Interviewer Name: Martin Nankunda

Interview date: 11/10/2019

Respondents Name: Patrick

Household ID: 4730311

Age: 55

Title status: Joint title

Occupation: Teacher

Second source of income: Farmer

Highest level of education: Grade 111 teacher

Marital status: Married

Number of years lived in the village: 27

Number of children: 7

Number of people living in the HH: 10

Roof material: Iron sheets

House material: mud and poles

Interview start time: 02:33 pm

Interview end time: 004:00 pm

Duration: 01:34:12

The interview took place at the respondent’s house. We visited the respondent before the date of appointment because we worked in the same village he stays. He warmly welcomed us and agreed to participate in the interview. He has one plot of land which was titled and it’s about 2 and half acres. He has a banana and coffee plantations on the land and he also have his home. He plants other crops on the land like beans, maize etc. but also rents land elsewhere. He has a plastered mud and poles house with iron sheets. He is in between poor and middle income judging from the structure of his home. He was well dressed and has a set of chairs with cushions that were clean.

He is married and living with wife and mother. He has 7 children and 2 of the children stay out of the home. Therefore, they stay 10 members in the house with 2 grandchildren. Respondent has been sick since May this year. His right hand got swollen after a small cut on the joint and couldn’t heal. Also, his legs sometimes can move, and he was told by the doctors that he has water in the joints. He is a primary teacher and hasn’t been able to teach since second term. His son who is also a teacher is the one that has been helping him with school fees. The wife seems to be the bread winner according to the husband. He received a joint title and the reason why he decided to include his wife on the title is because he wanted the wife to take authority of the land when he is dead.

**Warm-up**

I: Thank you again for taking your time to talk to us today and we apologize for coming before the appointment date. So how are you today?

R: I’m ok today

I: So, tell me about your village in general

R: There many things in the village but the problem we have in the village is mainly low income because our main source of income is agriculture but last season we did not get better yields for example, coffee did not do well and also the banana plantations were hit by drought but they are now getting better. Beans and millet last season were all loses. The maize prices were very low, and we did not earn a lot from it. Now, because of low income due to poor harvests, there is now lack of enough food.

I: Oh, I see, it must be a difficult time in the village

R: Yes, and now this term, because of school going children, it is hard for most parents in the village and everywhere you go parents are crying for school fees and meals for the children because of low income

I: It’s very easy to see that this place has had no rains previously, but I know now it’s raining, right?

R: Yes, we have some rain and that’s why I have told you that the banana plantations are getting better again

I: Ok, tell me about your normal day. How does it go?

R: I used to be a teacher but now, since this year began, I have been sick. And have been sick for long. I have problems with my legs, and I can’t use my right arm

I: Oh, sorry what happened?

R: I got a cut on my arm here in the “joint” and it got swollen. I went hospital but the arm could not heal. Even the legs have some pains. So, the whole of second term, I did not work even now third term I have not worked. So, I decide to go for prayers, and they prayed for me and the arm got better but still I can carry heavy things.

I: What about the legs, what could be the problem?

R: I also don’t know what’s wrong with them because I went to the hospital and they put me in the machine, they took sample of my blood, but they could find the disease am suffering from. They simply told me that I had water in the joints, and they gave me some injections because I had swellings in the knees, and they got better. But sometimes I fail to move for some time.

I: Sorry, it must be a difficult time for you and your family since you are not even working

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R: Yes, the way to survive was to sell some of the properties that I had, and they helped with medication and I also sold some of the crops I had and got school fees for second term for my children. and I also have my older son who has been good to me and helping me with contribution on school fees for the children with the hope that I would get better and go back to work this third term. But when I went back for third term, the told me to go back and first heal completely and report back at the begging of next year and begin a fresh with first term.

I: So, where were you teaching from?

R: I was teaching at Igorora Paul’s primary school. So, for this term a will depend on my son for school fees

I: So, you have an older son that can help the young ones, that’s good?

R: He not very old, he is also young but for him he is working

I: Ok, so, what do your son do? Where does he work from?

R: He also a teacher

**Background and household structure, Land ownership**

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

I: How many people stay in your household?

