Interviewer Name: Martin Nankunda

Interview date: 18/10/2019

Name of respondent: Charles

Household ID: 4640321

Title status: Joint title

Age: 54

Marital status: Married

No. of children: 8

No. of people living in the household: 5

Occupation: Farmer

Highest level of education: S.4

No. of years living in the village: 15

Roofing material: Iron sheets

Housing material: sand and bricks

Interview start time: 02:15 pm

Interview stop time: 03:33 pm

Interview Duration: 1:26:33

The interview took place in the respondent’s house. He was waiting for us at home and warmly welcomed us. As soon as we had started the interview, we were interrupted by the chairperson of the village who had come to check on the respondent and he later left, and we continued with the interview. He has 4 plots of land. Where he stays is quarter an acre, he has his home and a banana plantation. He also has 2 other plots are all quarter an acre and has a banana and coffee plantations on them. He has another plot that was titles and is about 1 acre. He has coffee and trees on the plot. The other land he has divided it and gave it to the sons. He was happy and joyful through the interview and answered freely. He has a plastered sand and bricks with a cemented floor and iron sheets. Judging from the structure of his house, he is between poor and middle income.

They received a joint title for their land and according how he answers the marriage questions, the have a happy marriage and a good working relationship with the wife. They have 8 children together but most of their children already have their families, but they stay with 2 of their children.

**Warm-up**

I: Thank you for welcoming us today and we are happy to find you home

R: Thank you too for coming

I: So, how has been your day so far?

R: The day has been ok maybe yours

I: I’m also ok thanks. So how is your village in general?

R: The village is ok because now that we have received rains, we know see that our crops are good, and they are growing well

I: It means you haven’t been receiving rain?

R: No, this year we have been lucky that we have rain but otherwise in the previous years like 2 years back, we did not have rain but this year we have rain. It has been raining occasionally even at the time when we were supposed to have drought. For example, we usually have too much sunshine in July but this year we have had a few times when it has rained in July

I: How was your day yesterday?

R: Yesterday we did not have any problems as you know life in the village you go to the garden and if you get lunch and eat then you know that day has been good, respondent laughs

I: Were you able to work yesterday because of the rain?

R: It rained in the norming up to lunch time but after that we went to the garden and worked normally, and nothing happened to me, so the day was ok for me yesterday

I: About the normal day, would does it go for you?

R: When I wake up in the morning, I go to the banana plantation and start weeding and at 1 pm I come and have lunch rest for like 30 minutes and later I go down here I have a coffee plantation and an planting trees there. So, I monitor the progress there and wait for tomorrow. The evening hours are for monitoring just

I: And coffee have you also just planted it, or you have harvest it already?

R: I have the one that I harvest and other that are still young

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I: What type of coffee do you grow?

R: I have robuster down there only because if you plant nasaland there, the coffee tree can seem very healthy, but it cannot bear coffee and you waste your energy and time for nothing

I: So, how old are you?

R: I’m 54 years

I: What level of education did you attain?

R: I did no study much, I completed S.4 and joined a technical institute and studied building and construction and I stopped there. Respondent laughs

I: So, did you practice what you studied?

R: Yes, I practiced building for a short period of time, like 8 years and after I became self-employed. I traded here and there tying to make a living, sometimes it does not work then you try another it does not also work but all that was because of lack of enough capital.

I: I’m wondering why did you quit building?

R: When I shifted to this place from *Rwampara*, in Mbarara I’m a born of *Rwampara*, the people here did not even know me so, I could not continue with building because of lack of enough building jobs here. But if I get it, I can work but it comes once in a year. But in Mbarara I was working well I could not sit down without work because I was known there.

I: Would be willing to tell me why you decided to shift and come this side?

R: The reason why I shifted from *Rwampara* there was shortage of land. I had a banana plantation which was about 1 acre, but I was in the middle of only rich men. And realized that I could not get a chance to buy even a single banana plant area to add to my land. I decided to come here and be with people of my level of income (respondent laughs) and if I get someone who’s selling, I can also buy from them, and when I reached here, I had come with my cows but when I reached here, I don’t know if they could not cope with the weather here, they all died. But it did not stop me from getting a plot and another and keep buying them and adding on my plot. And my plots now are not in one place, they are “scattered” they are not on one place.

I: Sorry about your cows, do you have any cows now?

R: No, I don’t have

00:06:05

I: If you compare this village when you came to today, what differences are there?

