Analysis on the Status Quo, Problems and Countermeasures of Rural Land Circulation

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Abstract: In the report of the 19th National Congress of the Communist Party of China, the Party Central Committee proposed to vigorously implement the strategy of rural revitalization. This is an inevitable way to promote the development of modern agriculture. It is also a powerful way to solve the problems of agriculture, rural areas and farmers. To implement rural revitalization, we must accelerate the transfer of rural land. Land belongs to the important resources of farmers, and through the transfer of land, it helps the scientific allocation of various production factors in rural areas. Based on the current situation in China, this paper discusses the current situation and problems of rural land transfer and analyzes the specific countermeasures.

Keywords: Rural Land Transfer; Current Situation; Problem; Countermeasure

In the "No. 1 Document" promulgated by the Central Committee in 2018, it was clearly stated: "We must cultivate and develop family farms, cooperatives, leading enterprises, social service organizations and agricultural industrialization complexes", and strive to develop diversified and moderate scale operations. In the 2018 government work report, Premier Li Keqiang proposed that the implementation of the rural revitalization strategy should focus on improving the property rights system and the allocation of factor markets. The property rights of rural land include “ownership”, “management right” and “contracting right”. Land transfer is the transfer of land management right. Under the continuous advancement of urbanization process, a large number of rural laborers enter the city, and it is necessary to promote rural land transfer. The measures, however, are affected by many factors. In the current rural land transfer, the problems of non-standardized methods, unreasonable prices, and unclear time and use need to be resolved.

1. The status quo of rural land transfer

China's land area is 9.634.57 million square kilometers, and the cultivated land area is 2.023 billion mu. Under the progress of urbanization, China's cultivated land area shows a decreasing trend, and the per capita cultivated land area is far lower than the world average. From the data of 2017, The per capita arable land area is only 1.46 mu/person, which is 1.43 mu less than the world average of 2.89 mu. In recent years, China's land transfer area has continued to increase. From the data of the whole year of 2018, 30% of the 230 million contracted households in the country will transfer part or all of the land, covering an area of 495 million mu, in the total area of household contracting. The proportion in China is 36.5%. According to the information released by the Ministry of Agriculture, in 2017-2018, the national land transfer area increased from 64 million mu to 495 million mu, and the circulation ratio continued to increase, from 21.5% in 2012 to 2018. 36.5%. According to the survey, the land circulation methods in China are mainly as follows:

1.1 Subcontracting

Subcontracting means that within a certain period of time, the contractor transfers the land cost management right to the farmers within the same collective economic organization and applies it in agricultural production and manage-
-ment. This is the most common form of land transfer at this stage. a mode of circulation that farmers most recognize;

Second, the shareholding: the shareholding will convert the land contracting rights into equity, and participate in the establishment of joint stock companies, consortia, cooperatives, etc., engaged in agricultural operations, production and other work;

1.2 Leasing

Leasing, that is, the contractor leases the contractual management right to other units and enterprises within a certain period of time, and the lease will not affect the land contractual relationship. This model conforms to the law of marketization;

Fourth, the transfer: the transfer of the contractual management right to other farmers, after the transfer, the original contractual relationship is terminated, the original contracting rights are lost;

1.3 The exchange

The contractor exchanges the contracted land use right according to the principle of voluntariness and reciprocity for the scale operation.

According to the survey, the types of land-scale operations in the country include large-scale planting, cooperative management, and business management. According to the data of the past three years, in China's collective land, 55% of the land is transferred to large planters, 32% to cooperative operations, and 13% to other business entities.

2. The analysis of the problem of rural land transfer

2.1 Farmers’ willingness to transfer is not strong

In China, there are fewer people and less land resources. Under the influence of traditional thinking, farmers generally believe that land is their main life guarantee. Land is the peasant's day. They have deep feelings with the land. If they engage in other industries, the risks are high. They are worried that the loss of land can not find a job that suits them. In addition, the social security system is not sound enough after the existing land transfer in China. Therefore, the enthusiasm of farmers to participate in land transfer is not high. Although the area of land transferred has increased year by year, from the farmer's point of view, this is only a rational choice based on reality. In addition, the agricultural tax has been cancelled in recent years, and the state has also provided various subsidy policies on food, which also makes farmers more productive on land. Expectation.