R: We are 10 people

I: How many children do you have?

R: I have 5 daughters and 2 sons, but I also have my grand child and my mother whom we stay with in the house. Only one of my daughters got married

I: So, you have told me about the children in school, where do they study from?

R: I have 2 girls in Ntungamo secondary school, one is S.3 and the other is in S.2 and the other girl is at Paul’s primary school where I have been teaching

I: Is the one that I say the signpost on the way here?

R: No, that’s a different one. This is ahead as you are going to *Ibanda* (neighboring district). That’s where even this one you see studies from but today the had a “tour” and since the mother is not around, she asked her to stay home and prepared meals for me but she would have gone to school and come back in the evening but they come late from school and it’s far because they leaves school at 6 pm and reach here at 7 pm

I: Remind of where the mother has gone?

R: She has gone for the burial

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I: Is the deceased your relative?

R: Yes, she our in-law

I: Sorry about that. So, how long have you lived in this house?

R: I shifted to this place in 1992

I: Were you already married at the time you shifted to this place?

R: Yes, I was already married

I: Ok, where did you shift from?

R: I was from the neighboring village called *Okagyera* but it’s near although the parish is different but the subcounty is the same

I: Would you be willing to tell me the reasons why you decided to shift?

R: We were many the other side and we had another plot of land this side where no body live there, and it was big. So, my father decide that I should come this side and build and stay here

I: So, to be sure, it was your father plot?

R: Yes

I: So, how old are you?

R: I’m 55 years

I: So, in teaching what level are you?

R: My “profession”, I’m a grade 111 teacher

I: So, I would like to know, how many plots of land do you have?

R: I have only one plot of land

I: Ok, how big is this plot

R: It is about 2 and a half acres

I: How did you acquire this plot?

R: Inherit it from my father

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I: Ok, you have told me that your father asked you to come and stay on this land buy can you tell me more about how you inherited this land from your father?

R: In the past it’s where we were staying with my mother but later my father shifted us to the other place, I told you that I shifted from, but we kept using this plot from the other side. He had a banana plantation here and had other crop and we all worked from here as a family and the go back the other side in the evening. So, when I married, I stayed there for some time and my father asked me to build to shift here and he gave me my share of the land

I: How about the other children of your father, were they also given their shares?

R: With time they were also given their shares of the land

I: I’m curious, were the girls also given their share of the land?

R: The story is big. My father had two wives and this plot belonged to my mother while the plot in the other village belonged to the second wife. So, this plot was divided and share-out to the children of our mother, but he kept some land for himself. And he later gave the land that he had kept for himself, to the child of the other wife.

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

R: Yes, only my plot

I: So, do you have works that work on this plot?

R: No, I work on it with my family

**General land**

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

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

R: To get land in this village you must buy it. You find a person who is selling and if you have money you can buy and most of the people who have plots in this village, their plots are separate. You find they have quarter an acre this side, half the other side like that.

I: Are the most people who buy land in this village from the same village or they come from other villages?

R: Most people who buy land these days come from other places.

I: Tell me about the process of selling and buying land in this village

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R: If a person has his plot for sell, he makes an announcement and if you get a buyer, you agree and make a written agreement and take to the chairperson and they put a stamp on it and the committee members and a few people sign on the agreement and if they buyer want he can continue to the subcounty and they give him a receipt to show that he has bought land in this subcounty from someone at a given amount so that in the future the children of the seller do not disturb the buyer.

I: Tell me more about this process at the subcounty

R: You see most people make agreements in exercise books, so you take that book to the subcounty after the chairman and the people have signed and at the subcounty they also put a stamp in the book and give you a receipt that show the amount, the buyers name and the sellers name, name other village, parish and subcounty. But the receipt is not proof enough of the land because it does not show the boundaries of the land that you bought

I: Ok, is there any other way people get to own land in this village?

R: Yes, through inheriting land from parents

I: What are different was a person can gain access to land that he does not own? For example, can someone rent land?

R: Yes, people rent land in this village it depends on how you agree with the landowner. If the landowners want to share yields after harvest or if he wants more before using the land that what you give him.

