Interviewer Name: Martin Nankunda

Interview date: 15/10/2019

Respondents Name: Cosma

Household ID: 4340181

Age: 48

Title status: Solo title

Occupation: Famer

Second source of income: Retail shop

Highest level of education: P.5

Marital status: Married

Number of years lived in the village: 48

Number of children: 8

Number of people living in the HH: 10

Roof material: Iron sheets

House material: mud and bricks

Interview start time: 09:20 am

Interview end time: 10:35 am

Duration: 01:27:04

The respondent was waiting for us at his home. The interview was conducted outside of this house. He stays in the same compound with his father. He has 4 plots of land that he has bought where two of the plots are coffee plantations and 1 is a banana plantation intercropped with coffee. All the plots are quarter an acre and two the plots, he has bought together with the wife. He has another big banana plantation, but he doesn’t own it fully because their father is still alive and has not yet given them their share of the land. He has and mad and bricks house with iron sheets and a solar panel. He is in between poor and middle income judging from some of his household items for example, a set of chairs with cushions, a cupboard and a table in the setting room. He also had cows but has since sold some of them for school fees

He warmly welcomed us, but he is very reserved and less talkative. He is married and living with wife and 8 children. same of his children are in higher institutions of learning. They seem to have a stable marriage in my opinion because if they can work together and buy two plots and the husband telling that woman helps him to find school fees for children, it means they stable and can work together as a family. He received a solo title because the wife refused to participate in the program at some point. The reason why she refused to participate is because the titling people at some point asked to talk to the husband alone which angered the wife yet in the previous visits, they were talking to both together. The interview went well although we were interrupted by rain mid-way the interview and we had to pause and wait for the rain to reduce.

**Warm-up**

I: Let me start this conversation by thanking you for taking your time today to talk to us again. So, how are you today?

R: I’m ok

I: How has been you day so far?

R: The has been going on well

I: How is life in this village in general?

R: We are used to the village life. Even if you don’t have money you try hard and see that you have school fees for the children and survive that way

I: How about yesterday, how did it go?

R: Yesterday was also ok we did not have any problems

I: Tell me about the normal. How does it go for you?

R: I wake up and go to my garden to dig and in the afternoon, I came back and have lunch and, in the evening, I go to my banana planation then have super and sleep

I: Tell me about your sources of income

R: Mainly am a coffee farmer but I also plant other crops like matooke, beans, maize and others

I: I can see the coffee in the compound, is this the harvest season?

R: Yes, it the season but we did not get better yields this season

I: What could have brought about the low yields

R: It is because of the drought in past, rains have come this year but previously we did not have enough rain

I: What about the market for your coffee is it available?

R: The market is bad because of the low prices at which we sell our coffee

I: So, how much do you sell your coffee?

R: When you dry and take it to the machine, a kilogram is at 4500 shillings but previously it was 7000-8000 shillings so, the prices have reduced very much

I: Tell me about matooke I can see you have a good plantation

R: When there are in plenty, a bunch is 4000-5000 but like now that they are scarce, the bunch is between 10000-15000 shillings depending on the size but it not mine entirely, its is for the family

I: Ok, how old are you?

00:03:45

R: I’m 48 years

I: What is the highest level of education you have attained?

R: I did not study much, I completed P.5

I: So, what happened you reached finished primary five?

R: It was not lack of school, but school did not go well for me and I decided to quit

I: Can you tell me more? Why do you say school did not go well for you?

R: I lost interest in school

I: I mean why did you loss interest?

R: I was not smart in class and I lost interest in studies

I: Ok, what did you after dropping out of school?

R: I started working a causal laborer and then started a family

I: Weren’t you still very young after P.5

R: Yes, I was still young, but I did not marry immediately, I married after like 6 years

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

**Background, household structure and land ownership**

I: So, how many people do you live with in your household?

R: The girl you see there she is our first born she studies from Rutagarama technical institute, but she was here to collect her S.4 certificate. There is another girl who is also at kakoba institute and there follows a boy who is S.5 and the other children are primary. We have a P.7 candidate who is about to start exams and the others are in lower classes

I: So, how many children in total do you have?

