Interviewer Name: Martin Nankunda

Interview date: 18/10/2019

Respondents Name: Moses

Household ID: 4730091

Age: 45

Title status: Solo title

Occupation: Famer

Second source of income: Retail shop

Highest level of education: P.6

Marital status: Married

Number of years lived in the village: 20

Number of children: 8

Number of people living in the HH: 11

Roof material: Iron sheets

House material: sand and bricks

Interview start time: 11:35 am

Interview end time: 01:10 pm

Duration: 01:34:33

The respondent was waiting for us at his home but at the time we reached, he was doing some church work and we had to let him first finish his work. He warmly welcomed us, he was eager and was cooperative through the interview. He is a church leader for his parish and had completed a sanitation program for the Bishop. He is also on the local council committee where he works as the general secretary. He has 3 plots of land. One is where he stays and has a banana plantation and few coffee trees and other gardens, and it the land that was titled. It is about 1 acre and a quarter. The other plot is in the same village where he has a coffee plantation and trees. Most of this plot he bought it with the wife. The 3rd plot is about half quarter of an acre where is has 3 rooms and uses it for a small retail shop and a small hotel. And the whole of this plot he bought it together with the wife. He never inherited any land from his father, and he has bought most of his land with the wife and some of the plots they have agreements that include the wife’s name. he has a plastered sand and bricks house with a cemented floor and iron sheets and judging from the structure of his house and his sources of income, he is middle income.

He stays with the mother, wife and children in the house. They have 8 children together with wife. Although they have acquired most of the things and land together the husband seems not trust the wife the land when he dies but their marriage seems to be ok. He receives a solo title because he bought most of the land that my titled himself. He said that they were give all options for the title they wanted, and he chose to have a solo title and the wife did not comment about because they asked them together and did no have any other discussion on the title. and when he chose the solo title, it the wife that suggested that title comes in his names. Talking to Fiona after the interview, I found out that man has 3 children outside his marriage

**Warm-up**

I: Thank you for your time today and allowing to talk to us today. So, how are you today?

R: I’m ok, since you have found me here, it means am well

I: Ok, in general, how do you find your village?

R: The village in ok but there is poverty because we have not yet earned from the things that bring us money

I: So, what are some of the things that people earn income from in this village?

R: Most of us are seasonal farmers and when it is not the season for harvest we do not earn because most people earn from matooke and coffee but now for example there is not enough we earn from matooke maybe coffee that we hope to harvest in the coming month

I: So, what do you usually do when you are off season and not earning?

R: We sell the harvests and survive that way or sometimes do casual work and earn some money and see that your family has something to eat

I: So, I found you busy writing, would you mind telling me about what you were writing?

R: What I was writing is for the church and in our faith, am a church leader for this village and now we had a Bishop’s program about sanitation in our village and that’s what I was writing. So, we visited people in this village and awarded them marks according to sanitation status in their homes. So, I was adding up the marks for different people

I: Ok, what about the local council committee, do you have any position of leadership?

R: On the local council committee, I’m the “general secretary”

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

R: Except that today I was waiting for you, on the normal day, I usually do wedding in the banana plantation and other garden and if there is no weeding, am always in the coffee harvesting and if there is no coffee, I dig in my other gardens

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

R: Yesterday was also ok because I wake up and went for weeding in the beans garden and after I went to do the “exercise” I told you about for the Bishop to visit families about their sanitation.

I: So, how do you find the level of sanitation in this village?

R: Sanitation in the village is not bad because according to the marks that you found me adding

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up in those papers, and according to the standard mark set by the Bishop of 200 marks, but when I added up the marks so far, they are 171 marks which mean that sanitation in this village is not bad.

I: And what do you base on to award these marks?

R: We have a protocol that we follow because there is a paper that was written that has those marks for example, if you find a person who has a clean compound, give him these marks, if you find a person with a compound that is not clean, give him marks for having a compound but not for cleanness

I: You have told me that you have coffee, tell me about coffee in this village

R: In this subcounty, we plant two types of coffee. One that is called Robusta coffee like that one you see there and another one that is called Arabic coffee which most people know as Nasaland coffee but this one is commonly planted by people in hilly areas like those people up there but for us down here, we plant robusta

R: So, how are the coffee yields in this village in general?

I: They yields for robusta are good but you need to take very good care of it to give you good yields the only challenge that we have, it was attached by the coffee wilt and another problem is that if you harvest is this season, it will take a long period to harvest it again for example if you harvest it this year, it will take like two years without giving you good yields again. But if you have it after those two years, it earns more than nasaland

R: Maybe the reason it takes long to yield is because of the methods you use to harvest it because in other places it does not take that long to harvest again

I: I don’t know but most of us because we want money, we get every coffee on the tree because by the time we harvest it we already have accumulated loans here and there and we need money quickly.