I: So, much is to rent land in this village?

R: If the land is virgin, quarter an acre is between 70000-80000 shillings and they land has been used before it is between 50000-60000 shillings

I: Ok, do you sign agreements when renting land?

R: No, we do not

I: Is there any other way people can gain access to land they do not own?

R: Yes, someone can give you land to look after and you use it for example there people who do not stay in the village but have own maybe they are working from other places and they leave to take care of the land for example, banana or coffee plantation and if there is extra land you can also cultivate it and plant your crops

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

R: Well, it depends, there are different ways of selling land. There is when you want to sell the

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whole plot at once and there is when you want to sell a small piece of land then you can consult other people, maybe you want to sell land and pay school fees or you want to stay a business so you can consult your friends and they give advice for example they can tell you instead of selling that land, why don’t you take a loan and use the land as security so that you can save your land or sell a goat but keep the land.

I: You have told me about people that own land but do not stay in the village, how can the keep control of their land

R: He can leave the land with the father or mother if they are still a live or give it a friend to take care of it and his parents. But if he does have parents he can give to a person and they an agreement with the chairperson to use the land until the owner come back. Because things these days things have changed because they say that if you person has worked for more that five years, he can easily claim you land. For example, in five years the person can plant coffee on your land and claim that coffee plantation, that it’s what you agreed to pay him for working for you for all this time.

I: Has it ever happened I your village the someone works on the land for long and claims it?

R: No, it has not happened, but we hear them elsewhere on the radio

I: What is family land to you?

R: Family land means it is land for the whole family

I: Tell me more about it

R: It means that the land is for whole family and every member of that family works on that land and uses it

I: I’m wondering, who has authority over family land?

R: It’s the man

I: Some people say that family land is where everyone in the family has authority over that land

R: Yes, they can have authority but under the man

I: Ok, have you ever rented land?

R: Yes, I rent land outside, but I don’t rent-in people on my land

I: So, is renting land elsewhere profitable

R: Sometimes of you rent good land, you get profits for example, if you rent that not been used

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before but if you find that land has been used and has lost fertility then you can make a profit

I: would you say that most people in this village rent land outside or most people use their own land?

R: Most people rent land outside because most people do not have enough land in this village

I: Tell about the process of renting land in this village

R: If some one has is land that has wants to rent out, he makes an announcement and people go there and agree with the landowner how to rent land. If he wants to share produce after harvest or if he wants cash before cultivating on his land. There are those that take installments and there those who want cash after harvest, so you must agree with the landowner

I: Does your wife also rent land elsewhere?

R: We rent the same land and work together most of the time but most of the time she rents her own land.

I: What does ownership land mean to you?

R: Ownerships means you have an agreement for your land in your names

I: What are different ways to ownership

R: The first one is to have a document of the land in your names, the second way is to have a document that shows that you and your wife bought the land together and the third document is the one that shows that you inherited land for you parents

I: You have talked about documents that show that you and your wife bought that land together. What are the advantages of including a woman’s name of such documents

R: There are bad and good things. The good thing is that, including a woman name can help protect the land because most women protect the land. A man can be there and decide to sell land and he sells it, and waste the money, and the woman see people coming to push her out of the land, that man sold them the land, but if the woman has her name included on the title, she can stand on her legs and chase the buyers from the land because she has her name. That’s the main one

I: So, do most men in this village sell land and waste the money without consulting their wives?

R: It’s not in this village only but everywhere because we hear them on radio. In most cases when the man has all the authority on land, the land usually does not help the family. But when the man and woman both have authority on the land, then they must sit on the table and agree

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whether to sell the land and the reasons why they want to sell the land for example, when children are going back to school, or we have a patient and we need money to cover medical bills

I: Ok, what are the disadvantages of including the woman’s name on these documents

R: The problem with is when you hear that the man has killed himself or the man has killed the wife or the wife killing the man because one has denied the other the opportunity to sell the land

I: Has ever happened in this village that one kills a partner because they have denied them a chance to sell land?

