Interviewer Name: Martin Nankunda

Interview date: 08/10/2019

Respondents Name: Simprisio

Household ID: 4610211

Age: 45

Title status: Solo title

Occupation: Farmer

Highest level of education: P.7

Marital status: Married

Number of years lived in the village: 49

Number of children: 9

Number of people living in the HH: 11

Roof material: Iron sheets

House material: sand and bricks

Interview start time: 09:20 am

Interview end time: 10:58 am

Duration: 01:18:04

The interview took place at the respondent’s house. He was eagerly waiting for us and warmly welcomed us. He has 3 plots of land and the two are in a different village. The plot that was titled is where he stays and has a coffee plantation and plant other crops. It about 1 acre. The other two plots are all banana plantation that he bought together with his wife. Each of the plots he bought is about half an acre. He has a plastered sand a bricks house with a solar and iron sheets. He is in between poor and middle income judging from his household items for example a few chairs in the house.

He is married and staying with the wife and 8 children. He was shy and giving me too much respect and seemed not confident. His hand was shacking while signing a consent, but I told him to feel free we are just having a chat about his household to understand how thinks about some other subjects and there are no wrong or correct answers. He received a solo title and the reason why he decided to have a solo title is because, the land that was titled, he inherited it from his father and considers it to be family land that should not sold. He thought that including not the wife, in case he dies, all the family member would not have the authority to sell the land including his wife. Although he said that the wife can take control of the land when he dies.

I: I will start by thanking for taking your time to talk to us again today. How has been your day so far?

R: The day has been good; we have good weather since morning

I: Ok, how about yesterday, how did it go?

I: Yesterday was also fine, I did work well, and the day ended well

R: Ok, tell me about your normal day

I: I wake up and go to my coffee plantation and later in the day, I go to the banana plantation and some weeding

R: So, you are a coffee farmer? What type of coffee do you grow this side?

I: Yes, we grow robuster coffee and nasaland

R: Tell me about the coffee market in this village

I: We have a coffee processing machine in *Kagongyi* (nearby village) where we sell our coffee and other one is in *Ruhumba*

R: So, you first dry the coffee and take for sale?

I: Yes, and if you don’t have money and you need money quickly you can sell the coffee that is not dry. There are buyers who come and buy and go and dry the coffee

I: So, much is the dry coffee and how much the coffee that is not dry

R: For coffee that is not dry, a cup is 200 shillings and when take it the machine and get what we in village call “clean”, a kilo is 4,200 shillings

I: So, how is your village in general?

R: The village was a bit backward but now at least we have some roads and if you wanted you would have used this road your car would have reached here. because I decided to put this road from the main road so that the cars can carry sand up to here and that how I managed to build this house

I: Well done, I remember I came here in 2015 and the other road that slops from the junction was not good.

R: there now another that have pulled from the main road behind here you had used it, would have parked your car here.

I: Thanks for the good job in your community

R: you are welcome

I: So, I’m curious, are you a leader in this village? for having put this road.

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R: No, am not a leader but for the good of the village and having easy in transporting our coffee and other materials.

I: So, this road can be accessed by every on in the village?

R: Yes, but this side we are almost one family because up there is my father and he has been sick for a long time. So, the car comes and picks him from here to the hospital.

I: Sorry about your father. Could be willing to tell me what he is suffering from?

R: He has cervical cancer and has a tube inserted in him and it must be changed from time to time

I: oh, I see, it must be expensive to take him for treat time to time

R: It very expensive but we work together as family

I: So, where do you take him for treatment?

R: We take him to Rubindi the is a private hospital and the must change the tube every month

I: And how long has he been sick?

R: It been 9 years

I: Oh, sorry, that a long time

R: Yes, it been a long time of fighting and working hard here and there

**Background, household structure and land ownership**

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

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

R: I have been in this house for 17 years; I was staying up there with my father

I: tell me about the people you stay with here

R: Stay with only my family

I: tell me more about your family. How are staying in this house?

