Interviewer Name: Martin Nankunda

Transcriber Name: Martin Nankunda

Interview date: 01/10/2019

Respondents Name: Nazario

Household ID: 4190591

Age: 68

Title status: Joint title

Occupation: Farmer

Second source of income: Retail shop

Highest level of education: None

Marital status: Married

Number of years lived in the village: 10

Number of children: 8

Number of people living in the HH: 6

Roof material: Iron sheets

House material: mud and poles

Interview start time: 09:40 am

Interview end time: 10:55 am

Duration: 01:14:36

The interview took place at the respondent’s workplace because his appointment was changed for an earlier date and he already made plans for the day. So, the interview was conducted as he was working. He was making matooke juice used to make alcohol. He has three plots, one in the trading center and was titled and the other two in the same village where he has a banana plantation and coffee but also plants other crops. The plot that was titled is very small, almost quarter an acre. He is poor judging from the size of his house and structure. He was welcoming but seemed distracted by his work, I had to politely ask him to stop his work and first finish the interview and he accepted.

He is married and has been living with his wife 30 years. They have 6 children but 3 of them are married and have their own families. The have a joint title and the reason why the decide to joint title is because they have been living together for long and they trust each other. The respondent insisted that he doesn’t know the purpose of the title, and for him, thought it was something different from just a paper. And now that he has the document, he doesn’t not know what do with it. He seemed not understand questions and was answering quickly before thinking. I tried to prob and remind him to take his time, but he still gave instant responses

**Warm -up**

I: let me start by thanking for taking your time today, and we apologies for coming to talk to at your workplace because I can see you’re a bit busy.

R: No, we can talk as I also work, it’s fine because both things are mine, I need to talk to you, and I need to also work.

I: So, how is everything in the village in general?

R: Just as you can see, it’s a struggle and we must work hard and find a way to survive.

I: Ok, tell me about this job you are doing?

R: As you can see am mixing these matooke to make matooke juice which we use alcohol and sell to trade and I also have a small bar where I sell this alcohol from in the trading center. So, it’s where I get school fees for the children, get what to eat.

I: Actually, I had never seen a person doing this alcohol making procedure of squeezing matooke to get the juice used to make alcohol, I’m lucky to find you doing it.

R: (respondent laughs) Where did you grow up from?

I: I grew up in *Bushenyi* (neighboring district in western Uganda) but I had never seen this

R: Are you sure because *bushenyi* is known for alcohol brewing since you also have a lot of matooke there.

I: I had never seen it, the part of *Bushenyi* I come from we grow tea not matooke

R: Ok, for us we the old traditional *Banyankole* (tribe in western Uganda)

I: I see, so tell me about the process of making alcohol

R: I squeeze the matooke and get Eshande (matooke juice) and add sorghum and put it in *Obwato* (canoe boat shaped used for fermentation of alcohol) burry it under soil for a full day. So, tomorrow it will ready for consumption.

I: That’s interesting. So, other days when you’re not doing this job, what else do you do?

R: I work in my banana plantation and other gardens

I: Tell me about your normal day’s program.

R: I wake and pray to God and go to my gardens or work here in this banana plantation then in the evening that’s I go to my small shop where I sell produce and alcohol.

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I: Other that alcohol brewing, do you have any other sources of income?

R: I have a coffee plantation and I also rent land elsewhere and plant other crops like beans, millet, groundnuts etc.

I: I have noted you stay in the trading center

R: We have a retail shop there where we sell bananas, sorghum, beans and sell our alcohol but the problem we have is lack of enough capital to invest in our business

I: Do you rent there for business or it your home?

R: No, it’s my home and, it’s the plot that was titled. So, it where I stay but I have a plan to build here on this plot when I get money so that in the trading center, it’s entirely for business.

I: Ok, so how old are you?

R: I’m 68 years

I: Ok, what is your highest level of education you have completed?

