**INTERVIEW TRANSCRIPT**

Interviewer Name: Fiona Atukunda

Interview date: 23/09/2019

Name of respondent: Jovia

H.H I.D: 5770071

Title status: Solo titling

Interview start time: 11:42 am

Interview stop time: 1:16 Pm

Age: 41

Marital status: Married

No. of children: 7

No. of people living in the household: 7

Occupation: Farmer

Second source of income: Casual laborer

Highest level of education: Primary 4

No. of years living in the village: 5

Roofing material: Iron sheets

Housing material: Mud, poles, glass windows and a rammed earth floor

Interview Duration: 1:34:58

The interview happened in the respondents living room. They have wood furniture with chair cushions, the house is made of mud, poles and has glass windows. I found some of the children playing solitaire cards in the compound, they were not dressed badly. The respondent was in a nearby banana plantation next to her house, it is on a sloppy terrain so she saw me walk to her house and she also started climbing from there to the house. They look to be averagely more middle class than poor given these conditions and some questions she answered in the survey. We had no interruptions whatsoever, she was excited to welcome me, she was active, lively and sounded hopeful in the conversation with smiles and laughter at some points.

She lives with her husband who was in the trading center at the time of the interview, their 7 children inclusive of one she mothers on behalf of their son’s friend whose wife went to work in Kenya and the father being so busy asked her to take care of him as they work. Some of the children don’t live home as they are at school and at their places of work. She said she joint titled with the husband which was a good thing for them because there were rumors of some people who have big land and refused to title their land but when they heard that her family was getting a title, they went to the lands office to bribe them out because they felt this family had small land therefore they did not deserve to get a title like them who have big land. She also told me that they put two of their older boy children on the title. The track form showed that the husband solo titled, Martin told me that the man insisted that he added his wife on the title and the woman also said she signed with the husband on the title though during some questions about approved documents or where their title is, she didn’t know or mention a title anywhere and at some point she first told me that she doesn’t know where the man keeps it then after she said it is in the house. Asked if she was sat with her husband anywhere she said they only sat together when they had brought the title for them. I thought this was worth to note.

**Warm Up**

I: Mama, today, how has your morning started?

R: It is has started well, Jesus made it start well

I: Have you been able to go to the garden?

R: Yes, I dug some little and I came back

I: You have left early.

R: Yes, now that it is too sunny, you dig a little bit and go back home

I: When was the last time you had rain?

R: It is a long time ago.

I: I have been moving in some parts of Mbarara and it has been raining

R: This side, it is not there.

I: The people I have encountered in other places are working hard to finish before it goes, they don’t stay home the whole day.

R: Also us when it rained, we planted and waited for rain but it is lost. We are here looking to the heavens.

I: What have you been planting?

R: I was planting millet, beans and maize

I: Have you finished planting or you have more planting to do?

R: I have finished planting, and for now I am working in shifts in other people’s gardens

I: Okay, so you work in shifts and you are paid.

R: Yes

I: How much do they pay you for one shift?

R: Every day they pay me 5,000 shillings

I: You start digging at what time?

R: I start at 7 am and at 12 pm we go home

**00:01:20**

I: Oh, I see. How many shifts do you dig in a day?

R: Only 1 shift, you go in the morning and dig and you get done at mid-day then you go do your own things at home.

I: And yesterday, how did the sun go down?

R: Sunday went well; it was very good. We went for prayers, then we came back cooked food and ate.

I: Your house has a scent of local pancakes

R: No, there are no pancakes just that we have been spraying *Rugongo* (some form of lice that can be on cattle)

I: First educate me in this, I thought *Rugongo* is only found where they graze and keep cattle from?

R: Where there are cattle it can be there, but it also breeds more during sunny days.

I: So what causes it:

R: It is brought by the hotness, dust

I: Oh, even dust, I now understand it.

**Background, household structure and land ownership**

I: Mama, how many are you in your household?

R: We are 7 people here, my husband, me and 5 children

I: Are the children all for you and your husband?

R: Yes, they are

I: Are there any that are not here, maybe they have gone to boarding school or they no longer leave here?

R: Yes, 2 of them are in boarding school

I: How many girls are there?

R: We have 2 girls and 4 boys then another boy is for my son’s friend. He gave him to me to take care of him on his behalf and I added him to my children too. The mother works from very far, she went to Kenya so my son also helps his friend on his son. The friend asked me to keep him and he studies from here so that he can work.

