Analysis on Implementation of Land Circulation in China’s Rural Area

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ABSTRACT
At home and abroad with the development of social economy, the change of macro environment of agricultural modernization of production and business operation mode and the efficiency is put forward higher request, but the existing farmland property right structure is restricted by the separation of rights, and the original small farmers with new operators, expectations are not stable, can't give full play to the economic function, is not conducive to the revitalization of farmers. Therefore, the land transfer system is the core of the farmland property right system reform and has important research significance. On this basis, based on the questionnaire survey of Zhuzhen rural land transfer status and household screen interviews and related research, in order to understand the actual situation of local land transfer, promote land transfer, promote the development of agricultural modernization and put forward corresponding policies to promote land transfer and farmland property rights system reform.

Keywords: Social entrepreneurship, land conversion, poverty alleviation, rural change, Transfer of ownership

1. INTRODUCTION
Poverty alleviation is a major goal in China, and a growing number of social entrepreneurs and investors are seeking township reforms and poor rural infrastructure. Usually, third party subcontracting, lease, exchange, transfer, investment, cooperation, and other development of agricultural scale operation management known as land circulation. As early as in 2004, the State Council promulgated a called "decision on deepening reform strict land management" of the act, the regulation says that "the right to use construction land collectively owned by peasants may flow according to the law" and, stressed that "under the premise that conforms to the planning, village, and town, the town have right to use construction land collectively owned by peasants may be transferred in accordance with the law."[1] Since then, the land transfer has become one of the popular projects for social entrepreneurs. At the same time, the transfer of rural construction land use rights in Guangdong, Zhejiang, Jiangsu, Shanghai, Anhui, Tianjin, and other places started local or regional experiments and developed models such as Chongqing farmland holding shares, Hainan farmland leasing in Guangdong province, small property houses in Beijing suburbs and so on. However, which of those methods can be fully accepted by farmers and whether it is effective for implement has become questions for most participants. This paper will introduce the current mode with high feasibility through case analysis, and reflect the current situation through field investigation.

1.1. The Feasible Way of Land Circulation
The implementation of the household contract responsibility system has greatly improved the agricultural production efficiency of household enterprises, met the internal needs of economic subjects to a certain extent, liberated the productive forces, and promoted the development of the agricultural economy. However, with the rapid development of the economy and the deepening of the degree of opening to the outside world, it is more and more difficult for family-based agricultural production to adapt to the needs of economic development and industrial adjustment, and limit the sustainable economic growth. Therefore, to realize the inevitable trend of land circulation and improve farmers' life is not only conducive to scale operation, but also can liberate rural surplus. In the process of continuous exploration over several decades, land transfer methods emerged one after another and began to diversify. In accordance with the laws of the government and by mutual consent.

1.1.1. Banjiaoriver Countryside: a rich leasehold land
Lease refers to land the contractor to the paid transfer of land use right to the lessee (including collective organization of farmers and other organizations outside the "others"), and collect rent to the lessee behavior. After leasing by the contractor continue to fulfill the original land contract rights and obligations stipulated in the contract. Its advantage lies in the profit distribution is
relatively fair, through the integration of talents, technology, and information, can make more efficient use of land, reduce land desolate. But as a result of the lessee to pay the high rent, thereby weakening its investment in land, easy to cause the land to predatory. In addition, some rural collective through consultation with farmers, the farmers contracted land lease, there again to agricultural enterprises or other operators, by subleasing to profit from it. One of the successful cases is the development of the Banjiaoriver countryside. The rural construction of Banjiaoriver has rich land resources and convenient transportation, but it also has three constraints[2]. First, agricultural development lacks industry and characteristics, which is directly manifested as unreasonable industrial structure, insignificant preponderant industry, and lack of characteristics of agricultural development. Second, the lack of planning and funds for rural development is directly reflected in backward village planning, which increases the cost of new rural construction and the lack of long-term investment mechanism. Third, farmers’ weak awareness of development and lack of science and technology is directly reflected in their generally low cultural quality, weak ability to grasp scientific skills, weak market awareness, an excessive focus on short-term interests. Based on the research and consensus of all party members and mass representatives, The Medium and Long-term Plan for New Rural Construction of Banjiehe Villagewas formulated[3]. According to the plan, the 6900 mu of land in the village will be divided into agricultural project development base, characteristic vegetable area, forest and fruit area, breeding area and other characteristic functional supporting areas for coordinated development. In terms of agricultural project development, based on the successful introduction of Julong Di Sanrui Company and other companies with strong strength in agricultural projects. In 2006, according to the land transfer agreement between Banjiehe Village Committee and Yongletong Agricultural Development Company between Beijing, Banjiehe Village leased 800 mu of land to Yongletong Village Agricultural Development Project Development Company in the south of Beijing, which successfully developed facility agriculture and tourism, sightseeing, and leisure agriculture, which successfully boosted farmers’ income.

