

Comparative Analysis of the Reform Progress of Rural Collective Assets Stock Rights and Powers Between Xixian New Area and Gaoling District

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ABSTRACT

China's rural collective assets share power reform has lasted for five years and has achieved remarkable results. This paper analyzes the reform progress of four typical villages in Gaoling district and Xixian new area of Xi'an City, summarizes two modes of strengthening village level collective economy, and provides a decision-making basis for deepening and promoting the reform of rural collective assets share rights and powers in Xi'an city.

Keywords: *rural collective assets, stock rights and powers, comparison, mode*

1. INTRODUCTION

Since 2015, the pilot reform of collective assets shares rights and powers of 129 counties (cities, districts) approved by the Ministry of agriculture has been gradually promoted in China [1]. It has become a consensus to deepen the reform of the rural collective property rights system, and accelerating reform and innovation has become the main theme of rural collective property rights system reform. Xi'an city has initially formed its own characteristics of rural collective property rights system reform path by selecting some pilot sites and promoting by classification. It is necessary to timely summarize the experience and lessons of reform, to provide a decision-making basis for Xi'an municipal government to steadily promote the reform and develop in-depth.

2. THE OVERALL SITUATION OF THE REFORM OF RURAL COLLECTIVE PROPERTY RIGHTS AND POWERS IN GAOLING DISTRICT

Gaoling District, which belongs to Xi'an City, is located in the hinterland of Guanzhong Plain. The district has jurisdiction over 5 towns, 3 streets, 2 management committees, and 88 administrative villages, with a total population of 340100, including 171800 agricultural households. Since 2008 and 2009, it was determined as the pilot county of comprehensive urban and rural reform demonstration area of provincial and municipal planning. Gaoling district has taken the reform of agricultural property right system as a breakthrough, and has successively implemented a series of reforms, such as rural land circulation, new social endowment insurance, and

household registration unification, and has achieved remarkable results. It ranks in the top five county economy of the province and becomes the only top ten industry-driven County in the province County. With the development of the industrial economy, the total amount of rural assets in Gaoling has good conditions for reform and pilot. Since 2014, Gaoling district has successfully undertaken the construction of China's rural property rights transfer and trading market and the pilot task of rural collective asset share power reform. By the end of 2017, it has completed the pilot task of collective asset share power reform, initially formed the rural collective property rights system reform path with agricultural county characteristics, and achieved obvious reform results.

2.1. The Achievements of the Reform of Rural Collective Property Rights and Powers in Gaoling District

2.1.1. Defining membership according to law and protecting the rights of members of peasant collective economic organizations

In combination with the actual situation, Gaoling District formulated and promulgated the guiding opinions on the definition of membership of rural collective economic organizations in Gaoling district (Trial Implementation), gradually established and improved the registration and filing system for members of collective economic organizations, compiled a roster of members village by village, and included it into the informatization supervision platform of rural collective assets for filing management. By the end of 2019, 741 villagers' groups in

86 administrative villages have been identified as 236000 members according to the procedures of finding out, publicizing, and confirming;

2.1.2. We should actively develop farmers' stock cooperation and set up collective economic cooperatives

Gaoling district has formulated and promulgated guidance documents, such as the implementation plan for the reform of collective assets share rights, the measures for the registration and management of rural collective economic organizations (for Trial Implementation), and the administrative measures for equity setting of rural collective economic organizations in Gaoling district (for Trial Implementation), etc., comprehensively carried out the assets and capital verification and carried out the collective land ownership, farmers' land contract and management rights, homestead use rights, and farmers' housing Real estate property right registration. By the end of 2019, a total of 2083 collective land have been investigated, with operating assets of 190 million yuan, nonoperating assets of 640 million yuan, and resource assets of 263000 mu. Through the assets and capital verification, assets quantification, organizational structure election, 88 collective economic cooperatives have been established, and the "rural economic organization registration certificate" has been issued.

2.2. Innovative Measures for the Reform of Rural Collective Assets Share Rights and Powers in Gaoling District

In the process of the reform of the rural collective property rights and powers in Gaoling District, according to the spirit of the relevant national documents, and in line with local conditions, it has taken innovative measures to actively explore ways to supplement funds and management weaknesses, and to develop and strengthen the rural collective economy.

