



## *Research article*

# **Research on the Standardization of the Separation of the "Three Rights" in Rural Land Transfer and the Protection of Farmers' Rights and Interests: Based on a Survey of More than 50 Village level Units in Gansu Province**

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## **ABSTRACT**

Through the investigation of more than 50 village-level units in Gansu Province, this study discusses the impact of the standardization of the three rights of rural land transfer on the protection of farmers' rights and interests. It is found that the standardized separation of the three rights can effectively improve the protection level of farmers' land rights and interests, and promote the rational utilization and value appreciation of land resources. At the same time, the implementation of standardized measures also provides farmers with more employment opportunities and ways to increase their income, helping to improve the quality of life of farmers. However, there are still some problems and challenges, including the unreasonable price of land transfer, the risk and uncertainty in the transfer, and the weak awareness of farmers' land rights and interests protection. To this end, it is suggested that the government should strengthen the supervision, improve the relevant systems, and increase the training and publicity of farmers, so

as to ensure that the legitimate rights and interests of farmers in the rural land circulation are guaranteed, and promote the implementation of the rural revitalization strategy.

**Key words:** rural land circulation; separation of three rights; protection of farmers' rights and interests; standardization; village-level units in Gansu Province; sustainable development

## **1. Research background and significance**

### **1.1 The current situation analysis of rural land circulation**

With the acceleration of the urbanization process and the adjustment of the industrial structure, China's rural land circulation has become an inevitable reality. In recent years, the scale of rural land circulation has been expanding, involving a wide range of areas, bringing a certain income increase to farmers, and also promoting the intensification and scale of agricultural production. However, there are also some problems and challenges in the process of land transfer.

In some places, there is the phenomenon of compulsory transfer, farmers lack of initiative, land is forced to transfer. In some areas, due to the influence of government policies and the leading role of local governments, farmers lack the right to choose and negotiate in the land circulation, which leads to the low circulation price and the loss of farmers' rights and interests.

There are some problems in the land circulation, such as unclear ownership and unreasonable circulation scale. Due to the lack of separation of rural land ownership, contract rights and three rights of management rights, there are problems such as land expropriation, demolition and transfer disputes in land transfer, and the rights and interests of farmers cannot be effectively guaranteed. At the same time, some farmers in the land transfer scale is too large, the risk is too high, the lack of the corresponding guarantee mechanism, once encountered in the unexpected situation, will face greater losses.

At the same time, the rural land circulation has also brought some challenges to the ecological environment. In some areas, land transfer

leads to the excessive exploitation of farmland and the waste of cultivated land resources, aggravating the deterioration of land resources and the deterioration of ecological environment. At the same time, some land transfer projects involving water source protection and ecological protection lead to the waste of resources and ecological environment destruction due to the lack of effective supervision and management.

While the scale of rural land circulation is expanding, there are also a series of problems and challenges. In the process of further promoting the separation of the three rights of rural land transfer, we should fully consider the protection of farmers' rights and interests, establish a sound policy, regulations and supervision system, promote the standardized and orderly development of land circulation, and realize the sustainable development of farmers, agricultural land and agriculture.

Rural land circulation is one of the important ways of current agricultural development, and plays a key role in promoting the process of rural economic transformation and upgrading and agricultural modernization. However, with the continuous expansion of the land circulation scale, some problems have gradually emerged. In some areas, there is the information asymmetry and opacity of land transfer, which leads to the loss of the rights and interests of some farmers in the process of transfer. The non-standard and chaos of the land circulation market is obvious, and some intermediary agencies and short-term interest-oriented business entities pour into the market, which makes the legitimacy and fairness of the circulation transaction questioned. The lack of perfect supervision and enforcement mechanism also makes some illegal activities common, damaging the legitimate rights and interests of farmers and social stability.

In order to solve the above problems, it is necessary to improve the policies, regulations and supervision system of rural land circulation, strengthen the supervision and standardization of the circulation market, standardize the behavior of intermediary agencies and operating subjects, and protect the legitimate rights and interests of farmers in the protection mechanism in the process of circulation. At the same time, it is necessary

to strengthen the professional assessment and environmental impact assessment of land transfer projects, to ensure that the transfer projects are promoted on the basis of sustainable development, and to promote the rational utilization of rural resources and the protection of ecological environment.

## 1.2 The theoretical basis for the separation of the three rights of rural land transfer

The separation of the three rights of rural land transfer refers to the separation of land contract right, management right and transfer right, and the implementation of contract management system arrangement [1]. The emergence of this system is mainly to solve the problems that the rural land contract and management rights cannot be transferred, so as to promote the effective use of land resources, improve farmers' income and promote the development of rural economy.

The theoretical basis of the separation of the three rights of rural land transfer mainly includes the following points: land is the means of production of farmers, and the rights and interests of farmers' land must be fully respected to ensure that their property rights are effectively protected. The separation of the three rights can give better play to the economic and social benefits of land, encourage farmers to participate in modern agricultural production, and promote the transformation and upgrading of the rural economy. The separation of the three rights is not only the need of the reform of the rural land management system, but also the inevitable trend of China's rural reform and development, which meets the needs of the development of modern agriculture.

The background of the three rights of rural land transfer is also very important. With the acceleration of China's urbanization process, the rural population continues to transfer to the city, and the rural labor resources are constantly decreasing, and the traditional household contract management mode has been unable to meet the needs of modern agricultural production. Therefore, promoting the separation of the three rights of rural land transfer has become an important issue of rural reform, which is of great significance for improving the efficiency of land

resources, increasing farmers' income and promoting the development of rural economy.

Based on the above background and theoretical support, the importance and necessity of the standardization of rural land transfer [2]. Only through in-depth investigation and research, understanding the actual situation of different regions and different rural areas, analyzing the existing problems and challenges, and formulating more scientific and reasonable policies and measures, can the rights and interests of farmers be better protected and the standardization process of the separation of the three rights of rural land transfer be promoted. At the same time, the research can provide experience for other regions and promote the reform and improvement of China's rural land management system.

The standardization research of the separation of the three rights of rural land transfer is an urgent problem to be solved. With the advancement of urbanization process, rural land resources are facing many challenges and pressures, and promoting the separation of the three rights can effectively improve the efficiency of land use, increase farmers' income, and promote the development of rural economy. Therefore, it is crucial for all regions to formulate scientific and reasonable policies and measures.

In practical research, it is necessary to focus on the differences in the scale, mode and effect of rural land circulation in different regions, and to analyze the factors and problems behind them. At the same time, it is also necessary to discuss the protection of farmers' interests and interests in the circulation process and find out the solution. When formulating relevant policies, the government should take into account the actual situation and characteristics of different regions, avoid the one-size-fits-all approach, and provide a good environment for the smooth progress of rural land circulation.

It is worth noting that the standardization of the separation of rural land transfer is not an overnight project, which needs long-term research and practice. The government, enterprises and farmers need to work together to jointly promote the smooth progress of the standardization process. Only through unremitting efforts and continuous exploration, can we

realize the rational utilization of rural land resources and the sustainable development of rural economy.