R: I have 8 children

I: Of the 8 children how many are boys and how many are girls?

R: I have 3 boys and 5 girls

I: Are all your children are in school?

R: Yes, all my children are in school

I: Ok, I see you have children in higher institutions of learning, it must be difficult for you find their school fees

R: You have guessed right because school fees is the biggest problem that we have

I: Tell me more how do get it?

00:06:53

R: You can go to coffee trader and they give you a loan and you keep giving the coffee and we also have our small SACCO here where we get money and keep paying slowly that how we manage things here

R: You have told me that you get money from coffee trade and keep supplying coffee to them, do make agreement with them

I: No, they know us so, we do not make agreements and they have been borrowing us money

R: You have also told me that you get loans from a SACCOs, what is the name of the SACCOs where you get loans?

I: It is at the subcounty there and it called Bukiro SACCO

R: Is it for the farmers or for individuals in the community

I: It is for every individual, and we are the ones that started it

I: Tell about the process of getting a loan from a SACCO

R: You go and pick the forms if you have an account, and you tell them what to give them as security the chairman stamps for you and you also get two guarantors who have accounts in the SACCO and you take back the forms and they give you money

I: So, in taking such loans, is there where a wife is required?

R: Yes, your wife must also sign for you on the forms

I: What happens if she does not sign for you?

R: They can’t give the loan

I: So, how long have you been staying in this house?

R: I have been here since I was born because this is my father’s house and he now stay there and the other one is my brother’s house

I: Is your father the one that was here?

R: Yes, he is the one

I: I see he is very old, but it must be a good feeling to still have your father at this time and living next to him

R: Yes, he has been helpful because sometimes, he lends me money for school fees, and I pay him back later

I: How about your mother, is still alive?

R: Yes, she is a live and that why Mzee has also lived long

I: How many plots of land do you have?

00:10:24

R: The ones I bought for myself?

I: All the plots that you own

R: I have like 5 plots of land including here

I: So, how big is this plot where you stay?

R: This plot where I stay, we have not shared out because our father is still alive so I can’t tell how big it is now.

I: Ok, that means you do not entirely own this plot

R: Yes

I: So, how many plots do you own entirely

R: They are 4 plots that I bought before I started paying school fees for my children

I: Ok, tell me about these plots. How big are they?

R: Behind hear in have quarter an acre, even down here I have quarter an acre, there is the one that was title and it’s also quarter an acre and I also have another plot in *Rugingo* (neighboring village) which is also quarter an acre

I: Ok, what activities do you do on these plots?

R: The plot that was titled has coffee that planted and it beginning to flower now

I: So, I have not yet harvested from that coffee

R: Yes, but this season, I will start harvesting like in December and the other plots, two are also coffee plantations and the plot in *Rubingo* is a banana plantation intercropped with coffee. But the main banana plantation is here, and it is bigger, but we have not yet shared it out to know exactly where each one of us stops.

I: I can see you have preferred to mainly plant coffee to other crops

R: That’s what we have been taught in order to survive because banana plantations are becoming tricky and you can’t trust them to earn you income consistently because they are easily destroyed by drought and the banana wilt that has been a problem

I: So, other than the plot you have in *Rubingo*, all the other plots are in this village?

R: Yes, but one is cross that hill in a nearby village of *Nyantunga*

I: Remind of how you acquired all these plots

R: I worked save money and bought them, through cultivation. I even had cows, but I sold them because of school fees, I used to even sell milk, but the number of cows reduced, and I only have one cow now which gives us milk for drinking

I: So, how many cows did you have?

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R: I had like 6 cows

I: Ok, tell me about the process of buying land in this village?

R: You look for money slowly and save or borrow from our village saving groups or the coffee traders

I; I mean after getting the money, what process do you go through to buy land in this village?

