Interviewer Name: Martin Nankunda

Interview date: 11/10/2019

Respondents Name: Patrick

Household ID: 4810211

Age: 31

Title status: Joint title

Occupation: Retail shop business

Secondary source of income: casual labor

Highest level of education: P.7

Marital status: Married

Number of years lived in the village: 31

Number of children: 2

Number of people living in the HH: 4

Roof material: Iron sheets

House material: mud and poles

Interview start time: 08:43 am

Interview end time: 09:57 am

Duration: 01:09:39

The interview was conducted outside the respondent’s home in the trading center. He was waiting for us at his shop with the wife and they warmly welcomed us. He is a soft-spoken young man. He has two plots of land which are separated by the road. The land that was titled is about 2 and a half acres where he has a home and plant crops like beans. The second plot if about half an acre where is has a banana plantation. All the plots were inherited for his mother. He has retail shop in the trading center where he now stays with his wife and children but also works elsewhere mainly on weekends. He is in between poor and middle income judging from his earnings from the job he has

He is married and leaving with his wife and two children. the children are all girls and only one is school the other is still young. He received a joint title and the reason he decided to include his wife on the title is because in case he dies; he does want anyone to disturb his wife or children on the land for example his brothers or mother. He also said it is because he trusts his wife and the land was given to them together when he married her. Generally, the interview went well without any interruptions although the respondent seems very reserved and does talk a lot.

**Warm-up**

I: Thank you for taking your time today to talk to us. How is your village in general?

R: The village is fine

I: Can you tell me about your village? for example, the good and the bad about it?

R: The village is just fine

I: You seen a person of very few word

R: Yes, I have very few words

I: Hope you are not afraid of the new face in your village?

R: (respondent laughs) no am not afraid, why should I? I’m not afraid at all.

I: Ok, tell me about your normal day

R: I wake and go to the garden and in the afternoon, I come here and be with my wife but if a weekend I go to *Rubindi* (nearby trading center) where I work from

I: Tell about your work in *Rubindi*

R: I work with a service provider for decorations and tents

I: So, you only work there at the weekends?

R: Yes, because people always have parties and functions at the weekend

I: Is it your company or you work for someone?

R: No, I woke for someone and they pay me

I: So, how regular are the parties and functions? Is that every weekend you work?

R: Yes, and there is season when the parties are more for example August to December or even during the week, we get burials where we take chairs and tents

I: So, how do get paid? I mean do you earn a salary or?

R: It depends on how big the function is because for every tent we set up, we are paid 10,000 shillings so, if they are 5 tents, you get 50,000 shillings. And decorating all them he pays us like 20,000 shilling so, you can make like 70,000 shilling on a good weekend.

I: How about farming? Tell about it

R: Mostly, we do subsistence farming to get what to eat as a family and sell little surplus depending on the yields

00:03:31

I: Ok, how was yesterday?

R: Yesterday I was not home the whole day, I spent the day up there washing the tents

**Background, household structure and land ownership**

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

I: How many people stay in this household?

R: I stay with my wife and our two children

I: Are the children boys are girls

R: They are all girls

I: Are in school?

R: Only one is in school she at school right now

I: Which class is she?

R: She’s in middle class

I: Ok, how old are you?

R: I’m 31 years

I: what’s your highest level of education?

R: P.7

I: So, tell what happened after completing p.7

R: I lacked school fees and started working a causal laborer then later I started working in garage but there wasn’t enough money and I decide to quite

I: So, are a mechanic? In what? I mean what type of garage where you working in?

R: I was working in bicycle garage

I: So, where was the garage you were working from?

R: It’s in Rubindi trading center

I: And how long did you work in this garage?

R: I worked there for 4 years

I: How long have you been staying in this house?

00:06:17

R: You mean when got married?

I: I mean you staying in this house

R: Ok, I have staying here for 2 years

I: So, where were you staying before?

R: We were staying at my mother’s place nearby if you continue with that road, there in front

I: Ok, I see you stay in a trading center do you rent this place?

R: Yes, we rent

I: So, how much your rent per month?

R: It’s 30,000 shillings

I: So, at your mother’s place, were you staying with her or you have your own home there?

R: We have our home there, but we rent hear for business

I: Ok, I see you have a shop and you have also told me about your weekend job, so, is there anything else you do to earn income?