R: If you get every coffee on the tree including the unripe coffee do you get market for it?

I: The market is available because we have our own traders in the village that buy the coffee. If you cannot dry it yourself, you can sell to the trader and they dry it themselves for example people who do not have tarpaulins to dry the coffee. But if you dry your own coffee, we have coffee machines and most them are “private” and the price they give you, is what you take. But recently is when they gave us a government machine and you must have passed by it on your way here, it’s near the passion fruit garden and their price is not very different from that of our local traders

**Background, household structure and land ownership**

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I: Thank you for explaining this to me but now I would like to ask you about yourself and the people that you stay with, in your household and also about your land so, feel free because they are not right or wrong answers. So, tell about your household

R: The household is very big what you would like to know?

I: Ok, whom do you live and how many are you in this household?

R: I stay with like 3 categories of people in this house; I have my mother, my wife and my children and if go to the number of people in this house, we are 11 members

I: Out of the 11 how many are your children?

R: The children are 8

I: Can you tell about their education and you many are boys or girls?

R: I have 4 boys and 4 girls and the children that are in school are 6 and 2 have not yet started school

I: Of the children in school, the one in the highest level of education is at which level?

R: They highest child is in S.6

I: Ok, now that you have children who are already in secondary, it must be difficult to find school fees

R: Yes, school fees is hard to find because our earnings have not established, school fees becomes hard and end uptalking loans for example, like now that it not a coffee harvest season, if you don’t have a cow, goat, pig, to sell you must take a loan

I: So, where do you acquire loans from?

R: We get loans from SACCOs, other from village saving groups, and other from money lenders

I: Which SACCOs do you have an account?

R: I have an account in Able SACCO and I also have an account in Besania SACCO

I: Have you borrow money from any of these SACCOs

R: Yes, I have borrowed from Able SACCO

I: Can you tell me about the process of acquiring a loan from a SACCO?

R: First the need security for the loan and it proof of ownership, the need 2 passport photos, 2 guarantors outside your home but who have accounts in the SACCO, and they need also 1 guarantor from home.

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I: You have also told me about loans from money lenders, how does that go?

R: For example, let’s say I was going to borrow money from a coffee trader, they need an agreement. But they do not need the agreement, which was made when buying the land, they want you to write an agreement that you have sold them your land. So that if you fail to pay them back, the take your land because they will have an agreement that says that you sold them the land. They do not prefer to be given something like a cow as security because if you go to court the government always asks them for their license for the money lending business which they find hard. Because in court they can tell you to find his money slowly and even stop the interest we give them. So, that why they prefer sale agreements.

I: Ok, how about you, how old are you?

R: I have 45 years

I: I have seen that you have a good handwriting, what level of education did you complete?

R: You cannot believe the class I stopped in because it is shaming, I completed P.6

I: And how long have you been in this house?

R: I have been in this house since 1995

I: So, before you came here, where were you coming from?

R: I was coming from *Nyabushozi* (a subcounty in the neisgboring district of Kirihura)

I: Is that your place of birth?

R: No, my place of birth is *Bubare, Ibanda* (neighboring district) but we have shifted to *Nyabushozi* with my father and later wanted to shift again to Buganda (central Uganda) and I could not go to Buganda and decided to come here.

I: Is there any other reason why you decided to shift and come here?

R: Me and my father had some disagreements and he wanted to go Buganda. In short, my father had two wives. The second wife’s relatives shifted to *Mubende* in Buganda and she wanted to follow them there but me and my mother refused to go and decided to shift to this place.

I: So, coming here did you sell the land in *Nyabushozi* and buy here, how did it go?

R: No, we did not sell land in *Nyabushozi*, because the land was still under the authority of our father and I was still younger. So, our father decided to shift and said whoever does want to follow him should find his own way so that how we came here

I: So, how did you decide to come here?

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R: This is where my mother is born

I: You have told that you were still younger at the time you shifted here but were you married then?

R: No, I was not married but I married soon getting to this place

I: You have told me that you did not sell land in *Nyabushozi* to buy land here, so, how did you acquire this land you stay on?

R: I bought in my own capacity, but it was a very small plot and I kept adding more as I worked and got more money

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

R: I have 2 plots

I: Tell me about these plots

R: They first in this where we are now, the second one, I have it down there

I: So, are the 2 plots in the same village?

R: Yes, the two are in the same village but have another house in *Ibanda* that we use for business, but the bigger land plots are here in this village

I: So, the house in *Ibanda*, how big is it and what type of business do you do there?

R: It is a small that bought with my wife and we built the house where we have a small retail goods and small hotel

I: And how big is this plot where we are?