R: the difference are there because even when I brought the kids here, they wondered that it was too remote (respondent laughs) it was still behind in these situations where people wake up and all they do is drink alcohol the whole day but now, those you find drinking are those that cannot change. But most people now wake up with plans to go and work

I: So, what do you think has caused this change?

R: Me, I think it is change of the world and development because they say that if you do not want to change, change can change you (respondent laughs)

I: I understand, remind which year did you sifted here?

R: I shifted here in 2004, I remember it was in June

**Background, family structure and land ownership**

I: I would like to ask you about your family and about your land, but I would like to first know about the people you live with

R: As of now, I stay with my wife, I think you means the people who sleep here of now? So, we are here with another boy and another very young child. So, we are 4 people who sleep here except that the other people that would be here are working elsewhere

I: How many children do you have?

R: With my wife we have 8 children

I: So, of the 8 children, how many still stay here?

R: Only the 2, I have told you about still stay here. one is married and has his home down here and the other also has his home down the other side I have told about that I go to monitor and another one has built behind here, but he is not yet married. And the other 2 girls are working from Mbarara

I: Ok, do you still have children that are in school?

R: I have one girl that has completed P.3 and I had another one who has completed a course in mechanics. But the I only have one that I pay school fees for and is in P.3

I: The one in P.3 is she your biological child or a grandchild?

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R: No, she is my biological child

I: So, do you have children that you had outside of your marriage?

R: Yes, the child I have outside the marriage has also grown up from here my wife found me with her and we have brought her up together with my wife so, I count her among her children but I had that girl before I married my wife

I: Is this the young child that stays here?

R: No, this is my grandson. He’s a son to my second born but they have gone somewhere, and they left him here. so, he has got the chance to stay with grand father the whole day

I: I remember as kids we also loved to spend time at the grand parent’s home than at home

R: Yes, children like to be at the grand father’s place because their grandparents are not strict on them because they know that is how children behave but at their parents home when they make a small mistake, they get whipped or slapped but grandparents do not do that

I: Ok, you have told me that you have plots that are separate, so, how many plots do you have?

R: “So far I have” but should I include even those that I have given to children?

I: No, tell me about those ones that own

R: Ok, they ones that I monitor are 1,2,3,4, I have 4 plot that under my control now

I: Are they in the same village?

R: Yes, they are all in this village

I: So, I would like to know about these plots, and we can start with this one where you stay, how big is it and what activities do you do on this plot?

R: I have my home and I have banana plantation and rare animals on this plot like the pigs, you should have seen them on your way here and I also have a few vanilla plants that I have put in the banana plantation and it is about quarter an acre

I: And the plot down there?

R: The other plot I have down there is also the same size as this one and it also a banana plantation and the other plots behind here in also a banana plantation but there is a part that has robuster coffee and that is almost half an acre. Then the plot down at the extreme end is partly

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robuster coffee and a tree plantation

I: And how big is this plot at the extreme end?

R: It is about 1 acre and it is the land that was titled

I: Ok, how did you acquire these plots?

R: I bought all these plots from the money I got after selling the other plot in *Rwampara*, and I bought all these parts.

I: Did you buy them all at once?

R: No, I did not buy them all at once. The person that sold this plot, is the same person that sold me the other plot and the extreme end down here. Then later I sold cows and bought the banana plantation down here. then the plot behind here, let me see, I sold cows too, I sold 2 cows and bought that plot. Land then was still affordable because even the money from the 2 cows, I bought the land and still had balance. The plot was worth like a cow and a half, but I sold them together and remained with some money.

I: land was affordable then, how does it compare to today?

R: land is very expensive today, you cannot sell 2 cows and buy quarter an acre, you need like 10 cows to buy quarter an acre of land with a banana plantation

I: So, when you bought these plots of land were you already married?

R: Yes, I was already with my wife from *Rwampara* and we bought here

I: Would mind telling how the whole process of buying land here went?

R: Like I have told you that I was *Rwampara* in Mbarara, I had a friend of mine who had bought land this side so when I told him that the plot in *Rwamapara* was squeezed and needed a bigger land, so he told me about the mzee that was selling his land this side. We came together with him and visited the land and this house there and renovated but we have just extended the front part. So, there was even a house to shift to, I did not have to build. So, we agreed with mzee and I remember I bought this land at 2 million and eight hundred thousand shillings but it was still very good land and coffee was very ok and I knew I was going to cultivate and get money because it was partly “virgin land” but I did not know that deep in the soil it was clay soil. But since we agreed, we made an agreement and the chairman that was here, he was the chairman then and he put a stamp for us, and the neighbors also signed for us and we got our land.

