Interviewer Name: Martin Nankunda

Transcriber Name: Martin Nankunda

Interview date: 01/10/2019

Respondents Name: David

Household ID: 4230231

Age: 53

Title status: Drop out

Occupation: Farmer

Second source of income: Hardware business

Highest level of education: Diploma in education

Marital status: Married

Number of years lived in the village: 19

Number of children: 8

Number of people living in the HH: 14

Roof material: Iron sheets

House material: Sand and bricks

Interview start time: 02:00 pm

Interview end time: 03: 33 pm

Duration: 01:33:36

I found the respondent in the banana plantation with his brothers and we proceeded to his home. The interview took place outside him home under the tree. The respondent warmly welcomed us and was cooperative through the interview. He inherited land from his father, but the sisters refused to agree with the will of their late father because they feel they were given less and went to court. Because of this, he does not own the land until the case is resolved. Therefore, he dropped out. He is in between poor and middle income because of some of the household items he has for example, a sofa set, a TV, a star times dish, a dinning room with a dinning table.

He is married and leaving with 15 people which include, his wife, 8 biological children, 2 relatives, and two workers. He is the treasurer for church and a secretary to *mwezike* (group that collect money when a person dies in the village and the money helps in the funeral arrangements) group. He is also an opinion leader in the village and before I arrived, he had been involved in settling a dispute involving as supplier who had supplied trees that were not up to the standards of the consumer. The interview went on well without any interruption.

**Warm-up**

I: Let me start by thanking you for taking your time to talk to us today. And I would like to know how generally things are in this village?

R: The village hasn’t been bad generally except that the drought is disturbing us in our work because we are farmers both cultivation and grazing and you know we depend much on the rain. We don’t have enough rain and I don’t know if it’s because of the effects of “climate change”. Our cattle don’t have enough pasture, our banana plantations are not doing well because of lack of rain. In other crops like beans, we are harvesting less so, therefore the “environment” is not good because we are seasonal fathers and we earn per season and if a season goes back, then poverty increases.

I: Let hope for the rains to come this planting season. so, how far has been your day today?

R: The day has been ok, we wake up with good health and we don’t expect anything bad to happen. We have settled a dispute between a tree supplier and a customer successfully.

I: How about yesterday? How did go for you?

R: It went well too. I went to my shop and worked though customers were few but that happens sometimes.

I: Ok, what do you deal in, at your shop?

R: It is a hardware but on a “small scale” just a few bags of cement, iron bars, nails and other building materials.

I: Is it profitable in such a village?

R: It’s not very profitable but we get few customers and you find that you go for shopping twice a month.

I: You have talked about settling a dispute today morning, are you a leader in this village?

R: The leadership I have is that, I am the tresurere for our church here and I keep all the church’s money. I’m also the secretary for the village *mwezike* group. But also, as an elder in this village, if they are any disputes in the village, we are called to help and solve it.

I: Ok, tell me about your normal days program

R: I wake up and go check on the cows and milk them with other boys, then we set them free to graze. After I go to the banana plantation and work for like 2 hours and then later go to the shop but it’s not entirely mine, we all have shares in the shop as brothers.

I: So, how old are you?

R: I am 51 years

I: How long have stayed in this village?

00:05:30

R: For all the years I have lived, because I was born here. since 1968 you can see that I have been here in this village for a long time

I: Since you have been here this long, how has your village changed generally over time?

R: If I compare today and days back, in the past, you could find a person living say here and another person living there but they never fenced their land. Everyone knew the boundaries of their land, but they were grazing their cattle communally. Everyone would take their cattle anywhere they preferred. But the “changes” that have happened, everyone fences off their land and I think it’s because of “development”. Because now people have portioned their land after fencing it. This side the are doing cultivation for example people now have banana plantations but in the past people used buy food or feed on only milk. Others have planted trees. People now use the land more than it was in the past, to earn more income from it.

I: So, when there were no plantations or trees, what were people using land for most?