R: In our calculations it about 1 acre and a quarter but on the title, I see it is 0.4828 but I don’t understand that language

I: So, that means, this is the plot that was titled?

R: Yes

I: You have told me that you bought this plot? Tell me more about how you acquired this plot

R: Yes, like I have told you, I bought this plot but did not buy the whole of it at once, I bought it very many pieces

I: How about the plot down there, how big is it?

R: That plot is about 1 acre and half

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I: And how did you acquire that plot

R: I bought it also in pieces not at once

I: So, what activities do you do on that plot?

R: Down there I have coffee and other gardens and I also have a small tree plantation

I: here on this plot I see you have a banana plantation, what other activities do you carry-on on this plot?

R: Yes, here I have a banana plantation, small coffee and al also have my other gardens

I: And the other plot in *Ibanda*, how big is it?

R: It is very small, because we only have a house with 3 rooms and a latrine basically it’s about half quarter an acre

I: So, in total you have 3 plots?

R: Yes, but there one very small

I: So, do you have proof of ownership for all these plots?

R: Yes, this one I have land title, and the other plots I have agreements

I: Talking of agreements, is there were your wife’s name is included on the agreement?

R: Yes, some of the plot we have bout them together and her name is included on the agreement for example, the other plot where we have a shop

I: Do you have workers on any of the plots?

R: No, we work on them ourselves because I don’t have enough money to pay the workers

**General land**

I: Thank you for explaining all this to me so far, but I would like us to talk about land in general. In this village, how do people come to own land?

R: People just come to village buy land the same way I bought it. But the people who have been in this village, have inherited the land from their parents although they also keep buying from other people but most of them have inherited the land

I: What is process do you go through to buy land in this village

R: In most cases the land owner puts an announcement or they call you and id you have money you can buy the land but you don’t have money but know other person who can buy the land, then you can refer them to him

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I: So, let’s say you have the money to buy the land, how do you go about it?

R: let us use me as an example, if I want to buy land from a person, the seller makes an agreement that he has sold me the land and mentions the size of the land and you find that the agreement is in his names as the seller and in my names as the buyer we call the chairman and puts a stamp

I: About these agreements, I hear that in some places the wife’s name of the seller and the buyer are included in the agreement

R: Yes, in most cases because there was people selling land and later turn against the buyer for example the family of the seller, we agreed that if you are selling your land, you must be with your wife or children so that in the future if the wife has disagreements with the man, she does not claim the land because even the government can listen to her if she made the claim of the land that was sold without her signature. Which means that that the people that sold you the land sold it behind the woman back.

I: Is selling land behind your wife back against the law?

R: According to the people in villages to avoid land conflicts, your wife must sign on the sale agreements on the land. But am not sure if a low above in government but if you go to court the court listens to the wife and you lose your land

I: What about the buyer, must them also have the wives’ names on the agreement?

R: For the buyer it is not a must to have your wife but think it would be important to buy with your wife but of us have not understood it. But those who understand it the go together and buy as husband and wife, sold to them by husband and wife.

I: So, about buying as husband and wife, what are the advantages of including your wife’s name on the sale agreement

R: The good thing about including your wife’s name on the title is that you know that the land belongs to both of you and everyone becomes responsible of it. It also limits selling of the land. Or even for example, when if I die and I have my wife on the agreement, am sure that there is no one that can take the land away from her because she has authority over that land.

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

R: Yes, it can happen especially if you have children because children can grow and chase away their mother form the land. Or the relative can disturb the wife and children especially when the children are still young. For example, your brother or even your parents because when a man dies, most people want to grab it from the wife. Or the wife chasing away children.

I: Has it happened in this village that relatives to husband try to steal land from the widow?

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R: Yes, the time I have been on the LC committee there are cases that we have resolved that are of that nature

I: Would you mind telling about these cases, how did it go?

R: Yes, there is a man who died, and his older brother wanted to take his land. The cause of this was the brother want to forcefully remarry the widow and the woman refused. So, the brother to the man wanted to revenge by removing the widow from the land and he takes it, but we got involved and resolved the issues before they went further, and the woman stayed on her land up to today

I: I thought the things of forceful remarriage were for long time ago?

R: There are people who still have that kind of thinking that if his brother has died, instead of the woman getting another man outside the family, the in-law decides to have her for himself or they use that to show that they care about the widow but in pretense to steal their land

I: So, was this brother in-law already married?

R: Yes, he was married but you know men in most cases they don’t care about that.

I: Thank you for explaining this but I would like to know if you have ever rented land elsewhere in this village

R: Yes, most people including me we rent else where and cultivate

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

R: Renting land now, quarter an acre is at 50,000-60,000 shillings and for only one season

I: Do you make agreements for renting land?