R: The seller can call you and tell you they are selling land for example if the seller is your neighbor. So, you bargain and agree on the money and the make an agreement

I: Tell me more about making these agreements

R: As you know village things, sometimes we make agreements without the chairman as long as you can have the neighbors to the land to sign for you on the agreement but if you think there might be a problem in acquiring the land, then you call the chairman and he signs and puts for you a stamp. But in this village people can sell their land without the chairman or involving other people.

I: Are wives included in buying and selling of land in this village?

R: Yes, the wife of the seller must also sign on the agreement because if does not sign, you the buyer, you can not pay for that land because later the wife might turn against you and you lose the land

I: Is this a law that the wife of the seller must sign on the sale agreements?

R: Yes, it is a village understanding that the family of the seller must agree to sell the land so, that the wife and children can know why you have sold the land and what you are going to use the money for

I: So, on your agreements for the 4 plots, is there where you wife’s name is included on the agreement

R: Yes, some of the plots we have bought them together. Two of them

I: Do you have people who work on your land?

R: Yes, I have workers that work monthly

I: How many are they?

R: It only one that I pay monthly

I: how much do you pay the worker monthly?

R: I pay him 100,000 per month

I: What is his description? What does he do on your land?

R: I work with him in everything that we must do on the land and we work on all the plots of land

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I: how do you define your own land?

R: If have an agreement for your land then it’s your land and no one can take it away from you. And in this village, we have not got any problems with land. It is not easy for someone to take away someone’s land that’s why most people don’t consider for example, the title that you gave to us as very important and most of them don’t have titles. if someone has an agreement then he can keep his land without any problems.

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

**General land**

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

R: People inherit have from their fathers and if you have money you can buy land but most people in this village have land that they inherited from their fathers

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

R: Like capturing free land? That was long time ago. People used to come and clear land and they own it but today there is no such land. You see like that hill people came and settled on it and they still own that land. But now population has increased and people now when they have land, it is their land.

I: What are the different ways that people can gain access to land they do not own? For example, can people rent land?

R: Yes, there are people who rent land for cultivation and for cattle grazing

I: Tell me more about renting land in this village

R: People rent land for example farms like this one for years and graze their cattle from there. Usually for cattle grazing, you rent land on a monthly basis but pay for a year. For example, if the monthly fee is 100,000 shillings, they you must pay 1.2 million shillings for the years

I: What about renting land for cultivation?

R: These days they have increased rent for cultivation because now quarter an acre of land is at 100,000 shillings per season

I: So, do you make agreements for renting land?

R: No, you just pay the money and start working. But sometimes it depends on what you want to plant on the land for example people in this village grow tobacco and tobacco can be harvested up to like 4 years. So, you make an agreement for that and for grazing cattle.

I: Is common for people to rent land for tobacco growing in this village?

R: Yes, but it is just coming up now

I: Is it profitable to rent land for tobacco growing?

R: Yes, because you don’t invest in a lot of money and you can harvest it for a longer period

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I: What about the market for tobacco in this village

R: The market is available, we have tobacco buyers in the village

I: Because I had not seen where they plant tobacco before in Mbarara

R: Yes, it does not grow everywhere, it usually grows better in land that is near a cattle farm

I: Is that tobacco that I see there?

R: Yes

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

R: Maybe you can tell the people neighboring the land about the sale of the land and find out if there is someone who would be interested in buying the land

I: So, if you wanted to sell your land, would you consult any other person?

R: Yes, I can consult in the family so that if there’s someone who is interested, they can buy instead of selling it to a stranger

I: I would like to understand what you mean by family in this case

R: I mean like your father or brother

I: I’m wondering, would you consult your wife about selling land?

R: Yes, that’s the first person you consult and if she agrees, that’s when you can tell other people that you want to sell the land so that she knows what you want to use the money for. So, you must first agree with you wife and children before you talk to your brothers or father

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

R: If the person does not stay in the village, he leaves land with people who can take care of it for example if he has cows, he can leave the land with workers and can always come and monitor on the worker

I: Is it common in this village that people own land in the village but don’t stay in the village

R: It’s not common but we have a few people who own land but do not stay in the village

I: What happens if someone wants to use land for a person that does not stay in the village?