R: We are bout 11 members in this household

I: Tell me more. How many children do you have? Are they in school? Do you have some relatives that you stay with?

R: I have 3 children who are in school now because the older I put the in vocational schools

I: So, all your children stay in the same house as you?

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R: Yes, except my older daughter who is now married but the rest are still staying with me here

I: So, if an getting you clearly, you have 9 children, 1 got marriage and the other 8 all stay in this household?

R: Yes.

I: And only 3 are in school? Where do they study from?

R: There is a private school where they study from and the other is in Nsinka primary school

I: It must be difficult to find school fees for your children

R: Yes, we work hard using our hand because I have a son who is studying plumbing the other one is studying building construction. They are in vocational schools

I: I can see a sawing machine here are you a tailor?

R: It’s for may daughter, she studied tailoring and bought it for her. Even my elder daughter who is married studied tailoring. She had her machine too but went with it when she got married.

I: Ok, how many plots of land do you have?

R: They are separate, I have 3 plots

I: Tell me more, how did you acquire them?

R: the other two I bought them. I worked and bought young bulls and grazed them until they were big enough. So, people would call me and tell they have land for sale, and I could sell the bulls and buy land.

I: How about this plot where you stay, how did you acquire it?

R: I inherited it from my father but the banana plantations I bought them and each of the is about half an acre.

I: So, on those two plots you only have banana plantations, or you grow other crops too?

R: No, they are only banana plantations

I: how about this plot where you stay, what are the activities that you do on this plot?

R: It’s where I stay, I have a coffee plantation and I also had sugar cane, but the coffee has now grown and sugar cane can grow well next to coffee so, am removing the sugar cane and planting more coffee and am also planting jack fruit trees

I: So, of all your plots, which one was titled?

R: It’s this one that I stay on

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

R: It about one acre

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I: So, do you have works on this plot any of these plots since they are not in one place?

R: No, we work on the by ourselves as you can see, I have a big family

I: are all your plots in one village?

R: No, the other two are in a different village behind this hill

**General land**

Thank you for your explanations so far but now I would like to ask you about land in general and I would like that you explain to me in detail and feel fee because they are no correct or wrong answers.

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

R: People work and buy land for example a person come with money and looks for land and buys it. Or your parents can give you land as your share of inheritance

I: So, generally, are there more people who buy land compared to those who inherit land from their parents in this village?

R: I can explain it this way, you can have land from your father but still buy more land elsewhere or even your father can sell you more land. So, it is not that people who buy land in this village come from another place. They are the same people that inherited land, that buy more land in the village.

I: What are different ways a person can gain access to land that he does not own? For example, can people rent land in this village?

R: Yes, we mainly rent land to grow millet but this time most people rented land to grow chias. So, you go someone who has land and agree with then. They usually charge 60,000 shilling per quarter an acre per season

I: Is there a possibility of someone give another person land for cultivation for free and they don’t pay rent?

R: No, that does not happen in this village you must rent the land because land is scarce these days

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

R: Yes, you need to consult the chairman and he puts a stamp for you.

I: Other than the chairman is there any other person you could consult when you want to sell your own land?

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R: Yes, for example, land that has a title, you can just sell it because it is land for the family, and you must consult the family first. And because it is difficult to sell the land that has a title, you must consult other people

I: So, you have said that it is hard to sell land that has a title, tell more. Why do you think it is hard to sell land that has a title?

R: The person that taught us told us that you need to first go to *Kamukuzi* (suburb in Mbarara where the ministry of lands is) and they transfer a piece of the land that you want to sell from the title and then you can sell the land. And that process seems hard.

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

R: So, if a people who owns the land does not stay in the village, he can leave the land with a friend to take control or give to him to use it, so that when he comes back, he can find his land.

I: Ok, do they make an agreement in this case?