R: No, we do not make agreement, you go to the land owner and the measure for you your quarter of land, you pay and start using the land or if you agreed to share harvests, he waits for you after harvest

I: So, you have told me that most people rent land in this village, why is that?

R: The reason why people rent land elsewhere is because most people in this area do not have enough land on their own to use for cultivation. Some people who have enough land you find it has lost fertility so if there someone who has land that has never been used so people rent there and leave the land to gain fertility. There is an old man up here who has just started renting his land and most people have rented there because it is virgin land

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

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R: It is very rare for a person to consult other people because, I don’t know if selling land is shaming to people, because in most cases people prefer that if the neighbor has to know, he can get to know when the person has already sold the land. If the woman has agreed and the buyer has also agreed on the amount, then you just call like two people from both families and the chairman. They don’t like everyone to know that they have sold the land

I: Are there people in this village that own land but do not stat in the village?

R: Yes, there are there but they are very few. Let me see, they are like 2 or 3 people that have land but don’t stay in the village

I: Does a person who own land but does not stay in the village keep control of the land? How?

R: Yes, to keep control of the land some leave the land with other people to take care of the land. Other leave the land with friends for example, their neighbors to look after the land.

I: Do they make agreements with the people they leave the land with?

R: No, there no agreements. If the person leaves the land and goes to work elsewhere with the family and leaves the land with another person, for example, a banana plantation, you can agree by word of mouth that he will be sending you money to look after the plantation

I: Let’s say that another person wants to use this land, what ways can he access the land?

R: He can talk to the person that was left in charge of the land and that person also talks to the owner of the land and if he agrees then the person can use the land.

I: What do you think family land is?

R: I think to say that this is family land, all the members in that family gain from that land and it takes care of them for example, me here like I told you I have my mother, my wife and children, it mean that this is land for this family because we are all on this land.

I: Can you say that its family land is land where all members of the family have authority over that land for example you cannot sell this without your wife’s and children’s approval

R: Yes, if you want peace in your family, you must tell them if you want to sell the to avoid the other thing I had told you about that if I sell, the wife and children can turn against the buyer and claim the land because you have not agreed with them to sell the land so it better that you tell them because the land is for that whole family.

I: Others also say that family land is land that your father left you and you have not shared

R: Yes, that also shows that it is family land because if you’re like 4 people and you are depending on this land that means that everyone has a share of that land you cannot use it alone

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I: So, if it is family land, who has authority over the land?

R: It the man, wife and children

I: And who makes decision on family land for example what to plant?

R: It is me but still, I must first agree with my wife

I: I want to take you back to renting land, does your wife also rent land elsewhere?

R: Yes, but there are times when we rent land together as a family and we plant and harvest together

I: So, how can a person know that this is my land and I own it? What does ownership mean?

R: For example, I have told you that most of my land I have bought it myself and I don’t have my father’s hand or my mother’s hand in it. Now when making agreement for that sale of the land, the agreements are made in my names so that how I know that the land is mine

I: Other than the agreements that you have, what other ways can show ownership of the land?

R: First is the agreement that I have for buying the land, the other is the time I have spent on that land for example, I built my first house here in 1995 so I know that this land is mine because of the long time that I have spent on this land the “projects” that am doing on this land, because there are “projects” that a person can not allow you to put on his land. Because on the land that we rent, a person cannot allow you to put cassava, bananas or trees because it not your land. But for me here I can put anything that I want, and nobody can say that I don’t put it there. The last one that I know is to have a land title like the one you gave me.

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

R: The difference that I see between the two is that, with an agreement, a person can turn against you and if you go to court, if he has more money, he can take your land because it easy to duplicate an agreement but if you have a title, I think no one can duplicate it. And if the land has a title, people fear it and fear the person with the title that you might encroach on their land and steal a few meters into their land

I: Has it ever happened in this village that a person with a land title encroaches on the land of another person and steals a few meters?

R: No, and there are a few people with land titles in this village because at the time I reached in this village their was only one person up there who have a land title and there is no one he has ever disturbed but I hear such in other far places

I: So, how do think that man got his title?

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R: His title, he bought it himself

I: Can you tell about process he went through to get his title?

R: He went to the subcounty because there is a committee for land, and you tell them that you need a land title and they give you forms. Before they give you forms, you transport them and the visit your land and draw a map of your land using pencils, that is want I have seen. They visit the land with the some of the LC committee members and the neighbors to the land. After that you fill the forms and take them back to the subcounty. But I don’t know what happens after the subcounty

I: You have told me that you did not inherit land from you father, can I know why?

R: First my father is still alive and has not yet shared the land

I: Do you visit him sometimes?

R: I have visited once ever since we separated and the went to Buganda

I: So, do you expect to inherit land in the future?