R: He can talk to the person who was left to take care of the land and that person can also talk to the owner of the land, if the owner agrees then, that person can use the land

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

R: Family land is where you find for example, the father has died and left that land and the children are not allowed to share that land. Whoever has cow can graze on that land and who whoever want to cultivate can do so but they don’t share the land and most parents have done it in this village

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I: Does it happen that such land remains unshared even after the father has died?

R: Yes, if that’s what the will says then the land remains like that. This when the father does not want *omugorora* in his land so that all his children can benefit from the same piece if land

I: Other people say that family land is land for father, wife and children where all of them have authority over that land

R: Family land is where the whole family uses the land. For example, me and my wife do not have authority over my father’s land, but we use it. So, me and my wife have no authority over that land but because it is land for the whole family you.

I: Have you ever rented land elsewhere?

R: No

I: What about renting in other people on your land?

R: Yes, I have rented in other people

I: So, for how much have you rented in other people on your land?

R: 100,000 shilling but I have only rented in 1 person because I do not have much land rent out and now, I use all my land

I: Did you consult your wife before renting out that land?

R: Yes, I must consult her

I: What happens if she disagrees

R: We agree together because she already knows what the money is going to do so she can’t disagree in case we want to rent out land

I: You have told me that your father has not divided the land for you to have your shares, so, do you expect to inherit land from your father

R: Yes

I: So, how many children of your father are you?

R: We are many like 10

I: And how many are girls?

R: The girls are two

I: So, do you think even the girls will inherit land from your father?

R: Yes, these days it has changed even the girls get land from their fathers

I: What do you think has changed that even girls can now inherit land from their fathers?

R: It was brought by the Museveni government

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I: Do people in this village fear losing their land?

R: People are not afraid of losing their land maybe if the government wants to do its “projects” on the land for example electricity poles, if they want to expand roads, but otherwise people are not worried that someone can steal land from them

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

**Baseline awareness of titles**

I: What does it mean to you to have a land title?

R: It is security for my land, and nobody can claim my land. But what we knew when you first came, because we told that we will be taken to Mbarara and they teach use how to benefit from our title but that did not happen and someone asked that this world bank that is not in our district how can we access it to get loans

I: But what do you think is the purpose of this title?

R: It can protect your land in case the government wants to do its projects on your land, and they must compensate you if they want to use your land

I: So, what do you think is the difference between a land title and an agreement?

R: For example, this place has been given a town council status so if you have a land title, it becomes important that if they want to construct or expand roads, the cannot use your land without your permission or just use without an agreement with you

I: Has it happened before that the government use someone’s land without permission?

R: They happen in other places especially in developing towns for example, if you have you plot in the trading center but you cannot develop it, they can remove you from that plot if you don’t have a title and they compensate you any money the choose. Because if you can’t develop your plot according to the plan given to you, they can remove from that plot and we hear they coming to this subcounty

I: But if they remove you from this plot, do they compensate you?

R: They can give whatever they choose or even not give you anything

I: So, what names are on your title?

R: There is my names and my wife’s names

I: Can you tell me why you decided to include your wife’s name on the title?

R: Because we bought the land together

I: But according to the information that I have, the title is only in your names

R: There is when my wife would refused to participate in the process for example when that lady used to visit us, she used to teach us together but one day she said she only wanted to talk to me

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and the things that she will tell me, I can tell my wife after. But my wife did not like it and refused to participate again in the program and for us we continued

I: Tell me more, what happened when you continued with titling lady?

R: Me I continued and whenever they could come, I would explain to them my wife’s situation and they told me it was fine, and I will get the title. But up now she can talk you but without much interest and I have tried to explain to her, she seems to be understanding but still has some issues, but we are ok

I: Did you discuss further with you wife about the title? Could there be any other reasons that you think makes her not interested?

R: We discussed, and she said that if we gain from the program, well, but if we lose because of it, and you could see that her thinking was on the losing side. Even other people explained to her, but she insisted that we could lose our land. I kept on explaining to her that people cannot come and steal such a small plot of land and kept changing her thinking slowly

I: So, what has been your experience with the title? what has it changed on your life?