R: They were using land mainly for cattle and goat rearing and you find most people buying food. But today, most people plant their own food.

**Background, household structure and land ownership**

I: Thank you for explaining this to me so far but now I would like to ask you about your household and land ownership. So, tell me how long you have stayed in this house?

R: I built this house in 1997 but before, I was staying with my father in grass thatched houses.

I: That means you had your own grass thatched house?

R: Yes, I had my own grass thatched house next to my father’s house

I: Were you married before you shifted to this house

R: No, I was not married, I did have a wife but later as time went on, I developed the need to marry, and then I decided to build this house with iron sheets.

I: So, how many people live in this household?

R: were about 15 members in the household because it me, my wife, 8 biological children, 2 relatives to my wife and 2 workers.

I: How many out your 10 children that are in school?

R: Ok, they 7 are in school.

I: Tell me about their education.

R: One the children that I take care of is in S.3, my oldest child is in S.1 and are in boarding school, three of my younger children one is in P.6, they other in P.4 and P.2 and they are also in boarding school.

00:11:45

The other children one is in middle class and the other is in baby class and study from this village. The only problem we have now is that the family income has gone law because of the problems of “climate change” that I have told about. The things we have been earning income from, are not doing well. We are waiting to see how things go this year and maybe bring them back to our simple school here or put them in government schools.

I: So, have you discussed this with your wife?

R: Yes, we have discussed this and agreed that we let them stay for the year until first term next year meanwhile as we see how things go. If the conditions remain the same as today, then we shall have to put them in other moderately affordable schools

I: How about you, what is the highest level of education you have attained?

R: I completed S.6 then went to college and studied teaching, grade 3 and grade 5 and I started teaching. I practiced teaching for a long time like 17 years, but teaching wasn’t helping me much. What really made me decide to quit teaching, I was teaching other people’s children in a good but couldn’t afford to put my children in such a good school because I was earning less. It was not only me, but I was seeing other teachers also in the same situation. So, I decided to quit and do my own things with a hope of being like other people who were self employed but taking their children to good schools.

I: Thanks for explaining that. So, how many plots of land do you own?

R: Now, I don’t have any plot of land that I call mine or own. Our father gave birth to 5 children, two girls and 3 boys then he later died. But when he was still alive, our father should us how everyone of us should share the land amongst us. For example, build here, start a banana plantation this side just like you can see, that’s brother’s house, here is mine and there, is our other brother’s house. But we don’t have *emigorora* (local plant used to mark land boundaries) so, nobody knows where his land stops. So, after his death in 2012, good enough he had made a will which was read to us, but our 2 elder sisters who are married refused to agree with the will and we to court. The case is still in court. I believe if that wasn’t the case, everyone would have their own land. But at the time we were almost getting “letters of administration” that’s when the girls went to court so, “caveat” was put on the land. So, we went into “land dispute” and that’s where we are now.

I: So, the case is still going on?

R: Yes, the case is still going on and we are not sure when it will be resolved.

I: Now that you still have these disputes, I am wondering who makes decisions on this land?

R: We as a family we sat down and agree because we have an heir although the girls don’t agree with the heir, we the 3 boys agreed that since we already have “conflicts” we shouldn’t fight within ourselves and become a laughing stoke in the village.

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You know those fights pointing fingers at one another for example, this one has cut matooke without informing us, this one is encroaching on my side of the land, such behaviors we said no, let’s put workers on the land because these are our plantation that our father left us.

We make a budget pay the workers, buy materials, acaricides for splaying animals and share the profits.

I: So, those are your brother’s that I found with, in the banana plantation?

R: Yes, I had gone to show them a new worker in the banana plantation and show him how to do better his job. We can’t do anything without informing one another.

I: Ok but am curious to know the reasons why the girls refused to agree with the will.

R: Ok, they claimed that what was given to get them was small. Like the expected to get more than what they received. And they claim that the will was tempered with. Because they were only given cows but not land. So, they decide to go to court and put a caveat claiming that we tried to get “latter of administration” using a “forged will” and we are also trying to remove that caveat.