R: No, it has not happened in this village but we them on radio in other villages

I: So, you have told me that you inherited land from your father, do you expect to inherit more land?

R: No, maybe if I buy my own land

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

R: The people that worry about losing land are the people that I have told you about that own land but do not stay in the village. when they leave their land to other people and they plant coffee of bananas, and sometimes they can change the boundaries of the land and pout their own *omugorora*. If they owner comes back, they ask for part of that land because they would have done much to plant the coffee and bananas

I: For example, do people who do not have land titles worry about losing their land?

R: Yes, people are afraid because we hear that they want to give us a town council and even the other day we were in a local council meeting and they told us that they want to expand our roads. Now, in expanding these roads people are afraid that they will lose their land

I: So, would you say the you have family land?

R: Yes

I Who makes decisions on this land for example what to plant?

R: We agree with wife that let’s first leave this plot and rent land outside so that it can regain fertility

**Baseline awareness of land titles**

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

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

R: In my understanding, the title can secure your land so that your neighbor does not encroach on it. The second thing is that the title can project your natural properties on the land and the other thing is that I understood that title can reduce conflicts in the home. Because if the land I titled everyone can use this land in the family

I: So, I what names is your title? who are the people on the title?

R: The title is in my names and the names of my wife

I: Ok, can you tell me the reason why you included your wife’s name on the title?

R: The reason why I included the wife’s name on the title is because I wanted this title to be for the family. Not mine as an individual or my wife so that if am not around, she has the authority and if she not around, I have the authority but not the children

I: I’m curious to know why would did not want to be for the children

R: It’s because I did not want children to have conflicts in the future where one child will be saying to the other that for you, our father educated you and since you are educated, then will share little land and me who did not study, should take more land. But if it’s for the family, the family can sit and that since the land if for the family, lets share it this way.

I: Do you have children that are not educated?

R: Yes, one refused to study

I: Ok, what has been your experience with title? what has changed because of this title?

R: There nothing that has changed because we do not know yet how to use this our title and we thought about getting your contact and call you and talk to you about using this title. because I can’t say that I have taken it to the bank to get a loan because I don’t its “value”, where best can take for a loan. Can it be used in every bank or you as a company will put for us a bank where we can take our title and get a loan. And we also get to the value of your title in terms of money it can borrow.

I: So, are there thing you expected would change but haven’t changed with the title?

R: We expect use it to develop ourselves and educate our children through loans, but we do not yet how to go about it

I: So, why do think other men chose not include their wives on the titles?

R: I can’t know that because those are family issues but I my thinking such men want to sell

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their land whenever they feel like

I: I don’t know if am getting well. I’m wondering, if you don’t have the woman’s name included on the title, does it mean that if you want to sell the land you can sell it without consulting her?

R: Yes, you can sell but I the end it causes conflicts in the home like I told you were you find couples killing each other because you can sell land aside without consulting your woman and when the buyer comes to take the land the woman refused and conflicts begin and end up in courts

I: Ok, historically, before you had the recent encounters with the titling people, are people in this village that were able to get land titles

R: Yes

I: How did they get them?

R: You go to the subcounty and apply, the subcounty sends your application to the district, then the district sends people to put stone and mark you land

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

R: The government titles or the title that we got

I: All titles are registered with the government

R: I have not understood

I: There’s no title that this is for the government and the other it not. All the title is registered by the government but for you, you were helped with only the process of getting the titles, but they are all the same. Because I believe they came with the subcounty land committee, right?

R: Yes

I: So, how do you think people think about land title in general

R: People would all want titles but the way to get them is hard

I: Tell me more, how hard is it to get a land title?

R: Let me say that way we got this title was like a “promotion” because we did not pay anything. We did not even know what was going to happen at the start. They told us that they selected names in the village, and they kept on coming and teaching us and at last the told us that we will get land titles and that we got chance that the world bank will give us free land titles. But if you want you can also go to the subcounty and then to district and get your title, but you pay for

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them. But people want land titles, but they can’t afford them

I: So, how much do you think the title can cost?

