Interviewer Name: Martin Nankunda

Interview date: 08/10/2019

Respondents Name: Richard

Household ID: 4230141

Age: 45

Title status: Solo title

Occupation: Farmer

Highest level of education: P.7

Marital status: Married

Number of years lived in the village: 7

Number of children: 8

Number of people living in the HH: 9

Roof material: Iron sheets

House material: Sand and bricks

Interview start time: 09:20 am

Interview end time: 10:57 am

Duration: 01:36:45

The interview took place in the respondent’s house, we found him waiting for us at home. He was welcoming and egger to participate in the interview. He has three plots of land of which one was titled. The titled plot is where he stays and has a banana plantation and a farm for grazing cattle. It about 3. 19 hectares and that according to what the respondent sees on his title. the other plots of land are in the same village and it’s about 1 acre of a banana planation also another half-acre of a banana plantation. He is in middle income judging of his house, household items, the amount of land and the activities he does on his land. He has a plastered sand and brick house with iron sheets and a cemented flow. He has a solar system and a sofa set of chairs.

He is married and living with his children. he has 8 children and the older child in disabled. He was cooperative and the interview went well without any interruptions. He received a Solo title for his land, and he said that he does not know the reason why he received the solo title because they accepted the title to get with the wife. But when the titling people were leaving home the called him aside and asked him whom he would want to leave the with when he dies, and he told them his wife. Even the wife was talked aside and when they title came, it had only his name.

**Warm-up**

I: I would like to start our conversation by thanking for taking your time to talk to us today. My colleague came here before on Saturday and she wanted to talk to your wife, but your wife wasn’t around.

R: Ok, it’s the car that turned from up there, I was inside the house sleeping and they told me that my visitors were here but went back early. But for me I was around.

I: So, how are you and how is the village in general?

R: We have been ok but the only problem we have is drought

I: Oh, but it seems in this last week you have received same rains?

R: Yes, it rained heavily once last week, but it’s been 2 days without rain.

I: So, how are you?

R: You have changed the language and I didn’t understand at first but am fine and I don’t have any problem.

I: I greeted you in *Rukiga* (language spoken by Bakiga tribe in western Uganda but similar to Runyankole), sorry about that but it’s almost the same.

R: Yes, but you were speaking Runyankole and the twisted a bit and I did get it at first.

I: Ok, will stick to Runyankole now. So, how was your day yesterday

R: Yesterday went well, only that I lost my brother in-law and had gone for a burial the whole of yesterday.

I: Oh, sorry about your loss. Was the burial in this same village?

R: No, but it was the same subcounty before it was split.

I: So, tell about your normal day, how does it go?

R: For us you have to your hands, so I wake up and go to the firm and milk my cows and after that, I go to my banana plantation to weed.

I: Do take the milk to the diary after?

R: No, it for home consumption.

I: Could you be willing to tell me how may cows you have?

R: we have like 7, but we don’t milk all them. We get like 5 littles every day which we consume.

00:03:06

I: I would like to know how old you are you?

R: 1974, how many years are those?

I: 45, but you look younger than that

R: I think it’s because of being small or maybe poor feeding because they a lot people that disagree when I tell them my age, you are not the first one

I: And what is your highest level of education?

R: I completed P.7

I: Tell me what happened after P.7

R: It was lack of school fees, but you know our parents were not educated and they told me that since I was older, I should marry because for them, they are living, and they never went to school.

Background, household structure and land ownership

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

I: So, how long have you lived in this household?

R: I have been staying since 24th April 2012, that when I shifted to this village

I: Where were you staying before you came here?

R: I was staying the nearby subcounty of *Bubare*, I was in a municipality

I: Can you tell me why you shifted to this village?

R: It was because of change standards of living

I: Tell me more.

R: If you wanted to eat food there, you must buy it so, it forced me to shift and look for a place where I can grow my own food and when I reached here I found land with matooke and I bought it. Because in *Bubare* I was staying in the town.

I: Were you renting in the town? Tell me more

R: It where I was born. The trading center you branched from on the main road where they have built a university.

I: So, how many plots of land you have?