2.2.1. Innovating equity management methods and improving the equity management and circulation mechanism of collective assets

The first is to innovate equity management methods and implement the "dynamic and static" management mode. Gaoling district starts from reality, adapts measures to local conditions, and according to the property or assets, "it is quiet when it is quiet and dynamic when it is appropriate to move". We should carry out the static management of the original operating assets of the village collective, and implement the dynamic management of the funds allocated by the governments at all levels for the development of the collective economy. For example,

Zhangjia village and Nanguo village of Zhangbu Street carry out static management on 1300 mu land management right that farmers have invested in collective economic organizations; they have quantified 126 Mu collective operating construction land and government development project funds that have been priced into the market and implemented dynamic management. Zhoujia village of Geng Town Street office quantified 1500 mu of beach land into static shares for a long time; set up "poverty alleviation shares" and "capital stocks" for the 6.57 million financial funds allocated by the government to implement dynamic management, "poverty alleviation shares" are adjusted with the adjustment of poor households, and capital stocks are adjusted once every five years according to population changes;

The second is to establish an equity trading platform and innovate a collective asset trading mode. To standardize the asset disposal methods of collective economic cooperatives, a series of systems have been formulated, such as the implementation plan for the construction of rural property rights trading system in Gaoling District of Xi'an City (Trial Implementation), the operation measures for capital changing into share capital in Gaoling District of Xi'an City (for Trial Implementation), and the administrative measures for equity pledge loan of rural collective assets in Gaoling District of Xi'an City (for Trial Implementation) are formulated, which clearly require the disposal of collective assets to be uniform "Market entry transactions". The three-level equity trading platform of District, street, and the village has been established;

The third is to standardize the specific process of collective assets share transfer. Gaoling district has standardized the scope, conditions, and procedures of the paid launch, transfer, and redemption of collective assets shares, clarified the qualifications and inheritance rules of inheritors of collective assets shares and explored the conditions and procedures of rural collective assets share mortgage loans. By the end of 2019, the total transaction volume of rural property rights in Gaoling district has reached 580 million yuan, including 435 land transfer registration records, 19000 Mu RMB 230 million yuan, 602 land management right mortgage loans of 220 million yuan, and 34 collective business construction land entering the market of 130 million yuan.

2.2.2. Make up the shortboard actively and explore the way to strengthen the collective economy

One is to set up a risk prevention fund to make up for the shortboard of funds. Firstly, Gaoling District Finance Bureau established a guarantee company, risk prevention center, and rural property right mortgage collection and storage center; secondly, introduced a third-party value evaluation company and auction company to provide a reference for financial institutions to lend money and create conditions for rural property rights flow into a

market competition; finally, five financial institutions were introduced to participate in agriculture. Loans have been granted 2.3 billion yuan for various agricultural development;

The second is to innovate the management mode of rural collective assets and make up for the shortboard of management. First of all, Gaoling District promulgated the “guiding opinions of Gaoling district on carrying out the management of sharing accounts between villagers’ committees and village collective economic organizations”, “guiding opinions on improving the income distribution system of village level collective economic organizations” and “guiding opinions on strengthening the supervision and management of income distribution of rural collective economic organizations” in Gaoling District, which guided and supervised the newly established collective economic cooperation according to the spirit of the documents. The cooperatives set up basic accounts, engrave seals, establish and improve the financial management system of collective assets, the account and value evaluation system of collective assets, and the distribution system of collective income. Up to now, the collective assets supervision platform integrating electronic inquiry, dynamic supervision and early warning has been built and put into operation, realizing the interconnection and networking of collective assets supervision system, rural property right transaction system and land ownership confirmation system; secondly, the village community accounts sharing management has been implemented, effectively dividing the responsibilities of the villagers’ committee and the village economic cooperatives. Responsibility orientation and financial account set effectively straightened out the relationship between village and community, and improved the village level governance system;

Third, improve the agricultural economic management and service institutions at all levels, and make up for the institutional weaknesses. Improve the district and sub-district agricultural economic management service stations step by step, through sound organization, collaborative management, strengthen service, make up for the institutional weaknesses.

