Interviewer Name: Martin Nankunda

Transcriber Name: Martin Nankunda

Interview date: 23/09/2019

Respondents Name: Guma

Household ID: 5740032

Age: 54

Title status: Joint title

Occupation: Farmer

Second source of income: Rental business

Highest level of education: S.4

Marital status: Married (polygamous)

Number of years lived in the village:

Number of children: 5

Number of people living in the HH: 7

Roof material: Iron sheets

House material: Sand and bricks

Interview start time: 12:15 am

Interview end time: 01: 53 pm

Duration: 1:38:05

We met the wife on the way going for a burial, but the respondent was waiting for us at home. The interview took place inside the respondent’s house. He has a permanent house with iron sheets. He was welcoming and very talkative. He is in middle income judging from his properties and household items for example a television, a set of chairs with cushions. He was cooperative in the interview although at first, he wanted us to finish quickly and he goes for the burial but later decided to give me enough time for the interview.

He married and has two wives. With the older wife, they have 5 children and 2 children with the younger wife. He was inquisitive about the price of recorder because he would prefer his own recorder and I told him I wasn’t sure of the price. He also wanted to know, in the future, if it could be possible to listen to this interview and listen to his views. I told him that because we want to keep confidentiality for every respondent, we keep these recordings in a very safe place and is not possible to retrieve the recording. At the end of the interview, after seeing Fiona, he suggested that women be paid a higher wage than men because women work wholeheartedly and better than men. He has two plots of land, one which was titled and it’s where he has a farm for his cattle and where he cultivates other crops from. The other plot is in a different village with a banana plantation.

I: Thank you your time today, tell me about your village. how has it been?

R: The village hasn’t been bad since the last time you people were here. The first people who came ask about farming and land use, the titling people came a few years back and you are like the 7th people to visit us. But generally, we have been okay in the village.

I: We met your wife on her way to the burial, are related to the deceased?

R: No, we are not related, he has just been a local resident in the village.

I: Sorry about losing a resident and thank you for waiting to talk to us instead of attending the burial. So, tell me about your normal day.

R: I stay here so, when I wake up, I milk my cows and go to my banana plantation in another village up to midday. When I get back, I have like 5 cows which I take for watering and later at 2 pm, I milk them, and the remaining time is for “leisure” (respondent laughs)

I: And what do you do in your leisure time?

R: I visit neighbors and share ideas or sometimes go to the trading center. So, that how my day goes.

I: The other banana plantation in another village, how big is it and how far is it?

R: It’s quarter an acre and it not far. Its near the primary school you saw on your way here.

I: So, how old are you?

R: I am 54 years old

I: And what is the highest level of education you have attained?

R: I studied from primary up to secondary and dropped out in senior four?

I: Would you mind sharing with me why you dropped out?

R: It was lack of school fees. We were many children and our father suggested that we should drop out since we had attained some level of education and let the younger children also get some education. So, I stayed home taking care of my parents and looking after the animals. And later moved here and build this house and started staying here.

I: Ok, so, where were you staying before you moved here?

R: We were staying in Rweishamoro (nearby village) where I told you I have a banana plantation. My mother is alive, and she stays in that village, but my father died.

I: Oh, sorry, too bad

R: No, it’s ok. When you old enough and your father dies, it doesn’t scare you a lot because you already have seen most of the challenges in life and have more experience.

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**Background, household structure and land ownership**

I: Tell me about your household.

R: I got married in 1994. I have a wife and children and they are all in school and that’s why can’t find any at home like at this time.

I: Actually, in the last weeks we were here, and we told you had taken a child back to school.

R: Yes, our first born is girl and she completed “college” (diploma in teaching) and she works as a teacher somewhere. She is followed a boy and a girl. The girls in S.6 and the boy is doing a course in plumbing. We have two more children, a boy and a girl, one is in P.3 and another one is in top class.

I: So, were you married at the time you moved to this place?

R: Yes, I was already married.

I: I see, your children in higher institutions of learning, how do manage to get school fees?

R: I get school fees through selling milk and selling matooke and when it’s not enough we also take loans and pay later. Because these days you can’t avoid loans.

I: So, have taken a loan recently?

