Interviewer Name: Martin Nankunda

Interview date: 15/10/2019

Respondents Name: Emmanuel

Household ID: 5390201

Age: 57

Title status: Joint title

Occupation: Famer

Second source of income: Retail shop

Highest level of education: P.5

Marital status: Married

Number of years lived in the village: 20

Number of children: 7

Number of people living in the HH: 11

Roof material: Iron sheets

House material: sand and bricks

Interview start time: 12:20 pm

Interview end time: 01:50 pm

Duration: 01:30:04

The respondent was eagerly waiting for us at his home and warmly welcomed us. He had travelled in the morning from another district where he works from to talk to us and to also check on the wife you had been sick for days. He has a retail shop business that he runs from another district. He has one plot land that was titled. The plot is about 6 acres. He has a banana plantation, coffee and trees on the plot but also plants other crops. He has a plastered sand and bricks with iron sheet with solar. He is in middle income status judging from the structure of his house and the other sources of income. The interview took place outside his house in the compound under the tree. He was very free and open, and the interview went on without any interruptions

He is married and living with other 10 members in the household which include his children, wife, daughter in law, grand children and a relative to the wife. They seem to have a stable marriage because they work together and are supportive to one another according to my observation. He husband seemed very hurt because of the death of his only daughter who died last year from the way he talked about it. He received a joint title for his land because they bought that land together with the man and because the wife is an heir to land in case the man dies. He said he will not divide his land to his children because he wants it to be his family land and his children can buy their own land.

**Warm-up**

I: Let me start by thanking you for taking your time today to talk to us again. So, how are you today?

R: I would be very ok but have been sick for like two weeks now and I have flue and since I have come on a boda boda, it has made the situation worse

I: Sorry about the sickness, you are sick, and you have told me that your wife is also sick, it must be a difficult time

R: Yes, we are both sick

I: Remind me, what is your wife suffering from?

R: She was beaten by a mosquito and she has been down with malaria, but now she even has typhoid and her blood pressure is high.

I: Oh, I see, she was from receiving treatment, how about you? Have you received any treatment?

R: Yes, I have

I: So, is your wife receiving her treatment form?

R: We have a hospital for a Dr called Mworozi, he is a blood specialist in Mbarara, and he has a hospital here in *Rubindi* town

I: Ok, can tell about the type of work you do?

R: Me am a farmer

I: Ok, you have told me that you came on a boda boda, where were you coming from?

R: (respondent laughs) where I was coming from is where I work from, I have a business there

I: What type of business is it?

R: It a retail shop business

I: So, where exactly is your business?

R: It is in *Rwemiyaga* (district in western Uganda)

I: How far is it from here?

R: It very far

I: How much is it from here to *Rwemiyaga*?

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R: It is 15000 shillings in a car

I: So, let thank you again for taking this long journey to talk to us and foregoing your business plans for today. So, how was your day yesterday in general?

R: Yesterday the “weather” was not good, we had a lot of rain and we did not get enough customers to bring us money because the rain spoiled the whole day

I: But other than yesterday, is the business profitable?

R: Yes, the business is ok

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

**Background, household structure and land ownership**

I: So, how many people do you live with in your household?

R: In this household, I have my children, my grandchildren. I have 6 sons, I had only one girl and she died recently, “she was still very young 27 years old” so I have her two children here. it is me paying school fees for one of her children, but the other has not yet started school she is still young like 3 years. I also have my brother’s child who I pay school fees for. I also have my son’s wife. Two of my sons already have their own homes, one is in Kampala and the other is in *Mubende* (district in central Uganda)

I: I’m sorry about your daughter, was she already marriage?

R: Yes, she was already married. Just only one daughter like this

I: Sorry about that, what could have been the cause of her death?

R: We don’t what killed her because she was not sick, we had not received any information of any problem but it was last year in February around 2 pm we were about to sleep and we received a phone call that she was being taken to hospital in Mbarara and her chance of reaching the hospital were few. And before they reached the hospital, she died just like that

I: So, she only had 2 children

R: Yes, that’s true

I: In total how many people stay in this house?

R: We are 11 people

I: How difficult is it to find school fees because I see you have a big family?

R: It is difficult everyone knows and that’s why we go away from home to find it because universal education does not help us and it is not free today, you must pay some money too

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I: So, how many children are in school?

R: The biggest challenge are those ones that in secondary schools, I have one in P.7 and 3 in P.6 and the others in lower classes. So, I have 6 children in school that stay here

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

R: It has been long because I shifted from *Bushenyi* (district in western Uganda) and it has been like 20 years now since I moved here

I: So, how old are you?

R: I’m 57 years

I: I also come from *Bushenyi* so, where in *Bushenyi* do you come from?

