

Research on the Innovation of Rural Idle Agricultural Land Transfer Model

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Abstract

Some rural areas in China have carried out the land "Bank + supermarket" pilot, which has achieved certain results, and the relevant policy support is very strong, which provides possibilities and ideas for us to innovate the current model. The government shall establish a clear and unified management organization, and each village shall establish a professional cooperative organization for land management as an intermediary. On the one hand, collect the detailed land information of farmers willing to carry out land storage or land loan; On the other hand, the price fluctuation information of factor market is provided to farmers, and the buyer is also allocated according to the regulations, so as to encourage more land investment and circulation, revitalize resources and develop the real economy.

Keywords

Agricultural Economy; Land Transfer; Model Innovation.

1. Research Background

The 19th CPC National Congress held in 2017 clearly pointed out the need to "implement the Rural Revitalization Strategy", and stressed that agriculture is the national economic basis for implementing the Rural Revitalization Strategy. The important goal of modern rural economic development is to make the limited land more valuable and the resource allocation more reasonable. Land circulation is the fundamental content of the reform of rural property right system and factor of production system, that is, the replacement of the management subject of land use right, which mainly aims at the problems of rural economic development such as resource dispersion and abandonment in land use.

In recent years, the rural land reform based on the Rural Revitalization Strategy is continuously deepening, and all localities have carried out beneficial exploration on the land transfer model. Some rural areas in China have carried out the land "Bank + supermarket" pilot, which has achieved certain results, and the relevant policy support is very strong. This provides possibilities and ideas for us to innovate the land transfer model. China's relevant policies on promoting land transfer are as follows: in 2019, the opinions of the CPC Central Committee and the State Council on maintaining the stability and long-term stability of land contracting relations pointed out: "The basic right of farmers to contract collective land in accordance with the law shall remain unchanged for a long time, farmers' mortgage and guarantee rights to the possession, use, income and circulation of contracted land and the management right of contracted land shall be guaranteed in accordance with the law, and more perfect powers shall be continuously given to them. A mechanism for voluntary and paid transfer of land contracting right in accordance with the law shall be established and improved. Contracted farmers who

settle in cities shall be encouraged to transfer contracted land in various forms Right. We will improve the market for the transfer of land management rights, improve the standardized management system for land transfer, and explore more effective ways to liberalize land management rights. " In 2020, several opinions of the State Council on promoting the high-quality development of national high-tech industrial development zones pointed out: "optimize the allocation of land resources, encourage and support national high-tech zones to speed up the digestion and approval of land that has not been provided, and dispose of idle land." In 2021, the opinions of the CPC Central Committee and the State Council on comprehensively promoting rural revitalization and accelerating agricultural and rural modernization pointed out: "further promote rural reform and improve the service system for the transfer of land management rights."

2. Research Significance

The Fifth Plenary Session of the 16th CPC Central Committee held in October 2005 formally put forward the issue of "agriculture, rural areas and farmers" for the first time. The report of the 19th CPC National Congress in 2017 pointed out that the issue of "agriculture, rural areas and farmers" is a fundamental issue related to the national economy and the people's livelihood. We must always take solving the issue of "agriculture, rural areas and farmers" as the top priority of the whole Party's work. "Agriculture, rural areas and farmers" refers to the three major problems of rural areas, agriculture and farmers. In fact, it is a trinity of industry, living area and subject identity. It is the inevitable product of the transition from agricultural civilization to industrial civilization. An important measure to solve the problems of "agriculture, rural areas and farmers" is to implement the Rural Revitalization Strategy, and innovating the land transfer model is an important measure to promote the Rural Revitalization Strategy. Therefore, innovating the land transfer model is of great significance to solve the problems of "agriculture, rural areas and farmers".

2.1. Significance to Countryside

Innovating the land circulation mode can better concentrate a few people's investment in capital and technology, develop and utilize idle land or wasteland, so as to avoid the waste of rural land and realize the rational use of land; It is conducive to solve the problem of land abandonment with "land without seed", integrate idle land and improve the utilization rate of land resources; It is also conducive to the separation of part of the labor force from the land to engage in other industries, promote the transfer of rural labor force to non-agricultural industries, and promote the process of urbanization while solving the employment of rural idle labor force.

2.2. Significance to Agriculture

Innovating the land circulation mode can more effectively promote the development of agriculture towards industrialization and scale, so as to improve the economic benefits brought by agriculture; Attract more diversified main capital into rural areas, carry out reasonable industrial layout according to market demand, and is conducive to the improvement of rural infrastructure.