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I: You have me told that you had already married you wife by the time you shifted here, can you tell me about her involvement in the process of buying this land?

R: At the time of paying for the land she was not around because it was only me that came this side. But before, I had brought her here and she saw the land and I asked her if we could do something from this land and she liked the land and agreed to buy it. But on the payment day she not around because we did not want to spent money on transport two people. So, I came and bought the land and signed the agreement.

I: So, her names were not included on the agreement?

R: Yes, because she was not around. But that was for the first plots that we bought; they were two separate plots, but we bought them at once. But the other plot that we bought later, her names are included in the agreements

I: What good things are there in including the woman’s name on the agreement

R: The good thing that are there, I think that “in case” I die, there is no one that can come and say that the land is there’s because the woman would been there and she will have authority over the land because she has an agreement and her name is on that agreement so she is also the “shareholder” of that land. If the man is not there, the woman can use this title.

I: So, are there things that you are worried that would happen to your land if you die?

R: It is not that I’m very worried about it, except if it happens. It is for “just in case” it happens. In case the person come and says they have the title for land and chases away my family like what the chairman was saying. Because it happened in *Nyakakayojo*, *Rwamapara* where I come from, a man wanted to make a land title for the whole village but we had a boy who was educated and was a bank manager and he had a friend who was working in the “ministry of lands”. So, they use to meet each other every evening over a drink. As they were discussing he was told that there’s someone that is attempting to acquire a land title for an area that includes very many other people. he asked for his name and when they told him the name of the person, that person was also from the same village. very fast the boy came from Kampala and told the father and the father was a rich man and the went to the ministry and stopped him. other reason why it was known, there were 3 people in that village who had land titles; one was a school, the other was a Revland canon and the other was a cattle trader. Those were the people that had land titles in the village. so, at the ministry the told this man to tell those people to bring their title so that they can remove them for his title. so, that how the information got out and the son told the father and the father stopped the process that the man wanted to steal people’s land

I: So, about other people, are they also worried that they could lose their land in this village?

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R: They do not mind much about it

I: Why do you think they do not mind?

R: I think there is nothing that has happened, and they get scared. For example, someone coming and trying to grab their land. They have not seen something like that. They are on their land and the own it and nothing has happened to scare them.

I: What does it mean to own land?

R: To own land means to have land that where I work from and have an agreement for it and now the more proof that has been added to my land is the land title that I have now

I: Is there a difference between a land title and an agreement?

R: Yes, there is a different that I see. The difference is that land that has a title is known starting from that bigger government, if I can call it that, that the land is yours and for the agreement, you are known by the neighbors that you own that land. That’s the difference, the land that is know to the government is greater than the land that is know to people.

I: Is there any other difference?

R: let’s see, no, the other difference I will learn it slowly, I guess. Respondent laughs

I: I see you have plots that are scattered, do you have workers that work on your land?

R: No, I don’t have works because I don’t have enough money to pay workers

I: Because I see the children are all out of home and wondering how you manage all these plots?

R: I try and work by myself and my wife

I: It’s good that you work with your but who makes decisions on this land for example what to plant?

R: I agree together with wife. We discuss and come out with decision that let do this here or there

**General land**

I: In this next topic I would like to now ask you about land in general. How do people in this village come to own land?

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R: In this village, most people buy land from other people for example, if a person finds it hard to raise money for school fees, he decides to sell part of his land then another person gets chance to buy land. Maybe he has sold his season harvests like when the coffee season is good, then he can buy land. But it’s not common to find that a person has worked using his lands to buy land. They are very few from the time I have been in this village. but there is only one Mukiga (tribe in western Uganda, they speak almost the same language as Runyankole) man who has managed to buy most land in this village, he works in national water, I think he gets money from his job. But a few other people depend on the season money to buy land and they usually buy from a person who has a problem to solve and must sell the land

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

R: Yes, some people inherit land for example the Mzee that sold me this land he gave all his children land and the land that he had left for himself, is the one that he sold to me and shifted to Mubende (district in central Uganda) but when he reached Mubende, he failed to settle there and came back and he recently died and we buried him here at his sons place.