## **2. Analysis of the protection of farmers' rights and interests**

### **2.1 the damage to farmers' rights and interests**

In the process of studying the standardization of the separation of the three rights of rural land transfer, we found that the protection of farmers' rights and interests is very important [3]. Farmers may be damaged to their rights and interests in land circulation, which is a problem that needs to be paid attention to. In order to protect the rights and interests of farmers, we need to establish a standardized transfer system to ensure that farmers can get a reasonable return on their rights and interests in the land transfer.

In the actual investigation, we found that among more than 50 village-level units in Gansu Province, there are many problems in the protection measures of farmers' rights and interests, such as insufficient compensation and opaque information. In order to solve these problems, we need to formulate more perfect policies to protect the rights and interests of farmers from infringement.

In the protection of rights and interests, it involves the distribution of land transfer income. In order to realize the reasonable benefits of farmers, we have established the following mathematical model to describe this process:

$$\text{Income} = \text{Land Yield} \times \text{Land Transfer Ratio} - \text{Land Rent}$$

This model can help us to calculate the benefits that farmers should get in the land transfer, so as to protect their legitimate rights and interests.

### **2.2 A legal system for the protection of farmers' rights and interests**

The separation of the three rights of rural land transfer refers to the separation of the contracted land management right, the transfer right of land contracted management right and the mortgage right of land contracted management right, which makes the transfer of land

management right more convenient and can promote the large-scale operation and modern management of agricultural production. However, in the process of land transfer, the protection of farmers' rights and interests has attracted much attention.

There are still some deficiencies in the protection of farmers' rights and interests. In practice, some local governments and capital forces failed to strictly implement the land transfer policy, resulting in the legitimate rights and interests of some farmers can not be effectively guaranteed. At the same time, some farmers have a weak awareness of their rights and interests, lack legal sense, and are easy to be used by some criminals and suffer losses.

The protection measures for farmers' rights and interests in the current laws still need to be further improved. In land circulation, farmers, as vulnerable groups, are faced with problems such as information asymmetry and contract inequality. Therefore, it is necessary to establish a perfect supervision mechanism and safeguard measures to ensure that the rights and interests of farmers in land circulation are effectively guaranteed.

In order to better protect the rights and interests of farmers, we should strengthen the legal education and publicity of farmers, and improve their awareness and ability to safeguard their own rights and interests. At the same time, the government should also strengthen the supervision and management of the land transfer process, establish a sound supervision mechanism, to ensure the fairness, justice and transparency of the land transfer process. We should also improve the legal system for the protection of farmers' rights and interests, clarify their rights and responsibilities, and strengthen the legal protection of the interests of farmers.

Through the study on the protection of farmers' rights and interests, we can better understand the problems and difficulties faced by farmers in the process of land transfer, and put forward corresponding solutions to promote the protection of farmers' rights and interests and the healthy development of rural economy. It is believed that with the joint efforts of

relevant departments and researchers, the protection of farmers' rights and interests will be gradually improved, so as to provide more powerful support for the standardization of rural land circulation and the protection of farmers' interests.

### **3. Practical research on the separation of rural land transfer in Gansu Province**

#### **3.1 Agricultural land transfer situation of village-level units**

##### **3.1.1 The villagers' attitude towards land transfer**

Through the investigation of more than 50 village-level units in Gansu Province, we found that the practice of separating the three rights of rural land transfer has achieved certain results [4]. In these villages, many farmers began to realize that land transfer could bring better economic benefits and also reduce their labor burden. Some farmers say that they have increased their income through land transfer to better improve their quality of life, and even some farmers have successfully changed their traditional planting methods, thus upgrading the agricultural industry.

However, it is undeniable that in these villages, there are still some farmers who are opposed to the land transfer. They mainly worry that land transfer will lead to excessive concentration of land resources, and their land rights and interests may be damaged. At the same time, some farmers are also worried that they cannot find suitable employment opportunities after the land transfer, leading to a decline in living standards. Some farmers also reflect that there are some problems in the implementation process of land transfer, such as the unfair compensation standard and the lack of guarantee of the transfer contract.

Regarding these objections, we believe that active measures should be taken to protect the rights and interests of farmers. Government departments should strengthen the supervision of land transfer to ensure the fairness and justice of the transfer contracts and protect the legitimate rights and interests of farmers. The government can formulate corresponding policies to guide the land transfer, increase the support for



farmers, and help them better adapt to the new agricultural industry model. At the same time, the government can also provide vocational training and other measures to help farmers better find jobs and improve their living standards.

In practice, we also found that some successful land transfer cases can provide reference and inspiration for other villagers. By publicizing these successful cases, farmers' sense of identity and support for land transfer can be increased. It is also very necessary to strengthen the publicity and education of farmers and help them understand the benefits and importance of land transfer.

In general, the standardization of the separation of the three rights of rural land transfer is a long-term process, which requires the joint efforts of the government, farmers and relevant departments. Only through cooperation, can we realize the reasonable circulation of land resources, promote the rapid development of rural economy, and drive farmers to increase their income and become rich. It is hoped that in the future practice, we can have a more comprehensive understanding of the needs of farmers, take more effective measures to protect their rights and interests, and promote the standardization process of the separation of the three rights of land transfer.

In the standardization process of the separation of the three rights of rural land transfer, we need to pay attention to the opinions and suggestions of farmers, respect their choices, and formulate more feasible policies and measures from the reality. In addition to providing vocational training, subsidies should also be increased to encourage farmers to actively participate in land transfer, and supervision and management should be strengthened to ensure the rational use of land resources.

The government can also actively guide farmers to take the road of collective management, and promote the orderly progress of land transfer through cooperatives and farmers' professional cooperatives. At the same time, we should strengthen the risk prevention and risk management in the process of land circulation, protect the legitimate rights and interests of farmers, and avoid disputes and contradictions.

### 3.1.2 Degree of villagers' participation in land transfer

According to our survey of more than 50 village-level units in Gansu Province, the degree of farmers' participation in land transfer varies in different villages. Some villagers hold a positive attitude towards land transfer and are willing to transfer their land out to obtain certain economic benefits. They believe that the transfer of land can improve the efficiency of land use, but also can reduce their own labor pressure, increase the source of income. Some villagers even use land transfer as a way to start businesses, and earn more economic benefits by planting large-scale crops or breeding large-scale breeding projects.

However, some villagers hold a conservative attitude towards land transfer. They are worried that the transferred land will be lost control and that the transferred land may be used for other purposes in the future, resulting in the impact on their own livelihood. At the same time, some villagers believe that although they may obtain certain economic benefits in the short term, they will lose their control of the land, resulting in the loss of ownership of the land in the long term.

In the concrete practice, the degree of villagers' participation in land transfer is also affected by some factors. The first is the standard degree of land circulation. Some villagers worry about the guarantee of the contract when participating in the land transfer, worried that the content of the contract is not clear or perfect, resulting in their own rights and interests can not be guaranteed. The second is the income distribution problem of land circulation. When some villagers participate in the land transfer, they worry that the income generated by the transferred land cannot be reasonably distributed, resulting in the damage to their own interests. Finally, there is the issue of policy support. Some villagers worry about the lack of government policy support when participating in the land transfer, resulting in their inability to get their due support and guarantee in the land transfer.

