

Research on Rural Land System Reform Driven by Rural Revitalization Strategy

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Abstract: At this stage, China has entered a critical period of economic growth and social transformation, and reforms in various fields are deepening. At present, a large quantity of migrant workers in China are pouring into the city, separating people from land, and land fragmentation is more prominent. Therefore, the separation of land contracting right and management right can reduce the risk that farmers will lose their land when working in cities, and at the same time, it provides the possibility for large-scale land management and the growth of agricultural economies of scale. The land reform is closely related to the production and life of the broad masses of the people, which has a profound impact on the growth of agriculture in China. To promote the implementation of the rural revitalization strategy, accelerate the agricultural modernization, and enable farmers to live a better life, it requires not only the transfer of resources from the country to the countryside, but also the joint participation of hundreds of millions of farmers. This paper aims to analyze how to further deepen the land reform in China from the perspective of the circulation of rural land management rights and by using the analysis method of game theory, hoping to provide some policy suggestions for the implementation of the land system reform in the future.

Keywords: Land system; Rural revitalization; Social transformation.

1. Introduction

In the growth stage of China, the biggest breakthrough in high-quality development is likely to be the rural revitalization strategy. At present, in order to promote the revitalization of rural districts in China, it is need to promote the overall flow of production factors in urban and rural districts, and to establish a scientific and sound system and mechanism [1]. However, in the current rural construction land, homestead cannot realize the free flow between urban and rural districts, which restricts the social construction and economic growth in rural districts of China. The reform of the rural land system plays a positive role in many aspects in the implementation of the rural revitalization strategy, such as stimulating the enthusiasm of farmers, releasing farmers' subjectivity, and widening the implementation path of the strategy [2]. The rural revitalization strategy can deeply feel the important value of the land reform for the growth of rural districts and the modernization of China [3]. Based on this, it has high practical value and significance to explore the reality of the land reform and the promotion strategies. It should be the focus of the next step to comprehensively deepen the rural reform [4].

With the formulation of the stage goal of building a well-off society in an all-round way, China has paid more and more attention to the growth of land reform. The implementation of the rural revitalization strategy is based on CPC's actual situation of agricultural and rural development in China. Land issue has always been the core force of social change in China [5]. Now there are a large quantity of data show that since the reform and opening up, the accumulation of urban residents in China is inseparable from the growth of the land resources market, and the differential land rent is an important source of wealth growth for urban residents [6]. In this regard, the government and relevant departments should pay attention to the implementation of the policy of linking land increase and decrease, and promote the land system reform under the

background of rural revitalization by reflecting on the link between land increase and decrease [7-8]. This paper aims to analyze how to further deepen the land reform in China from the perspective of the circulation of rural land management rights and using the analysis method of game theory.

2. The connotation of land increase and decrease linkage policy

Keeping the land contract relationship unchanged for a long time is not only the basis for reforming the land system, but also will have a positive impact on agricultural investment, land circulation and the resulting resource allocation and transaction revenue. On the one hand, the stability of land rights is closely related to the land output rate, which in turn is positively related to farmers' income. According to the general land use plan, the relevant departments will merge the land to be used for urban construction and the land to be reclaimed as arable land for rural construction into a new and old demolition project area to ensure a balanced growth of each land area in the project area so as to expand the arable land area [9]. In this process, farmers are the suppliers of land indicators, and local governments need to make corresponding compensation to farmers when obtaining homestead indicators.

The land also has the function of social security. The stability of the land contract relationship and the extension of the time limit have fully guaranteed the peasants' right to possess, use and profit from the contracted land. The prosperity of industry is the primary and fundamental task for the implementation of the rural revitalization strategy. At present, the policy of land increase and decrease linked by local government is that the government transfers its own resources to the countryside through land index to realize the redistribution of resources. In this process, land appeared as a redistribution policy tool, which improved the economic benefits of the rural and farmers to a certain extent. Keeping the land contract relationship stable and unchanging for a long

time provides a system guarantee for activating the development vitality of the new type of agricultural operators, improving the quality and efficiency of agricultural development, organically connecting the growth of small farmers and modern agriculture, and realizing the prosperity of life.