R: I come from a subcounty called *Kyabigyimbi*

I: So, what are some of the reasons why you shifted from *Bushenyi* to here?

R: It was because of lack of enough land and looking for land that was still fertile

I: Ok, what is the highest level of education you have completed?

R: I did not study much, I stopped in P.6. I had my father and he was very old. He was born long time ago in the 1890s and he died in 2003. He was very old. He had 4 wives and we have a very big clan here in Mbarara. My mother has her relatives here and she was the youngest wife. So, we found that our father had given land to everyone else and little was remaining. Basically, we found nothing that could educate us further, so we decided to start serving on our own and work for ourselves

I: Ok, but it must have been a good to have your father live long for those many years

R: Yes, we were very happy and after his death, it did not seem like we had lost a father but instead it was a cerebration and we celebrated his life with a very big function

I: How about your mother?

R: She also died recently, it has been like a year and a half now

I: Oh, sorry, hope you went well through those difficult moments. How many plots of land do you have?

R: I only have this one plot; I don’t have any other

I: How big is this plot?

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R: It is about 6 acres

I: Can you tell me in detail how you acquired this plot of land

R: I bought this land, with my own money. like I have told you I was from *Bushenyi* and I shifted to this place and bought this land

I: How did the process of acquiring this land go? Tell me more

R: I had the money and I found the seller and bought the land. We cultivated, built this house and we have been living here

I: So, do you have a sale agreement for this land?

R: Like every “process” of buying land, you must make an agreement between the buyer and the seller

I: It seems a big plot of land, do you have workers on you land?

R: He have casual laborers when we need them but most of the time, we work on the land ourselves

I: So, I guess it’s the plot that was titled?

R: Yes

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

**General land**

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

R: Some of the people are born in this village and they inherited the land from their parents. Others come and buy land in this village.

I: Are there people who just settle on free land and cultivate, and it becomes their land?

R: No, where can you get that opportunity, but we hear that in *Nakivare* (district in western Uganda), but also it does not happen anymore because they made it a refugee camp and *kagadi* (district in western central Uganda) but here you can’t even a get an acre of free land. Or even buying it is not easy in this village because to buy an acre I this village, is very expensive these days

I: So, how much is an acre of land in this village?

R: If it is good land, a 60 by 20 feet piece of land in this village is at 4 million shilling and that’s just land without anything like a banana plantation, just only empty land

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I: It means land is very expensive in this village, how came you could afford to buy land in this village?

R: Then, it was not as expensive like today

I: So, how much did you buy your land?

R: We bought it 2 million

I: Are there times when you rent land elsewhere and cultivate?

R: No, my land is enough for me I haven’t gone elsewhere

I: Ok, what about renting to other people on your land?

R: I did that long time ago like in 2000-2003 that is when I rented to other people

I: So, why did you decide to stop renting in other people?

R: They land loses fertility quickly when you rent other people, so you need to let first regain it fertility

I: What about other people, can they rent land elsewhere in this village? What are the different ways people can gain access to land that they do not own?

R: Where can you get an opportunity to use land that you do not own?

I: I mean, for example, can people rent land in this village?

R: Yes, there people who have small pieces of land and they do not have extra land to plant other crops so, they look for land elsewhere, rent it and plant their crops. Quarter an acre of land is 40,000 shillings.

I: And it’s for how long?

R: “one period” that is “one season”

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

R: No, it is just mutual agreement. You just pay the money and the measure for you the land and you start working

I: Ok, tell about the activities you do on your plot of land

R: I use my plot and my family, I have a banana plantation, I have coffee, trees and I also have my gardens where I plant other crops

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

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R: No, you mean I go to another person and ask them for permission to sell my land?

I: You may not ask for their permission but maybe seek advice from them

R: No, maybe if you want a person to get you buyers what I would call advertising then you can tell other people that you have land for sale and if they find a buyer, they can refer them to you. But I believe if you want to sell your land you can sit with your family and agree to see what to do

I: Ok, what about a person who has his own land but is not currently living the village, does he can he maintain control of the land

R: It is his land if he has an agreement for it, has neighbors to his land and his boundaries are well marked he can maintain control of the land even when he does not stay in the village

I: What if he does not have an agreement maybe he inherited land from his father, how can he maintain control of the land?

R: If you have inherited land from your father, the community knows that it you land and if you don’t stay in the village you can leave with someone to take care of it

I: So, do you have to sign an agreement with person you have left the land with?

R: No, just can get someone you trust and maybe inform a few people in the village about it

I: So, if a person wants to use this land what ways can he go through?

R: It is not possible to use someone’s land when they are not around but if you can talk to the owner and reach an agreement then you can use the land

I: If the owner of the land left the land in charge of someone, can a person talk to the person in charge to use the land or he needs to talk to the owner of the land?