I: Thank you for that explanation, I’m beginning to get the picture, but I would like to ask you about land in general. How do people in this village come to own land?

R: Most people in this village, fill forms and go through all the processes and get land titles and that’s how the come to own land. But other don’t mind about it and the reason why they mind is because of lack of money for get titles.

I: I mean before even reaching the point the of acquiring the title, how people acquire this land?

R: If you want land you can work with your hands and buy land. Basically, it is using your hands and your head to get land and see that your family can survive. You can even start with a small piece of land and get a bigger one.

I: Is there any other way to get land?

R: Yes, you can inherit land from your father. This is the common way of getting land in villages. Most of the people who have land in this village, have acquired it from their parents. It is having a father who has land and he gives a share and you start from there.

I: What are the different ways that people can gain access to land that they don’t own? For example, can do people rent land in this village?

R: Yes, you can speak to the landowner and rent land. Because most people rent in *ndunde* (quarters of an acre) as many as they can afford depending on how much money they have. The they cultivate and harvest. But in most cases the pay cash before cultivation.

I: How much is rent per quarter an acre?

00:26:24

R: It ranges from 50,000 – 70,000 thousand shillings depending on whether the land is has been used before or the land has never been used before for cultivation. And most people in this village rent land because they are a few people who have enough land for cultivation. So, most people use other people’s land.

I: Tell me about the process of renting land in this village for example do you sign agreements?

R: Well, it depends on the landowner but what is common in this village, the landowner gets and book and registers all the people interested in using his land. Then, whoever pays, can start using the land. But I haven’t seen those who make agreements with the landowners in this village. the landowners get lists of people who want to use the land and whoever pays, is allowed on the land.

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

R: First, me I don’t have land to sell but I usually see the process other people go through to sell their land. The first thing they do is to agree with their family members i.e. the wife and children. You must first agree with you wife and children then start the selling process because it has consistently caused quarrels over land for those who sell without consulting other their wives. We hear some women disagree to sell land and men go behind their backs and make sale agreement with the buyers which leads to “conflicts” that leads women or children to go to court to disagree with the sale of the land. But those who agree with their wives, it becomes easy for them to sell their land. Because they would have already agreed on what they are going to use the money for, after sale. So, it’s better to consult your wife before selling the land.

I: I am wondering, if a person bought their land even before marriage, why should they consult their wife to sell this land?

R: When you marry a woman you become one person and produce children, if you want to sell land without wife’s knowledge and not tell her the reasons why you are selling the land for, and not knowing what you are going to use the money for, in the end, those children and wife end up suffering most. So, that’s what most women fight to stop because they know if you sell land without reason, children will drop out of school and become “landless” with no place to go. Therefore, it is important to consult your wife regardless of whether you bought the land before marriage.

I: And why don’t most men also think about the future of their children like women do?

R: Some think about it, but why would some one who is thinking about his children sell land without his wife knowledge? If you find a man who wants to go behind his wife’s back to sell land just know his head is working properly and such a person cannot think about the future of this children.

I: So, have you ever rented land?

R: Yes, you see when you have land belongs to family and is still in the lands of the family members, you cannot plan well and utilize the land the way you would want to.

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You can have your projects that you want to do but you can’t do them because the land is not in your hands alone. For that reason, that’s why a decide to rent land elsewhere.

I: Tell me about your experience in renting land.

R: I have rented land and planted beans, millet, groundnuts etc. but sometimes seasons don’t go well, and we make losses. You find the money you have invested in renting the land, buying seeds, clearing the land, paying workers, after harvesting you are in losses. But like I have told you, this is because of the drought that we have been experiencing.

I: Thank you for explaining that, so, like you told me that you can’t do your projects well when you are on land you don’t own individually, how is that you define land you own? what does ownership mean to you?