R: None, I can’t even write my name. My father died when I was very young, I think my mother was even still pregnant when my father died. And as orphan, my mother could not afford to put me in school. My father also did not have enough land so, we had to work for ourselves get money to pay bride price ourselves have children and look after the was not easy.

I: Oh, I see, must have been a very difficult situation

R: It was very difficult because having the capacity to work for yourself and raise money to pay bride price by yourself, buy your own land, for example I have 8 children and raise them was very difficult.

I: I see, I’m wondering, were parent supposed to pay bridge price for their sons?

R: Yes, back in the days your fathers would pay bride price for his children but now since people started educating their children, they no longer pay their bride price.

I: So, how did you manage to work and pay your bride price and raise children? I mean what kind jobs were you doing at the time?

R: I used my hands to dig and harvest and sell produce, doing casual labor etc. so, that’s how I managed.

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**Background, household structure and land ownership**

Thank you for explaining this to me. I would like to ask you about your household.

I: Tell me about your household. Whom do stay with?

R: I stay wife and my daughter the one that has directed you here and my grandchildren. My other children have their own families.

I: So, to understand better, how many people stay in your household?

R: We are 6 members?

I: Are there school going children?

R: My grandchildren are in school?

I: Are you the one paying for their school fees?

R: Yes.

I: Ok, how many are in school and how difficult is it to find school fees?

R: They are 2 that are in school and like I told you, it’s a struggle finding their school fees. I sell this alcohol and sell produce like I had told you.

I: Where do they study from?

R: They study from this village, the other primary school you say on your way here. One is in primary 5 and the other is primary 4.

I: So, how long have stay in the other house in the trading center?

R: I was staying in the village, those ends of *Buremba* (neighboring village) before I shifted to this place. So, in *Buremba* I was a businessman I had another building in the trading center and I had hope to expand the business to this village too.

I: So, what kind of business were doing?

R: I was dealing in selling produce for example beans, maize, posho, peas etc. But the business did not go as planned because I used a lot of money to buy land this side and build. So, the business in *Buremba* straggled and I had to close it and stay here permanently. I was already established in *Buremba* and I had a bigger plot of land there, but I got serious problems, my cows

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died, my banana plantation and business died, and I went back to zero so, I had to shift from there. The plots of land here were even cheaper that in *buremba* since I did have enough money I decide to stay here. I bought this land, also bought another plot elsewhere and the one in the trading center.

I: So, were you born in this village or the *Buremba*?

R: It was the same parish, but I was born in another village that you branched from to here called *Bukiro*.

I: Ok, in the other house in the trading center, how long have you stayed there?

R: I have stayed there for 10 years now

I: And how long have you stayed in this village?

R: 10 years

I: I see, you have told me that you have 3 plots. So, how big is this plot where we are?

R: It’s about 3 quarters of acre just the way you see the coffee planation

I: How about the other plot, how big is it?

R: It’s also the same size as this one

I: Ok, and how big the plot in the trading center

R: It’s small about quarter an acre but the people who gave us the titles, when I told them about all my plots, they chose to title the small plot in the trading center. It seems the computer chose that plot.

I: You have told me that you bought all these plots, can you tell me about the process you went through to buying these plots?

R: For this plot I have told you I sold the other plot in *Buremba* and the building that I told you I had in *buremba* trading center because it was far from here and bought these two plots. So, I just looked someone that was selling land, we agreed on the amount, I paid them, and we called the chairman and a few people in the village and made an agreement.

I: So, I’m wondering, was your wife involved in these transactions? For example, was her name included on the agreements?

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R: Yes, because it was our land and we had worked for it together.

I: I can see on this plot you have a banana plantation and coffee, what about the other plot, what do you use it for?

R: It’s also a banana plantation

I: So, what does ownership mean to you?

R: It means I bought this land and I have an agreement and the other plot in the trading center, since you gave a title, it means I own it. Even the number of years I have spent on the land for example like I have been on this land for 10 years, people and my neighbor know it my land and I have not had a problem with them.

