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我国农村土地信托保护的组织形式选择

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摘要: 农村土地保护的信托机制是我国现行土地保护政策的有益补充。该研究以交易成本理论、委托代理理论和契约经济学理论等相关经济学理论为依据, 提出个体委托、群体委托和社区委托等委托人组织形式, 以及民间受托人、社区受托人和土地信托保护公司等受托人组织形式, 并对各种组织形式的特点及其适用性进行了比较分析。在此基础上, 考虑区域的差异性, 针对我国东部、中部、西部和东北部分别给出了土地保护信托机制的最优组织形式。

关键字: 农地保护; 信托机制; 组织形式选择; 区域差异条件下

Study on the selection of organization pattern of rural land trust protection in China

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Abstract: Land trust protection mechanism can be a supplementation to the current land protection policy and can be useful for rural land sustainable development. According to the relevant economic theory, from the point of land trust commission body the paper proposes three models: individual commission, group commission and community commission. And from the point of entrusted body the paper also proposes three models too: civil trustee, community trustee and trust protection company trustee, and comparative analysis on the characteristics and the applicability of diversified organizational forms. Based on the above analysis and taking regional differences into account, it gives the optimal organizational form aiming at east, central, west and north-east in China.

KeyWords: rural land protection; trust mechanism; the selection of organization pattern; under the condition of regional difference