R: Like I have told you about the way I have stayed with my brothers, ownership would mean that me resolve our conflicts and each one of us gets his land with marked boundaries for example have emigorora (local plant used to mark land) on the boundaries of your land. After having emigorora, you bring surveyor and the survey your land and put stone to mark your land and get a title. That’s when you can confirm that this is your land, and nobody can come and take it away.

I: Ok, what if you only have a written agreement, would it also mean ownership of the land?

R: Yes, it also works because if you have an agreement for land, it is also proof of ownership of the land and the people who gave you that agreement signed on it. It may be a sale agreement or a transfer of shares agreement, so, the people who signed this agreement are your witnesses to confirm that you own that land.

I: Thank you for explaining this to me, so, for these agreements or title, what are the advantages of including a woman’s name?

R: Me I have no problem with it, and I believe it is a good thing. Because a woman in a home, is also the head of the family. In case the man is not around, the woman is the head and she is “security” to family and the land because the children we have, you cannot tell how they will turn out in the future. Like a saying goes ‘*nozaara omubiri, torikuzaara mutima*’ meaning you give birth to the body not the heart. So, if I not around, I know my wife can take care of my land and property. Therefore, her name should be included on the title.

I: What about the disadvantages, are there any disadvantages in including a woman’s name on the title or agreement?

R: No, I don’t see any disadvantage in including my wife’s name on the title long as both your names are included on the title.

I: Do people in your village fear losing land? To who?

R: Yes, people are afraid of losing their land especially those with land near the main road.

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There is even where I saw it happen for example in a place where my wife comes from, they were making electricity masks, these big one that take electricity to *Rwanda* (neighboring country). So, people who did not have land titles were disturbed a lot and given small compensation for their land. But people who had land titles, would ask for the money that want and they were compensated that money. So, it happens that people without land titles, their land can be “valued less” and they loss it like that. Even sometimes when the government wants to use you land and you don’t have a land title, government can use it and not even compensate the owner of the land. Because you cannot prove that this is your land.

I: Ok, what does family land mean to you?

R: Family land to me is where, as a man, I am responsible for land together with my wife and children. It’s where we all protect this land as a family and use it to provide for the whole family.

I: If I am getting you well, you have said that family land is land for the man, wife and children where all of them are responsible for the land?

R: Yes, that’s family land. Because even when you want to sell land and the woman has agreed, if the children disagree you can’t sell the land. Especially when the children are mature enough

I: Ok, but I hear some people say family land is for example, this land you have with your brothers?

R: It also right and there has been a campaign by president Museveni, telling his people that instead of sharing the land and splitting it into pieces, you would rather work together use it together, like I have told you we do here. So, that’s the way the president wants people to use their land. For example, like how the three of us are, we sit down and come with projects that we think can bring us money, do them together on the same land. In this way we can produce more and use the land effectively than when we split it. If we want to plant beans, we can plant the together and harvest together and share the money.

I: Now, that you are practicing what the president wants people to do, would you say it is a good way and people should adopt it, keeping in mind of all your children and our brother’s children?

R: Yes, it is a good way, but the problem is, we can’t have the same heart and thoughts. Well, we can agree like brothers but the children we have, might not agree. But otherwise, it wouldn’t have been a bad idea. We can’t be certain that our children will do the same as we are doing. Otherwise, later when we are dead, we could leave them in conflicts over land. And you find them regretting that if my father had not done this, we wouldn’t be like this.

**Baseline knowledge of land titles and titling**

I: Thank you for your explanation but I would like to ask you about your knowledge of land titles and titling. What does mean to have a land title?

R: What I know about the title is that when you apply for it, it’s like you are asking for land from the government. However, you might have been staying on the land and people know that its you land but the government doesn’t know that is your land.

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So, after asking for land from the government, they come and survey your land and know that your land boarders with this person and the other and is located in this place. After that, they give you a title that shows that the land is now yours and the government knows it’s your land. So, a title is proof of ownership of the land.

I: So, what is the purpose of having a title? What are the benefits and costs of a title?