R: Yes, they can agreement because someone can work on someone’s land and go behind him and claim ownership of the land

I: Are people in this village who own land in this village but do not stay in the village?

R: They are there, but very few

I: What if a person wanted to use this land, how would he go about it?

R: If you are friends to the owner, he can leave you with land and you use it

I: For example, if I wanted to rent and use this land, what can I do to get access to this land?

R: The other people whom the owner left on the land can not give to you because he can use the land by himself and does not bring in other people.

I: Ok, if some told you that this is family land, what do you understand family land to be?

R: Family land is for example, this land that my father gave me but like the other 2 plots, I can sell them if I agree with my wife.

I: Some people say that family land is land for the man, wife and children where they all have authority over that land

R: Yes, that’s family land

I: Can you make it clear for me because know you have said two different meanings?

R: Family land is land for your family and children

I: So, what about the land your father gave you. Is also family land?

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R: Yes, because the other plots that you buy on the side, if you wanted to sell them, you can sell them.

I: So, you mean family land is land that cannot be sold?

R: Yes, because they are a lot of people who have authority over this land.

I: Can you give examples of people who could have authority over family land?

R: It’s the wife and children

I: Ok, I see, so, you have told me that you rent land elsewhere and grow millet, tell me the about process of getting land for rent.

R: Someone can have like a farm that he wants to rent out and put an announcement. So, you go and meet with him and pay 60,000 shilling for quarter an acre and start cultivating.

I: Do you make like an agreement while renting land?

R: No, we don’t make agreements

I: What happens then?

R: The land shows you where the boundaries of the piece of land you have rented you mark it and the next person also marks their piece and you cultivate.

I: You have told me that you bought the other plots of land, tell me about it

R: I bought young bull and grazed them until the were mature enough I sold them at once and I added some other money from crop harvests and then got the full amount to buy the plots.

I: I’m wondering how many bulls did you have to sell to buy land?

R: They were 3 bulls and I added other money from harvests

I: How do you define your own land? What does ownership mean?

R: You see, we had failed to get land titles because of lack of enough money but having a land title is the true meaning of ownership of the land because that’s when you can know that the land is yours.

I: How about if you have a written agreement, doesn’t it also mean ownership of the land?

R: Yes, and before we got the title, we have been using agreements to prove ownership of the land but for example the land inherited from my father doesn’t have an agreement but the ones I bought I have the agreements

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

R: A title is an important proof of ownership because they might want to do something on your land because the world keeps changing. For example, they might want to build a factory in your

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land and if you have a title, it can help you find another place because they can compensate you more money. Or if you want to go to the band to get money, they can’t disturb you a lot when you have a title.

I: In your view, what are the advantages of including a woman’s name on a title or an agreement?

R: If you include the woman’s name and you name, it means that you own this land together

I: tell me more.

R: If you know that the land is yours both, then you can raise your children from there and work to develop your family without any doubts

I: what causes doubt when the woman’s name is not included on the title?

R: You know women, they always think you have other wives that would want to include

I: Ok, what are the disadvantages of including a woman’s name on the title?

R: They no disadvantages but if someone has land that he inherited from his parent, he can decide not to include the wife.

I: Do you expect to inherit more land?

R: No, I have already received my share

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

R: There are people in the village who say that, what if the people that gave us the titles, end up stealing our land? and even us that accepted the offer are not sure whether we shall keep our land or not. So, we fail to get what to respond to such people.

I: I’m wondering, do the people who did not title, fear losing the land, or they feel that since they did not title, they can’t lose their land?

R: Because we lack what respond to them the also fear

I: I would like you to tell me if you think that the people who did not title also fear losing their land?

R: That’s what they think, they know since they did not title, they can’t lose their because they were wondering how someone can give a title that is very expensive to get, for free. That how can someone you don’t love you that much to give you a title.

I: What would you tell such people?

