues on Homestead —An Analysis of Chapter 13 "Homestead Use Right" in the Draft Property Law	Han Shiyuan	Political Science and Law	408	2005
Discussion on the establishment of rural homestead withdrawal mechanism	Ouyang Anjiao, Cai Fengming, Chen Liding	China Land Science	400	2009
Homestead Use Right System: Normative Analysis, Practical Challenges and Legislative Responses	Chen Xiaojun, Jiang Shengsan	Management World	293	2010
Research on the Circulation of Rural Homestead in Economically Developed Areas——Taking the Suburbs of Beijing as an Example	Zhang Bo, Tang Jian, Huang Xianjin, Yao Li	China Land Science	293	2006
Study on Original Acquirement of Land Use Right for Farmers' Housing	Gao Shengping, Liu Shouying	China Land Science	277	2007
A Preliminary Study on the System of Paid Use and Transfer of Rural Homestead under the Background of Urbanization	Zhao Zhifeng	Issues in Agricultural Economy	214	2001
The nature of the right to use homesteads and the protection of farmers' right of residence	Zheng Shangyuan	China Legal Science	212	2014
Justification of Restricting Transactions on Rural Homesteads	Chen Bofeng	China Land Science	211	2007
Analysis on the Withdrawal Mechanism of Homesteads in Underdeveloped and Remote Rural Areas: Case Studies	Zhang Xiuzhi, Ding Rui	China Rural Survey	198	2009

3.5 Analysis of Research Keywords

Keyword represents a high-level generalization and summary of the literature content. Generally speaking, keywords with a high frequency of occurrence basically represent research hotspots and core content in this field.

According to the keyword frequency, the keywords that appear 8 times or more are sorted, and the high-frequency keyword distribution in homestead research is obtained (see Table 2). The keywords in the homestead research are classified according to research themes, finding that the academic research on homestead starts from homestead management, including rural land ownership, homestead use rights, homestead utilization, and homestead system reforms. Where, the circulation and withdrawal of homesteads are the hotspots receiving continuous attention. After 2005, some scholars began to study the issue of homesteads from the perspective of usufructuary rights; in 2006,

homestead circulation became a research hotspot in the academic world; in 2009, homestead withdrawal research came into being, and the number of related papers has risen sharply since then; after 2018, the academic community begins to discuss the issue of "three-rights separation" in homesteads. At the same time, a variety of quantitative analysis methods have emerged in the research field of homestead system reform, such as "logistic regression model" and "probit model".

Table 2: Keyword distribution statistics of homestead research

Keywords	Occurrence frequency	First appearance Time	Keywords	Occurrence frequency	First appearance Time
Homestead	317	2001	Usufructuary rights	18	2005
Homestead use right ①	174	2006	Withdrawal mechanism	17	2009
Homestead Circulation②	94	2006	Rural Revitalization	16	2018
three-rights separation③	86	2018	Rural	16	2010
Homestead withdrawal④	60	2009	Land economy	12	2015
Willingness⑤	46	2018	Institutional innovation	12	2009
Homestead system ⑥	42	2011	Paid withdrawal⑦	10	2017
Land Management ⑧	38	2006	Limited Property House	9	2007
Influencing factor	37	2010	Land Law	9	2009
Rural settlement	34	2003	Land circulation	9	2010
Homestead Exchange for Apartment⑨	27	2007	Membership right	9	2007
Land system	26	2007	Property rights	9	2008
Urbanization ⑩	25	2005	Real right	9	2006
Land System	24	2007	Model	8	2009
Property value	22	2000	Urban-rural integration	8	2010
Collective economic organization	22	2000	Paid use	8	2001
Logistic regression model	22	2012	Property Law	8	2008
Farmer	19	2010	Institutional change	8	2008

①When counting the occurrence frequency of "homestead use right", the occurrence frequency of the two keywords "homestead use right (167)" and "rural homestead use right (7)" is accumulated.

②When counting the occurrence frequency of "homestead circulation", the occurrence frequency of the three keywords "homestead circulation (88)", "rural homestead circulation (5)" and "circulation of rural homestead use right (1)" is accumulated.

③When counting the occurrence frequency of "three-rights separation", the occurrence frequency

of the three keywords "three-rights separation (68)", "three-rights separation regarding homestead (4)" and "qualification rights (14)" is accumulated.

④When counting the occurrence frequency of "homestead withdrawal", the occurrence frequency of the three keywords "homestead withdrawal (54)", "rural homestead withdrawal (4)" and "farmer homestead withdrawal (2)" is accumulated.