R: A title protects the land, and nobody can steal it. Because in some case people get titles for other people’s land, it has happened in this country and we have seen it. People come because the are rich and fill forms for other people’s land and get titles before you know it, you see some being chased off the land where his family has lived for generations. Then that land is grabbed from the owner because they don’t have the title. If the grabber goes to the ministry of lands and he finds out the land has a title, he gets scared and cannot steal it. Even if he makes a “forgery” and you make a complaint they can know which title was given first and which one is forged. The other purpose of a title purpose of a title is that if you have like businesses you can borrow money from a bank and use your title as security and do whatever you want to do with your business.

I: I believe you were offered a title for your land and perhaps you initially accepted but then it seems you didn’t receive you’re your title? I’m curious to know what happened.

R: So, the people from your organization told us that we would receive titles and asked to visit the land but found the land was still in a dispute. I told them this land is still in a dispute and I don’t own it entirely. I told them our sisters disagreed with our father’s will and the land was put under caveat. And it is not marked that I say my share geos like this and stops here or there. I told them that I’m like a squatter on this land however much it’s my father’s land and I use it. Because this land is in our father’s title and my share hasn’t been transfer from our father’s title. So, that’s was the reason why is did not receive a tittle.

I: Thank you for explaining this to me, I now get the picture. But historically before you met the titling people who are the people in this village that were able to get titles?

R: You mean their names?

I: No, I mean what type of people are they?

R: Of course, the rich people who have money because “processing” a title seams not easy to a person who does earn well. Because most people who don’t title their land, it’s because of the money required to get a title, otherwise everyone would get a title.

I: So, how much do you think is required to get a title?

R: ok, our father had a title, but I was still young to understand how much is required to get it, but I hear it’s above 1 million shillings.

I: In your view, what do you think other people in the village think about titles?

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R: I think people would want to get titles for their land but due to lack of enough money, they can not get them. But there some people who think that if they have their agreements for the land, have *emigorora* in their land, that’s enough to them. Other don’t understand at all the importance of a land title. Others get it in the “opposite” way that if you title land, it loses value. Others also think that if you register your land with the government and get a title, it is no longer your land, it becomes land for the government.

**Intra-household discussions and bargaining**

I: Thank you very much for your thoughts on land titles but now I would like to ask you about your marriage and the discussions you could have had with your wife about titling, if any. But let me start by asking you, how long have you been staying with your wife?

R: I married my wife in 2004 so, these are how many years?

I: They are 15 years. So, are legally married for example are you wedded in church?

R: Yes, were legally married because we wedded in church

I: Ok, how would you describe your marriage?

R: Ok, our marriage is ok because I liked my wife and I proposed to her and she accepted. We agreed to start a family and we got married. We have been blessed with children though we experience some challenges where we lost a child, but we went through them with courage. Therefore, for all these years I can’t say that I have ever felt like separating with my wife because we first stayed together unwedded for like 8years. So, after those years we confirmed our union with a wedding which meant that our married was health and that how we have lived up to today.

I: I see, so, do you feel supported by your wife? How?

R: A lot. I feel support by my wife because am hard working and “she’s hard working too”.

I: Tell me more how do feel supported by your wife?

R: Like I have told you she’s hard working, that encourages me, and I feel supported by my wife because by working hard, she wants us to develop as a family. In another way she supports me to stick to one task at a time. Not that we have tried something and failed, she will tell me to abandon it and start something else, no. She encourages and supports me to do it even better. For example, if we plant something and it doesn’t yield, she tells me maybe the season wasn’t good and if we tried it the next season and maybe change the type of seeds, it can work out.

I: Ok, why do you think other partners don’t feel supported by their spouses, what do think causes this?

R: In such a situation “of course” there are women who don’t stick to one thing even when they are married, she has *amarari* (closed eyes). You find her seeing this way but she’s looking the other side. The same with men, they pretend to be loving someone yet the have other many relationships.