3. The new era puts forward new requirements for land system reform

With the rapid growth of urbanization, a considerable part of the rural labor force and farmers' families work and do business in cities, and their production and life have been separated from the countryside for a long time. The peasant class has been greatly divided. This is manifested in the relationship with the land, that is, the land operator and the land contractor are separating. Land resource management is a comprehensive activity of planning, organizing, coordinating and controlling, which is based on certain natural geographical and socio-economic conditions, and comprehensively uses administrative, economic, legal and technical methods to improve the ecological, economic and social benefits of land resources, maintain the land ownership that occupies a dominant position in society, adjust land relations and supervise land use. The coincidence degree between the rural organizations as the rural community and the rural organizations as the collection of land contractors is getting lower and lower, which makes it difficult for the rural organization system to play its role effectively [10]. It is precisely because it is difficult to organize the peasants and the rural districts lack the ability to connect with the superior resources that the resources transferred by the state are difficult to be effectively imported into the rural districts and play their due roles. Land use function is the private or public goods and services provided by different land use methods. Different scales, different periods, different regions and different populations have different demands for the realization of land use function. At this stage, the value of land index in China is determined by the land differential rent redistribution of rural construction land in the outer suburbs. In the pilot work of the policy of linking land increase and decrease, the local government often determines the land index price based on the cost of obtaining the national land index and the cost of dismantling the old and building the new. The schematic diagram of rural industry integration under the rural revitalization strategy is shown in Figure 1.

The multi-function of land use is that different land use types are interrelated and interact with each other, which reflects the degree and ability of land use to meet the needs of various human functions. The multi-function of land is the comprehensive embodiment of the natural geographical attributes and social and economic attributes of the land system. The multi-function of land use emphasizes the stage of using land in different ways. The multi-function of land use is the result of the multi-function of land use. The essence of linking the increase and decrease of land is that the government realizes the redistribution of financial resources with the aid of land index, but there are defects in its implementation. For example, the rural districts that participate in the land increase/decrease linked project can obtain financial income, while the rural districts that do not participate in this project cannot obtain financial income, resulting in human injustice and social security problems. Human beings must use limited land to meet various

economic, social and ecological needs, which determines that land use will inevitably develop in the direction of multi-function and compound. As a basic factor of production, land plays an extremely important role in stimulating economic growth, promoting economic restructuring and balancing the rights and interests of relevant parties.

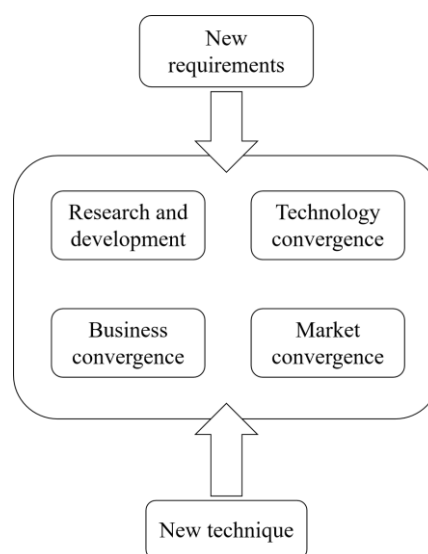


Figure 1. Schematic diagram of rural industrial integration under the rural revitalization strategy

4. Rural land system reform under the background of rural revitalization strategy

4.1. Establish and improve the "separation of three rights" system of rural contracted land

In recent years, with the continuous and rapid growth of China's market economy and industrial construction, the original rural land system based on household contract responsibility system with remuneration linked to output is also difficult to achieve a more ideal application. With the growth of rural revitalization strategy, the relationship between rural and urban development has attracted more and more attention. In particular, the urban-rural gap problem under the background of the expansion of the scale of urbanization and the integration of values has been the subject of more and more theoretical research and practical exploration [11]. Under the current situation, the most favorable conditions for reorganizing farmers are the collective ownership of rural land and the resources transferred by the state. Therefore, the use of collective ownership of rural land for the allocation of land rights and the reconstruction of rural collectives has become an optional path to promote the implementation of the rural revitalization strategy. The separation of the three rights of contracted land in rural districts is a major innovation in China's land system reform, which effectively releases the operation vitality and development potential of China's rural economy and is of great help in promoting the construction of urban-rural integration. Based on this, the government should firmly promote the perfection and application of the three-power separation system and implement the specific requirements of this system. The evolution stage of rural industrial structure is shown in Figure 2.

