**INTERVIEW TRANSCRIPT**

Transcriber Name: Fiona Atukunda

Interviewer Name: Fiona Atukunda

Interview date: September 17th, 2019

House hold I.D: 5740032

Interview Start time: 10:08 am

Name of Respondent: Juliet

Age of the respondent: 42

Marital status of the respondent:

No. of children: 5

Occupation: Farmer and weaves baskets for functions

No. of years completed in school:5 years

No. of years living in the village: 24 years

Interview Duration: 1:52:52

The interview was conducted in the respondent’s house, in the living room to be exact; she was coming from her garden. She was welcoming, looked a little bit inquisitive may be the new faces from the ones that visited them before in the land titling as she told me later but after sharing in detail what this interview is about this time, she relaxed and engaged more freely in the conversation. Just a few minutes into the survey, she received two visitors who had come to check on her that she humbly requested they come back again because she was attending to her visitor (me). She and her family look to be middle class given that they have farm land that they use for both agriculture and grazing cattle and goats. The home is moderate with solar power access and a television.

The respondent lives with the husband and children, and mentioned her siblings especially her brother who works with the parliament; helped them understand the land titling information during the baseline since there were many negative rumors of how their land might be stolen under the disguise of government allocating settlement for the refugees. Though she didn’t feel supported greatly by the husband because she seemed somewhat bothered by her husband’s fidelity issues although she kept saying she didn’t care and had learned live with it. On the other hand, she was happy about the fact that her husband chose her over the other woman he had kids with in the decision of choosing her to joint title with. This could be referenced to and heard through her views and reactions to the questions about advantages and disadvantages of having a woman’s name on the title and ownership.

I: Thank you for taking time out of your day, from your garden to come meet and talk to me. How did yesterday end and how has today began?

R: The morning has been good, yesterday I woke up and did my daily chores like digging, homework, taking the goats to their grazing place and the cows to drink water. Also, my children went back to school in boarding and they were okay, this was a great end of the day.

I: So, school started yesterday.

R: Yes, and there are some that left earlier. I called to check on them and how they are doing. Today has also started well, my husband has taken the remaining child to school in *Rubindi* (a nearby village parish).

I: How come the child didn’t go yesterday with the others?

R: Because the money was not enough to take them all and this child’s school wants the parent to deliver their child in person unlike the ones of yesterday went by themselves.

I: My day also began well, though when we were coming were told the LC1 was changed from Mr. Fenehas Kamuhanda to Mr. Steven’s home but actually Mrs. Monica Mwesigwa is the real chairperson, where we went straight away and she welcomed us well having prior knowledge of our team and visits that have been made. She gave us her maid Gloria who has directed us well to your home here

R: You are welcome; hope the work you do is also going on well

I: How has the season been, the rain and farming?

R: Digging has started very well unlike in the past where it was slow because of lack of rain but we now have the rain. This is why we don’t have much time to sit at home.

I: Everywhere along our way here, the banana plantations look well tilled

R: Yes, we have to dig until evening because the season has been late and now that we have the rain, we have to work and finish. In the past season, the millet would be already out and budding so one would be preparing to weed for the first time but now we are just planting.

I: How about your meals?

R: I leave with my meals packed for the day. I only come back to take the goats to their grazing fields and the cows for drinking water then I go back to the garden.

I: I would love to know more about your household. Tell me more about who lives in here?

R: I live with my husband and children 5 children though at the moment 1 who is the first born is in Mbarara looking for a job since she finished her nursery teaching certificate, the other 2 went to boarding school and I have 2 who go to school nearby and return in the evening.

I: Well done with educating your first born to graduation

00:03:54

R: Yes, though she has not yet found a job, she is still searching and being in Mbarara keeps her closer should any opportunity arise

I: How many people stay here on an average day? Like today

R: We are 4, me, my husband and the 2 children who go to school and come back in the evening

I: You don’t have any workers?

R: No, I do the farming on my own and my husband helps when he is around. When the season was dry and there was less farming, I do my projects of weaving these baskets to be used on parties. At times, I rent them out then I pick them up after the party.

I: Well done with this weaving, they really look beautiful. How many years have you lived here?

R: I have been here for 24 years which are married years to my husband

I: Where were you living before you got married and joined your husband here

R: I was living in *Sheema* where I was born to my father and mother.

I: From here to *Sheema* takes you how long?

R: If I am using a motorcycle, I spend 30 minutes and when using a car which normally has many stop overs I spend more time.

I: Do you go back home regularly?

R: Not really, only when there is a problem or party because I have the young children who go to school and return so I have to prepare for them supper and my husband also needs my help since I have no worker. So I go back like once in a year, and if there is no urgent thing I don’t go.

I: Tell me about your land, do you have any on your own? Sometimes ladies can decide to buy something on the side that they keep for their children.

R: No, I don’t have on my own apart from the one we have with my husband

I: How many plots do you have with your husband?