R: In my own thinking, I do not expect to inherit land from my father because we do not have a good relationship but according to the government, thy say that if produce the child you must give them something for example if you are going to make a will, you must give them something whether you disagreed with him or however small it is, you must give it to him.

I: Is that a government law?

R: Yes, he takes you to court they can direct the father to give him something

I: In this village are people scared of losing their land?

R: In this village, people fearing to loss their land, me as a person, I have not seen it because most people who own land in this village we don’t have the things that we hear in Buganda that a person has bought land and left the village. The people who buy land here settle in their land. Maybe what people in this village are worried about is that this district is gong to be given a city status and this village is part of the city, people are worried that they loss their land when they constructing roads so, if someone has a small plot like a quarter an acre and they want to use it for a road they that person will be left with nothing else and that’s what people are worried about.

I: But I thought when the are going to construct like a road in your land they must compensate you?

R: With the government compensations that take years to come where would this person be staying? Besides, we hear that if you do not have a land title that might not compensate you or

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the give you less money that the value of your land and most people in this village do not have land titles

**Baseline awareness of titles**

I: Speaking of land title, in the next topic, I would like to ask you about your knowledge about land titles and there are no right or wrong answers. What does a title mean to you?

R: The title, in my opinion and me as person I loved it but acquiring it was very hard for me because of lack of enough money. but to me on the side of the title I see it as “defense” for my land. That’s what I think because a person can come and take it away from you if you have a land title

I: So, of what purpose is the title?

R: The good thing about the title is that if you get to know how to use it, it can get you income.

I: What do you mean if you know how to use it?

R: For example, like I have told you that the government might want to use your and for like road construction, and you know how to use this title then they it can help you get income in terms compensation

I: Is there any other benefit of the title that you can tell me?

R: No, the other good things about the title, I have not yet known them

I: So, tell me about the process of getting this land title, how did it go?

R: Getting this title, I was visited the same way you have visited me today. We chat like we are doing and in the first place I did not know what was going to happen. we were visited many times and like the 5 time that when they told us the we were going to get land titles. so, they kept coming and teaching us about the importance of having a land title and about the point that I told you about the government wanting to do it’s “projects” on the land, that you can be compensated before they use my land. And the video they showed me of the people who have land titles, and the fact that personally I loved the title but I did not have a way to get it, I decided to accept the title and my land gets “defense” and learn how to use it.

I: So, they showed you a video, what was is about?

R: It was about people that have land title and how they have helped them to develop and I continued to love that title more

I: So, what has been your experience with title?

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R: There is nothing much that has changed other than that I feel my land is secure now because I have not used the title and there has not been any government project that has happened on my land so, I’m just keeping my title.

I: Some people fear keeping their titles in the houses, I wonder where you are keeping yours

R: No, I have mine in my house because I also fear keeping outside the house because I haven’t found a secure place outside my house to keep it

I: There people that you know that received land titles in this village that have used their title to earn any kind of income?

R: No, there no one I know that has used the title

I: Are there things in your life the you thought would change if you get a title but haven’t changed

R: Yes, because I was thinking that if I get a title like this one, I would use it to get money for example taking it to the bank and they give me money and I also work on my “projects” but I have seen where.

I: So, do you hope to use it in the future to acquire a loan?

R: If get advice on how to go about it, I should be able to use it

I: So, how easy or difficult do you think it going to be for you to use this title?

R: I think it is going to be very easy because I hear that when you have a title, it becomes very easy because the process become shorter than when you do not have a title. and the fact that I have the title in only my names, it becomes more easier because they bank may not need to consult my wife about the ownership of the land.

I: You mean the title is only in your names?

R: Yes, I only have my name on the title

I: Would you consult your wife I case you wanted to use to use to acquire a loan?

R: Yes, of course because we do most of the thing together and we can use the money together to develop our family

I: So, how did you come up with decision to only have your name on the title?

R: The person that was teaching us about the title told me that if I wanted I can have a title for the family which includes my name, the name of my wife and one of our children, and if you want you can have a title that include both your name and your wife’s name or you have a title with only your name so I decide to choose the title that included only my name.

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I: Would you mind telling me why you choose this type of a title?

R: First, almost all this plot, I bought it myself even before I got married, I have bought most of this plot. And when they chose this plot this plot, I was very happy because I found that it was me in my own strength that I bought this plot

I: Did you discuss this with your wife?

R: Yes, because she was present at the time the titling people visited us

I: Can you tell me a story of what exactly happened when the titling people came

R: They taught us everything including the different types of title and when they asked me, I made a choice and that’s what happened

I: So, what did she say when you made this decision?

R: She did not say much actually she did not comment

I: How about when the titling people left, did you discuss about the choice if title you made?