R: Because we also lack information and we are not taught about these things; we just keep quit

I: Would you say that you and the other people who titled, fear losing your land?

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R: I wouldn’t say that they are afraid, but the words people have been telling us, somehow, we developed fear

I: For example, you have your title in your names, why do be afraid and whom do you fear?

R: When people talk and they are the majority, you can’t defeat them you just keep quit.

I: So, who makes decisions on this land for example what to grow and when to grow it?

R: It’s me who decides because if I want to plant coffee or jack fruit trees, I just slop down and plant them, nothing else.

I: What happens when other people also want to use the land for example your wife?

R: If there is space, she can also plant her own crops for example beans

I: Does she have to consult you first?

R: She tells me if she wants to grow like bean and I tell her to go ahead and plant them

I: So, what happens if you disagree that she shouldn’t plant the beans?

R: You I can disagree because the children need food to eat

**Baseline awareness of titles**

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

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

R: A title is proof that the land is yours and you own it. And if you need like a loan, you can the title to the bank and they give you money and you do whatever you want to do

I: So, have you used your title to get a loan ever since you got it?

R: I was planning to use it and get a loan but because I have never taken a bank loan, so I have been consulting people to knowhow to go about it.

I: What kind of people have you been consulting?

R: There are people who have land titles in this village for example there is an old man behind here who has a title.

I: Ok, what advice have got so far about getting a loan?

R: They have told me that when you have a land title, it easier because you don’t need a lot of people to sing for you.

I: I believe you were offered a land title and you accepted the offer. I’m curios to know the reasons your reasons for accepting. What are some of the reasons why you accepted the title?

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R: There was a time I was working from *Nyabushozi* (county in Mbarara) and I could see *bahima* (clan among banyankole that are mainly cattle keepers) people selling the cattle to get a land title. Because for a *muhima* to sell his cow to get something, it must be a very important thing. And they told that when you have a land title no one can take way you land. So, I loved the title from those men and that’s what made me accept the offer.

I: Is there any other reason why you accepted the title?

R: No

I: So, what has been you experience of having a land title? what in your life has changed because of the title?

R: I have been enthusiastic knowing that I have proof of ownership of my land

I: Is there something that you were afraid would happen to your land before getting the title?

R: Not really but when I saw people getting their cows to get a title, I am also happy that I have my own title now

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

R: Yes, because that’s why I have told you that I have been consulting other people in the village to the process of getting a loan using my title

I: Ok, what names are on your title? Is there anybody else besides you on the title?

R: There is only my name on the title

I: tell me more. Why only your name?

R: Because I inherited this land from my father and the plots that I bought with my wife, were not titled.

I: Why do think other people decide to include someone else on their title even when they inherited land from their parents?

R: People have different way of leading their families for example if you president changes today, the new president would have different ways of leadership

I: I see, but I would like to understand the reasons why other people might choose to include their wives on the title, give me like an example.

R: There people who only have land that they inherited form their parent, such people can include other people on their title. but if you have other plots of land, then the land you inherited from your parents remains family land because I would not want someone to sell it. They can stay on the land and get food.

I: I thought that, for example, your wife is also part of the family and you told earlier that she is?

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R: Women today can’t be trusted because any time a woman can leave you

I: Why do you think women these days can’t be trusted?

R: You know the world has changed and people have also changed

I: You have told me about the people who have titles in the village how did they get them?

R: They paid for them, or I can say the bought them if I can call it that

I: How much money do you think a title cost?

R: It’s a lot of money, about 4 million

I: So, if someone has 4 million, what process does he go through to get a land title?

R: I don’t know about the process, they did not explain it to me, but I hear the were taking the money to *Kamukuzi* (suburb in Mbarara where the ministry of lands offices is)

I: In general, what do think people in this village think about land titles

R: People need to be educated on land titles because they think that land titles are complicated and when they give you a title it means someone knows you land well which they are afraid of.

I: Ok, but do you think they would want to have titles?

