

# Empirical Study on Utilizing Rural Settlement

—Taking Qidaoliang Village in Beijing as An Example

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## OUTLINE OF PRESENTATIONS

- 1. [The background of the village](#)
- 2. [Problems in using rural settlement](#)
- 3. [Solutions](#)
- 4. [Conclusions](#)

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## The background of the village

The village is located in Huairou district of Beijing, 78km away from downtown area of Huairou, and 130km away from downtown area of Beijing. It belongs to mountainous areas of distant suburbs.

- 1. Population
- 2. [Economic Development](#)
- 3. [Utilization of Rural Settlement](#)



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## Population

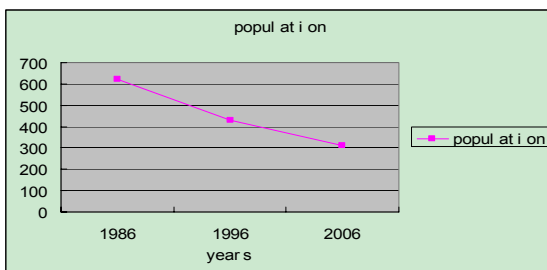
- 1. China started to adopt the policy of family planning in 1981.
- 2. Couples Of Qidaoliang village are allowed to have a second child if their first child is girl.
- 3. The village has 312 registered permanent residents, 106 families.
- 4. The decreasing trend of population size over the past 20 years is like a beeline.

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## Trend of Changing Population Size



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## Main reasons of the decreasing

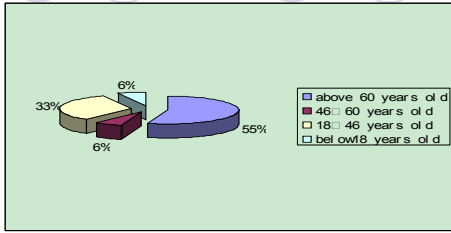
- 1. Lower birthrate
- 2. death
- 3. farmers working out of home
- 4. entering universities
- 5. relocation due to land slide
- 6. joining the army

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## Age Structure



The data shows that the village is featuring aging of society.

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## Economic development

- ☞ The village has 14,241mu forests, and 580mu cultivated land.
- ☞ 1.8mu(1,120 sq.m.) per capita cultivated land.

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## Economic development

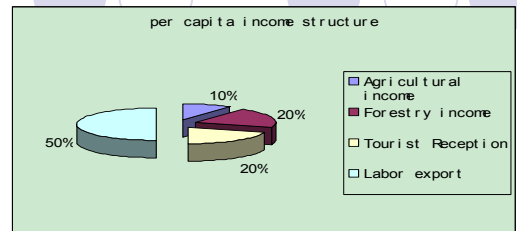
- ☺ In 2005, the per capita annual income was **6,160 RMB(\$733)**.
- ☺ In 2006, the number increased to **7,100 RMB(\$877)**.
- ☺ 20 years ago, the number was **600 RMB**.

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## Income structure



most of incomes come from migrant workers  
incomes from forestry by the government for guarding forests  
incomes from tourism by 21 households who receive travelers

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## Utilization of rural settlement

- ☞ The village is being the demonstration village of building new villages by the government in 2005.
- ☞ The government started the planning and consolidation of rural settlement.
- ☞ 3 residential districts are now concentrated in 1 village.
- ☞ The program focused on building new houses and infrastructure with a total investment of 13.6 million RMB which is financed by government.

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## Utilization of rural settlement

- Over 5 million yuan was put into infrastructure :
- ❖ Water pool and 1,660m pipes
  - ❖ 3 public toilets
  - ❖ ditch control of flood disaster
  - ❖ sewage treatment stations
  - ❖ health care offices
  - ❖ digital cinema
  - ❖ towngas
  - ❖ solar water heater

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## Utilization of rural settlement □

- per household area of 123 sq.m.
- only 1 or 2 people per household are living at home for most part of the year
- the efficiency of using rural settlement is low



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## Problems in using rural settlement

- \* Low efficiency or waste of rural settlement utilization
- \* [Trend of over-supply of rural settlement](#)



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## Low efficiency or waste of rural settlement utilization □

**The first reason: the low efficiency is brought about by migrant workers occupying rural settlement.**

- Farmers working out of home and only go back home in the Spring Festival.
- Most of migrant workers in the village rent lower –rent dormitory together in cities.
- According to law and regulation, farmers are excluded from urban housing safety systems.