R: We have this one but there is also some land that his father gave to him in a will across here. After his father’s death, the home land, house and plantation was shared amongst all the children. So he had a woman that he bore children with and they separated, he decided to give his share of this plantation to those children and their mother.

I: Does your husband still own this second piece of land or?

R: Yes, it is his, but more control belongs to those children under the care of their mother

I: How did you acquire this land where you are now with your family?

00:09:22

R: It was his given share from the father. This was the father’s separate land used for grazing cattle, and when he grew old he started giving his children shares especially the boys once they got married. Our land here is from up this side to those trees you are seeing down there, then that cassava plantation you see up there is in the share of my brother in-law.

I: As you have told me that both pieces of land were given to your husband by his father, is there any documentation to show this belongs to either of his siblings?

R: Yes, they have a will for the second share where his other children are and it is part of his title. For this one he gave it to us long time ago when we were getting married and it isn’t part of the father’s title and this is why we fronted it for titling.

I: To find that someone owns land, what does this mean to you?

R: This means that they have total control, responsibility and authority. This is good because then for example I personally have a say on this land, he chose me over the other woman and this means I am the one that he considers family and therefore gives me the responsibility and control over what we use the land for. There is a man whom we had in the first visits of titling and he refused to add his wife on the title. They measured his land but they never gave him the title.

I: Why do you think he refused?

R: He had it in mind that he would get another woman in a few years ahead. Sometimes we women get married and think that we are the only ones for our husbands but the older you go in marriage, he starts changing his mind about somethings and becomes dishonest at times. This man therefore had made up his mind not to have one wife, and when the titling people asked him to joint title he refused and told them to take their title. For me I know my husband is not faithful to me but he put me in the title not the other women, so I thank God.

I: Who works on your land?

R: It is me and my husband who work on the land generally but we sometimes rent to people that are not well off and give them a place to put up their garden like for 2 years and after that we ask them to leave. Most times, this makes our land fertile and we decide to plant things like bananas because the land is in better shape.

I: Do you get a share of what they plant?

R: No, it is all theirs to take

I: When renting to such people, is there any form of agreement?

R: No, we people find our own terms to rent this land and don’t have to make any agreement. We apportion for them where to plant for the 2 seasons and after they are done they go.

I: Following up on such a decision, who makes it and any other important decisions on your land?

R: Those who are not well off but would love to plant beans in a season come to me for negotiation but I am not independent as a wife in decisions so I consult with my husband who decides on who we allow and where we give them or at times he says no and we move on.

00:15:30

I: How about in this season, you told you are planting, who makes decisions on what to plant and when to plant?

R: It is me who decides on what we plant as the woman.

I: Now, we are going to discuss about land in general, yours abut also of other people. We would love to get your thoughts generally. Tell me about how people come to own land in your village?

R: There are some that get shares from their parents through wills after they are dead and transfers. Others buy it from someone. Other people like pastoralists don’t own land, that land you see next to the cassava plantation is for my in-law but he doesn’t live here, he can ask people to look for pastoralists who come and graze animals for a certain period then thy leave which helps keep his land active and not dormant.

I: How about when someone is on the land but doesn’t own it, how do they access it?

R: A husband and wife may have land that they are not actively using or staying on. You find that there are people who don’t have where to farm or stay and these people sometimes come looking for work so such a couple can build for them a small house on the land asks this person/worker to take care of the land and manage any other valuables like animals or a garden that are on the land. He doesn’t become an owner but he can stay on the land. Some land owners can decide to help someone with land for farming even without pay, this is dependent on how well the land owner like this farmer.

I: How about rent, I understand some pay and others don’t?

R: You can see a land owner and inquire if they can give you land for digging and they tell you the amount of money maybe 50,000 or 70, 000 shillings and an agreed period of time then the farmer can start using the land.

I: And when such land owners want to rent out their land, what ways do they go through?

R: This the land owner’s responsibility to decide if they want t0 rent out their land, what money they want out of it and for what period that want to rent out this land. Generally, they don’t need to consult with any authorities.

I: How about for the one who wants to sell their land, is there any specific way they need to go through?

R: They can sell, but when the buyer is going to pay, there must be a committee from the chairman’s office to sign and witness this agreement and payment of money.

I: And when someone doesn’t stay on the land, but there is a person who comes and wants to use it, what do they do?

R: Whether the person is around or not, they have total control over the land and what happens because it belongs to them. No one can just bring their animals to graze or just come to dig a garden just because that person is not around or living on a particular piece of land. If the neighbors see such kind of person, they can report to the owner even though he is far away and know whether he is the one that recommended the farming or grazing that they have seen. The owner then can call the chairman to send away the intruders. And if any other person wants to use this land, he has to look for people who can reach out to the land owner and negotiate on the terms of use. We have been seeing people taking over and grabbing someone’s land abruptly on the television news but this habit has not yet reached in our village.

00:24:01

I: If someone tells you that this is family land, what do you understand by that?