R: Yes, I took a loan when children were going back to school. I took a loan of 1 million from EBO SACCO.

I: Did you put anything as security for the loan?

R: Yes, but for a million security can be like a cow because in case you fail to pay, the SACCO can sell the cow and get back the money.

I: So, to be sure, how many people leave in this household?

R: We are 7 members in the household

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

R: I have two plots but this one where I stay is bigger. The other one plot is small, quarter an acre like I told you. Because my mother still stays on the land, I was given that small land so that whenever I go there, I can always check on my mother. So, that’s why I go there; to work and get what to eat but also check on my mother.

I: Would you say that you own that small plot that was given to you? For example, if you wanted to sell it can you sell it?

R: Yes, I own it.

I: Ok, what about this one where you stay, how did you get it?

R: This one was also given to me by my parents but now I own it with my wife?

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I: What does ownership mean to you?

R: Historically, when my father was still a live, he visited me here and gave this land. We are three boys and the other 2 were also given their own land, but we didn’t sign an agreement. I didn’t have proof of ownership of this land until when you helped me and gave me a title. Now I can say I own this land because I have proof of ownership.

I: You told me earlier that you were many children of your father, am curios to know why only three boys were given land from your father?

R: The rest were girls and they didn’t share on the land at that time, but they were given land where my mother stays now. If she dies, that’s when they will share this land. So, it will be up to our mother to see how to distribute this land to the girls. And they only remaining 4 girls, the others died.

I: And how big is this land where you stay now?

R: Its big and I can’t tell for sure but it’s from up there to down there.

I: Was it all titled? Didn’t they tell you how big it is?

R: Yes, it was all titled, but you see for them they calculate land in acres which we don’t understand very well.

I: So, how many acres did they tell you your land is?

R: They told me 3 acres if am not miss taken.

I: Ok, you told me you cultivate on this land and have a farm where you graze you animals, so, who decides what to plant and when to plant?

R: I must agree with my wife. The children are not important in these making decision on how to use the land for example, they are all at school now so, I can’t wait for them to come back from school and consult them. Therefore, I only tell my wife; this part is for you to cultivate and the other part is for me to graze the cattle and agree like that.

I: Just wondering why the children come to your mind in making decisions on the land yet you know they not important in these decisions and are at school?

R: You see, they are getting older and they will be in our shoes with time. You can decide to sell a piece of the land and they stop you from selling it and later realize they were write to stop you from selling the land or you can sell without their approval and later they tell you; dad, you sold your share, this is now our share. therefore, they must be considered when it comes to land and that’s why I thought about them.

I: Still wondering where children get authority to stop their parents from selling land.

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R: They get authority through education. When they go to school thy get exposed to may things and get to know their rights and acquire knowledge which you can combine and do good things in a home. It’s like how you see agriculture these days. Children from school come with moderm methods of agriculture maybe because they have seen how it’s done in other places. Which is helpful to the family.

**General land**.

I: Thank for explaining all these to me, I am getting the picture. But now, I would like to ask you about land in general. So, how people get land in this village?

R: Most people in this village inherit land from their parents. They are very few people who have bought land for themselves.

I: Tell me about it. (respondent laughed)

R: Like I have told you most people who have land in this village, have all inherited it from their father. The few that have bought land in this area, come from other areas and buy land here. for example, you can go to *Rwenshamiro* (neighboring village) and buy your own land but the biggest number of people in this village, have inherited land,

I: Are there ways someone one can gain access to land they don’t own in this village?

R: To use the land or stay on the land?

I: For example, are there people who rent land in this village?

R: No, this is because most of the land in this village was used by our fathers and grandfathers and has lost fertility. You can’t gain much in renting land because if you rent land at 50,000 shillings and purchase seeds of also 50,000 shillings, but only get produce of 30,000 shillings, it means you have made a loss of 70,000shillings. So, that’s why most people don’t rent land for cultivation in this village.

I: Does this mean people used to rent land before but later found it wasn’t profitable?

R: Yes, they were renting land and making losses except we have people who rent land for grazing cattle. They look for people with big farms and rent. But they are few.

I: Since there are few people renting land, are there people who have big land and bring other people to stay on the land without paying any money?