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So, in these instances, one may not feel supported by the other. Because of men who behave like this, women also start working and putting in their back pockets in case the marriage fails. So, instead of saving while putting in one pocket, one takes money this side and the other also takes the other side.

I: So, who makes major decisions for your family?

R: Me, in my household, every decision I want to make, I must first discuss it with my wife. We sit together with my wife and discuss the advantages and disadvantage of the topic of discussion and think that me being a man, I have more knowledge that my wife, no. We share and if her ideas are better than mine, we go with that and if she also finds my ideas better than hers then we go with mine. For example if I want to sell a cow, I tell her and give her the reason why I want to sell the cow, and she can also suggest that maybe instead of selling the cow first try and borrow some money from your brother or let’s try this other way and leave the cow. So, if it works, we don’t have to sell the cow. So, all decisions in this house we first agree, and I can’t say am the “final man”.

I: Ok, I’m curious about the discussions you had with your wife about the title? How they start?

R: Yes, we discussed about the title and they used to call us and tell us to make sure even my wife is present on the days they visited us. So, she knows everything about the title. She knows the reason why we did not receive the title because we discussed with her after they had left.

I: Thank you but now I would like to ask you about norms on land. We understand most land in owned by men in Uganda. there are some aspects to this system that we would like to understand, especially those concerning women. We don’t have an opinion one way or the other, but we would like to know how you think about these aspects. remembered there’s no right or wrong answer to these questions. Do some women own land in this village? how did they acquire the land?

R: Yes, most of them get it from their husbands when they die. Even one of our neighbors is a widow who got land from the late husband They can inherit land from their parents, and they can also buy land for themselves but they a very few in this village. even my wife inherited land from her parents but it’s not in this village (respondent picks a phone call)

I: Is there any other way women can get to own land in this village?

R: No.

I: In your view, should women in this village be allowed to own land?

R: I think if the husband is still a live, they should share land with the husband, not having their own land. Then women can be allowed to own land when their husband die. And I think when a man is making a will, he should give land to his children and give to the wife because children can grow old and chase away their mother. I don’t know if there is a law in place that says men should give land to their wives when making a will. If it’s not there, I think it should be made.

01:04:29

I: Ok, do you think women want to jointly own to land with their husbands or they prefer their own land separately from their husbands?

R: I think they prefer their own land because of the other reason of fear for their children’s future that I told you about. But if there was law that says men must give land to their wives once they are married, then there would be not fear for women about their children. So, if the government could come up with such a law, it would help. Because women, even when they inherit land from their fathers, they don’t get as much as boys. Because even their fathers think that girls will get land from their husbands when they get married. So, that’s why I suggest it should be made a law for husbands to give land to their wives. Even if they get small land from their fathers, they are sure they will get land from their husbands if there was a law. This also may help in a way that; husbands may stop treating their wives as their property because some women are treated like these cows you see there or goats. They think that the job is only to produce children. but if she married and she knows she will get land from the husband; it takes away this thinking in women that what if the marriage doesn’t work out and the husband chases me away? It would very good.

I: What if she gets married to a man who doesn’t own land and there’s this law in place, because we are headed to a landless generation?

R: Then men can be motivated to work hard and buy land for their wives and children.

I: Ok, let’s assume there is no such law yet, are widows allowed to stay on the land when their husbands die?

R: Yes, and I strongly support this because where else do you expect her to go? If she has her children there, she must stay and take care on the children and the land.

I: So, what if doesn’t have children and the husband dies?

R: She should stay on the land if they have spent some time together like 2 or more years because it very rare for a woman to get married and she doesn’t have children. I don’t think it has happened before in this village. Because it may not be her problem that she hasn’t given birth to children. Me I think if a man married his wife and have spent some time together and the man dies, the woman should stay on the land whether she has children or not.

I: Ok, do widows sometimes remarry?