I: Have you rented land elsewhere in this village?

R: Yes, and in fact it is where I have planted millet this season. I have rented quarter an acre and planted millet and most of the people that grow millet rent land elsewhere because most people have banana plantation on their land and do not have extra land for other crops

I: So, me about the process of renting land in this village

R: A person can say that he has his farm that he wants to rent out maybe he removed all the cows or he no longer has cows like me and whoever wants to cultivate they go and see him and they measure for you the land and you pay and use the land. Now quarter an acre is now at 70,000 shillings but they want increase to 80,000 shillings and before you can even have your first cut into the soil, you must first pay the money. So, you must find the money your way whether you borrow it, but you must have the money before you start

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

R: No, we have been working on word of mouth and if a person denies you then you see what to do but that has never happened. People have been truthful

I: Are there people who give land for rent and you do not have to pay rent?

R: Like you share after harvesting, but that stopped. You can’t find such people because people now want money. it has been happening before but now, it no more everyone wants money

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I: What do you think has brought about this change?

R: Poverty has increased (respondent laughs) and money is money everybody wants money

I: I’m wondering if the yield that people get from renting land influenced this

R: Yes, it is possible, I think it is one of the reasons why landowner no longer want to share the harvests because a person would give you land and you dig and after harvest, the yield is low for example, the person plant beans and get 2 *ndebbe* (unit of measure, 30kg) and the land owner wants 1 but the other person is offering him half *ndebbe* because for him he has worked and bought the seeds take care of the garden which brings disagreements. For this reason, people prefer money so that even if the yield is not much the landowner does not care

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

R: No, that does not happen, if a person wants to sell their land, the must agree with wife and the children depending on the problem that they have and is pushing them to sell the land. Because most people do not even want the neighbors to know, just see people putting *emigorora* on the land so they do not consult

I: Why do think they wouldn’t like the other people to about selling the land?

R: They do not want people to look down on them as failures. They do not want other to know that they are struggling in life that’s why they prefer to do it in secret.

I: Ok, if a person has land and does not leave there, can he maintain control of the land?

R: Yes, the leave it with other people. for example, when I shifted to this place, there is a man who a man who had bought land but for him he was staying the other side where I was born I Mbarara because he was working from town. So, when I brought cows, he gave his land to graze cows and in that way, I maintained the land. So, a person can leave land to another person and if comes back to use his land, the other person can leave

I: Do you make agreements in this kind of situation?

R: No, that has not happened because a person cannot refuse to leave the land that is not his

I: What do understand by family land?

R: The way I understand family land, it is land where everyone in the home can work on the land instead of dividing it and that helps in the sense that the land will keep there without being sold

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because when you divide the land, if can say he is broke and sell his part but if it is family land, the do not give it to a single person and the way to do that is to have a title because for the person to get his own piece of land from the bigger title, it is disturbing.

I: You have told me that you inherited land from your father, how did that go?

R: My father died when I was still very young, I think I was in P.3, I was around 11 years. So, when he died, he had not made a will and as the burial ended then the whole family sat, and they divide the land. You will take this part, you, other like that and the land was also not in the same place, but everyone was given their share. So, when we grew up, everyone would move from the father’s house and build on his plot of land so after I looked at the plot that I had and made a plan that if divide to my children and one builds here and the other there, what would eat (respondent laughs) I saw that we would lack food “so” let me go look for a bigger land so that everyone can have where to grow crops

I: How many of your father’s children shared on the land

R: We were born only 3 boys and we did not even have a girl and recently is when my older brother died like in February this year and he was the only one I was remaining with, so now am alone like a crested crane

**Baseline awareness of titles**

I: Oh, sorry about your brother but now I would like to change the topic and ask you about your knowledge of land title and there is no correct or wrong answer. What does it mean to have a land title?

R: It is proof that the land is yours and no one can claim that land so that how I understand having a land title

I: What are some of the uses of a title?

R: First it gives you authority over the land to mean that the land is yours and no other person can claim it. The other use is, although we have not used it, you can go to an established bank and get a loan that can he you to develop your family. I have heard of it, but I have not tried it

I: Do you hope to try and use your title to get a loan?

R: Yes, if I get information or they teach me on who it works then I can go ahead and use the title. I like it and I wouldn’t want to stay behind others.

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I: So, if you get this teaching and information which bank you go to?