R: If feel good that I also have a title for my land

I: Are there things in your life that you expected to change but haven’t changed?

R: Yes, for example using the title to get a loan and pay it in a longer period not like these ones we get in our small banks that we must pay every month

I: So, you have told me that you feel good about having this title, tell me more about that

R: I feel good that my plot is secure, and I have proof of ownership

I: Is there any other reason why you decided to include only you name on the title?

R: When my wife refused to participate, the titling people confirmed to me that I would get my title otherwise if they had told me that I can’t get it without her name, I would not have received it. But my wife also said that if I go can go ahead without her, it is fine and if we gain from it, we will gain and if we lose, we lose. And I also told her that there was nothing to lose

I: So, other than her refusing to participate, there is no other reason why you decided not to include her name on the title?

R: No, there was not any other reason and people thought that maybe I have another wife, but I told them that that’s my wife’s understanding not to participate, and I couldn’t fight with her over it

I: Why do you think men choose to include their wives on the title?

R: The women also must be willing to be included on the title for example if you want to get a loan, your wife must sign for you so, of you have a title that includes your wife’s name, it good security in the bank to get a loan because it shows that you own the land together

I: Why do think me choose not include their wives on the title

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R: If the man has two wives and if the woman refuses to participate because there are women that you need to explain for long to understand but there are those who understand quickly

I: So, why did you explain long to your wife?

R: I explained but she refused to understand (respondent laughs)

I: So, how often did you discuss about this?

R: When they came and asked to talk to only me, that’s when she got mad but after I talked to her and she insisted that the other would teach us both, why has this one only talked to me. I told her what they had told me, and she failed to understand

I: What about when they came to survey the land, did you discuss about the title?

R: When they put stones, she was not around; she had gone to visit children at school

I: And when she came back what happed?

R: I told her that they have put the stones and we are waiting for the title, but she did not say anything

I: Historically, before you met the titling people, are there people in your village that were able to get land titles?

R: Yes

I: How are they and how did they get the titles?

R: The same way we got ours

I: other than the people that received land titles from us, are there people who were able to get their own land titles?

R: There is a rich man behind hear who got a land title. He is my neighbor on the land and we signed for him to get his land title

I: Tell me about the process you went through to acquire a land title

R: He called all his neighbors to the land and the subcounty people, and that’s how we also got our land titles. We could look for our neighbors to sign for us on the forms.

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

R: Everyone thinks differently. Others think that our land will be stolen

I: But do you think people would want to have titles for their land or?

R: Yes, there are some people who want the titles, and some others don’t want them

I: Who are the majority?

R: Most people want titles because they know the purpose of a title although, most of the people who want titles, can’t afford them.

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I: How much do you think is needed for someone to acquire a land title?

R: I don’t know but I hear it’s a lot of money, because if you are to get a land title you must be rich.

I: But how much do you hear people say that a title can cost?

R: Like five million

Thankyou for explaining all this to me. I get the picture. I would like to change the topic and ask you about your marriage and the discussions you could have had with your wife

**Intra-household discussions and bargaining**

I: How long have you been living with your wife?

R: We have been living together since 1996. And that is like twenty-five years.

I: So, tell me about your experience in marriage

R: It has been all good, except the sicknesses that come along.

I: Ok, give me an example of how things have been good in your marriage.

R: For example, being able to work together and have children

I: Are you officially married?

R: Yes

I: Just wondering, do you have any children outside your marriage?

R: No, I only have children with my wife.

I: So, do you feel supported by your wife?

R: Yes

I: Tell me more

R: For example, when I bring an idea, my wife supports and encourages me that we can do it, because there are some people whom you tell your idea, and they tell you it’s not possible.

I: Can you give me an example of an idea that she has recently supported you in?

R: For example we recently bought together a building in the trading center and we started a small business, but before we started the business, we didn’t have enough money and my wife got some money from her savings group , then we started the business. And, in educating our children, she supports me.

