

Research on the Predicament and Upgrading Path of Rural Land Transfer under the Background of Rural Revitalization — An Empirical Study Based on Sichuan Countryside

Conglin Wu

*Melbourne School of Design, the University of Melbourne, Melbourne, Australia
conglinwu96@gmail.com*

Abstract: *The key and core of rural revitalization lies in industrial revitalization, but there are problems in rural areas such as insufficient resources, lack of talents and technology lag. How to effectively provide a guarantee for industrial prosperity is a big issue that can be handle from the inherent resources of rural areas and innovate a new model of rural industrial development. The key to the revitalization of rural industry lies in the development and utilization of land resources to revitalize the land resources in rural areas, but the current rural land transfer process is prone to a variety of problems. Through the analysis of the predicament of rural land transfer in Chengdu area of Sichuan Province, the paper puts forward the specific improvement path according to the existing problems, which is of positive significance for integrating rural land resources and promoting the revitalization and development of rural industry.*

Keywords: *Rural revitalization; Land transfer; Industry boom*

1. Introduction

Rural revitalization strategy is an important goal of the new era of rural industrial development, At present, the contradiction in rural areas is mainly the contradiction between backward production relations and productive forces in rural areas, how to transfer the rural land resources service rural industries, promote the development of rural modernization and industrialization, improve the rural farmers' income, promote rural rich become a difficult problem. The current rural land system of our country is mainly "division of three rights". Under the institutional background of land ownership, land contract management right and land management right of business owners, land transfer in rural areas is facing more and more complex problems. It is of great practical significance to explore a land transfer path that conforms to rural reality and can promote industrial development and rural revitalization.

2. The Value Implication of Rural Land Circulation under the Background of Rural Revitalization Strategy

Land transfer can be realized with large-scale management, which directly promote the improvement of agricultural production quality, drive economic benefits in rural areas, effectively liberate rural productivity, and provide possibilities for the optimization and adjustment of industrial structure in rural areas.

2.1. Embodiment of General Requirements of Rural Revitalization in Land Transfer

Prosperous industry, livable ecology, civilized countryside, effective governance and rich life are the five general requirements for rural revitalization. Land transfer in rural areas can realize the free flow of land management rights, achieve moderate scale management, and contribute to the development of agricultural industrialization. At the same time, in the development of agricultural industry, ecological agriculture is widely concerned. Land transfer changes the traditional management mode and contributes to the development of new agricultural forms.[1] In the construction of rural civilization, land transfer stimulates the traditional excellent farming culture, realizing the prosperity of

industry and driving the development of rural culture.

2.2. Facilitating the Process of Rural Revitalization Strategy by Land Transfer

The transfer of land contracted management rights ensures that farmers' land contracted rights and interests remain unchanged, and obtains land income by means of buying shares and subleasing. On the basis of guaranteeing the rights and interests of the subject of land contracted management rights, the full and effective use of land elements is realized.

The transfer of land management rights can effectively optimize the allocation of land resources, implement large-scale production in rural areas with the help of land transfer, and provide resource elements guarantee for the implementation of rural revitalization policies. At the same time, land transfer can liberate the rural labor force, so as to improve the overall economic benefits of rural areas. By means of land transfer, large-scale production will be realized, advanced agricultural production technology will be introduced, new agricultural industries will be developed, land utilization rate in rural areas will be improved, and the strategy of rural revitalization will be promoted.[2]

3. The Current Situation of Rural Land Transfer in Chengdu, Sichuan Province

3.1. Establishment of Rural Land Transfer Center

The Sichuan Provincial government attaches increasing importance to the development of rural land transfer. In order to better serve rural land transfer, the government encourages the social third party to establish land transfer service centers. Such as easy land, soil flow network and other website platforms, can help the two sides of land transfer to achieve information exchange and sharing. For example, the land flow network can not only publish network information about rural land transfer, but also realize diversified services such as financing and loan for land transfer, which can promote the development of land transfer to a certain extent.