R: I go to the well-established bank but the problem we have here is that we have SACCOs for example Muhame but I think a bank like centenary, I also hear about stanbic bank but that one don’t know much about it. But one that am sure about is centenary bank because my brother had an account there. But however, much he had the account he also did not know how to use it because he was working in a secondary school ask a cook and they were forced to open accounts they were receiving their salaries from.

I: So, do have any account in the bank?

R: I have accounts in SACCOs because they are nearest. centenary from here is in Ibanda or you go to Mbarara and you need some more money to operate such an account so that some money goes into transport and the other goes to the account

I: Ok, in which SACCOs do you have an account?

R: We have one called Nsetura and it is still at the subcounty level and it is there in our trading center. I have also opened another one in Issia SACCO it is in Rubindi

I: Are they for farmers?

R: Yes, they are for famers and everyone can open an account. They are the ones that work as our banks here

I: Ok, tell me what you like about the title?

R: I feel that may land is now secured and, in the future, I can use this this title to develop our family if we get information how to use it

I: Do you think you need to first consult your wife to use this title?

R: Of, course I must consult her because she is my wife and her names are also on the title so I cannot use it without her putting her signature

I: How do you feel about her name being on the title?

R: I know that she is the only one because at my age I can not go to look for another woman accept if the devil steals her from me and she dies but because she is my only wife, she is the one that I decided to be on the title. Another thing is that now I feel happy that if I went to the bank, they can know that it’s me and they know that I come from this village and have this land

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I: What are about your wife, how does feel about the title?

R: She also feels good about it. She knows that the land is both ours and that she has authority over the land even when am dead because her name is included on the title

I: So, it is you that decide to include her on the title? tell me about that

R: Most of the things that we do we must first discuss and agree about them because we have been staying together for like 30 years now. So, if you cannot understand someone in these years then you can understand them at all.

I: I’m wondering did you discuss with your wife about including her name on the title?

R: We did not discuss much because we have always had a good understanding between one another, and we have always been happy, so it came “automatic”

I: So, there was no discussion about the title?

R: It was not necessary because that’s how we have always done our things. We work together and own everything together

I: Why do other men choose not to include their wives on the title?

R: In most cases what other people do not like is because they don’t have a good relationship between them because one can think that if she goes on the title and the man wants to take it somewhere and get a loan, she might refuse to sign for him and he won’t be able to get the loan and frustrate his business. Sometimes you find he does not even want the woman to know some of these businesses. Therefore, the main cause of this is lack of an understanding in the family

I: And why should a man choose include the wife on the title?

R: So that she can also have authority on the land, and they work together as man and wife

I: What are some of the bad things that would come out of including the wife’s name on the title?

R: It happened once in *Ruuti* (suburb in Mbarara) there was a young man called Kigyezo they have a joint title with the wife, and they stayed together working. Now, the man had gotten rich but later things did not go well and he became poor. When the man got poorer the woman got the land title in the way that was not understood and acquired a loan from the bank. When she got the loan, she ran away with another man (respondent laughs) so, the man was there, and he saw bank trying to take his house because he had not paid the loan. The man was shocked for he did not have any loan from the bank. When they investigated, they found out it was the woman that

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took the loan using the title. He was helped by a man called Mwebesa who knew him and gave him a job as a storekeeper, the who had even worked for the red cross, so that is how he managed to pay the loan. But the woman went with another man. How she managed to steal the title and use it to get a loan, we don’t know.

I: But do you think a joint title can increase or decrease conflicts in a marriage?

R: It can reduce conflicts because if a man wants to go and then remembers that they have land together or even the woman wants to separate; she can also think about her land with the husband. So, a joint title can tie them together and they find ways to work together without conflicts

I: Before you got this title, are there other people in the village who had titles?

R: No, there was no title in this village. there was a rumor that a man called Twesigye up there had a land title, but he does not have it because after his death, we never say the title. The children have sold all the land it almost getting finished, but it did not have a title. so, there was nobody in the village with a land title

I: So, if you wanted to get a land title for your other plots where would you go?

R: You go to the subcounty they give you forms, you feel them and go to the chairman and he puts for you a stamp then you take the back to the subcounty and they also stamp for and you take the forms to Mbarara

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

R: I think the people do not mind about it; they are waiting to see those that have received them how it helps them but otherwise they have not taken much interest in titles. I think they haven’t even thought about them they are still asleep waiting to see how the title helps other people.