R: They would want the titles, but they do not understand the process of getting them, so they need to be educated that.

**Intra-household discussions and bargaining**

Thank you for explaining to me about titles. I would like to change the topic and ask you about your marriage and the discussions you could have had with your wife about titles.

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

R: We have been together for 28 years now

I: Ok, tell me about your marriage, how have you managed to stay together for all these years?

R: we loved each other that why we have managed to stay together for this long

I: Ok, tell me about your experience in this marriage

I: We have been ok, we have had our children that we are educating, we have a build our house together and bought the other plots of land together.

R: Picking from that, would you say that you feel supported by your wife?

I: Yes, she has been supportive

R: Tell me more, how supportive, give an example

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I: When we want to do something, we do it together, for example, if we want to buy like a plot of land, we work together and buy it. Even in your crops that we grow, she supports me and in raising our children and paying their school fees

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

R: Yes, for example when she wants to rent land elsewhere, sometimes I give her the money to rent the land in case she does not have it.

I: So, why do you think other couples might not feel supported by their partners

R: It depends how they cooperated in their family because there are women you find that she is your wife, but she is not settled

I: Why do you think some women are not settled in their marriage

R: There are different types of women. You find that you a woman, but she can’t settle with only one man, she wants to go and get other men so, such women can not be supportive because they are involved in other things that are not developmental to the family.

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

R: It’s me the household head

I: Ok, tell me more about that. For example, what was the last major decision you have made for your family?

R: For example, if I decide that we go and rent land elsewhere, she agrees, and we go and rent the land and use it together. So, plant crops and sell them and earn income

I: Can your wife also suggest a place to rent land for example, say instead of renting this side, let’s rent land the other side?

R: If she finds a good and cheaper place, she also tells me, and we rent it

I: But it you to make the final decision?

R: Yes, it me who decides

I: So, do you think other families are similar when it comes to decision-making, or they are different?

R: No, families are different, there are families that do not think the same way I think

I: So, how do you think other families go about major decisions in the household?

R: They are families where you find that they keep selling land piece by piece until they are left with almost nothing.

I: In such a family, who do think makes the decisions of selling the land and how?

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R: In this case it’s the man who makes that decisions and the woman in most cases they don’t want it but can’t talk about because she afraid to and are oppressed by the man.

I: So, are some of the reasons that cause women to feel oppressed, but they can’t talk about it?

R: Some men are drunkards and womanizers when they sell the land and their wives ask, they tend not to listen instead they become violent. Women fear that because they have their children and decide to keep quit.

I: Is it ever case in this village that a man sells his land and the wife can’t talk about it?

R: Yes, there are some which leads to conflicts and separations

I: Talking separations in marriage, what happen to women who separate with their husbands in terms of their land?

R: When they separate, they must share the land is left because if you have spent 6 years with a woman, you are supposed to share the land

I: Ok, is a law that when you have spent 6 year with your wife, if you separate, you must share the land?

R: Yes, it was passed

I: Which year was it passed?

R: It been 5 years now since it was passed

I: So, it does it matter whether you have children or not, or if you have spent 6 years wife your wife, you must share the land?

R: Yes, you must share the land, she gets hers and you also kept your share

I: So, what happens to the children when the wife separates with the husband?

R: The children remain the man’s children but when they grow up, they can decide to bring back their mother on the land.

I: So, women who separate, should leave the land and go elsewhere or they can stay on the land?

R: If they share the land, the woman can decide to stay on the land or sell it and move elsewhere

I: Thank you for explaining this to me. Now I’m wondering; what do you think this title means to you and your marriage her not being on the title?

R: It means that my land is now secured and wife, if she wants to share, we can share the other plots that we bought but this plot remains family land.

I: I’m curious, did you and your wife discuss about her not being on the title?

R: Yes, we talked about.

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I: So, when was that and how did the conversation start? Tell me more.