I: So, what the difference between a land title and an agreement?

R: I don’t know but I think there is no difference because they are all proof of ownership of land.

I: But don’t think there is a different between your plot that is title and this one where you have an agreement?

R: No, because I haven’t had any problems with any of my plots whether titled or untitled.

**General land**

Well, thank you for explaining this to me. I would like to ask you about land in general. And please take your, there no correct or wrong answers

I: How do people come to own land in this village?

R: You agree with the seller and call the neighbors to the land and the chairperson and make an agreement. That when you know this is your land.

I: You mean people come to own land by buying it?

R: Yes

I: Is there any other way how people come to own land in this village?

R: The other way is maybe when you have a land title like the one, I have.

I: I see, but to get a land title you must have land. So, how do people get land? For example, are there people in this village who have inherited land from their parents?

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R: They are there, in the village but we I don’t know because I acquired my land through my own sweat together with my wife.

I: So, if someone wanted to own land in this village, how would they go about it?

R: You look for money and find a seller and agree, the call a few people and make an agreement and the chairperson stamps it for you.

I: So, other than buying land, is there any other people can own land in this village?

R: No, there is not any other way other than buying land

I: Ok, you have told me about renting land, is there any other way that people can gain access to land that they do not own in this village?

R: You must rent land. You go the person who has land and agree on how much land you need and starting using the land or you can agree to share the harvest but that no longer works because people prefer money. with sharing after harvest, sometimes you don’t get good yields and don’t fulfill the agreed amount of produce which brings conflicts. Therefore, people now prefer cash.

I: So, how much is renting land in this village?

R: We rent land at 100,000, 80,000 and 60,000

I: So, what brings about the differences in prices for renting land?

R: It depends on the landowner, some charge higher than others

I: Do prices also depend on whether the land has been used for some time and the land that hasn’t been used before?

R: No, some people just charge more money than others

I: So, if a person wanted to sell the land he owns, can he do so?

R: Yes, you can sell your land.

I: Does a person need to consult other anyone else in the village to sell his land?

R: No, if I have a problem and want to sell my land and you come looking for land, I first take you around the land, if you we agree on the price, I call the neighbors to the land and the chairperson and we make an agreement.

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I: So, if you were to sell your land, would you consult anyone else?

R: Only my wife. I tell her the reason why I need to sell the land and we agree together if possible, and one my children is nearby, he should also know the reason for the sale of the land.

I: Just wondering why you should consult your wife and children. tell me about it.

R: Yes, I consult my wife because we have bought this land together and the children also need to know why we want to sell the land.

I: Ok, if a person owns land but is not currently leaving in the village, how does he maintain control of his land?

R: Actually, most of the land in this village is own by people who work in towns elsewhere, but your neighbors can keep an eye on your land. Even me here my neighbor is my friend and he helps me to monitor my coffee and bananas when am not around. Secondary, we have police sniffer dogs in case some steals you matooke he can be traced.

I: Do people have to use these dogs?

R: Yes, of course

I: Like how much do you pay for the dogs?

R: It not a fixed fee but the police use the trick that you must pay for their transportation and what they tell you as transport, is what you pay.

I: Ok, so, what happens when someone want to use the land of a person who does not stay in the village?

R: You can contact the landowner and agree to rent the land. And if the owner left the land with someone to manager it, then you can talk to that person.

I: Ok, if someone left land with a say a friend to care of it because the person doesn’t stay in the village, do they sign an agreement.

R: That would be the right thing to do because people have changed. But by the time someone puts their land in another person’s care, they trust them and don’t sign agreements. Besides, if you tell a few people in the village that you have left your land with someone, it’s enough.

I: Is it common that people leave land in the care of other people since you told me that most people who own land work in towns elsewhere?