R: Yes, if they are still young, they can remarry but it would be better not to bring the new husband to the land of the late husband. Because she might have had children with the late husband but if she remarries and bring a new husband and they have other children, the man might try to steal the land and give it to his children yet this land belongs to the children of the former husband. So, I wouldn’t support a widow to remarry on the former husband’s land, if she wants another man, she should leave and go with the new husband and leave this land for the former husband’s children.

I: So, what happens to the land if the woman also dies?

01:10:28

R: Still the land remains for the children. if the children are still young, a caretaker can keep the land until the children are old enough to take control of the land.

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

R: They try to steal if see a widow as very week and cannot report anywhere or do anything about it. But if that land is well known, the relative cannot grab it. But we haven’t had such cases in our village.

I: Why do you think they can’t grab it if it’s well known? Tell me more.

R: Sometimes you find the husband had a land title for their land. This act as “security” to the land because no one can grab it. Even if it does not a title but people in the village know it is for the widow, if she takes a complaint to the LC chairperson, then they can’t grab her land.

I: What if the husband had a title in only his name and the relative gets this title and claim the husband sold him the land?

R: What I know if a man dies, the woman goes and asks for “letters of administration” to inherit her late husband’s property. That is the first step she can take to make sure the authority over the land and property is transferred from the husband to the wife. The she can process to change the names of the husband from the title and they put her names. Otherwise there’s no way the other person can the change the names on the title.

I: I’m wondering, can a woman who is not legally married for example, does not have a marriage corticate also get letters of administration?

R: I think she can get them but am not sure. If people know that she has been married to this man, then I think she can get them even if she doesn’t have a marriage certificate. But all these scenarios don’t happen in villages like this one.

I: Are there any laws that know concerning windows after the death of their husbands in relation to land?

R: You men laws that help widows in relation to land?

I: Yes.

R: Ok, I have heard that when a woman loses a husband and the husband had not made a will before his death, when they are sharing his land, a woman’s share is a must. That she has a “percentage” she takes as a woman. I have heard that it’s a law but am not sure about it.

I: Where have you heard this from?

R: We were chatting with people at a burial of a man who had died without making a will

I: I’m curious to know what happened in this case where the man died without a will.

R: Well, he wasn’t from this village, so I don’t know what happened next after the burial.

01:14:52

I: Ok, what happens to women divorce or separate in terms of their land?

R: I case of a divorce I think they should share the land. But they can only share the land they have worked for together. I have seen this and that’s what happens. They share only the land they worked for together. But if it’s land that a man or woman inherited from their parents, the don’t touch on that land. They only share the land they have bought when they were together. And in some cases when they divorce, they also share children. They say, that since you have divorced you have to take responsibility of the children together so, the man will take these children and the woman take the other children and each one of them can take care of children given to him/her and pay their school fees.

I: What makes husbands generally not want to add wives’ names to land titles?

R: This is a hard question, but I think it is because of lack of trust in the marriage. Maybe they have conflicts in marriage over land. Where maybe the man wants to sell land, and the woman disagrees or the woman is not supportive in the marriage and the man thinks that if he adds her name on the title, if he dies, his land might not be distributed well to his children. I think that why.

I: And what causes divorce and separations in families?

R: In most case it’s unfaithfulness in the marriage. I have seen this in most separations where a man becomes unfaithful to the wife although in some cases it’s the woman but it largely us the men. There are few cases of adultery for women. The other reason why most couples separate is when a woman gets more money that a man. When she has more money, she becomes disrespectful to the man and wants to have all the authority in the house. However much a woman might get money or authority or rights, she should not rule over the husband because it’s natural and that how it was made that a man should be the head of the family. There are other reasons but those two are the main causes of divorce.

I: In your opinion, if women were able to jointly own land with their husbands, do you think this would increase or decrease conflicts within the marriage?

R: It can reduce conflicts in the marriage because I think is a man has too much authority in the family and wants to do things anyhow, he might think about the joint title and reconsider and the in the same the woman might also want to do otherwise but because of the joint title, she can also decide to change for the better. For example, if a man wants to beat his wife and thinks about the joint title, he might change his mind because beating a woman may lead to divorce and sharing of the land so I think a joint title can help decrease conflicts in marriages

I: Do you think a joint title can increase conflicts in marriage?