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## The restrictions of the rural settlement's rights

- ✓ According to *Land Administration Law of the People's Republic of China*: reapplication for a house site by a villager in a rural area who has sold or rented out his/her house shall not be approved.
- ✓ This law makes migrant workers continue to occupy rather than transfer rural settlement.
- ✓ Rural settlements are prohibited to be sold or rented to urban residents; the rural settlements use right can't be used as a mortgage or for business purposes.

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## Low efficiency or waste of rural settlement utilization □

The second reason : *1 household with many houses* resulted from heritage.

- ✓ According to the third clause of *Heritage Law*, parents' houses can be inherited.
- ✓ At present, in China's countryside sons often live separated from their parents, so they usually have their own new houses .



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## Trend of over-supply of rural settlement

- ✘ Main reasons affecting the demand of villagers on rural settlement are total population, household formation, and cost of gaining rural settlement.
- ✘ when the population decreases, the demand usually decrease.
- ✘ Since 2004, the birthrate of Qidaoliang village is 0. From a long-term of view, elders accounting for 55% of the total would pass away.
- ✘ The total population will decrease by a large margin, so will the demand of villagers on rural settlement.

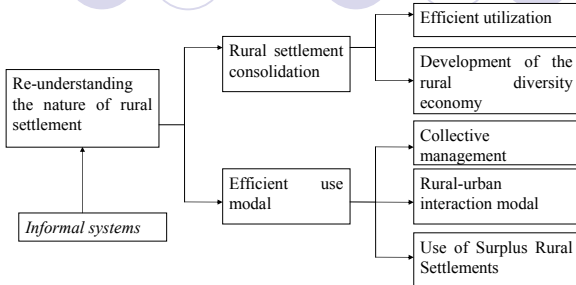


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## Solutions



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## Solutions

- ❑ Modify the current land law policies about rural settlement
- ❑ Rural settlements consolidation
- ❑ Efficient use model for rural settlements

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## Solutions ❑: Modify the current land law policy

- 🌱 The restrictions on the rural settlement use right, including transference, inheritance and use, should be appropriately relaxed.
- 🌱 The rural settlement use right can be transferred under the appropriate conditions.
- 🌱 The rural settlement can be used for business purposes, such as stores, food processing, handicrafts.
- 🌱 The use right of rural settlement can be mortgaged.

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## Solutions ❑: Rural settlements consolidation

- 🏠 The unified planning and consolidation of rural settlements is in favor of the efficient use of rural settlements.
- 🏠 Set up diversified goals of consolidation:
  - promoting folk culture tourism
  - holiday visits to farmhouses
  - other forms of rural economy

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## Solutions ❑

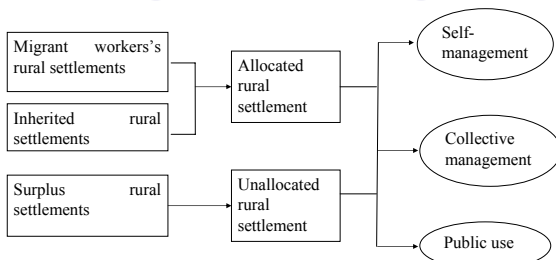


Table5: Efficient Use Models for Rural Settlements

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## Solutions ❑: Collective Management Model (1)

- 🏠 Rural household settlements in inefficient use or vacancy can be entrusted to the village's collective businesses for unified management by the land user.
- 🏠 The land will be evaluated and used as stock capital.
- 🏠 The dividend on the shares belongs to both the clients and the collective businesses.

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## Solutions □: Potential use of surplus rural settlements(2)

two approaches for its use:

1. evaluate the land and use it as stock capital to join in the collective management
2. choose certain cluster of rural settlements with proper layout and rebuild them for public use, for instance, an entertainment center, a kindergarten or a clinic.

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## Solutions □: Rural-Urban interaction model(3)

- ✦ Some people in cities would like to live in the countryside which have good public transportation, better natural environment and infrastructure.
- ✦ On the other hand migrant workers need houses in cities.
- ✦ The model make conveniently-located vacant rural settlements in the suburbs residential areas for urban citizens while saving the urban houses for migrant workers.



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## Conclusions

- ✦ Under the background of family planning policies and the acceleration of urbanization ,how to solve the rural settlement problem is vital.
- ✦ Based on the fully consideration of villager's traditional concepts, to promote the intensive use of rural settlements and the rural economy, this article suggests some models of land use for rural settlements.

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