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R: It’s not common because most people don’t work very far from this village. they keep coming and checking the land themselves after a few days. But people no longer have that much land that require them to leave someone to monitor it.

I: Was that the case back in the days that people needed to leave their land with someone to take control of it?

R: Yes, people had bigger plots of land that you can’t just leave it with the neighbor who also has his land to monitor. They could even give free land to other people to stay on and monitor their land.

I: So, what do you think has changed?

R: People are many now and there is scarcity of land

I: So, what come to your mind if someone told you that this is family land?

R: It means its land for the family

I: Tell me more, what does it mean land for the family?

R: It means it is land for man, wife and children and not body else has authority over that land. If the man dies, the land is for wife and our children. and if my wife also dies, the land is for our children.

I: Thank you for explaining this to me. You have told me about how you sold your land your plots in *Buremba* and bought the plots here. But if there is anything else you want to share with me about that experience, I would be glad.

R: like I told you I sold that land because it was far, and the banana plantation was not doing well that side, so I decided to sell and buy cheaper land here.

I: Actually, am interested in the part your wife played in the sale and purchase off these plots since you told me you worked together to buy them.

R: I consulted her in everything because we were using the land together and seeing that it was not productive so, we decided to sell and buy here.

I: In buying the plot here, remind me, was her name included in the agreements?

R: Yes, her name was included in all the agreements that me and my wife have bought land from some in this village.

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I: So, in your view, what are the advantages of including your wife’s names on the agreement?

R: You could be having a small piece of land and want to buy a bigger one and you have to ask your wife

I: I see, but you can do that even without you wife’s name being included on the agreement.

R: No that’s a mistake

I: Tell me more. How is it a mistake?

R: I can’t make such a mistake because we have worked for these things together

I: I see, but I’m wondering why you think it a mistake if you don’t include her

R: Even the buyer or the chairman can’t allow to buy or sell land without your wife’s signature

I: Does this mean it’s a law?

R: It is a law amongst us in the village and if was for me, even the children should also sign before selling or buying land but if the children are not around for example, my children are all in *Buremba* because I gave them their share there

I: Are there any disadvantages of including your wife’s name on the agreement?

R: No, there nothing wrong with it.

I: So, have you inherited land?

R: Yes, I inherited some land.

I: Tell me about the land you inherited

R: We were 6 children but form different mothers and all us were given our share. but me after getting my share, I sold it and bought land elsewhere because I wanted to be independent.

I: So, the land was shared to all of you at once?

R: Yes.

I: Ok, since your we from different mothers, I’m curious to know if there any disagreements?

R: No, everyone got there share and we separated

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I: So, do people in this village fear losing their land? To whom?

R: Yes, because most people don’t have land titles.

I: Tell me more. Why do think people are afraid of losing land because of lack land titles?

R: They are afraid that rich people can come and steal their land if they don’t have titles?

I: Tell me more. Has is ever case that a rich man comes and steals people’s land in this village?

R: It has not happened, but people are worried about it because we here it happens in other districts. But also, if you don’t have a title your own neighbor can encroach on your land and steal it. If you go to court, and you don’t have proof ownership, your land can be stolen.

I: So, how does someone encroach on your land? Tell me more.

R: They remove boundary markings and put them a few meters inside your land and if you go to court, they ask you for proof that of your land. If you don’t have it. You land can be stolen.

I: If you were able to access more land, how would you go about it?

R: I look for money and buy more land or I rent land

**Baseline awareness of titles**

Thank you for explaining all this to me. I would like to ask you about land titles and titling and take your time or you can take a pause on your we finish here and continue your work. Thanks.

I: so, what does it mean to have a title?

R: I don’t know what it means because they came writing all the names of the people in the village with the chairman. After some time, someone came, and we talked, and they also talked to other people in the village. after some time, other different people came and told me that I have been selected to receive a land title. We waited and surveyors came and put stones in our land because we were five selected in the village. Then later they came and gave us the land title.

