



Legal Pluralism and Property Transactions in Zanzibar: Determining the Roles of Social Structures

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Abstract

The study aims to describe the roles played by social structures on sustaining legal pluralism practices (LPPs) experienced on real property transactions (RPTs) in Zanzibar. The study uses descriptive statistics to describe the risks associated with property transactions under legal pluralism environment, simple linear regression analysis to assess probability of occurrence of transaction failure risks (TFRs) and analyzing moderating effect of social structures which allowed measuring the strength of interaction of dependent and independent variables with the presences moderating variables. The study confirms legal pluralism (LP) and their related practices posse substantial risks on property transactions including legal and development, title and financial risk. Further finding show Social Structures have significant roles on RPTs and described on areas of transactional, decision, information, marketing and financing roles which enable to have constant flow of information, finance and title which help to moderate transaction failure risks and smooth line transaction.

Keywords: *Social Structures; Legal Pluralism Practices; Transaction Risks*

Paper type: *Research paper*

1. Introduction

Real Property Transactions (RPTs) in many countries are subjected to legal pluralism (LP), where transaction practices and procedures are carried out within multiple legal frameworks (Rahman et al., 2017). With this regard, RPTs are seen to be complicated and affected directly or indirectly by Legal Pluralism Practices (LPPs) since they can determine the possibilities of transaction failure and success (Alananga, 2018). Through multiple legal frameworks (MLFs) the set of procedures for property title verification, acquisition and decision for control and selection created (Boamah & Walker, 2016). These alleged to create complex conditions in RPTs, which can frustrate ownership structures (Alananga, 2018) and weaken title position up to 6.7% due to tenure limitation which can contribute land conflicts by 21% (Singh & Gupta, 2022).

Byamugisha, (2016) while studying agricultural areas inside Uganda suggest, LP lead disruption of RPTs that trigger possibility of transaction failures by more than 20% in agricultural land transaction. Experience shared by Hoza, (2018) in Kampala, suggest that LPPs have contributed to the failures to establish clear patterns of property rights leading to lose property value up to 48% and increase informal and unregulated RPTs. Experience from Bolivia suggest LP result overlapping of institutions on Land Registration System (LRS) and RPTs cause titing duplication for more than 40%, which put RPTs in hostile situations hence title verification take long time before transactions take place (Burns, 2006).

Joel & Bergaly, (2020) indicate that LPPs hinders credit access in Cameroun despite of 49% of households have access of financial institutions including banks. The level of risk found in RPTs weaken the appetite of lending institutions to credit finance via mortgage and other landed collateral where only 10% provided in the market due to high TFRs influenced by information asymmetry and lack of clear title and legal data which can guarantee credit and investment return.

Zanzibar as other countries has experience LP in RPTs, where two statutory tenure systems applied at the same time in the form of title and deed tenure (Hikmany D. A., 2023; Rajab, 2016) . these MLFs administered by separate entity with different authorities. LPPs seem to provide option for RPTs, however result anxiety in control transaction and land and property conflict. In 2020/2021 the number of RPTs 1,680 take place through Commission for Land (COLA) (MLHD, 2021) and 385 take place through Business and Property Registration Agency (BPRA) (Shaaban, 2021) however, number of reported case for conflict has reach 495 which is equal to 24%. In 2021/2022 COLA has record 1,189 transaction and 903 take place in BPRA (Shaaban O. S., 2022) however, the number of of land and property ownership conflict increase to 581 which is equal to 28% (MLHD, 2022).

Furthermore, through title tenure prohibit to transact granted rights of occupancy and three acre plots to another parties as according to sec.33 (2) of the Land Tenure Act. However, the granted owners seem to transact the land to another person through deed tenure which leads to jeopardize RPTs and its record (Hikmany D. A., 2023). Törhönen, (1998) show that, 67,200 acres of three acre plots have been provided in early 1964 to 1984 for agricultural purpose. Even through due to rapid urban expansion the land has been changed to residential and commercial land without approval from COLA which lead to reduce agricultural land (Ministry of Land, Housing, Water and Energy, 2018). The data from West District show that between 1995 to 2005 four fed agricultural areas of Kwarara, Tomondo, Kijitoupele and Kinuni has decreased from 635 hectares to 162 hectares (Ali & Sulaiman, 2006).