I: So, what type of business did you start up?

R: It is a retail shop.

I: So, how long have you operated in your retail shop?

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R: Like ten years.

I: So, you have been with the retail shop for some time? How is the business going?

R: The business is fine, as you know the village conditions. The main challenge is lack of enough capital to invest, and maybe when the customers are few.

I: So, do you feel you provide your wife with support and encouragement?

R: Yes, in the things we do

I: Can you give me an example of how you support your wife?

R: For example, if I work and get money, I don’t hide it from her. We plan for it together.

I: Why do you think other couples don’t feel supported by their partners?

R: It is when you find a man gets money and spends it outside the home for example with other women, and you find that at home there is no salt, no soap, and the children are sent away from school , which brings disagreements and fights in a home, and everyone starts doing things on their own

I: Who makes major decisions for you household?

R: It’s me and she can’t do anything without asking me

I: So, if she wants to do something and she asks and you refuse, can she go ahead and do it?

R: No, she must first agree with me for example women tend to have their savings groups in the village, if she wants to join a certain group, she must first ask me and if disagree, she can nit join that group

I: What about you, is there times when you consult her about major decisions for your household?

R: Yes, I consult her

I: So, what happens if you consult her, and she disagrees with you?

R: No, she cannot disagree with me because she knows that the decisions, I make are developmental

I: Has it ever happened that you bring a suggestion and she disagrees or every suggestion you bring is developmental to her?

R: (respondent laughs) of course there are suggestions that I bring, and she disagrees, and we leave them but most of the time she agrees with me

I: Do you think other marriages are similar when it comes to decision-making or they are different

R: They are different but most marriages where there is development in the family, they must agree with each other about major decisions for the family

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I: I’m wondering, what do you think it means to you and your marriage, her not being on the title?

R: I think it does not mean anything because I think she knows the reason why she is not on the title and we are ok now

I: So, what do you think it would have meant to your marriage if you included her name on the title

R: It would have been good, but she shown me a difference side of her that I did not understand

I: Can you tell more. What do you mean by it would have been good?

R: We have resolved it and we are ok. You might think we still have disagreements, but we are ok. It would have been good because we bought the land together

I: Ok, what do you think is the purpose of including a woman on the title

R: She is your assistant and he in case you are not around, she has the authority and can take responsibility of using the land and no one can disturb her on the land

I: In your view, do you thinking including your wife on the title can change or add anything to the marriage? For example, how decisions are made in the household?

R: Yes, it can add something to the marriage

I: Tell me more

R: For example, some women think we have other women and we are playing game outside the marriage, but if you include her on the title, she knows that she is the owners of the land and she has proof of it

I: You told that people thought you have another woman; do you think even you wife thought that you had some other woman?

R: She did not think like that, but her understanding was that the woman that taught we alone could have taught things that am hiding from her and she thought that if she refuses to participate, I would not be able to get the title but the titling people told me that I cam get my title

Thank you for explaining all this to me. I would like to change the topic and ask you about gender norm on land

**Gender norms around land**

We understand that most the land is owned by men in Uganda. There are some aspects to this system that we’d like to understand, especially concerning women. We do not have an opinion one way or the other, but we’d like to know how you think about this subject. Remember there are no right or wrong answers

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

01:01:17

R: Like I have told you that women these days inherit land from their fathers. So, they sell the land they inherit from their fathers and buy other land her their husbands, but the agreement is made her names because it is her land and the husbands have no authority over that land

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

R: No, maybe if they buy land together with their husbands

I: Is common in this village that women buy land together with their husbands?

R: Yes, there are many

I: Why do think it common for women in this village to jointly buy land with their husbands

R: It is one way for a family to develop if they are doing things together

I: Are there women in this village who buy their own land?

R: They are there but they are very few

I: So, why do you think few women are able to buy land in thing village

R: Most of the women in this village depend on their husbands and they can not afford to buy land on their own. If a man does not support her, there is no way she can afford land

I: In your opinion, do you think that women should be allowed to own land in this village?

