

¹Liu Zhaojun¹Shen Hongjing

**A Study on the Impact of Difficulty in
Transferring Rural Residential Land
Based on Regression Analysis--A Case
Study in Southeast China**



Abstract: - Rural residence base transfer is one of the ways to improve the effective allocation of rural land resources, this paper sets the factors affecting the willingness to transfer residence base, such as gender, age, family income and education level, as dependent variables and the transfer difficulties as response variables in the Logistic regression model. The results of the regression analysis in Southeast China, for example, show that gender, age, education level and per capita household income are the main influencing factors of the difficulty of transferring homesteads. Among the 260 samples selected, the lack of understanding of the homestead transfer system is the main reason, and 91 farmers are unwilling to participate in homestead transfer. In the significance test, the effect of gender on farmers' willingness to transfer homesteads $B=-0.037$ Sig.=0.894, indicating that gender is one of the influencing factors of the difficulties in transferring homesteads. Cultural level has a significant positive effect on the willingness of farmers to transfer homesteads $B=0.641$, Sig.=0.001***, which further verifies that the education level is also a factor affecting the difficulty of transferring rural homesteads. The regression model established in this paper is valid and can be applied to the study of rural residential land transfer problems.

Keywords: transfer of residential land; Logistic regression model; dependent variable; response variable; significance test

1. Introduction

Rural residential land use right transfer, refers to have a valid rural residential land use right and the rural residential land use right and the ownership of the house on the rural residential land of the farmers, according to law, its tenure and from the rural residential land use right and the ownership of the house separated from the part of the power, or rural residential base has been constructed on the house of rural residential use right of rural residential land use right of the blank part of the power separated from the power of the act of transferring to other people [1-2]. With the increase in the level of income of farmers, most of the rich farmers to build a house enthusiasm, have abandoned the old to build a new, or live in the city, and the original homestead because of various reasons can not be transferred and abandoned [3]. Therefore, it is important to clarify the willingness of the farmers to transfer the residential land and what factors are influenced by the state to formulate relevant policies to improve the efficiency of the utilization of rural residential land, save arable land resources, and build a unified land market in urban and rural areas [4-5].

In the discussion of rural residential land use right transfer problem and system, Zhang, J et al. took Yangdun village in Qing County, Zhejiang Province as the research object, and combined multiple methods to find that the random forest algorithm combined with Fourier variation has the highest land identification accuracy. It

¹ *School of Public Administration & Law, Northeast Agricultural University, Harbin, 150030、 Heilongjiang, China. Email: 2405472052@qq.com

helps to solve the problem of complex layout of residential land, which is of great significance for the classification of residential land as well as the optimization of land layout [6]. Zhang, J and Liu, S et al. combined multi-distance spatial clustering and intersecting area index in the study of rural residential land problem to derive the ordering of the factors affecting the expansion of residential land in the study area, which helps to deepen the reform program of residential land [7]. Yuan, Z et al. based on a binary logistic model to study the factors affecting the transfer of rural residential base, the results show that the greater the utility of citizen power and property rights, the higher the willingness to transfer residential base, and the farmers who go out to work are more willing to participate in the transfer of residential base [8]. Gu, H et al. based on the binary logistic and mediation effect model, concluded that the aging population strengthens the willingness of the rural residential base to transfer in return for compensation, and the mediation of the farmer's perception of the assets of the residential base is 16.01%, and the government needs to develop a new policy on the transfer of residential base. 16.01%, and the government needs to formulate a personalized compensation policy for the transfer of homesteads in order to increase the utilization rate of homesteads [9]. Song, L et al. analyzed the conflict of interest of rural homesteads from a dynamic perspective, aiming to solve the problem of rural homesteads' loss [10]. In Su, K et al.'s study, using the collected household samples, they used a comprehensive indicator model and participatory methodology, to microlevel reveals the functional evolution pattern of rural homesteads in China [11]. Zhang, L et al. suggest that rural homesteads have an important impact on rural revitalization and that propensity to use scores match the link between homestead transfer intentions and the market [12]. Guan, G and Zhao, W explore rural homestead transfer intentions based on farmers' characteristics using a risk systems theoretical framework, concluding that there is a need to pay attention to idle land in rural areas, give full play to the value of land and promote the development of rural industry [13].