Despite of the property right theory suggest legal pluralism escalating risks during transaction thus leading to curtailed transaction. Empirical suggest that, there are situation where such multiple legal structures on real property ownership and transaction may not lead to high risks potentially reflecting strong underlying social structures. They noted to determine the destine for transaction (Umanailo, et al., 2021) where Alhellu, (2020) suggest SS use drivers from soci-economic, social-cultural, natural stereotypical structure, soci-institution and roles base structures to built mutual trust and confidence which assist to moderate transaction failure and tenure conflict across transaction network and reduce encumbrance and strengthen traceability.

However, ultimate consequences on land system in Zanzibar situation are not clear specifically on the link between Legal Pluralism Practices and Transaction Failure Risks given the diverse Social Structures emanating from social confluence. The roles of social structures in shaping real property transactions in Zanzibar remain underexplored and unaccounted for. Therefore, this study was carried with the aims of assessing the roles of social structures on Real Property Transactions performed under different Legal Pluralism Practices.

2. Literature Review

An ethnographic study by Farinha, (2015) suggest LPPs are universal practices, different communities can create, interpret and express the laws in their social relation in order to keep trust and sustain social network. Diala, (2021) suggest that SS design multiple legal frameworks from different common sources includes religions, cultures and indigenous norms that applied in society as result of adaptive act and when situation is experienced for long time normalized and become social values. Hence when society and other non-state actors become more familiar with pluralism values could also influence state actors to adopt the frameworks to satisfy legal demand of given communities (Swenson, 2018). Empirical suggest the LP and their practices linked with transaction failures across transaction networks.

Legal Pluralism and Transaction Risks

Lasserve et. Al, (2007) highlight that LP seen to complicate institutional arrangement and RPTs procedures which may lead to extension of RPTs lodging time and increase corrupt practice. This may cause failure of legal titling and increase difficulties maintaining RPTs recods as well as loose control of land to the encroachment. Peters, (2007) warn that such coincidence could decrease staff technical confidence and moral which may give to intruders and unethical staffs chance to conduct malpractice for their private gain. Mselle & Sanga,(2018)while using descriptive statistics and correlation analysis for 43 incrementally built housing units implemented in Dar es Salaam suggest that LPPs has lead to rise technical dishonest in RPTs and constructions by 36% which lead to increase project cost and downgrade technical capacity by 18%.

Furthermore, Rahman et al., (2017) suggest that LP may lead to transaction failure risk (TFR) in terms of operational mismatch. If such mismatch characterized in regulation and control of transactions with the authorized entities, sustainable RPTs cannot be achieved and title tension would increase. Mgiba, (2023)with asymmetric methodological study suggests that having such LPPs in the mandates can have an impact on the pool of services, RPM prices, and information handling.

Sanga and Mwasumbi, (2019) insisted that LPPs has lead presences of variation of title recognition across the country and regions which result evolution of multiple ownership structures (MOS) which can distortion of land tittle quality (LTQ) when have no equal values. Assembe-Mvondo et al, (2014) describe MOS can limit the level of the actors group like farmers and rural societies involvement on property finance and transaction access due to ownership does not guarantee the utilization of their rights and previlage to access REM opportunities.

Wong, (2014) with application of regression model to analyze the distortionary effect of ethnic quotas in Singapore made claim that, LP contribute ethnic segregation which is limit wider opportunities to access and sale RPs in the Market that can lead to decrease market choice. The finding suggest when RPTs conducted with regarding ethnic restriction will have impact on pricing decision, property right controls and market expansion. Klaus & Goyal, (2023) Suggest that any racial consideration in RPTs could can impact the property and land values by lowering price up to 12% which also can discourage market growth by 30% persistent over time. Furthermore, Delville & Hounbedji, (2019) warn and suggest such act contributing to the failure to deliver securities of titles ownership and blamed to introduce impractical conditions which can generate negative consequences on RPTs including fraud and errors which might be used to hamper rights of individuals including family groups.

Mgiba, (2023) with asymmetric methodological study suggest the LPPs can result compromising of the interests of buyers and sellers when real property transaction entities fail to reconcile the balance of divergent interests. Lalaj, (2022) from Albania highlighted that LP has mostly impalace restriction for foreigners to purchase commercial and productive properties. Lalaj, (2022) warn that despite land entities

and countries in general maintain control position also seen to cause REM to struggle due to loss of foreign attractions which is discourage market development. The qualitative study of Agboola et. al.(2017) from Lagos Nigeria warn that by entartainment of intensive MLF may lead buyer and seller to use informal market channel to close the deal which put in jeopardy formal tenure and transactions system.