R: I bought it at once but it’s in three parts

00:07:33

I: Tell me more

R: The person that sold me this plot inherited the land from his father. And our tradition, when you are sharing land, they don’t give land in one place. They give you land in different places so that I case you want to sell the land, it becomes hard for you to sell it at once. So, this is where I stay, I have another banana plantation this side and another one the other side, but I bought them at the same time.

I: Ok, how many people do stay with in this household?

R: It’s me and my wife and the children and I also have my mother

I: Do you have school going children?

R: My older son you see there refused to study after S.4, he is followed by a girl who is in S.2 at Bishop Ogez school in Bushenyi district, she followed by a daughter who in P.6 but is boarding school nearby called mugasira primary school, she followed by another daughter in P.5 at the same school and the you one who is in a private school nearby. But I also have a relative to my wife you are also in the same primary school here.

I: Ok, I also studied from Bishop Ozeg by the way.

R: Ok, even my older son was there but refused to study.

I: So, to be clear, how many people stay in this house

R: We are here with my wife, 2 sons, 3 daughters and our daughter who is disabled, she can’t speak and my wife’s relative. So, we are 9

I: So, tell about the size of your plots, lets start the one where you stay

R: this one where I stay, according to the title it’s 3.19 hectare (he wrote it down on a paper). The other plot is 1 acre and the other is half an acre.

I: What activities do you do on these plots?

R: There other two are all banana plantations but here I have a banana plantation and a farm for grazing the cattle.

I: So, you don’t grow other crops other the bananas?

R: No, it’s only bananas

I: It seems profitable

R: Yes, it can get me money to buy the other crops that I don’t grow

I: So, how much is a bunch of Matooke?

00:13:10

R: Like now it at 15,000 shilling because they are scarce but during the harvest season It’s at 5000 shillings. The price is high when they are scarce

I: So, during the harvest season when matooke are many, how often do you sell matooke?

R: For sure, Matooke is a business and we sell matooke after every 15 days when matooke are many and you can sell between 150 and 200 bunches

I: Ok, do have workers on your land?

R: No, we got a problem of banana bacterial wilt and you see workers care about their day worked and the amount of work done to get paid. But with wilt if you touch this plant that is sick and touch another one, you transfer the disease to all the plants. That’s why you need to careful and that why I don’t have workers but if it was for banana wilt, I really need workers.

**General land**

Thank you for explaining this to me. I would like to change the topic and talk about land in general.

I: In general, how do people come to own land in this village?

R: It’s not only in this village but if you don’t inherit land from your parents, you must work and buy your own land because there is no one that can give you free land these days.

I: We hear that in the past, people used to give land for free?

R: In the past people had land in plenty but also didn’t know it’s use but people have now come to know the importance of land.

I: So, what you think people think is that importance of land?

R: It can be used as your burial ground. Secondary, you can use land and get everything you need from it especially to get food and if you have children, you can use it and get school fees and if you die, you can leave it with your children.

I: I’m wondering, what do think people in the past were using land for?

R: In the past people had too much land and they were scarcely populated and not utilizing it.

I: So, what are the different ways that people can gain access to land they don’t own?

R: You can rent land for example, if have a house to live in you can go to someone who has land and rent land and cultivate. I think a quarter of land, is 70,000 thousand shillings per season.

I: Tell about the process of renting land in this village

00:18:09

R: You go to the person who has land, agree on the amount of money, pay him and the demarcate the land you have paid for and you start working. It’s up to you to decide what to plant.

I: So, do you make written agreements while renting land?

R: No, you simply agree with the landowner because people the who rent land in this village know each other

I: Is there any other way someone can gain access to land he doesn’t own

R: Yes, but it depends. Someone might look at as and feel petty for you and decide to give land where you can something to eat and your children for free.

I: Is this common in this village that someone can give land to another person for free?

R: No, it’s very rare

I: Ok, if a person wanted to sell his own land, would he need to consult other people in the village?

R: I don’t know but I think if it occurs to you that you want to sell your land, why should you consult other people? you can consult your wife if you have one, if she agrees you can sell the land, if disagrees, you don’t sell. You can only consult the chairperson only to make an agreement and put a stamp.

I: If a person own land but does not stay in the village, does he maintain control of his land?