R: If someone says that this is family land, this means that it is their land and they are entitled to use it as they see. We also know that this land belongs to so and so because we see them using it every day. It can also mean that the land is for the whole family where by no one can come to live there apart from the family members. Some men can have land and grant their children permission to do anything valuable as and when they want to and yet he has never portioned it to any of them, therefore any one of the children has a right to come and use it but none of them has right of ownership or shares. This I have found this side because they have lots of farmland and sometimes when a family head is about to die they ask the members to share everything else but leave the farmland so that whoever wants to use it can use it without restriction.

I: Thanks for explaining to me this in detail, I would love to know if you have rented land or bought or sold?

R: None of the above. The land we have is enough for the activities we do whether agriculture or grazing goats and cattle. We also haven’t bought nor sold land. For example, we can only sell land if we fail to raise the school fees for our children but we haven’t yet failed to get the money they need. Most people sell for school fees but we haven’t failed yet. Also, we are not yet able to buy land because we are still taking of the children so every money we get goes to their well-being and school fees, we can only buy land after they are grown and gone.

I: Sometimes, when people have problems they decide to sell off small pieces off their land, haven’t you encountered this?

R: No, selling land in small pieces undervalues your land, it is better when you sell the whole which gives you more money than the little bits as and when problems arise. It is also quite tempting to sell because of the money you get and before you know it, the land is finished. If we ever decide to sell me and my husband, we will sell the whole and shift elsewhere, but for now, we are not considering it even.

I: How do you define ownership for example on this land that you own?

R: My father in always gave land to whoever got married and this meant that they could start an independent life altogether and he used to write down everything in his will. That second plot I told you about he got it after the father’s death because his sisters started asking for their share of the father’s remaining land which they wanted to sell and take to share with their husbands. And the Father had said that should the girls ever want their shares then the remaining land should be divided amongst all the children and leave the house and another part for their mother.

I: As they were doing these shares, were you apart in any way?

R: No, I wasn’t. Had it been this plot where we joint tiled with my husband, I would have a say but the other side wasn’t an issue for me. Even when he allocated it to the other children and their mother, it didn’t bother me. My land is here; this is where I have equal say.

I: How can ownership be identified?

R: I advise young girls like you to stop just getting married. Before you get married, make sure you have a certificate showing that your marriage is legal. Should anything happen, you stand a chance to share what you have worked for with your husband. It happened to one of the women the other day, her husband got another woman and she went to courts of law where she was asked what she has to show that their marriage was legal.

00:31:42

She had nothing like evidence of church marriage or traditional marriage, so she was told that they would share equally the land with the other woman because both of them are illegal wives who can leave the marriage and the man has all right to stay with the children and get another wife too. But for me, I have ownership because my name is on the title, no other woman can just come here to claim equal share. Of course men think all women want to wed in order to have share of the property but in truth I got married at 18 years and I have spent 24 years here in marriage. This means that all my working life has been in this marriage, I had just left school at my parents’ home so I have nothing to claim that I worked for there, I can claim from this marriage where I have worked.

I: Apart from titles, is there any other way that can identify one’s ownership of land?

R: Some parents write in will when giving their children ownership of land which is highly recognized by first the family and the community people. May be also mailo land tenure system which is not the case here. They have agreements and pay a certain figure to the land owner or to the king. This mailo system is very risky, we see people in court always on the television and even though one has spent about 50 years on the land, they are forced to leave at times.

I: In your view, what benefits are there in including a woman’s name on the title like you?

R: You start trusting your husband knowing that whatever you are doing belongs to you too therefore this helps you settle down. You don’t work while worrying about other women and that they might take over what you have invested your time and energy in. I don’t even mind about his other children, he just fears me because I don’t talk a lot so he can’t bring them here but I wouldn’t mind them coming to grow up with mine. I grew up from a home where my mother took care of other women’s children so I wouldn’t mind doing the same because is saw it in my parents’ marriage. There is one of the children of my step mothers who has been a blessing to us. My mother is now fine and she recently became a canon, her example keeps me going.

I: How about the problems that may arise with a woman’s name being on a title?

R: When it is in the case of the presence of another woman aside from the home wife, there can be issues of witchcraft and wrangles to the point of death when the other woman gets to know that she wasn’t included or if the main wife also gets to know that the pother woman was included on the title and not her. Otherwise there is no other problem

I: Back to you now, do you hope to inherit land from anywhere?

R: I think I will through my father’s will or portioned shares to us his children. But let me first ask you, don’t you think if my husband wants to sell land or change anything in the title he has to let me know and I get a share of the money too or be a part of any process? They took us pictures, they told us this information is available in computers.

I: Yes, your information is available in the ministry of lands

R: The cultural norms have changed in a way whereby parents no longer give only the boy child but have to also give some of the land or any other property to the girls as well. But whether my father decides to give me or not, it won’t bother me much. If he gives it to me in his willingness, I will receive it, and if I receive it I will not sell it to share the money with my husband because anything can happen so I need.