In order to better protect the rights and interests of farmers, in the process of promoting the separation of the three rights of rural land circulation, we must strengthen policy support, clarify the norms of land circulation,

reasonably distribute income, and protect the legitimate rights and interests of farmers in the circulation. Only in this way can we better promote the development of rural economy and realize the goal of increasing farmers' income and getting rich.

In the process of strengthening policy support, clarifying the norms of land circulation, reasonably distributing income and protecting the legitimate rights and interests of farmers, the system of rural land circulation can be improved through various ways. A sound land transfer management mechanism can be established to ensure the transparency and standardization of the contract content. A financial supervision mechanism can be established to supervise the fair distribution of land income. At the same time, it can also strengthen the provision of public services, and provide technical support, training and consulting services for the circulation of farmers. A green ecological compensation mechanism can also be established to encourage farmers to participate in the protection of the farmland ecological environment. In terms of policy formulation, flexible policies and measures can be formulated according to the local conditions and the characteristics of land resources and rural development needs of different regions to ensure the closeness and operability of policies. At the same time, it can also increase the publicity efforts to improve farmers' understanding and recognition of the land circulation policy, and promote the smooth progress of rural land circulation. Only by making comprehensive use of various means and measures, and continuously optimizing the rural land circulation system, can we achieve the goal of increasing farmers' income and becoming rich, and promote the prosperity and development of rural economy.

#### **4. Analysis of the protection of farmers' rights and interests**

##### **4.1 The damage to farmers' rights and interests**

###### **4.1.1 Lack of protection of farmers' rights and interests**

As for the protection of farmers' rights and interests in the separation of rural land transfer, the survey of more than 50 village-level units in Gansu Province shows that there are some problems and deficiencies at the

present stage. The problem of damage of farmers' rights and interests is mainly due to the imbalance of contract right, transfer right and usufruct right in the process of land transfer, which leads to information asymmetry, damage of rights and interests and unfair distribution of interests in the process of land transfer. Due to the lack of effective supervision and standardized guidance, some local governments and land operators have committed illegal behaviors such as illegal occupation and low-price leasing in the process of transfer, which has seriously damaged the legitimate rights and interests of farmers.

Moreover, there are still some inherent deficiencies in the standardized protection of farmers' rights and interests of rural land transfer. In the process of circulation, farmers lack their own rights and interests protection awareness and rights protection ability, easy to fall into a passive position. Relevant laws and policies are not perfect, and the supervision mechanism is not effective, which makes it difficult to punish some violations of laws and regulations effectively, and the effectiveness of protecting farmers' rights and interests is not high. In the process of land transfer, local governments do not fully protect the rights and interests of all parties, and lack of effective policy support and help measures, which makes farmers face many difficulties and obstacles in the process of land transfer.

There are still some problems and deficiencies in the standardized protection of farmers' rights and interests of rural land transfer [5]. Protect farmers' rights and interests, especially in the rights and interests in the process of land circulation, need the government, farmers and land operators to work together, improve the relevant laws and policies, strengthen supervision, improve farmers' own consciousness and ability, establish and improve the rights and interests protection mechanism, ensure the balance of the rights and interests of the parties in the process of land circulation and justice. Only in this way, rural land circulation can achieve benign development, and farmers can truly enjoy the protection of legitimate rights and interests and standardized income.

The inadequacy of the protection of farmers' rights and interests is an

important problem for the current rural land circulation. In addition to the lack of perfect regulations and policies and the lack of effectiveness of the supervision mechanism, there are also some other specific manifestations. Some local governments do not fully protect the rights and interests of farmers, resulting in the unfair treatment of farmers in the process of land transfer. Some lawbreakers take advantage of loopholes in the system and weak supervision to cheat and exploit farmers. Farmers' awareness and ability to protect their rights are generally low, and they lack effective ways and means to protect their rights in the face of their rights and interests.

In order to solve the problem of insufficient protection of farmers' rights and interests, efforts need to be made in many aspects. The government should improve regulations and policies and strengthen supervision to ensure the balance and justice of the rights and interests of all parties in the process of land transfer. Individual farmers should improve their own awareness of rights protection and learn to use legal means to protect their rights and interests. At the same time, the land transfer subject should consciously abide by the rules, safeguard the legitimate rights and interests of farmers, and jointly promote the healthy development of land transfer.

## 4.2 Measures to protect farmers' rights and interests

### 2.1 Responsibilities and role of the government



Figure 1 Survey Results on the Standardization Status of the Three

## Rights Separation of Rural Land Transfer in Gansu Province

According to the results of this survey, there are great differences in the standardization of the three rights of rural land transfer in Gansu Province. Some village-level units implement standardized management in land transfer, which ensures the legitimate rights and interests of farmers, while other village-level units still have unstandardized land transfer and unclear three rights, which damages farmers' interests. Specifically, in terms of the responsibility and role of the government, some local governments have actively introduced policies to strengthen the supervision and management of land circulation to protect the rights and interests of farmers from damage. However, there are still some local governments that lack effective supervision of land transfer, leading to frequent chaos.

It is worth noting that in the standardization of rural land circulation, the responsibility and role of the government is very important. The government needs to strengthen the supervision of rural land circulation, formulate clear and standardized policies, and protect the rights and interests of farmers from damage. At the same time, the government should also strengthen the guidance and support to the village-level units, strengthen the publicity and education, improve the farmers' legal awareness and the awareness of rights protection, and promote the standardization of the rural land transfer work. Only with the joint efforts of the government and farmers, can we truly realize the protection of farmers' rights and interests, and promote the healthy and orderly development of rural land circulation work.