R: No, they are not there, because most people no longer have big chunk of land. You can’t have land like mine where you want to cultivate one part and graze on the other part, then bring other people to stay on the land.

I: About selling and buying land, if a person wanted to sell their own land, does he need to consult other people in the village?

R: No, but what I know is most people who buy land in this village, for example, if I wanted to

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buy my neighbor’s land, I only call the chairperson and a few people to make an agreement in case the person that sold me the land wants to turn around and claim the land in the future.

I: For example, you can buy land from people who are pretending to be landowners but are not the real owner. So, in that case, do you need to consult other people in the village?

R: We don’t have *ba kafuro* (a slung meaning professional conmen) in this village. Even people now are aware of the right procedures to go through to acquire land. They know who the right owner is, they call the chairperson in broad day light and get an agreement signed by witnesses.

I: So, if you personally wanted to sell your own land, do you need to consult any other people other the chairperson?

R: I can tell my wife and if she agrees then we can sell.

I: What if she disagrees?

R: If she disagrees, there nothing else I can do because women now have a lot of authority, even if I wanted to buy any other thing, if she doesn’t sign for me, I can’t buy it.

I: Tell me more about this authority women have.

R: You see, if marry a woman now, and want to sell some thing and she disagrees, she has a right to report the husband to the chairperson. For example, if I wanted to sell that table you see I must first consult my wife. Let’s sell table maybe because it is consuming a lot of space, if she agrees then we can sell that table but if she disagree and maybe suggests that instead of selling it lets remove it from here and maybe put it another room then it can’t be sold. Even the buyers, if my wife tells a buyer not to buy say our table, the buyer cannot buy it.

I: Where do women derive this authority from?

R: I think it’s because of respect for one another, because in families these days where there are disputes, there is no development, there is no happiness but if there is respect and unity in the home, you can educate children develop and there is happiness in that family. So, that’s the authority women have.

I: Ok, when I came here, I found you working on that table outside, are you a carpenter?

R: No, I bought the table from somewhere, so I was cleaning it to ensure it doesn’t come with bedbugs and other things, like cockroaches etc. But am not a carpenter.

I: You said that women have authority to stop you from selling family property and they get this authority from the respect husbands give them, by reporting husbands to the chairperson. I am wondering whether there is any law or where does the chairperson gets authority to stop you from selling your own property if your wife disagrees with the sale?

R: It’s like this, if the chairperson gets to know that there is any dispute in any family, he must make sure that he settles that dispute so that he can lead people who don’t have disagreements.

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And that how it is in all villages, I guess.

I: Ok, if a person owns land in this village and does not stay in the village, how does he keep control of his land?

R: We have many people who own land but don’t stay in our village and we are also about to go towns and leave villages. Because many people here have banana plantations but stays in town. They keep control of their land by getting caretakers, other ask their neighbor to help them monitor and others keep on monitoring their land by themselves by coming once in awhile maybe weekends and see how things are moving.

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

R: No, I have never sold, rented or bought land

I: It’s ok but I would like to know why. Tell me more.

R: (respondent laughs) the money I have been getting, I have been using it mainly for school fees for may children. you see they take a lot of money so, that why I haven’t bought land.

I: How about selling a small piece maybe because of school fees?

R: No, we have reached at that point maybe as time goes and children go to university but for now, I haven’t sold land.

I: What about your wife? Has she rented land elsewhere?

R: No, they land we have is enough for her to do cultivation.

I: So, generally, are people scared of losing land in this village?

R: No, most people don’t have titles for their land, but they are comfortable on their land. For example, I have been staying on my land without any fear, yet I did not have any proof of ownership. And it’s the same with most people in this village. what you do it to mark the boundaries of your land well or fence your and keep monitoring it.

I: So, why do thinks in other villages people fear losing their land?

R: I hear people in *Buganda* (central part of Uganda which include districts like Kampala) fear losing their land because of many people there have been chased out of their land but here in *Kashari* (sub county in Mbarara), we haven’t heard of such cases.

I: So, what do you understand by family land?

R: Family land, means land that we stay on as a family?

I: Tell me more. Would you say that here where you stay, is family land?

