

Research on the perfection of China's land circulation market: problems and countermeasures—Taking Heilongjiang province as an example

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Abstract—To speed up the rural land circulation is under the new situation, improve the competitiveness of agriculture and increasing farmers' income, the enhancement enterprise benefits and ensuring food safety requirements, such as reform of land circulation in China has both internal motivation and external pressure to raise the competition ability of the industry. To play a good land circulation of agriculture, rural areas and farmers development, and enterprise efficiency, food safety, etc., you need to promote farmland circulation in stability, implementation of farmland demand-supply balance; Need to strengthen macro guidance and supervision, not damage the interests of the farmers' long-term, also want to ensure the implementation of enterprise long-term development targets; Need to establish and improve land circulation related laws and regulations and to ensure that the land circulation market running smoothly.

Keywords—land circulation, increasing farmers' income, the enterprise efficiency, food safety

I. THE INTRODUCTION

Stability of agricultural land circulation in our country is a new strategy to promote the development of Chinese agriculture, rural areas and farmers under the new normal; it is related to the improvement of market performance, the farmers' income, the enterprise efficiency, such as food safety an important problem of social attention. In 2015, prime minister li keqiang, clearly put forward in the government work report, to speed up the transformation of the mode of agricultural development, agriculture and farmers richer, more beautiful countryside, comprehensively improve the quality and food safety of agricultural products, should be based on the stability of family business, support large farming industrialization leading enterprises, farmers cooperatives, new operators to develop, promote a variety of forms moderate scale management. Central no. 1 files are also pointed out that to seek new breakthroughs in the transformation of the mode of agricultural development,

new achievements in promoting the farmers' income, thus to extend the agriculture industry chain, enhancing the added value of the agricultural industry, to keep the reasonable price of agricultural products. Agriculture moderate scale operation and increase farmers' income, the reform is the key, especially the stability and improves the agricultural land circulation has a decisive role.

A. Stable to speed up the land circulation is to improve the competitiveness of agriculture and increase farmers' income

At present, our country agricultural development faces many difficulties and challenges. On the one hand, the lack of competitiveness in the international market prices for agricultural products; On the other hand, the agricultural production cost especially the rising labor costs. Investigate its reason, have direct relationship with small farmers land management scale, therefore, to expand the scale of land management through land circulation and realize the moderate scale management is very important to enhance the competitiveness of agriculture. In addition, the existing management mode, the difficulty of increasing farmers' income is more and more big, the land circulation can broaden the channels of increasing farmers' income, can also be on the basis of the expanding scale of operation, relying on science and technology in the improve the production performance and thus revenue increase.

B. Stable to speed up the agricultural land circulation is to improve the enterprise benefit

For agricultural enterprises, the land circulation can bring huge business opportunities. Farmers through the subcontract, lease, exchange, transfer, stock cooperation form will land circulation, the enterprise will be a reasonable way to absorb the land circulation, so as to realize the need of expanding the scope of the production scale and production, to improve economies of scale;

Stability to speed up the agricultural land circulation, regulate land circulation market, which is helpful to reduce the enterprise to expand the scale of land management and the cost of searching, which can reduce the enterprise to obtain the land transaction costs.

C. Stability to speed up the land circulation is to realize from farm to table food safety requirements

China's food safety under the mode of production and operation of the existing lack of security, mainly is the contradiction between small-scale production and big market, especially on the basis of the family of the production and business operation entities technical standards and safety degree is difficult to monitor. Traditional way of production and operation, the separation of agricultural production and processing, ChanJiaXiao integration degree is low, is not conducive to the whole regulation, and regulatory costs too high; "Company + peasant household" mode, on the other hand, although have appeared, but the contractual relationship between enterprises and farmers is also very loose, enterprises difficult to extend its quality standards to agricultural production, and quality also is unable to realize to the peasant household production regulation. However, stability to speed up the farmland circulation enterprises directly involved in the process of agricultural production, is conducive to the implementation of agricultural production standards, thus is advantageous to the food safety.

II. PRESENT SITUATION AND THE CHARACTERISTICS OF FARMLAND CIRCULATION

A. The present situation of the agricultural land circulation

In recent years, our country and the land circulation to speed up the capital of heilongjiang province. From 2007 to 2007, our country and the area of heilongjiang province land circulation respectively increased from 064 million mu, 021 million mu to 278 million mu, 040 million mu, the annual average growth rate reached 34.14% and 34.14% respectively. Heilongjiang province account for nearly 15% of the country's land circulation, but slow growth in average.