### 4.3 Statistics and analysis of data

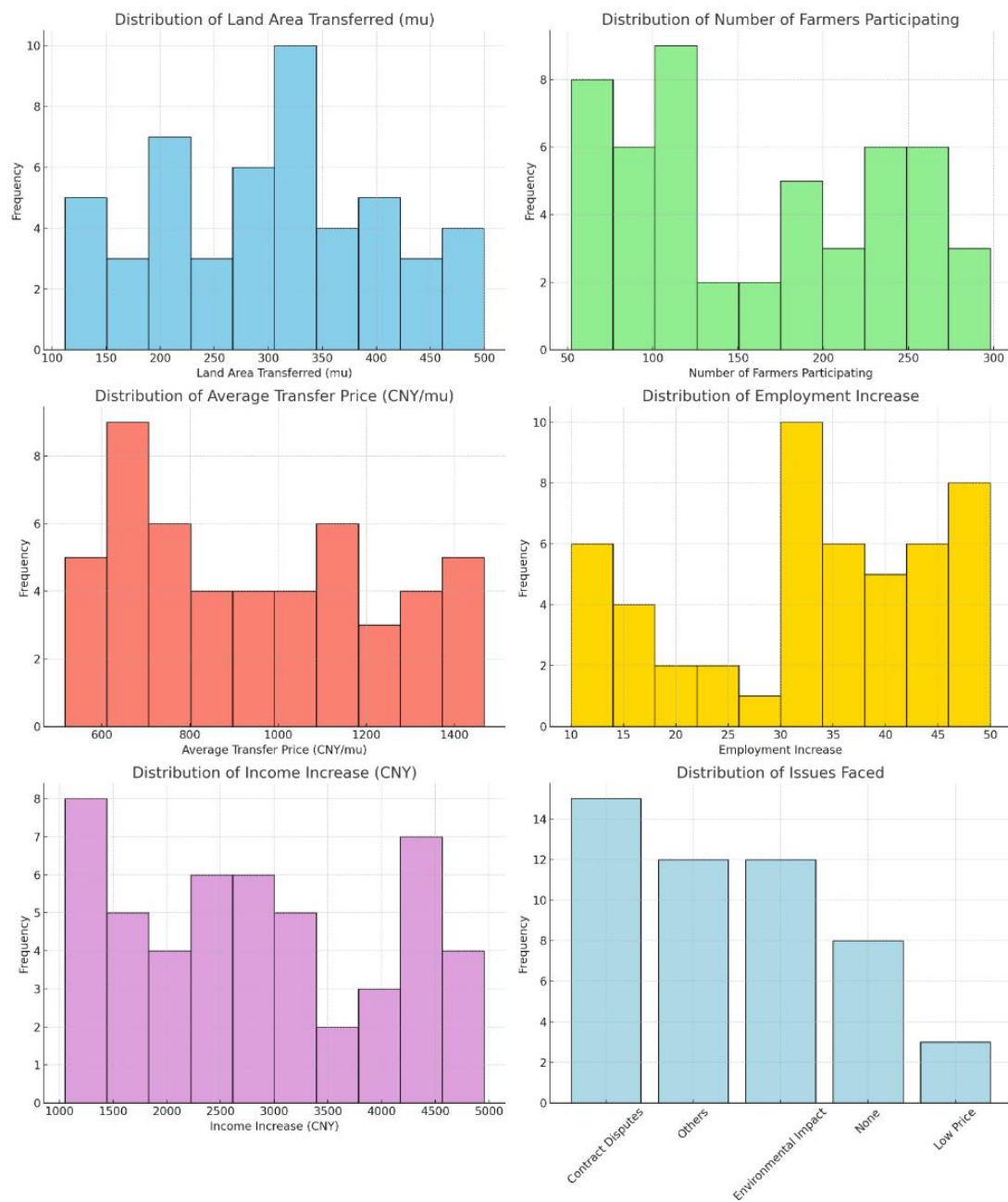


Figure 2 Distribution Of Issues Faced

Table 1 Descriptive Statistics Table

	Land_Area_transferred (mu)	Number_of_Farmers_Participating	Average_Transfer_Price (CNY/mu)	Employment_Increase	Income_Increase (CNY)
count	50	50	50	50	50
mean	301	162	950	32	2844
std	105	75	284	12	1197
min	112	52	516	10	1051
25%	219	95	697	23	1818
50%	310	146	955	34	2732
75%	377	232	1152	42	3944
max	500	298	1467	50	4954

Descriptive Statistics Plots: The distribution of land area transferred (mu) shows that most villages have transferred land areas ranging between 200 and 400 mu. The number of farmers participating in land transfer varies widely, with a concentration between 100 and 250 farmers. The average transfer price (CNY/mu) mainly ranges between 700 and 1300 CNY/mu, with some villages experiencing higher prices. Most villages report an increase in employment ranging from 20 to 40 jobs, with a few villages adding more than 40 jobs. The increase in farmers' income is mostly concentrated between 2000 and 4000 CNY, with some villages reporting increases exceeding 4000 CNY. Issues faced during land transfer primarily include "Contract Disputes," "Low Price," and "Environmental Impact," with about 30% of villages reporting no significant issues. From the descriptive statistical analysis, we can observe that most villages have a relatively even distribution of land area transferred and the number of participating farmers. There is significant variation in transfer prices and income increases, indicating substantial differences in land value and economic benefits across villages. The increase in employment and income is significant in most villages, but some still face issues such as contract disputes and environmental impacts.



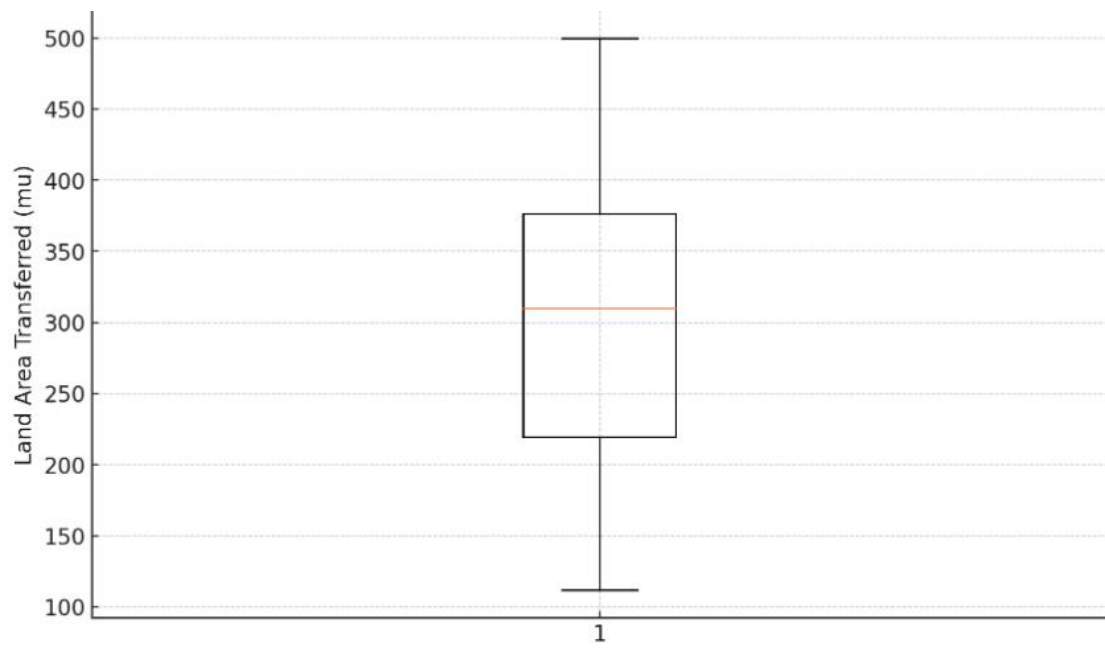


Figure 3 Boxplot Of Land Area Transferred (Mu)