R: I don’t know if I am right, but I understand family land to be land for three people; the husband, wife and children.

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I: like I have told you before, there is no right or wrong answer.

R: Yes, family land is land for the husband, wife and children whereby the whole family is responsible for that land and uses that land collectively.

I: But there are people who say family land is for example, the land where your mother stays and shares with the girls.

R: No, it’s can’t be family land because it excludes us the boys and, in that case, that’s wrong. If it’s family land, even us the boys should be included on that land because we are also part of that family. Therefore, family land is land for the whole family like I have told you; father, mother and children.

**Baseline awareness of title.**

I: Thanks for explaining family land to me, but now I would like to ask you about your knowledge on land titles and titling and I understand you have a land title so, tell me how did you get it?

R: We were visited by a man with a computer together with the chairperson and he asked me my name and told me some visitors will be coming to visit me on land issues. I asked the chairperson and he told me everything was ok. After a few years another person came with the chairperson and told us that out of all the people in this village, the computer has chosen 5 people in this village and government will give us free land titles. We accepted and they started teaching us on how to use land and many more people followed asking about land use. The good thing we don’t give these people who visit us anything other otherwise we wouldn’t manage because many people have visited us. Then after some time, they came back, put a tent in the trading center and treated people with all kinds of diseases for free and we knew that was the end because even that day, people won different things like bicycles, gumboots, hoes etc. In the end the titling people and after a few months, surveyors came and put stones to mark the boundaries of our land.

I: Were you given any conditions to get this title for example if you don’t do this or that, you won’t get a title?

R: No, they came with the subcounty leaders and told us the government has sent them to monitor us and give a report to the titling people because we knew the subcounty leaders not the titling people. Then they told us the titling people will give us our land titles. We filled the forms and waited. We kept asking our subcounty leaders and they told us their job was done and we should wait for the titling to people to finalize the titles. we receive our titles and didn’t pay a single coin.

I: If there were no conditions and you didn’t pay money; I am curious to know the reasons why included your wife on the title?

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R: The reason why I included my wife on the title is, since the land was ours from the beginning and as you know we men die faster than women, I wanted her name to be on the title when am dead. I did not want to include children because it’s not a will. Also, I wanted my wife to be the owner of this land when am still a live and when am dead.

I: You could have had the title in your names only and the give the title to your wife. Still she would be the owner of the land even when you are dead, since she has the title in your names or there was there something else that you were afraid of?

R: (respondent laughs) If had put only my name and I die, that title would have been difficult for her to use because even when we are applying for loans, there is a section for women to sign which means they have a part the play in getting a loan. So, if they have a part, they play in getting a loan, why not on the title? Therefore, to the best of my understanding, I found it very important to include my wife on the title.

Ok, what’s the purpose of having a title?

R: The good thing about the title is that I have already used it.

I: What do you mean by already used it?

R: I have already used it as security to get a loan (respondent laughs). In getting this loan it was very easy with the title. Secondary, when you have a title, like they taught us, your land cannot be encroached on by other people. even if they remove the stones, if you have your title, they can’t steal your land.

I: You have told me you got a loan and it was very easy, was it very difficult before you got a title?

R: Yes, it was difficult because after filling the loan forms, they would ask for security and maybe you tell them, my cow and then they ask you what if the cow dies the next day? They ask if you have any building or something that is permanent but now with the title it is easy.

I: But still you would get loan, right? So, what were you offering as security.

R: You would show them a cow, but they give you a loan equivalent to the value of the cow. But with a title they receive you well and the loan amount is higher.

I: So, where did you get the loan from? A bank or SACCO

R: I got from a SACCO.

I: Would you mind sharing why you needed that loan?

R: To renovate my building in *Bwizibwera* trading center

I: So, you have like a shop on that building?

R: I rent to others who have shops. They are tree brocks one has a retail shop, the other has computer services and an airtel shop.

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I: So, other than farming, you also get money from this building?

R: Yes.

I: Before you met titling people, who are the people that were able to get titles for their land in this village?

