

## Dynamical System and Risk Control of Rural Land Transfer

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**Abstract:** Rural land transfer is an important part of China's rural land reform, which provides a direction for China's agricultural development. With the social and economic development, the process of rural land transfer is also accelerating, and has achieved some results. But in the specific process, the power and risk of land circulation are not clear. Based on this, this paper first outlines the dynamic mechanism of rural land circulation, then discusses the risks faced by rural land circulation, and finally puts forward the risk control measures of rural land circulation, in order to provide new ideas for follow-up research.

### 1. Research background

#### 1.1 Literature review

Promoting land transfer can effectively promote social development in China. Therefore, various places are exploring new ways of land transfer, and have formed different characteristics of the transfer model. With the development of society, the speed of land flow is also increasing (Ding, 2018). From a systematic point of view, in the complex system of rural land transfer, the various risk factors are interactive, interrelated and always in dynamic change (Xiang an Xu, 2016). With the continuous development of social economy and the increasing social risks, Chinese society has entered the stage of frequent risks. At present, the widening gap between the rich and the poor, the serious differentiation of social structure and the imbalance of social interests are becoming increasingly prominent (Zhou, 2016). At the same time, there are more and more risk problems in the process of rural land transfer, which leads to more social problems (Zhu and Ye, 2017). Therefore, how to effectively protect farmers' own rights and interests and solve the problem of rural land transfer is an urgent problem to be solved in the current society. In this process, understanding the problems of the government's risk management and control in rural land transfer, and analyzing the hazards brought by the risks in the process of land transfer can effectively improve the social awareness of risk management, and fundamentally inhibit the occurrence of more risks (hang et al., 2019). In recent years, the issue of rural land transfer has been widely concerned by the academic community. China's policy proposes that we should actively encourage the circulation of agricultural land and manage it appropriately, which is conducive to expanding the scope of land circulation. The main reason for promoting land transfer is that China's social and economic development shows a rapid trend. The current land transfer mode can no longer meet the needs of modern social development, and the value of agricultural land has not been fully utilized. On the other hand, the improvement of agricultural efficiency is slow. It is unrealistic to rely solely on the output of crops to increase farmers' income. Therefore, it is necessary to encourage and accelerate the transfer of rural land.

#### 1.2 Purpose of research

The issue of rural land transfer has always attracted much attention, which is an important factor affecting China's social and economic development. China's State Council and the Party Central Committee have also paid more attention to the issue of land transfer. In recent years, they have continuously issued the No.1 document of the Central Committee, which has promulgated a series

of policies to strengthen, benefit and enrich farmers for land transfer, which is enough to prove that China attaches great importance to the issue of land transfer. In recent years, China has shown the trend of urbanization, industrialization and agricultural modernization. Farmers have flocked to cities and towns for development, and problems such as abandonment of land and abandonment of wasteland have arisen in rural areas. In order to maximize the use of rural limited land resources, it is urgent to change the current situation of small-scale decentralized management of rural land in China. By solving the problems existing in the “Three Rights Separation” and scale management of land, we can speed up the development of rural land circulation in China. But at present, China's rural land transfer efficiency is slow, and its development is facing many obstacles.

## **2. The dynamic mechanism of rural land transfer**

### **2.1 Elements of pulling force of main body of agricultural management**

With the development of social economy, the circulation of rural land is on the rise. Under this mode, the main body of new agricultural management has evolved into a powerful management organization. In the process of realizing agricultural transformation and rural modernization in China, this mode of agricultural development, with the main body of agricultural management as its main body, has become the dominant force affecting the moderate scale of agricultural operation (Ma, 2012). Its main performance is in the following three aspects: first, the development of new agricultural subject is an important factor to promote farmers' income. Secondly, the development of agricultural mechanization can be promoted by the main body of new agricultural management. Third, the main body of new agricultural management can achieve more rapid and efficient promotion of new varieties and new technologies.

### **2.2 New urbanization is the driving factor**

New urbanization refers to the citizenization of farmers. Farmers transfer from the traditional primary industry to the secondary and tertiary industries, which is also the requirement of new urbanization. Only in this way can farmers be guaranteed not to move out in large quantities. Moreover, the surplus rural labor force should be transferred to non-agricultural industries to ensure the transformation of rural land into a new type of agricultural management subject (Zhou, 2018). New urbanization has many advantages for land management and development. Its main manifestations are as follows: First, new urbanization can effectively improve farmers' income. Secondly, the problem of “agriculture, countryside and farmers” can also be solved through new urbanization. Because the rural surplus labor force can play a role mainly depends on the level of new urbanization. Therefore, an effective new type of urbanization can not only reduce the loss of rural surplus population, but also effectively improve the comprehensive productivity of rural areas. Third, China's social and economic development, new urbanization will become its inevitable product.