⑤When counting the occurrence frequency of "willingness", the occurrence frequency of the 5 keywords "willingness (21)", "withdrawal willingness (17)", "circulation willingness (6)", "willingness to be paid (1)" "farmers' willingness (1)" is accumulated.

⑥When counting the occurrence frequency of "homestead system", the occurrence frequency of the two keywords "homestead system (21)" and "homestead system reform (21)" is accumulated.

⑦When counting the occurrence frequency of "paid withdrawal", the occurrence frequency of the two keywords "paid withdrawal (5)" and "paid withdrawal regarding homestead (4)" is accumulated.

⑧When counting the occurrence frequency of "land management", the occurrence frequency of the two keywords "land management (28)" and "homestead management (10)" is accumulated.

⑨ When counting the occurrence frequency of "homestead exchange for apartment", the occurrence frequency of the two keywords "homestead exchange for apartment (17)" and "reclamation of rural residential land (10)" is accumulated.

⑩When counting the occurrence frequency of "urbanization", the occurrence frequency of the two keywords "urbanization (22)" and "urbanism (3)" is accumulated.

Seen from prominent words, the prominence value of the term “homestead” was 28.21 in 2001, indicating that the academic circles paid much attention to the issue of homestead in 2001; the prominence value of “homestead use right” was 6.57 and that of “homestead circulation” was 6.39 in 2006, suggesting that the issue of homestead use right and circulation in 2006 is a hot issue among scholars (keywords with a prominence value greater than 3 are shown in Table 3).

Table 3: Ranking table of keywords with a prominence value greater than 3

No.	Keywords	Prominence value	Year of prominence
1	Homestead	28.21	2001
2	homestead use right	6.57	2006
3	Homestead circulation	6.39	2006
4	three-rights separation	5.71	2018
5	Homestead withdrawal	5.17	2013
6	Influencing factor	4.04	2012
7	Land management	3.99	2006
8	Land system	3.48	2007

4. Homestead Research Context and Future Trends

Since the founding of the People’s Republic of China, our rural land management has gradually transitioned to "three-level ownership, team-based" institutional arrangement. At the beginning of the reform and opening up, the homestead management system basically followed the institutional arrangements of the People’s Commune period. By the early 1990s, with the changes in national policies, the academic circle began to pay attention to the issue of homestead, and continually expanded the research breadth and depth, harvesting fruitful research results. This part mainly sorts out the homestead researches in the academic circles since the reform and opening up.

According to the growth law in the number of homestead research papers reflected in Figure 1,

with 1993 and 2005 as the time node, China's homestead research has generally experienced three stages of preliminary exploration stage (before 1992), slow development stage (1993-2004) and rapid growth stage (2005 to present) since the reform and opening up. These three stages display different research features and different emphases in research hotspots.

4.1 Time Context of Homestead Research

4.1.1 Preliminary Exploration Stage: before 1992

In the early stage of reform and opening up, the problem of homestead did not attract the attention of academic circles. In January 1990, the State Council approved and transferred the "Request for Strengthening the Management of Rural Homesteads" promulgated by the former State Land Administration to promote the paid use of homesteads on a trial basis. The academic community then began to pay attention to the issue of homesteads. The research characteristics at this stage are as follows: First, the number of papers is small. The CNKI database first included homestead research papers since 1955, but by 1980, only 21 papers were published, with an average of less than 1 paper per year. In 1981, the CNKI database was established and run. It collected 6 homestead research papers that year, and only 77 papers were collected from 1981 to 1992, with an average of 6.4 papers per year. Before 1992, a total of 98 papers were published, accounting for 1.90% of the papers included in the CNKI database. Second, the literature research value is not high. After consulting the literature of this period, it was found that most papers were published in journals such as *People's Judicature (Application)* and *Chinese Journal of Law*, and the literature contents focused on homestead dispute settlement and homestead application. Third, paid use of homestead was initially discussed. As the former State Land Administration and the State Council promote the reform process of paid use system on rural homesteads, some scholars began to study and pointed out the defects and harms of free and unlimited use of homesteads, and initially proposed ideas for paid use^[11].