3.2. Promoting Flexible and Diversified Land Transfer Modes

Sichuan Province actively explores and promotes the mode of rural land transfer. According to the transfer principle of "in accordance with law, voluntarily and with compensation", farmers in rural areas are actively encouraged to transfer the land contract management right in various forms such as subcontract, swap, lease, transfer and equity purchase. At the same time, the Sichuan provincial government actively explored and promoted the model of moderate scale land management on the basis of diversified transfer of land management rights. Such as land joint-stock cooperative (e.g., chengdu shuangliu familiar land joint-stock cooperative), the land joint-stock company (such as red kernel of chengdu land consolidation co., LTD.), family moderate scale operation (for example, it is through field town huimin farm), "land bank" (for example, Pengzhou City Cifeng Huangcheng agricultural resources management professional cooperation organization), "big park + small business owners" (for example, Tianfu hongtiyuan), landlord leasing, "two shares and one reform" (for example, Tianxiang Road community, Wanchun Town, Wenjiang District, Chengdu) and other seven land management modes of moderate scale can maximize the integration of land resources and realize the optimal utilization of land resources to a certain extent.

4. The Predicament of Rural Land Transfer in Sichuan Province

Since 2011, Sichuan Province has been actively promoting rural land transfer, and the scale of transfer has been expanding. For example, in 2019, the total area of transfer in Chengdu was 160,400 mu, accounting for 51% of the total cultivated land area. In 2020, the land transfer area of Suining City was 920,000 mu, accounting for 23% of the contracted farmland area. At the same time, in 2020, the area of transfer over 100 mu in Suining reached 242,000 mu, accounting for 26.3% of the total transfer area.[3]

From the current situation of land transfer, farmers are more willing to land transfer, and the diversification of transfer methods can give more flexible operation space, which is helpful to improve the efficiency of land use. However, there are still some problems in rural land transfer in Sichuan, which restrict the effect of rural land transfer system.

4.1. *Illegal Change of Land use Nature after Land Transfer*

According to the relevant laws, regulations and policies of land transfer, land transfer cannot change the nature of land. Sichuan Provincial government issued the *Opinions on Further Standardizing and Orderly Transfer of Rural Land Contract and Management Rights*, which clearly stipulates that land transfer cannot change the nature and use of land.[4] However, in practice, land use has been changed in some areas of land transfer. For example, in the case of disputes between Pengshan District Qinweijia Furniture Co., LTD., Meishan City, and She Zhanwei housing lease contract, the land involved in the case required rectification due to the change of land nature, which resulted in the park being included in the illegal projects.

Rural land transfer shall not change the agricultural use of rural land. However, capital entering rural areas is easy to transfer land under the guise of agricultural production, such as investment and development of modern agricultural tourism and agricultural industrial parks, with the help of a series of indicators for replacement, providing tourists with for-profit services such as farmhouse entertainment. This type of park transformation can be used to build houses on agricultural land, resulting in a decrease in soil fertility in rural areas. After land transfer, the nature of land use is changed in violation of national laws and regulations, which causes irreversible damage to soil and is not conducive to the sustainable development of rural economy.

4.2. *Irregularity of Transfer Behavior in Rural Land Transfer*

At present, the proportion of contract transfer in land transfer in Sichuan is low. Investors are more willing to avoid local governments and village collectives for land transfer and sign agreements with farmers directly. To some extent, farmers' interests cannot be effectively maintained because they are not familiar with laws and regulations. Private land transfer lacks perfect document protection, resulting in farmers' interests cannot be effectively maintained.

At the same time, land transfer belongs to the supervision and service behavior of local governments, but some governments, for the sake of interests, control the village collective, interfere in land transfer, increase the cost of land transfer, and even local governments force farmers to transfer land in the name of ecology and expropriation. For example, in the case of land transfer in Zhonghe Yinglong Community of Chengdu High-tech Zone, the total area, amount, location and settlement conditions of the transferred land were not clearly defined, resulting in constant disputes and problems. In addition, in the process of land transfer, there is a lack of protection provisions on the quality of land transfer, and most transfer contracts only provide principled provisions in the way of laws, regulations and policies. However, in the transfer contract, there is no quality supervision and testing mechanism on the transfer land, and there is no clear stipulation on how to punish and treat the soil fertility decline or soil pollution consequences caused by the transfer of land.

