Primary Exploration of Operation Model and Strategy of Rural Land Circulation from the Perspective of Anti-poverty Development

Yan Zhiqing¹,², Yang Zisheng¹,², Zhong Wen³
¹Institute of Land Resources and Sustainable Development of Yunnan University of Finance and Economics, ²Institute of Targeted Poverty Alleviation and Development of Yunnan University of Finance and Economics, ³School of Economics, Yunnan University of Finance & Economics

Corresponding author:15908854450@163.com.

Abstract: Anti-poverty development is a powerful engine to realize a moderately well-off society in an all-round way in 2020; meanwhile, it also endows more missions and obligations to scientific study and development of land resource management in the new ear and demands urgently China to transform its thoughts and patterns of land utilization. Therefore, with circulation of rural land as the research object, the current situation and characters of the circulation of rural land are discussed in this essay, and the patterns of land circulation which are beneficial to poverty alleviation are explored by analyzing the advantages and disadvantages of the existing land circulation models. It is considered preliminarily that share holding system is an ideal option of circulation of rural land against the background of anti-poverty development, for it could induce actively the raw power of regional industry poverty alleviation and motivate further the farmers' enthusiasm for poverty alleviation. Based on thorough discussion of share holding system, this essay also puts forward policy suggestions on promoting circulation of rural land, considering that consummating poverty system, defining land property right, establishing risk-sharing system of land circulation, perfecting rural social security system, cultivating sharing land cooperatives, constructing intermediary organization of rural land circulation, strengthening management and service of rural land circulation, speeding up adjusting agricultural management system and guiding orderly circulation of land management right shall be the preferential initiatives to promote anti-poverty developmental circulation of rural land.

1. Introduction
Success of the crucial fight against poverty is the top priority of China building a moderately well-off society in all-round way. In China, anti-poverty development has entered a heated state to realize the target of the rural poverty population of more than 70,000,000 people shaking off poverty successfully; therefore, it is in urgent demand to make innovations continuously on thoughts and ways of anti-poverty development and to promote solidly the victory of the crucial fight against poverty [1]. Moreover, it was also put forward in the "thirteenth five-year" plan that "poverty alleviation of rural poverty population is a challengeable task to build moderately prosperous society and that the minority areas and the border areas should be regarded as the focus of the crucial fight against poverty". Land, which is in close relation, is not only an unchanging source of human society development, but also the material carrier of regional crucial fight against poverty. With the trinity properties of resource,
asset and capital, land resource plays significant roles in regional development as well as in poverty elimination [2]. However, against the background of market economy, especially when Chinese economy develops into new normal, i.e., when the growth of Chinese economy turns to medium-high speed steady development, non-agricultural economy develops fast and the rural labors flow in large amount and large scale, resulting in serious wasteland problems and distorted structure of agricultural production, which shows that the existing small-scale, fragmental land distribution system has restricted the development rural economy. Therefore, it is in urgent demand to carry out system innovation of rural land, to strengthen land circulation, to optimize the structure of agricultural production, to promote scale business of the land and agricultural structure adjustment and to realize long-acting regional objectives of anti-poverty development.

In recent years, many scholars have conducted extensive study and exploration on circulation of rural land, including mainly problems of land circulation and the countermeasures, discussion on patterns of land circulation, construction of market mechanism of land circulation and construction of intermediary organization of land circulation [3-6]. For example, Song Yinong [7] studied the problems existing in circulation of rural land in China from the perspective of new-style urbanization, Wang Lijuan [8] analyzed objectively current patterns and efficacies of circulation of rural land and put forward effective strategies to innovate land circulation, and Guan Yan [9] studied the countermeasures to market construction of rural land circulation in China. All of these profound studies conducted by the scholars have promoted the development of rural land circulation both in theory and in practice. Documents have shown that studies combining background of anti-poverty development and circulation of rural land still lack. However, rural area is the base of land circulation as well as the main battlefield of anti-poverty development in China. In the background of anti-poverty development, explorations on how rural areas in China develop and how rural lands should be developed and utilized rationally are of great practical significance. Therefore, this study explores preliminarily a promotable operational model of rural land circulation based on the background of anti-poverty development and analysis of the characteristics and development tendency of current land circulation, and puts forward policy suggestions to promote circulation of rural land, which could provide useful references to orderly development of rural land circulation as well as success of crucial fight against poverty on schedule.