R: No

I: Tell about the shop

R: It’s a retail shop as you have seen it. My wife runs it most of the time and customers come as you know village people and we make some money for our family

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

R: I have two plot of land, one which was titled and another upper one there that has a banana plantation. It would one but it separated by the road

I: So, how big is the plot that was titled?

R: It about 2 and a half acres

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

R: It’s small about half an acre

I: So, you have told the second plot is a banana plantation, how about the plot that was titled? What do you use for?

R: It’s where I built our home and I also use to plant other crops like beans. Actually, this season, I have only planted beans.

00:08:41

I: Do you get good yields for beans

R: Not very much like before

I: What do you think has caused this change in the harvest?

R: I think the soil has lost fertility and I’m planning on letting the land to first fallow and I use the upper side of the land or I just leave it for a while because we have cultivated it for a long time now.

I: Ok, how did you acquire this land that was titled?

R: I inherited it from my mother

I: Tell about the process of inheriting this land

R: We are 5 children, and everyone was given there share, and I got that plot that I have now

I: Of the 5 children, did you have girls

R: Yes, we are 3 boys and 2 girls

I: So, were they girls also give land?

R: Yes, we all shared the land equally and our mother also remained with her own plot

I: Are the girls married? Do they stay on their land?

R: Yes, they are all married but one sold the land and the other sold and bought elsewhere in the village

I: So, you are only referring to your mother and I’m wondering, do you have your father?

R: He died before I was even born

I: Oh sorry, it must have been difficult to grow up without a father

R: Yes, it was very difficult and that’s why I did not continue with education because our mother couldn’t pay school fees for us. And was even difficult for her to raise all the five of us.

I: I see, so, how do you define your own land? What does land ownership mean to you?

R: It means you own the land and you have proof of it for example a land title.

I: Without a land title is there other ways a person can show ownership of the land?

R: Yes, if you have a written agreement or a will those are the ones that I know that can show ownership of the land.

I: So, what is the difference between a written agreement and a land title?

00:12:18

R: A land title is better because even the lady that taught us the title told us that when you give us a copy of the tittle there’s another copy of the title they keep and in case you lose one they can get you another one. With an agreement a parson can change it and you find that the way it was written, is now different or even the chairperson can change and find that for example he used a forged stamp and it disturbs you.

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

R: No, I use it with only my wife

**General land**

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

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

R: Some people buy land in this area while others inherit land from their parents but most of the people here buy land.

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

R: You go through the chairman and he calls some of his committee member and a few members of the community and you make an agreement and he put a stamp for you

I: So, you have told me that most people in this village buy land, do most of the people who buy land come from outside the village or it’s the people in the village the buy land?

R: Even the people in the village buy land but most of the people that buy land here come from other places and generally, it’s not common to find people buying land in this village

I: What are they different ways a person can gain access on land they don’t own?

R: Yes, you can rent land

I: Is there any other way?

R: No

I: Are there people in this village who can give land to another person without asking for money for rent for example a friend giving you land to cultivate for free?

R: It happens but I have seen it in this village that someone can give you land, and you cultivate or graze cattle without paying rent, I have not seen it

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

R: It depends on if he wants to sell the land and shift to another place for example a person might sell land that good and buy land is not good for example where is no water, school or hospital.

00:15:28

That’s why a person needs to consult other people. you can buy milo land and you find that the person who has sold you the land is not the real owner of the land.

I: Taking of milo land, can you explain to me what it means?

R: I don’t understand well but I here that if you buy milo land, you would have bought air because the real owner of the land can claim it and remove you from the land.

I: So, from who do you hear about milo land? What exactly do they say about it?

R: I hear it from other people in the village that you find like someone stayed on the land long time ago and is the owner of that land and has its title. Then another person buys the land and sell the land to another person, but they don’t get the title. Then the real owner of the land has like children who have been staying somewhere else. If these children come back, they can claim the land and chase you away.

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

R: You look for that chairman of the village and tell him about it and then leave the land with workers and the chairperson supervises the land.

I: So, what happens where a person wants to this land?

R: You talk to the person that they left the land with to talk to the owner of the land and if he agrees then you can use the land.

I: What do you understand by family land?

R: It’s where a household head has his land but has divided it to share it out to his children and everyone is using that land in the family

I: So, would you say that you, yourself has family land?

R; It’s family land when they have not divided it up but if they have divided it, then it becomes individual land, and everyone can have his individual land and use it. But it also becomes you family land in own family if you have one, for example my land is family land to my family only. And others that shared the land also have family land for their own families

I: I have you ever rented, sold or bought land?