**00:03:25**

I: So he studies from this side and he is the only one that doesn’t belong to you.

R: Yes, he is the one who isn’t biologically mine

I: You don’t have any other person staying here like your relatives who may come to stay here?

R: They come to visit me and after they go

I: And workers, don’t you have any?

R: No

I: So you are only 7 of you.

R: Yes

I: So Mama, how many years do you have?

R: I am in my 41st year

I: Congratulations, I see you have started the years of old people

R: (She laughs), yes those years of the older people

I: In school, you studied up to what class?

R: I stopped in primary 4

I: Okay. Are you the only wife or?

R: Yes, I am

I: Now, how many years have you spent on this village?

R: I am in 5 years

I: Where were you coming from?

R: Me and my family were coming from *Bwizibwera* (the country where their village is) where we also moved from and went to Rwentojo.

I: So how many years had you spent in Bwizibwera?

R: Like 3 years, our home became small in time so we left and came here

I: this means you were somewhere before that?

R: We had rented in the centre then we got money to buy some land

**00:04:47**

I: In the centre, how long had you rented there?

R: We spent there about 2 years and left then went to Bwizibwera where we stayed with my family.

I: When you were getting married from home, where were you staying?

R: We were staying behind here at Nyabugando.

I: Seems like you spent more years in Nyabugando. For how many years were you there?

R: Getting married that is where my husband brought me to

I: So here you have spent only 5 years

R: Yes

I: It must have been long. I have been to Nyabugando, I know the place. Where were you given birth from?

R: I am from *Itara in Rubaaya* (another county in Mbarara district)

I: How long does it take you from here to get there?

R: It takes me like 2 or 3 months and if there is no problem I do my own work here.

I: Do you go by car or motorcycle?

R: Motorcycle

I: What time do you take on the road

R: A motorcycle takes 3 hours to get there.

I: How about when you use a car?

R: If I use a car it takes me 1 hour and some minutes

I: How come the motorcycle takes longer than the car?

R: It does because you see a car has speed while a motorcycle rides you slowly so that you don’t get a damage (spoken by respondent) on the way. A car doesn’t take long.

I: I have many people say that cars have many stop overs along the way.

R: No, even if it stops, it continues after

**00:06:41**

I: Okay, Mama, personally you have how many plots of land?

R: Without the man, mine alone

I: Yes

R: Maybe the one that was left for me by my father and mother in my home village

I: Your home in Rubaaya.

R: Yes

I: Is it still there?

R: Yes, it is

I: So that one, the man doesn’t have anything to do with it

R: He doesn’t have any right to it, it is at our family side

I: Your father left it in writing?

R: Yes

I: What do you do on it?

R: There is nothing I do on it, I left it with my brother to work on it. It doesn’t help me that much here.

I: Your brother is in it or lives near it? What does he do there?

R: He lives on it, he farms, plants beans in the banana plantation

I: It is only a banana plantation only?

R: Yes, it is, there is no farm.

I: Are there any plots you own with your husband?

R: Yes, it is this where we live

I: How big is it?

R: It is about 3 quarters of an acre of land

I: Is it the only one you have?

R: It is all we have

**00:07:44**

I: Mama, how did you acquire it?

R: We worked to have it. His father had given him a small piece and that is where we started by selling it off.

I: Where was this?

R: It was at Nyabugando which I told you about that it was where we stayed first when we got married We used the money to do other things which also produced some more money for my husband and he bought this one where we are now.

I: How big was the one that his father gave him?

R: It was like quarter an acre

I: So you first stayed there. Your husband bought this one in his own money?

R: Yes, it was.

I: What work does your husband do?

R: Farming

I: Farming what?

R: He can go to the banana plantation; plant beans gets money from them. There is no other business that he has.

I: There are only beans? No mixture like coffee or matooke?

R: There is coffee, we have like 5 coffee trees and when it is ready he picks it and gets money to buy things like salt. If the coffee season is done, you pray for whatever comes and go with that.

I: These are the ones you get money from. Okay. Is there any other plot you have other than this one?

R: It is only this one that we have.

I: I am glad to know that. Is there any other person with ownership on this land or is it your husband only?

R: It is my husband only

I: Don’t you own it with him?