2. Analysis of the status and tendency of rural land circulation
Circulation of rural contracted land use rights was raised first in No. 1 Central Document of 1984. Over a long period, the scale of land circulation has been steady and shows gradually the tendency of accelerated development. According to comprehensive analysis, so far circulation of rural land in China has mainly the following characteristics: First of all, the circulation accelerates in large scale. Till now, the circulated land area covers averagely about 8% of the cultivated area and the concerned peasant households are about 30% of the total. Second, the forms of land circulation are mainly subcontracting and renting and is developing towards diversification, including subcontracting, transference, interchange, stock cooperation, leasing and so on [10]. Third, the circulation behavior is not standardized and requires managing, for example, there are more personal circulation without report for approval, more private negotiation and less regular circulation.

With the strengthening of the central benefiting-farmers policy and rapid influx of external capital, circulation of rural land develops in acceleration, especially, relevant policy ideas put forward after the third plenary session of the 18th central committee in Decision of the CPC Central Committee on Several Major Issues Concerning Comprehensive Deeping of Reform, which defines further "encouraging contract for the managerial right to circulate towards professional investors, family farms, farmer professional cooperatives, and agricultural enterprise to form scale operation in various forms" stimulates further circulation of rural land. From 2006 to 2014, the average growth rate of national land transfer area was 12.95%. By the end of June of 2016, the area of land transmission in China was about 460,000,000 mu, covering 35.00% of family contracted land area (see Table 1).

Table 1 Circulation areas of rural land in China and its proportion in family contracted cultivated land
### from 2006 to 2014

| Year | Circulation area (hundred million mu) | Proportion in family contracted cultivated area (%) |
|------|--------------------------------------|-----------------------------------------------|
| 2006 | 0.48 | 3.80% |
| 2007 | 0.64 | 5.20% |
| 2008 | 1.06 | 8.70% |
| 2009 | 1.50 | 12.00% |
| 2010 | 1.88 | 14.70% |
| 2011 | 2.28 | 17.80% |
| 2012 | 2.70 | 21.50% |
| 2013 | 3.40 | 25.90% |
| 2014 | 3.80 | 28.80% |
| 2015 | 4.47 | 33.30% |
| 2016 | 4.60 | 35.00% |

Data source: Collected from data of China Rural Statistical Yearbook and some survey data.

### 3. Analysis of influencing factors of rural land circulation

Circulation of rural land is foundational work of building modern agriculture as well as a powerful instrument for farmers to shake off poverty. Only when the lands of some peasants are centralized through circulation, could agriculture be operated intensively, could prototype of modern agriculture be formed and could industrial poverty alleviation be with hope. So, circulation of rural land usage right is the natural tendency of agricultural development as well as the trend of development in China with objective necessity. However, circulation of rural land is not smooth and there are plenty of influencing factors and problems, mainly manifested in the follows: 1) Delimitation of land rights is not clear and could not reflect the authentic value of the land, resulting in low price of land transference, multiple disputes and conflicts, which has affected the peasants' interests in and enthusiasm for land circulation; 2) The market of land circulation is imperfect and land resources could not be used and allocated effectively in the market; 3) The government is weak in providing service for land circulation with delayed information of market circulation; 4) Agricultural projects have higher costs and risks and there is difficulty in cultivating economy in scale.