R: Yes, if she inherited land from her parents, then it her land. She can afford to buy her own land; I don’t see why she cannot buy her own land

I: So, do you think women would want to jointly own land with their husband or they prefer their own land separate from their husbands?

R: It depends on the quality of your marriage for example if you have two wives, they would prefer their own land separate because they do not want children of the other wife to share on the same land. If the marriage is ok and you are doing things together, then a woman can jointly own land with the husband

I: Are there women who inherit land from their parents and sell it but buy other land jointly with the husband?

R: Yes, they are few, most of them keep the land to themselves and do not join it with the husband, they can use it together as family, but the woman remains the owner of the land. But generally buying land has decreased due to the burden of school fees most families have. The people that buy land in this village the rich people who have a lot of money

I: Reflecting on the definition of family land that you gave me and the aspects we have talked around women, men, land and land use, ownership etc. how might these aspects work around family land? Are women also included on family land?

R: Yes, women are included in family land if you share out the land to your children. if you share land to you children you must also give a share of the family land t your wife.

01:05:50

I: For example, if your father is sharing out to you and your brothers and sisters, is your wife included on this land?

R: No, but if I want to share out my family land to my children then she is included on that family land and she also gets a share

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

R: Yes, the woman stays on the land and later she can divide the land to his children according to the husband’s will. And there also when the man dies without making the will, but the land is given to the widow and she is the one that can decide how to share the land to her children. That’s how normal it goes

I: What happens if the woman does not have children and the husband dies?

R: She must get something from the family

I: Has it happened before in this village that a husband dies before having children with the wife?

R: Yes

I: So, tell me more, how did it go?

R: They give her something maybe cows or money or even a small piece of land, but she cannot go empty handed

I: What if the woman has been married to the husband for a long time like 10 years and above and they did not have children, and the husband dies, can the woman stay on the land?

R: She can stay on the land or have a share on that land. If the relatives do not have bad manners, the widow can stay on that land because in all these years she will have contributed to that land

I: Does it make a difference if the land was acquired before marriage or during marriage?

R: It does not matter because if you marry a woman and she spend some time with you she contributes to family therefore, she should share on the land or stay on the land whether it was bought before or after the marriage

I: So, do widows sometimes remarry?

R: Yes, she can get a man and remarry on the same land or she can go with new husband. She can also remarry in the same family of the late husband

I: I would like to understand are widows allowed to stay on the land if they remarry?

R: If does not have children, she cannot remarry on the same land because the relatives wouldn’t allow other mans children on the land. But if she has children, the land is hers and she can stay and remarry on the same land

I: So, what happens if a widow remarries and get more children with the new husband?

01:10:39

R: She stays on the land makes sure that new children do not interfere with land of her first husband’s children so, if she has more children, she can plan for them elsewhere but not share on this land

I: Has it happened before in this village for a widow to remarry and stay in the same land?

R: Yes, it happens in our villages, widows remarry and have other children, but the new husband must give land to his children because they cannot share on the same land

I: Has it ever happened in this village that a male relative tries to grab land from the widow?

R: Yes, they try but if the widow reports to the authorities then her land cannot be taken away from her

I: At what level are these authorities where a widow can report?

R: They begin from LC1, if they can be resolved they continue to LC11, but they usually don’t exceed the subcounty because at the subcounty they know that he LC1 knows very well the root cause of the problem, so they usually enforce the LC1 judgement

I: So, what your view on what happens to the woman once their husbands die?

R: It’s hard for women who lose their husbands therefore if a woman loses a husband, she should respect herself and concentrate on raising her children not looking for other men to remarry

I: In terms of their land, what happens to women who are divorced or separated? Can they stay on the land after separation?

R: Most women go way but they later return and maybe share on the land. They go and when they calm down the anger, they return and if they had children then they can share on the land

I: Are there examples you can give me in this village of couples that have separated?

R: Yes, there some women who have separated with their husband in this village and go away but after some time they come to their children if the man is already married to another woman, the woman stays on the land of her children

I: Even when they are not officially married, they can return and share on the land?