Figure 4 Boxplot Of Number Of Farmers Participating

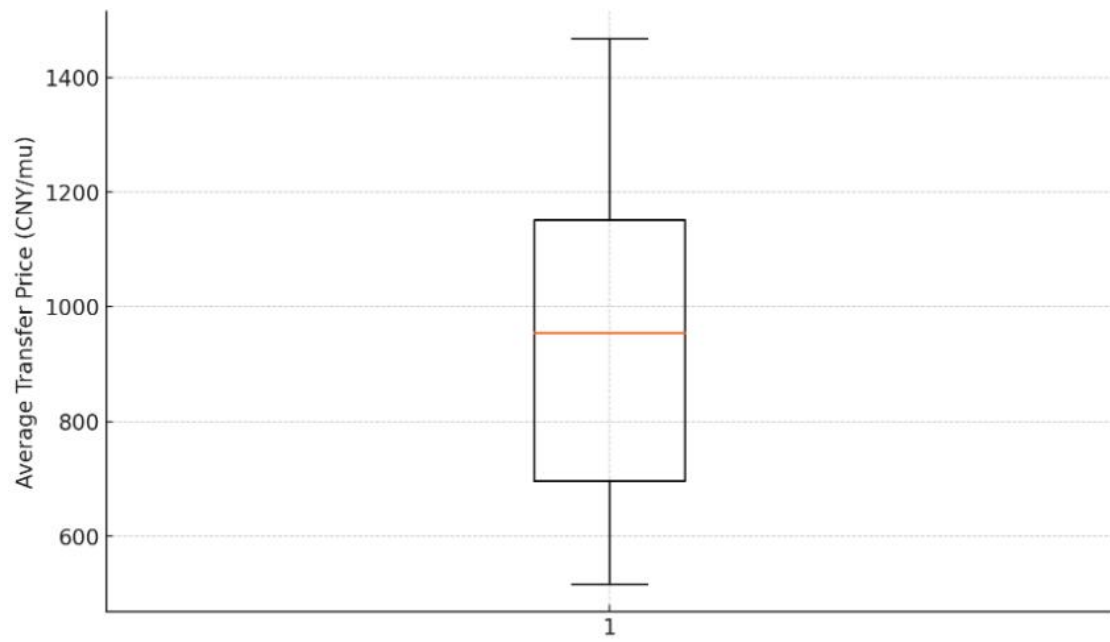


Figure 5 Boxplot Of Average Transfer Price (CNY/Mu)



Figure 6 Boxplot Of Employment Increase

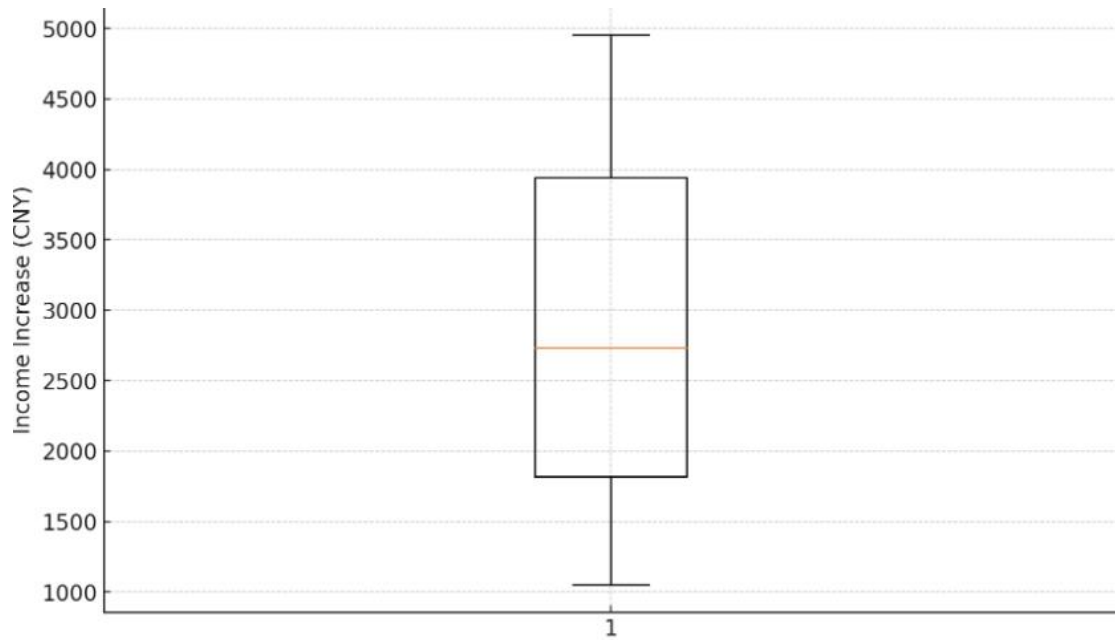


Figure 7 Boxplot Of Income Increase (CNY)