R: I also own it, I live here with him, if he is not around then I am in charge, he can’t do anything on it without seeing me first.

**00:09:43**

I: Is there anything that shows that you own it too?

R: When a man marries you, don’t you have authority over that land?

I: I don’t know if it is in writing, what if he wakes up and denies you?

R: (Respondent laughs), how can he deny me. Government came to do what? They know am Mrs. Mbabazi, can anyone say am another woman they don’t know me and I have come to steal. No, it can’t happen. I am the known wife.

I: How many years have you been married for?

R: I am in 24 years there

I: Well done keeping up and cooking

R: By the way I have cooked and grown my children, only God can do these things.

I: Who else works on your land?

R: Like a worker?

I: Any other person that does activities on here other than you and your husband?

R: No, we are the only ones that dig on it. It is mostly a plantation, who else would come to farm there not even a worker. We even look after it ourselves.

I: Who makes the important decisions on your land?

R: The one who decides on issues concerning land?

I: Yes, like what you will plant and when you will plant it

R: Now that we have only a plantation, you can plan to plant in beans, then you go and discuss with your husband that we should plant beans in this plantations. He is the one that decides.

I: At the end, he is the one who decides?

R: He is the one who decides what we will do

I: Meaning you first have to sit down with him and you discuss

R: We sit on the table and decide.

I: Okay Mama, thank you for explaining to me about these. As I have told you, there is no right or wrong answer, they are your thoughts as a person.

**00:11:44**

**General land**

I: This part that we are going on is about land. We want to know different thoughts and opinions about land, yours and for others. In general Mama, how do people own land in this village?

R: For you to get land and know for sure that you have your land is to put it in a title. When you have your title that is when you can know it is yours but if you don’t have a title, even if you do what that land is yours but there is no powerful evidence that it is yours.

I: How about others, how can they own land aside from having a title?

R: They can sell something of theirs and buy land. If you don’t have a cow, you can try to work hard and get some money then you buy land. After getting it, you have to plan on how to get a title for it.

I: You told me you got a share from your father and mother, is that a way to own land?

R: Yes, it is, it can even be a startup for you.

I: Do they give this to you before or after they die?

R: When they die but even when you are still alive, you write your own will saying that should you be gone, this land is for my girls, and that one is for the boys. You grow up knowing this and when that parent dies, the will is there. Whoever your parent left the will with can bring it after the death.

I: These days, girls are also given land with the boys?

R: They give them

I: Are they all given equal share or one gets more than the other?

R: No, most times they give the boys more and the girls take little, so they tell the girl to not quarrel and take whatever they have been given.

I: In what ways can someone access land even if it is not theirs, they don’t own it but they can use it to farm for example.

R: Most of the time, people rent out land and farm on it to make a living in that way. They can sell their crops they harvest.

I: Can I access land but not pay for it, like I grow crops there but not pay?

R: No, you have to pay for it.

I: There are no people that just give away their land to help their neighbors?

**00:14:33**

R: That happens once in a long time and if you have luck. Like me where I dig and grow crops, I had failed to get where to plant millet and then someone told me to go and she gives me a piece where to grow millet and I didn’t put in even 100 shillings.

I: This is good; how do you call this person?

R; She is my friend

I: How big was it?

R: She gave me about half an acre

I: She did good for you.

R: Yes, she did very well. She told me to be using it to grow for my children millet.

I: You said this is very rare

R: Yes, it is not easy to find, only luck.

I: If someone wants to rent land that they own, can they do it?

R: Yes, they can, most people rent out land to other people who farm on it.

I: If you have land that you own and you decide to rent it out, do you need to first ask someone?

R: If I have my land, and as a family we see that we will not dig on or use that piece of land, I can suggest to them that we rent it out and get money and let others use it.

I: You would first ask your family?

R: Yes, you can’t just do it alone like that, you first talk to them

I: Oh, I see that, you generally first have to ask them before you decide.

R: Yes.

I: How about if you wanted to sell your land, do you have to first ask anyone?

R: Even if we want sell this place, me and my husband we first talk about it, for example maybe we have failed to get money to repay a loan, what can we do. Let us sell and re pay the loan or sell and get school fees to educate a child. After talking about this as 2 old people, if you don’t have any old child that you could tell your decision about to know why you are going to sell; you decide as you 2 and sell the land then pay for the debts you had that were burdening you.