R: They are people who could afford to pay and get titles. You go to the subcounty fill forms. Before you came, I had already gone to the subcounty to fill the forms, but I was told about the opportunity by the government to give free titles and I decided to wait. I got lucky the computer picked me. But I had already picked the forms and filled the forms. I was waiting to take the forms back and begin on the process that’s when I leant of the government opportunity.

I: It sounds simple getting the forms but what about the payments for a title, is also simple?

R: The payment is too high for the title. It’s around 4 million but you don’t have to pay it a once. I see some people pay in installments of 700,000 shillings, when they bring surveyors, they pay like 1 million and continue like that until they finish the whole amount and get a title.

I: Does it take long after payment to get your title?

R: No, it doesn’t take too long, it takes like 6 months to get your title?

I: I see, that means there some people who have already got their own titles?

R: Yes, some people already got titles before you people came.

I: What about those who haven’t got titles in the village, in your own view, what do they think about getting titles?

R: Most people pray the government can also help them the same way it helped us because they lack enough money to process their own titles

I: So, where do they take their prayers to for example whom do, they contact to get their message to the government?

R: We ask our leaders and other people who come to visit us. When we meet people like you, we ask if the program for titling is still going on. And they usually tell us; now the project is in other places like *Kotido* or *Soroti* (district in northern and eastern Uganda) and if the government decides to bring back the program in your village, that’s when the other people will also get a chance. Or tell us the program is over, and we must fight for ourselves.

I: In your view what’s the difference between a title and a written agreement

R: A title is better in case you need a loan. With an agreement someone can turn against you and deny having sold you the land. You go to court for years and years even end up dying and lose your land. But if you have the title, you have land.

I: Thank you for explaining this to me about titles, I get the picture, but I would like to change the topic and ask you about your marriage and conversations you could have had with you wife

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on titling, if any. But I would like to first know, how long have spent living with your wife?

R: You have asked two question and I would like to first answer one. When you came here, my wife told me you that you talked to her and my turn will also come and you talk to me but what you discussed with her, I don’t know. She told me to wait for my turn too. And to answer the second question about the years I have been staying with my wife, we got together in 1994 and have been staying together since then.

I: Is she the only one? Do you only have her children?

R: No, I have another woman and we have two children together

I: And how long have you been with the new wife?

R: That one is recent like 3 years.

I: So, which one of your two wives is on the title?

R: It’s the older wife that I live with here.

I: Are you legally married to your older wife?

R: Yes, we are wedded in church.

I: Would you say your wife is supportive and encourages you in everything you do?

R: She very supportive

I: How is she supportive give me an example?

R: You see, everything we do here we do it together and we agree most of the times on the things we do. If I don’t work from the other plot, in another village, we stay here and work together here. On Saturdays we spray the cows together. If it’s grazing the cattle, when am not around she grazes the cattle. So, that’s how supportive she is in everything we do.

I: Let me take you take you back a little you said you got your second wife later, so, did you tell your wife about it. How did it go?

R: Like all me be, it was a mistake, I got involved with someone and she became pregnant and as an old man, we couldn’t abort the child, so she gave birth

I: So, where is she now? Did you rent for somewhere?

R: No, because she already has her home where I found her.

I: What about the children, what plans do have for them? Does your old wife know about them?

R: Yes, she knows everything about them, and I am planning on adding them to this family

I: Does that mean they can share on this land or use it?

R: No, they don’t have that right on this land.

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I: Are they in school? Are you the one paying their school fees?

R: Yes, they are in school and am the one paying their school fees.

I: Well, thank you for explaining all this to me. But why do you think other couples don’t feel supported by their spouses?

R: I think, it’s when you have conflicts in the home time and again. You fight and argue when going to buy or do something. You see, money in villages is scarce, so if you can agree and budget it well, then things in a home can go well too. For example, school fees, some children need to go with a full amount at the begging of the term so, if you can agree together each other and get a loan, then that means there is no support in the family

I: How about you, do you support and encourage your wife in the things she does?

R: Yes, I do support her in fetching water although we have a water tank near the house. Splitting firewood, I hire someone to do it and other work at home if see she is struggling with it, I get her worker to help her.

I: So, you have said most couples who don’t feel supported by their spouses is because of conflicts in the family, what do think causes these conflicts in the home to the point of for example, a man not supporting his wife or wife not supporting the husband?