00:44:14

I: is your father still living?

R: Yes

I: Do you think he will consider you for inheritance even though he has not done it yet?

R: Yes, think he will because he has student hostels in *Kakoba* (this is a town inMbarara municipality) next to Bishop Stuart university, when he fell sick some time back, he called both us the girls and the boys and he showed the shares of the building according to what he thinks should be given away to each child when he passes on. If he did this, it means even the farm lands, cattle and plantations, he will give to each of us when he decides that the time is right.

I: As you had told me you understand family land to be, is your father’s land family land or?

R: Yes, it is, any one of us for now can use any portion of the land to do something valuable like raring animals. As long as you have the money, some of my siblings and I send money to him and ask him to buy for us cows and add them to his stock. We can send him money for pests and disease control like every month to help on the bill despite the fact that he would be able to take care of them.

I: Is there any kind of fear in the people of this village losing their land?

R: Yes, there is some fear and many people would love to get land titles after seeing what is happening to other people’s land in other districts like *Kyegegwa* (it is a district in western Uganda where abrupt settlement of refugees and land grabbing is very high) but they can’t afford it. There were some people who were asking us how we did it to get a land title because it was rumored that the people who visited us must have been thieves how sure were we that they weren’t, actually some people refused to get the engage in the tilting process. My husband had decided to drop out of the process due to the rumors he had listened to but I told him no, then I consulted some of my brothers who work with the parliament and they looked into the process and the people and gave us a go ahead me and my husband to allow and engage because it was a truthful process that the government knew about. So he sat me down with my husband and explained how the titling process is very expensive and tiresome to run through, since we had been approached and chosen to be given a free title.

I: Have you had any people fear to lose their land to these refugees or settlement plans like you talked about that it is happening in other districts?

R: They haven’t yet come here but not a long while ago like 3 years back, when you go across from here next to our chairman’s home is *farm ya’beteraine* (a farm for some farmers group). People thought and heard rumors that the president was going to give this farm away to refugees who would settle there but also this farm has a connection to the president and he normally comes when they have functions and he talks about it.

I: Did the refugees come after all?

R: No they did not come because we haven’t seen anything happen since the rumors

I: In this case, do people fear that the government will take their land or some other people like investors aside from those you told me about that don’t have land titles?

00:50:35

R: Many think that when the current government gets out power, the incoming government will take away their land. We were also told this after we allowed to get the title, that should the government change then we will have no land because the titles we received might be fake.

I: Did you check yours to know the truth?

R: My husband has been wanting to go to Mbarara at the lands office to check. Recently we were at a wedding and we met *Kyankokono* (a friend of ours who was running for office but didn’t go through and he works with surveyors) whom my husband told about the title. This friend of ours told us that the title we got have no problems and he promised to come to visit us and see it physically. He emphasized that the world bank is not a bad organization at all.

I: You told me you handle what to plant and when to plant it on this land, I want to know if you yourself have family land? And if you were able to access more land, what would you do?

R: I consider this to be family land because I am on the title with my husband which gives me shares. We do agriculture, graze goats and cattle on this land. I decide on agriculture while my husband decides on who to rent or help the land with per seasons. Like I told you earlier on, this land is enough for whatever I would love to do so we are not about to sell or rent land from other people. Even if I wanted to do other things, I would go back to my father’s land and use it because we as his children have free access at all times.

I: Thanks you for our discussion so far, now we are going to pick your thoughts on titling. To you, what does it mean to have a land title

R: A land title helps you have ownership of where you stay and that the land belongs to you

I: From the first visit with our prior teams to the time when you received your title, tell me what you liked through the process.

R: At first we did not know what was happening, they were asking questions that we did not get to understand why but we got to understand later why they were doing all that. Those questions were many and hard and some respondents would abuse or chase away the interviewers from their homes. But at the end when were told that we were getting titles, we loved the journey. I was so happy to have my name on the title that although I didn’t know what was happening at the start. Of course, we wouldn’t Have the money to go and process a title, now that we got people that were willing to give us the titles at no input cost, made me happy.

I: Did you find any issues with titling?

R: I used to wonder what one would do in case they are short of school fees and want to sell a piece of the titled land or if one wants to shift to a more fertile area, what can be done. I used not to understand this, but after I was told that if I have a title I can sell better and get more value in money than one who doesn’t have a title because it is legally recognized and is a source of security to the buyer.

I: What do think is the difference between a title and any other form of ownership like the will that you shared about earlier on?

R: A title is not like any other form of agreement especially the pen written ones like for those people who are

00:56:45

In the mailo tenure system where some are chased away from the land much easily after sometime. These form of agreements most times stop at LC1 Level and it is easy for someone to run away with the agreement which may be a hindrance in the higher courts of law yet a title can reach very well. Even a will is much better than a penned agreement because the will can be kept with a lawyer.