I: Is there any other person in the village you might also ask?

**00:16:27**

R: Why would we ask outside people; it is for us as a family.

I: Let us say some one has land here in this village but they don’t stay on it, does he maintain the control over that land?

R: He has land in the village, is he in the family or he is from the outside?

I: Any person out there, let’s say I have land but I stay in Kampala or Kasese

R: When they have not left it to me?

I: That person or I have left it to no one, does that person stay with all the control?

R: It will stay there, it is his land and whenever they come, they will decide on it.

I: There is no one who can use it?

R: If he didn’t leave it to you, you can’t use it. It is his land, if he hears that you have it, who then gave it to you? These are the never ending cases

I: And if someone wants to use it, what do they do?

R: You can’t use what is not yours, can I come and use your things without asking them from you first? You have to ask him for the land. That person has to call the land owner and ask if he will give it to him or not. If he says go and dig you go and dig, if he refuses you can do nothing, you leave the matter and go.

I: You just leave like that.

R: Yes, you leave

I: Now Mama, if someone mentions family land, what does this mean to you?

R: Family land or land for the family

I: Yes

R: It means that land belongs to someone’s family. They own it, it is theirs. That’s how it is.

I: What do they be doing on this land?

R: It is family land, it is there to benefit me and my family, we can farm on it or use it for what we want to

I: We would love to know, have you rented land before?

R: I remember when I used to rent and dig, we used to pay like 30,000 shillings

**00:18:32**

I: For what size of land?

R: Like for quarter an acre at 30,000 shillings

I: Sounds cheap

R: Yes, but these days it goes for 70,000 or 60,000 shillings for a season

I: Is this for 1 season?

R: Yes

I: Have you ever sold land?

R: Yes, we sold sometime

I: When was this?

R: Do I still remember when, that time I had my son who was in a vocational school in Rugando, we sold half an acre when he was finishing school.

I: How much did they give you?

R: He gave us 2 million shillings

I: Okay, so you were paying for his school fees?

R: Yes, it was for his fees

I: He finished school?

R: Yes

I: Well done.

R; He was studying about electricity.

I: Has he got a job yet?

R: When he finished, he didn’t get the job immediately, they have just called him for work now.

I: Is it there where he was studying from?

R: No, it is somewhere far that side of Ngyenda.

I: This is good for him to get a job; hope he also gets more money.

R: Very much, he gets more money and good health.

**00:19:53**

I: Well done on this

R: Yes, thank you

I: Have you sold land?

R: No, we haven’t

I: When you were selling land, is there a way you wrote any document, were you able to sign with your husband? How did it go

R: I signed, you as a woman if you don’t sign, you might change and start claiming tomorrow that you never signed when your husband was selling therefore you want your land. The buyer has to look for you the woman until you out your signature.

I: Do you have any piece of agreement for this?

R: We have our copy and the buyer also has his own copy

I: Did you involve any authority?

R: Yes, we called the chairman

I: How about any witness from your village mates?

R: No, you only put that me so and so has sold my plot of land to so and so. The buyer is there, it’s not that he has refused to cooperate. The only important person is the chairman and your family.

I: To find that you own land, for example the plot you got as a share at your home? What does this mean to you?

R: It means that in the family I also belong very much because they say that if your father doesn’t give you any share of land it looks like he and your mother disowned you therefore you are not counted as part of that family.

I: Are your parents still alive?

R: No, they died.

I: Did they leave an heir?

R: Yes, the heir is there, my brother.

I: When they gave you your share, did they put it into writing?

R: I have the writing. When they gave us girls, you know how boys can be after sometime

**00:21:52**

wanting to take away your land, we called the chairman, and he gave every one of us their own copy of the land agreement. If we fight tomorrow, there is evidence to show what belongs to who.

I: This land, you can use it for anything that you want to

R: Whatever I want because I have the right to do so, it is my land

I: Have you given your share to someone else?

R: Only my brother I told you, he is the one on it, taking care of it.

I: How about giving your children shares, do you think about doing it or do you hope to sell it?

R: I will sell it; I will do so for my children so that they can benefit from it maybe through school.

I: What ways can show that this land is owned by you apart from the shares from parents that you have told me about?

R: Agreements like the ones we signed in the presence of the chairman and a title like the one we received. It is evidence to show that this land belongs to me.

