

## **Innovation of rural idle agricultural land transfer model -- a case study of**

### **Huaiyuan County**

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*Abstract: The pilot of "land bank + land supermarket" has been carried out in some rural areas of China, which has achieved certain results, and the relevant policy support is very strong. This provides possibilities and ideas for us to innovate the transformation mode of Huaiyuan County. The county government establishes a clear and unified management organization, and each village establishes a professional cooperative organization for land management as an intermediary. On the one hand, it collects the detailed land information of farmers willing to carry out land storage or land loan; On the other hand, it provides farmers with price fluctuation information of factor market. The buyer shall also be allocated according to the regulations. So as to encourage more land investment and circulation, revitalize resources and develop the real economy*

*Keywords:* Rural idle agricultural land, Huaiyuan county, land bank + land supermarket , Economics.

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### **1. INTRODUCTION**

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 production factor system, that is, the replacement of the main body of land use right management, 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 pilot of "land bank + land supermarket", which has achieved certain results, and the relevant policy support is very strong. This provides possibilities and ideas for us to innovate the land circulation model.

The research status and development trends of domestic academic circles mainly focus on six aspects. The first aspect 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 Zhang Han and Shao Yanmin 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 various 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 circulation mode in China has achieved certain results at this stage; Finally, the research results show that information economy and rural governance theory have been applied to the practice of land transfer. To sum up, various studies show that China's land transfer model is constantly innovating with the development of society and science and technology.

Abroad. 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, as a factor of production, can be freely transferred in the market; Some scholars also 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, and put forward that its 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.

## 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 circulation mode is an important measure to promote the Rural Revitalization Strategy. Therefore, reforming the land circulation model is of great significance to solve the problems of "agriculture, rural areas and farmers".

Significance to rural areas.Innovating the land circulation mode can better concentrate a few people's investment in capital and technology and develop and utilize idle land or wasteland, so as to avoid the waste of rural land and realize the rational use of land; Innovating the land circulation mode is conducive to solving the problem of land abandonment, integrating idle land and improving the utilization rate of land resources; Innovating the land circulation mode is conducive to the separation of some labor forces from the land to engage in other industries, promote the transfer of rural labor forces to non-agricultural industries, and promote the process of urbanization while solving the employment of rural idle labor forces.

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; Innovate the land circulation mode, attract more diversified capital to enter the countryside, reasonably carry out industrial layout according to market demand, and is conducive to the improvement of rural infrastructure.

Significance to farmers.Innovating the land circulation mode is very helpful to promote the land use right, increase agricultural production and farmers' income; Reform the land transfer mode 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 land transfer and directly increase their income.

### **3. RESEARCH OBJECTIVES**

Since the national reform and opening up, there have been many changes in all aspects of rural areas. Rural people began to yearn for urban life and hope to have a place in the city. The same phenomenon that leads to urbanization in rural areas is that the number of rural people gradually decreases and the land occupation rate of the remaining rural people increases. It is understood that the data recorded by the Ministry of land and resources planning in recent ten years show that the national rural land use has reached about 2.3 million mu. Now the rural population is gradually decreasing, and many of the increased land have not reached its use value, resulting in a lot of idle land. According to statistics, the existing land area of the country is about 1.837 billion mu, which is 7% of the global land occupation rate. China's population is 20% of the global land occupation rate, which leads to the phenomenon of more people and less land. 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 production factor system, but there are still some rural economic development problems such as resource dispersion and abandonment in land use, and the use of idle rural agricultural land needs to be solved urgently.

Based on the existing research, this project comprehensively and deeply investigates and understands the actual situation of rural land transfer in Huaiyuan County, and puts forward feasible and innovative countermeasures according to the results of theoretical analysis and practical research, so as to innovate the existing land transfer mode and make up for the deficiencies, so as to provide reference for the local government to promote rural land transfer.

#### **4. INNOVATION OF IDLE AGRICULTURAL LAND TRANSFER MODEL**

Huaiyuan County Government shall establish a clear and unified management organization, set a detailed price evaluation mechanism of land storage funds and loan funds according to the land in terms of soil fertility, crop growth suitability and land appreciation space, and improve the contract of land transfer accordingly. In addition, we can set up agricultural insurance, establish and improve a land transfer platform with open information and transparent services, and strengthen the protection of farmers' land resources. Each village establishes a professional cooperative organization for land management as an intermediary. On the one hand, it collects the detailed land information of farmers willing to carry out land storage or land loan in the village, classifies and summarizes the land by the set professional evaluation organization, and provides all the information to the county management organization; On the other hand, it provides farmers with price fluctuation information of factor market. The buyer shall also be allocated according to regulations. In order to facilitate the sustainable development of land resources, the land resources shall be evaluated after land use, and certain monetary claims shall be made for damage to the 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 board of directors 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. Subsidies can be provided to farmers participating in land transfer, so as to encourage more land to invest in land transfer, revitalize resources and develop the real economy.

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. The "land bank + land supermarket" model is in full swing under the background of Rural Revitalization. It has obvious advantages, and has achieved certain results in the pilot, which is expected to become the mainstream model. However, summarizing the full text, it is not difficult to find that the original "land bank + land supermarket" model does not have a unified superior management organization, and there are some problems such as low public awareness and low penetration rate. Now, the project will give corresponding solutions to these problems.

First: introduce relevant policies, increase support for this model, standardize land transfer and improve transfer efficiency. A clear, 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 transfer mode of "land bank + land supermarket", and improve people's awareness and trust. Under the tiktok trend of Internet technology, we should use new media channels to expand the mode, and use short video playback forms such as jitter, Kwai and short video APP to let the land bank + land supermarket mode appear before the public. Put up publicity banners in places with large traffic such as streets, and collect a group of volunteers for fixed-point publicity to 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 + land supermarket" model and increase the support for the implementation of the model.

## **5. INNOVATION AND PROJECT FEATURES**

### **5.1 Innovate rural financial mechanism**

The land bank can fully show the role of the market. The "invisible hand" of the market will bring the highest benefits. Under the interaction of price mechanism, supply and demand mechanism and competition mechanism, it will promote producers and consumers to make their own decisions.

### **5.2 Strong sustainability**

It refers to the cooperative operation organization directly under the management of the government, which has high authority. Due to the participation of village collectives or government organizations, the definition of property rights is clear, and the prospect of sustainable development in the future is very good.

### **5.3 It is conducive to the adjustment of agricultural structure**

Compared with other types of land transfer methods, the model of land bank improves the land utilization rate, realizes large-scale operation, makes the effective use of agricultural land, and is more conducive to the adjustment of agricultural industrial structure.

#### 5.4 Higher operability

The operation is transparent and standardized, and the public has a high degree of trust in it. Compared with several other major land transfer modes (similar to land exchange, anti rent and anti contract, land joint-stock cooperation system, etc.), the process of this land transfer mode is transparent and standardized, with specific records. It is transferred by authoritative institutions, which has higher credibility. Through the practice in the pilot area, it can be seen that the organizer of this model is the local government, the relevant policy support is strong, and the public has a high degree of trust in this model, which is conducive to the follow-up promotion of this model.

#### 5.5 Maintain the sustainability of land resources

Through the specific grouping and evaluation of different lands and businesses by experts, the model of land bank finally matches the same type of land and businesses, which is conducive to maintaining the sustainability of high-quality land. At the same time, it can protect the soil quality and make appropriate use of land of different quality, so as to maximize benefits

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