R: I think most of it is caused by hiding things from one another especially money. Because a woman might think you have a lot of money and you are wasting it on other women but if she knows well how much you earn and how you use it, then there is no problem.

I: Thanks, I would like to know if you discussed with your wife about including her name on the title. Was she present when the titling people came?

R: After being taught we came to conclusion that it’s better if we included my wife’s name on the title. Because we thought about it that; since we are in different banks, if she also wanted to use the title in her bank, she can also use it. And that would be better to use the title with her name included on the title.

I: Ok, has a title changed anything in your marriage for example has it changed the may decisions are made in the family?

R: Yes, it has change something for example the loan we took using this title, you know when there is a loan in the family everyone feels unease and there is collective effort to work hard and clear the loan. Because now everyone knows that our land will be at stake if we don’t pay this loan. So, there has been improvement in working together as a family.

**Gender norms on land**

I: Thank you again for explaining all this to me, I would like to ask about norms on land. As we know, most of the land in Uganda, is owned by men but there are aspects around this system that we would like to know especially those concerning women.

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Remember there is no wrong or correct answer. Do women own land in this village? how did they acquire it?

R: Yes, there women who own land in this village but most them inherit it from their fathers. The father might be dead or still a live and give land to the girls. Even if they get married, the land remains for a certain girl.

I: Are there other ways women own land?

R: you see, am only looking at this village because if I talk about other places I might tell lies. In other places women might be working and buy their own land but, in this village, most women inherit land from their fathers and maybe those who take on land after the death of their husbands.

I: Are there women who own land together with their husbands for example if they have worked together to buy that land and have joint ownership of the land?

R: They are many because when women inherit land from their fathers and get married, it remains her land but there are those who decide to own that land with their husbands

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

R: Yes, because I have realized that women protect land more than men. The don’t take many loans, a woman would rather have her children in cheaper schools than expensive ones instead of selling her land. Or build a small house instead of selling land. For example, the time you came here, I wanted to go with school fees, but the woman can say; let take school fees on the visiting day. For us men, you can say why don’t we sell this part of the land and get like two million and renovate our home or pays fees so that the children don’t suffer at school with meal cards and other things but women disagree because in case the marriage doesn’t work out she can put her own house on that land and stay there.

I: So, do you think this is helpful to the family the way you have explained it?

R: it’s very helpful because most people if they keep their land, it helps from when they are young up to when they are old instead of selling land when you are still young and suffer when you are old because needs and responsibilities keep increasing as you get older

I: If a man wanted to sell family land since you told me it is land for the whole family, does he need to consult the wife.

R: Yes, of course, when you marry, you must consult your wife, even if it’s selling a table like this one. Because when a man goes to work and the woman stays home and prepares food, water for showering, it means her job is done. She has done her part and you have also done your part. Which means she has also contributed to buy the table therefore, if you want to sell it, you must first consult her. And if she disagrees then you can’t sell.

I: Do you think most women in this village since you only look at this village, prefer to own land jointly with their husbands or they prefer to own their land separately?

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R: There are two things, some women you find the have inherited land and others work together with their husbands and buy land. If you buy land together, it would be better to jointly own this land, but if the land is inherited, it should remain land for an individual.

I: What if you die and this on inherited land, you had not included your wife, what happens to that land?

R: That’s when the woman now becomes the official owner of this land. It doesn’t matter whether she was included on the title or not. For example, I always tell my wife that if I die and she should find a specific part of this part she thinks that she can’t sell and burry me there so that in case she wanted to sell this land, she doesn’t sell my remains with the land. Because it’s her land when am gone she can do anything with it.

I: Ok, are widows allowed to stay on the land after the death of their husbands?

R: Yes, she can stay on the land. It is even better when she has children because children are like a thumbprint on the land. Like I told you when a man dies, that’s when the woman becomes the official owner of the land but when the man is still a live, women always say if a man disturbs her, she can go back to her home but when he dies she must stay on the land and raise children.

I: let’s say a man dies and have other children outside of the marriage but has his wife’s name included on the title, do the children outside of the marriage share on that land?

R: No, those children don’t share on this land but would be better for man to have a written will

I: So, what happens to the land if the woman also dies?