R: We talked about the offer and to tell you the truth we thought it was a lie and you see like you people who are studying, you could be doing your own research or doing like a test. That is how I understood it at first because I did believe that you can get a title without spending any money and later, we developed fear that this title that is free, will the land still be ours?

I: But did you discuss about not including her name on the title?

R: We did not mind much about that. And, since they asked both of us together, we did not bother to discuss it any further and we weren’t even sure what would come on the title because I had never seen it. But when the title came, it had only my name. but I remember they asked us, do you want the title for the family, the title for both husband and wife or a title for an individual and I chose individual title and they also aske us, in which names should it come? And she the one that it should come in my name.

I: So, when the title came and it had only your name, what did your wife make of it?

R: She was not around when the brought title but when she came, I told her they had brought title and I showed to her, but she did not say much, and we kept it.

I: What do think this title means to you and your marriage?

R: I think the people that made the title depended on our words, but sometimes as the man, ok, according to me, there’s when you find that the man has other children outside the marriage. So, when you have a joint title, with time it favors one side, the side that have their mother in than home and the children that do not have their mother and the other children do not again from it

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which is ok with me. But there is we you want a loan and if it is joint, the woman can refuse because the time you we have had the titles, there’s where I have seen it. There is a friend of mine who received a joint title and wanted to get a loan and the whole process was done but he ended up failing to get the loan because the when the bank people came for the woman to sign on their papers, the woman refused. So, the man failed to get the loan. That way, I saw that if it is in only may names, and I want money to build my home, I can get it because the title show that the land is mine and only in my names

I: But do you think that the title can change something about your marriage the fact that she is not included on the title?

R: Me I think the marriage might not change because before it came, they asked both of us and that decision what asked to both of us and the answer came from her. The only problem that would arise, if I get the loan using the title and use it for the wrong reasons that do not help the family. But if they help the family, the marriage remains intact

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

R: Most people would want titles but most of them can not afford them. First, the process is long, and it requires money that most people do not have in this village. for example, I had a friend of mine who I was working for and he start the process of getting a title in 2009 but up to now he has never received the title. he went Mbarara and sent him to Entebbe and he got frustrated

I: But how much do you think the title cost?

R: I think it is a lot of money like 5 million if you calculate all the costs

**Intra-household discussions and bargaining**

I: Thank you for explaining all this so far. I would like to change the topic and ask you about your marriage and the discussions about the title that you could have had with your wife but first I would like to know, how long have you been staying with your wife?

R: It has been long and now we it 20 years

I: Are you officially married?

R: Yes

I: So, tell me about your 20 years of marriage

R: For starters, it is not easy especially leaving with someone that you’re not related to but you leave together but in marriage when you know the reason why you got married, if you get challenges you find a way to resolve them but in general it is not easy

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I: So, what are some of the good things that you have found in your marriage?

R: The good things I our marriage, first, is having children the second, is that in the work at home, when you married, they become easier than we you are alone. The other thing is that you do not feel lonely when you have a partner. And our tradition, if a boy gets old and the girl gets old, they should get married and have respect in the community.

I: Reflecting on what you have said, would say the you wife supports you in the things that you do?

R: Yes, in the things that I do, she gives me support for example, if she has her money, she does not spent it alone, but it helps the whole family and if we are working, we work together for example, if it’s the coffee harvest season, we harvest the coffee together and dry it together and sell and use the money to develop our family. Even when am not home and maybe I have journey, am not worried about what the children have eaten or not eaten or how my how my how is, and now that I have my old mother, if she gets sick, I don’t get worried because I know mt wife is home and she can take care of her. And if she does not have enough money, she can get it somewhere and pay later. A very live example, someone has been beeping on my phone, but I did not have credit on my phone, and I went, and my wife gave me her phone and I called the person.

I: Ok, do you also provide support to your wife?

R: Truthfully, I do support my wife

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

R: For example, at the shop we work from, she spends most of her time there and if have money from a coffee season, I buy things and put for her in the shop

I: Other couples, who do you think they do not feel supported by their partners?

R: they are people who have do not have trust in their marriage, and if one goes the other side and finds something good, and they have it for themselves without including their family. Also, there are men who drink alcohol and you find that the woman does not like it. Or else they the whole family earnings, the man spends it on alcohol, and you find that the woman has little hope in the in the man. And women have their habit of possession and when the man goes somewhere, the woman think that he has gone in other women and what shh s also made that would help the family, she keeps it aside and waits what the man will bring

I: Those are men, but are here thing women do that do not show support to their husband?

R: There are women who also do not encourage there husbands especially in their work at home

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when he brings something home for the family, the woman does not appreciate it which causes disagreements

**Gender norms around land**

I: As we understand that most land in Uganda is owned by men, there are some aspects to this system that we’d like to understand, especially concerning women. We do not have an opinion in one way or the other, but we would like to know your think about them. Remember there is no right or wrong answer. Do women in this village own land?