R: I think it is better to talk to the owners of the land and agree with them and if he can give authority to the left person in charge to let other people use the land

I: Is it common in this village that people own land but do not stay in the village?

R: It’s rare in this village because most people stay on their land in this village. But there are people who work other places like my neighbor here and the land has been managed by his workers and the wife you usually come around.

I: What do you understand by family land?

R: Family land is land for the man, wife and their children

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I: Some people say that family land is land you have not shared out for example you and your brothers using the same land of your father

R: Yes, it can be like that, but it depends. Some parents say that their land should never be shared and whoever wants can use the land build and stay on the land without dividing it. That can also be family land but to me family land is land for me, my wife and my children.

I: I see. its land for you, your wife, and children but who has authority on this land

R: It’s me and my wife that have authority over this land

I: If you wanted to sell your family land, would you consult your children?

R: First, I can’t sell my family land because it my family land. But in case a problem and I decide to sell, then I can consult my wife and maybe inform the children about our decision

I: Thank you for explaining this to me, would you mind telling me more about the process you went through to buy this plot of land?

R: I was referred by a friend of mine, the person that sold me this plot stays down there, it is where you branched off coming here. so, I visited the land and we agreed on the amount, I paid him and got the land

I: Could your wife have been involved in the process of buying this plot of land?

R: Yes, because we were already married

I: I’m curious, was here name included on the agreement for this land

R: Yes, she also signed on the agreement

I: Was the agreement made in both your names or simply she signed as a witness

R: We bought this land together

I: Ok, since you told me that you bought this land together what does ownership mean to you?

R: It means you have proof of ownership of the land. For example, if you have an agreement for your land, you have your children and wife and your gardens the it means it is your land and you own it.

I: Other that agreement what are the other different ways to show ownership of the land

R: You can have your fathers will, a written agreement or like now that I have a land title

I: So, do you think there is a difference between a land title and a written agreement and a will?

R: They are all ways to prove that you own the land because if I don’t have a land title but have a sale agreement or if my father left a will and gave me land then its proof that I own the land

I: For example, you have a land title for your land now. So, what you think is the difference between when you had an agreement and now that you have a land title?

R: There is no difference because before you came here my land was the same and it is still the same

I: So, how do you feel that your land now has a land title?

R: I feel secured because having a land title is important especially in places that are developing because if they want to construct a road here or put electricity poles in my land, I have the right to say no, you are using my land so you can pay for it.

I: But earlier you told me they that a title, agreement and will are same, I’m wondering why now you feel your land is secured and in incase the want to use the land, they must pay

R: Yes, because with a title it better proof because you land is measured and marked well, and nobody can take it away because it is registered at the district.

I: If I understood you well, you have told me that your wife’s name was included on the sale agreement for this plot, what do you think are the advantages of including your wife on the title or agreement?

R: It’s just that things have changed but women never used to make agreements. How can a woman make an agreement yet she came for marriage, have children and grow old and the man stays with his land and when he gets old, he gives the land to his children but things have changed today that a woman can also write on an agreement or her name be included in the agreement.

I: But do you think there are advantages of including a woman’s name on an agreement or title?

R: Yes, there is an advantage because you find that you do not disagree a lot, nobody goes behind the others back, you will not push her out of the land because the land is both yours.

I: Does it mean that if the woman’s name is not included on the title you can push her away from the land?

R: Not that you can push her away, but you do not have to share the land if she separates

I: What about the disadvantages of including the woman’s name on the title or agreement?

R: I do not see any disadvantage because if your wife is your deputy and the one that takes over when you are dead, then I don’t see any problem with including her name on the title. because after you, she is the one that has authority over the land

I: So, why do you think other men choose not to include their wives on the title or agreement?

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R: Everyone has his own way they were created, and people have different things they like and there is when a person gets learned and gets educated and does things responsibly because they have learnt about it and they have knowledge of it. But there is when people have the natural beliefs that their wives should not know what exactly they are doing and that makes them not include their wives on the title. But the common cause of this is lack of understanding and keeping the old thinking that women should not be included on the title

I: Have you inherited any land from your parents?

R: Yes, I inherited land in *BushenyiI* which I sold and bought land here

I: Would you mind telling about how you inherited land?

R: Our father divided the land according to the number of children and each one of us got his share

I: So, how many children were you?

R: we were 5 boys

I: So, only the boys shared the land?

R: No, even the girls were given their own share because they were 3 girls and we were a family of 8 children

I: Because I understand in the past girls where not given land

R: No for us we share the lands all of us

I: But why do you think girls were not given land in the past?