2.2 The information platform is imperfect

Rural land transfer can promote the scientific allocation of urbanization resources and improve resource utilization. However, from the national situation, there is still a lack of comprehensive information platform support. Farmers have asymmetric information in this respect, and farmers who are willing to do not know how to transfer. People who need land do not know from what channels to rent land, the circulation channels of the land are not smooth, and the efficiency of resource allocation is not high, which affects the efficiency and scale of rural land transfer.

2.3 Market procedures are not standardized

In the current rural land transfer, most of them are carried out in the form of verbal agreements. Farmers’ legal awareness is weak. Even if a written contract is signed, there are many uncertain factors due to unclear contract terms and incomplete content. many. Some farmers have not obtained the consent of the contractor when they are circulating, the procedures are not standardized, and the data files are lacking. In terms of circulation price, the hilly land is mostly 300 yuan/mu·year-500 yuan/mu·year, and the plain land is concentrated at 400 yuan/mu·year-800 yuan/mu·year, the price is not high, affecting the farmers. Enthusiasm.

3. The countermeasure analysis of rural land transfer

3.1 Transforming peasants' ideological concepts

For the government, it is necessary to play the role of television, radio, newspapers, and networks, increase publicity on rural land transfer, standardize existing laws and regulations, and adopt forms that farmers like to see, such
as film and television dramas, Sannong lectures, etc. Ways to publicize, create a good atmosphere for rural land transfer, change the peasants' backward ideas, dilute the awareness of small farmers, and enhance their enthusiasm and consciousness in participating in rural land transfer. At the same time, it will play an example and a typical role, so that farmers can truly see the benefits brought by rural land circulation, stimulate their enthusiasm for circulation, and encourage skilled farmers to play their own advantages and specialties. Through the whole process, land circulation can become a booster for urbanization.

3.2. Improve the rural land transfer market system

In the rural land circulation, a sound market system is indispensable. On the one hand, the smooth flow of rural land is inseparable from the intangible income of the market. For farmers, if land resources cannot be effectively allocated, it will directly affect the added value of agricultural products and the core competitiveness of agriculture. To this end, it is necessary to standardize the existing market mechanism, use the market to scientifically allocate land resources, give full play to the maximum utility of land resources, and improve the supervision mechanism, conduct full-scale supervision and strict management of rural land circulation, and strictly review the contracts. Approve and approve, avoid disputes.

3.3 Cultivating land transfer service organizations

Rural land transfer can promote agricultural efficiency, increase farmers' income, and increase production efficiency. In view of the various disputes existing in the current rural land transfer, it is necessary to cultivate rural land transfer service organizations, and the service organizations should explain to the farmers, clarify the scope of circulation, standardize the transfer contracts, carry out scientific planning for rural land, and do short-term planning and medium-term planning. Planning and long-term planning, standardizing contract content as soon as possible. In the process of circulation, the peasants are guided to sign contracts on their own initiative. Regardless of the relationship between the transferee and the transferor, a standardized contract must be signed. When the land is transferred, the registrant will witness and record the case, which is not only convenient for subsequent enquiries. It can also solve the dispute. At the same time, it is necessary to cultivate agricultural land transfer service organizations, increase government funding, provide support for agricultural land transfer service organizations, introduce professional talents and fresh blood, clarify the responsibilities of various service organizations, and safeguard the vital interests of farmers. It is also necessary to ensure the use of rural land transfer and promote the orderly and intensive development of rural land transfer through standardized procedures.

4. The conclusion

The report of the 19th National Congress of the Communist Party of China emphasized: "The problem of agricultural and rural peasants is a fundamental issue concerning the national economy and the people's livelihood. We must always solve the problem of 'three rural issues' as the top priority of the whole party." Despite the recent rural land transfer work in China, the problems are in full swing, but the problems cannot be ignored. In order to promote the smooth implementation of rural land circulation, it is necessary to formulate effective solutions for the problems. Only in this way can we ensure the smooth development of rural land circulation and promote agricultural modernization. Development to ensure food security.

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