R: No, I have not rented land elsewhere or rent-in other people on my land and, I haven’t sold or bought land

I: Ok, I see most people in other village rent land elsewhere

R: For us we have enough land for your family we don’t need to rent elsewhere and waste money

00:19:55

I: Ok, I was wondering that maybe you don’t get land to lent in this village

R: No, land for rent is available and other people in the village rent and cultivate

I: So, tell me about renting land in this village

R: Landowners divide their land into quarter an acre and it’s 50000 shillings per quarter per season. and if the season ends, you pay more if you still want to use

I: Do you sign agreements while renting land?

R: No, we don’t sign agreements you just pay, and they show you where to work and you begin working. But other times they make agreements

I: So, tell about these other times when you make agreements

R: This is usually done when you must share the harvest. They make agreements that whether the harvest is good or bad you must give the owner the agreed amount. If the agreement 5 tins of beans and the yield is not good, you must buy elsewhere but pay the landowner the equivalent.

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

R: For example, if the man dies, and the relatives want to take the land from the woman the title can help a woman have a base to say that she is the owner of the land maybe they worked together with man to buy it or they gave it to them together. Because when the husband dies and the in-laws have disagreements with the wife, they can chase her way from the land.

I: Has it happened before in this village that the in-laws chase away the wife from the land after the death of the husband?

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

I: Are you worried the same could happen if you are no more, that your relatives would chase away your wife?

R: You never know things in world happen you cannot know the future

I: And what could be the disadvantages of including a woman’s name on the title?

R: For example, if you are married to your wife and have disagreements and she divorces, then after, if you want to sell the and she was on the title, and you ahead and sell the land, you wife can come back and disturb the buyer or even chase him out of the land. Some women are completed she can get married elsewhere but still come and disturb the man on land is she is on the title.

I: If this happens to you, how you resolve it? You want to sell the land your divorced wife disagrees

00:23:38

R: I try to convince her to sign for me, what else can I do?

I: Will ask you more about separation later but do you expect to inherit more land

R: I don’t hope so because we shared all the land maybe if my mother wanted to give the land that she left for herself

I: Ok, do people in this village fear losing their land?

R: Maybe if you bought land in the wrong way for example where you bought the land, they were not supposed to sell the land or if you bought land that has disputes. then you can be afraid of losing your land

I: For example, if you look at the people who own land in this village, do you think they are afraid of losing their land?

R: No, they are not afraid because if a person has his agreement and not only is claiming their land, then they would not be afraid of losing their land

I: In other villages you find people are afraid of losing their because they don’t have land titles, why do you think people in this village are not afraid of losing their land?

R: In this village I have heard of someone who have milo land or has a land title or maybe people have their agreement and a will which are also proof of ownership of the land so, they can be afraid of losing their land

**Baseline awareness of titles**

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

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

R: It is proof that the land is yours and you won it

I what is the purpose of having a land title?

R: It’s proof of ownership of the land and if you want to get a loan, if you have a title it becomes easy

I: have you used your title to get a loan?

R: No, I haven’t

I: So, are you planning to use the title to a loan?

R: No, either

00:27:24

I: I’m wondering why wouldn’t you take a loan?

R: You might fail to back the loan, yet the land is bigger that amount of loan you took, and they take your land for little money

I: But do think most people who have titles use them to acquire loans?

R: Yes, most of them use them to get loans

I: Can you tell me about the process of acquiring a loan using the title?

R: It just a matter of taking the title to the bank and use a security and they give you money

I: In case you wanted to get a loan, which bank would you go to?

R: I can to our nearby SACCO like in Rubindi Ankole farmers SACCO

I: Some people fear keeping their title at home, how about you?

R: Mine I kept it well at home

I: So, what name are on your title?

R: there’s mine and my wife’s name

I: What are the reasons you decided to include your wife on the title?

R: I didn’t want her to be disturbed land later when am dead like I had told you so, I wanted to know the land is both ours and the kids

I: Is there any other reason?

R: No.

I: What in your life has changed because of this title?

R: Am very happy that I have this title because I previously have a will but now that I have the title, it better proof that the land is mine and I own it.

I: So, are there things that you thought would change in your life but haven’t changed?