4.1.2 Slow Development Stage: 1993-2004

During this stage, under the academic circle's efforts to continually expand the homestead research scope and level, the research at this stage presents the following characteristics: First, the number of papers increased slowly. In the 12 years, CNKI database included 326 research papers on homesteads, which was 4.23 times of the number of papers published in the previous 12 years and accounted for 6.34% of the papers included in CNKI database. Where, CSSCI published 2 papers, accounting for 0.23% of CSSCI papers. Second, the research interest in paid use of homesteads has decreased. In June 1993, the State Council made a national conference call to reduce farmers' burden, announcing the abolition of the "three fees" in rural areas, namely, the cancellation of land registration fees, over-occupation fees for homesteads and paid use fees. Since then, academic research on system reform of paid use of homesteads has cooled down, with the number of related papers decreased. Third, there are more researches on the management of local homesteads. After the abolition of the "three fees" in rural areas, scholars shifted their research focus to contents such as homestead management and renovation, summarizing local practices, but mainly focusing on policy combing and lacking theoretical in-depth discussion.

4.1.3 Rapid Growth Stage: 2005 to present

In July 2005, the "Property Law (Draft)" publicly solicited opinions. The academic circle took this as an opportunity to initiate discussions on homestead circulation, "one residential base for one household", etc. Since then, the reform of the homestead management system has become a hotspot in theoretical research and practical exploration. At this stage, the homestead research exhibits the

following characteristics:

The first is the sharp increase in the number of papers. After 2005, explosive growth is shown in the number of papers included in both the CNKI database and the CSSCI database. As of mid-to-late July 2020, the CNKI database has included 4,721 papers, accounting for 94.43% of the CNKI database papers; CSSCI have cumulatively published a total of 731 papers, accounting for 99.73% of the CSSCI papers.

The second is the diversification of publishing organizations and periodicals. At this stage, with the widening of research topics and scope, more research institutions began to pay attention to the issue of homesteads. Nanjing Agricultural University, Renmin University of China, Huazhong Agricultural University, and China Agricultural University began to publish high-quality papers. Seen from journal sources, the original law journals have also been extended to economic, management and environmental science journals.

The third is rich research contents. Taking advantage of the launch of "Property Law" and the in-depth advancement of the rural land system reform, academic circles began to discuss homestead issues from theoretical aspect, including the regulation and legislation of homestead management system, the circulation of homestead use rights, the usufructuary rights of homestead, mortgage financing by homestead use right, paid withdrawal of homesteads, "three-rights separation" in homesteads, etc. ^[12-17]

The fourth is the sustained high level of the research. Since 2005, homestead research has reached a high level in breadth, depth, and paper quality, and numerous innovative results have emerged, receiving unanimous recognition by all walks of life. In 2019, the CNKI database and the CSSCI database included 467 and 115 related papers, respectively, reaching historical highs. From January to mid-to-late July 2020, the CNKI database and the CSSCI database included 216 and 41 related papers, respectively. Considering the rural revitalization strategy and the in-depth advancement of rural land system reforms, as well as the newly revised "Land Management Law" and the newly promulgated "Civil Code", the scale of published manuscripts in research on homestead-related contents will remain high standards in 2020 and beyond. That is, for a long period of time in the future, the issue of homesteads will still be a hotspot in academic circles.

4.2 Future Research Trends

Considering the literature review and the opportunities for the implementation of new urbanization and rural revitalization strategies, as well as the newly revised "Land Management Law", the newly promulgated "Civil Code", and the "Pilot Program for Deepening the Reform of the Rural Homestead System" and other laws and regulations passed in July 2020, plus the current status, trends and policy orientation of rural land system reforms, it is believed that future research in the field of homesteads can follow the research paradigm of "theory deepening-practice refinement-system perfection". Under the premise of identifying the ownership of homesteads, it will discuss homestead use rights and rural residential housing rights, sort out and refine the typical models of homestead utilization, thereby perfecting and improving the nationwide homestead management & utilization system.

Research on the issue of rural land property rights. For a long time, our rural land has implemented the system of "weak property rights, strong control", resulting in invalid property rights and inefficient control. For a certain period of time in the future, with the advancement of new urbanization and rural revitalization strategies, deepening the reform of the rural land system is imminent. The key to deepening the rural land system reform is to strengthen the awareness of property rights and system construction. This requires that: first, we should clarify the subject of rural collective land property rights, sort out the rights and interests of the special legal person of rural collective economic organizations, maintain the public ownership of land, achieve effective rural land property rights, and

protect land property rights of rural residents. Second, we should improve usufructuary rights for homestead and rural housing, explore the mechanism of paid use and withdrawal of homesteads for members of collective economic organizations, and explore the institutional mechanism for members who move into the collective economic organization to obtain the right to use homesteads, so that rural households of various regions and types “have their own homes”. Third, we should explore ways to protect the rights of homesteads, study the membership rights of rural collective economic organizations, and clarify the qualifications for homestead acquisition; study the self-governance of collective economic organizations and villagers in the homestead system reform, and improve the ways to implement effective governance of homesteads.