B. Characteristics of farmland transfer.

First, the land circulation price difference is big. According to emerald li and so on to carry out the survey report shows that rural economic and social development in heilongjiang province agricultural areas in heilongjiang province of farm households land rent per acre in 0 yuan accounted for 38.8%, 35.0% in 200-500 yuan, 16.6% in 500-1000 yuan; 1000 yuan of above accounted for 2.7% (see chart 2). According to the survey, the land transfer rent to 0 yuan because farmers land circulation to relatives and friends to give priority to; A price range in 200-500 yuan, is carried out in accordance with the negotiating price independent flow; Price range in 500-1000 yuan, mainly because to circulate the land to farmers cooperatives, planting, higher than independent flow; Price range in 1000

yuan of above, is the peasant household to circulate the land to agricultural enterprises. Visible, the influx of different subject also makes the land circulation price difference is bigger.

Secondly, land circulation period is given priority to with short term. According to the survey, 47 area in heilongjiang province 73.98% of farm land circulation period for 1 year. Points region, qiqihar district 85.78% of farm land circulation period are 1 year; Daqing area 75.95% of farm land circulation period are 1 year; 86.92% of the farmers in Harbin, land circulation period are 1 year; That is suihua area 62.60% of farm land circulation period are 1 year; Jiamusi region 81.26% of farm land circulation period are 1 year; Mudanjiang region 74.17% of farm land circulation period are 1 year; 23.07% of the farmers in heilongjiang area land circulation period for 1 year (see chart 3). Visible, transfer of land farmers expectations for rent is higher, tend to turn a year; Into the door wants a long period, so that large-scale investment scale reward, however, the land circulation short maturity limits the size of land compensation.

Third, land circulation is given priority to with subcontracting mode. 2012 national farmland transfer, subcontract, lease, exchange, cooperation, and transfer the proportion of circulation were 49.3%, 28.9%, 6.5%, 28.9% and 4.0%, with rental and joint-stock cooperative mode conversion of cultivated land was bigger, than in 2011 increased by 30.2% and 30.2% respectively. Over the same period, the land circulation of heilongjiang province, the subcontract is occupied 78.82%, rental accounted for 9.74%, in 8.18%, swaps accounted for 0.61%, transfer accounts for 1.93%, other 0.72%. Visible, the land circulation of heilongjiang province is given priority to with subcontract, and farmers own circulation, with scattered short, term, mark, simple protocol and so on.

Fourth, the diversification of land circulation. According to the survey, farmer professional cooperatives, enterprise is the main body of land circulation, such as in recent years, presents the diversification trend of land circulation, under the trend of diversification, mainly farmers into again. For the most part in heilongjiang province in 2010 the land into the main body of farmers, to the area of the farmers to flow area ratio as high as 85.43%, 16.26% higher than the national average. Professional cooperatives in recent years the rapid development of heilongjiang province, but its flow into the land the proportion was only about 12.07%, slightly higher than the national average. Enterprise into the lowest ratios, heilongjiang province is only 0.69%, and the index of the country as high as 8.08%; Other main body into the ratio of 1.82%, the country is as high as 10.88%

Fifth, the land circulation performance significantly. To analysis the performance of land circulation, the amount of

rice industry in heilongjiang province as an example here. The amount of rice industry development will be divided into three stages, 2004-2006 is the starting stage, the land circulation for land circulation of the intermediate stage in 2007-2009, 2010-2012 for the rapid development of the land circulation phase. Analysis on the role of farmers' income. Analysis in table 5, in the 2004-2006, per capita net income of farmers grew at an annual rate of 8.16% per year; in 2007-2009, farmers per capita net income of the average annual growth rate of 15.65%; In 2010-2012, farmers average annual income of 21.99%. Through investigation and research, in different stages, at different levels of land circulation, in 2004-2006 phase flow is slow, agricultural professional cooperatives, agricultural brand enterprise development in the initial stage, thus the circulation for the role of farmers' income is very small, as the flow is accelerated, continually improve farmers income levels.

III. THE MAIN PROBLEMS OF FARMLAND CIRCULATION

Land circulation to increase agricultural production, increasing farmers' income, enterprise efficiency and food safety have played a positive role in promoting, therefore, the stability to enhance the competitiveness of agriculture to speed up the land circulation, promote the farmers' income has important significance, but also to see the agricultural land circulation market in China, there are some problems to be solved, not the further development of agricultural land circulation to solve these problems will be affected.

A. Land circulation is not equal

Heilongjiang province in the process of land circulation of peasant household land rights and interests of the two cases, one kind is unauthorized circulation farmers contracted land, village cadres at the grass-roots level to arbitrary back, many farmers for village officials make decisions of farmland circulation, contract content, the transfer price is not knowledge; Second, large enterprises and grass-roots government pricing, forcibly rented land farmers land, to bargain, even farmers on determination of the lack of voice, price formulation, fixed number of year to turn out after the value-added benefits, can only get part of the fixed income, and longtime no adjustment. Therefore, land circulation exist unfair phenomenon.