In this paper, the influencing factors of farmers' willingness to transfer homesteads are complex and diverse, taking into account the individual differences of farmers, family characteristics, economic status, policy cognition and other factors. Therefore, a logistic regression model is established to predict the probability of farmers' unwillingness to carry out land transfer, and the model coefficients are estimated by combining the maximum likelihood estimation method to correct the model results. Then the variables of the model are described in detail, and the influencing factors of farmers' willingness to transfer homesteads are analyzed in depth. Taking the southeastern region of China as an example, the selected sample data covers the basic information of farmers, the use of homestead land, and the agricultural production situation, etc., and the selected 260 sample data are characterized. The purpose of this paper is to reveal the intrinsic motivation of farmers' willingness to transfer homesteads, and provide targeted suggestions for policy makers to promote the healthy development of the homestead transfer market.

2. Regression analysis model of the difficulties in the transfer of rural residential land

2.1 Regression modeling

Rural homestead sample data has the linear characteristics of large data volume and high complexity, this paper uses Logistic model to analyze the policy influence effect of farmers' land transfer willingness [14-15]. Since the dependent variable land transfer takes the value of only two results, that is, farmers are willing to land transfer

and farmers are not willing to land transfer. Therefore, it is suitable to use Logistic regression analysis model for dichotomous variable analysis. Let P be the dichotomous dependent variable of farmers' land transfer willingness, where $P = 0$ indicates that farmers are willing to carry out land transfer and $P = 1$ indicates that farmers are unwilling to carry out land transfer, and the independent variable X includes factors that may affect the willingness to transfer homesteads such as gender, age, family income, education level, etc. [16]. Let vector $X = (X_1, X_2, \dots, X_{p-1})$ be all the independent variables affecting farmers' land transfer willingness, then:

$$P(X) = \beta'X + \mu \tag{1}$$

The coefficient vector β reflects the direction and degree of influence of these factors on farmers' willingness to transfer land, and through the Logistic regression model, the value of the coefficient vector β can be estimated $\beta = (\beta_0, \beta_1, \beta_2, \dots, \beta_k)$, and accordingly analyze the influence of each factor on farmers' willingness to transfer land[17]. For example, if the coefficient of an independent variable is positive, it indicates that the factor is positively associated with farmers' unwillingness to carry out land transfer, and if the coefficient is negative, it is negatively associated. In addition, predictions are made using a model that predicts the probability of a farmer's unwillingness to undertake land transfer given a set of values for the independent variable X [18]. This is important for policy formulation and decision support. μ is a random error term and μ obeys a Logistic distribution. It can be obtained from equation (1):

$$P(X) = P(\beta'X + \mu) = P(\mu > -\beta'X) = P(\mu \leq \beta'X) = F(\beta'X) \tag{2}$$

where F serves as the cumulative distribution function of the Logistic, then there are:

$$P(X) = F(\beta'X) = \frac{1}{1 + \exp(\beta'1X)} \tag{3}$$

$$1 - P(X) = 1 - F(\beta'X) = \frac{1}{1 + \exp(\beta'1X)} \tag{4}$$

In Eq. (3) and Eq. (4), the specific form of the Logistic function, which is used to convert the linear predictor $\beta'X$ to a probability value. $P(X)$ represents the probability that a farmer is not willing to carry out land transfer, while $1 - P(X)$ represents the probability that a farmer is willing to carry out land transfer [19]. The occurrence ratio of the event is obtained by taking the logarithm of both sides of the above equation:

$$\frac{P(X)}{1-P(X)} = \exp(\beta'1X) \tag{5}$$

Equation (5) is a Logistic regression model that uses maximum likelihood estimation to estimate the value of coefficient β with the expression:

$$\ln \frac{P(X)}{1-P(X)} = \beta' X \tag{6}$$

Equation (6) is obtained by taking the natural logarithm of equation (5), which expresses the relationship between the difficulty of transferring rural homesteads and factor $\beta' X$ [20]. In Logistic regression, maximum likelihood estimation is used to estimate factor β , which makes the regression analysis more relevant.