Relationship between Legal Pluralism and Social Structures

Further, Epple & Assefa, (2020) assert that social structures have massive influence on RPTs performed under LPPs. Therefore, the implementation of transaction depend on number of factors in relation to legal environment to maintain stable position with help of SS unit in SES, SIS, SCS, NSS and RBS.

Prosper, (2021) suggest SES through income driver strength position of actors on RPTs to make decision and rights control in the REM. The quantitative study by Stukes, (2023) with support of 1,143 samples assert that 35% of individual income in US strengthen negotiation position and transaction engagement by 60% , this lead to significant RPTs resilience and satisfaction by $\beta = 0.208$ and $\beta = 0.150$ respectively. Hassan, (2020) with application of descriptive methodology pinpoint that the secured income increase willingness of property buyers to pay for RPs and strengthen purchasing decision by 40% and enhance sales probabilities by 56.7% which are esentially for sustainability of REM. Kusaluka, (2012) inform any weakening of social income such as failure of credit access transaction lead to lower comitment of community on RPTs process and limt financial flow to right holders. Hassan, (2020) suggest failure to provide credit access in RPTs may lead to reduce purchasing power by 50% to middle and low income eaner as well as affecting RPTs in general by 47%.

Kusaluka, (2012) Highlighted that, despite land institution required to adhere SCS specifically on cultural traditions, norms and value in order to build trust among social network where institutions operate apart from legal route. These have seen to bring practical stability of RPT behaviors and formal institutional system that support transactions. Statistical data presented by Akakandelwa, (2018) assert that success for RPT is required to rely on social network by 21% for making decision, 38% for access property and transaction information and 49% to verify claims of title ownership. Failure of SCS adherence by official legal and institutional structures may lead to face social sanctioning and exclusion mechanism which may affect overall performance and operationalization of RPTs which also can affect transaction security.

According to Prosper, (2021) assert that, presence of difference on legal and cultural frameworks might lead to have imbalance of RPTs powers, individual may possess all statutory rights which allow them to conduct RPTs however cultural aspect may restrict such rights and may only provide usufruct rights. Shmueli, (2015) while using case study design suggest that, such condition lead to cause large instrumental right risk to individual, RPTs legal frameworks and managing institutions influenced by logical fault. This may result failure of RPTs legal policy which can distort institutional balance and imposing liability to society on access and control property disposition. This is strongly supported by Bicchieri & Ayala, (2017) who proclaim that, the face LPPs on SCS base on culture and traditions make framework to be more asymmetric in powers toward all RPTs mechanism which can lead to distort institutional and transactional arrangement that have impact on decision making, transaction approval and control.

To neutralize transaction risks also Alananga, (2018) suggest to involves social roles base structures (RBS) including local leader would have significant impact in moderating risks, conflict and tension among the parties in RPTs. Byamugisha, (2016) assert that, by recognition of religious, local and traditional leaders in legal structures allows to use their leverage to solve land matters conflicts through alternative dispute resolution (ADR) mechanisms. This involvement reduces conflict impact outrage and

extra cost for transaction and judiciary system (Sumbo, 2021). The empirical evidence from Bruce, (2013) suggest in Liberia apply RBS as a non-legal option to solve and mediate transactions disputes in a short time period. Through this practices country has successfully resolves 1,755 out of 3,001 cases that helped to reduce burden to court system.

Dinh et al, (2022) with application of covariance-based structural equation modeling suggest that, Social institution structure driver of family, and religion shape RPs purchasing intention of individuals through attitude, subjective norms and cognitive element where behavior control mechanism give the capacity to act in making decision to buy property. The finding insist that RPTs is likely to happen when purchasing intention capacity to act reach 56.4% with respective attitude.

