

# *Analysis of Development Strategies and Countermeasures for Reconstruction of Dilapidated Buildings in Rural Areas*

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**Abstract:** The issues of agriculture, rural areas and farmers have always been the focus of the government. With the increasing material and cultural needs of people, housing is a major focus for people's livelihood. Therefore, this paper selects rural revitalization as the background, based on the reconstruction of dilapidated houses policy analysis, SWOT analysis and countermeasure analysis of three aspects of research. It is found that the reconstruction of dilapidated buildings in rural areas is inevitable. In order to achieve sustainable development, the reconstruction of dilapidated buildings needs to improve relevant policies, strengthen the construction of talent team, strengthen the management system, play the role of village organization and strengthen social supervision. The research can provide reference for the reconstruction of dilapidated old buildings and sustainable development.

## **1. Introduction**

Improving people's living conditions and realizing people's housing security is an important element of the government to pay attention to people's livelihood, protect people's livelihood and improve people's livelihood. Since the reform and opening up, China has entered an era of rapid development. However, with the passage of time, technology is also progressing, and there are more and more dangerous and old houses, so the work of renovating dangerous and old houses is proposed. However, due to the late start of the domestic research on the investigation and renovation of old and dangerous houses in rural areas, most of the research results are concentrated in the field of urban housing, and there is relatively little research on rural housing security. In order to effectively protect people's livelihood, help rural revitalization and achieve poverty alleviation, this paper focuses on rural revitalization, poverty alleviation and improving the living conditions of rural people's residence, studies the existing policies of dilapidated housing renovation, and puts forward relevant reference opinions combined with the background of rural revitalization. [1]

## 2. Analysis of the Policy of Renovation of Dilapidated Houses

### 2.1. Development History of the Policy of Renovating Dilapidated Houses

In recent years, the state has maintained a high regard for the renovation of dilapidated houses in rural areas and promulgated a series of supportive policies to express support for the development of this work. For example, in 2020, the General Office of the Ministry of Housing, Urban and Rural Development promulgated the Notice on Doing a Good Job in Epidemic Prevention and Control and Poverty Alleviation to Ensure Housing Safety for Poor Households (Village Construction Office [2020] No. 6), pointing out that local housing and urban and rural construction departments at all levels should further strengthen collaboration and information sharing with poverty alleviation departments, and establish a household-by-household system for the stock tasks that have been issued in 2019 and not yet completed, as well as for the new tasks of rural dilapidated housing renovation "Look back" to identify new tasks such as the renovation of rural dilapidated houses to establish a household-by-household account, coordinate the advance of the 2020 central financial subsidies for the renovation of rural dilapidated houses reallocation funds, reverse the schedule, press responsibility, to ensure that all the poor households need to renovate dilapidated houses before the end of June 2020 all completed.

### 2.2. Policy Standards for Renovation of Dilapidated Houses

1) Transformation scope. The object of the renovation of dilapidated houses refers to after the identification of dangerous houses institutions to confirm that the housing structure has been seriously damaged or load-bearing structure has been a dangerous component, may lose structural stability and bearing capacity at any time, cannot guarantee the safety of living and use of housing. And with proof of housing ownership, including residential, non-residential and other houses.

2) Transformation mode. At present, China's transformation of dilapidated houses is mainly in situ reconstruction, purchase of unused agricultural

Housing, transformation of unused village school buildings, collective office housing resettlement, etc. To be transformed rural dangerous houses is the overall danger (D level) should be demolished and rebuilt, is a partial danger (C level) should be repaired and reinforced. In principle, the new housing area is controlled at 40 to 60 square meters per household.