### 4. Analysis of advantages and disadvantages of current patterns of land circulation

The existing models of land circulation include subcontracting, interchange, transference, renting and joint stock cooperative system. Subcontracting refers the contracting operator's behavior to subcontract the contracted managerial right to others for rent without changing the original contractual relations. This model is easy in operation and plays active role in appropriate scale operation of rural land, so it is the major form of current circulation of rural land. However, it also has some limitations, such as short period of circulation and occurring mostly among friends, relatives and neighbors. Transference means that the contractors exchange their contracted lands of the same collective economy organization for convenience of farming or for their personal demands. Though it is convenient in circulation, it is easy to cause disputes for lower marketization process and simple form. Renting, same as the traditional concept, refers to the contractor's behavior to have the land operated by others within stipulated period for rent and recovered at the due time. It could help the farmers released from the land and is beneficial for introduction of foreign funds and technology; however, limited by Rural Land Contract Law and Property Law, its marketization process is low and it could generate negative influences on soil productivity and sustainable utilization of the land. Joint stock system refers to a land management system, on the basis of defining collective ownership of rural land,
stabilizing peasant household contract right and invigorating land use right, to establish joint-stock company in agricultural production and operation with land contract as the basis, the land revenue as the cardinal, and the land contracted management right as the stock\textsuperscript{[13]}. Under this circulation model, the peasants could invest their land use rights and obtain economic interest in the form of enjoying distribution of land revenue. Compared with land contractual operation system, rural land shareholding system is an institutional innovation. Under the current situation, it is of powerful theoretical and realistic significance: First, it manifests organic combination of fairness and efficiency. On one hand, the peasant households could get their shares fairly and on the other hand it could also promote highly efficient utilization of the land and realize scale economy. Second, it could help realization of industrialization of agriculture. Scale operation centralizing scattered lands could solve the "small, big and messy" problems so that the power of agricultural science and technology could be exerted fully and the result of small land creating big interests could be achieved. Third, the peasants' production enthusiasm could be released to the maximum extent. Once the peasants invest their lands, they would have double identities, i.e., they are both the laborers and the shareholders. They shall be self-financing, so they are to be devoted into the production actively to increase the land efficiency. Therefore, it is considered in this essay that this model would be an optimal option for anti-poverty developmental circulation of rural land in case relevant auxiliary facilities of land circulation could be established and perfected, such as establishing circulation market and intermediary organization, and that the market tendency could be grasped well.

5. Discussion on operation model of anti-poverty developmental rural land circulation and the strategies

5.1 Circulation model of joint stock system is an important focus of rural land economy integrating anti-poverty development harmoniously.
Anti-poverty development requires urgently development promoted by joint stock system, which is one of the significant ways to form anti-poverty developmental rural land circulation with "high benefit, high efficiency and economy". GDP has turned from pursuing quantity to pursuing both quantity and quality, i.e., it requires land resource to shift from incrementing expansion to activating the inventory and optimizing the incrementation\textsuperscript{[14]}. GDP has shifted from guaranteeing quantity to guaranteeing quantity and increasing quality. However, joint stock system of rural land circulation is an important form of agricultural modernization and quantitative business. To invest the land use right into the stock, it could promote efficient circulation and rational allocation of the land and could enhance the competitiveness of individual peasant to joint competitiveness of the whole joint company, which could help in modernization operation and quantitative business of the land and apply advanced agricultural technology to rural land operation. In this way, could vast market be developed, could the scarcity of land resource be manifested, could the service efficiency of the land be improved\textsuperscript{[15]}. At present, circulation model of joint stock system has mainly two management types, "company + peasant household" and voluntary cooperation, both of which have their own application scope and advantages. In case they are implemented in specific area, specific analysis is required for concrete problems. For example, "company + peasant household" means that the peasants obtain equity by investing their land as capital stock, which would be operated and managed by the company with high efficiency. In this model, not only the peasants could obtain dividend income as shareholders, they could also be paid for providing labor as laborers, which could inspire their production enthusiasm greatly and could activate scale operation of regional land resource. This model is suitable for regional environment with obvious development advantage of characteristic industry, high marketization and great potential of infrastructure improvement to realize dimensional and clustering management to the maximum extent and promote high efficient development of the industry. Voluntary cooperation of the peasants refers that peasants within the same village or in neighboring villages provide land resource and some funds to hire professional technicians and managers to operate in concentration the land within the village or villages, in which the peasants become the major shareholders of the company.
and take the interests. This model is suitable for coastal highly developed rural areas, where the peasants could invest sufficient capitals and provide necessary land resource and where there are better infrastructures. Under this model, the land resources in the area could exert its cluster benefit and scale merit to the greatest extent.

5.2 Anti-poverty developmental circulation strategy of rural land

5.2.1 Perfecting property right system and define clearly land property right

Only when the property right is definite and steady, could the circulation market develop healthily\textsuperscript{[16]}. Clear land property right is the basis of rural land circulation of joint stock system; otherwise, land circulation without clear definition of property rights would be an armchair strategy and could not be carried out smoothly. So, on one hand, the state should amplify the registration system of land contracted management right. Building and perfecting contract agreement and land contracted management right registration system is foundational work for orderly implementation of rural land circulation as well as powerful safeguard of moderate scale development. On the other hand, the state should advance actively approval, registration and certification of rural contracted land use right, promote with efforts the implementation of Provisional Regulations of Registration of Real Estate, so that fuzzy problems of migrating rural population's land rights could be solved effectively, which could enhance the fairness of land circulation and assert authentically the peasants' interests in land circulation\textsuperscript{[14]}.