Moderating Effect of Social Structures

Further SS seen to moderate risk of LPPs including acquisition risk, financial risk as well title risk that could have direct impact on LTQ and sustainability of REM and result TFRs. Baldarelli, (2018) assert that when factors for SES are weak, increase chance of the one party to be exploited and humiliated by some influential parties in the process such as buyers or investors as they can force owners to sell property below real value or purchase over actual market. study Mooya, (2009) from Namibia assert that, strong SES on community increase propert engagement on formal property market by 46% which probably strengthen purchasing decision by 40% and enhance sales profitability by 56.7% while weak SES trigger REM under performance and increase chance for informal transaction by in informal transactions by 50.1% (Hussein, 2022).

Alananga,(2018) suggest there is no clear relation between LPPs and RPTs however, when NSS factor of gender act as a moderating factor of TFRs to occur in RPTs escalates. The study find out that during RPTs verification of document and ownership of female differs from that of male buyers. Data show the average of ignoring tittle documents verification during RPTs is relatively higher among female buyer especially young female compared to male or young male. The proportion for verification for transaction during purchase and sells between male and female range between 26:19 for legal and informal, 30:28 for legal as well as 28:27 for informal respectively weak. Alananga, (2018) conclude that woman are more likely to face both legal and tittle risk during and after RPTs.

Addition to that RBS is found to play important aspect of minimize TFRs and obtain price advantages on RPTs negotiation among prominent buyers and sellers Andreasen et al., (2020). This can be achieved when RBS actors able to provide REM advices such as price and connecting the parties to prospect to complete the deals (Zhang & He, 2020). Empirical data suggest that RPTs are eminent to be accomplished when RBS actors has involved providing advice for RPTs decision at least by 35%, furthermore there involvement in transaction strengthen the parties position to achieve better terms for RPTs by 70% which can help to improve 20% to 30% profit margin and reduce vulnerability risk among the parties by 29% (Bayuma & Abebe, 2023; Alananga, 2018).

Theoretical Framework

To support the study arguments, researcher applies theories of legal pluralism, social capital and property right theory to address crucial elements.

Legal Pluralism Theory (LPT) believes that a group of individuals from society draw up a range of strategies for obtaining resources by establishing multiple legal and normative frameworks that coexist which act as a domain of social life (Meinzen-Dick & Pradhan, 2002; Griffiths, 1986). Theory insists the laws originated in a variety of aspects, including social norms, religious norms, and state law

(Tchatchoua, 2021) and conceptualized through four distinct archetypes including combative, competitive, cooperative, and complementary (Swenson, 2018).

Further, Social capital Theory (SCT) describes the roles of interaction and social relation to define the behavior of transactions (Martin & Lee, 2015). It is a multidimensional interaction and relation built up base on shared norm, trust, loyalty and team unit to achieve the common goals (Navas, Manzanaras, & Gómez, 2019). As more interaction increases the level of transaction confidence also increases (Caliskan & Ezilmez, 2021). The theory made up on three elements including social structures, cognition and rational (Sawyer, Crowston, & Wigand, 1999).

Social structures allow to forms networks (social networks) which can affect transaction flows, information and confidence (Granovetter, 2005). This reflects ability to access people relation and resources (Claridge, 2018). Cognitive element portrait the transaction to be secured has to abide with values, code of action and shared norms (Claridge, 2004). For rational element concern with quiet enjoyment of benefit resulted from business transaction with the presence of trust and loyalty (Sawyer, Crowston, & Wigand, 1999). Rational and cognitive element always represents ability to exchange between groups and individuals (Claridge b, 2018).

For the Property right theory (PRT) believe property rights are social institutions that defines range of privilege granted to individuals of specific resources such as land and water, it provides fundamental legal relationship between people in attachment to real property where property rights categorized into four legal claims which are rights, privileges, powers and immunities (Abdulai & Ochieng, 2017). These legal claims integrated with social structures formal rules and value rationalities on property ownership and transaction movement (Alananga, 2018).

Generally all these theories suggest RPTs success and failure depend on the bonds generated by LP and SS, which can be used to define property rights. The success of RPTs depends on the strong connection of social networks, which consider mutual norms and values supported by legal structures that allow them to work together under the principles of competition, cooperation, and complementarity. The rational and cognitive parts assist RPTs in building trust and confidence; hence, RPTRs are minimized and controlled.

