

## VOLUME II: THE EXTRALEGAL ECONOMY: ITS ARCHETYPES AND SIZE

<b>II.1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
<b>II.2</b>	<b>WHAT PRECISELY IS AN “EXTRALEGAL ECONOMY”?.....</b>	<b>5</b>
<b>II.3</b>	<b>THE ARCHETYPES OF LAW AND MARKETS FOUND IN TANZANIA.....</b>	<b>7</b>
<b>II.3.1</b>	<b>The Archetypes of Property.....</b>	<b>12</b>
	Adjudication .....	12
	Documentation.....	13
	Registration.....	16
	Fungibility.....	18
	Collateral.....	19
	Testament .....	20
<b>II.3.2</b>	<b>The Archetypes of Business Organizations.....</b>	<b>21</b>
	Association .....	22
	Division of Labor .....	23
	Management .....	25
	Transparency .....	26
	Traceable Liability .....	27
<b>II.3.3</b>	<b>The Archetypes of the Expanded Markets.....</b>	<b>30</b>
	Identification.....	30
	Redundancy .....	33
	Attestation.....	34
	Representation .....	35
	Standardization.....	37
	Contract .....	39
	Current advances in expanded markets: Technology and Advertising.....	40
<b>II.3.4</b>	<b>Shortcomings.....</b>	<b>42</b>
	In General.....	43
	Business Organizations .....	44
	Identification Mechanisms .....	44
	Documenting Transactions and Accounting Practices.....	45
<b>II.4</b>	<b>METHODOLOGY FOR THE DIAGNOSIS OF THE EXTRALEGAL SECTOR.....</b>	<b>47</b>
<b>II.4.1</b>	<b>Description of the Methodology .....</b>	<b>48</b>
<b>II.4.2</b>	<b>Areas Visited.....</b>	<b>49</b>

<b>II.5</b>	<b>QUANTIFICATION AND VALUATION OF EXTRALEGAL REAL ESTATE ASSETS.....</b>	<b>52</b>
<b>II.5.1</b>	<b>Introduction.....</b>	<b>52</b>
<b>II.5.2</b>	<b>Quantification of Extralegal Real Estate Assets in Tanzania.....</b>	<b>54</b>
	A) Extralegal Urban Real Estate Assets in Dar Es Salaam.....	55
	1. Planned Areas of Dar Es Salaam.....	56
	2. Unplanned Areas of Dar Es Salaam.....	61
	B) Extralegal Real Estate Assets in Other Urban Areas of Mainland Tanzania .....	63
	1. Arusha, Mbeya and Mwanza.....	64
	2. Other Urban Areas of Mainland Tanzania, Excluding Dar Es Salaam.....	66
	C) Extralegal Urban Real Estate Assets in Mainland Tanzania .....	67
	D) Extralegal Urban Real Estate Assets in Zanzibar .....	67
	1. Planned Areas of Zanzibar.....	68
	2. Unplanned Areas of Zanzibar.....	69
	E) Extralegal Urban Real Estate Assets in Tanzania (Mainland Tanzania and Zanzibar) .....	69
	F) Extralegal Rural Real Estate Assets in Mainland Tanzania .....	69
	1. Village Land.....	70
	2. Non Village Land.....	73
	3. Townships/trading centers.....	74
	G) Extralegal Rural Real Estate Assets in Zanzibar .....	74
	1. Private Properties (Three Acre Plot).....	75
	2. Properties in Communal Land.....	75
	H) Extralegal Rural Real Estate Assets in Tanzania (Mainland Tanzania and Zanzibar) .....	75
	I) Extralegal Urban and Rural Real Estate Assets in Tanzania (Mainland Tanzania and Zanzibar) .....	76
<b>II.5.3</b>	<b>Valuation of Extralegal Real Estate Assets in Tanzania.....</b>	<b>76</b>
	A) Extralegal urban Real Estate Assets in Dar Es Salaam .....	76

1. Classification of Residential Land.....	76
2. Replacement Costs of Extralegal Dwellings.....	79
3. Results.....	83
B) Extralegal Real Estate Assets in Other Urban Areas of Mainland Tanzania .....	83
C) Extralegal urban Real Estate Assets in Mainland Tanzania .....	84
D) Extralegal Urban Real Estate Assets in Zanzibar .....	85
1. Classification of Residential Land.....	85
2. Methodology.....	85
3. Results.....	86
E) Extralegal Urban Real Estate Assets in Tanzania (Mainland Tanzania and Zanzibar) .....	87
F) Extralegal Rural Real Estate Assets in Mainland Tanzania .....	87
1. Sub-classifications for valuation purposes.....	87
2. Estimation.....	87
3. Results.....	88
G) Extralegal Rural Real Estate Assets in Zanzibar.....	88
1. Estimation.....	88
2. Results.....	88
H) Extralegal Rural Real Estate Assets in Tanzania (Mainland Tanzania and Zanzibar) .....	89
I) Extralegal Urban and Rural Real Estate Assets in Tanzania (Mainland Tanzania and Zanzibar) .....	89
<b>II.6 QUANTIFICATION AND VALUATION OF THE EXTRALEGAL BUSINESSES ASSETS.....</b>	<b>90</b>
<b>II.6.1 Introduction.....</b>	<b>90</b>
<b>II.6.2 Quantification of Extralegal Businesses.....</b>	<b>92</b>
A) Extralegal Businesses in Dar Es Salaam.....	92
B) Extralegal Businesses in Other Urban Areas of Mainland Tanzania.....	96
C) Extralegal Businesses in Urban Mainland Tanzania .....	99

D) Extralegal Businesses in Rural Mainland Tanzania .....	99
E) Extralegal Businesses in Mainland Tanzania .....	101
F) Extralegal Businesses in Zanzibar .....	101
G) Extralegal Businesses in Tanzania (Mainland Tanzania and Zanzibar) .....	103
<b>II.6.3 Valuation of Extralegal Businesses .....</b>	<b>103</b>
A) Value of Extralegal Businesses in Dar Es Salaam .....	103
B) Value of Extralegal Businesses in Other Urban Areas of Mainland Tanzania .....	103
C) Value of Extralegal Businesses in Urban Mainland Tanzania.....	104
D) Value of Extralegal Businesses in Rural Mainland Tanzania.....	105
E) Value of Extralegal Businesses in Mainland Tanzania .....	105
F) Value of Extralegal Businesses in Zanzibar .....	106
G) Value of Extralegal Businesses in Tanzania .....	106
<b>II.7 VALUATION OF EXTRALEGAL ASSETS IN TANZANIA.....</b>	<b>107</b>
<b>II.8 DEAD CAPITAL AND FORMAL MACROECONOMIC     VARIABLES.....</b>	<b>107</b>