R: I don’t know. And we were also afraid because people were saying that we would lose our lands like the people in *Buganda* (central Uganda) and another thing that we were afraid of but we asked about it was that we hear when you have a land title you have to pay money for it every here but the told us that the titles we will receive, we will not pay anything for them.

**Intra-household discussions and bargaining**

Thank you for explaining all this to me. I would like to change the topic and ask you about your marriage and the discussions you had with your wife if any.

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

R: We have been married and living together for now 30 years

I: Tell about your 30years of marriage

R: The good things it that she has given children and she take very good care of them and the most thing that am thankful to my wife is that she put in more money in our marriage and children than me. She can harvest the whole season and even fail to buy her own clothe but put all the money in the children. So, all the energy goes to the children

I: Reflecting on that, do you feel supported by your wife?

R: Yes, because on 100%, she can provide 60% and I only provide 40%

I: Some men say that when a woman is putting in much in that family than the man, it causes conflicts in the home

R: No, it depends on how treat the woman if you treat her well, she also treats you well

I: Ok, are officially married?

R: Yes, we are wedded

I: So, you feel that you provide your partner with support or encouragement?

R: I support her because if I wasn’t supporting her, she would be doing the things the she does. Because most women I hear on radio especially the young ladies, you hear them saying that they have buildings in towns and a plot of land that was bought for by my brother for example. But you find that that’s your money you young men, but they don’t use it to build their home and husband but their father’s home.

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

R: This because couples do not agree together and have conflicts for example, you might be having 3 sacks of beans and one wants you to sell 1 of the bags. If one disagrees, the other wait

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for him to leave and he sells the 1 sack.

I: You have told that you decide together with your wife, what is the last major decision you have made with your wife for your household?

R: The last major decision we have made is about the children in school because after falling sick and looking that my earnings becoming less, I had decided that I change my children school and put them in nearby schools and also get them out of boarding and they become day students but when I discussed with my wife, we decided that we try and make sure they finish this year in their schools and see what happens next year

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

R: They are different because the *Banyankole* have a saying that ‘*buri kabungo keine engwe hako*’ meaning every hill has its own leopard

I: Ok, would you be willing to tell me about the discussions you had with you wife? I’m curious to know how they started

R: How it started, we they were teaching us the last time, the told use that they wanted to give us the title but there are 3 types; it could be for the man and signs on it alone, it can be for both the man and the woman and it becomes their title and the third was, it could be a family title and the asked us to choose one. So, we also decide that should be the title for the family

I: I’m wondering, were you asked this separately or you were seated together with your wife?

R: We were seated together with my wife

I: So, who made the final decision that you should get family land

R: we agreed together

I: So, how often did you discuss this title with your wife?

R: We did not discuss many times we just waited for it to come

I: Thank you for explaining this to me. Now I’m wondering; what do think this title means to you and your marriage?

R: I think about our marriage, the title can help to secure our land

I: What do think this title can add or change about your marriage? For example, about the way decision for you housed hold are made.

R: It might educate our children we come to understand how to use it to acquire loans

I: Ok, how about your relationship with your wife, what do you think this title will add?

R: It is ok, and our land will be secured

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I: So, what you think it would have meant to your marriage if her name was not included on the title?

R: The marriage might not change but there could be “conflicts” but now since we on the title we must first agree on the things that we do.

**Gender norms around land**

Thank for explaining all this to me. I’m beginning to get the picture. But now I would like to change the topic and ask you about norms on land

I: we understand that most land in Uganda is owned by men. There some aspects around this system that we would like to understand, especially concerning women. We do not have an opinion in one way or the other, but we would like to what you think about this subject and there are no wrong or right answers. Do some women own land in this village? how did they acquire it?

R: Yes, you find that there is woman who have their business and the man also has his business. So, when the woman gets her money, she can buy her own land and when she buys this land, she buys it in her own names, she does not include the husbands name and most them even when making agreements, the husband is always not invited and you find that the land is for the woman, the man has no authority over it

I: Is it common that woman buy their own land in this village?

R: They are not so many but there a few who have their own land or some other times, women get money from their fathers for example, she inherited land from her parents and the land is far from where she is married so, she sells that land and comes and buys near the husband in her own names

I: So, on such land that the woman has bought for sell from the money from her inheritance, what authority would a man have on that land?