3) Subsidy standards. Implementation of differentiated subsidy standards, in strict accordance with the degree of poverty of farmers and the transformation of the way to classify subsidies. In C-class houses, refers to part of the load-bearing structure cannot meet the normal use requirements, local danger, constituting a local dangerous house. Enjoy the central subsidy of 7,500 yuan, in addition to the kitchen and latrine reform county-level supporting subsidies of 2,500 Yuan / household. In D-class houses, refers to the load-bearing structure can no longer meet the normal use requirements, the overall housing in danger, constituting the whole dangerous house. Mainly to see whether the foundation is cracked, whether the wall is tilted, whether the beam is bent, whether the roof is permeable to wind and rain. The subsidy standard is 21,000 yuan per household for D-class dangerous houses. 35,000 yuan per household for D-class farmers who belong to the four categories of scattered-support households, low-income households, poor households and poor people with disabilities, and 37,000 yuan per household for farmers who are both low-income households and people with disabilities who are in dangerous houses.[2]

### **3. SWOT Analysis of the Renovation of Dilapidated Houses**

#### **3.1. Strengths**

On the one hand, compared with demolition and reconstruction, renovation of dilapidated houses has the advantages of saving more money, short construction period, and relatively less construction waste generated in the process of reconstruction, which is in line with sustainable development strategy. On the other hand, old houses have witnessed the development of the city over the years and are important historical products. I.M. Pei said, "A city without traces of the old is like a person who has lost his memory". In other words, compared with the demolition and reconstruction of dilapidated houses, the renovation of dilapidated houses can better protect the cultural value of the buildings.

#### **3.2. Weaknesses**

First of all, China's research on rural dilapidated housing investigation and renovation started late, and the results of domestic research are mostly focused on the field of urban subsidized housing, with relatively little research on rural housing security. In addition, most of the old and dilapidated houses in the past were influenced by government policy makers and farmers themselves, and there were many problems such as unreasonable planning and weak sustainable development ability, so the consideration in renovation would be incomplete. Finally, influenced by traditional concepts, some residents do not support the renovation of dilapidated houses and strongly oppose it, which brings troubles to the renovation work of dilapidated houses. [3]

#### **3.3. Opportunities**

In recent years, with the acceleration of urbanization, people pay more and more attention to the cultivation of ideas, and buildings with historical and cultural values are a good "textbook". Thus, this provides new ideas for us to carry out the renovation of dilapidated houses: since most of the rural houses are brick and concrete structures, we can choose to transform a series of brick houses into a store, transform the village or town where they are located into a cultural town (village), develop local tourism, etc. These provide a wide space and opportunities for the renovation of dilapidated houses. [4]

#### **3.4. Threats**

Due to the early construction time, the renovation and utilization of old houses face certain threats. First of all, not all dilapidated houses can be renovated, and some buildings have reached a level of deterioration and longevity that they have to be demolished and rebuilt, which therefore puts forward new requirements for the identification of dilapidated houses. Secondly, because the renovation is carried out on old and dilapidated buildings, absolute safety cannot be guaranteed in the renovation process, i.e., there is a certain danger. Finally, the question of whether the renovated building can be integrated into the local architectural style and whether it meets the relevant construction standards also poses a threat to the renovation of dilapidated houses.

## **4. Optimization Strategy for Renovation of Dilapidated Houses**

### **4.1. Improve the Renovation Policy to Effectively Benefit People's Livelihood**

#### **4.1.1. Simplify the Approval Process**

For rural areas, overly complex approval processes often present certain difficulties, and some villagers are limited by their literacy level and rely on the help of village organizations, which invariably increase the pressure of work. According to the policy requirements, a complete set of processes requires multi-level approval and public display in the village organization. The application requires house ownership certificate and identification of the level of dilapidated houses. In the renovation of dilapidated houses, the eligible rural houses should be registered and confirmed in time and certificates should be issued.

#### **4.1.2. Strengthen Planning Guidance**

First of all, housing in rural areas is often scattered at the beginning of the establishment and cannot do the same good planning effective as urban housing, and scattered farm houses can greatly reduce the efficiency of land resources utilization. The government can aid the planning guidance of agricultural housing renovation, reasonably establish gathering points, adjust the functional layout, improve the village appearance and establish a beautiful village. Secondly, the government needs to consider the articulation and coordination between the old house renovation project and other projects when preparing the planning of dangerous house renovation, otherwise it is likely to conflict with the planning of cultural relics protection, resource development and environmental protection, which in turn will lead to unsatisfactory renovation results. [5]