5.2.2 Establishing land circulation margin system and land circulation risk fund system, and perfecting rural social security system

Concrete design could be that the margin should be paid by the land transferee while the risk fund should be donated jointly by the governmental finance and the land assignee, so that bankruptcy could not damage the farmers' interests and their right to yields in land circulation could be guaranteed\textsuperscript{[17]}. Meanwhile, with reform of household registration system, dual structure of division of urban and rural shall be changed, new pattern of coordinative development of urban-rural area should be formed, social security system of urban-rural integration should be established to promote reform of urbanization of rural population and rural land transmission system\textsuperscript{[18]}. Plenty of rural population have flushed in the city for long-term or regular work; however, due to strict household registration system, rural population could not enjoy equal social security rights as the urban population. Outgoing rural population still worry about long-term land circulation and they are unwilling to transfer their agricultural land, which has prevented the advantages of circulation model of rural land in joint stock system being exerted fully. So, the state should reform household registration system as soon as possible by lowering the standards of urbanization to provide convenience for qualified rural population to be urbanized; meanwhile, social security system hooked with household registration system should also be perfected so that qualified rural migrant working population could enjoy perfect urban social security benefits. In this way, the peasants' enthusiasm for land circulation could be inspired and rural land circulation in joint stock system could be accelerated.

5.2.3 The state should cultivate land stock cooperatives with great intensity.

Due to big risks and difficulty in financing of agricultural projects, rural stock cooperatives could be regarded as the transitional organization between the government and the peasants so that the government and the peasants could share the interests jointly. In this way, the government would cultivate land stock cooperatives with great intensity, offering support both in finance and policy, and provide chances for development of rural land stock cooperatives to promote fast development of rural land circulation.
5.2.4 Constructing intermediary organization of rural land circulation and strengthening management and service of rural land circulation

Operation model of joint stock circulation grows from the environment of market economy, so it is naturally filled with risks of market economy, which are great worries of the households concerning the circulation. Therefore, it is urgent to construct intermediary organization of rural land circulation, healthy development of which is an essential condition of reasonable circulation of rural land as well as the media source power and key booster of rural land circulation\(^{[15]}\). Relying on rural management and control agencies, perfect land circulation service platform, to perfect county-town-village service and management network, establish land circulation supervision system, and provide services of information publish and policy advisory for both parties of the circulation; guide the contracted peasants and the contractor to sign written land circulation contract in standard uniform sample contract text; protect according to law the contractor's land management rights, with the land circulation contract being renewed with priority by the contractor at equal conditions at the expiration of the contract; strengthen mediation system of rural land contract management disputes.

5.2.5 Referring to targeted poverty alleviation, and speeding up circulation of rural land

Targeted poverty alleviation policy is a measure to alleviate poverty of the objects of poverty alleviation with scientific and effective procedures, aiming at different poverty regional environment and different poor household conditions, which plays significant roles in realizing urban-rural integration and common prosperity. In vast rural areas, especially in poor rural areas, it is with peculiar effect of alleviating poverty to carry out the policy of targeted poverty alleviation, specific measures of which include precise identification, accurate assist and precise management. Propelled by anti-poverty development, the rural areas are with great development chances and prospects. No matter governmental capital and policy or investment donated by agricultural enterprise would prefer rural regions with great development potentials and larger poverty-stricken areas. At this time, the rural area should participate actively in the state's strategy of targeted poverty alleviation and the local government should guide actively the peasants to step on characteristic new-type agricultural development road and cultivate actively agriculture with moderate scale to change "lazy agriculture" development pattern and to induce the raw power of scale operation of land circulation, so that the fruits of anti-poverty development could be shared by vast rural areas.