**Intra-household discussions and bargaining**

I: Thank you for explaining all this so far. 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 about the title. And you have me told that you have spent like 30 years with your wife.

R: Yes, because I married my wife in 1990, does it exceed 30 years

I: It is 29 years, would mind telling me about your 29 years in marriage?

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R: The experience I have got in this marriage is that you must be patient in all situations whether good or bad and be patient in finding the solution to all challenges that may arise. I had an elder brother of mine and he told that in everything that I do and the things that I should avoid, I should be careful about the decisions that I make and avoid a situation of had I known and finding me regretting. That if I ever face a problem, I should face it and find a solution and avoid a situation of had I known. Now the “experience” I have is that you must be patient, and women are also not easy.

I: Tell me more about women not being easy, what do you mean?

R: A woman can force you to do something and if you refuse it can cause conflicts so if you feel like it going to be a big issue, you must leave it and look for another solution.

I: But in most cases are they forcing you something bad or something you simply do not like?

R: You, there sometimes when a woman forces you to do something and you feel that that thing will lead to problems for example, I had 2 children that were finishing P.7 and others were in P.6 and my wife asked me if wanted that for my children to stop at P.7 without going to secondary schools and remember our life was for digging and waiting for the season for like 4-5 months and now we are putting 2 children in secondary and at that time they were paying 150,000 each and that 300,000 shilling for 2 children and our harvests were averagely 200,000 so where would the balance come from? So, told my wife that let’s give our children the education that we can afford, and my wife was angry about it. And she wondered how her children would stop at P.7 and you could see that she was not happy. So, I told her that I will find a solution for our children’s education. So, I went in my own way and I had some small money, and put one of the children in a mechanics garage for motorcycles and the other in the garage for cars to study but they were all sleeping here at home because they were studying from *Rubindi* so, they studied as they come back home. After sometime like 2 years, she realized that none of our 2 children we were buying a trouser they could buy for themselves and later the child that was in car mechanics lost interest in it and went into building and how he is a good builder and he builds foremost people even the building on the main road there where you branched from, he is the one that built it, instead of calling me mzee because am old (respondent laughs) but for her she want the children to stay in secondary and when get t like S.3, we fail to educate them because others would have also joined secondary. As we talk the one who studied motor mechanics is the father to this child you see, and he has his own home and he does not disturb me. And the other child is also building for himself although he has not yet married. So, there must be patience and natural knowledge.

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

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R: Yes, truthfully she supports me because like now that I no longer get building jobs, when am in the banana plantation she is also digs in other gardens and of course we plan together, let’s do this and you find that we do it together for example if there are not enough matooke and we can’t sell them, then what shall we eat so we agree together. So, I feel that the support is there because we agree together and work together

I: What about you? Do you also support her?

R: Yes, generally I support her too in the things that she does or wants to do. In some cases as a woman we might not know well their inner problems but for example there is when she tells me that she wants to rent land elsewhere but does not have enough money and if have sold some coffee I give her money and she goes and rents land.

I: Why do you think other couples do not feel supported by their partners?

R: The most cases, what cause most women not support their husbands, is when they find out that their husbands move out and get other women and others you find the man loves alcohol, you find the woman saying that the husbands money is only for drinking alcohol and find the woman doing her own things and the husband also does his own things and you find that non supports the other. They all work in different directions

I: What are things that women do that do not show support to their husbands?

R: There are some women where you find that a man goes to work and when collects money and maybe has heard some where someone is selling land and tells the wife about it, the wife picks some of that money and sends it back to her own family and she cuts the mans plans. You find that she wants to build her fathers home more that her husband’s home. Or there are women who have their own “projects” that they do not want the husband to know about and you wonder instead of these projects helping the family, she just hiding them. You find that a woman has her cow, but she leaves it at her father’s place, and it does not help the family. So, such thing cuts the man’s plans and you find there no “progress” in the family.

I why do think women prefer not to tell their husbands about such projects?

R: This is majorly caused by lack of trust in the home and the status of the marriage. If you find that a man and woman do not agree and have a lot of conflicts in the home or the man does is a drunkard and does not support the family, then women also tend to do their own things. You find that there is sitting together and agreeing on how to do things in the family

I: You have told me that the decision to include your wife’s name on the title was automatic and it was not necessary to discuss it but I’m wondering; what do you think putting her name on the

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titles mean to you and your marriage?