I: Do you think many women would want it to be on the titles with their husbands?

R: I think they do want it

I: Tell me more on why you think so

R: Like I told you, you can be on the land without knowing that it is not yours and belongs to another woman. You can work hard but when misunderstandings come in, it is possible to get nothing while the other woman gets everything. But when you are on the title, it is legal and feels like the government can fight for you should anything happen.

I: What good things are there when bot thee man and the woman are on the title for example with you joint titling with your husband?

R: It is good because there is a sense of belonging that everything is for the two of you as a couple not only to one person. And if it is only for the man, he can use it the way he wants to for example selling pieces off and no disclosing how much or giving the wife and children some of the money. In joint tiling, the woman has a say in how the land is used.

I: Tell me more about how the woman has a say?

R: In decisions to sell and getting loans from the bank. In the bank they can’t give the man a loan without his wife if she is on the title he is using as leverage. So it becomes hard for him to go get the money alone without including his wife.

I: Why do you think some men decide not to put the woman on the title?

R: Like the man I told you about who refused to tile because he hoped to marry another woman in the future therefore could put the wife’s name on the title did so because the woman was also somehow dishonest. When some women grow older, they start taking the marriage for granted by wanting to overtake the man and scaring him how they will go and find other men and share property if their husband doesn’t do in their favor. So such a man decides to add on to their wife another woman. Some women also abandon their women or become unfaithful to their husbands once the money he had becomes less. Even in this village, we have these women who left their husband and children for another man who has more money.

I: How have people in this community been able to get land titles before the titling people came?

R: Those with money enough to get the title

I: How much money do they spend?

R: I am not very sure but for example, when my father in law was chasing for his title and surveyors coming to measure his land, I was already married in this village. It took a long while for him to finally hold it in his hands.

1:02:45

There was a lot of bribing at every office involved in the process of getting a title, if you don’t give them this money then you will not get the title and when you add this money to the one that the surveyors take away, it becomes more expensive. When my father in law became ill, my husband started going for the procedures for the land title. It took them 5 years. It only gets easier if you know someone in any of those offices.

I: What was the experience like for you and your husband from the beginning?

R: There were people who came at first and were asking us questions like you are doing individually, and the second time they sat me with my husband and asked him if he had other women apart from me. He was told to choose which of the women he would love to add on the title and to whom he got wedded to. Being the wedded woman, I was the priority for the title.

I: Didn’t you have any conversations after the visit where you were interviewed individually?

R: We only sat to ask ourselves why we were being asked many questions, and when we would inquire the reason as to why, we would be told that we will see the outcomes in the near future. But they didn’t specifically tell us that it was about a land title.

I: And after being told that you were getting a title with your husband, tell me about the conversations you had.

R: We talked about not keeping the title in the house after getting it. I influenced him quickly that should we get the title, we should take it and keep it at the bank or to a lawyer but not have it the house. This was because sometimes, the male old children can run away with the title if they find it around. We finally decided to keep tours at the bank.

I: This is new for me to find out the bank can keep a land title even when the owners are not taking a loan.

R: Yes, they can keep it and only the names of the people on that title can go there to access it. Not even one of the two can access it without the other person. My father in law kept his in a safe, when he died, his children looked for his will in vain and no one came up to say that they knew anything about the whereabouts of the will so my sister in law started looking through the father’s things and came across a safe which she opened and found the title then after she closed with a new padlock. Because my husband was chosen to take the father’s responsibility also found the safe and knew about the sister finding it and putting a new lock which scared him that the sister might wake up one day and run away with the safe and title. He also decided to bring another padlock and add it onto the sister’s padlock on the safe.

I: What if their mother wants to make a change in the title or use it?

R: She has to sit down with all the family members and tell them what she wants to change and why but giving priority of consultation to my husband since he is the one who took on the father’s responsibility.

I: How come you didn’t advise your mother in-law to also take the late husband’s title to the bank for safety?

R: That decision will have to be made by all the children. Things including many people are complicated. They have to sit together and agree.

I: Are there any other reason you thick led your husband to include you on the title?

1:09:50

R: Not really, I think it is mainly because am the wedded wife and the one with him now on this on this plot of land. There is no other conversation we had on adding me to the title apart from when we sat together with the team that asked him whom he would choose to joint title with. Actually he was the one answering most of the questions.

I: After the time you got the title, has anything changed in the way you make decisions as a family?

R: Nothing has changed for sure

I: You might find that for some the man will start discussing every step of his decision making while others withdraw from certain conversation in a way.

R: Not for us, everything is still the same with how we get through the days.

I: So you told me that you have lived with your husband for 24 years

R: Yes, those are the years

I: In your view, do you feel your husband has been supporting you?