R: It was because of lack of understanding and education because now a boy and a girl at the level we are, they do the same things and they are equal so, why shouldn’t they share the same things of their father and the father feels pride for it before he dies

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

R: No, I got my share and there no more land for to inherit

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

R: We hear that in other places on radio and TVs and people are being chased out of their land

I: What about in this village? are people afraid of losing their land?

R: No, it has not happened in this village

I: For example, you have told that, they can construct a road or electricity poles in your land, are

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people in this village afraid of losing their land that way?

R: There is nowhere to complain. They can take meters of your land as much they want but there is no where you can complain

I: Has it happened before that a person loses land they don’t know where to take a complaint?

R: it depends on who your complaining about for example if the government that have taken your land, where can you complain?

I: So, do you think people in this village fear losing their land that way?

R: No, people might not even be aware that they are losing land through that. They think the government can constrict roads the way they want. But the questions you have asked today are different from what they have been asking us in the past. The people in the past taught us that the people world bank has chosen in different villages will receive titles for their land and it will be a government program to make sure that everyone gets a land title. That people from outside countries want everyone to have their own title so that they don’t lose their property. They also taught us to stop taking small loans that make us lose our land so that we get big loans using our titles to develop ourselves. That is how we understood it. But the questions you are asking today I don’t know if they are connected to the previous objectives because it would be better to teach people and they understand that if a road is constricted in their land, they can go to a certain office and get help because most people due to lack of education, they don’t know what to do. For example, there are people that refused to title their land, and this was also due to lack of understanding and education. People should be educated well about the importance of these things because even us who agreed to title, we just wanted to see what was going to happen and because we have been to different places, we have learnt the importance of different things. Other people thought that you were going to steal their land. But me, I had heard a radio program and 2 months later that when you came. The program was about the importance of a land title, but most people do not know the importance of land, and ownership of land

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

**Baseline awareness of titles**

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

R: I know that if you have a land title it is proof that you own the land, and no one can attempt to take even a small piece of your land

I: And what do you think are the benefits of having a land title?

R: We also hear from other people that a land title can be used as security to acquire a loan from

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the bank, invest in business, buy cars etc.

I: Anything else?

R: You can be sure that no one can take even a small piece of your land for example, even if its government that wants to use your land, they must compensate you.

I: So, I’m wondering have you used your title to get a loan?

R: No, how fast would I be? We are waiting for you to give us more knowledge if any on how to use our title

I: But it now your title and you can use it if you wanted to use it?

R: But they told us when they were teaching us that they will bring us banks that will borrow us money

I: Well, I have no idea about that

R: Yes, they told us that the interest will be low, and the loans will be for a longer period

I: So, was this told to you by the titling people?

R: Yes, they are the ones that told us and there is man I have called from the subcounty land committee he was with the people that told us about the bank when they came to survey our land

I: So, have you thought about using your title to get a loan?

R: Me am waiting for you

I: Ok, but do you have a bank account?

R: Yes, but I have it a SACCO called Able SACCO

I: It seem most people have use Able SACCO

R: Yes, because it has loan packages for famers, school fees, boda bodas and those are the main reasons why people take loans and you know village people we survive on loans

I: You have told me that your wife’s name was included on the agreement, I’m wondering was her name included on the title too? What names are included on the title?

R: Yes, there is my name and my wife’s name

I: Can you tell me why you chose to include your wife’s name on the title?

R: What other name would I have included on title if not my wife’s name?

I: You could maybe include only your name?

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R: She is my helper and my deputy, and I had told you. If am not around she has the authority over the land and if she is not around, then it’s me in charge

I: Did you discuss it with your wife before including her name?

R: They asked me that same way you are asking me now and I told them that I wanted to include my wife’s name

I: Was your wife also present?

R: Yes, she was present

I: Maybe the titling people told you that if you don’t include her you won’t receive the title?

R: No, not like that

I: So, how did you come up with the decision to include your wife on the title, did you discuss it with her before her name was included or its you that decided to include her name?

R: I did not decide myself because these people came here more that 4 times until we understood the purpose of the visits because they kept coming and teaching both of us so, we didn’t have to discuss it any further and there was no reason for me not to include her on the title because the land is both ours, we bought it together when we already had some of our children, so there was no way I could not include her name.

I: but you have told me that you sold the land that you inherited from your father and bought this land, so, it was your land and your money, and you could have decided not to include your wife

R: They land we sold was very small and we worked to get and got the money that we added on the money from the sale of the other plot to buy this plot. Therefore, she also contributed to this land

I: You have told me that there is nothing that has changed since you got your title and that your land is still the same as it was, but are there things in your life that you expected to change but have not yet changed?

R: If you have a wedding can you slaughter the cow before the wedding takes place?