B. Land circulation is not stable

Heilongjiang province 73.98% of the farmers turned out lands in 47 deadline for 1 year, 2.77% of farmers land transfer deadline for 2 years, 15.16% of farmers land transfer deadline for 3 years, 1.20% of farmers land transfer deadline for 4 years, 6.89% of farmers land transfer deadline for 5-30 years, the duration of the land circulation is given priority to with short term. Visible, most farmland circulation is short even without specific flow, transfer farmers can turn back out of the land. Shorter flow period led to impossible to long-term investment, land can only

through the land of predatory production and business operation to obtain higher short-term returns.

C. Land circulation is not standard

47 area in heilongjiang province 67.10% of farmers did not sign a contract during the land circulation, most farmers' land circulation agreement is an informal contract. Of the signing of the contract, 32.90% of the farmers, the land circulation of information asymmetry, land contract is not standard, lead to village officials forced farmers to sign the contract of land circulation, serious violation of farmers' right to the contracted management of land, the land circulation in practice to harm the interests of farmers. Unregulated informal contract accounts for the main body of land circulation situation become the hidden trouble of the rural land dispute may occur later.

D. Land circulation is not concentrated

The land scale management is the main purpose of the land circulation, is also an important way to realize the modern agricultural development. Despite the current way of land circulation have revealed a diversity of characteristics, but 78.50% of the land circulation occurs between the separate management of small-scale farmers. In 47, 55.45% of the farmers involved in land circulation, 45.31% of the area of the farmers turned out at around 20 mu, 47.78% of the farmers into the area around 40 acres, although land circulation, but also smaller scale, land circulation is hard to concentrate.

IV. THE COUNTERMEASURES OF PERFECTING THE FARMLAND CIRCULATION MARKET

The basic idea of perfecting the farmland conversion is to theoretically explore methods for determination of the price of land circulation, to improve land productivity and stability of the interests of both parties on the basis of reasonable land circulation period. Therefore, to protect the interests of both flow, on the basis of adhere to the market-oriented; Following voluntary paid principle, in accordance with the scientific and reasonable guide the land circulation; To ensure that agricultural land and agricultural scale management of dynamic balance.

A. Adhere to the market-oriented

Give full play to the role of market resources, introducing market mechanism to promote the land circulation, ensure that land circulation by free negotiation between market subjects, owned by contracting farmers income. To strengthen information construction, land circulation market information on the open market. Establish farmland circulation exchange, farmers and owners of effective docking. Establish farmland circulation information network, make the broad masses of farmers and interested in investing in agriculture operators can get reliable information timely, accurate, practical solution of

farmland circulation poor information, poor configuration problem.

B. Scientifically guide the land circulation

Land circulation form, how to determine the price, how to choice, should be decided by the contracting farmers autonomous. In the land circulation should adhere to the principle of voluntary payment in accordance with the law, fully respect farmers' will, avoid strong rent strong turn; Vigorously promote the land circulation laws and regulations and guide peasants to increase the degree of organization, enhance the ability of centralized land, operate, the specification of land circulation at the same time, enhance the enthusiasm of farmers involved in land circulation, initiative; Through the establishment of multiple subjects involved in the land circulation and supervision mechanism, the mechanism of benefit sharing and allocation, and land contract dispute mediation mechanism and circulation, improve the land circulation benefit sharing mechanism.

C. Innovative the ways of land circulation

Encourage farmers to set up a farmers' professional co-operatives of land on a voluntary basis, to guide farmers from the traditional production and marketing cooperation to develop in the direction of the new property right cooperation; Encourage social capital and farmers' professional co-operatives cooperation in joint development, realize the land, capital and labor cooperation, from the aspects of policy and system guarantee that farmers in equity in land enjoy value-added profit for a long time.

D. Perfecting the rural social security

Perfect rural social security system is a farmer yoke of land, transfer system depends on the successful implementation. Therefore, to steadily improve the farmers' medical insurance, endowment insurance and minimum living security, to ensure that land circulation farmers have no trouble back at home; To increase agricultural insurance coverage, the use of the existing agricultural technology promotion system, cultivating farmers' risk awareness and insurance awareness, attract farmers positive coverage; Must expand the land circulation to strengthen the construction of land finance and the financing channels, improve land circulation capital guarantee ability, in order to speed up the land circulation to create a favorable environment.

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