R: My husband doesn’t over talk or tell you anything of concern about you. He supports me very little in the important issues of taking care of our children in paying school fees and providing for the family. For any woman, they can know if they are supported by their husbands or not from the way he reacts on issues regarding children. There are some women friends of mine, actually I hired one to help me dig my land. This woman stays with her husband but she buys the books, uniform, school fees and works to bring food home while the man contributes nothing yet he is working but never uses his money on his family. And he comes and asks for dinner. But for me, he is still providing, I only come in to help when the money he has is not enough.

I: And you, tell me about how you support and encourage your husband

R: I support him in cases of paying school fees especially when he doesn’t have enough yet I have some side money. I ask him how much is stressing him and I give it to him. Like not long ago, one of our children was doing exams and they needed close to 800,000 to 850, 0000 in fees and we also had our daughter graduating and the boy in college was also filling his forms. It was too much, so I was in a Sacco where my friends and I keep money, I asked to be considered for the next round of taking out money which I used on the graduation of our daughter. These are some of the ways in which I step in to help.

I: Who makes the major decisions most of the time and which one is the last biggest decision made?

R: Its’ my husband but it also depends on what we are deciding about. Let’s say one of the children is done with one level of education like this one finishing senior 6. We sat and thought about the cost of university fees and whether we would be able to meet it or should we send her to a tertiary institution. My husband decided we wait and see how her performance will be, it will be the one to give direction on what to do.

I: Is there any decision you remember?

R: Yes, especially as regards the one who just finished a nursery teaching certificate, she was a good performer at senior 4 but we called her to asked her what her plans were on going higher in education and she said she didn’t want to go to university but get a short course which she anticipated to do better at. Also the boy doing plumbing certificate we decided he goes through it first, then to a diploma and finally do a degree. We made these decisions together with my husband.

1:20:48

I: Tell me more about the conversation you had with your husband about the title

R: I had given you most of the details on the interviews we had with the first team in 2015 and 2016, we asked each other why they were asking us all those question but we were later told we were considered for joint tiling. This process began when I was pregnant and now the child is in top class. The one thing I didn’t tell you was that we used to look at this land and how it wasn’t very fertile so we couldn’t have a banana plantation here so what would do or how would we go about this if we ever wanted to sell and shift. And then, we got the title which re assured us that should we ever want to shift, selling our land would be easy and valuable since it has a title. The other conversation was us discussing that should we ever lack enough money an issue that would force us to start cutting off and selling small pieces of our land then we wouldn’t. Should this ever happen, we decided that we would sell the land as a whole in order to get a better payment deal that would help us acquire better land and property elsewhere.

I: This conversation happened at what time in years?

R: In 2016

I: As we approach the end, we are going to ask talk about your opinions and thoughts in general about gender customs and norms in your village here. Are there women that own land in this village?

R: Yes, especially the one who have their own money, they buy this land and keep it from their husbands and children.

I: Do you know of any women who acquired land and it is their own and how did they acquire it?

R: It depends on the kind of work they do, I have a friend of mine living in the centre, she was mistreated by her husband and he reached a point of wanting to kill her. She is one of the best tailors around, if they one is asked who tailors the best clothes out of *kitenge* (African fabric), she is the one seconded. She has accumulated her money which she has used to buy different plots of land and only the children know about them. Other women inherit small pieces from their parents while others joint title with their husbands.,

I: How about those that might have inherited land and they own it?

R: They are there

I: Do women own this land as individuals or with their husbands?

R: Some have own land together with their husbands and while others for example get small shares of inheritance from their father’s land. Most of these women who have shares from the parents have learnt not to sell and bring the money to their husbands to eat together because most men want to use this money for their problems as a way to lessen the wife’s control and upper hand in anything at home. They do this until the money is finished and he finally thinks he has helped the wife loose control which is money. These women have learnt not to sell and bring the money let alone tell their husbands about these land shares at times.

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

R: In her family or in the family where she is married?

I: In all the ways where land can be acquired through?

1:27:23

R: Yes, they should be allowed because marriage is not easy and when you have your piece of land, should the marriage fail you can go live and work on your land in peace. It also helps to empower women with their own money to pay certain bills that the man may fail to pay for like school fees for their children.

I: Do you think women generally would love to have their own land separately or they would love to own it with their husbands?

R: Women wouldn’t mind owning land with their husbands although some have an inner desire to own theirs separately because at the end of the day a man can decide to chase her away and she has to look for where to start from life. If she had her own land, then she can move on and build a new life there.

I: In your view, do you think many women would love to own their land separately?

R: Yes, especially when the issues of marriage failure and misunderstanding arise

I: Who makes the decisions about land in this home?

R: my husband especially, I only decide on what to grow, where to grow it and when to grow it.

I: How about if it is about selling land?

R: Now it is both of us because our names are both on the title, no one can decide independently with picking the other person’s mind. And even though both man and woman are on the title, they have to be sync, sometimes a woman can be in opposition of what the man wants to do, and sometimes such disagreements cause men to murder or beat their wives.

I: What is family land to you?

