

Analysis of Factors Restricting Rural Land Circulation in Longdong Area

Fenlan Mao^{1, a}, Xing Li^{1b} and Yadi Nan^{1, c}

¹College of Economic and Management, Longdong University, Gansu, Qingyang 745000, China

^a601269198@qq.com, ^blixing@ldxy.edu.cn, ^cnanyad@qq.com

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Abstract: Based on the research status of the rural land contract management rights transfer in Longdong area, further analysis of the related factors, restricting the circulation of rural land contracted management right: 1, to promote the transference of rural land contractual management right, to realize the agricultural scale management. 2, improve the production efficiency of agricultural countermeasures and measures, to provide a reference point suggestions and help. 3 to solve the problem of land circulation in Longdong area, through macroeconomic policies to increase and improve farmers' non-agricultural employment opportunities, establish and perfect social safeguard system of farmers. The above findings will provide a theoretical reference in Longdong area of land transfer decision.

Research Background

Before the reform and opening up, China's farmers on land only labor rights and the right of return, do not allow the transfer of the contractual right of land. After the reform and opening up, the national implementation of the household contract responsibility system, farmers began to contract land, and their own business, own risk, self-financing. According to document NO.1 of the central government in 1984, farmers can transfer land management rights, encourages farmers can concentrate on land. According to document NO.7 of Guo fa in 1995, <<Ministry of Agriculture opinion < about stabilize and improve land contract relations >notice >> clearly mentioned "establishment of land contract management rights circulation mechanism". In 1998, the third plenary session of the fifteenth of the central committee about <<The Central Committee of the Communist Party of China about several major issue decision of agricultural and rural work >> provisions "reasonable transfer of land use rights, must adhere to the voluntary, paid principle according to the law, not for any reason. A few really forced farmers to transfer local conditions, increase in agricultural base reduction the degree and the will of the masses, the development of various forms of moderate scale management of land." in the year of 2008, the third plenary session of the 17th about <<The Central Committee of the Communist Party of China about several major issue decision of promoting rural reform and development >> provides "strengthen the contracted land management right and establish service. Improve the market for transferring land contract and management rights in accordance with the principles of the law voluntarily paid, allowing farmers to subcontract, lease, exchange, transfer, transfer of land contract and Management Rights Shares and other forms of cooperation, the development of various forms of moderate scale management. In 2013, The Central Committee of the Communist Party of China and the state council issued "on accelerating the development of modern agriculture, and further enhance the vitality of rural development some opinions, proposed in the paper: adhere to the principles of the law voluntarily paid, to guide the rural land contract management rights orderly transfer, encourage and support the

contracted land to professional large, family farms, farmers' cooperatives circulation, the development of various forms of moderate scale management. In November of 2014, the general office of the central committee of the communist party of China, issued by the general office of the state council "About guidance on rural land management rights orderly transfer of agriculture moderate large-scale management opinions, to guide the health of rural land circulation. So far, the land circulation in Longdong area has formed a certain scale, improve land utilization rate, increase the income of peasants, accelerate the process of integration of urban and rural areas. It has made remarkable achievements. But due to the circulation of the subject is not clear, transfer irregularities, damage to the interests of farmers and farmers problems will not strong etc. exist, seriously inhibited the right to the contracted management of land circulation in Longdong area is carried out smoothly.

Theoretical Foundation

"The transfer of the contractual right of land" was first proposed in 1995, in 1995, No. 7, the State Council approved the Ministry of agriculture "about stabilize and improve land contract relations opinions" Notification > clearly put forward the "mechanism". The land contracting right of land contract management right transfer refers to the contract made the land contract management rights can be legally taken subcontract, lease, exchange, transfer or transfer in other ways. At this stage, the contracted management right of rural land circulation in China main land rental, subcontracting, exchange, shares and other forms.

Institutional Change: institutional change refers to the system of alternative replacement process, namely in certain external conditions, the process of the high efficiency of the system gradually replace the low efficiency system. Institutional change can be divided into induction and compulsory system vicissitude. The induced institutional change refers to the institutional arrangements of the modification or replacement, or create a new system, which is composed of a person or a group of people in response to the profit-making chance of spontaneous advocacy, organization and implementation of the mandatory. The institutional change is to the country as the main body of institutional change, through the government's policies and regulations form a series of reality. China's Rural land transfer is a kind of institutional change, to start the last century In 80s, farmers in order to maximize profit free transfer of land contract and management rights belong to the category of induced institutional change. But when the country realized that land circulation can improve the efficiency of agricultural production, to solve the three problems, began to introduce the land circulation policy, encourage the circulation of land contractual management rights and marked by government compulsory institutional change characteristics of leading. Thus, China's land circulation is the product of induction and the mandatory institutional change combined.