2.3. Significance to Farmers

Innovating the land circulation mode is very helpful to promote the land use right, increase agricultural production and farmers' income; So that farmers' land can be better transformed into capital. Farmers who are unable to cultivate or leave rural areas to work and do business in cities can obtain compensation through the transfer of land and directly increase their income.

3. Research Review

The research status and development trends of domestic academic circles mainly focus on six aspects. The first is the research on the connotation and form of land transfer. Different scholars put forward different views from different angles; The second aspect is the research on the emergence and development of land transfer mode. In this regard, Chinese scholars have summarized a variety of existing land transfer modes according to the actual situation. Among them, famous experts and scholars H. Zhang and Y.M. Shao believe that the land bank mode is one of the three modes of rural land transfer in underdeveloped areas; The third aspect is to study the coexistence of multiple modes of land transfer in each region; The fourth aspect of the study concluded that each land transfer model can be subdivided into a variety of models; The fifth aspect shows that the operation of land transfer mode in China has achieved certain results; Finally, the research results show that information economy and rural governance theory have been applied to the practice of land transfer. In conclusion, all aspects of research show that China's land transfer model is constantly innovating with the development of society and science and technology.

Different from the transfer of land management right in China, foreign land transfer is usually the transfer of land ownership, and the definition of land transfer in foreign countries is also different from that in China. Modern agriculture in the United States is representative in the world. Here we take the United States as an example to summarize the research status and development trends abroad. The land of the United States is dominated by private ownership. Different scholars have different views on the land transfer in the United States. Some scholars believe that the land transfer in the United States is that land can be freely transferred in the market as a factor of production; Some scholars believe that the land transfer in the United States is usually the transfer of land use right and management right, which does not involve ownership, which is similar to the domestic land transfer model. In the research on the purpose of land transfer in the United States, experts and scholars also put forward different views from different angles. The purpose involves not only agricultural development, but also environmental protection. At present, there are two main ways of land transfer in the United States: selling state-owned land and market transaction.

4. Research Results

The current situation of land fragmentation in China hinders the development of agriculture to a certain extent. At present, the Rural Revitalization Strategy is in full swing. It is urgent to reasonably allocate rural idle land and establish an efficient agricultural land transfer mechanism. Since the reform and opening up, marked by the amendment of the Constitution in 1988, the rural land transfer system has experienced a process from "prohibiting transfer, allowing transfer to liberalizing transfer" and from ambiguity to explicit encouragement. Agricultural land transfer is an important way to promote agricultural scale management, optimize the allocation of agricultural land resources, improve the utilization efficiency of agricultural land and realize agricultural industrialization. 30 years ago, the "contract" as the key word of land distribution to households, so that hundreds of millions of farmers had enough to eat, and initially achieved a well-off society; Now, on the premise that the existing land contract relationship remains stable and unchanged for a long time, allowing farmers to transfer land contract management rights in various forms and developing various forms of appropriate scale management has enabled many farmers to find a way to get rich.

For idle agricultural land in rural areas, the government should establish a clear and unified management organization to set up a detailed price evaluation mechanism of land storage funds and loan funds and improve the land transfer contract according to the differences of land in soil fertility, crop growth suitability and land appreciation space. In addition, we can establish

agricultural insurance, establish and improve a land transfer platform with open information and transparent services, and strengthen the protection of farmers' land resources.

On this basis, each village establishes a professional cooperative organization for land management as an intermediary. On the one hand, collect the detailed land information of farmers willing to carry out land storage or land loan, classify and summarize the land by the set professional evaluation organization, and provide all the information to the county management organization; On the other hand, the price fluctuation information of factor market is provided to farmers, and the buyer is also allocated according to regulations. In order to facilitate the sustainable development of land resources, land resources shall be evaluated after land use, and certain monetary claims shall be made for damage to land or unfavorable to sustainable development. It is worth noting that in the county management organization, we can learn from the modern company system and set up the Council and the board of supervisors, which have equal status and mutual supervision.

When the factor supplier and the demander reach a transaction, they shall sign a land transfer contract to specify the rights obtained by both parties, the use period of the factor, the benefit distribution mechanism, etc. In addition, in order to reasonably promote the transfer of rural land, county and township governments and village collectives should actively publicize the national land policy and give farmers guidance in knowledge and skills. For farmers participating in land transfer, subsidies can be provided to encourage more land to invest in land transfer, revitalize resources and develop the real economy.