R: Yes, most people have cows and banana plantations so, they leave the land with workers but keep coming occasionally to monitor the land.

I: So, what happens if someone wanted to use this land?

R: I don’t know that but I think if a person doesn’t stay on the land, he has workers and property on the land, maybe you can talk to the workers and they can get you to the owner of the land and agree with the owner to use his land.

I: If someone you that this is family land, what does it mean to you?

R: It’s land that we stay on with my wife and children.

I: Some people say its land for example where you have you brothers and sisters and have not shared it.

R: If for example, you are my brother and that is our father, we are on our father’s family land but if you marry and he gives you your share, it becomes your family land.

00:22:46

I: Thanks for explaining this to me. Have you ever rented land elsewhere?

R: Yes, but it was long time ago and I rented land for cattle grazing but my wife is the one that rents land for cultivation.

I: Tell about renting land for cattle grazing?

R: These days you can’t get land for cattle grazing. Well you can get it, but it is scarce.

I: And how much is renting land for cattle grazing in this village?

R: It depends on how many cows you have because each cow is charged 1,000 shillings per day. So, if you have 10 cows, a day is 10,000 and a month is 300,000 shillings.

I: So, you have told me that you bought the plots at once, so tell me about the whole process.

R: The story is very long, I was staying in town like I told you, the is a man called Dr Jim Arinaitwe, he is the “inspector of government” on the “global fund project”. I bought land that was in the middle of his land. With time he wanted joint his plot and have as one. So, he bought this plot and exchanged with me. And the money he bought this land, was much more the value of the land that I had. Because my land was valued at 60-70 million, but he bought this land at 110 million shillings.

I: Ok, before you exchanged land, how did you acquire the plot?

R: It was inheritance from my father and mother and my mother is still alive.

I: So, after exchange, it’s the plot that was titled?

R: Yes, we were three boys and our father gave us our shares and he also left some land for himself. So, I sold the plot I inherited from my father and bought the plot that I exchanged for this plot. And the land that my father had left for himself, is the land that my mother also sold and bought here next to me. So, she has her own plot of land.

I: So, you have told me that you shared the land only 3 boys. I’m curious, didn’t you have sisters.

R: Yes, we had 8 sisters and their share is the one our father and mother stayed on. Now the land that my mother bought is for the girls.

I: Ok, so if your mother dies, that’s when the girls will share the land?

R: Yes, but it’s will be up to them to decide on how to use the land or I will beg them to give it to me.

I: So, are they all married?

00:28:06

R: Most of them died and only 3 are remaining and they are all married, and they have other properties.

I: So, you have told me that your mother sold the land that was for the girls and bought next you. I’m wondering; did she consult the daughters to sell and buy this plot? Who made the decision?

R: No, it’s the girls that sold their share of land and bought this land and put their mother on the land

I: Ok, I see, so, how do you define land you own? What does ownership mean?

R: You can get land from your parents, but to know that now I own this land, is like when you people of the world bank gave a land title.

I: So, before you got this title, what other different ways would show ownership of this land?

R: I had bought the land so, I had an agreement

I: What is the difference between a title and a written agreement?

R: The difference is that for example, if one of my children wanted to sell part of this land that has a title, it will be difficult for him because he will need to first consult the others and bring a surveyor to get that part of the land from the title and if the others disagree, it can be hard for one to sell. So, the title can keep then together. And an agreement only shows that this land is yours.

I: In your view, what do you think are the advantages of including a woman’s name on the title?

R: When you are officially married or not?

I: Both, if you have a wife, what are the advantages of including her name on the title?

R: I don’t know if you know Runyankole very well but in the past, people used to sing songs that a woman should not eat goat’s meat, that if she eats it, she will grow beards, don’t they eat it now? Have they grown beards? We used to sing these songs in school, that women should not eat chicken. But this was men favoring themselves. So, everything was for the man. But for me now, what is mine, is mine and my wife. If am not around, she will have it and if she is not around I have it also, then the children will have it when both of us are not around. That’s why you hear that a man has died, and the children have chased away their mother. But if she is on the title, it our land she can have it. The children are gifts, that God gave us and if I decide, I can choose not to give children the land because the children can only claim education form their parents. If you can take care of me after your education, then I can give you the land. Have I talked badly?