I: Well, now that you have this title, what does it mean to you?

R: That what I have been asking myself, and it not only me, even the others. I have been wondering what to do with this title.

I: In your opinion, what do you think is the purpose of this title?

R: I don’t know its purpose because I never had it before 00:37:20

I: But now you have it, so, how important is to you?

R: I have been hearing from other people that the title helps to secure land. That if you have a title nobody can steal your land.

I: Thank you for explaining that to me. I’m wondering; didn’t the people who gave you this title tell you the purpose of the title?

R: They told us that the purpose of giving us the title was to secure our land because nobody can tamper with land that has a title.

I: So, remind me of the people on the title

R: it’s me and wife

I: So, why did you choose to include you wife’s name on the title?

R: like I have told you we have worked together with my wife to buy this these plots of land, and that’s why I decided to put her name on the title.

I: Could there be any other reasons why you decided to include your wife’s name on the title?

R: No, it because the plots are both our and the children

I: Just wondering whether it was a condition by the titling people to include your wife’s name in order to get the title or it was you own decision

R: No, they didn’t give us any conditions, it was my choice

I: Ok, did you discuss it with your wife about including her name on the title

R: yes, we discussed

I: Tell me about these discussions, how did it start?

R: We discussed, she was present in the visits with the titling people and we agreed together to include her name.

I: After agreeing to together to include her on the title did you discuss it again with your wife?

R: No, we waited for the title until we received it.

I: Ok, before you met the titling people, who in this village where able to get titles?

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R: Yes, there people who bought land up there, it was for a rich man called Baketunga and he had a title for his land. So, the people that bought this land also got their own title from Baketunga’s title.

I: Can you tell me how they got their own titles? I mean the process of getting their own titles from the Mr Baketunga’s title.

R: I don’t know but that’s what I hear people saying

I: What about Baketunga, how did think he got his title?

R: No, I don’t know.

I: So, generally, what do you think other people think about land titles?

R: I don’t know how people think about titles

I: I see, but I just want your opinion on how you think people in think this village think about titles. For example, do you think people would want to have titles?

R: I don’t know because even me I never expected to get a title.

I: So, would say that, that’s the general thinking of people like you in this village?

R: I don’t know and even if was not free, I wouldn’t have the money to get the title because I hear it a lot of money.

I: So how much do you think a title cost?

R: I don’t know

I: Since you have told me that people fear losing their land because the don’t have titles, I’m wondering if you think this might make people in this village think about titles

R: Yes, I can’t say they don’t think about getting titles, but they can’t afford them. Even me, if you asked for money I would have it.

**Intra-household discussions and bargaining**

Thank you for explaining this to me. I would now like to change the topic and ask you about household discussions and your marriage.

I: So, how long have you been living with your wife?

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R: We got married in 1969

I: Are officially married?

R: Yes, we wedded in church

I: Is she only wife you have?

R: Yes, I have never had any other wife, she the only one

I: Tell me about your experience in marriage

R: We have been ok otherwise she wouldn’t still be with me

I: That’s good know but tell me more about your marriage

R: We haven’t had serious conflicts in our marriage. She has never slept outside of our home in all these years. She does not regret anything, and we have worked together to raise our children and have everything that we have.

I: Ok, would you say that in these years you feel supported by you wife? Give me an example of how she supports you?

R: She has been very supportive, for example, am making banana juice now and she is roasting sorghum that we will add to this banana juice to make alcohol and she has fetched the water you see here.

I: I see, would you that she feels supported by you? Do you provide her with support and encouragement?

R: I also support her otherwise she wouldn’t been with me all these years

I: Ok, can you give me an example of how you support your wife?

R: The money we get here, I makes sure that I don’t waste it and we use it together in our family for example, to pay school fees for our grandchildren.

I: So, why do you think other couples may feel supported by their partners?

R: It depends on the family because every family has its norms

I: Can you give an example how some couples may not feel supported?