R: It is the land where I am included like this one, I am equally responsible and have control like my husband does. I am free to do whatever I want as regards farming. Otherwise it can also mean land where all family members are free to what they want and yet they don’t own it individually, the father for example gives them permission to add value but yet doesn’t give them portions to own. It remains for the family head.

I: Let’s say a husband wants to sell this family land that you have explained above, does he need to consult with or get a go ahead from the wife?

R: For any serious buyer who is wise, he or she can’t buy land without asking for the seller’s partner. Normally if the seller is a man, he is asked to come with the wife as a witness.

I: what if he doesn’t have a wife?

R: Then it is okay but the villagers always know and tell whether he is lying or telling the truth about his true wife or if he wants to use other side women. Again, this is where joint tilting helps because it is evident on which woman he considers to be the wife and mother of his children unlike in the agreements system where a man can use any other woman as witness without the knowledge of the original wife. I have also seen that most buyers do not want to buy land that doesn’t have the wife as a witness even if it is getting a loan from the bank.

I: So you mean some men can use other wives to sell land?

R: Yes, they do and using agreements they just use random witnesses or their other women and get this money. Sometime they also do this when acquiring loans from the banks.

1:31:28

I: Are widows allowed to stay on the family land after their husband’s death?

R: They stay on the land and some widows even produce children from other men on that land.

I: And to whom does this land go to when the husband dies?

R: The wife stays in control with her children

I: And what happens to the land when the wife dies too?

R: The children have the right of ownership. And most times the men write wills except in the case of accidental death. If he doesn’t make a will and the wife also passes away, this is when you find some children fighting each other over who takes what share of the land.

I: Is there a difference in ownership of the land was got by the man before marrying the wife or if it was acquired in the course of the marriage or if it is titled or let’s say they because they have children?

R: There is not much difference because the land most timers belongs to the man who then decides on who his heir will be or to whom the land will go to after his death. Most men normally leave the wife in charge and the children especially when the children are still young, but when they are grown, he normally gives everyone their portion there and then or writes a will, or lets the family elders know should he die.

I: Do these widows remarry and more so get to live with their new husbands on the land that belonged to their marriage with the deceased husbands?

R: Yes, they do remarry for example the other woman my husband bore children from was widow although he offered lad to them rather than go stay on her deceased husband’s plot. There are women who allow the new husbands to live on this land and even bear children especially when the children are young and can’t chase him away. It depends on the wife if she wants to live with the new husband on the land or if she wants to shift and leave the children behind and join her new husband. Also sometimes, if the family of the deceased husband doesn’t interfere very much, some widows go ahead and remarry on the same land and same house of their deceased husbands.

I: You know, this is quite not a case in other regions like I have seen in Buganda, it is like a norm that is silent that a woman can’t remarry on the deceased husband’s property. She has to go elsewhere or join her new husband’s house. I am surprised that it is okay here and it doesn’t call for much attention.

R: It is very okay here

I: Has it ever been the case that a relatives of the man try to come and take the land from a widow?

R: There is a lady living at the re roofed house you see over there, her husband died and left her with five children. She then remarried in a different clan and had 5 more children who stayed amidst these ones. The family of her former husband became angry at what she had done and they are now in court to transfer the land to only their son’s children names and make sure that the other children of the other man are not included. They want actually to split it again and cut her out of receiving a share. Her husband died through an accident and he had not written any form of agreement or will of document to transfer. So, any time, they are taking the land away from her. It is quite unfair in my view to even think of giving birth to other children aside from those I have.

I: Does it mostly happen?

1:35:47

R: Yes, it does happen, we know about the people who have done it and we hear about the same incidents around the village

I: How are widows treated in this village? Tell me about how it was and how it has been in the past years?

R: The women are the ones that have caused a change in the way widows are treated and mostly the young widows. They always want to remarry quickly and bring their new husbands on the land where the deceased was living. This has caused the deceased men’s families to reconsider on who takes over the land and how this widow will be treated. Long ago, our culture demanded that if I lost a husband, I would remarry a close relative but these days this no longer works and the family gets angry at seeing another man from another clan take over their son or brother’s property and children.

I: In your opinion, what do you think happens to the women once their husbands pass on and does the way they are treated make you happy or?

R: I don’t like what the women are doing after losing their husbands. If a man dies and left no development like a good house, it is good when the widow makes the home better or works to have more gardens to keep on paying the children’s school fees and not for some years after, for someone to pass by and see that that the widow made worse whatever the husband left behind. If they do better, they will be treated better in that if the husband resurrected he would be proud of his wife.

I: How about the way other people treat these widows?

R: It doesn’t make me happy buy how these other people whether family or not treat the widow is highly dependent on what she does after the husband has passed away.

I: What happens to the women who get divorced or separate from their husbands, do they stay on the land, do they get a share or they have to leave? Please tell me more about this

R: If she left and left children in the home, she may not get a share of the land but her children will get. But I have seen some women who after separating from their husbands go to another place and keep at their job if they were a teacher for example or get a business in the town and because they were married in church, if the husband dies the marriage certificate gives they the right to take over their late husband’s property and she comes back to live among her children.