R: Yes, they are there

I: How did they acquire this land?

R: Some get land from their parents. After their parents die, some women get land from their fathers as their inheritance from their father. Others work and buy their own land and they are women who steal form their husbands, let’s say the husband had a business, woman keeps on collecting like 500 Shs for like 5 years and she get money to buy her own land.

I: Is common for women to buy their own land in this village?

R: No, they not so many

I: So, for women who have their own land, why do think they want to have their own land?

R: Such women have usually seen something they are not sure about their marriage and they find a way to have their own land in case they separate with their husbands for example if in the marriage there is lack of trust

I: Do you find women in this village who have bought land together with their husbands?

R: Yes, there those that have their gardens together if I look at it for the cultivation side because that’s what I understand most, and it is common here. they can rent land and work together lie an acre of land and plant and harvest and buy their plot of land together and it becomes the plot for both.

I: But in your view, do you think women should be allowed to have their own land in this village?

R: You see, if a person gets her own money, she can buy her own land because it is hard to have authority over money that is not from your pocket. And sometimes, when women buy their own land, you find that most men do not know about it or if a man knows about the land, and because of the woman’s rights that they were given, you find that on the agreement, the man is there as a witness not the owner of that plot

I: Why do you think women buy their own land and do not tell their husbands about it?

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R: What causes this is that women think that if they tell their husbands about the land they have bought on the side, then the land becomes for the man that’s what why they keep it a secret or even when the husband does not want to own the land but the women themselves do not feel completely in charge of that land. Much as they own the land but feel like strangers, yet the land is there’s. So, that’s why they prefer the men not know about the land or do things on that land because she wants to feel the ownership of the land

I: Why do women feel like that? Do men usually take control of women’s land?

R: I most cases, you might not be a man already, but you will be in the future, when women get their own land and other possessions, they start ruling over men. Because a person that has money and other things, they must have authority, so men always find a way to enter that land and control it so that the woman does not rule over him because she has land. They would lather sell it and do something else, but the land gets out of the hands of the woman and she does not use it to rule over the man. The woman that has her salary or a big business, you cannot shake her.

I: About widows, are they allowed to stay on the land once their husbands die?

R: It depends on the rights of ownership the widow has on the land like I had told you that the relatives try to disturb the widow on her land but in my opinion, if I die like now, I would want my wife to stay on my land because she has my children on the land and because of the time we have spent together on that land, where else would she go? Because even at her home, she wouldn’t have a share of the land, she might to even like there anymore. Therefore, it means that if she leaves this land she might suffer. So, I think a widow should have authority on the husband’s land

I: Even when she does not have children, can she have authority on the land?

R: If she does not have children, she should get a share of that land depending on the time she has spent with the husband on that land. Because if you spent like 5 or more years with the person on the land then that person would have contributed to that land and must stay on that land

I: So, what would happen to the land if the woman also dies and they did not have children with husband?

R: I think the solution to this land would be that if a man before death, he makes a will for who takes authority of his land but if there was no will for example if a man dies accidentally, then land becomes for the husbands relatives and whoever is more powerful in the family or has more money, he will be the one take that land

I: Do widows sometimes remarry? What are some of the reasons for remarrying?

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R: Yes, first it is someone’s heart, she might like being married so she can bring another man and gets married. Others might still be young, the she can remarry

I: But if they remarry, can they stay on the land with their new husbands

R: If she has children, I think she should stay on the land because of her children and their land. Because that land if those children whose father died, the new husband has no share on that land so his job should be remarrying the widow, but he has no authority over this land

I: What happens to the land if this new husband gets more children with widow?

R: The land remains for the children of the first husband and the new children have no share on this land. Their father can get them land elsewhere

I: But has the treatment of widows changed if you compare it with the past?

R: Yes, because in this era, a widow is someone you should be careful about because if she is on her land, even when she does not have children but if the husband left her the land, at this time now, you can not shake her away from her land and in fact you might end up in prison if you tried

I: What do you think has caused this change?

R: I think that now people are more educated and they understand the laws because if the people is not satisfied at LC1, they go to LC2 or even jump all the steps and goes to the RDC and there the case must get resolved so I think that people now know the laws

I: So, are there laws concerning widows today?

R: Yes, we here them on radio because when we are listening we hear people who understand the laws say that a widow has the right to stay on the land if the husband dies and the relative or even the children if they become big headed you might not even get a share because the woman has all the authority on the land

I: When did these laws begin?

R: They began with the this govern that is in power

I: What happens to women who separate with their husbands in terms of their land?

R: That’s when disputes on land begin because when the woman separates with the husband, she might want to share the land with the husband and if she becomes cleaver she can share the land because the days men no longer have much power over land and if you separate and the woman takes you to the LC and they can force you to give her share of the land

I: Why do think men now don’t have much power on land and women now do have power?