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R: Misunderstandings in the home where a man works putting the other side and the woman puts the other side. But if you get married, you should work together. For example, may wife could fetch the water and roast the sorghum while am making this juice, there would be not support.

I: Would you be willing to tell me the discussions you had with your wife about the title, since you have told me she was present when the titling people visited you. I’m curious about what exactly you discussed

R: We did discuss but we did know what a title is and how it looks like, so, we waited to see how it looked. We thought it would like a big signpost to put in front of our house, we did not know they were documents.

I: Did you ask the people the titling people how the title looked like?

R: No, I did not ask

I: Ok, now am wondering, what do think this title means to you and your marriage?

R: I have told that we were given a piece of paper as a title and we don’t know its purpose yet.

I: You could have decided not to include her name on the title, do you think this could have changed your marriage?

R: I have told you the reason I included her name on the title is because we have worked for everything together. Even if I acquired this land before marrying her, in all these years she would have done her contribution on the land. The title does not change anything because we did not expect to have it.

**Gender norms around land**

Thank you for explaining all this to me, but I would not like to ask you about norms on land. We understand that most land in Uganda is owned by me. But there are some aspects to this system that we would like to understand especially concerning women. We do not have an opinion on them, but we would like to know what you think on this matter.

I: Do women in this village own land? How did they acquire this land?

R: Yes, there is woman getting her own money and buys her own land in her names because there are women who have building in the treading center

I: Are such women who have buildings in this village?

R: Yes, she could be a teacher or a businesswoman that supports herself and buys her own land

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I: Are such women common in this village?

R: They are not common, but they are there

I: Are there women in this village who get land from after the death of their husbands?

R: Yes, women remain on their land and sometimes she can give children their shares and she remain on her own share of the land

I: Ok, do you have women who inherit land from their parents in this village?

R: Yes, we have them because most girls these days fail in their marriages and fathers now leave land for their daughters

I: In your opinion, why do think most marriages fail these days?

R: I think it’s a trend, there is even away I hear people call in English, but I don’t know.

I: So, how has this trend led marriages failing?

R: It’s because of that have gone to school. You tell a young person the right way of doing things and they refuse that they can do them their own way, and that’s the trend.

I: So, do think women should be allowed to own land? For example, the teachers you have talked about.

R: It not only teacher, women have bars and other businesses and they can afford to buy land. And it’s a new generation thing so, I don’t have a problem with it.

I: Do you think most women want to jointly own land with their husbands or most women want to own land separately with their husbands?

R: Most women who have their own jobs have their own plot of land separate from their husbands. And those who inherit land from their parents, they can sell it if it’s far and buy land near the husbands but it’s their land separate from their husband’s land even if it a cow or a goat, it’s hers only.

I: Thank you for explaining that to me. So, are widows generally allowed to stay on the family land after their husband dies?

R: It depends on how she behaves but if she behaves like widows of today, if their relatives f the man they can chase her away from the land.

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I: So, I’m wondering, how do widows of today behave Mzee?

R: With pride and arrogance because they went to school, that they don’t want to be taken care of by somebody else (this means someone else in the family can remarry her) since their husband died, that, it’s her land and she wants to sell and go away. If it’s family land someone else in that family can chase her away.

I: What if she doesn’t want someone else’s care and doesn’t want to sell the land either, can she stay on the land?

R: Yes, she can stay on the land

I: So, what happens if a widow wants to remarry? Can she stay on the land?

R: For example, if she is my daughter in-law she cannot remarry and stay on the land if I don’t want her to remarry, she must go with the husband elsewhere. Because this is family land and the new husband is not part of the family land.

I: So, what happens to the land when she remarries and goes elsewhere?

R: The children take control of the land and if they are still young, the mother and father in-laws or any other relative can take care of the land until the children come of age.

I: Thank you for this explanation. I’m wondering; can a woman be allowed to stay on the land if the husband dies and they did not have children?