1.1.2. Speculation namely farming

Investment means that on the basis of specifying the ownership of rural collective land, adhering to the principle of peasants’ willingness, the land and land use right contract contractors are engaged in agricultural production and management together as equity cooperation, or the land contract use right is quantified as equity or cooperative production and management of joint-stock companies. As shareholders of enterprises, farmers can participate in or not participate in the operation of dividends by shares, and share risks with enterprises. On the basis of not changing the contract, the party with shareholder advantage changed the farming method of individual family and realized land capital intensification and large-scale elitism. Its disadvantage is that the risk is high, once the enterprise benefit is not good or bankrupt, farmers will suffer huge losses. The most typical example is Ningyang County[4], Ningyang County, Shandong Province, explored a new mechanism for the transfer of land contract and management rights, and established a land transfer and distribution mode of "share + cooperation". In this model, farmers take the right of land management as shares to form cooperatives. In accordance with the principle of "voluntary participation of the masses, land ownership, intensive management, profit sharing, and interest protection", the village guides the peasant households to become shareholders with land contractual management rights. Cooperatives shall exercise unified management of land in accordance with democratic principles and shall no longer be decentralized by farmers. Cooperatives rely on leading enterprises for production and operation. According to the way of land guarantee and benefit distribution, the cooperative shall pay 700 yuan per share (mu) of land guarantee income to the members in the annual distribution, keep enough public welfare fund and risk fund for public reserve, and then carry out dividend twice according to the shares.

1.1.3. Land subcontractors an external resources and wealth

Land subcontractors (peasant households) refer to the transfer of part or all of the contracted land to other collective peasant households for agricultural production and operation within a certain period. There are two forms, namely negotiation and principal-agent, which stipulate the power and obligation in the principal-agent relationship in the contract. This mode is relatively common, its characteristic is: the collective organization members of the transfer object, can transfer all the land contracts, also can carry out part of the transfer. Its disadvantages are a small amount of land circulation, short time, and large selectivity, which is not conducive to the real large-scale operation of land and will increase the potential cost for farmers to find the next contractor. The Jinrijiang Ecological Park of Heze Community has 740 mu of land transferred. By collecting the land use right of local farmers, a natural ecological park mainly for agricultural leisure and picking has been established. The planting includes 8 high-quality strawberry greenhouses, 2 dragon fruit greenhouses, 140 mu of famous grape varieties, 230 mu of new pear trees, and 200 mu of apples. The park also planted ginkgo, papaya, red maple, and other rare trees. The park has received an investment of more than 14 million yuan, mainly infamous forest fruits, and now has been built. Through land circulation, not only invigorate the land resources in the village but also liberate the labor force, so that the poor households in the door employment, have a double income, make them out of poverty[5].
1.2. Field Visit: the Ugly Truth