I: But at least you know that you expect to have a wedding, so, what are the things that you expected to change that haven’t changed

R: Yes, how to use this title to get a loan, where to get the loan. I have not yet got that information

I: Historically before you met the titling people. are there people in this village that were able to get land titles?

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R: Yes, my neighbor here has a land title, he was an “inspector of vehicles” but he died most recently but he had a land title

I: How did he get the title?

R: I know about the “process”, but I don’t know the challenges involved in it

I: So, tell me about the process

R: They start at the subcounty and they give you forms, and you fill them after you take the it to Mbarara and they give a title

I: What about the cost of the title?

R: I don’t know well but I hear to bring surveyors it is very expensive and if you look at the people who have land titles, they are only rich people

I: So, if you take a guess how much do you think a title cost?

R: I really can guess. I don’t know

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

R: I was talking to the man from the lands committee at the subcounty and he told me that since the program was on partnership with the government, most people have come in inquire about it at his office including those that refused to title with us and according to him most people want to have titles and he told that he is also preparing to start the process of getting the title. so, he told me that we set an example and people now would want to have titles

I: So, in your view, why do think most people now, would like to have titles? what do you think has changed

R: I think people have been educated about it and have information now

**Intra-housed hold discussion and bargaining**

I: Thank you for explaining this to me. I would like to change the topic again and ask you about your marriage and to also ask you more about the discussions you had with your wife about the title. but I would like to first know; how long have you and your wife been living together?

R: We got married in 1982 so we have been together for 30 and plus years

I: Do you mind telling about your 30 and plus years of marriage?

R: We got married, we are wedded, she is still alive and am also alive, we have children and that our marriage

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I: So, what are some of the good or bad things you have had in your marriage?

R: The good thing about our marriage is that we have been together in everything that we have been through in poverty she has never separated with me and we are still a live and taking care of our children

I: Is she the only wife you have?

R: Yes, I have never married any other woman

I: What about having children outside of your marriage?

R: Yes, I have children outside my marriage, I can deny them or tell a lie about it. I have like 3 children outside the marriage

I: So, did you get these children after marriage or before marriage?

R: I got them after marriage

I: Does you wife know about the children outside the marriage?

R: Yes, she knows about them

I: So, where do these children stay?

R: They stay with their mothers elsewhere

I: I’m curious, why did you decide to have children outside of your marriage?

R: Traditionally, as a man you should not have children of one wife. You might not know about this because you are young but in past, that’s why men married more than one woman to widen their clan and have children with different abilities

I: So, the child’s ability depends on a woman?

R: Yes, there are women who give birth to only bright children or dull children so, it is better to have children outside if your home

I: But in doing this do you think about this could affect your other family members?

R: Ff you know you have the capacity to take care of all the parties the it wouldn’t be a problem

I: I’m wondering, for the children outside of your marriage, what plans do you have for them in terms of sharing this plot of land that you have.

R: (respondent laughs) I’m working to get them their own land. They are not in the plans for this land

I: Do feel supported by your wife?

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R: Yes, she gives me support

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

R: (respondent laughs) Ok, for example, the other person you work with called me on Friday and informed me about your visit today and because he came here, and he was told that I work from far. But in these days, is when my wife fell sick although she has been sick and I had not yet come here to check on her, she took responsibility to remind me that visitor are coming to visit us and I should find time and come on the appointment day.

I: Do you also feel that you provide you partner with support and encouragement?

R: Yes, I also support her

I: You can also give an example of how you support and encourage your wife?

R: For example, in her work that she does, I don’t let her over work or do difficult tasks, I pay workers to help her in her work

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

R: I had told you that people are created in different ways and I don’t know if I should call it that, but I think it’s because lack of awareness and education.

I: So, what are some of the things a man can do that show he does not support the wife?

R: There are very many ways for example, I was not around and have not been around for some time but when my wife told me that she was sick, and I told her to go and see a doctor and for her she did not take it seriously. But like someone that have been with for a long time, I knew she fears medicines and she cannot immediately seek medication. So, I call the boda boda person to come and pick her and take her to hospital. So, the boda boda took her to hospital and she was admitted and put on drip. The 4 days she has been in the hospital I have paid 370,000 shillings and I sent money on this phone. So, that shows that I know who she is. Now, the other people you are asking about that do not support their wives, they do not take time to be responsible and know the reasons why he got into marriage. That’s why I have told you this story. Men do not care, and they do not take time to understand and they misuse their responsibilities in homes. They work and see day following night but don’t put time to understand their wives

I: Who makes major decisions for your household?

R: It’s the head of the house that decides

I: But do you consult like your wife before making the decision?

R: There are small thing that I do have to discuss with my wife and there also things she can decide to do without asking me. But on the big decision for our family we first discuss them with my wife and conclude.

I: What was the last major decision made for your family?