R: It depends on her behaviors like I have already told you but in most cases the woman cannot stay on the land if she doesn’t have children

I: Tell me more, why is this so?

R: You see, it’s the children that can force to keep the woman on the land otherwise if you give her the land, she will sell it and go and get married elsewhere.

I: So, it ever a case the male relatives a male relative tries to grab land from the widow in this village?

R: No, I haven’t seen it in this village, but I hear it on radio in other villages

I: Why do you think this hasn’t happened in this village that male relatives try to grab land from the widow?

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R: Most widows in this area stay on their land and they don’t try to sell the land or remarry and stay on the same land. But on radio we hear widows try to marry other men and bring them on the land which not right. But the widows here take care of their families with the land their husbands left them with.

I: Ok, has the treatment of widows changed in recent history?

R: Things have changed, our time was different from today. Even the woman you marry are not the same women we married. The women today take themselves as educated and don’t have respect. Back in our days they used to say; young people leave the old men they will kill you. These days they say; old people leave young people they will kill you.

I: So, Mzee, in your opinion, what do you think has changed?

R: It’s what I have told you, you people don’t listen, and they don’t respect other people because they think they are more understanding than other people

I: But, Mzee do you think the way widows were treated band in the day and they way widows are treated today, would you say widows are treated better today than back in your days?

R: No, widows were treated better that today because in our days, widows would listen if they told her don’t, she wouldn’t. even the brother in law would remarry her and she stays on the land and raise her children and the land stays in the family. But today widows prefer to look for other husbands outside the family. So, the widows can’t accept that, and they chase her away.

I: In your opinion, what should happen to the woman once their husbands die?

R: She should behave well and stay in this family especially if she has children and the husband has left her with his property.

I: So, is the general practice by others towards the widows okay or not?

R: It is ok when the widow behaves well and stays on the land and take of the children. but widows of today don’t want to stay on the land.

I: So, Mzee, is there anything you would want to see change on the way widows are treated today?

R: The problem is that today’s widows can’t be advised. But I would want women to behave like women and not bring other remarry other men and bring them to the former husband’s land. If

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she wants to remarry, she should go elsewhere and leave the land even if she bought the land with the former husband.

I: So, Mzee, I had asked about separations. I’m wondering; what happens to women who are divorced or separated in terms of their land

R: For the thing they have worked for together, they should share them

I: I’m wondering, what happen if the man had bought land before marriage, but they are officially married, for example, they have a marriage certificate? What happens to the land in this case if they separate?

R: The man can try and bring her back

I: What if she has separated with the man completely?

R: Then in this case the man should be *Kumuzimura* (it’s an old term which mean that a man should be refunded his bride price and it used to happen back in the days when people are married, and they divorce)

I: So, I’m wondering, what if the reason for this separation what because of the man’s fault?

R: For example, if I find her with another man, I chase her immediately

I: No, I mean it’s the man in wrong for example, the woman in this case found you with another woman and separates with the husband for good. What happens to the land?

R: You mean a woman can divorce because she has found a man with another woman?

I: Can’t she? Well, let assume it something different and it a man’s fault, what happens to the land if they separate?

R: In this case if the woman separates and refuses to come back, what else can you do? You let her go?

I: So, in this case when it the man’s fault, can the woman share on the land?

R: the woman can only share on the thigs they have worked for together but even if they share, it can’t be half of the land. They woman can take a quarter of the land because the man has more “power”

I: So, Mzee, why do you think the man has more power?

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R: because a man remains a man and there is a Runyankole proverb that *ibega tirikwingana nomutwe* meaning the shoulder can never be equal to the head.

I: So, in general, what makes husbands want or not want to include their wive’s names on the title?

R: A women is vice to the man therefore if the man is not around the woman can take authority of the land. Also depending on the number of years you have spent with your wife. If you have also worked together with your wife to buy the land, then she should be included on the title.