R: We discussed it the first time you offered us the title like 4 years back. I told her that this land is family land and am also not supposed to sell it a lone

I: What was her reaction when told her that?

R: That’s how it happened; she liked the idea because I told that I can’t even sell this plot but the other plots she also has the authority over them. But we did not discuss it further because my wife after that did not participate in the program because she felt there was no need to since she wasn’t going to be on the title

**Gender norms around land**

Thank you for explaining this to me, I would like to change the topic and we talk about norms on land. We understand that most land is own by me in Uganda. But there are some aspects to this system that we would like to understand, especially concerning women. We do have an opinion in one way or the other, but we would like to know how you think about this subject. Feel free, there are no right or wrong answers

I: Do some women own land in this village?

R: Yes, women have their own land for example, if a woman loses a husband, she is the one that has authority over that land

I: Is this a general practice in the village that if a husband dies, the woman has authority on the land or it also a law?

R: Yes, that is how it is because when the man dies, the wife becomes the head of the house and if she also dies, then the children can have the land

I: So, what if the woman did not have children, and the husband dies, who ahs the authority over the land?

R: If she does not have children, she can stay on the land until she dies, and then land goes back to the family of the male husband

I: What if she wanted to sell the land, because she does not have children and go elsewhere?

R: she cannot sell the land; she can only stay on the land until she dies but if she attempts to sell the land the in-laws can chase her away. She can only stay on land but not selling the land.

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

R: Yes, if she has her own money, she buy her own land separate from the husband’s land and also if she inherited land from her parents, she can sell and buy near the husband’s home but is her land and she has the authority over it.

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I: So, do you think women ant to jointly own land with their husbands? Or they prefer to own land separate from their husbands?

R: Women prefer to own their land separate from the husband because when you work together and buy land together, this land in case of separation, you must share this land so, women prefer to have their own land that is separate for the man’s land.

I: And why do you think women prefer to own land separate form their husbands?

R: Because women also want to work and have property for their home side, because it’s a different clan and yet they are married in a different clan. So, they also want to work for their clan.

I: We have talked about family land, so, do you think a man needs to consult the wife, when want to sell family land?

R: Yes, he must consult the wife because if a man wants to sell the land, he must consult the wife and they agree together, because she must sign for you when you are selling the land.

I: Ok, do widows remarry sometimes?

R: Yes, widows remarry especially when they are still young

I: If they remarry, can they stay on the land, or they should go else where with the new husbands?

R: If they want, they can stay on the land except when the children are old enough and they stop the new husband from their land but otherwise nobody can stop the widow to remarry from the same land. But if the children are mature, they can chase away the new husband.

I: For example, if a woman remarries and stays on the same land and gives birth to other children, can the new children share on the land?

R: No, because they do not have a share on this land.

I: Why do think they don’t have a share on the land?

R: Because the new children belong to another clan and the new husband should provide them with their own land. This land belongs to the children of the former husband.

I: Is it ever a case in this village for a widow to remarry?

R: Yes, but they are very few and if they have other children, they must take them to their new fathers

I: Ok, is it ever a case that the male relatives try to grab land from the widow?

R: No, it has not happed and these days you cannot talk about the widow

I: Tell me more

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R: Because everyone knows that if the woman loses her husband, she takes authority over the husband’s property. For example, if die this house become my wife’s house so, you cannot chase her away from it.

I: Has the treatment of widows changed in recent history?

R: No, how widows in this village have always been treated well. If the husband dies, the woman stays on the land and raise the children

I: Is there an example of a woman in this village whose husband died, and she stayed on the land?

R: Yes, all widows in this village stay on their land. For example, there is a woman up here whose husband died long time a got but she has stayed on the land and raised her children.

I: In your view, what do think should happen to the woman when the husband dies?

R: They should stay on the land and would be better if a man writes a will that the land should never be sold. So that the woman stays on the land and raises their children but does not sell the land. If even she remarries, she can go to the new husband and she fails in that marriage, she can come back on the land instead of selling it.