R: They last major decision I have made for my household I have already told you that I called the boda boda to take my wife to hospital because I knew she would not go by herself until maybe if she was badly-off. But there some decisions that we have sit with my wife and talk about for example, I have told that I have children outside the marriage, they are my children but if I wanted to bring them here, I must first consult my wife and we reach an agreement. Because I have worked and there is enough food her to feed all of them but if my wife refuses, I can’t bring them here. but still, most importantly, you cannot decide alone and it works, you must sit with your wife and discuss and then make a discussion

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

R: No, families are different like I told you people like different things

I: Why do you think marriages are different?

R: There are marriages where a woman can’t say anything, and all decisions are made by the man and there are those that sit together and discuss

I: So, which one do you think is common, the one where only the, man decides or where they both agree together?

R: I think most families and marriages these days discuss and agree together

I: You have told me about that discussions you had with titling people, but I’m curious to know the discussion you had with your wife about the title?

R: No, we did not discuss. This what happened, like we are seated here, she was also taken elsewhere after we had talked to the titling people together. What they were discussing I did not get to know but me, they asked me whom I wanted to include on the title, and I told them. But me and my wife, we did not discuss it any further. We only discuss to accept the title.

I: Other than discussing to accept the title did you discuss anything else about the title later?

R: We discussed about accepting the title nothing else

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

R: To answer your question, I love the church and I always read the bible, and the bible say that if you marry a woman, the woman becomes an heir of your land and property. It means she becomes the owner of the land and must buried on the land. Some the title means that my wife is the owner of the land when am no longer in this life

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I: So, what do you think the title changes to your marriage?

R: It does not change much, and it doesn’t strengthen the marriage because marriage is strengthened by love and patience and sacrifice but being on the title does not mean you must stay in my house

I: You might want to chase her but think that we have a joint title and maybe realize that you own the land together and maybe change you mind.

R: No, that can keep her here if she is badly behaved. Or I can fail to use my land because she is included on the title

I: For example, what would happen if you wanted to sell the land and she disagrees?

R: She can not refuse because we agree, and I tell her that reason why I would want to sell the land.

I: For example, now that she included on the title, she is also the owner of land and she has the right to refuse in case you want to sell the land

R: You see, if you explain very well the reason why you need to sell the land and what you want to use the money for, to you wife, she can understand and she does not have to refuse but if she refuses then you can not sell the land

**Gender norms around land**

I: Thank you for explaining this to me. I would like to change the topic and ask you about gender norms on land. We understand that most land is owned by men in Uganda. But there are some aspects to this aspect that we’d like to understand, especially around women. We do not have an opinion in one way or the other, but we would like to know what you think on this subject. Remember, there is no wrong or right answer. Do some women in this village own land?

R: Yes, there are women who own land

I: How did they acquire the land?

R: Some inherit land from their parents and others work and buy their own land

I: Is it common for women to work and buy their own land?

R: It not very common but women buy their own land because most women do not have enough money to buy land

I: So, when they buy their own land, do they add it to their husband’s land?

R: You would very lucky to even know about it because women were given their rights and they inherit land from their parents. So, if they are in a happy marriage, they can sell the land they

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inherited from their fathers and buy other land near there husbands and they use it together to develop their families but if the marriage has problems, she can’t bring their land to their husband.

I: Can you tell me more about what you mean by if women are happy in marriage?

R: If you don’t hide thing from her and you agree in everything that you do. You don’t beat her are shout at her and support her in the things she does. Being responsible for the children and the family.

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

R: I think it has no problem, if a woman has her own money and buys land or if she inherited land and sells it and buy other land, wouldn’t it be her land? So, why should it be a problem to me?

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

R: We will still refer to the bible on this because the woman is permitted to stay on the land if the husband dies according to the bible. The other point is that if a woman is still young and the husband dies, she can leave their husbands land and go and get married elsewhere. The only thing that can make a woman separate with the husband is unfaithfulness otherwise, the woman should stay with husband until death do them part. Now, the widow like I had told you, she is the heir of the husband land and nobody else and all the property is hers.

I: But some people say that if the woman has no children, she can not inherit her husband’s land?

R: If she has no children and has been living with the husband and the husband did not have other children outside the marriage, who else can chase away the woman?

I: Maybe the relatives to the husband

R: No, it can not happen that relatives can chase away the woman

I: Tell me more why can’t they chase he away?

R: You cannot, for example, I have my aunt in *Bushenyi* who never had children and up to know she is still on her land and the husband was very rich and he had other women, but she stayed on the land. And now even the other women have since died and she is now in control of everything. Even here in *Kashare* (neighboring village) I have my cousin sister whose husband died but she is still on the land. She now very old like 100 years but she has been on her land.