In order to have a better understanding of the current land transfer market and current situation, the team carried out a field investigation of Zhuzhen village, and mainly understood the real current situation of their village through interviews with farmers. In the meantime a total of 35 families were surveyed. Almost all farmers have had land transfers. The average land area of each household is 0.58hm2. Although the transfer price varies from group to group, it is generally the same. The average selling price of land is 7590 yuan/HM2. Cultivated land of different quality can be used for different purposes after unified circulation. Used for mechanized planting, afforestation, factory construction, and so on, greatly improving the formerly scattered farmland planting efficiency. Second, the circulation price is low. The compensation mechanism is imperfect. Through a questionnaire survey and interviews with farmers, it is found that farmers' right to land income is damaged. In Quantum village, the object of peasant household land transfer is individual peasant household, lacking new agricultural operation subject, and the transfer pair is relatively single. Of the 30 households that participated in the land transfer, only a few transferred their land to the government for afforestation. According to the interviews, some villages have transferred their land to enterprises for plant construction, while most farmers have transferred their land to local contractors to purchase and grow crops on a large scale at the same price. In the transfer of local land, the land of peasant households is mainly dominated by the government or village collectives and is transferred voluntarily or semi-compulsorily to enterprises, factories, non-local contractors or subcontracted to local peasant households, which is a collective transfer behavior. In the loop. Farmers mainly through the village committee and individual contractors to understand the land transfer price. In the process of land transfer of Villagers in Zhuzhen, the setting of transfer price is mainly decided by the village committee and large contractors. Village committees and large contractors occupy the dominant position, and farmers do not participate in the discussion and setting of land transfer prices. After the household interviews to know, in the process of land circulation, inadequate understanding of land circulation policy, farmers do not understand its corresponding rights. 20 household farmers understand the land circulation the way information is oral notice, accounts for 70% of the proportion of the farmers; Only three household farmers active inquiries account for 9% of the proportion of the farmers; By written notice that information for 7 peasant households, accounting for 19.8% of the proportion of the farmers; Only one household farmers involved in land circulation price formulation and discuss the way of compensation, accounts for 3.2% of the proportion of the farmers. Accordingly, the few farmers participate in the development of the land circulation price and information about land circulation. In the process of the land circulation of bamboo Zhen Town, conversion price mainly formulated by few rich people, farmers in the land circulation price negotiations in a vulnerable position. In terms of understanding land circulation channels of information, a considerable part of farmers by the village committee only oral notice, farmers access to information channel is relatively single, farmers market information, transfer prices of land circulation and transfer the information such as policy and subsidies less know the situation. The whole process of land circulation dominated by large village or contracting, the infringement of the right to know and participation of farmers, farmers will not exist fully respect, it is difficult to safeguard the rights and interests of farmers and other issues.

2. CONCLUSION

Although various circulation modes can promote the smooth progress of land circulation, their circulation modes, human rights, profit distribution, and other flow effects are not the same. Through the analysis of the differences and shortcomings under different modes, the corresponding conclusions are drawn. In the actual process of land transfer, it is mainly through the collective intervention of farmers in the village and the transfer between friends. Lack of a unified transfer and trading service platform, farmers can not fully understand the land transfer information and the transfer of the main information asymmetry. Secondly, the basic mode of circulation is simple, which generally only involves the generation and transformation of two kinds of interests. A small range of movement, usually between individuals, less collective behavior; The transaction information is relatively symmetric; As the basic flow form is flexible, the internal and external requirements of agriculture are relatively low, and there is no requirement for flow and efficiency, so the flow is relatively easy to realize and widely applied. At the same time, the basic circulation also has certain limitations. Most of the circulation behavior is not standard, generally, there is no written contract; The circulation is mainly to maintain the land use right, and the circulation does not significantly improve the operation efficiency Therefore, this is the circulation mode that can not fundamentally solve the rural household contract responsibility system one of the biggest contradictions, namely between socialization, marketization, and decentralization[6].

ACKNOWLEDGMENT

First of all, I'd like to thank Prof.Grimes from Cambridge University for his expertise in social Entrepreneurship and the information That David Wang brought to the team during the two-week online course. In addition, I would like to thank Judy, the teaching assistant, and the paper tutor for their careful guidance. Their help contributed to the success of my paper.
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