Agricultural Scale Management: economies of scale or economies of scale that is a certain technical level, for a product, the average cost of production in certain range decreased or increased. Agricultural scale economy is accompanied by expanding the scale of operation for the relations of production and average cost per unit of agricultural products continue to reduce the scale of economy is the opposite of the scale is not economical.

Land Property Rights System: land property rights system is a prerequisite for the construction of the circulation market of rural land use rights. Land property rights refers to the sum of all the rights attached to the land resources, the right to land is completely exclusive. Land property including land ownership, right of use, right of lease, right of mortgage the right of inheritance, and several easements and other aspects.

The Law of Diminishing Marginal Returns Diminishing: marginal returns also known as the law of diminishing marginal returns is the same in other technical level under the condition of equal to in the continuous process of a variable number of other elements added to the production elements of one or several fixed up, when the input variable factor of production is less than a certain a specific value, the marginal yield increase the input factors brought by the increasing amount of investment; when this variable factor continuously increases and exceeds the specific value, the marginal yield increased the input factors brought by the decline. With the development of economic and social average income level, engaged in agricultural production. Those who move is bound to seek to improve agricultural productivity and the way to improve the income level of farmers' income. But by the law of diminishing returns constraints, agricultural workers cannot be indefinitely additional variety of factors of production in small pieces of land input only through land circulation, expand the scale of agricultural operations, improve the efficiency of agricultural production, and increase their income.

The Factors Restricting the Transfer of Rural Land Contract Management Rights.

Agricultural Comparative Benefit: agricultural comparative benefit (comparative advantage) means under the condition of market economy, agricultural production department and other departments in the production of economic input-output (cost) compared to each other on the comparison of production and the level of profits. Agricultural production has a long cycle, high production costs, slow capital turnover three characteristics. The relative yield of agriculture is low, people do not want to invest in agricultural industry, but to put money into other industries, seriously restricting the circulation of rural land.

Social Security System: land is the main source of farmers to eat, wear, live life, but also gives farmers more security function. If the lack of rural social security system, the security level is low, farmers worry about the land transfer out, is bound to lose the survival guarantee, so they prefer to keep the land temporarily shelved also, do not want to land transfer out, is not conducive to the transfer of land and land scale operation. If the social security system, the security level is high, farmers living security, farmers will choose to reduce concerns, the circulation of land management right, promote the transfer of rural surplus labor force, realizing the modernization of agriculture.

Laws and Regulations: The rights to contracted management of rural land circulation in China, should be standardized in law. Laws and regulations system, can reduce the process of land transfer disputes, safeguard the rights and interests of farmers, the farmers of the land circulation to eliminate concerns, promote the rural land circulation. The lack of laws and regulations, will not lead to specification of the contracted land circulation, increase circulation disputes, enthusiasm will inhibit the farmers to transfer land contract and management rights in a certain extent, affect the efficiency of land contract.

Research Process.

Factors Restricting Rural Land Circulation in Longdong Area

Farmers' Own Ideas: Ideas determine behavior. In Longdong area, the traditional concept of farmers ingrained, conservative, some farmers believe that the land is the farmers living in this land, will still be regarded as "life field" and "non-agricultural employment retreat", the enthusiasm of the transfer of land is not high, some farmers of national policies the land contracting right to know less, full of worries, would never be abandoned land, land transfer out, so that the transfer of land contract and management rights will be difficult to add.

The natural conditions: Longdong area is located in the eastern part of Gansu Province, at the junction of Shanxi Gansu provinces in the Department of the Yellow River Loess Plateau in the middle and lower reaches of gully area, continental climate, drought, the development of agriculture

is extremely unfavorable. Especially in recent years, the annual spring drought, natural disasters, agricultural development has been severe trauma. Low efficiency. At the same time, some of the land in rural areas are too remote, Alexander goushen, it is difficult to achieve the scale of operation, it is difficult to transfer out No one shows any interest in that land.

Restricted by natural conditions, there is the phenomenon of inconvenient circulation

“Longdong area” is located in eastern Gansu, it relatively remote location, poor natural conditions, barren soil, most of rural land for mountain platform, Sichuan Plateau less field crushing, not suitable for large-scale mechanized operation, high production cost, the scale of operation in the main attraction is not strong. In recent years, more and more rural labor shortage, labor the high cost of land transfer efficiency is low, often input-output accounts, seriously restrict the land transfer. In addition, poor site conditions of land, people are willing to transfer, because of low income not subject to vertical circulation; good plots, transfer cost is too high, people are not willing to transfer, forming a "difference No one wants, good or not, the embarrassing situation.