R: No

I: Remind me of the reason for including your wife on the title

R: For example, I can die unexpectedly, and you find like my mother or brother trying to chase away my wife from the land so, I decided to include her name on the title and I now am sure they can’t disturb her because she has proof

I: If when she has your children, you think they can chase her away from the land

00:30:57

R: They might not chase away the children but chase away my wife and you find that my children suffer because they don’t have their mother

I: So, why you think some men choose not to include their wives on the title?

R: That’s because of lack of trust. You find that woman mis behave, and there are conflicts all the time with the husband. In such a case the husband may decide not to include the woman on the title.

I: What usually brings conflicts in marriages

R: It’s poverty, that the main cause of conflicts in families

I: Tell me more. How does poverty bring conflicts?

R: For example, she might ask you for a new cloth and you can afford to buy for her and she beings to quarrel from that

I: Historically, before your recent encounter with the titling people, are there people who were able to have land titles?

R: Yes,

I: How do you think they got the land titles?

R: They went to Mbarara and I don’t know what follows but they brought surveyors and they put stone in their land. They are my neighbors up there

I: So, how much money do you think the pay to get such a title?

R: I have heard that it’s 2 million shillings but am not sure, I just hear.

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

R: They think that if a person has a title then it is proof that the land is his.

I: Can you say the most people in this village would want to have land titles?

R: Yes, most people want to have land titles, but they cannot afford them. They want them but they did have enough money to go through the processes of getting the title

I: So, do you think people in this village understand the process of getting the land title?

R: Some of them know but they don’t have the money required to get the title

**Intra-household discussions and bargaining**

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

00:34:04

I: So, how long have you been living with your wife?

R: We have been together for six years because we married in 2013

I: Tell me about your marriage experience with your wife

R: We have our small disagreements like all couples, but they are not so big, and we always resolve them and move forward. And the good thing is that we work together as family to develop ourselves because when I go to work, she also works to see that we can pay school fees for our child.

I: So, are you officially married?

R: Not yet

I: Do you feel supported by your wife?

R: Yes

I: Give like an example of how you feel supported by your wife

R: For example, when I go to work and come back, she appreciates the little I bring so, I don’t feel like; why am I working if the woman does not appreciate? Some women don’t value a man’s work and we you return home they start to quarrel, but my wife is very different. Even when I leave, he home, I find when she has done the work that I would have paid workers to do and you also feel encouraged that the person you have left behind also works very hard

I: Do you feel that you also proved your wife support and encouragement?

I: Yes

I: How? Give me an example

R: For example, if she falls sick, I make sure that I take her to the hospital and receives medication and if she want like a dress, I buy it for her and she also feel happy and not that I go to work and she doesn’t get to know where I put the money that I work for

I: So, why do thinks other couples don’t feel supported by their partners?

R: For example, those who drink alcohol, they drink all the money that they work for and even take money that women have worked for themselves at home.

I: Are there many people who drink alcohol and don’t support their partners in this village?

R: Yes, we have such people for example there are men who sell their partners harvests and drink the money or if they have like a goat, the man sells it and drink all the money. so, find women very discouraged and they start doing their own things aside.

00:38:54

I: Ok, who makes major decisions for your household?

R: It’s me who decide but after discussing it with my wife. But generally, we agree together

I: Can you give an example of the recent major decision you have made together with your wife?

R: Yes, we agreed and acquired a loan from a SACCO

I: Ok, what was the purpose of taking this loan?

R: We wanted to invest the money in our retail shop

I: So, can you tell me the amount of the loan you took?

R: It was 500,000 shillings

I: Would you mind sharing with the discussion you had wife your wife about getting this loan?

R: Of course, we needed to invest more in our business and I suggested to her that instead of waiting for me to receive my wage and invest, why don’t we get a wholesome amount through a loan and we keep paying it back slowly? Because it would have taken me some time to save that amount of money. So, she accepted, and we took the loan

I: Remind of the name of the SACCO where you got the loan

R: It Ankole Farmers SACCO, Rubindi the one I told you about

I: Ok, would you be willing to tell me about the conversations you had with your wife about the title? how did they start?

R: When they came, the land first taught us and explained to us together with my wife. Then the lady took me aside and asked me how our marriage is and if I trust my wife and I told her that everything was ok between us. So, we went back in and discussed with my wife and we agreed to joint title.

I: And after that did you discuss further about this title?

R: No.

I: I’m curious to why you did not discuss further

R: It was clear because when the lady asked me whom I would want to share my land with, I told her my wife and she was also there, I also told her that even the children can share on the land equally with my wife

I: Thank you for explaining this to me. I wondering, what do you believe the land title means to you and your marriage?