2.2 Description of variables in the regression model

In the rural homestead transfer difficulty factors, the explanatory variables include gender, age, family income and education, and the response variables are homestead transfer difficulty factors [21-22]. Table 1 shows the meanings of the response variables, and the statistics of B-value, standard error, Wald value, degree of freedom and dominance ratio of each explanatory variable, which are used to understand how the explanatory variables affect the willingness to transfer the homestead.

Table 1 Meaning of response variables

Index	Meaning of indicators
B	The impact of independent variables such as gender, age, etc. on the response variable, namely the willingness to transfer homestead land.
S.E.	Standard Error indicates the estimated accuracy of the B value. The smaller the S.E. value, the closer it is to the actual intention.
Wald	The Wald value is a statistic calculated based on the B value and S.E. value, which is used to determine whether the assumption that the coefficient of the independent variable is 0 is valid.
df	The degrees of freedom for an independent variable is usually 1.
Sig.	The Sig. value is the p-value corresponding to the Wald test. When the Sig. value is less than a preset significance level such as 0.05, it is considered that the independent variable has a significant impact on turnover difficulties.
Exp(B)	Exp(B) is the exponential form of the B value, also known as the odds ratio. Exp(B) greater than 1 indicates that the independent variable is positively correlated with the difficulty factor, and less than 1 indicates a negative correlation.

2.3 Classification of influencing factors

In chapter 2.2, the Logistic regression model is utilized to design the variables related to the shadow of the willingness to transfer the homestead. Through the modeling and data processing, the accompanying probability values of each parameter will be obtained. Next, the factors affecting farmers' willingness to transfer homestead are categorized into 3 levels, namely peripheral, stronger and significant. This categorization enables a clearer understanding of the roles and the magnitude of influence of different factors in the decision-making of the transfer of farmers' homesteads. The categorization of influencing the willingness to transfer homestead land is shown in Figure 1, and these categories are divided based on the concomitant probability of land transfer willingness.

When the concomitant probability is > 0.1 , it means that this category of influencing factors is considered to have a strong correlation with land transfer willingness. Land price, agricultural income, labor situation, land transfer policy, land use planning, and social security system play a more critical role in determining the willingness to transfer land. When the concomitant probability is close to 0.1, geographic location, land quality, farmers' age, cultural tradition, and the degree of perfection of the land transfer market have a slightly weaker correlation with the willingness to transfer land, but they are still correlated, and will have a certain impact on the willingness to transfer land in some specific situations. When the accompanying probability is < 0.05 , the correlation between these influencing factors and the willingness to transfer land is low, and they are not the main factors determining the willingness to transfer land.

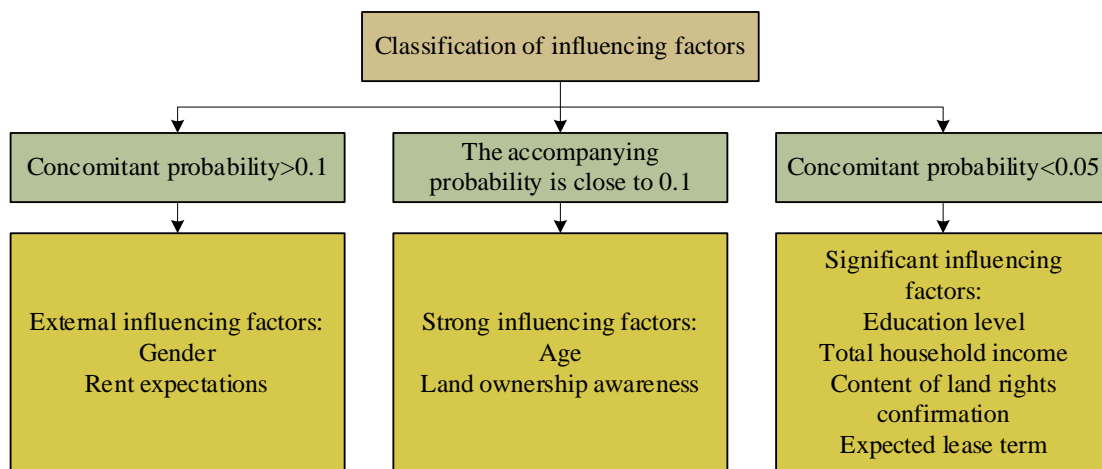


Figure 1 Factors affecting the transfer of rural housing land

3. Data sources and sample characterization

3.1 Data sources

This paper takes Southeast China as an example, choosing rural Fujian Province for data collection. Fujian Province is the largest and most populous county-level city in northern Fujian Province, with a total area of 4.233km and a rural population of 372,000 people, accounting for 68.2% of the total population, and it is a national modern agricultural demonstration area and a national key tea production area. The region has obvious advantages in the integrated development of agricultural production and capital in the countryside, and the