I: What else can show that land is owned by someone?

R: Emigorora (the tress used to demarcate land in villages). You plant them and show that your land passes here, and the other person’s land passes here.

I: What good things are there to find that a woman’s name is listed on such documents?

R: Tomorrow if you are not included in a title, an agreement of that land, you don’t have a way of a way of showing that you are part of the man. This is because she can decide to marry another woman tomorrow and puts her name in the title or agreement, how do you start to be included. That thing of saying you gave birth to his children, he can say you were also another woman not his main wife. But if you find that you are included on the title or agreement, it is good.

I: What issues could come out of this, including a woman’s name on these documents of land?

R: No one can come right now like the child my husband has from out there and he or she comes to fight for the title or land and they get it. How does this child even start, they are not in the title or in the agreement, unless my husband brings him early and tells me about them that they are his child they gave birth to outside our marriage. But if my husband did not tell me about this child, they have no right to come and start asking for land. He can’t get it.

I: You mean the children who are born outside marriage can’t get?

**00:25:01**

R: He can give birth to this child and I don’t know about them, but if he told me that he has a child outside, then they can have a share but if he didn’t talk about that child, they can’t get anything. Let the child go and work for their own land.

I: So this child goes with nothing and no one can help him?

R: How do they even start reporting; me I don’t know them.

I: You said you have some land you inherited at your home, do you hope to inherit any other land in the future?

R: To be an heir of the land?

I: Yes

R: No, but maybe this one, when tomorrow the man is not there, won’t I be the heir? Isn’t it mine and the man’s?

I: I don’t know; some men can decide to leave land in the names of their older sons

R: That son is just put there like how he can put on shoes meaning he has made him sit on the throne, but I am still the one with the right to decide that they give him that. He can’t say he is now the head of the household and he now rules the land, no, it is me. He can only rule over his share they have given him.

I: Thanks for explaining this to me. What would you use this land for?

R: If it was big enough for me to have space to dig, I would put beans and maize but as of now it is only a plantation, so we can’t plant much.

I: Are people in this village fearful of or do they worry about losing their land?

R: Why would they worry when the land is theirs?

I: You mean no one even worries at all?

R: There is no worry

I: Sometimes neighbors may fear their neighbor taking their land

R: Even if you boarder with someone land, someone can try to keep digging towards your land pick little by little and you find that they have exceeded their boarder. But now thanks for giving us titles and planting stones because if you have a title, where your stone is, they can’t go past it.

I: Okay. So has it happened that people have these cases in your village

R: They happen, such instances can’t fail to be there

**00:27:17**

I: So who are the most fearful to lose land even if in this way?

R: I haven’t heard any, people handle such small things.

I: What are land owners doing to see that they don’t lose their land in any way?

R: They are trying to get titles and put their land in it.

I: Is there any other thing they are doing to keep their land?

R: No, you see we are better off with a title because for us we are in the town council. Should they come cutting a road we have the right, they have to first pay us money then they pass their road.

I: Which town council is this?

R: We have separated from Mbarara so this is Bwizibwera

I: Eh, Bwizibwera is now a town council. If you were able to get more land Mama, what would you do to get it?

R: You try if you have what to sell, you sell it and buy your land or to trade (buy food in dry state and resale it like beans or maize) and get money to but some plots of land. But if you are not trading, you will stay on the one you have.

I: Do you have family land Mama?

R: Mine alone without any link to the family or?

I: You had said it is yours with the family and you use it for anything you want.

R: Yes, it is this one I have been telling you about

I: I: How about at your home?

R: Everyone got their share of land

I: So about here, do you have your share?

R: I also have it

I: Is it in any form of writing to show this?

R: Yes, I know that I have it, men sometimes change writings but I know I have a share

Okay. Now Mama we are going to another part we want to know your thoughts about titles.

**00:29:40**

We are going to talk about titles in general to get your thoughts as a person. Remember there is no right or wrong answer, be at peace to answer what you think.

R: Yes, according to my ability

**Baseline awareness of titles**

I: What does it mean to have a title?

R: It means that you have out your land in a title so that if tomorrow, someone cannot argue with you over your land. Even when an intruder wants to enter your land, they will be told no to because the owner has a title.

I: Now that they know you have a title; does it help you do some things that you wouldn’t be able to do without it?