Furthermore, RPT uncertainty is unlikely to occur in cases where the legal frameworks conflict with each other (combative). Such an environment may frustrate generosity, autonomy, and predictability of transactions, which can limit privileges, powers, and immunities to obtain property rights. This can illustrated through diagram below:

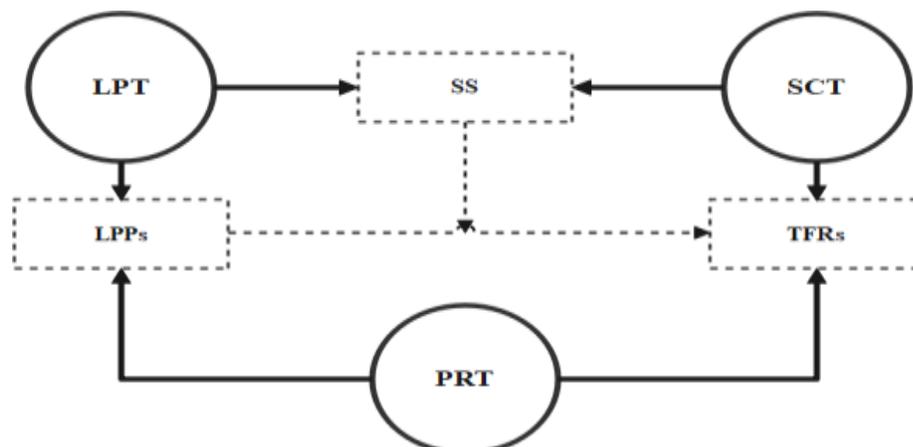


Figure 1.1 Theoretical framework

3. Methodology

The study adopted descriptive research design to describe and observe characteristic patterns of legal pluralism and the way in which social structures can influence or shape the outcome of real property transactions. The design allowed researcher to measure cause effect relationship between Legal Pluralism Practices and their RPTs behaviors generated in existing dimension of Social Structures that presumed to cause RPTs success or failures and its ways to moderating the transaction risks. This operationalized via survey questionnaires and in-depth interviews to obtain reliable responses which were translated into qualitative and quantitative analysis of data which provide meaningful interpretation.

The study conducted at Unguja Island within three regions of North Region, South and Urban West regions where five districts of North “B”, West “A”, West “B”, Urban and Central were selected where 290 sample size were used out of 1049 target population using sloven formula with 95% confidence level.

Qualitative data analyzed through thematic analysis and were presented in form of explanation and figure while quantitative data used descriptive statistics and simple linear regression to analyze submitted response from the field which allowed measuring the strength of interaction of dependent and independent variables and presences moderating variables.

4. Result and Discussion

Legal Pluralism Practices

Results from Figure 4.1 show that Zanzibar experience legal pluralism practices in property transaction resulted by institutional and individual practices. The institutional practices supported by existing legal frameworks, ownership and institutional structures in the practices of registration, approval and recognition of real property transactions. Furthermore, individual practices influenced by state and non-state actors support the practices of RPTs information access to allow the actors to build trust and confidence for transaction by verification before making transaction decision.

Respondents indicate that institutional structures formulated by number of legal frameworks which support arrangement of multiple ownership structures in which tenure system operate, secondary data indicate among legal frameworks in which tenure operate including Property Transfer Decree Cap 99 of 1919, Document Registration Decree Cap 150 of 1917, Land Tenure Act no. 12 of 1992, Registered Land Act no.10 of 1990, Land Transfer Act no. 8 of 1994and Contract Decree Cap.149. Through these acts and decrees with support of Commission for Land Act no. 6 of 2015 and Business and Property Registration Agency Act no. 13 of 2012; Commission for Land, Business and Property Registration Agency, Office of Land Registrar, Land Transfer Board/Committee created which are the part of multiple institution structures used to guarantee tenure.

Land Tenure Act and Property Transfer Decree have created ownership structures with different tenures including lease, Right of occupancy, Conveyance, and Statutory declaration. Community found in case study area also found to create other informal land ownership known as Kilemba and other customary. Therefore, practices of registration conducted with regard of with requirement established by the legal frameworks and social arrangement. Information access and verification also as part of LPPs found to be carried out with support of section 36 and 37 of Registered Land Act for registered title to Office of Land Registrar, section 15A (2) for land transfers conducted to Land Transfer Board, section 6 A for Commission for Land and document registration decree for transaction conducted to Business and Property Registration Agency.