R: The land becomes for the children that remain.

I: What if these children are still young for example the old one being like 3 years?

R: That’s a misfortune for children to lose both of their parents when the are still young. There’s nothing that can be done about that. We just pray that we die when our children are old enough.

I: Does it make a difference if the land was bought together after marriage or when there are children involved?

R: like I told you it better when you have children because that’s when people look at you says that’s someone’s wife. Even the in-laws can not bother the widow when she has children.

I: Has it happened before in your village that relative try to steal the widow’s land?

R: In this village it has never happened, and I have never seen it. I think with this era of the educated, people now feel shy to be found trying to steal from orphans or widows. And most people are satisfied with the little the have these days.

I: Has the treatment of widows changed if you compare it with previous years?

R: Yes, a lot, widows are now well-off the before, for example widows are no longer even called *afakazi* (Runyankole name given to widows) because if you call her that now, it is wrong.

01:14:09

And most widows now are educated. They get into their late husbands’ properties and run them even better than when the husbands were alive. Because we have seen widows in this village after the death of their husbands, educate their children, build better houses etc.

I: So, what the difference between widows of now and the widows back then? What has changed?

R: Widows back then were suffering a lot; they were looked at as property and had no rights on land. Even widows themselves didn’t take responsibility on the land after the death of their husbands. They looked like visitors on the land after the husband’s death. Even when she had children, she never felt at peace like now.

I: I am curious to know what exactly has changed.

R: What has change is that, people have been educated and the government has done a good job in informing the people on radios, televisions and newspapers which has led to much awareness on issues concerning land.

I: In view, is the treatment of widows in this village generally ok?

R: It is very ok because widows are no longer discriminate in churches, parties and among other women that they are *efakazi* (widow) now they are all women.

I: In your view what happens to women when they loss their husbands?

R: I hear in other place that the in-laws try to grab their land. Change their husband’s will if they husband had bigger land steal some of it. But most of them stay on their husband’s land.

I: Ok, so what happens to women when they separate or divorce their husbands in terms on land.

R: It depends, if she has children or not. You see, when she doesn’t have children, she becomes like a visitor who came by and left. But when she has children and she separate, they always say during the sharing of land; that get land for the wife and the children, even when she is not around.

I: Can she stay on the land after separation?

R: She can stay on her part of the land but if she feels bothered, she can sell her part and find somewhere else.

I: And whom do you think should stay with children in case of a separation? Why?

R: It’s me the man because this their(children) land and I don’t see any reason they should leave their land.

I: What if the children are still very young or prefer to go with their mother?

R: What would be better is to stay together with your wife and don’t separate (respondent laughs) because when you stay alone with children, as a father it disturbs you.

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You find your children are not eating well or not even going to school because you are busy working. So, it’s better not to separate. If your wife might get married to somebody and else and you end up losing a good wife.

I: How about widows, should they remarry?

R: To be fair, if she still young she should remarry because no one wouldn’t want to remarry after losing their partner but she if that’s to happen, she shouldn’t remarry on the land left by the husband because that land is for the children. She should go with the new husband and leave the land to the children. This new man may have more children with the woman and take away the land of the other children which is not good.

I: Are there women in this village who have separated with their husband? Is the way other people treat them ok.

R: These days it is a trend, most women who separate with their husbands move to towns and even become more attractive. So, there treatment by other people is not bad. Even people start laughing at you the man that your woman looks better. But me I still don’t support separation

I: Ok, why do other couples separate or divorce?

R: The way God created us we are different. A woman might come from a rich family and after like two children, she can’t stand the level of poverty in the man’s home and she decides to separate because of poverty.

I: What are some the things men would do that cause separation?

R: As men God had created us to be respected but you find that a man drinks alcohol and it makes him like mad person and the woman can’t stand it. Men also like more than have more than one woman which the common cause of most separations and many other but women should be more patient with their husband. But there are things no one can stand for example beatings and fights in families. That’s why you see when religion came, there is a difference between families that are born again and those that not and see the number of years they have stayed together is different. So, people should be born again and leave happier.

I: So, do you think that for example the joint title you have with your wife can increase conflicts in a home?