00:42:47

R: For example, we are not officially married and including her on the title reassures our marriage that that’s wife and this is our land. So, I can’t marry another woman and bring her on this land.

I: I’m curious, what do you think it would mean to your marriage if you had not included her on the title?

R: It would mean that I don’t trust her, and I have a plan of marrying another woman

**Gender norms around land**

Thank you for explaining all this to mean. I would like to change the topic and talk about norms around land. We understand the most land in Uganda is owned by men. But there are some aspects around this system that we’d like to understand, especially concerning women. We don’t have an opinion one way or the other, but we’d like to know what you think on this subject.

I: Do some women own land in this village? how did they acquire the land?

R: Some women can buy their own land for example a woman can separate with the husband and work and buy her own land. Some get land as inheritance from their parents and they can sell the land buy other land near their husbands but when making an agreement for this land, she might not include the husband if she does not trust him or if she wants to resell the land with time, she can’t include the man in the agreement because that would require of her to consult the husband.

I: Is common in this village that women have their own land?

R: No, they are few.

I: Ok, what about the women who inherit land from their parents, is common that they sell the land and buy other land near their husbands?

R: No, must of the women leave their land at their home.

I: Why do you think women prefer to leave their inherited land at their home?

R: They keep their land at their father’s home in case of separation with husband, the husband cannot share on this land or if the husband marries other women and have children outside of the marriage, they cannot share on this land

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

R: Yes, that’s right because some men tend to keep on selling the land piece by piece but if the woman has her own land it can stay and help her and the children in future.

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

00:47:39

R: Most women prefer their own piece of land on the side because of disagreements in most families and in case of separation, she can go on her land build and stay there

I: We have talked about some aspects around women, men, land and land use and ownership etc. what about family land? Are women included in this land?

R: Yes, because when sharing out land the woman must get 15 or 25% of the land so, she has authority over family land.

I: Reflecting on what you have just said, do you think the man should consult the woman if he wants to sell family land

R: Yes, he must consult the wife and know what to use the money for the sale for and agree together.

I: I’m wondering, does it matter if the man bought land before marriage and maybe has his solo title to consult the wife if he wants to sell family land?

R: Yes, it is always good to consult your wife whether you bought the land before marriage or not

I: So, what do you think should happen to the land if a man dies and had a solo title? who owns the land now?

R: It’s his wife and the children

I: What happens to the land then, if the woman also dies?

R: The children have the authority over that land or if they are still young, the land can be given to caretaker until the children come of age

I: Does it make a difference there are no children and the husband die?

R: If she has children, it doesn’t make a difference but if she does not have children, the relatives might chase her away from the land

I: So, why do you think would chase away the woman if she does not have children?

R: It’s because if a woman is not officially married and does not have children, she does not have any proof that she was married to the man

I: Just wondering, if the woman does not want to sell this land, can’t she stay on the land even when she does not have children?

R: Even if she doesn’t want to sell the land, they can chase her a way because of greed for land

I: Is ever case in this village that a male relative tries to grab the land from a widow?

00:52:47

R: No, but it happened in a village in the neighboring subcounty

I: Tell me more

R: A man was married to the wife for some time, but they never had children, but we weren’t sure whether it was the man’s problem or the woman. Later the man got an accident and died, and the man had not made a will. They tested the woman for pregnancy, but she wants not pregnant and they chase her away from the land

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

R: Yes, it has change because in the past widows were treated badly by the relatives trying to chase them away from the land and even the orphans would be treated badly. You find the orphans at the relatives’ home are not treated the same way as their own children after chasing away their mother but today widows also have a say on their husbands’ land

I: So, what do you think has changed?

R: The laws have increased especially concerning women because women in the past were not considered in anything

I: Tell me more about these laws, when did they start? What do they say?

R: We always hear them in courts or on radio and also in FIDA that if a woman has lost their husband, she must stay on the land and take care of her children and nobody should bother her

I: So, what does FIDA do?

R: FIDA is a marriage court

I: I see, in your view, what should happen to the women once their husbands die?

R: I think the woman should stay on the land and take control of all the husband’s property and run them and raise their children without the relative interruptions

I: Is the general practice by others in this village towards widows okay?

R: Its very ok because I have seen a widow who has been chased away from their land in this village maybe if she is later disturbed by her children when they want to share the land.