I: Not at all because there no right or wrong answers we just need to know your opinion.

00:34:10

R: But to be fair, the land is mine and my wife, they children only have education on the things that we own together with my wife. But after your education you should take care of your parents so that when they die, then you can take the land.

I: So, you have told that you inherited land, do you expect to inherit more land in the future?

R: No, because what my father had is what he gave me, where else will I get it form? Maybe if I work hard and buy more land

I: Do people in this are fear losing their land? To whom?

R: What do you mean lose their land?

I: For example, people who don’t have land titles, are they afraid of losing their land?

R: I don’t about this, but I have been staying in this village for 7 years but before I came here, I heard that, there is land behind us here, and there was a man called Rwakasisi, he was the “state minister in charge of the presidency” in Obote’s government, that he had forced people out their land, and titled the land . It was very big land, kilometers of land. So, people around that land were afraid that they would lose their land because he had the title of that land.

I: I know that Rwakasisi was in imprisoned for a very long time

R: Yes, more than 27 years. But will in prison, am not sure if he sold the land but I hear he agreed with another rich man called Baketunga. And after Baketunga took charge, it’s when the people that were chased out of the land came back. Then Baketunga agreed the people that they can stay on the land and everyone go back to the land but pay him the value of the land that they own. Because bakentunga did not want to chase a way people from the land, he asked them to buy they land they are staying on. But that was in other villages behind here not in this village. people here are not afraid of losing their land.

**Baseline awareness of titles**

Thank you for explaining all this to me. I would like to change the topic and ask you about your knowledge of titles and land titling

I: What does mean to have a land title?

R: It means that the land is yours

I: So, you can’t know that the land is yours without a title?

R: It can be yours, but with the title nobody can claim your land

I: So, what the purpose of a title?

R: It’s the one I have told you, that no one can claim your land when you have a title

00:40:26

I: Ok, what do you thinks are the benefits of having a land title?

R: They are many, but I will give one. So, when they gave the title, I failed to get where to keep safely. So, I decide to keep it at the bank. When I took to the bank, I had a chat with the loan’s office, and he told men that, I have got an opportunity to educate your children. because with the titles, he told me that the process of getting a loan is shorter. He told me that I only need to take my title to the bank manager, and I get a loan. I kept it in able SACCO, and they told me that if I need a school fees loan, I can get it instantly or even a loan to buy a car, but I can’t afford that. So, the most important thing that I can get from this title is school for my children.

I: You have told me that when they gave you the title, you failed to keep it. I’m curios to know the reasons why you failed to keep the title

R: There are things that you can keep and thing that you cannot keep

I: Tell me more about that, what do you mean?

R: You see, this title is proof that the land is mine and you know that in this world thieves are many. For example, my wife has been to her home for like 15 days and yesterday I spent the whole day at the burial and there was no body at home, so, what if someone came and broke into this house and steals the title, wouldn’t have stolen the land? So, that what I was afraid of.

I: You have told that the title is proof of ownership of the land, how about, say a will or a written agreement?

R: The agreement only show that you have purchased the land and paid all the money and if you want to sell land with an agreement to someone who is in Kampala, he must first came and see the land and know where the land is, but with the tittle the land title, even when you are staying in Kampala, it show the location of the land, which subcounty, parish and village , how big the land is, you agree on the sale without the chairperson or other people knowing that you sold the land.

I: So, what name are included on the title?

R: When they were making for us a title, they were using my names and the names of my wife? So, that are the names there are I your computers but, on the title, there is only my names

I: I’m curious to know the reasons why you decide to include only your name on the title?

R: I don’t know, the same way you have come is the same way those people came and gave me the title and I found out that was only my name. so, I think it was your plan to only include my name.

I: I’m wondering, did they ask you for the names you wanted to include on the title?

00:41:51

R: They knew my names and my wife’s names but only decided to include my names only. Because they asked me alone and there was somebody else that asked the wife the same way you are asking us today, and we did not what each on us said. So, I don’t know whether my wife is that one that decided not to include her name.

I: Ok, I believe you were offered a title and you accepted the title? I’m curios to the reasons for accepting the title? tell me about that.