R: Yes, now that we I have a title getting loans will be easier because when we would go to get a loan, they would bring you a form to fill, they ask you to look for witnesses and go through many processes but if you have your title you take it to the bank and get your loan.

I: Do you normally go to get loans from the bank?

R: Yes, sometimes it has educated my children in paying school fees

I: What leverage would you give there?

R: You put the land you have

I: Oh I see, but has happened that they take your land.

R: No, we pay well our loans. You work hard and make sure you pay well and then you take back your land agreement that you put there.

I: What use does the title have?

R: Like I told you back, when your land is safe in the title, then you can also go and get a loan without being disturbed and everyone like knows that you got a loan especially when looking for witnesses. Now you get your title and take it to the bank and in one minute you have the money.

I: How many witnesses would you be required to have back then?

R: You would look for one they sign for you then you go the chairman and he puts for you a stamp then you go to the bank.

I: Those are more people.

I: Yes, but now we have freedom

**00:31:58**

I: Is there any other use of a title apart from helping you to get a loan?

R: No, I haven’t used it much to see that it brings me this and that.

I: Have you like anything in this journey of getting titles?

R: I have loved it because some people have to pay money

I: Like how much

R: Much, I hear for you to get a title you must have given there money

I: Like how much have you heard them say they pay?

R: Isn’t it like 2 million shillings around there. Me I thank God that I didn’t put any coin of mine, I am thankful for that.

I: Is there any issue you have faced in getting title?

R: No, I haven’t seen them

I: What difference is there between a title and other documents that show ownership of land?

R: The title remains different from the others

I: How?

R: Getting a title is like getting gold, it is more important, agreements have no problem but the title is better even when buying and they ask you if your land is titled and you say yes, you get more money.

I: And when you are going to sell land, you mean they give you more money because of a title?

R: Yes, much more money

I: I have understood this. Mama you told me you got a title, are you on the title?

R: I am on the title

I: Did they sit you together with your husband?

R: They came and found us here, they got my national id and took a picture of it and for my husband then they told us we were getting a title, then they gave the title.

I: So the questions they asked you were you with your husband?

R: They first sat each of us separately and at the end when they brought the title that’s

**00:35:01**

when they sat us together.

I: Do you think women would love to be with their husbands on titles?

R: It is luck for a man to put you on the title. To be out on the title you must have prayed to God.

I: So do you think the women would love it?

R: Tell me, if the man hasn’t put you on the title or agreement, where are you counted from as a woman. You look like as if you are a house girl.

I: So they love it

R: Yes

I: What reasons do you think would make them love it to be on the titles with their husbands?

R: This is when you know that your husband loves you and you love them too. (Respondent laughs)

I: Other times he doesn’t love you?

R: If he doesn’t want you he can’t put you on the title

I: What benefits are there in having both man and wife on title?

R: You find that you work together and if you find that a man hasn’t put you on the title, there are quarrels; the woman saying to the man that why didn’t you put me on the title.

I: What other benefits are there when both of you are on that title?

R: It brings about peace in the home and there are no quarrels.

I: Do the children benefit in any way?

R: If you don’t put their mother, you find that tomorrow they will quarrel to their father for not putting them and fight for the land tomorrow.

I: Did you add any of your children on the title?

R: Yes

I: How many of them?

R: He should have put two of the older sons

I: Your signature is also on the title?

**00:37:20**

R: It is there

I: Okay. What reason would cause a wife’s name to not be put on the title in your view?

R: You find a man thinks he alone can do everything and anything seeing himself as the final person without the wife. So if a man doesn’t put the wife on the title, do they give it to him?

I: May be, a man can decide to put the title in his name if given the chance to. So what do you think such a man can decide not to put his wife?

R: That is how you find men that want to do things by themselves, be all by themselves in everything, they know they are the ones to command anything to be done.

I: Is there anything a woman may do that may cause a man not to put her name on the title?

R: If as a woman you agree with your husband he will put you on the title or if you don’t disturb him like using money he gives you in doing other things that he didn’t tell you or like stealing off some money and you keep on the side or even hide money from her husband.

I: When a man finds such a woman doing this he can’t add her.

R: Yes, and now those are the quarrels and fights at home

I: Before you met the people that came here telling you about titles, how did people in your community get titles?

