

Research on the Problems and Measures of Guangxi Rural Collective Construction Land Market Circulation in the Context of New Land Management Law

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Abstract. The reform of market entry of rural collective operational construction land is of great significance in increasing farmers' land property rights, promoting rural industrial development, and easing urban land use tension. Based on the research, this paper analyzes the current development status and problems of Guangxi rural collective constructive land market circulation in detail. It also puts forward measures and suggestions from the aspects of scientific planning of land use, promotion of joint-stock cooperation system, optimization of industrial structure, solving financing problems, and formation of talent team in multi-dimension.

Keywords: new Land Management Law; land circulation; rural collective construction land; collective economy

1 Introduction

The land issue is the core issue of issues of agriculture, rural areas and farmers. The new Land Management Law, which came into force on January 1, 2020, has implemented the concept of “separation of the three rights”, and has established separate rights for the “contractual right of land” and the “land management right”, making a clear distinction between the two, and has systematically provided for a market circulation system for the use right of rural collective construction land from the national legislative level, breaking down the legal barriers to the entry of collective construction land into the market. The national rural land market circulation has been accelerated and upgraded, and rural collective construction land will show diversity, flexibility and mobility. Guangxi belongs to the border ethnic areas, there are many practical problems in the circulation of agricultural land, such as lagging system, the weak position of the main body in the market, irregularities in the circulation behavior, imperfect circulation mechanism, insufficient financial support and follow-up guarantee, and so on. In the context of the new Land Management Law, rural land circulation has ushered in an opportunity. What problems have arisen during the development of rural collective construction land circulation in Guangxi, and what supporting policies are needed, these questions need to be further studied and answered.^[1]

2 Analysis of the current situation of market circulation of rural collective construction land in Guangxi

2.1 Continuous improvement in policy development

In December 2017, Guangxi issued Opinions on the Implementation of Steadily Promoting the Reform of the Rural Collective Property Rights System, which deploys the stage-by-stage implementation program and requirements for carrying out the reform, and gives guidance on asset management issues such as asset management from clearing assets, clarifying the ownership of assets, and strengthening supervision and management, as well as the path to developing and expanding the rural collective economy. In addition, a series of supporting documents, such as Work Program for the Comprehensive Rural Collective Asset Inventory Program, Practical Manual for the Reform of Rural Collective Property Rights System in Guangxi, and Guidelines on Regulating the Distribution of Collective Economic Benefits at the Village Level, have also been published. Provisions have been made on the main body of collective operational construction land entering the market, the way of entering the market, the way of entering the market and the procedures for entering the market, the collection of value-added proceeds, the circulation and subletting of land and mortgages, and so on.

2.2 Comprehensive asset inventory and establishment of management accounts

From 2017 to 2020, under the guidance of the Work Program for Comprehensive Rural Collective Asset Inventory Program, Guangxi carried out a rural collective asset inventory. By the end of 2020, 201 villages and towns (streets), 15,205 administrative villages (communities), 255,698 villagers' groups and enterprises belonging to them in the Guangxi had inventoried a total of 112.5 billion yuan in collective assets, of which 29.9 billion yuan was in operating assets; and inventoried and verified a total area of 270 million acres of collective land, of which 250 million acres was in agricultural land. Village collective members have been identified and registered. By 2020, the Guangxi region as a whole had defined 44,443,900 members of rural collective economic organizations totaling 1248.9 households, and 2,328,000 collective member households had obtained equity certificates, with a cumulative dividend of 479 million yuan since the reform.