degree of revitalization of residential land is high, which is a good representation for the study of farmers' willingness to transfer residential land. According to the relevant report as of April 2022, Jianou City has retired 285 homesteads with an area of 3.54hm², and revitalized 78.13hm² of idle homesteads through collation, which greatly expands the space for rural development. The effectiveness of the residence base reform in the study area is remarkable, which provides the feasibility of examining the demand and willingness to respond to the transfer of rural residence bases in southeastern China.

The data come from the research results of the research group's visit to the pilot counties of the homestead reform in July 2022, involving 8 townships in Jianou City, Nanping City, Fujian Province, and 13 villages including Jingqi Village, Anguoji Village, etc., and the sample data cover the basic information of the farmers, the utilization of the homestead base, and the situation of agricultural production. In addition, the data on the utilization of homesteads come from the statistical information of the rural homestead system reform pilot office, village committees and other departments in Jian'ou City.

3.2 Sample Characterization

Of the 260 randomly selected valid samples, Table 2 shows the distribution of sample characteristics. The proportion of men and women is 52.3% and 47.7%, respectively, of which about 47.8% of the farm households have a total household size of 124 persons, which is consistent with the characteristics of the nuclear family model, and most of them are enrolled in the pension insurance, and the proportion of the transferred land being used for cultivation, farming, and entrepreneurship is 32.6%, 26.2%, and 29.5%, respectively.

Table 2 Distribution of sample characteristics

Name	Options	Frequency	Proportion/%
Gender	Male	137	52.3
	Female	123	47.7
Total number of family members	3 people or less	85	32.6
	4-5 people	124	47.8
	6 people and above	51	19.6
Use of land after transfer	Arable land	85	32.6
	Farming	68	26.2
	Facility agriculture land	30	11.7
	Business management	77	29.5

4. Factors affecting the difficulty of transferring homesteads in southeastern China

4.1 Gender factor

Applying the regression analysis model, three main indicators are considered, including age, gender, and education level. In order to better explore the differences between men and women's willingness to transfer homesteads, the proportion of men and women in the sample is basically equal, with men accounting for 52.3% of the surveyed sample and women accounting for 47.7% of the surveyed sample. The reason for the slight difference is that men are more concerned about the policy on homesteads, but women are able to learn some

information about homesteads in their daily lives because of their diversified access to information. Table 3 shows the cross-tabulation results of gender and willingness to transfer, there are 109 males in the sample, of which 41 are willing to participate in the transfer and 68 are unwilling to participate in the transfer, and there are 151 females, of which 50 are willing to participate in the transfer and 101 are unwilling to participate in the transfer process. This is due to the fact that men are more concerned about the policies related to homesteads and have a higher degree of psychological acceptance of the transfer of homesteads, while women tend to live a stable life and have a weaker willingness to participate in the transfer of homesteads.

Table 3 Cross-sectional results of gender and turnover intention

Gender	Unwilling to turn over count	Unwilling to account	Willing to Flow Count	Willingness to	Total count
Male	109	69.1%	41	30.9%	137
Female	151	83.1%	50	16.9%	123

4.2 Age level

In addition to exploring the influence of gender on the willingness to transfer homesteads, regression statistics on the transfer of homesteads were also conducted for the different age levels involved in this sample, and Table 4 shows the results of the transfer willingness statistics for different age levels. Because most young adults in the family go out to work, those who stay in the village are mostly in the age groups of 46-60 and over 60, and age is roughly inversely proportional to the willingness to transfer homesteads. However, for farmers over 60 years old, some of them have vacant homesteads, so their willingness to transfer homesteads shows a stronger willingness. 25 years old and below, due to the age of the group, many of them have just stabilized their lives, so their willingness to transfer homesteads is limited. Unwilling to account for the largest proportion of 46-60-year-old group, accounting for 70.8%, more important to the future development value of rural residential land.