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R: It is because now the is gender equality, women have become more powerful than men. Because there are not issues concerning men today, but all issues now cater for the women even when the man is arguing a right thing, you can not go to court with a woman and win

I: Even if the woman is the cause of the separation you cannot win her?

R: If you share the land then the woman wouldn’t she have won? and that’s what court can decide in case of separation whether it was the woman in wrong

I: If the cause of separation is because of the man, can a woman’s things, land and children be taken away from her?

R: They children that I usually hear that are of more concern, are the children below 7 years and if the woman has her land and other things she can keep if you separate

I: What happens to children below 7 years when a woman separates with husband?

R: If the children are below seven years, the woman can keep the children and you the man can give support and take care of the children from where they are with the woman. For example, if they say you must buy for them milk monthly, they can direct you to put that money at the LC and when the date is due, the woman can come and collect that money. if the children are sick, she can take them to the hospital and inform you and you pay the medical bills

I: But can a woman separate with husband and stay on the same land?

R: I most cases when you separate with the wife, separation means that she must leave your house and go elsewhere maybe at her father’s home or she can rent elsewhere but you can separate, and she stays there

I: Can’t separate and build her house on the same land and stay there?

R: That might be difficult because when you already have disagreements and you have a house here and she also has a house there, then you will still have more problems because one of you might be more powerful and hurt the other

I: Talking of problems within a marriage, do you think if women were able to jointly own land with their husband, would that increase or decrease conflicts in the marriage?

R: Sometime conflicts in marriages do not happen through things for example, animals or land. Conflicts depend on you hearts and how you treat each other. Like we are here everyone has what they like and what you like is not what I like. So, if you go ahead with something that I do like then conflict can start. But even if you have land or a joint title it can not stop conflicts in the home

I: It might not stop conflicts, but can it reduce or increase the conflicts?

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R: I don’t think it change much because when people are treating each other well even if the do not have a joint title, they will still treat each other well. And if have been having conflicts, they will still have them even when they have a joint title

**Land disputes**

I: I would like to ask you about land disputes. What is the common cause of disputes on land?

R: The common cause land disputes today, I think that land has become more valuable item today because if a person does not have land, you might feel like you are nowhere even when you have like 10 cars on the road. You find that a person who has small land is better than you because if he wants to build or do any thing on the land, he can do it. And you see this land, except for people who are in hilly areas, it is not something that you can lose accidentally, it stays forever. So, be it a woman, a child, everyone one has an eye on the land. That’s what I think causes land disputes

I: How does this cause disputes? tell me more

R: Because everyone wants it, the child, woman and even the government that’s why they say that land is not for an individual it’s for the government, so this makes everyone want to own land even in the wrong ways which causes disputes

I: Can you tell me about the last time there was a dispute in this village?

R: The is a man there who had titled his land and in doing it, he never wanted any other person on this land but after like 5 years after his death one of his children became tricky and troubled the other children and ended up transferring the title from their fathers names and everyone got there land but as we speak now that child that started the dispute, has sold most part of is share of the land out of the 7 children. That means if he had not caused conflicts on the land and they shared it, he would not have gotten the chance to share and sell the land. And now we have been there as the LC to resolve another dispute because after selling his land, he has now encroached on the sister’s land by removing *omugorara* and shifting them into the sister land because the sister does not stay in the village. when she came, she found her boundary had been shifted and the brother has already rented the land to other people. but as the LC we resolved that dispute, we put back the boundary where it belonged and asked the brother to give the sister the money, he had rented her land to other people

I: In general, what can be done to help people who have problems with land security?

R: I think like now that I have land, I should write a will and name an heir to this land or if I dead everyone can know according to the will that they have a share on the land and it equivalence but have some thing to proof that was given to them.

I: So, people should have proof of ownership of their land?

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R: Yes, it was given to you, you should have proof, if you bought it you should have an agreement to should that you bought the land

I: what about you have you ever had any disagreements on land?

R: No

I: What happens when there are land disputes?

R: You report to the LC and they resolve them

I: How can land dispute be resolve in a home?

R: You set with family and try to agree and if you can reach an agreement the LC can come in because that what is common in this village

I: If one of the parties in a dispute has a freehold title, can it influence who the conflict will be resolved?

R: Yes, it is easy to resolve, and people fear land with a title

I: So, who do you think we are?

R: You are form the world bank, but I do not know id the world bank is an organization or an individual because the titling people they told me that it does a lot of thing for people some get water tanks, schools but us in western, will receive land titles

I: So, thank you for your time today that’s all I wanted to discuss with you

R: Ok, thank you too, it was a lot.

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