Further respondents found to use informal tactic for information access and verification whereby respected leaders from religions and shehia as well as neighbors, friends and relatives. The practices achieved by considering social backgrounds of owners with past ownership history found in a particular areas. Further decision, approval and recognition performed where entities satisfied that transaction has fulfilled their requirement and met social concern. These imply that property owners have to rely in multiple sources of information before making transaction, further existence of multiple land institution dealing for transaction may result transaction to take long time and increase risk for land grabbing.

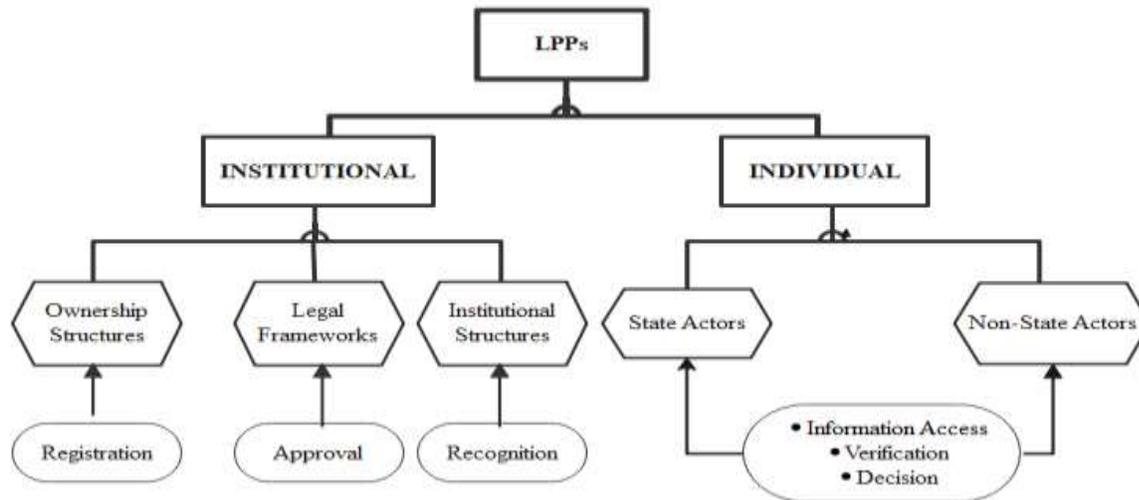


Figure 4. 1: Thematic figure on Legal Pluralism found in Zanzibar
Source: Field data 2024

Legal Pluralism Practices and Transaction Failure Risk

Study examined the direct effect of legal pluralism practices on real property transaction failure at time of transaction to test null and alternative hypothesis. Result presented in a Table 4.1 indicates LPPs explain variability of TFRs by 8.8% which is equivalent to 0.083 Adjusted R². Furthermore result found to have positive unstandardized coefficient of 0.267 (p-value = 0.000<0.05) which suggest existence of strong LPPs in a RPTs cause significance increase chance for occurrence of TFRs across case study areas.

Table 4. 1: Linear variability and Significance

Characteristics	Variables	R ²	Adj. R ²	S.E	B	Sig
Direct link between Social Structures and Transaction Failure Risks	SS →TFRs	0.012	0.007	1.064	0.099	0.134
Direct relationship between Social Structures and Legal Pluralism Practices	SS →LPPs	0.174	0.170	1.082	0.415	0.000
Direct effect between Legal Pluralism Practices and Transaction Failure Risks	LPPs and TFRs	0.088	0.083	1.023	0.267	0.000
Social Structures and Transaction Failure Risk Moderation	LPPs*SS→TFRs	0.102	0.92	1.018	-0.28	0.092

Source: Field data, (2024)

Figure 4.2 indicates LPPs increase possibility for occurrence of legal and development risk by 32.73% and 28.62% respectively as well as title and financial risk which account 18% and 20.65%.