Specifically, there are four modes:

4.1. Land Exchange Model

Farmers and farmers conduct transactions directly, the transaction cost is the lowest, and both sides can increase income, but there is a lack of contract norms and low-income stability. This model can optimize the allocation of land resources and improve land use efficiency, but this model involves a small number of people and cannot achieve large-scale operation. This model has high convenience in practical operation and high willingness to accept. It is only suitable for retail transactions. It has great limitations and poor development prospects. It is not suitable for large-scale land management.

4.2. Anti Rent and Subcontracting Model

After receiving the rent, farmers will quantify the land into shares and the contractor will subcontract it to the masses. Although the transaction cost increases, the income stability is high, which can optimize the allocation of land resources and improve the efficiency of land use. Because the contracting scale varies from large to small, this model can realize moderate scale operation. It is suitable for areas with mature agricultural development and prestige of village collectives. It has high requirements for land and contractors, and it is difficult to realize both. Therefore, the actual operation will not be very smooth, and it has high requirements for land production and contractors. It is only suitable for some areas with poor development prospects.

4.3. Stock Cooperation Model

Farmers voluntarily invest shares in a collective economic organization and receive dividends according to shares. The transaction cost is low, there is contract guarantee, and the income stability is high. It can optimize the allocation of land resources and improve land use efficiency. According to the number of shares invested by farmers, large-scale operation can be realized. The profit model of taking shares is common, widely accepted by the people, and easy to operate. It involves spontaneously formed cooperative economic organizations and village collectives. The internal institutions are complex, the definition of property rights is not particularly high, and the development prospect is good, but it still needs to be improved.

4.4. Land "Bank + Supermarket" Mode

Middlemen are professional cooperative organizations for land management established by the government. Farmers have low transaction costs and high-income stability, but the transaction costs of middlemen will increase. This model can optimize the allocation of land resources, improve land utilization, realize large-scale operation, and is also conducive to the adjustment of agricultural industrial structure. The new agricultural land transfer mode has low public awareness, but it is directly managed by the government, the operation is transparent and standardized, and the public has high trust in it. Because it involves cooperative management organizations directly managed by the government, it has high authority and high definition of property rights, and the prospect of sustainable development in the future is very good.

5. Policy Recommendations

The circulation of rural land is one of the important phenomena in the process of China's rural economic development. It is not only related to the structure and change of land supply, but also closely related to the overall process of industrialization and urbanization, but also has a direct impact on the use and protection of cultivated land. Under the background of rural revitalization, the land "Bank + supermarket" model is in full swing. It has obvious advantages, has achieved certain results in the pilot, and is expected to become the mainstream model. However, by summarizing the full text, it is not difficult to find that the original land model has no unified superior management organization, and there are some problems such as low public awareness and low penetration rate. In view of these problems, the policy suggestions given in this paper are as follows:

First, introduce relevant policies, increase support for this model, standardize land transfer and improve transfer efficiency. A complete and clear property right relationship is the institutional basis for ensuring land transfer, standardizing the transfer subjects, strengthening government guidance, standardizing the transfer procedures, making all operations transparent and standardized, convincing the masses, and improving the prestige and appeal of relevant institutions.

Second, establish a sound price evaluation mechanism for land storage funds and loan funds, take into account land diversity, fertility and regional differences, and formulate subdivided unified evaluation standards according to local conditions, so as to effectively protect the interests of farmers and make the transaction more fair and reasonable. Combined with the regional economic development trend, guide the centralized development of rural land and mountain forest land, orderly and reasonably transfer, and form an agricultural industrial park with large-scale development and in-depth development. Let the land flow in the hands of farmers, transfer farmers' production and operation activities to other industries, optimize the industrial structure of rural labor force, and walk out of a new way of non-agricultural farmers.

Third, strengthen publicity, let more people know and understand the new land circulation mode of "Bank + supermarket", and improve people's awareness and trust. Under the trend of Internet technology development, we should use new media channels to expand the mode, and use short video playing forms, such as short video TikTok APP, to make the land bank and supermarket mode appear before the public. Put up publicity banners in places with large traffic such as streets, collect a group of volunteers for fixed-point publicity, popularize relevant knowledge for the masses, and popularize relevant policy information to the masses by means of radio, radio and news. Through various and in-depth publicity, increase the national recognition of the land "Bank + supermarket" model and increase the support for the implementation of the model.

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