4.3. *The Long-term Benefits of Rural Land Transfer Cannot be Effectively Guaranteed*

Rural land transfer needs to do a good job in the resettlement and security of farmers after the transfer. From the rural land transfer in Chengdu, the scale of land transfer in Chengdu is increasing every year, from the transfer area of 178,100 mu in 2011 to more than 50 mu in 2021. The speed and scale of land transfer are accelerating.[5]

But at the same time, the long-term interests of land transfer can not be effectively guaranteed. For example, in the western suburbs of Chengdu, most of the land is transferred to grow flowers and seedlings, which generates great income for the local area. However, with the implementation of the policy of land reclamation, the land transferred to grow cash crops is denied by the government, and this policy change leads to the loss of rural land transfer. Even if the government can give subsidies for each mu, the land that has been transferred is transformed into planting cash crops, and its output value per mu is far higher than the output value of grain planting and the subsidy cost. In this case, the long-term interests of rural land transfer cannot be guaranteed, and the policy changes from day to day lead to the interests of the subjects involved in the transfer.

5. Improvement Path of Rural Land Transfer in Sichuan Province

5.1. Do a Good Job in the Management of Land Use Nature of Land Transfer

It is required by laws and regulations related to land transfer that land transfer cannot change land nature and use. In the process of land transfer, it is necessary to strictly prevent the problems of land use change and soil fertility decline caused by repeated transfer. Therefore, local governments need to do a good job in the land circulation management oversight on the one hand, to do a good job of contract review and management of land circulation, encourage the land circulation through the way of the third party platform, transparent, in the whole process of the implementation flow fixed by means of transfer contract specific USES, the use of effective implementation of land management. On the other hand, the government needs to conduct regular spot checks on land transfer and regular tests on soil fertility of land transfer plots, and at the same time for large transfer project to track management, insurance mechanism, introduced in the process of land circulation, improve the system of agricultural insurance subsidies, can effectively improve the success rate of investment projects.

5.2. Improving the Legal and Policy Guarantee System for Rural Land Transfer

For the irregularities appeared in the process of rural land circulation, the key lies in the system and policy regulation, first of all, the need to further improve the rural land approval agencies work, in the implementation of right to the contracted management of rural land on the basis of land circulation, can truly reflect the wishes of farmers, also can protect the legitimate rights and interests of farmers, to encourage farmers to land circulation, Clarify the rights and obligations in land transfer behavior, reduce interest disputes. Secondly, to establish professional institutions of rural land transfer, the government needs to play the function of guarantee and service, strengthen the laws and regulations of land transfer advisory service, land registration, value evaluation, land use supervision and other systems, to promote the sustainability of land transfer. Finally, the government needs to strengthen the supervision of land transfer behavior, timely mediate the disputes of land transfer and do a good job in service.[6]

5.3. Rational and Scientific Planning of Land Transfer, Prohibit Blindly Following the Trend

The interests of farmers or the contractors involved in land transfer are harmed in land transfer, mainly because the government's policies on farmland management are prone to change. The policy system is macroscopic, but for the protection of the individual interests of the subjects involved in land transfer, the government needs to make a reasonable and scientific plan, and prohibit blindly following the trend of land transfer, resulting in the waste of social costs. In the planning of land transfer, the local government needs to make scientific and reasonable planning of the land transfer planting industry on the basis of guaranteeing the cultivated land area, and fix the specific production and operation mode through the transfer contract, which can indeed protect the interests of the transfer subject. At the same time, for the optimal use of land, local governments need to organize appropriate production modes, instead of blindly adopting the large-scale operation of land transfer, they should pay attention to the influencing factors of agricultural production and treat large-scale production and management cautiously.

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