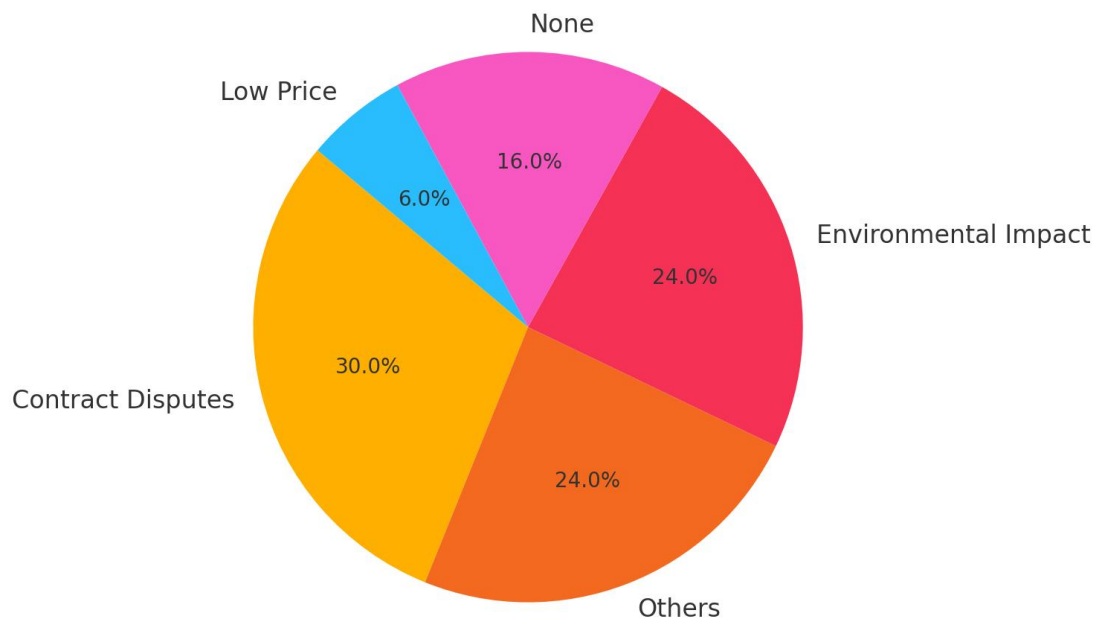


Figure 8 Pie Chart Of Issues Faced

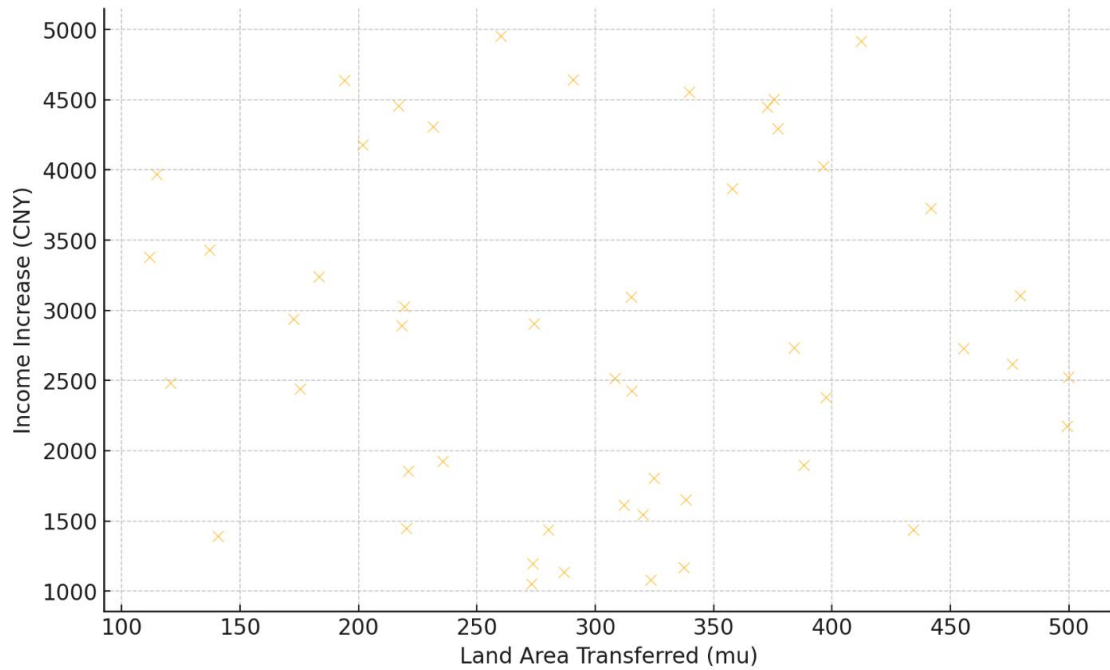


Figure 9 Scatter Plot Of Land Area Transferred Vs. Income Increase

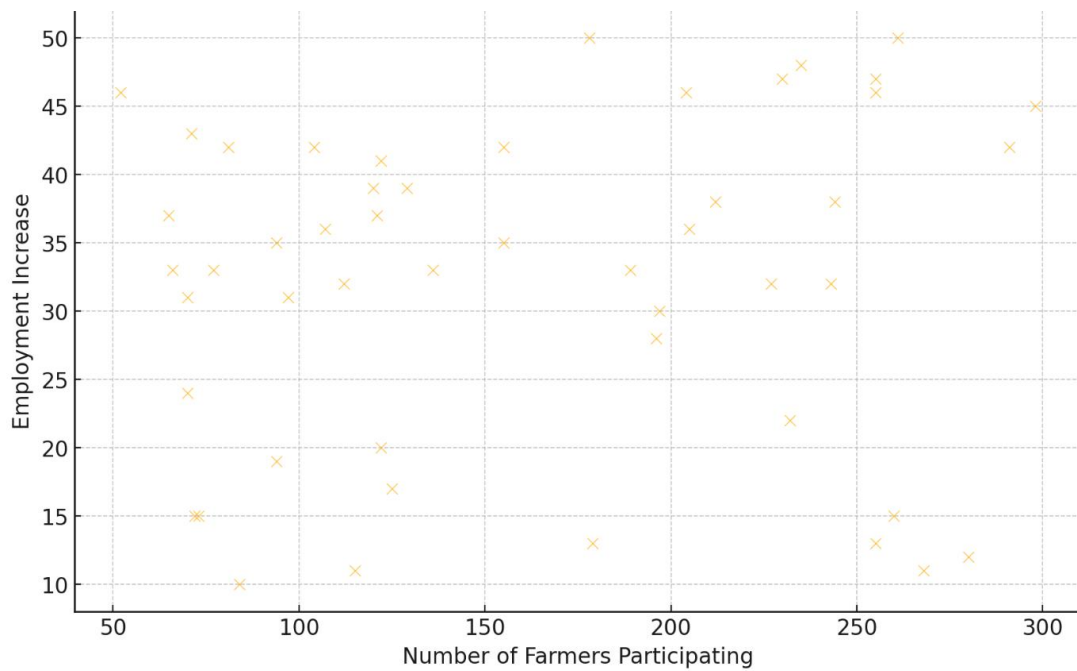


Figure 10 Scatter Plot Of Number Of Farmers Participating Vs.  
Employment Increase

Additional Statistical Plots: Boxplots: Land Area Transferred (mu): The boxplot indicates the distribution of land area transferred among the villages. The median and interquartile range provide insights into the

central tendency and variability. Number of Farmers Participating: This boxplot shows the distribution of the number of farmers participating in land transfers, highlighting outliers and the spread of data. Average Transfer Price (CNY/mu): This plot displays the variability in the transfer prices, indicating the range and distribution across villages. Employment Increase: The boxplot for employment increase shows how the additional employment opportunities are distributed among the villages. Income Increase (CNY): This boxplot represents the distribution of income increases, showing the central tendency and spread among the villages. Pie Chart for Issues Faced: The pie chart illustrates the proportion of different issues faced by villages during land transfer. It highlights the most common problems such as "Contract Disputes," "Low Price," and "Environmental Impact." Scatter Plots: Land Area Transferred vs. Income Increase: The scatter plot explores the relationship between the land area transferred and the income increase. It helps to visualize any potential correlation between these two variables. Number of Farmers Participating vs. Employment Increase: This scatter plot examines the relationship between the number of farmers participating in land transfers and the increase in employment. It provides insights into how farmer participation impacts employment opportunities.

## **5. Research on the protection measures of farmers' rights and interests based on the research results**

### **5.1 Standardized measures of separating the three rights of rural land transfer**

According to the research results of more than 50 village-level units in Gansu Province, we found that there are some problems in the separation of the three rights of rural land transfer, and the protection of farmers' rights and interests needs to be strengthened by [6]. To this end, we have put forward some standardized measures to protect the legitimate rights and interests of farmers.

The government should strengthen the supervision of rural land transfer, establish and improve the supervision mechanism, and ensure that there is

no violation of laws and regulations in the process of land transfer. In the process of land transfer, the government departments should strengthen the supervision and inspection of the contractor and the transfer party, so as to prevent the unauthorized adjustment of the scope of contracting and illegal private subcontracting in the transfer.

We will strengthen the confirmation and registration of contracted land management rights, land transfer rights, and proceeds from contracted land management rights. Standardize the registration procedures of land transfer to ensure that the rights and interests of both parties are fully respected and guaranteed. At the same time, the compensation mechanism of land transfer should be established and improved to ensure that farmers can obtain reasonable income in the process of land transfer.

We will strengthen restrictions on the transfer of contracted land management rights, transfer rights and usufruct rights. The longest period of land transfer is clearly stipulated to avoid the long-term transfer of land and affect the livelihood of farmers. At the same time, the transfer mechanism of land contract management right, transfer right and usufruct should be established to ensure that the land rights and interests can be orderly transferred, and the inheritance order of land rights and interests should be standardized to avoid improper division of land rights and interests.

We will strengthen legal protection and legal aid to farmers. Establish a settlement mechanism for farmers' land transfer disputes to ensure that farmers' rights and interests in land transfer are effectively protected. At the same time, we should strengthen the publicity and education of farmers' rights and interests, improve their legal awareness and awareness of rights protection, so that they can timely and effectively protect their legitimate rights and interests.