R: About our marriage, me I think it confirmed our marriage and showed her that, ok, it made her realize that all along the man sees me as knowledgeable and “considers” me to have value in the family and it reassures our marriage and for her to feel fully part of the family.

I: Do you think women prefer to be included on the title with the husbands?

R: Yes, it makes them feel proud and feel that they belong to that home

**Gender norms**

I: Thank you telling me all this. I would like to ask about something different. As we know that most land in Uganda is own by most men but there are some aspects that we would like to understand about this system 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 and there nothing right or wrong. Do women own land in this village?

R: There are no women in this village that own land. They are not there. But let’s see, no they are not there but we shall have them because I have heard that my neighbor here has bought a plot of land in the trading center and his husband has not been around but she has bought the land on her own. The husband is the one that I told you works in national water, but he was posted in another district, so he only comes when he gets leave at work. So, it seems the woman got her own money and bought her land

I: Other than buying land, what other ways can women own land in this village?

R: There are women who lose their husbands and stay on the land. And, there are women who inherit land from there parents but in village, they are not many

I: Can women buy land together with their husbands in this village?

R: Yes, there are some few women who buy land with their husbands they work together, go together and buy land together and make agreements together. We had also bought 2 plots together up there with my wife and but will teaching our children, the last child who was a girl she the one that took these plots because we sold them. When she was in S.4, getting school fees became hard and we sold some of the plots and when she was joining an institution to study catering in Mbarara, we sold all it. But those plots we had bought them together with my wife

I: It must have been a difficult decision to sell your plots

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R: No, we used to agree together. We discussed and found that there was no other way to get the money and we agreed together to sell the plots

I: How big were these plots?

R: They were all quarter an acre

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

R: If she inherited the land from her home then let her have the land because you never know there are families that are not stable and if they separate, she can go there and stay on her land and if the family is ok them the land can be for the whole family

I: Do you think women if they have their own land, they would prefer to joint it to the husband’s land, or they want it separate from the husband’s land?

R: There are some women who want to have their own land and find them saying that if I have my own plot, I would be ok but there are those who do not mind. When they have their own land, it becomes for the whole family.

I: So, who are the majority?

R: The majority would want to have their own piece of land

I: Why do you think this is so?

R: They also want to have authority on their own land and use it their own way

I: Thanks for that explanation. Can a widow stay on the land after the death of the husband?

R: Yes, of course widows now have authority over the man’s land after his death. We recently lost our neighbor, but the woman is on that and controlling everything. And now they were given freedom the in laws cannot disturb them. If the in laws brings his nose n the land of the widow, they can break it (respondent laughs) yes, they can imprison him.

I: What do mean they were given freedom?

R: There are laws now that say that the land is for the wife and the man. If the man dies, the wife takes the land

I: When did these laws start?

R: I don’t know

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I: But do they work even in villages?

R: Yes, very much you can mess on the widow’s property these days

I: Let’s say the widow did not have children, can she stay on the land?

R: She get her “share”. she gets a share as a woman that has been married in that home because the time, she has been in the family she has been contributing to the family but that is if the man maybe had other children elsewhere. But if they did not have any children at all, the woman can stay on that land

I: Would it make a difference if the land was bought before marriage

R: No, it does not make a difference the land becomes for the widow

I: Do widows remarry?

R: Some of them remarry but there are those that stay on the land and raise their children because most of the widows in village have not remarried, they have stayed on the land with their children

I: So, why do some widows remarry?

R: Some are still young, and the body can not allow them to stay without the man. That is the main reason why widows remarry. Some go away with their husbands while others stay on the land and marry from there

I: That is what I wanted to ask you that can they remarry and stay on the same land

R: Yes, some women bring other men on the land. There women who get in a family and they position themselves as powerful even if the father in-law is still there, he can talk about her. If she brings another man, then you can do anything about it because the land is hers now and she can do anything she wants

I: So, what happens when she remarries and get other children with the new husband?

R: That also become a problem and I wouldn’t know how they can handle that because the relatives can not allow those children on the land

I: But in you view, what should happen to the new children in term of the land

R: The new children do not have a share of this land and the new husband also has where he

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comes from, so, he should take the children to his land in my opinion

I: Has it happened in this village that a widow remarries and stays on the land?

R: No, most of the widow in this village have not remarried

I: What about relatives trying to grab a widow’s land?