R: No, the man has no authority over that land

I: Are there women in this village who jointly own land with their husbands?

R: Yes, there are some young men like you who inherit land after marriage but after marriage they work and buy more land with their wives. So, you find that on the agreements there both names for the husband and wife as people who have bought the land.

I: I’m wondering if this young man wanted to sell the land that he inherited from his parents before marriage, would he need to consult the wife?

R: He can sell the land without consulting the wife because it is his land and even the woman might not question it

I: But do you think it would be better for the man to consult the wife before selling the land?

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R: Yes, it would be better to consult your wife because you might sell the better land and stay on the poor land

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

R: In my thinking they can have their own land because most of us men, we are bad. You know these days there is no boy are girl, they are all children and they are equal but a you find a woman has inherited her plot of land from her parents or she bought her land before marriage. If a man gets to know about these plots, he convinces the woman to sell them and buy more land near his land and since they are married, and you can’t know the future most women agree. The men make agreement is their names and with time they sell the land and go away. But if the woman buys her land in her names, the man can sell his land until it is over, and the woman’s land remains and takes care of the children.

I: I’m wondering why men choose to sell all their land, yet women do not sell their land

R: Men do not like working, we like finished work

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

R: Yes, there are two thing; if the woman bought land together with the husband she can stay on the land because it her land but if the man bought the land before marriage and he dies and they had children with the wife, then she can also stay on the land but if they did not have children the relatives can give her something and she leaves the land

I: I’m wondering, if the man bought land together with the wife and the husband dies before they have children, can the woman stay on the land?

R: Yes, she can stay on the land because it her land too

I: So, what if the man bought his land before marriage, and dies before having children with the wife but they are officially married, can the woman stay on the land?

R: She can stay on the land, but she cannot be allowed to sell the land

I: Do widows sometimes remarry?

R: Yes, they do, sometimes they leave their children behind and go and get married elsewhere

I: What are some of the reasons why widows remarry?

R: She could be still young or it their nature they can’t leave without a man

I: If the widow remarries, can she be allowed to stay on the land with her new husband or she must go elsewhere?

R: It should not be allowed, if she decides to remarry, she should go with the new husband elsewhere and if she want to see her children she can always come and check on them but if she remarries on the same land the man will convince her and they sell the land and you kind the

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children of the late husband are suffering

I: Is it ever a case in this village for a male relative to try and grab land from the widow

R: No, it has not happened all the widows in this village are on their land

I: So, do you think that the treatment of widows has changed in recent history?

R: Yes, it has change because in the past widow used to stay on their land and have full authority over the land and even when she wanted to sell, she could sell but now it is different

I: So, what happens to widows on the land now?

R: These days they put an inspector to make sure the widow does not waste the property because in the past when the woman lost her husband, she could never think about getting married again or have other children but now if the man dies, if the widow doesn’t remarry, she gives birth to other children. and, now she can even bring another man and she marries him on the same land. So, that why the must put someone to monitor her until the children come of age

I: In your view, what should happen to a woman once their husbands die?

R: What would be right after the man’s death, the woman should have the authority to take control of the husband’s land and property but should have someone else like the head of the clan to keep eye on how the woman manages the property especially when the children are young

I: What happens to women who are divorced or separated in terms of their land?

R: To avoid further conflicts, because when the man separates with wife, the children will also not separate with their mother and like I have told that they are 3 types of agreements; there is land that I bought myself as a man, there is land that we bought together with wife, and there is land that I inherited from my father. So, in good faith, if worked together and bought land, you should share it together after separation because that will raise both your children

I: What if the woman separates with the husband and they did not have children, yet they bought the land together

R: The man should keep the land

I: Tell me more, why should the man keep the land, yet they bought it together?

R: The reason why am saying like is because women these days do not separate for good. They separate and a few years you see them coming back. Now if you share the land and sells her share and after a few years and she comes back but if she had children, she would know that the land belongs to her children and she would not come back to ask for a share of that land.