6. Conclusion

Whether vast rural areas could shake off poverty and become rich has become a problem to be solved in the development of China. To increase the farmer's income, to develop agriculture and to keep the rural areas steady, what should be solved first is the problem of land. At present, rural land resources, especially arable land, are limited; therefore, it is effective ways for crucial fight against poverty, with circulation of rural land as the break through, to activate rural land resources, to increase the efficiency of land use and to promote intensified use and scale business of rural lands. Combining closely the background of anti-poverty development, this study explores actively the operation patterns to promote circulation of rural land and the countermeasures. It is considered that the operation model of stock system circulation is an optimal option for circulation of rural land, based on which it is put forward that the property right system should be perfected, land property right should be defined clearly, risk safeguarding system of land circulation should be established, rural social security system should be perfected and that the state should cultivate stock land cooperative, construct intermediary organization of rural land circulation, strengthen management and service of rural land circulation, speed up adjustment of agricultural management system and guide orderly circulation of land management right, with the hope that it could help in implementation of land transaction in vast rural areas and provide good reference for on-schedule success of crucial fight against poverty.
References

[1] Tuan Zuxuan. Step out the youth feet to measure the history of the policy —— Records of the youth forum of "rooted in the base" [J]. Ziguang Tower, 2017, (01):77-78.

[2] Zheng Juan'er, Wang Shihu, Yuan Guohua. Crucial fight against poverty and land policy innovation —— Investigation and reflection based in Guizhou Province [J]. Natural Resource Economics of China, 2014, 06:27-30.

[3] Gan Min, Zhang Minmin. Problems and countermeasures of land circulation in rural construction of urbanization [J]. Journal of Langfang Normal University (Social Science Edition), 2014, 30(01): 106-109.

[4] Liu Chang. Discussion on rural land circulation and mode forming in China [J]. Economic Review, 2010, (01): 123-125.

[5] Zheng Shuling. Discussion on establishing and perfecting circulation market of rural land [J]. Rural Economics, 2010, (02): 380-381.

[6] Wang Zhizhang, Lan Jian. Studies on relevant problems of intermediary organizations of rural land circulation [J]. Scientific Policy-making, 2010, (03): 43-50.

[7] Song Yinong. Study on rural land circulation in China against the background of new-style urbanization [J]. On Economic Problems, 2017, (02):63-67.

[8] Wang Lijuan. Analysis of patterns of rural land circulation and its effect and innovation [J]. Statics and Management, 2017, (03):143-144.

[9] Guan Yan. Investigation and countermeasure study of Chinese market of rural land circulation [J]. Economic Review, 2011, (03): 80-82.

[10] Xu Hongxin, Zhang Junqiao. Study on relations between transfer of rural labor and land circulation [J]. Journal of Handan Polytechnic College, 2011, (04):32-35.

[11] Gao Xuzhao. "System of farmland share" transform and transformation of rural business patterns [J]. Journal of Xinxiang College (Social Science Edition), 2012, (02):44-46.

[12] Zhao Yacheng, Zhang Lanying, Duan Caiyun, Gong Xiaoling, Liu Qingguo, Jiang Peihua, Liu Weimin. Tentative discussion on current status, problems and countermeasures of land circulation in Ningcheng County [J]. Inner Mongolia Agricultural Science and Technology, 2010, (06):25-26.

[13] Zhong Wen. Study of management strategies of Chinese land utilization in economic new normal [A]. Land Resources Research Committee of Natural Resources Society of China, Committee of Agricultural Geography and Rural Development of Chinese Geographical Society, China Urban-rural Development Think Tank Union, 2016 Seminar on China's Land Resource Science in New Era and Innovative Development Strategy in the New Normal and 30th Anniversary Thesis Collection of Land Resources Research Committee of Natural Resources Society of China [C]. Land Resources Research Committee of Natural Resources Society of China, Agricultural Geographic and Rural Development Committee of Geographical Society of China, China Urban-rural Development Think Tank Union., 2016:5.

[14] Luo Dongqi, Zhou Yuxiang, Jiang Wen, Luo Guanglian. Risk analysis of circulation patterns of Chinese rural land joint stock system [J]. Productivity Research, 2008, (24):29-31.

[15] Chen Wei, Ji Dongge, Zhou Xiuming. Analysis of Cooperative methods of stock system of rural land circulation [J]. Friends of Accounting, 2010, (05) :44-46.

[16] Fu Guangwan, Wei Cailing. Stock cooperative pattern of rural land: potential problems and countermeasures——with the pattern of "leading enterprise + cooperative + peasant" as the study object [J]. Learning and Practice, 2012, (08):37-41.

[17] Chen Xiwen. Rural land circulation and reform test [J]. Rural Work Newsletter, 2009, (09) : 8-10.

[18] Lan Xiaohong. Motivation, problems and countermeasures of rural land circulation [J]. Special Zone Economy, 2010, (10) : 159-160.