#### **4.1.3. Innovative Subsidy Methods**

The traditional compensation method of dangerous house renovation is cash compensation. With the rising cost of construction materials and labor, the funds provided by the policy are no longer enough to support farmers to choose dangerous house renovation. When conditions allow, local enterprises and social caring people can be mobilized to donate and subsidize the construction materials in kind. Farmers who repair their old houses can choose to subsidize construction materials to reduce the cost of renovation of farmers and to guarantee the quality of the renovation. Farmers who need to demolish and build new houses can be led by the government to build a village name gathering points and sell them at relatively low prices to optimize the living environment and reduce urban-rural differences. [6]

### **4.2. Pay Attention to Talent Training and Strengthen Management System**

In the work of renovation of dilapidated houses for staff expertise is high, while in rural areas, most of the grassroots staff professional level is low, lack of land for nature, village planning and others convenient professional knowledge. In the policy of dilapidated houses, it is clearly pointed out that not only the scientific planning and reasonable layout should be achieved, but also the combination of the policy of the beautiful countryside. It is crucial to establish a professional talented team in the renovation of dilapidated houses, and the grassroots team needs to pay attention to absorbing young talents with certain professional foundation and strong motivation to work in the right profession. At the same time pay attention to the retention of talents, rich work experience is indispensable for the work team. Second, the need to establish a qualified construction team, the purpose of the work of dilapidated houses is to protect the lives and property of the people, the level

of the construction team determines the safety of the house. In the work of renovation of dilapidated houses, qualified construction teams are encouraged to improve the level of construction and strengthen the training professional ability to guarantee the rural houses firmly. [7]

In the implementation of rural dilapidated housing renovation projects, a sound supervision and management system need to be established to effectively guarantee the effectiveness of dilapidated housing renovation. The relevant departments need to improve the control of the "six no's" such as no design before construction, no energy-saving measures during construction, no quality standards, no cost control, no contract, and no acceptance after construction, according to the actual local situation.[8] The project should set up a monitoring team, which should be composed of staff from finance, construction and other related departments, and implement responsibilities. At the same time, associated assessment, the degree of completion of tasks reflected in the assessment score, to urge the relevant leaders to complete the task in quality and quantity. [9]

The renovation of dilapidated houses should not only focus on the present moment, but also not a one-time job. A long-term perspective is the only way to truly address dilapidated housing renovation efforts. The long construction time of houses, bad weather, natural disasters, every uncertainty may lead to the creation of dilapidated houses. Each village organization can establish a corresponding management mechanism, mapping the situation in the district to establish a database, and regular inspections to help the people in the district to eliminate possible safety hazards of housing from a professional point of view, and if the situation is serious, do timely warnings and report the phenomenon.

#### **4.3. Strengthen Social Supervision, Innovative Supervision Methods**

Make the information of government affairs fully open. To achieve the implementation process of the renovations of dilapidated houses transparent, sunny. Governments at all levels should pay attention to the progress of work and take the initiative to disclose information, and actively accept the supervision of society. Establish a whistle-blowing mechanism, set up a special reporting mailbox, reporting phone, e-mail, etc., and do the things have their use, of the reports received, need to organize timely investigation and give the public feedback on the results of the investigation. The results of the investigation to be fair and impartial, take a zero-tolerance attitude, and hold the relevant personnel accountable. [10]

The advent of the information age has led to more options for social monitoring. Newspapers and magazines, the Internet and cell phones have become the most mainstream way to transmit information, more reflecting the timeliness of information dissemination. Invite the media to participate in supervision, using live broadcast and other ways, the zero delay of information makes supervision more efficient and comprehensive.

#### **5. Conclusions**

To sum up, as the living standard of the people is improving and the social and economic level is rising, the country pays more attention to the people's livelihood, and the work of renovating dilapidated houses has become a key work of the government, as well as a livelihood project focused on rural revitalization. Perfect policies, advanced work team, open supervision and management system, and active grassroots force are all indispensable forces for the renovation of dilapidated houses. In order to fully protect people's life and property safety and achieve the goal of renovating dilapidated houses, we should start from the actual situation and take corresponding measures for a series of existing status qua problems to build a beautiful new socialist countryside. Optimize the layout of rural areas, adjust the rural economy, narrow the gap between urban and rural treatment, help revitalize the countryside, and enhance the happiness of the rural masses.

## Acknowledgement

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