Table 4 Statistical results of turnover intention of different age groups

Age group	Unwilling to turn over count	Unwilling to account	Willing to Flow Count	Willingness to	Total count
25 years and below	6	50.4%	3	28.6%	9
26-35	19	56.3%	13	43.7%	32
36-45	63	70.8%	17	22.2%	80
46-60	82	68.5%	44	31.5%	126
Over 60 years old	9	56.7%	4	33.3%	13

4.3 Educational attainment

Another important factor affecting the willingness to transfer homesteads is the education level, and Table 5 shows the results of the analysis of the willingness to transfer with different education levels. Most of them have elementary school and below and junior high school, which account for 80% and 71.4% of the total number of samples. Among the randomly selected samples, there are only 6 people with college education or above, because most of the people with higher education choose to go to the city for development, and those with higher education also have a stronger willingness to transfer the homesteads, which reaches 60%.

Table 5 Transfer willingness of people with different education levels

Education level	Unwilling to turn over count	Unwilling to account	Willing to Flow Count	Willingness to	Total count
Primary school and below	122	75.70%	40	24.30%	162
Junior high school	58	80.00%	14	20.00%	72
Senior high school	15	71.40%	5	28.60%	20
College and above	2	40.00%	4	60.00%	6

4.4 Per capita household income

Table 6 shows the willingness to transfer for different families with different per capita annual incomes, above 50,000 yuan can be regarded as a higher income range, while below 10,000 yuan is regarded as a lower income range. 10 people are unwilling to transfer below 10,000 yuan, and 46 people are unwilling to transfer below 50,000 yuan or above. Because the willingness to transfer is affected by a variety of factors, including economic needs, living conditions, and knowledge of the transfer policy, the higher the income, the stronger the unwillingness of families to transfer, accounting for 66%.

Table 6 The willingness to transfer per capita annual income of different households

Annual household income	Are you willing to transfer the homestead?	Count/bit	Percentage of household per capita annual income
Less than 10000 yuan	Willing	10	42.30%
	Unwilling	16	57.70%
10000-30000 yuan	Willing	14	31.60%
	Unwilling	39	68.40%
30000-50000 yuan	Willing	21	39.20%
	Unwilling	45	60.80%
More than 50000	Willing	46	34.00%

yuan	Unwilling	69	66.00%
Total	Willing total	91	35.00%
	Unwilling total	169	65.00%

4.5 Regression analysis test

4.5.1 Validation of influencing factors

Southeast China is limited by the level of economic development, market factors and other factors, through regression analysis to further validate the influence factors of the difficulties in the transfer of rural homesteads, the reasons for the difficulties in the transfer are shown in Figure 2. Selecting 260 samples who are unwilling to participate in the transfer of residential land, 91 farmers are unwilling to participate in the transfer of residential land because they do not understand the system of transfer of residential land, 61 think that disputes of interests will arise in the process of transfer, 47 farmers are unwilling to transfer the reasons that the social security system is not sound, and 28 think that the value of the compensation mechanism is not reasonable. The number of people who are not willing to participate in the transfer influenced by their own traditional concepts is 19, the number of people who think it is economically unaffordable is 10, and there are still 4 people who think it is for other reasons, and the above results verified that the difficulties in the transfer of rural residential bases are also affected by the policy, compensation mechanism and other influences.