The standardization of the separation of the three rights of rural land transfer is a complex and long-term process, which requires the joint efforts of the government, farmers and all sectors of society. Only by improving relevant policies and systems, strengthening supervision and protecting the rights and interests of farmers can we realize the legitimate

rights and interests of farmers and sustainable development in land transfer. It is hoped that our research results can provide some reference for relevant departments and farmers, and promote the standardization of the separation of the three rights of rural land transfer.

In the standardized measures of separating the three rights of rural land transfer, the key is to ensure the orderly transfer of land rights and interests, standardize the order of inheritance, and avoid improper division. To achieve this, governments at all levels should actively promote the improvement of relevant policies and systems, strengthen the supervision of land transfer, and ensure that the legitimate rights and interests of farmers are guaranteed. At the same time, it is also necessary to establish a sound land transfer dispute settlement mechanism to solve all kinds of disputes in time and protect the interests of farmers.

It is also particularly important to strengthen the legal protection and legal aid for farmers. By strengthening the publicity and education of farmers 'rights and interests, improve farmers' legal awareness and awareness of rights protection, so that they can better safeguard their rights and interests. Only when farmers fully understand their rights and interests can they make correct decisions in land circulation and avoid unfair treatment.

5.2 Practical measures for how to protect farmers' rights and interests

Table 2: Practical measures to protect farmers' rights and interests

Measure	Content
Establish a sound land transfer management system	Strengthen supervision and standardize the circulation contract
Strengthen land assessment and compensation	Establish a unified evaluation standard and give a reasonable compensation
Strengthen the supervision and supervision	Regular inspection and evaluation, and

According to the research results of more than 50 village-level units in Gansu Province, it is an important task to protect the rights and interests of rural land transfer. In order to ensure that the rights and interests of farmers in the process of circulation are effectively guaranteed, we put forward a series of feasible measures.

The establishment of a sound land transfer management system is the basis of protecting farmers' rights and interests. Government departments at all levels should strengthen the supervision of land transfer to ensure that the legitimate rights and interests of farmers are not damaged in the process of transfer. At the same time, a sound land transfer registration system should be established to standardize the signing and implementation of the transfer contracts and protect the rights and interests of farmers from infringement.

Strengthening the evaluation and compensation of the transferred land is an important link to protect the farmers' rights and interests. Government departments should establish unified land assessment standards to ensure that farmers can obtain reasonable compensation when transferring their land. At the same time, appropriate compensation and support should be given to the damage of farmers' life caused by land transfer to ensure that the basic interests of farmers are not harmed.

Strengthening the supervision and supervision of the circulation process is the key to ensure that farmers' rights and interests are not infringed upon. Government departments shall regularly inspect and evaluate the transfer process, find out the problems in time and take measures to solve them. At the same time, strengthen the publicity and interpretation of the rights and obligations of both sides of the circulation of farmers, improve farmers' awareness of their own rights and interests, and promote the cooperation and communication between farmers and the circulation management entities.

By establishing a sound management system, strengthening land evaluation and compensation, and strengthening supervision and



supervision, the rights and interests of farmers in the process of land transfer can be effectively guaranteed, and a win-win situation between farmers and business entities can be realized.

## **6. Evaluation of the implementation effect of protecting farmers' rights and interests**

### **6.1 The implementation of the measures to protect farmers' rights and interests**

#### **6.1.1 Whether farmers' rights and interests have been effectively protected**

The results of the above survey show that the standardization of the separation of the three rights of rural land transfer plays a positive role in promoting the protection of farmers' rights and interests [7]. In the investigation of more than 50 village-level units, it is found that most areas have clearly formulated land transfer management measures and relevant policies to ensure that the rights and interests of farmers in the process of land transfer are not damaged and their legitimate rights and interests are protected. At the same time, local governments have also strengthened the supervision and protection of farmers' rights and interests, established supervision mechanisms and complaint channels, and solved the problem of damage in a timely manner.

However, although the standardization measures of the separation of rural land transfer have achieved some results, there are still some problems in the actual implementation process. In some places, the implementation of policies is not strict enough, resulting in the damage to farmers' rights and interests. For example, some local governments do not standardize the fund management of land transfer, which leads to some farmers can not receive the transfer funds in time, which affects their normal production and life. Some local governments have the problem of information asymmetry in the process of signing land transfer agreements, which leads to the unclear rights and interests of farmers when signing contracts and are easy to be infringed. In some places, there are deficiencies in the

supervision and maintenance of farmers' rights and interests, and the lack of timely response and handling of farmers' complaints and rights protection, so that the legitimate rights and interests of farmers cannot be timely guaranteed.

In order to further strengthen the protection of farmers' rights and interests, we put forward the following suggestions for improvement. Local governments should strengthen the implementation of rural land transfer policies, establish and improve relevant management measures and regulations, and ensure the strictness and effectiveness of policy implementation. Government departments should strengthen the supervision and protection of farmers' rights and interests, establish and improve the complaint mechanism and supervision mechanism, and timely solve the problem of damage to farmers' rights and interests. At the same time, the government should strengthen the publicity and training of farmers, improve their legal awareness and awareness of rights protection, and enhance their self-protection ability.

The standardization of the separation of the three rights of rural land transfer is an effective way to promote rural revitalization, and the protection of farmers' rights and interests is the key to ensure the smooth progress of this process. We believe that with the joint efforts of the government and farmers, the standardization of the separation of the three rights of rural land transfer will achieve greater results, and the rights and interests of farmers will be better protected and safeguarded. Thanks for your reading.

Whether the rights and interests of farmers are effectively protected has always been a problem of great concern. In the current context of promoting rural revitalization, it is particularly important to protect the rights and interests of farmers. In addition to strengthening the implementation and supervision of the land transfer policy, we should also pay attention to the promotion of farmers' awareness of rights protection and self-protection ability. At the same time, we should pay attention to publicity and training, popularize relevant legal knowledge to farmers, so that they understand the importance of protecting their rights

and interests.

Strengthening the construction of farmers' organization is also an important link to protect farmers' rights and interests. Only when farmers have a strong organization as a backing, can their rights and interests be safeguarded more effectively. The government can guide farmers to establish cooperatives, associations and other organizational forms to protect the interests of groups through collective actions.

## 6.2 Suggestions for improving the measures to protect farmers' rights and interests

The evaluation of the implementation effect of the protection of farmers' rights and interests is an important issue related to their vital interests. Through the investigation of more than 50 village-level units in Gansu Province, it is found that there are some problems in the standardization of the three rights of rural land transfer, which need to be further strengthened and improved. In practice, some village-level units have unclear rights and responsibilities, supervision is not in place, resulting in the rights and interests of farmers can not be effectively guaranteed.

To address this problem, we propose the following improvements. Policy publicity and training should be strengthened to improve the understanding and mastery of village-level units and farmers on the separation policy of land transfer rights, so as to ensure that there is no misunderstanding and deviation in the implementation process. It is suggested that relevant departments should improve the supervision mechanism, strengthen the supervision and inspection of the separation of the three rights of land transfer, find and solve problems in time, and protect the legitimate rights and interests of farmers.