## **3. The risk of rural land transfer**

### **3.1 Economic risks**

In the process of rural land transfer, the main economic risks include contract risk, land management risk, land transfer market risk and so on. Contract risk refers to the risk of non-compliance with contract rules and non-performance of contract obligations by both parties signing the contract (Meng, 2016). For example, people may not sign paper contracts with relatives or acquaintances because they are embarrassed, but only make oral agreements, and their rights and interests may be infringed in the end. Not only that, but there will also be cases where the contract has been signed but still fails to perform. Land inflowers usually obtain income through scale operation. However, the nature of land will not change after land transfer, and the crops planted are still the original crops. In addition, due to the influence of environment, climate, price and other factors, the crops planted can not guarantee their final income. In addition, the party who accepts

rural land may also encounter the risk of market supervision or market education link in the transaction process.

### **3.2 Natural risk**

There are also natural risks in rural land transfer, among which the most prominent ones are the risk of deterioration of agricultural production and management environment, soil pollution and the risk of soil structure change. In order to increase economic returns, the land inflowers usually use the transferred land as agricultural products processing, aquaculture, tourism agriculture and so on. For example, the land influx party will use the transferred land for pig farming, first of all, will build a large number of pig houses. In this process, a lot of cement and hardened ground need to be poured. If the land inflow side uses the transfer land to dig fish ponds, plant trees and so on, then the transfer land will also have different degrees of environmental pollution, damage and so on. Whatever these land transfers are used for, it may eventually lead to a decline in soil fertility, thus affecting the development of agricultural production and management.

### **3.3 Social risk**

There will also be social risks in rural land transfer, including risk of rural polarization, risk of social contradictions, risk of farmers' marginalization, etc. As far as China's rural development is concerned, it is not uncommon for peasants' interests to be damaged, which leads to more and more petitions from peasants and more fierce social contradictions. In this regard, the role of grass-roots government is always unsatisfactory. Either use compulsory means to transfer land, or some are forced to transfer without the farmers' knowledge, causing strong dissatisfaction of farmers. Or the grass-roots government does nothing, regardless of the problem of farmers' land transfer. Farmers do not understand the relevant laws and policies. If the grass-roots government does not help farmers solve the problem, farmers' rights and interests will not be guaranteed, which will humiliate the image of the government and reduce its credibility. At the same time, there are many problems in the poor families, such as the aging and the lack of labor force. The low economic conditions also lead to the phenomenon of polarization and marginalization.

## **4. Management and control measures of rural land transfer risk**

### **4.1 Do a good job in land right registration**

In the process of land transfer, farmers should do a good job of land registration, in order to guard against possible risks in the later period. It is the basic work of market transaction to make property rights clear. The essential meaning of rural land circulation is that its management right is changed from one person to another. Therefore, it is very necessary to do a good job in the registration of rural land rights, which can not only clarify farmers' land rights and interests, but also effectively reduce the risks that may arise later for farmers. First of all, we should publicize the importance of land warrants in rural areas, so that farmers have the awareness of land property rights. Secondly, when issuing land property certificates, we should strictly abide by the issuing procedures to ensure that the land information is accurate and clear, and the ownership registration is objective and fair.

### **4.2 Standardizing the procedure of land transfer**

In the process of land transfer, strictly following the land transfer procedure can effectively prevent the occurrence of risks. First of all, we need to establish the scale of land transfer. With the improvement of productivity and management level, the phenomenon of rural land concentration will become more and more serious. If the scale of agricultural production is too large, the phenomenon of "scale economy" is likely to occur, which will affect the development of rural land circulation. Secondly, land transfer contracts should be standardized. Farmers can protect the rights and interests of both sides by signing a unified transfer contract. Finally, we build a land transfer service platform. Each county, city, township and village should build a land circulation service platform to help both sides complete the examination and approval, review and filing. The service

platform of land transfer should make every step and procedure of land transfer run regularly, and reduce the transaction cost of rural land transfer to the greatest extent.

### **4.3 Strict land use control**

We must strictly control the land use after the transfer, ensure that the land is not polluted, and ensure that the grain can still harvest in the later period. First, we should ensure that agricultural land is still used for agricultural purposes and not for other purposes. Secondly, we should strictly control the transfer of rural land to enterprises with large industrial and commercial capital, and prevent the land from being used for other purposes. It is also necessary to strictly check the qualification, production scope and risk prevention ability of industrial and commercial capital enterprises to ensure the smooth land transfer. Finally, strengthen responsibility. The government needs to give some financial subsidies to the areas with better land transfer to protect policy support, so as to ensure that land transfer is more smoothly carried out. At the same time, if the transferor violates the agreement and uses the land for other purposes, the government should be held responsible for ensuring that the land transfer uses remain unchanged.

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