Research on homestead use right and housing right of rural residents. Under the framework of “three-rights separation” of homestead ownership, qualification rights, and use rights, releasing the right to use homesteads, exploring the housing rights of rural residents, and expanding the starting point openness in property rights structure of homesteads have become hot issues. This requires that: First, we should summarize the current situation of homestead and rural housing utilization, and sort out the theoretical basis for revitalizing the utilization. Second, based on national strategies such as new urbanization, urban-rural integration, and rural revitalization, combining policies and systems such as the entry of rural collective operating construction land into the market, the reform of the land requisition system, and the integrated development of rural primary, secondary and tertiary industries, we should proceed with top-level design of path procedures for homestead land and residential housing activation & utilization, study the path procedures for adjusting homesteads to operating construction land, explore ways and procedures for the integrated development of homesteads and rural houses in new industries, new business forms, and rural industries, and optimize the allocation of rural land resources. Third, we should study the housing rights of rural residents^[18], expand the starting point openness in property rights structure of homesteads, explore “first housing and then land”, thus meeting the housing needs of the collective economic organization and the members moving into the collective economic organization, and meeting the demand of members moving out of the collective economic organization for paid withdraw from the homestead. Fourth, we should analyze the pull and attraction mechanism in activation of homesteads and rural houses from multiple dimensions such as politics, economy, and society, and analyze their impact on the economy and society.

Refinement of typical models of homestead reform. The Chongqing land ticket system, the Chengdu construction land index transaction, and the pilot reforms of homestead system in Zhejiang Yiwu, Guangdong Foshan, Jiangxi Yujiang and Sichuan Luxian have all achieved institutional results. Many scholars have combed and summarized the practices in various regions, but there is still room for discussion. First, we should analyze the practice models of homestead system reform in typical areas such as Chengdu, Chongqing, Zhengzhou, Yiwu, Foshan, Yujiang, and Luxian from multiple dimensions including the status quo, mechanism, and system, then summarize the background, practice, mechanism, effectiveness and suitability of the homestead system in different sample areas. Second, based on the classification of villages in the “Strategic Planning for Rural Revitalization (2018-2022)”, we should refine the reform models of homestead system in different regions and different types of villages, pay attention to the willingness and effects of rural residents’ participation to reform under different models, lay equal emphasis on experience summarization and problem sorting. Third, from the perspective of social governance and under the goal of “co-construction, co-governance and sharing”, we should analyze the stakeholders and interest demands of the homestead system reform, and construct a homestead reform path model involving multiple subjects of government, market, and society. Fourth, we should explore the internal laws in the homestead system reform, sort out the operating mechanism of the homestead system reform in various places, and analyze the reform background, operating mechanism, social performance and internal contradictions,

thus providing theoretical support for guiding the practice of homestead system reform.

The improvement and mechanism design of homestead management and utilization system. Homestead management and utilization represents a comprehensive system project. It is necessary to improve and perfect related systems on the basis of top-level design. However, care must be taken to avoid overly complex system design and chaos in local practice. First, we should construct a new equity system for homesteads. With the changes in the human-land relationship and the urban-rural structure in the future, homestead will continue to evolve toward property in nature. It is necessary to improve the homestead equity system based on the "three-rights separation", construct a homestead property right that takes into account both property and security functions, discuss the establishment of a housing security system "ensuring housing for all". Second, we should establish and improve the "co-construction, sharing and co-governance" mechanisms in homestead utilization and management, including: democratic homestead management & decision-making co-construction mechanism, integration and co-operation mechanism in rural primary, secondary and tertiary industries, paid withdrawal and income-sharing mechanism of homesteads, the co-governance mechanism on the protection of rural residents' rights, the participation of social entities, and the restriction of government power. Third, we should refine the reform policy, explore the use of village planning to guide the layout of rural construction land, regulate the approval and supervision of homesteads through system construction, thus making breakthrough in implementation of homestead laws and policies. Fourth, we should coordinate relevant reforms, innovate policies and systems such as the household registration system, social security, employment, and old-age care, thus boosting the reform of the rural land system. We should innovate the grass-roots social collaborative governance, establish and improve the participation mechanism of social entities, public opinion expression mechanisms, interest coordination mechanisms, joint risk investigation and mediation mechanisms, accountability mechanisms, monitoring and early warning mechanisms, etc., thus achieving coordination between national public power and rural internal governance, seeking effective homestead management, and accelerating the homestead system reform.

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