R: There are things that might be hard for me to explain but I was here, and the chairman LC 1 came, and another man. They told me that they have put names of all people in this village in the computer and my name was chosen to receive a title together with other 4 people. so, we were 5 people in this village, and he asked to sign for his on the form and told me that someone else will came. After a few days, somebody else came and told me they were from the world bank that that reason why I was chosen, was to get a land for free. When I heard that I was going to get a free title, there was not much reason, other that I also want to have what they call in Luganda (language spoken in central Uganda), *Obya’nanyini* (ownership) of my land.

I: So, what has been your experience of having the title? What in your life has changed?

R: I’m still the same way I was but I know even if I die, if it’s not my children there’s no one that can take my land.

I: I’m curious, are there people you were worried that would take your land that are not your children?

R: Even me myself would have wasted the land myself or not give it to children but now, even the person that buys this land, will go through a long process of getting it out of my title names and my end buying elsewhere where there is no title.

I: Ok, are there thing in your life that you thought would change, but haven’t changed?

R: No, there is nothing that I expected to change

I: For example, you told me about children’s school fees, do you hope to use this title to get their school fees?

R: The good thing now is that, at the level they are on, I haven’t failed to pay their school few. Am still working hard to get but maybe if they go beyond S.4, that when I can get a loan to further their education. However, if it one in S.4, he might not be much burden perhaps if they become like 2 or there.

I: So, you have told that there’s only your name on the title and am wondering why not include anybody else for example, your children

00:49:50

R: There was no problem and I have told you the mistake was yours because we agreed with my wife but when title came it only had my name. so, it you who have the reason

I: So, why do you think other men would chose not to include their wives in the title?

R: You, ask me mine don’t ask me about others

I: Oh, I see, I just wanted to know your opinion

R: No, ask me about me not others

I: Ok then, historically before you met the titling people, are there people in this village who were able to get titles?

R: Yes, there is the Rwakasisi title I told you about though am not sure about but there other two people who have titles in this village.

I: Can you tell the process they went trought to get these titles?

R: I don’t know the process, but I think you go to the LC and get permission. No, there is a committee at the subcounty called “subcounty land committee” it has five people, so you there and they give you a paper from the land’s office. You request that you need to title your land and they send your surveyors to inspect your land after that, they give you back your paper and you take to the “district land tribunal” and they allow you to get a surveyor for your land. Then it’s the surveyor that tells to look for the chairman and the people “neighboring” your land so that the neighbors can confirm the boundaries of the land.

I: In general, what do you think other people in your community think about getting land titles?

R: I think they all want land titles, but the problem is lack of enough money

I: Like how much do they think getting a title can cost?

R: I don’t know but we hear it’s a lot of money.

**Intra household discussions and bargaining**

Thank you for all the explanation so far. I would like to change the topic and ask you about your marriage and the discussion you could have had wife your wife on the title.

I: but first, how long have you and your wife been living together?

R: We have been together for a long time. You might not have the years we have lived together because we have been together for 25 years now and I think you haven’t made that 30 years.

I: Ok, tell me about you experience in marriage for last the last 25 years

00:55:18

R: What can I tell about these 25 years, we have had a lot of good things together for example we have had children as you can see. So, what else can I tell you, should I tell you about the fight we have had? (respondent laughs) because she came from her home, we loved each other and agreed to marry, and this is the situation we are in.

I: Are you officially married?

R: Yes, we are you can even see the wedding on the wall if you want to see them

I: Ok, I see, and they look beautiful. Do you feel supported by your wife?

R: I may not get it right but if I want to do something, I must tell her first and if she disagrees then I can’t do it. And, if she has some thing that she feels can benefit the family, she tells me, and we discuss it. If it helps, we do it, so, we agree together in everything we do.

I: Can you give like an example of the way you feel supported by your wife?

R: The major way is to see that our family lives. The second way is to pay school fees for our children. haven’t you seen our son who has been sent away from school and I directed his to his mother? He she had the money; she gave it to him, and he went back to school. That how supportive we are to one another.

I: Ok, do you also feel that you provide your wife with support and encouragement?

I: Who makes major decisions for your family?