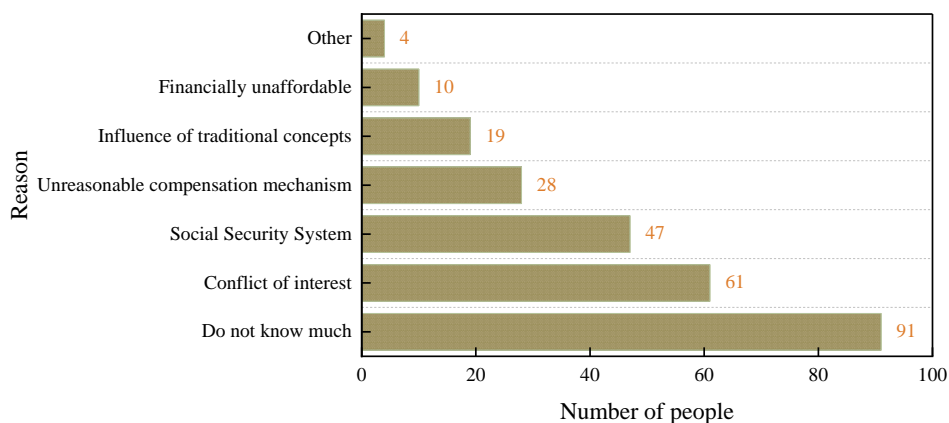


Figure 2 Reasons for circulation difficulties

4.5.2 Significance level validation

In order to verify the validity of the constructed regression model, the significance test of the influential factors was conducted through SPSS 22.0 software. Table 7 shows the results of the significance test of the influential factors, the Sig. column shows the level of significance of each variable, where ** means significant at the 0.05 level and *** means significant at the 0.001 level, which are analyzed as follows:

- (1) The effect of gender on farmers' willingness to transfer homesteads $B=-0.037$ $Sig.=0.894$, verifying that there is a difference between males and females in their willingness to transfer homesteads.
- (2) Age has a significant negative effect $B=-0.872$, $Sig.=0.001***$ on the willingness of farmers to transfer homesteads. With the growth of age, farmers' willingness to transfer homestead gradually decreases, which is related to the fact that older farmers have deeper emotional ties and dependence on the land.

(3) Cultural level has a significant positive effect on farmers' willingness to transfer homesteads $B=0.641$, $\text{Sig.}=0.001^{***}$, the higher the education level of farmers, the stronger their willingness to transfer homesteads, this is because the education level improves farmers' understanding and acceptance of the land transfer policy.

(4) The effect of total family size on farmers' willingness to transfer homesteads is not significant $B=-0.101$, $\text{Sig.}=0.760$, which indicates that the size of the family is not the main factor affecting farmers' willingness to transfer homesteads. The effect of the family's main source of income on farmers' willingness to transfer homesteads is not significant $B=0.326$, $\text{Sig.}=0.423$, which means that there is no significant difference in farmers' willingness to transfer homesteads, regardless of whether their main source of income is agricultural or non-agricultural. The effect of annual household income level on farmers' willingness to transfer homesteads is not significant $B=0.243$, $\text{Sig.}=0.258$. This suggests that among the economic factors, there are other more important factors affecting farmers' willingness to transfer homesteads besides the level of annual income. The number of laborers in the family has a significant positive effect on the willingness of farmers to transfer homestead $B = 0.698$, $\text{Sig.} = 0.046^*$, which indicates that the more laborers in the family, the stronger the willingness of farmers to transfer homestead. This is because families with a large labor force population have more opportunities and abilities to engage in other economic activities, and thus are willing to transfer their homesteads. Family homestead area has a significant positive effect on farmers' willingness to transfer homestead $B=1.594$, $\text{Sig.}=0.000^{***}$, the larger the homestead area, the stronger their willingness to transfer. This is because the transfer of large area of homestead can bring higher economic returns.

(5) Preference for urban life has a significant positive effect on farmers' willingness to transfer homesteads $B=1.084$, $\text{Sig.}=0.000^{***}$, which indicates that farmers who prefer urban life are more willing to transfer homesteads. Farmers' understanding of policies related to the transfer of homesteads has a significant positive effect on their willingness to transfer $B=0.463$, $\text{Sig.}=0.014^*$, which indicates that farmers who understand the policies are more willing to participate in the transfer of homesteads.

Table 7 Significance test results of influencing factors

Variables	B	S.E.	Wald	df	Sig.	Exp(B)
Gender	-0.037	0.276	0.018	1	0.894	0.964
Age	-0.872	0.250	12.154	1	0.001***	0.418
Education level	0.641	0.200	10.326	1	0.001***	1.899
Total number of family members	-0.101	0.331	0.093	1	0.760	0.904
Main source of family income	0.326	0.407	0.643	1	0.423	1.386
Annual family income level	0.243	0.214	1.281	1	0.258	1.275
Number of working people in the family	0.698	0.349	3.994	1	0.046*	2.009
Number of homesteads	0.383	0.304	1.591	1	0.207	1.467

owned by the family						
Area of family homesteads	1.594	0.329	23.434	1	0.000***	4.929
Homestead utilization method	0.153	0.246	0.385	1	0.535	1.165
Is there any idle homestead	1.439	0.297	23.529	1	0.000***	4.217
Urban life preference	1.084	0.271	15.951	1	0.000***	2.958
The degree of understanding of policies related to homestead transfer	0.463	0.295	2.471	1	0.014*	1.589

To summarize, age, literacy level, family, preference for urban life, and knowledge of policies are the main factors affecting the difficulty of transferring farm household homesteads.