2.2.3. Adjusting measures to local conditions, guiding by classification and innovating the development mode of the collective economy

Firstly, for the villages in the city, due to the expropriation of collective land, the appreciation of collective real estate rental price, and the rapid development of industry and commerce, we should guide them to rely on the management of collective assets to develop the economy and take the road of developing modern service industry. For example, yangguanzhai village and Dongjie village rely on the rental of shops and warehouses, Zhoujia village creates a riverside eco-tourism resort and music block, Liangcun builds a “characteristic town”, and Tongyuan

village uses the homestead and farmhouse returned after the housing reform to develop the collective economy.

Second, for suburban villages and economically developed villages, the development of agriculture depends mainly on agricultural production itself. For example, Zhangjia village built a “garden complex” project, Tongyuan Street Ren village built a garden farm, Majia village developed a lawn planting industry.

3. BASIC SITUATION OF RURAL COLLECTIVE PROPERTY RIGHT SYSTEM REFORM IN HEPING VILLAGE, SANQIAO STREET, XIXIAN NEW AREA

3.1. Effectiveness of Rural Collective Property Rights Reform in Heping Village

Heping Village is located outside the West Third Ring Road of Xi’an City, with 356 households, 1527 villagers, and 0.75 mu per capita land. It is a Pioneer Village to explore the reform of the rural collective economic property rights system. In 2017, the annual disposable income of the collective exceeded 53 million yuan, and the annual per capita net income of the villagers exceeded 45000 yuan. Among them, the village collective directly distributed more than 15000 yuan to each villager (shareholder), such as annual dividends, door street rent, various subsidies, and welfare, etc., and the village level collective economy accumulated more than 530 million yuan, distributed nearly 200 million yuan to the villagers, absorbed more than 300 villagers to find jobs and started their own businesses. With more than 0 people, the collective assets reform has achieved remarkable results, forming a “peaceful mode” of share power reform with its own characteristics.

3.2. the Development Stage of Rural Collective Property Rights Reform in Heping Village

Throughout its reform process, it has experienced three stages

The first stage: the implementation of land “leaseback” collective, investment, vigorously develop non-agricultural industries.

In the 1990s, under the macro environment of “contracted output to household” policy, Heping Village realized the collective land “leaseback” of the whole village, took the lead in carrying out land circulation and collective intensive management, abolished the “three-level” ownership system, implemented village-level management, and took the first step of land-intensive and village level operation accounting, and the reform vitality was initially released; in 2000, Heping Village took the initiative to carry out land circulation and collective intensive management. The government encourages the

active development of township enterprises and focuses on the construction of service and investment environment. The “Heping Industrial Park” has attracted a large number of small and medium-sized enterprises, taking a key step from non-agricultural to industrialization. In 2008, Heping Industrial Park successively introduced more than 150 enterprises of various types, with an annual output value of more than 1.7 billion yuan and a national tax of more than 76 million yuan, which was identified as “the first batch of Shaanxi Province” “Small and medium-sized enterprise entrepreneurship base”, “the first batch of key county industrial parks in Shaanxi Province”.

The second stage: to implement the reform of the collective economy’s share rights and powers, and innovate the management mode of collective assets.

At the beginning of 2008, the collective economy of Heping Village has begun to take shape. To solve the new problems and contradictions existing in the new stage of collective economy, Heping Village took the initiative to carry out a deeper reform and started the joint-stock reform of the collective economy. According to the ideas of “equity-linked” and “industrial linked”, 50% of the net operating assets of more than 80 million yuan were reserved as a collective, and 50% of them were quantified to 329 households and 1347 villagers with shareholders’ qualification, which took the lead in the province. The joint-stock transformation of the economy further released the vitality of resources, coordinated social resources and effectively guaranteed the sustainable development of the collective economy. On the other hand, the establishment of a small village property management system and the separation of collective enterprise ownership and collective enterprises in the surrounding areas of the province, the separation of small village property management and collective enterprises in the surrounding areas has been accelerated. Effective docking.