At the same time, it is also necessary to improve the relevant systems and establish and improve the long-term mechanism for the protection of farmers' rights and interests. It is suggested to establish and improve the mechanism of farmers' interests participating in decision-making, and ensure farmers' right to know, decision-making and right to supervise in the process of land circulation, so that they can become the main body

and beneficiaries of land circulation. Measures should be taken to strengthen the protection of farmers' rights and interests, such as establishing and improving the protection fund of farmers' rights and interests, to provide farmers with risk compensation and income distribution protection, so as to enhance the enthusiasm and sense of gain of farmers to participate in land transfer.

In terms of policy adjustment, it is suggested that government departments further refine and improve relevant rules, clarify the responsibilities and rights of all parties, standardize the operation process of the separation of the three rights of land transfer, and ensure that the policy takes root. At the same time, we should strengthen the investigation and punishment of violations of farmers' rights and interests, establish and improve the punishment mechanism of violations of laws and regulations, and effectively safeguard the legitimate rights and interests of farmers.

Suggestions for the improvement of the protection measures to protect farmers' rights and interests, we can also consider strengthening the training and education of farmers to enhance their legal awareness and awareness of rights protection, so that they can better understand their rights and obligations. At the same time, it is suggested to establish a sound information release mechanism to convey relevant policies and regulations and rights and interests protection measures to farmers in a timely manner to ensure that farmers can know relevant information in a timely manner. We can also establish a team of farmer representatives and strengthen communication and coordination with government departments, so that the voice of farmers can get more attention and support.

In order to strengthen the protection of farmers' rights and interests in the process of land transfer, a sound supervision mechanism can be established to supervise and inspect the process of land transfer to ensure the legality and compliance. At the same time, it is suggested to strengthen the quality management of the transferred land, ensure the effective use and protection of the transferred land, and improve the land

income of farmers. We can also explore the establishment of farmers' rights protection organizations, provide legal aid and dispute resolution channels for farmers, and help them safeguard their legitimate rights and interests.

## **7. Policy suggestions for the protection of farmers' rights and interests**

### **7.1 Optimize the policy of separating the three rights of rural land transfer**

#### **7.1.1 Improvement of rural land transfer policy**

As part of the survey of more than 50 village-level units in Gansu Province, we have an in-depth understanding of the actual situation of the separation of the three rights of rural land transfer, and put forward some suggestions according to the survey results to optimize this policy and further protect the rights and interests of farmers.

Policy improvement is the key. Under the current policy, there are some loopholes and deficiencies in the rural land circulation. For example, in some places, the registration and management of transferred land management rights is not standardized enough, which leads to the rights and interests of some transferred land parcels cannot be effectively protected. Therefore, it is suggested that the government should standardize the registration and management of rural land circulation, and clarify the ownership, contract right and management right ownership of land circulation, so as to reduce the occurrence of rights and interests disputes.

Policy supplementation is also necessary. With the deepening of rural land circulation, some new situations and new problems also appear, which need to timely adjust policies to deal with them. For example, in the process of circulation, some farmers are infringed due to information asymmetry and other reasons. Therefore, it is suggested that the government establish and improve the supervision mechanism for the protection of farmers' rights and interests, strengthen the disclosure and supervision of information in the process of circulation, and ensure that

the legitimate rights and interests of farmers are not damaged.

The government should also strengthen the guidance and standardization of the rural circulation market, strengthen the guidance and support for agricultural production in the process of circulation, improve the utilization efficiency of the transfer land, and increase the income of farmers. At the same time, the government can also provide certain guarantee for farmers by setting up the land transfer contract guarantee fund, reduce the risk and pressure of their land transfer, and improve the enthusiasm of farmers to participate in the land transfer.

In general, in the process of separating the three rights of rural land transfer, the government should actively guide and standardize, increase the improvement and supplement of policies, and ensure that the legitimate rights and interests of farmers are fully protected. Only in this way can we achieve the goal of continuously increasing farmers' income and sustainable rural development, and promote the smooth implementation of the rural revitalization strategy.

In the development of modern agriculture, the improvement of rural land transfer policy is crucial. The government should step up the supervision mechanism to ensure that farmers' rights and interests are not damaged in the process of land transfer. At the same time, the government also needs to guide and standardize the rural circulation market, strengthen the guidance and support for agricultural production, so as to improve the efficiency of land use and increase farmers' income. The establishment of land transfer contract guarantee fund is an effective way, which can provide certain guarantee for farmers, reduce the risk and pressure of their land transfer, so as to improve their enthusiasm to participate in land transfer.

In practice, the government should pay more attention to the actual operation of rural land circulation to ensure that the implementation of the policy takes root. At the same time, the government needs to work closely with relevant departments to strengthen information disclosure and supervision, and prevent some illegal acts from infringing on the interests of farmers. Encourage rural communities to actively participate

in the land transfer market, promote the deep integration of land transfer and agricultural production, and realize the maximum utilization of resources.

## **8. Conclusion and Outlook**

The standardization of the separation of the three rights of rural land transfer is an important measure to promote rural revitalization. However, there are some problems and challenges that need to be overcome in practice. We should strengthen the dominant position of farmers and protect their rights and interests. Supervision and system construction should be strengthened to ensure that land transfer is fair, just and transparent. At the same time, establish a sound compensation and income distribution mechanism to promote farmers' income and become rich. We should pay attention to the ecological environment protection and avoid the environmental problems caused by the land circulation. We should strengthen the government, provide policy and financial support for rural land circulation, and promote the rapid development of rural economy. Through the joint efforts of all parties, the standardization of the separation of the three rights of rural land transfer will bring more opportunities for farmers, inject new vitality into rural revitalization, and realize the sustainable development of farmers, agricultural land and agriculture.

The standardization of the separation of the three rights of rural land transfer is of great significance to rural revitalization. However, with the continuous advancement of agricultural modernization, farmers' demand for land is also gradually increasing. In this case, how to protect the legitimate rights and interests of farmers and protect their livelihood stability has become an urgent problem to be solved. In addition, it is also necessary to establish a perfect land transfer market mechanism, so that farmers can carry out land transfer more conveniently, and obtain reasonable income. At the same time, attention should be paid to strengthening the supervision of land use to avoid the abuse of land resources.

In order to promote the sustainable development of rural economy, the government needs to increase the support for rural land transfer, and invest more funds in rural infrastructure construction and agricultural technology research. At the same time, it is also necessary to strengthen the training of farmers, improve their skills and management ability, so that they can better adapt to the needs of modern agricultural development.

In the process of promoting rural land circulation, we also need to pay attention to the protection and sustainable development of ecological environment. We should actively guide farmers to adopt scientific and reasonable farming methods, avoid excessive fertilization and the use of chemical pesticides, protect the ecological balance of land resources, and ensure the sustainability of agricultural production.

The standardization of the separation of the three rights of rural land transfer is not only a key measure to promote rural revitalization, but also an important guarantee to realize the sustainable development of farmers, agricultural land and agriculture. Only through the joint efforts of all parties to strengthen cooperation and exchanges, can the standardization of rural land circulation play the maximum benefits, and inject new vitality into the rapid development of rural economy.

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