R: Yes, they can share on the land of their children

I: Ok, is there something you would like to see change about what happens to women who separate or divorce?

R: First of all I would like to see a change in the cause of the separations because most couples separate because of unfaithfulness especially the men but if they separate, I would like to see both the man and woman find a way to raise their children. because woman separate and leave the homes and you find children suffering

I: For example, on that point. If the cause of separation is entirely dependent on the man, can the woman’s land, other possessions and children be taken away from her?

00:16:39

I: No, they should not take away any her possessions and, but the children can’t easily be separated from their mother so, in most cases the children take the side of their mother and stay there

R: So, what make husbands generally want to include their wives on the title?

I: Its for inheritance purposes so that when the man is no longer a live the woman can take authority of the land so that the relatives to the man don’t disturb the women

I: What are the disadvantages of including the wives’ names on the title?

R: No, there are no disadvantages

I: looking at the problems in marriages, I’m curios to know your opinion on this matter. 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 reduces conflicts

I: Can you tell me more

R: You see, the woman has proof that whatever happens she owns the land and has share of it.

I: Can explain more how this reduces conflicts in marriages

R: Yes, if she knows she has proof of ownership of the land she becomes confident of the marriage and work with out any doubts

Thank you for explaining this to me. I would like to change the topic again and ask you about land disputes

**Land disputes**

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

R: The common cause of cause of land disputes is trying to sell the land without your family’s approval. For example, if man does not agree with the wife why they should sell the land.

I: Ok, what you think causes such a disagreement in a home where one wants to sell, and the partner does not want to sell the land?

R: For example, the wife might not understand what the money is going to do after selling the land

I: Can you give me an example of the last time there was a land dispute in this village?

R: Yes, it happens

I: Tell me about it

R: For example, a man might want to sell the land with out consulting the wife and children and then disputes start from there.

I: I mean give a story of the last time there was a land dispute in this village

01:20:10

R: There is a man who wake up one and chased away the wife form the land and the wife went back to her father’s home. He had a son you had build a house near his home and he also chased him away from the land because the son had a good relationship with the mother. So, the son started renting in the trading center. So, the woman stayed at her father’s place some time until the man went to get her back. When the woman came back, still there were disagreements in the home and the man wanted to chase her away again. The woman went to the police and OC of the police station and all councilors were called to resolve the dispute. So, in the end the man lost the case and was given a warning that if he ever disturbs the woman, they imprison him, and the wife takes all the land. The man cooled down and the woman has been in her home up today

I: So, what happens when there are land disputes and how can they be resolved within the family?

R: when there is a land dispute in the village the one of the people involved in the dispute reports to the chairman and the same community members are called to settle the dispute

I: Ok, how can land disputes be resolved within the family

R: They can be resolved sitting together as a family and agree and telling the truth about what needs to be done in the family not hiding things from one another

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

R: You can keep coming and teaching them about their responsibilities on land so that they can also get land titles

I: If one on the parties in a land dispute has a freehold title, does that influence how the dispute is resolved

R: Yes, because he has all the proof that he owns the land

I: How about you, have you ever had any disagreement on land?

R: No, I have never

I: Can you tell me why you have never had any disagreements on land? For all the years you have been in this village how have you managed not to have disagreements

R: I always agree with my family on land issue and I have had problems generally on land

I: So, who do you think we are? If a person asked you who gave you the title, what would you tell them?

R: It’s not one individual, I would tell him it’s the world bank

I: Thanks for your time today but if you have a question you can ask me?

R: The question I have is, how are we going to benefit from our land titles?

I: But I this you have already benefited; you have you land title and you land is secured

00:26:09

R: Yes, we have the land titles and we are keeping them, but I want to advise me where I can take my title and get a loan

I: You can take it to any bank where you have an account

R: But there is someone who took it to a SACCO, and they told him it was not enough?

I: Well, I’m not sure about that but I think it depends on the what the SACCO’s criteria

Thank you for your time today and all the explanations

00:27:04