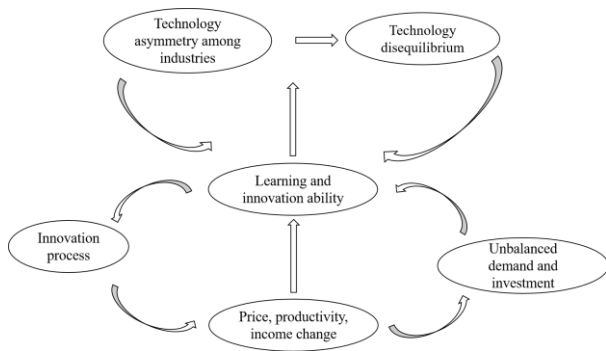


Figure 2. Evolution stage of rural industrial structure

In reality, very few farmers are willing to transfer their contracted land management rights through regular channels and ways for a long time. Especially under the condition that the contracted land management rights can be mortgaged according to the new regulations, farmers are even more reluctant to transfer the contracted land out for a long time, because this means that they have not only lost part of their land rights, but also cannot return to the countryside to farm the land at any time. Local governments should allow the financial sector to participate in the stage of rural land transfer, and increase the loan amount it receives from land management rights and attachments on the ground to provide strong capital support for the majority of operating contractors. For some innovative activities in rural agricultural operation, the government should give necessary policies and financial incentives.

4.2. Intensify the reform of rural collective construction land entering the market

The implementation of the market entry reform must rely on strong capital guarantee, which requires the national level to increase the financing services for this business and guide various financial departments to steadily increase the amount of mortgage financing, so as to reduce the threshold for financial institutions to enter the rural operating construction land financing market and provide strong capital support for the promotion of urban-rural integration. In order to realize the centralization of land and the growth of moderate scale operation, rural collectives have the right to adjust the collective land within a certain period of time. If they return home to continue farming, the collective should implement the farmers' right to contract to ensure that farmers can farm land with the same area and similar quality as the contracted land. In this way, the problems caused by the separation of land contractors and operators under the background of land fragmentation and urbanization can be solved, and the returning farmers can still have land to grow. Based on the strategic deployment of rural revitalization, the reform of rural homestead system must take into account both economic benefits and social values. Therefore, governments at all levels must firmly implement the homestead construction model of voluntary paid withdrawal based on the fundamental interests of farmers, and give farmers who voluntarily give up their homestead a certain compensation and income dividend. Local governments should deal with the relationship between current construction and future development in a systematic and forward-looking way. They should always combine industrial expansion construction with ecological protection, increase policy guidance and capital investment for rural land

consolidation projects and human settlement environment renovation projects, and create a more harmonious and comfortable living environment for the broad masses of the people.

5. Conclusions

The construction of land system shows the level of modernization in China to some extent. Under the background of rural revitalization, the land increase and decrease policy emphasizes the consolidation of rural construction land in order to increase the cultivated land area and improve the quality of cultivated land. At the same time, the value of rural land index depends on the redistribution of government financial resources. When there is an organization to ensure the smooth transaction between the two parties and reduce transaction costs, the circulation of land management rights can be smoother and the problem of land fragmentation can be solved. Through the allocation of rural collective land rights, not only the broad masses of farmers can be organized, but also the transfer of national resources can be received by the rural collective, which can carry out the most efficient construction according to the needs of local agricultural modernization and public utilities, thus stimulating the subjectivity of farmers.

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