R: No, it doesn’t increase conflicts in a home because when she know you can’t sell the land without her approval, she can plant crops she want now that she also the owner and every you do on that land you have to consult her first then there’s not conflicts in the family.

I: Ok, in your view, what make men want to include women on their titles?

R: It’s love in the family. Sometimes you love you wife so much that you can do anything for her including putting her on the title or even a written agreement.

I: How about men who can’t include their wives on the title, what could be their reasons?

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R: When you stay with a woman for some time you can know well how go about certain things for example, that why you find a couple that has stayed together for some time but the man is hesitant to wed the wife. It all about how trust this woman and the trust comes from the way this woman does things a home. A woman like to stay in town yet you the husband wants to stay in the village. for example, a man can have money on his mobile money account and a woman steals his phone goes to the trading center and withdraws the money. When you ask her, she denies she blames for wasting the money in other women. So, such women you can’t trust her and include her name on the title.

I: If that was the case, how can you resolve such issues?

R: If it’s like that then you have to talk to her relatives together with her and see, or you can have the Revland talk to both of you and if it fails then courts can do their job which may lead to separation and family break down.

**Land disputes**

I: Thanks for all this explanation but I would like to ask you about land disputes. what is the common cause of land disputes in your community?

R: The common cause of land disputes in families is lack of communication. Not telling your partner what you want to do with the land. Not consulting one another, let do this or the other and come to agreement. Not speaking the truth hence conflict on the land.

I: And what is the recent land dispute that has happed in your village?

R: No, there hasn’t been any land disputes in this village that I can think of.

I: Other than luck of communication, is there any other causes of land disputes?

R: No.

I: What about land disputes that occur outside of your home for example with your neighbors to the land?

R: Conflict with the neighbors are cause by tempering with the boundary markings of the land and trying to encroach on somebody else’s land this leads to court case. And no body likes court.

I: Does a freehold title influence to resolve conflicts on the land?

R: It very helpful when you have a title to solve land conflicts for example, when you have your title the boundaries of your land are clearly marked which can easily help to solve the issue of encroachment. Even when someone knows you have a title; they can’t encroach on your land. Even with a title it’s easier to hire a lawyer to argue the case for you instead of you yourself arguing because with the title the value of the land increases and you need a lawyer in case of a conflict.

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

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R: What people could at least love their land like you can love other thing and start on the title process at least lease their land.

I: Can you tell me more about the lease?

R: You go to the subcounty, fill the form for the title, after that they survey your land and mark it with stones and stop there. At this point you can ask for a lease for 49 years even if you don’t have a title. Then you can keep looking for money for the title until you complete the title payments and get your title. If someone encroaches on your land you stand a chance to win the case because this land will be registered in your names and well marked only that you don’t have a title yet. Even in court will have proof because the land id registered in your names and is in the “system” for the title but that’s the level you have reached at

I: Ok I see, so, what happens after the 49 years

R: I can go back and renew my lease, or I would have gotten all the money and receive my title. Because others fail to get money and with our government you can move from office to office and in the end, they can even tell that your title is not there. And then you must start a fresh but if your land is leased it is safer.

I: How about you, have had any land disputes?

R: No, for all the years I have spent on this land I haven’t had any disputes

I: And how have you managed to have no disputes on land?

R: The luck I got is that my neighbor on the upper side is woman and she is a villager who can’t steal land. The neighbor to right has a title and his land is marked with stones. Down there the neighbor is also the villager who doesn’t even the purpose of land and down to the left is an old man who has see everything with land. So, am in the middle of people who can’t steal land.

I: what if is you to steal their land knowing they are villagers and have disputes?

R: No, we have all lived in peace here without anyone complaining.

I: Well, thanks you very much for all you have share with me today, but we conclude, who do think we are?

R: I think you are from the ministry of lands and you want to how far we have reached with your titles what we are using them and what we want to use them for. That’s what I think.

I: If you have a question or suggestion it’s welcome

R: We have recently received our titles and we have not had any problems. The question would when we are getting the titles but now, we have them. Maybe to thank you for the opportunity and encourage you that if there more we can learn from you especially on how better to use our land, would be good for our community

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