I: Is this the same when she remarries?

R: No, it is only possible if she never remarried at all even after the divorce

I: when a woman divorces or separates from her husband, is it a must that she goes away?

R: Yes, she cannot stay on that land

I: What change would you love to see in the way such women are treated?

R: Sometimes marriage has misunderstandings and people do get to change their minds after especially the men so if the woman stayed on her work and looking after the children, the man can reconcile with her after all she sis the mother of his children and they get back together.

1:39:07

I: What if the cause of divorce or separation is largely dependent on the man and they take away everything from the woman?

R: Its never the case most times that the women go away with the children, except if the case is death. So if the land was jointly titled they can share, if the marriage was legal, they can share because they both worked to attain what they have.

I: Do you know of any villages where widows go to remarry because they get to inherit their husband’s land?

R: I have not heard of such villages and they are not there

I: Why or why not do you think men decide to put or not to put the wife’s name on the title?

R: Mainly it is dishonesty of the man towards his wife makes most men not add their wife’s names on the titles and we had talked about it about earlier on. And if he decides to add her name then it means that he trusts her and the he appreciates the way she has been running the family. Should anything abrupt happen in his absence, he believes that she will make the right decisions.

I: Let us talk about the problems that would arise if her name is not added on the title.

R: You find a wife has been married and working with the husband to achieve the things they have for over 30 years and when a chance for titling like how this happened for us, he decides to put his second wife with whom he has only spent 3 years with and she hasn’t worked for anything. It is not good.

I: Having women joint title with their husbands, will it reduce or increase conflict in their marriage?

R: The conflict may not be there much but at times and as a woman you don’t start threatening the man in certain decisions he has to make just because you are on the title. You have to stay calm and respectful to your husband at all times to avoid conflict. Conflict may arise when some women who are wedded take joint titling for granted and also start revenging their husbands with unfaithfulness for example and they threaten the husband that everything will be shared if he starts to over investigate the wife.

I: If both are on the title, does it reduce or remove conflict?

R: Yes, it can reduce conflict because without a title a man can decide to do anything with the land since it is his should there be a quarrel or misunderstanding but with a title he has to first ask you on what he might want to do with the land for example when he wants to sell it or obtain a loan from the bank. But in an overall view, the conflicts may be small and have no chance to be big because of titling.

I: What causes disputes over land?

R: When a man gets a title in private without the wife’s knowledge or consent or if he sells land without her consent or knowledge too and actually pouts other women apart from the home wife

I: What happens when such disputes arise, how are they resolved?

R: The wife can go to court and protest against the husband and the court may act in favor of the wife which means the government considers helping such women. Lon ago, the such disputes would be resolved by the family or witnesses in the neighborhood or in the community but these days, they can no longer be resolved this way.

I: Please tell me why?

1:48:23

R: The man or woman can no longer allow to have their issues resolved in family because they will not listen to be judged and sometimes the family favors one side over the other yet they could be the ones in wrong, they would rather engage the courts of law or other government authorities.

I: and when does the community get involved in resolving such conflicts?

R: But even in the government authorities, they normally first call upon the neighbors and hear their side of story on the people in a disputed let us say it is a husband and wife. These people will narrate how long the marriage has been, how their family has been operating from the village mates point of view and all this helps the government authorities make the right decisions.

I: What if pone of the side of the people in the dispute whether husband and wife or any other kind of people have a title, does it have any influence on how the dispute ends?

R: For neighbors in the village it helps show the original demarcations of each of the person’s land. Normally, stones are used to demarcate land and show edges of someone’s land. And if it is an agreement, the witnesses or the local council committee that was there when the acquiring of land happened, can help resolve the conflict by indicating where the land marks were placed when the selling was done.

I: Have you experienced such neighborhood disputes in this village?

R: Yes, people disagree especially when one neighbor extends their *emigorora* (some type of tree used to mark edges and points of land demarcation) and the government comes and re aligns the demarcations for the people in argument. They normally start by taking small pieces and if the other neighbor is not careful by the time they realize it, they are about to lose their whole land.

I: What would you advise be done for people in such land disputes of demarcations?

R: They should try and get titles

I: What if they cannot afford the land title?

R: A land agreement should be done in the presence of village witnesses and other government authorities like LC 1. These witnesses always help a lot in trains the original demarcations of land or where the *emigorora* (some type of tree used to mark edges and points of land demarcation)were at the time that particular person was acquiring the land either through agreement, title or will shares.

I: Thank you so much for your time today and sharing your experiences with me, just to recall who do you think we are?

R: You came the first time and told us you were from the world bank and kept coming in the consecutive visits until we got the title but is also think you work with the government because it has to approve you before you come to us.

I: Hands gift to the respondent and walks out of the house with her.

1:52:52