I: Do you think it’s the general practice that most men prefer to write a will that stops other family members from selling the land?

R: They are few because most men write wills that show how the children should divide and share the land amongst themselves.

I: I’m curious, if woman were able to jointly own land with there husbands, would this increase or decrease conflict within the marriage?

R: It might increase conflicts

I: Tell me more

R: Because if the land is for the man the woman should not have authority over this land and if it happens, they conflict in the marriage might begin, that’s how I see it.

I: Can you explain more?

R: Yes, you see when you inherit land from your father, the woman should not have authority over this land

I: What if the woman bought the land together with the husband?

R: That’s ok you can even share this land but if it is family land the woman should not have authority over that land.

01:07:34

I: Thanks for your explanation. I’m still wondering; how does owning land jointly with the woman, increase conflicts in the marriage?

R: For example, on this land if had included my wife on the title, and yet in the will I write that this land should not be sold, this can cause conflicts between me and my wife. But if it’s fir example the other plot we have, then there can be conflicts because we bought the plots together and she should be included on the title.

I: So, what are the different ways joint ownership of land can cause conflicts in the marriage?

R: You see, the children are different, when they grow up, they might want their share of the land and the mother can disagree or give them less land because she also has authority on the land which may cause conflict or the children may refuse their mother from sharing on the land yet she is not the title. Also, people can separate regardless of their age, even 50-year-old people can separate, and the conflicts might increase when it comes to sharing the land because the woman might want her share after separation.

I: What should be done to resolve such conflicts?

R: What would be better is to agree with the family member and share for example the other plot we have and use this plot together

**Land disputes**

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

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

R: What cause most land conflicts is when a man dies accidentally before making a will, this cause conflicts

I: Tell me more

R: Especially with children, all wanting to have the same piece of land for example, they might all want the place that has a banana plantation. So, if the man dies without making a will and allocating land to all the children, then it might cause conflicts among the children over the land.

I: Can you give me an example of the recent conflict on land that have happened in this village?

R: Yes, there a man who recently died and the children started fighting over that land and the case went up to the subcounty. But the later the subcounty resolved that conflict but it took some time and people almost killed one another.

I: So, the man died before making the will?

R: Yes, he died because of a snake bit

I: So, how long did it take to resolve this conflict?

01:12:43

R: It took like 5 years to resolve this case and that’s why people almost killed one another until the subcounty committee came in and resolved the conflict.

I: how did the subcounty committee resolve the conflict?

R: They divided that land, and everyone got their share

I: How do conflicts get resolved within the family?

R: The problem is that there can be conflicts when the man is still alive, conflicts begin when a man dies, and they can be resolved through local authorities

I: So, in general, what should be done to help people who have problems with land security?

R: People should be educated about the importance of having proof of ownership because the same who refused to title because they were not educated about the importance of having land titles

I: Have you ever had any disagreements over land?

R: No

I: So, why do you think you haven’t had any land disagreements?

R: Because I have one woman and all my children are for one woman and all my neighbors to the land, most of them are my relatives.

I: Ok, who do you think we are?

R: I think you were sent by the government to find out if we like the titles

I: Ok, how old are you?

R: 57 years

I: what is your highest level of education?

R: P.7

I: And how long have you been living in this village?

R: I was born in this village

I: Ok, thank you for your time and if you have a question, you can ask

R: I hear people take loans using these titles and some them we see banks running after them to pay back or take their property, so, is it ok if I don’t take a loan since I have a title?

I: It’s ever ok. You don’t have to take a loan if you don’t need to because you have a title.

R: are the titles for the government or you did it as individuals and are we the last people to receive these titles?

01:17:30

I: We work together with the ministry of lands and the titles are registered with the government. but I don’t know if you are the last people to receive these titles, but everyone can get a title for his land if they wanted to.

01:18:04

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