I: Tell me more about the children disturbing their mother

R: For example, the children who demand for their share of the land with the intentions of selling it and buying boda bodas especially the youth now and the mother might not view it as a good decision

00:56:44

I: Ok, what happens to women who are divorced or separated from their husbands in terms of their land?

R: If the woman separates with the husband and the woman leaves, you find that the man want to marry another woman on the same land or maybe he wants to sell the land, if the woman get to know this, she can also come back and that leads to conflicts.

I: I’m wondering, can a woman separate with the husband and stay on the land or she must go elsewhere?

R: It very rare for a woman to separate with the husband and stay on the same land because women separate out of anger and they cannot stay on the same land. They usually go back to their parents.

I: For example, if a woman jointly owned land with the husband, can she stay on the same land after separation

R: She has a share on this land but not until they share the land can she stay on that land

I: like we have discussed about conflicts in marriage, I’m curious to know your opinion on this matter. If women were able to jointly own land with their husbands, do you think this would increase or decrease conflicts within the marriage?

R: It can decrease conflicts in a marriage

I: Tell me more

R: There is when you want to chase away your wife and she goes away and you know that if you want the land you can, if you want to get a loan you can get it. But if you know that the title is joint, and you can’t use it alone the you can change your mind and leaves the woman. For example, if you can’t sell the land or get a bank loan without her signature

I: I’m wondering, what ways do think joint ownership of land can increase conflicts?

R: I don’t know, if the woman knows she is on the title and she can leave and you can’t sell the land of use the title without her and she becomes disrespectful, you can convince her and resolve the issues so, I do sell how it can increase conflicts because if you know you are both on the title, then you can agree to work together since the things are for the both of you.

**Land disputes**

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

I: So, what do think is the common cause of conflicts on land?

01:01:09

R: If a person dies before making a will and the children want to divide the land by themselves because the heir might want to take the bigger piece of the land

I: Is there any other common cause of conflicts on land?

R: For example, if you buy land from the man without the wife signature or the chairman’s stamp. If the woman gets to know she cannot allow if which lead to disagreements

I: Can you give an example of the last time there was a land conflict in this village, what happened?

R: For example, the father to my mother died without making a will and my mother and her brother had disagreement on how to share the land and opened cases against one another and went to court but later the cases were resolved

I: So, this case resolved at the local level?

R: No, it was resolved by the resident district commissioner

I: Ok, how long did it take to resolve this case?

R: It took like 3 years to get resolved

I: I’m wondering, did the local council fail to resolve such a case?

R: No, they gave their judgment, but some people did not agree and decided to take the case to higher levels.

I: So, what happens when there are land disputes in this village

R: There is wastage of time and money

I: I mean what processes do you go through to get the case resolved?

R: Of cause if you can agree as family then the case is reported to chairman and if parties don’t agree with chairman’s ruling the case can continue to higher levels

I: Can land disputes be resolve at family level?

R: Yes, the they can be resolve within the family but with the help of the chairman and a few people in the village

I: Ok, if one the parties in a land conflict has a freehold title, does that influence how the dispute is resolved?

R: Yes, the dispute gets resolved quickly because one has proof of ownership of the land

01:04:56

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

R: It’s to help them get land title and if they can get land title and have a will, they should take it and it gets certified and if they have written agreements that are not stamped, the should take them to the chairman and he stamps them

I: You have talked about certifying a will, can you tell me more about it?

R: These days even the will must have the chairman’s stamp. I meant that if a will does not have a stamp, you should take it and they stamp it.

I: So, have you had any disagreements on land?

R: No, I have never

I: how have you managed not to have any disagreements on land

R: because your mother shared out the land to us in time for example, whoever got married, would immediately get his land and we all shared equally

I: I’m wondering didn’t those who got married early get better plots of land and it brings disagreements

R: No, there were no disagreements because the first 2 brother married at the same time and they were given the share. so, it was me you shared last and there were no problems and we shared equally

I: Ok, did the girls also divide their share of the land?

R: Yes, they divided the land and one of them sold her part and bought near her husband and the other sold her place and somewhere else in the village where there was banana plantation. even our older brother sold his land to his younger brother and shifted to another place

I: lastly who do think visited you and gave you the title?

R: It is the world bank people that give free land titles

Thank you for your time today and if you have a question that would like to ask, you can ask now

R: We hear rumors that us who received the titles, our land is going to be taken away from us. Is that true?

I: They are rumors like you have said but I can guarantee that nobody will take away your title or your land from you.

01:09:39