R: It’s not that there is someone who decides, but if there is an issue, we talk about it together and decide what to do. If we can manage it, we go ahead with other options.

I: But is there someone who makes the final decision?

R: It depends on the issue but small issue someone can got ahead and do what they want even if the other person disagrees

I: Can you give an example of the major decision that you have decide together with your wife?

R: There hasn’t been any major decision we have decided on. Except the small issues that we have been having but if we can agree on an matter, we just leave it but there are some cases for example if we want to buy land and have money, she can force me to buy it even if I disagree because, she knows the money is there, why wouldn’t use it to buy land that is so important to our family.

I: So, you have told that you discuss everything and agree together, I’m wondering; did you discuss about the title and agree to accept it?

01:01:00

R: They came as you have come and offered us the title and we accepted, and they gave us the title.

I: For example, did you discuss about the names that were included on the title?

R: No, we did not discuss about that they visited Mr. and misses in this family

I: So, when they came did, they talk to you separated?

R: The first times they talked to us separately but when they offered us the title, they talked to us together and we accepted the title but as she was finishing, she called me separately and talked to me. she also entered the house and talked to the wife separately and after, I was also called in the house and she thanked us and left.

I: So, what did you discuss with her when she talked to separately?

R: She offered me the title and I accepted, and she also asked me that, whom would I want to leave the land with, in case I die, and I told that the land is for the wife. She also asked that what if the wife is also dead and I told her. But all in all, if I die, the and is for my wife and if she also dies, that when the land becomes for the children. but if she is still alive, it’s hers not the children.

I: Ok, now this makes me wonder why you did not include her name on the title?

R: like I have told you the mistake was done by the titling people because they cam here and offered us the title and we accepted together but I don’t why the title came back with only my names.

I: Thank you for explaining this to me. I’m wondering; what do you think it would mean to your marriage if you included her name on the title?

R: No, not on our marriage because the marriage is ours even when we do have land but including her on the title would have confirmed her authority on the land but still, even if it if her name was not included on the title, the land is hers when I die

**Gender norms around land**

Thanks for explaining this to me, I get the picture. I would like to change the topic and ask you about norms on land. We understand that most land is owned by men in Uganda, but there are some aspects around this system that we would like to understand, especially concerning women. We do not have an opinion one way or the other, but we want to know how you think about this subject and there’s no wrong or right answer.

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

01:05:15

R: It’s not only in this village but in the whole country, women have their own land. What if she has her own money and buys her own land, wouldn’t it be her land? So, that how it is. even in this village there are women though am not sure about it, but women can buy their own land. If she has her own money, can you stop her?

I: How about women jointly owning land with their husband, does it happen in this village? how common is it?

R: Well, it depends. The biggest problem we have here in Ankole (districts under the kingdom of Ankole), is that most of the land we have, we have inherited it from our parents. So, you work on this land buy more land with your wife, that’s the land that you have worked for together.

I: In your view, should women allowed to have their own land?

R: I think I have answered that already because, if you have her as your wife and she get her own money and buys her own land, can you stop her from having it? You see, we have a problem and don’t get me wrong, but for example, you think about working hard, getting money and being wealth, but have you ever thought about what happens when you die? Another example, what if your wife inherits land from her parents, can’t she sell it and buy in the village she staying in with the husband? But most of us think about making money and living a “luxurious” life and we forget about death

I: Do you think women would want to jointly own land with their husbands? Or women prefer to own land separate from their husbands?

R: I don’t know that’s a woman’s thinking but me as a man, if I was to buy land, my wife must know about this land. That’s why I told you that we men think about making money and forget death. For example, I buy land and don’t my wife about it, and I die, would I lose that land? So, I should tell my wife about if so that if I die, the land can help my family and that’s same why women should also go about it.

I: For example, now that you have the title in your names, do you need to consult your wife in case you want to sell the land?

R: Leave alone the title, if I want to sell land, I must tell my wife about and give her the reason why I want to sell the land and what I want to do with the money after selling the land. For example, should we sell and shift to another place, maybe it no longer fertile, or should we sell a piece of the land pay school fees for your children. but I can’t sell land without her knowledge.

I: So, there been situations when you have felt that you should sell part of your land?