I: Was your aunt officially married? Does it make a difference if they are not officially married?

R: Yes, they were wedded, but it does not matter, she can stay on the land

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I: You have told that if the woman is still young, she can remarry, I’m wondering, if she remarries, can she stay on the land?

R: No, if she remarries, she cannot stay on the land

I: So, what happens to the land if the woman remarries and leaves the land?

R: They land becomes for the children and if she did not have children, the land goes bac to the husband’s side

I: Is it ever a case in your village the male relative tries grab land from the widow?

R: I have heard about it this village abut we it in other villages

I: So, what do hear happens to the widow in these other places?

R: We here that they forced away from the land especially the women who have lost their husbands and have no children or if she has young children. They make conditions unfavorable for the widow to remain on the land, so, sometimes the widow decides to leave the land but its not like they chase the widow away from the land

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

R: Yes, it has changed because of laws. It because the government has put laws that prohibit other people from chasing away the widow from the land. You know people did have when to go to report such case but today people have been informed about what they can do to makes sure their land id not grabbed. Widows are now listed to, if she reports her case, it can be resolved, and people involved in grabbing the land end up in prison

I: So, when did these laws start?

R: These laws started when Museven came in power. All these things about women having a voice and gender equality have started with Museven coming into power

I: What level are these laws? Where can a widow report such a case of mistreatment by the relatives

R: There is a committee at the subcounty that oversees women affairs and after the subcounty in case she does not get help, she can go to mifumi we hear them in Mbarara, and she can get assistance there

I: Ok, what about at local level?

R: Even at the local level the now the have there is a 9 members committee that has been formed and it involve a person who oversees family affairs even at LC 2 and LC 3 there are people in charge of such case about women

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I: So, do these laws work? Do people follow them?

R: Yes, they work very well, you can joke with the widow’s land now

I: What’s your opinion on what happens to a woman once the husband dies?

R: I think we have good example to look forward to for example my neighbor here that has recently lost her husband, the husband has left her with a lot of properties, they have land in *Nyabushozi*, buildings in Kampala and Mbarara but I believe she is handling the property well the way the husband left them to her and I believe if the husband dies, the woman is left in the hands of other people in the family, she not left alone even if she does not remarry, she has people who can help her and give her advice. Therefore, the woman should stay on the land

I: In terms of their land, what happens to women who are divorced or separated?

R: Because of the rights and freedom that has been give to women these days, but in the past women never used to stay on the husband’s land after divorce or separation. But now she can share on the land, but if they separate, and she gets married elsewhere, she has not right to claim the husband’s land

I: Even when she is officially married to the husband and she get married elsewhere, she cannot have a share of the land?

R: If she gets married elsewhere, she has not right to claim the husband’s land

I: Is there something you would like to change about what happens to women who divorce or separate with the husbands?

R: There are things that have happened and they are shameful for example we have heard it in news that and thought it was just news, but we have seen at former Minister Miria Matembe and other strong leader in our communities and it was shameful yet they are the ones that know the laws very well

I: So, what happened? what did they do?

R: They forced divorce in their marriages and it was allover the news that these women wanted to separate with their husband because they have a right to do so which was not a good sign to the rest of the women but I believe that such women should not have shared properties with their husband because it is them that forced their husband to divorce. It is like the other question that you asked that should women have their own land? Such women should have built on their land and leave their husband since it was them that needed a divorce

I: What if the cause of separation was entirely dependent on the man, shouldn’t the woman initiate the separation?

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R: But if you’re a public figure, however much the man has angered you, you should not force the man to divorce you

I: Shouldn’t women separation when they feel they are not treated well in a marriage because they are a public figure?

R: I’m not saying they should not, but is should be done in a secret especially if you are a leader not in the news and find it everywhere because it does not send a good message to other women

I: So, if it happens that the cause of separation or divorce is entirely dependent on the man, should the wife’s land, other possessions and children be taken away from her?

R: A woman would never share on the man land but these changes have just come up because if a woman decided to separate she would just leave the home and go away not because she is included on the title that she must share the man’s land. It had never happened. But we have just seen this recently where a woman can force the man to share the land

I: So, do you think is a good or bad thing to share the land after divorce or separation?

R: It is very bad

I: Why do you think it bad? Tell me more

R: The reason why I’m saying it is bad is that, I think the woman would not have been patient enough in the marriage because in marriage they say that in good or bad, you must be patient until death separates you. So, if she cannot be patient, and even for small thing she wants to share and have her own plot and build there separately from you, it means she can even easily kill you to share on the land. And that’s why you hear that women are killing their husband to share their or take their property

I: I would want to believe that however much they say it for better or for worse in a marriage, there are thing even you as a man cannot tolerate or even be patient about

R: Yes, I agree, but you see, everything in the marriage has a reason why it happens for example, if I found my wife with another man, I cannot tolerate it but we forget that there is a reason why she has done it. So, before separation, couples should discuss and find a solution but these days there’s nothing like that. Even for small thing the woman wants to separate and share the land. It is a trend today and I hear they call it dot com

I: So, in this dot com trend, what do you think causes couples to divorce or separate?