2.3 The dividends of systemic reforms have been significant, and total revenues continue to rise

From Figure 1, it can be seen that from 2007 to 2012, the total income of the collective economy has only increased by less than 600 million yuan, and the total amount has grown slowly; Greatly affected by economic fluctuations, there was a relatively large decline in 2008 and 2011, and the industrial development of Guangxi's collective economy at this stage is at the low-end of the industrial chain, low profitability, high duplication rate, low core competitiveness and poor resistance to pressure in the stage of disorderly development. After 2013, national and local policies were introduced successively, and the reform pilot work was fully rolled out, and the income of Guangxi's rural collective economy grew rapidly from 1.805 billion yuan in 2012 to 2.565 billion yuan in 2013, with a growth rate of 42.11%. It then entered a period of flat growth, with Guangxi's collective economic income growing from

2.452 billion yuan in 2014 until 2020, when it exceeded 4 billion yuan for the first time to reach 4.017 billion yuan.

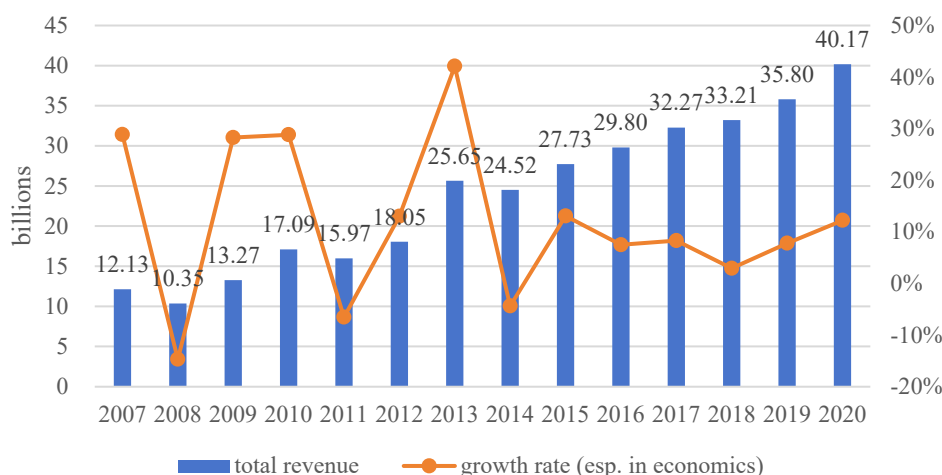


Fig. 1. Income and trend of change of rural collective economy in Guangxi

2.4 Improved trading platforms and orderly flow of factors

In 2021, Guangxi completed the upgrading of the rural property rights transfer and trading information service platform, established a rural property rights transfer and trading platform, and provided big data services such as data statistics, visualization and analysis, diversified presentation, and APP information synchronization for the rural property rights transfer and trading institutions, the centralized management departments and the higher-level authorities. Beibu Gulf Equity Exchange Group Co., Ltd. is the main body for the construction of rural property rights transfer and trading market, and has constructed a rural property rights transfer and trading platform with unified operation and four-level networking in the whole region, which integrates the functions of resource element level, trading and financial support.

3 Analysis of the problem of market circulation of rural collective construction land in Guangxi

3.1 Uncertainty and difficulty in integrating land suppliers

The new Land Management Law stipulates that farmers are the owners of collective land, enjoying the right of land management and profitability, but the problems brought about by the lack of clarity of the main body, such as who is to organize and operate the land within the economic organization or villagers' group, and how to distribute the proceeds, still exist. The main sources of rural collective operational construction land that can be consolidated in Guangxi are township enterprises that have ceased production, unused schools, village ministries, and barren land around villages. These lands are difficult to integrate because they are small in size, scattered, and mixed with homesteads and arable land. Moreover, due to the

long-term lack of management, many rural collective construction sites have been occupied by illegal buildings, and it is difficult to reach a consensus with the villagers on the demolition of illegal buildings, making it difficult to withdraw, circulate and remediate this part of the land into the market.