R: No, that has not happened yet because the biggest situation would be lack of school fees but now, I haven’t failed to raise it.

01:10:40

I: Thank you for explaining this to me. Are widows generally allowed to stay on the land when their husbands die?

R: But I think have already explained this to you, I have told that to me the land is mine and my wife, the children can only claim education on the thing that I won with my wife. If I die the land is for my wife. If the child doesn’t to study, he can make his own way and if child wants to study to whatever level, I will try and get him to that level. But on my land that was titled, whether is a boy or girl, they will get an equal share.

I: Ok, assuming you don’t have children and you have land together with your wife, what happens to this land when you die?

R: If die the land becomes for my wife, and if she also dies, maybe somehow they could be a person who has done something good for me for example, I can be here without a wife or children and I can’t help myself and you came and fetch me a jerrican of water, I can choose to give the land because you have helped.

I: So, do widows sometimes remarry?

R: You, that a woman’s thinking

I: For example, hasn’t there been widows who have remarried in this village?

R: That’s a woman’s thinking let’s leave it.

I: Ok then, is it ever a case in your village that a male relative tries to grad the land from the widow?

R: No, I haven’t heard of it in this village

I: How about in other places, has it ever happened?

R: Some time back, I got a chance to work on the LC 1 committee for 11 years and these cases would happen. I have witnessed some of these things especially with the relatives of the deceased trying to steal the widows land but here in this village, I haven’t heard of such cases. Maybe it’s because am not the committee for this village but I haven’t heard of such cases.

I: So, how were on a committee in a different village?

R: Yes, even the subcounty was different.

I: So, tell me, how were such cases handled?

R: We would sit on a table whenever the widow raised a complaint. We call the whole committee and the parties involved and settle the case

I: Were there laws that you would use to settle such cases?

01:15:02

R: No, there were no laws, but we could be knowing that this land belongs to someone and they have been staying together with wife and probably worked together to own them and settle the case judging from that. And we would ask the relatives for proof of ownership of the land.

I: Since you haven’t seen case where relatives try to grab the widows land, do think there has been a change in treatment of widows in recent history?

R: I don’t know but I think widows are ok now. For example, there are like two widows in this village and they are ok on their land and no one has tried to grab their land?

I; why do think this has changed, that now widows are ok on their land?

R: I don’t know I see like two widows in this village and they are ok

I: Ok, you have told that for you, if you die your wife has authority over your land. Do you think this is the general thinking of most people in this village?

R: No, everyone has their own thinking. The reason why I have this thinking as me, is because you, young people have problems, after the death of the father, children think everything is theirs and they don’t see value in their mothers. They share the land for themselves and you find that their mother become like a beggar of the children. To get what to eat, the mother has to beg her children.

I: So, what’s your opinion on what happens to women who are divorced or separated in terms of their land?

R: I don’t if am getting you well, are you asking what happens to the land when a woman separates with the husband?

I: yes please

R: Nothing happens to the land. The best question should have been; when a woman who has children or has no children separates with the husband, what authority does she have on the land?

I: So, you tell about that

R: If the woman separates with the husband and they had children, the woman has authority over that land. If I disagree with my wife and we separate, I can stop the children from bringing their mother to the land. For example, if I gave my child land and she build a house for the mother on that land, can I stop him from bringing the mother on the land because she is their mother, they can’t have another. Therefore, the woman must have authority over that land. Maybe if she doesn’t have children.

I: Tell me more about that, what happens to the land if a woman separates with the husband and they didn’t have children?

01:21:54

R: I don’t know about that.

I: I just need to know your opinion on what happens in this case

R: I don’t know because I haven’t seen happen

I: In your view, there things that you would want to see change about what happens to women who separate or is the current way acceptable?

R: In the first instance, I don’t see the reason why couples should separate. You agreed and married each other, worked for the this that you have, why should you separate but I don’t know what should change.

I: Has happened in this village the couples separate?

R: Not only this village but we hear many couples separate. We see them, not that we hear about them but there is always a reason why they separate.

I: So, what happens when these couples separate?

R: A lot of things happen. the rate at which the family was progressing declines. For example, if I separate with my wife now, our children can miss a year of school

I: So, why do you think causes couples to separate?