R: No, I think it reduces the conflicts

**Land disputes**

I: Thank you, but now I would like to ask you about land disputes. what is the common cause of disputes over land?

01:21:04

R: The common cause of land disputes is the deliberate removal of *emigorora* that are used to make the boundaries of land. Some people for example your neighbor can remove *emigorora* and encroach a few meters into you land. Secondary, someone can buy land from someone who is not the right owner of the land then after the real owner comes and tries to chase away the buyer hence land disputes. Some men sell land without the approval of their wives and children and later the wife and children claim the land which causes conflicts.

I: What happens when there are land disputes? How do they get resolved within the family?

R: I believe that whenever there is a land dispute, we the community member try and resolve them for example if it is a case of removing *emigorora,* your neighbors to the land should be called together with the chairperson and a few members of the community and try to resolve such a case. Because the *emigorora* can be easily see when tempered with and we at least know where everyone’s boundary is so, it’s easy tell who is in wrong and who is right.

I: In general, what do you think should be done to help people who have problems with land security?

R: It’s to help them get land titles. If it was possible the government should reduce the more required to get a title so that everyone can afford to get a title.

I: We have talked about the land disputes in your family, when do you expect to resolve it?

R: That will be God’s plan because our case has been in court now for 7 years but we it is now in its final stages of getting resolved. I believe in one year the case should get resolved and we take another step and get what we have always wanted.

I: let me take you back a bit on the issues concerning widows. Has the treatment of widows changed in recent history?

R: Yes, it has changed a lot because in the past women were never considered as human beings but now both men and women are equal. Women now have their rights and a voice whether they are widows or not and most importantly they now know their rights. In this government widows can speak, and their voice be heard. Even when they lose their husbands, the cases of grabbing their land are very few. You can’t find people ready to steal the widow’s land or disturb widows in any other way.

I: So, what do you has brought about this change about how people treat widows?

R: It’s “good governance” in this country, most of the times we talk about it those who don’t agree, have their reason but it is evident, and everyone can see.

I: So, what exactly has good governance done to bring this change about treatment of widows?

R: It has given them their rights, women now have a voice, because women today are also leaders in the community, in church, they have big positions in government and do a better job than men. Because we hear on radios that women are not corrupt and do well in their work.

01:28:01

But back in the day women were not allowed to even attend meetings. But now women are Revland, ministers, chairperson etc.

I: About the discussions you had with your wife about titling, when did they start?

R: Even before you came, we had discussed getting a title for our land. Only that the case had taken long to be resolved but had talked about it. But when you came, at first, we didn’t know it was titles, so we did not discuss it. We later discussed the reasons why we did get a land title from you and that was all. So, we hope this case get resolved soon and we try and get our own title because you never know we might die and our children are still young and with the conflicts we have had, we can’t be certain of our children if we left them without a land title.

I: As we conclude, whom do you we are?

R: We know you are from world bank, but we don’t know how you work with the government, what you help the government or what it helps you.

I: Is that a question? Anyway, you can now ask questions if you have any.

R: Ok, I want to know if the government knows you and at what level does it know you?

I: I believe there is nothing we could in this village without the government’s approval. We have letters of approval from the ministry of land the RDC’s office and before we go to a village, we must also ask permission from the chairperson LC1. So, we know at all levels of administration. Even the information you give us, goes back to the government and is used to make policies.

I: Any other question?

R: I asked the person who can the person who offered us the title, that since we couldn’t be considered to get a title, if our case ever gets resolved, can we be considered? He told me that if the program is still on and is still in this village at that time, then we can be considered. So, I would like to if that’s still the case?

I: Yes, that’s how it is. if the project is still on, other people can also get a chance. Or it can become a government policy and they give everyone titles in the village.

Thank you and thanks for your time. If there are any other questions you can call the number on the letter, I gave you.

01:33:04