R: No, also that hasn’t happened. Yes, I have heard of it in this village

I: But if you compare the past and today, has the treatment of widows changed?

R: In the past widows were not consider the relatives wanted to think for her and make decisions for her but now women have authority, she can think for her things and the children but in the past the family waned to plan for the widow, how she behaves and what she should do.

I: What do you think has caused this change?

R: It is the dot com trend (respondent laughs) and the president has given them freedom

I: But what is your opinion on what happens to the widow once the husband dies?

R: The widow should be left and have freedom to do the things she wants to for the family because most widows take very good care of their husband’s property

I: Can you say that generally the treatment of widows is okay now?

R: Yes, I see it okay because they are treated well, and they stay on their land

I: In terms of the land, what happens when a woman separates with the husband?

R: I hear that most of them fight to share the land with the man after separation but that has not happened in this village. there no people that have separated to a point of sharing the land. But that is if they have children but if they do not have children the man can keep the land.

I: Where do women go when the want share land after separation?

R: They report to the LC and the can try to resolve their issues

I: Do you think LCs have capacity to resolve separation cases in villages

R: Yes, because all cases must begin at LC and if they can resolve it then they can refer the case elsewhere, but we have not had such cases in your village

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I: Can a woman stay on the land after separation with the husband

R: No, she can not stay because they might kill one another if she stays maybe if the land is her for example, if she inherited the land from her parents but if it land that they have worked for together the man can keep the land

I: What’s your opinion on what should happen when couples separate?

R: It depends, there is when they separate because the woman has bad manners like prostitution which leads to separation or if the cause of separation is because of the man for example if he is a drunkard and does not care about his family. If the cause of separation is the woman’s fault, she should leave the land and go else but if the cause is dependent on the man then they should share the land so that the man can have his and the woman get hers and raise children because women raise children better that men.

I: Why do you think women raise children better than men?

R: You see, if for example a man lost his wife, he cannot life as a widower, he must marry another wife but there more women who have lost their husbands but stay alone. Men want to be looked after they have cook for them, wash for them so a man cannot handle the small housework although men can do Harvey work but the small one, they can handle and that why they can not take care of children

**Land disputes**

I: Thank you for all your explanation, I would like to ask you about disputes on land. What is the common cause of land disputes?

R: The common cause of land disputes on top all causes is poverty (respondent laughs)

I: Tell more

R: It is poverty that forced people to sell the land and if the partner refuses to agree with sale of land, that’s conflicts now. Two, one can say he wants to rent land to other people and get money and the woman knows that if they give the money to the man for rent he will spend outside the home with other women and she refuses and says she what to use the land herself. So, poverty, alcohol and unfaithfulness are the leading causes of land disputes.

I: What was the last time there was land conflicts in this village?

R: In this village we have not had many land conflicts but there is neighbor down here he was the chairperson of the village and he used his stamp in the wrong way and he was imprisoned.

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So, the man told the wife to sell part of his land and pay to get him out of prison the woman saidshe cannot sell the land because they did not tell the husband to use the stamp wrongly (respondent laughs) and it was the relatives that contributed money and got him out of prison. And if he did not have a soft heart, he would have chased the wife because she refused to sell and get him out of prison, but he did not follow up after prison.

I: What happens when there is a land dispute?

R: When there is a dispute, they call the LC1 committee and they sit and try to solve the conflict and they can resolve it they call the subcounty committee and it decides

I: If a person in a dispute has a land title can it help to resolve the dispute?

R: Yes, it can help solve the dispute and even people fear land that has a land title. if they know that a person has a land title and they see his stones, they cannot joke about his land

I: Have you ever had and conflicts on your land?

R: No, before titling my land was well fenced and I had never had any problems on it

I: How about having conflicts within the family on land?

R: No, like with my wife? No, no, that has no way it can happen

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

R: You can sit as the family and resolve the conflict and try to agree on a way “forward”

I: So, whom do you think gave you the title?

R: I have seen many people at first it was IPA, then other one that I don’t remember well, was it ART and now you but I think it all comes from the world bank

I: Thank very much for your time today, if you have a question you can also ask me

R: I see the title is good, it gives ownership of the land but how is can I use it to put me on another level?

I: The way to use the title is to make a plan of what you would like to do that can earn you income then you can start it with the small money you can get then you can get a loan to supplement your project and get a loan that you can afford to pay back so that you don’t lose your land.

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