3.2 Lack of optimization of collective industries

From Figure 1, it is clear that the total income of Guangxi's rural collective economy is continuously increasing, but among them, the operating income and the income from contracting and revenue from state enterprises are not increasing but decreasing; from Table 1, it is known that from 2010 to 2020, the operating income in Guangxi's rural collective economic income declined from 42.04% to 24.32%, a decline of 17.72% in only 10 years; revenue from contracting and state enterprises decreased from 20.09% in 2010 to 9.56% in 2020. Conversely, subsidized revenues increase from 12.66% in 2010 to 37.64% in 2020, a significant increase. Comparison shows that the absolute source of the increase in the total income of Guangxi's rural collective economy is mainly the subsidy income from the financial sector, while the increase in operating income, contracting and state enterprises income is small, indicating that the proportion of Guangxi's rural collective economy that is self-supporting in the development of the collective industry is still relatively small.^[2]

Table 1. Composition and share of income of rural collective economy in Guangxi

| | 2010 | 2013 | 2016 | 2020 |
|---------------------------------------|--------|--------|--------|--------|
| business income | 42.04% | 46.57% | 34.17% | 24.32% |
| Income from contracting and surrender | 20.09% | 14.89% | 21.50% | 9.56% |
| investment income | 1.87% | 1.79% | 1.33% | 10.48% |
| Supplementary income | 12.66% | 10.94% | 20.34% | 37.64% |
| Other income | 23.34% | 25.81% | 22.66% | 18.01% |

3.3 Difficulty in agricultural investment and financing

Difficulties in agricultural investment and financing in Guangxi are restricting the development of the collective economy. 1. A large number of financial service institutions at the county level have been withdrawn, leading to a lack of rural financial services. 2. Agricultural cultivation requires a long cycle, and earnings are subject to the weather and other force majeure and other factors, resulting in a greater risk of financial institutions to agricultural credit. Farmers' land cannot be used as collateral for loans due to legal and regulatory restrictions, and the problem of "difficult and expensive loans" for farmers has not been solved. 3. County agricultural insurance service organizations are seriously lacking, seriously lagging behind the development needs of the modern agricultural industry. 4. Management system problems such as high operating costs and low efficiency of funds after the capital increase and expansion of rural credit unions have been highlighted. Excessive constraints and controls on government financial investment in agriculture have exacerbated the difficulty of financing agriculture.

3.4 Lack of talent support

Guangxi rural collective economy talent shortage problem is mainly reflected in the following aspects: 1. Shortage of young labor. Many villages in Guangxi are “empty villages” without any collective economic income, which leads to young laborers choosing to go out to work. 2. There is a general lack of production and management professionals. There is a serious shortage of modern agricultural planting technicians and modern business professionals. 3. Shortage of specialized technical guidance personnel. Because of the low status of agricultural technicians, they need to work hard on the front line in the countryside for a long time, and college students in agricultural colleges are unwilling to choose front-line work, there is a phenomenon of a shortage of youth in the promotion of agricultural technology.

4 Measures & Suggestions

4.1 Scientific planning of land use

The Guangxi government should coordinate and cooperate with multiple departments to form a management system led by the Bureau of Natural Resources and Planning and the Bureau of Agriculture and Rural Development, with the joint participation of the Bureau of Housing and Urban-Rural Development, the Bureau of Ecological and Environmental Protection, the Bureau of Tourism and Culture, and the Bureau of Forestry, in order to strengthen the consolidation of collective land use in townships and townships and the planning of development. It should introduce the practice of “increase and decrease linked” of urban construction land into the integration of rural collective land, reclaiming the scattered land of village collectives, restoring agricultural land and then adjusting the indicators for vacated construction land to areas needed for the collective industry, so as to realize the scientific planning and utilization of land.^[3]