R: It has not changed much but today you find people saying that they married in a wrong family for example, you find people saying that they married in poor family, or in this family because they give birth to knowledgeable children and end up separating with their wives. The second reason, the woman might be infertile and cannot have children. And even the characteristics of

01:20:47

the person for example, she is a drunkard, she does not do any thing at home, she can’t keep home, she does not go to church, she does not have friends to advise her, she not clean, the man might decide to separate with her

I: So, you have told me thing a woman can do, and the husband decides to separate with her, but what are those things that men do that cause women to separate?

R: There are men who are abusive however rich they might be, you find he cannot talk nicely to the wife. Instead of advising the woman, he advises her by beating her. If the woman has her friend and they visit her, she gets beaten after they have left so, the woman can also decide to divorce or separate with the husband.

I: Speaking of marriage problems, I’m curious to know your opinion on this, do you think if women were able to jointly own land with their husbands, can this increase or decrease conflicts in the marriage?

R: I don’t think it can secure the marriage because most of the problems in marriages are a devil work and I don’t think even when you have a joint title, if the devil enters in your family, it can break it except if couples relies that they want to look better, live better and have a bright future for you and your children

I: Thank you for explaining this to me. I would like to change to another point and ask about land disputes

**Land disputes**

I: What is the common cause of land disputes in this village?

R: It is just that I do not have land disputes in my family and I hear them in other families but I think it depend on how you bring up your children for example, I have told my children that I can only give then where to build but I can not give them land. I cannot divide the land that is for this one or the other because this land is land for the family whoever wants to work can work and buy land for themselves and it is also becomes this is my family land. Because if you divide that land and give to all children, one brings in other person on the land by selling the land. The person who has been bought land maybe because he is rich, he starts removing *Omugorora* and encroaching on the land others that he found there which causes land disputes

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

R: I haven’t heard of any land disputes in this village for the time I have been hear. Nobody has tried to grab another person’s land.

I: What about someone removing another person’s *omugorara* because it is common in other villages

01:25:02

R: There is one my wife recently told me about. He is my neighbor down there and I hear he cut down the *omugorora* that side and the had an argument with my wife but me I haven’t even asked him.

I: Why haven’t you asked him about it?

R: Because I want him to realize his mistake and don’t do it again because a person can do something to just see how you react but you know *omugorora* if you cant it, it grows again so that why am not bothered about him. maybe if he tries removing it but that not easy also to remove when people stay around

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

R: No, I have never, that was going to be the first, but I have decided to keep quite but up to know he has not repeated it

I: Ok, for example now that you have land title, do you think it can influence how a dispute is resolved?

R: Yes, that’s why I did not even bother to ask my neighbor why he cut down the *omugorora* because I knew I had stones on the boundaries of the land

I: So, in general, what do you think should be done to help people with problems of land security?

R: I think all people should have what can secure their land which is a land title, but the problem is that people cannot afford them. The other challenge is that people are not educated about the importance of having a land title that’s some people when this program came, they decided not to participate because they thought their land would be stolen. Because people don not know that importance of having land and what can help them secure their land.

I: So, to get you clearly what exactly should be done to help such people

R: The first and most important thing to do, is to teach people about the importance of land and titles. they need to be educated and we all need to

I: Thank you for explaining all this. You have told me that you haven’t heard any land disputes in this village, but what do you think can happens when there is a land dispute for example if you neighbor continued and remove *omugorora*, what would you have done?

R: We first try to resolve the issue between ourselves and if we can reach an agreement the we can involve the chairman and the LC

I: So, whom do you think we are?

R: I know you are from the world bank

01:28:30

I: Thank you again for taking your time to talk to us today and if you have a question you can ask me

R: I have a question but I would like to fist that you and the world bank for this opportunity and also thank the government for allowing you to do something for its people because they told us it was also a government “policy” to see that people can have land titles because the process involved the government people at the subcounty but since you have given us the land title to secure our land, and also use the title to get loans to develop ourselves, how do we use these title and where can we access these loans?

I: You have told me that they promised to start for you a bank where you can get loans but I don’t know about that but I know you access loans through your local banks here using your title and the letter I have give has a telephone number that you can call and get more information about your title

R: Another question, you have already given us our titles, so why is it important for you to visit us again

I: It is what I explained to you the beginning that we want to know about your household and what has change since you received you title. so that you for your time

01:30:19