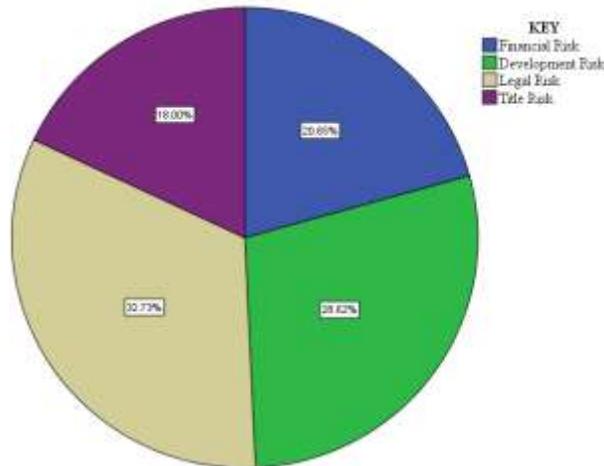


Figure 4. 2: Real Property Transaction Risks

Roles of Social Structures in Real Property Transaction

Study objective was to describe the roles played by social structures among trading parties in sustaining legal pluralism practices in Zanzibar. This aims to test Null and Alternative hypothesis to test whether “*Social Structures have significant roles in sustaining of legal pluralism practices on real property transactions or not*” to attain the objectives researcher analyze the following factors variables as summarized in table 4.2.

Table 4. 2: Descriptive statistics for roles of social structures

Description	N	Mean	Std. Deviation
Market Roles	185	2.52	1.147
Information Roles	185	3.37	1.140
Decision Roles	185	2.91	1.390
Title Recognition Roles	185	3.44	.908
Property Financing Roles	185	2.80	1.020
Transaction Network Roles	185	2.79	1.024
Valid N (listwise)	185		

Source: Field Data, (2024)

Table 4.2 results identify social structures play marketing roles by means core 2.52 (1.147), information roles by 3.37(SD - 1.140), Decision roles by means score 2.91(SD - 1.390), title recognition roles by mean score 3.44(SD - 0.908), property financing roles by mean score 2.80(SD - 1.020), transaction channeling roles by mean score 2.79 (SD - 1.024). Social structures roles were also scored highest descriptive values on assisting transacting parties to maintain transaction ethics and building trust which help to support title verification claims through ownership document and social title history of property location.

Table 4.1 further indicate social structures roles to moderate real property transaction failure risks, the data suggest the chance of RPTs to be affected by TFRs when performed with presence of LPPs is quite significant while when social Structures applied as moderator transaction failure risks were significant reduced and increase chance for real property transaction success. Coefficient results from table 4.3 suggest as more SS become stronger the chance for RPTs success increase while when SS weaken in RPTs, position the success of transaction become doubtful.

Table 4. 3: Coefficient responses for social structures influence on transaction success

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
(Constant)	2.002	.265		7.548	.000
Social Structures	.436	.077	.388	5.689	.000

a. Dependent Variable: Transaction success

Source: Field Data, (2024)

Additionally, the interview response suggest society moderate risk because they know ownership history better than formal institutions on transaction on the ground hence, actual data obtained from surrounding communities were given recognition due to presence of vacuum on land transaction records and reducing turbulence which are essential for preserving rights of title holders. Response suggest involvement of social actors such as Sheha, respected elders, religious leaders or family heads reduce chance of information disproportion due to their traditional roles of maintain trust and protect social interest.

These imply that SS found to control three main areas of transaction which are information, financial and title flows. The exchange of information allows property sellers and buyers to meet and access essential data including price and property attributes which strengthen demand for PRTs, financial flow allow property owners to determine the exchange values to offer with the method to use to complete transaction. Further, title flow allows society and institutions to define the bundle of rights for exchange and ways to recognize the decisions informational roles, marketing and transactional roles emerged.

5. Conclusions

The study results show that LPPs cannot be avoided, it appears in various aspects of RPTs. Its existence caused by presence of state and non-state actors and stakeholders who are participating in RPTs. Results have confirmed addressed LPPs contributed by presences of MLF which support creation of MOS and MIS. These causes TDF consider both social actors and institutional structures created by legal doctrines. Result confirm that LPPs have significance influence to cause transaction failure risks

The study analyzed SS which were found on case study areas where LPPs executed and results indicate SCS, NSS, SES, RBS and SIS elements have significance influence on transaction results. Finding show SS have significant roles on RPTs and described on areas including transactional roles, decision roles, information, marketing and financing roles which enable to have constant flow of information, finance and title which depend on transaction bond developed or rise base on nature and types of structures exist. Result also confirm social structures assist property owners and land transaction institution in property market to moderate level of risks in a different stage of transaction.

Study further; has confirm usefulness research theories applied whereby LPT found to prevail in RPTs practices and defining actor roles including complementarity where RPTs information access, verification and decision conducted in corporate with consideration of social factors.

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