4.2 Promoting joint-stock cooperation

Due to the existence of rural collective construction land that cannot be divided into households, it is a more reasonable way to quantify the land to the members in the form of shares and portions. In Natong Town, Longan County, Guangxi, it has adopted the methods of equity setup and asset quantization to quantify the collective assets, set up individual equity, and developed various forms of land shareholding cooperation system according to the one-person-one-share system, so that the farmers can obtain dividend income as shareholders. The exploration of Natong Township is undoubtedly successful. Guangxi should set up guidance departments and supervisory departments specializing in serving the rural collective shareholding cooperation system, so that the property rights of the collective operational construction land jointly owned by the collective members can be clearly allocated to each person according to his or her share, so that they can have the corresponding share, thus better cracking the problem of income distribution.^[4]

4.3 Optimizing industrial structure

Guangxi should give full play to the advantages of regional characteristics, optimize the industrial structure vertically and deeply, promote the integration of agriculture with secondary

and tertiary industries, and promote the combination of agriculture with tourism, culture, education and other industries. For example, it can develop the agricultural study tourism of sericulture specialties in Guangxi, develop tourism series products by combining the traditional national culture of Guangxi with sericulture, expand the industrial chain of rural collective industries, enhance the added value of rural collective industries, and drive more local farmers to increase their income through employment. In addition, the development of rural collective constructive land in Guangxi can be combined with the planning of national and autonomous character towns. For example, the jasmine town in Hengzhou, Guangxi can absorb the surrounding rural collective construction land, promote the continuous cultivation of jasmine, introduce deep-processing leading enterprises, and promote the diversified development of the jasmine industry.

4.4 Solving investment and financing problems

Government departments should give financial subsidies and tax incentives to agricultural enterprises in order to reduce their financing costs, do a good job of docking between financial institutions and farmers, and guide farmers to make full use of the “Guangxi Preferential Loan(Gui Hui Dai)” to support the financing of village-level collective economic organizations. Financial institutions should develop diversified credit products in conjunction with the characteristics of the agricultural industry, and for the village collective economy, they can try to provide loans in the form of mortgages of rural property rights, such as the equity of collective assets, the right to operate contracted land and the right to collective forests, and so on. Establishing and improving the agricultural insurance system to reduce the risks of agricultural production and improve the risk-resistant capacity of agricultural enterprises, thereby enhancing their financing capacity. Farmers should strengthen their business management level, improve their financial management capacity and enhance their credit rating so as to obtain more financing support.^[5]

4.5 Establishing a multidimensional talent pool

First, it should focus on the cultivation of practical talents. Colleges and universities have built practical training platforms, guided students to learn agriculture, cherish agriculture, know agriculture, promote the construction of new agricultural science, innovate the training system of agricultural and forestry talents, and cultivate composite and skill-oriented talents. Secondly, improving the level of agricultural modernization among farmers and training new farmers with innovative capabilities. Agriculture-related colleges and universities can train new farmers who are adapted to the development of modern agriculture through academic education, non-academic education and short-term training. By establishing Internet education platforms and education APPs, it promotes online education to the countryside, facilitates farmers' access to knowledge and information, and improves the efficiency of learning and the learning experience. Finally, the government should take the lead in building platform carriers for rural talent gathering, such as agricultural science and technology parks and agricultural product processing parks, to attract more talents to rural entrepreneurship.

5 Conclusions

Since the implementation of the new Land Management Law, Guangxi has established a relatively perfect policy system for the issue of market transfer of rural collective construction land, and conducted a comprehensive inventory of rural collective construction land from 2017 to 2020, and established management accounts. Under the policy guidance of China and Guangxi, the income of Guangxi's rural collective economy has continued to rise, and the elements of the flow of rural property rights have flowed in an orderly manner. However, the rural collective constructive land in Guangxi still exists problems such as unknown land supply main body and difficult integration, lack of optimization of collective industry, outstanding problems of agricultural investment and financing, and lack of professional talents. Therefore, Guangxi in promoting the rural collective constructive land into the market transfer process, we should pay attention to the scientific planning of collective construction land, in the collective industry to promote the shareholding system of cooperation, optimize the industrial structure, solve the problem of investment and financing as well as the formation of professional talent team and so on.

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