R: in this village there’s no couple that has separated but in most cases it because for disagreement in the families. By disagreement I mean, selling a piece of the land with out the woman’s knowledge and after getting the money, you run to the bar and waste is on alcohol and get “sugar mummies” and get married there yet at home the children have been chased away from school because of lack of school fees. Therefore, there must be darkness in that family and that why most couples separate

I: if couples separate because of the reason you have given me, car a woman’s land and other possessions, and children be taken away from her?

R: It depends

I: tell me more

R: For example, I may have land that I inherited from my parents, even if I have a title for it, if my mother for example wanted to take away this land inherited she can take it way because it’s her land. Now for you to separate and take away anything from your wife, you take away the thing that you inherited from your parents. But if she worked for herself or used you land to work and get other land, that land can not be taken away from her. What you can do is to sit on the table with her and agree to share the land

01:27:18

I: You have told me about that advantages of including the woman’s name on the title. What are the disadvantages of including a woman’s name on the title?

R: Why do you like bad things. Because for me, I don’t see any disadvantage in including the woman’s name on the title.

I: Ok, in your view, do you think including a woman’s name on the title could increase or decrease conflicts in the marriage?

R: It reduces conflicts

I: Tell me more how does it reduce conflicts in the marriage?

R: Because even the woman now knows that on the land, she has authority but if she is not on the title, she might think you want to give the land to other women. But when you include her, she knows she owns the land too

**Land disputes**

Thank you for explaining this to me. I would like now to ask you about land disputes

I: What is the common cause of disputes on land?

R: I don’t if am getting you well, do mean conflicts on land within the family or with the neighbors to the land

I: I mean generally, but you can tell about land disputes within the family first

R: what causes conflicts within the family is you use the land poorly and the family is not informed about it for example, selling that land. Secondary the things that you grow on the land for example if you harvest your crops and the man want to have the money got out selling the produce for himself. That’s what thing can cause land disputes within the family.

I: Ok, what about land disputes outside of the home? What causes them?

R: conflicts with the neighbors are caused by removal of *omugorora.* (plants used to mark land)

I: Can you give an example of the recent land conflicts in this village?

R: No, there has not been any land conflicts in this village, but I know that common cause of land disputes is removal of *omugorora*

I: So, there has been any cases of removing *omugorora* in this village

R: So, when you were a member of the LC committee, how were cases of removing *Omugorora* resolved?

01:31:01

I: We would sit both parties on the table and we visit the land and get to know who is in wrong and we put the boundaries where they are supposed to be and if one of the parties is not certisified then the can continue to LC 11

I: How can conflicts on land be resolved within the family?

R: You sit as a family and resolve the conflict, but it has happened to me yet and I don’t want it to happen.

I: How will you make sure that you don’t have conflicts within the family?

R: To tell my wife that we have this kind of problem, let’s sell a piece of land and solve the problem and if disagrees then we can not sell the land. Because she can also understand for example a child has been sent away from school, she doesn’t have the money and neither do I the money. if she disagrees to sell the land then the child can sit home. But this has happened, and I don’t want to happen

I: So, you mean you have never had any disagreements on land in the family or outside the family?

R: I have told that I bought this land and every one that put *omugorora* on his side of the land, the *omugorora* has remained the way it was put

I: generally, what do you think should be done for people who have problems of lack of security on their land?

R: Like how you help me get a title for my land, if the other could also be helped to get their own titles.

I: So, whom do you think we are? If someone asked you who gave you the title, what you tell them?

R: Me I know it’s the world bank

I: Is there any question that you would like to ask me?

R: Maybe what is the future plan for us, now that you have given us the titles?

I: I don’t know the plan but today we wanted to know your opinions on the title and it through the opinions that you have give us that the plan may or may not come out.

R: because in Isingiro (district neighboring Mbarara) they have a problem of lack of water and sometimes lack of food because of drought but there was an organization that gave people land title like ten year back and for all the people that received titles, big water tanks were built on their land and other people could fetch water and pay the own land. So, I don’t know if we can have such an opportunity

00:36:11

I: To be honest I don’t know

Thank you for your explanations today.

00:36:49