I: What if the cause of separation is largely dependent on the man, can her land other possessions and children be taken away from her?

01:23:40

R: No, her things cannot be taken away for her. If she has children, then they can share the land with the husband, and she keep her children

I: Would you like to see some thing change about what happens to women when they separate with the husbands or the current way is acceptable

R: I think the current way is ok because these days women know what to do when they separate with their husbands, they know they can’t go empty handed after separation

I: I’m curious to know your opinion on this matter, I’m wondering if women were able to jointly own land with their husbands, do you think this would increase or decrease conflicts within the marriage

R: It decreases conflicts in marriages because every decision that you make it must be agree upon which creates understanding between on another. Therefore, conflicts within the marriage reduce. For example this shoes polish and brush are used to polish shoes, if I know that we use it both, if I find here misplaced, I will get it and keep it but if I know it’s only you who uses it, I can hide or don’t care about it

**Land disputes**

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

I: What is the common cause of land disputes?

R: It’s selling land

I: Tell me more

R: For example, if the man wants to sell the land bit the woman refuses, and they start quarrelling day and night

I: And what is the common cause of disputes on land outside of the home?

R: The common cause to disputes on land with neighbors is removal of *omugorora* and trying to change the boundaries of the land and maybe the neighbor’s animals destroying your crops

I: So, what happens when there are land disputes?

R: Such disputes are resolved by the community for example if you find you *omugorora* removed, you don’t put it back yourself. You can the call some community members and the chairperson and the neighbor to the land and resolve the disagreement

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

R: Yes, there is a person in this village who was digging a trench and he exceeded his boundary. The neighbor had put a fence but left a few meters from the boundary. But when the neighbor was digging the trench, he exceeded the boundary and used the few meters the other neighbor had left.

I: So how was this matter resolved?

R: The local council went there and found that the way they had marked the boundary of land with *omugorora*, one of the neighbors had left a few meters of his land and built a fence so that when he is repairing his fence, he can stand on his land outside of the fence but when the neighbor was digging his trench, he exceed and dug in the other neighbor’s land. So, when the community and Local council came, they directed the person who had dug the trench to put back the soil and only dig the trench on his side of the plot

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

R: Yes, they have happened

I: Would you tell me about it?

R: One of my stones that were put to mark my land was removed and I reported to the chairperson and they called the neighbors and they all denied having removed it but I told them that even if they remove the stone my land is already in the computer and the boundaries of my land are well known in case anyone wanted to encroach on my land. It was a big dispute even my neighbor was inquiring why I had exceeded the boundary, but I told him at I stopped where the stone was only that the stone was removed but we resolved it because it was clearly seen that the stone had been removed.

I: reflecting on this, do you think if one of the parties in a dispute had a freehold title, does it influence how the dispute is resolved?

R: Yes, if you have a land title it helps resolve the land conflicts because for example the stone that were used to mark our boundaries were put in our land, and some space was left behind from where the actual *omugorora* is. so, this means that the stones are inside the *omugorora* and when I am digging, I can’t exceed the stone and even the neighbor when he is digging, he can’t exceed *omugorora* which helps to resolve and prevent land disputes

I: So lastly, who do think we are? If they asked you who gave a land title, what would you say?

R: we don’t know who gave us the land title and were afraid that we would be like the people in Buganda who were give titles long time ago and the people that bought there land later, were chased away from the land. So, we do know whether is was the government that gave the titles or it an organization or it’s “well-wishers” that gave them to us, but hear that it is the world bank, but we are not sure

I: Ok, thank you for explaining all this to me. So, if you have a question you can ask me

R: I would like to know who gave us the land title so that if a person asked me, I can be able to answer them and in case the opportunity comes back, they can also decide to accept if they see any “advantages”

I: Ok, it’s very true that it’s the world bank that gave this title and the title is now yours and it not different from any other title

01:33:45

I: what about paying money for it each year or after year?

R: No, I don’t think you will have to pay anything for your title but the letter I have given you, there a phone number that you can call, and they give more information on the title

R: Thank the world bank for us and we thanks be to God

Thank very much and have a good day.

01:34:12