The third stage: start the transformation of independent villages and actively integrate into urbanization.

In 2011, Heping Village started its own village transformation and actively integrated into the development of urbanization; in August 2015, the self-transformation of the urban village was completed, and the village collective assets increased from 150 million yuan before the transformation to 600 million yuan; by August 2018, a large number of high-quality education such as Fengdong middle School of Gaoxin No.1 middle school, Xi’an Heping new era kindergarten, and Wuyue square large commercial complex controlled by the new town have been built in Heping Village. Business and high-tech cultural projects have further accelerated the pace of collective economic transformation and upgrading of Heping Village and the process of “turning from two to three” in Heping Village. The industrial form and employment pattern of the whole village have shifted from the former industry-oriented to the new stage of sustainable diversified operation dominated by commercial and service industries.

3.3. Analysis of the Reasons for the Continuous Development of the Collective Economy in Heping Village

(1) The party and government team is united, enterprising, and bold in practice. In the 1990s, Heping Village, which has been exploring the way of attracting investment and intensive land management, has a grass-roots party and government team with unity, cooperation, bold practice, and careful verification. The party organization of Heping Village has always adhered to the concept of “if a few people are rich if the whole village is rich, it is really rich”. It has persisted in transforming the party’s organizational advantages into development advantages, transforming the party’s organizational resources into development resources, constantly innovating and developing the collective economy, constantly consolidating the foundation of village common prosperity, and consolidating the ruling foundation of the party in rural areas.

(2) Village governance is orderly and public opinion is open. Heping Village adheres to democracy and openness. There is a “democratic conference hall” in Heping Village. Every household in the village has a fixed seat. Over the years, all matters related to the interests of villagers, especially major matters related to peaceful development, have to be deliberated here democratically. During the share reform period, the two village committees held dozens of meetings here to solicit opinions and report on the progress of the reform, to promote the reform smoothly. File management standards. The policy documents, bidding documents and financial documents of urban reform over the years have been kept on file truthfully, and the masses can refer to the unclear places at any time, which ensures the villagers’ right to know and the right to make decisions.

(3) Economic development is accompanied by finance. Based on carrying out the reform of the joint-stock system and “three changes”, Heping Village took the lead in establishing a rural collective microloan company in the whole province, which broadened the fund support channels of the park and surrounding enterprises, and provided strong backing for accelerating the development of enterprises, strengthening the collective assets of villages and improving the income of villagers.

(4) Pay attention to the introduction of talents. The separation of village and enterprise, the effective separation of collective property ownership and management rights, has attracted a large number of excellent talents to join in and realized the effective docking between small villages and large markets. Today, there are 10 college students who have returned to work in the village after graduation, and more than 20 professional talents with bachelor degrees or above are employed.

4. A COMPARISON BETWEEN THE “PEACE MODEL” AND “GAOLING MODEL”

Liu Shouying, et al. Shanghai People’s publishing house. 1994

According to the theory of institutional change, the process of institutional change is actually the process of transfer and redistribution of rights and interests, that is, the process of redefining rights. Institutional change can be divided into bottom-up induced institutional change and top-down man “datory institutional change [2]. It can be said that both the peace model” and “Gaoling model” belong to the model of induced institutional change, and are a kind of innovation and development with pioneering effect. The “peace model” has proved from practice that the reform of rural collective property rights system has accelerated the development speed of collective economy, enriched the effective realization forms of diversified and diversified rural collective economy, made sufficient funds, talents, and technology transferred to the collective economy, and made farmers’ basic interest demands more fully realized. Compared with the mode of “peaceful development” in the later stage, the focus of “reform” is to release the “collective dividend” model.

5. CONCLUSION

The experience of deepening the reform of rural assets in Xi’an has been accumulated in different stages, which is of great significance for deepening the reform of collective assets in Xi’an. At present, “Gaoling model” has strong applicability in promoting reform experience, and the “peace model” must be the inevitable result of the reform and development to the advanced stage. Therefore, all localities must learn from the experiences and lessons of the two models when formulating reform plans.

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