5. Discussion

In order to solve the problem of rural residential base transfer difficulties, enhance the utilization rate of rural land resources, this paper for the existence of residential base transfer difficulties, put forward the following aspects of the proposal:

(1) The transfer of rural residential base should adhere to the voluntary principle of farmers, and effectively safeguard the transfer of the legitimate rights and interests of farmers. Because of the family situation and the use of residential base are different, the government in guiding, organizing the transfer of residential base, must adhere to the voluntary principle of farmers, fully investigating the wishes of farmers to understand the real needs of farmers on the transfer of residential base. Farmers on the transfer of residential base cognitive level is low, weak rights protection ability, in the process of transfer of residential base is often in a passive position, adhere to the voluntary principle of farmers, effectively safeguard the interests of farmers is particularly important.

(2) Improve the level of education of farmers, enhance the cognitive level of the transfer of residential base, strengthen the economic consciousness of the transfer of residential base. The current phenomenon of rural residential base multi-family residential, idle inefficient use, and the traditional thinking and economic awareness of farmers is weak. Increase investment in rural education, improve the level of education of farmers, weakening the traditional ideas of farmers, is conducive to enhance the cognitive level of the transfer of rural residential base. Rural residential transfer to ensure that the main position of the farmers, so that the transfer of farmers actually feel the benefits of the transfer, enhance the economic awareness of the transfer of residential land.

(3) Accelerate the transfer of rural labor force, improve the non-agricultural income of farm households. Improve the level of intensive agricultural management, further develop township enterprises and rural tertiary industries, encourage farmers to engage in a variety of modes of production and operation, solve livelihood

problems, and rationalize agricultural production and non-agricultural production. Establishing and perfecting a unified labor market for urban and rural areas, strengthening skills training for farmers, actively guiding the transfer of surplus rural labor across regions, encouraging working farmers to return to their hometowns to start their own businesses, and raising the level of non-agricultural employment and non-agricultural incomes for the majority of farming households.

(4) Further deepen the reform of the household registration system and raise the level of social security in rural areas. To build a household registration system that integrates urban and rural areas, to enhance the sense of belonging to the cities of migrant farm households, and to guide rural residents in a position to do so to transfer to the cities for settlement. Strengthen the construction of the rural social security system and improve the compensation mechanism for the transfer of rural residential land, so that the future livelihoods of transferring farmers can be adequately safeguarded.

6. Conclusion

This paper is based on regression modeling analysis to derive the main factors of the difficulties in the transfer of farm households' homesteads, in the 260 data samples in Southeast China, it is found that 101 women are unwilling to participate in the process of transferring homesteads, and the higher the income of the family is unwilling to transfer the stronger the willingness to do so, accounting for 66% of the total. In the significance test, literacy level has a significant positive effect on the willingness of farmers to transfer homesteads $B=0.641$, $\text{Sig.}=0.001^{***}$. The number of family laborers has a significant positive effect on farmers' willingness to transfer homestead $B=0.698$, $\text{Sig.}=0.046^*$, and the area of family homestead has a significant positive effect on farmers' willingness to transfer homestead $B=1.594$, $\text{Sig.}=0.000^{***}$. The degree of farmers' understanding of policies related to the transfer of homesteads has a significant positive effect on their willingness to transfer $B=0.463$, $\text{Sig.}=0.014^*$, indicating that gender, age, education and family are the main factors of the difficulties in the transfer of homesteads after regression analysis. To address the problem of difficulties in the transfer of rural homesteads, in order to promote rural economic development and optimize the allocation of land resources, the government should introduce relevant policies for the reluctant groups in order to promote the smooth implementation of the transfer of homesteads.

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