I: So, if women were able to jointly own land with their husbands, would this increase or decrease conflicts within the marriage?

R: For example, the one we have, we can discuss it with my wife and see if it can improve our income

I: I see, but do think if couples jointly own land, this can reduce or increase conflicts in their marriage?

R: There are always conflicts in a marriage, it happens for all people staying together

I: I see, but maybe they can reduce

R: Now conflicts to reduce, the man needs to the importance of the of a joint title and the woman too knows its importance because if couples see that the title can help them both, then, they can discuss about it together. That’s I need to know the importance of the title.

I: Are there ways how joint ownership of land can increase conflicts in a home? For example, some men think that if they include their wives on the title, the become disrespectful.

R: No, women don’t do that

I: I’m wondering why you think like that?

R: Maybe if a woman has a solo title, she can do whatever she wants but if you jointly own the land, she knows the land is both yours and you worked for it together.

**Land disputes**

Thank you for all this explanation so far. I would like to change the topic and ask you about land disputes

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I: So, what is the common cause of land disputes?

R: the common cause of land disputes is when a man wants to sell land without consulting their wives, this brings big conflicts in the family especially when you have worked together for the land. Because if you don’t tell your wife, she doesn’t know why you are selling land, she doesn’t know what the money is going to do, it brings conflicts. But she knows the reason why you are selling the land, the you can agree together

I: Ok, could you tell me about the recent land disputes that have happened in this village?

R: Neighbors removing emigorora and taking a portion of your land and for example if you planted beans with your wife after selling the produce, the man misuses the money, it can also cause conflicts.

I: Ok, have you had any land disputes recently in this village, that you can tell me about?

R: No, I have heard of any land disputes recently

I: So, what happens when there are land disputes? how do they get resolved in the family? For if a man wants to sell and the woman disagrees.

R: of course you call family members and a few elder and try to resolve it but all this can be avoided if your knows the reason why you are selling land maybe you took a loan and you can’t pay it back or you want buy elsewhere.

I: So, at what point should the community get involved?

R: when the family cannot resolve the case and the is a likely hood of harming one another, then the chairman should be called to resolve the conflict.

I: So, in general, what do you think should be done to help people who don’t have problems with land security?

R: There are two things that can be done; one is *omugorora*, your neighbor knowing that this is the boundary of your land and your wife too must know where the boundaries are and marked by *omugorora*. The other is to have a land title.

I: how about you, have you ever had any land disagreements?

R: No, I have never

I: Tell me about it how have you managed not have any land disagreements?

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R: Me, I have a “motto” if there’s any misunderstandings on the land, I call the neighbor in wrong, I call them, we stand and agree and put *omugorora* so that next time we don’t repeat the same mistakes

I: Lastly, Mzee, who do you think we are?

R: I mean I know you are from an organization.

I: Ok, you can now ask if you have a question

R: Now that you have given us our land titles, do you have like an office where we can bring our titles and you give us loans?

I: Can you please repeat the question Mzee

R: Yes, do have like a band where we can put our titles and get loans?

I: No, as an organization we don’t have a bank, but you can use your nearby bank. But Mzee, I asked you about the purposes of a land title and you said you didn’t know?

R: Yes, I told you I don’t know it purpose because I never had it before

I: Ok, I’m wondering why you think you can take it to the bank and get a loan.

R: That’s what we have been asking ourselves, shall just keep the land title or we can use it to get a loan. Because for me I don’t have any account in any bank, so how can I get a loan from a bank? That’s why I was asking if we can give a title you, can you give us a loan since we don’t have bank accounts

I: I see your point Mzee, but us, as an organization, we don’t give loans

R: So, you only wanted to help us get titles but won’t be asked to pay money for it every year?

I: I’m not sure about that but I don’t think so, there is a number on the letter that I gave, you call and get more information. Otherwise thank you very much for your time today

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