The rural land contract management right transfer behavior is not standardized

At present, the city has established a rural land contract management rights transfer service station in various towns, specific guidance of the work of land circulation, but due to lack of contracted land circulation market, transfer of rural land contractual management right is still not standard phenomenon and serious transfer disputes. Farmers self circulation, newspaper the authorities approved the record; the transfer to a verbal agreement between farmers signed a contract, there are relatively few; some farmers have signed the transfer contract, but the transfer of the contract itself, there are irregular forms, the content is too simple, the terms of the problem of incomplete. Therefore, in the rural soil In the course of the transfer of the right to contracted management, disputes often occur, and the interests of the farmers and the collective interests are subject to varying degrees of damage.

Land operating income is still not high

The application level of agricultural science and technology is not high, the production and operation of land land has resulted in the overall low benefit appeal to potential demand is not strong. On the one hand, Qingyang city experienced large breeding is relatively low, with the idea of modern management become rich less, really understand business, good management, leaders have a leading role it is one of the few. On the other hand the Contractor by capital, technology and other factors, it is difficult to expand the scale of operation, management is not standardized, the land income is low, affected the enthusiasm of farmers in rural land contract.

The rural land contract management rights in the process of government intervention

The government should start from the wishes of farmers, to guide the transfer of land, from the policy, funding, legal support and guidance. The main land transfer is not clear, in the process of urban-rural integration, the government acts have occurred, contrary to the wishes of farmers, farmers transfer rights caused damage, disputes and conflicts. Allocation and compensation benefits individual local governments participate in farmers' land transfer through various illegal means, are detrimental to the interception phenomenon of land circulation.

Conclusion

All in all, the circulation of rural land contracted management is adapt the present stage of land production actual situation, its important way to improve the living standards of farmers. The rural land contracting right of management circulation not only help the land scale management, it also contribute to the liberation of the rural surplus labor, it can help improve the land output and improve farmers on the land return. At the same time, it should be overcome the obstacles of the

transfer process to improve the rural land contractual management right, we should start from the weakening of the land security function mechanism, and constantly through macroeconomic policies to increase and improve farmers' non-agricultural employment opportunities, establish and perfect social safeguard system of farmers, so that they can promote the transfer of rural land contract and management rights in Qingyang to lay a solid foundation. Therefore, Strengthening the rural land circulation in Longdong area should be implemented from the following 6 points:

Strengthen propaganda, make full use of newspapers, radio, television, Internet and other news media to raise awareness.

Clear farmers transfer subject, protection of farmers' land transfer rights.

Strictly regulate the behavior of the circulation, rural land contracted management right of rural land contract management rights transfer system must meet the requirements of. According to standard procedures, after the transfer relations established, both sides signed a written transfer contract, must clear transfer form, age, quantity, condition, the parties' rights and obligations and liability for breach of contract. In addition, in the formal signing of the contract, in order to prevent the various aspects of business management difficulties and other reasons can cause To the land outflow to rent caused disputes, business owners must transfer to the center each year to pay a certain amount of risk margin, at the expiration of the contract if there is no dispute, the risk margin returned.

The transformation of government functions, improve the circulation service work: Therefore, the government must establish the rural land contracting right trading places, the land circulation intermediary service institutions, to solve the problem of the information transfer of farmers, help farmers to sign the formal transfer of the contract after the transfer, reduce disputes, improve the circulation mechanism of rural land contracting right of management operation, effectively protect the interests of farmers. The government should strengthen the supervision of the transfer of land, the nature of collective ownership of land, land use change, which damages the interests of farmers' land contract behavior should be punished accordingly. If the circumstances are serious, to recover the land rights. The government should make the circulation of rural land contracted management guidance, coordination, management, service and supervision.⁵ To further improve the rural social security system. for land abandoned land management, the employment of farmers into the City, to be included in the urban community security system, docking and urban social security to avoid the difficulties of life. increase government investment in rural social security, improve the minimum of living standard.

Strengthen the legal system construction of the local government. according to the <<People's Republic of China Rural Land Contracting Law >> related explanation, and according to the local actual situation the land circulation, formulate the relevant management measures feasible to provide further guidance and services for the transfer of land in Qingyang city.

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