R: They have been going to the sub county offices to look for them. It is also expensive though many people would love them. They can’t afford them.

I: In your view, what do people think about titles in your village?

R: I don’t really know but you hear people say that they would love to get titles but money is the issue.

I: Let me ask you, do most of the people in this village have titles for their land?

R: Yes, most of them but those ones with their money

I: Meaning Mama your village is for rich people

R: Not really, we are not all the same. Even the hands are not the same size

I: Okay I get it. We are going to enter another part of this conversation about the conversations you had with your husband regards the title. We would love to know your side of the story, speak the truth according to you. After the first time of questions, did you sit with your husband?

**Intra-household discussion and bargaining**

**00:40:52**

R: We asked ourselves what are these people about? He told me that let’s wait and see what will come out. When we were there after waiting for a long time, we saw you come again and give us the title.

I: Okay, so after the first visit, did they come back and sit you with your husband in any way?

R: They kept on asking my husband alone, he doesn’t know anything they asked me and I don’t know anything they asked him.

I: Did you sit together after and share with each other what you were being asked?

R: I asked him what have they asked you? He told me that they asked him about what he puts in his land, is it the only land he has and how he uses it and many more questions. After telling me, I also told him that what he had been asked is what they had asked me too.

I: So there is no time where you sat both of you?

R: No, the only time we sat like now how we are sitting here with you is when they told us to wait for what comes out later but there is no time when we sat together.

I: Before your husband adding you on the title, did he first ask you or have any conversation with you?

R: He asked me whether he should put me on the title and I told him, who else would he be putting. (Respondent laughs) I told him that if he knows he knows that he has another one then he should put her on the title. Therefore it is me he put.

I: After getting the titles, what other conversations did you have. This time when you saw it?

R: We were happy and said patience helps you win a lot.

I: Where did you keep your title?

R: We kept it ourselves

I: I have been meeting many people who keep it in different places like the bank.

R: He is the one that keeps it himself. I don’t know if he has it in the bank or here. He has his title. I tried to ask him where it is and he asked me what I wanted and why I was over following him. He said that we had not eaten a loan for him to take it to the bank

I: When he is making such decisions like getting a loan does he ask you first?

R: He does, he can tell me that we are going to get a loan to do this and this.

I: Let us imagine that tomorrow he is not around, where will you find it?

**00:44:19**

R: Yes, I can find it; in all my children, can he fail to find one whom he will tell where he put his title.

I: You mean he can tell your children and fail to tell you?

R: Yes, and the children will always tell me meaning I know about the title.

I: After getting the title, have you seen anything change from before when it wasn’t here in the way you run your family?

R: Nothing has changed

I: As a wife, do you feel when you ask for something your husband responds first these days?

R: I just feel steady that I am now firm in this family, I can talk when we are making decisions.

I: Remind me, how long have you lived together with your husband?

R: 24

I: How have these 24 years been for you?

R: They have been good, you know people that live together can’t fail to quarrel but you have to be patient and stay in your family and keep it.

I: As a wife, do you feel that your husband gives you support and motivation in the things you do?

R: Yes

I: Tell me how

R: He gives me money to buy food as I also buy salt when he is not around. The problem is when he sees you hiding money and not buying anything at home but when he sees you buying that salt, he also adds you money for other things.

I: Any other things he does to support you?

R: He buys food and we eat, he also pays school fees though when I also have money, I contribute and that’s how we work together.

I: When do you decide to contribute the school fees?

R: When I see that he doesn’t have money

I: How do you know it?

**00:47:10**

R: As a wife, I just know it. When he stays behind and spends the whole day in the banana plantation instead of going to work elsewhere and I go to my casual labor, I have to pay because I left him in there and found him still there or at home that means he has no work.

I: How do you do support your husband in the things he does?

R: Making sure that we eat food on time, going to work even when he doesn’t have work. This gives him hope.

I: Why do you think a man and woman may not support each other?

R: Failure to work together and agree with your husband, then when a man gets the little money and goes to get other women and he doesn’t care for his family. If you know that he works but he doesn’t buy anything at home or pay for the children’s fees, can you work together? This is when you find them not working together.

I: Tell me who makes the decisions in your household

R: It is my husband

I: How about you, do you come in when making decisions?

R: Sometimes, before he decides he first sees me for example if he wanted to sell land or a goat or sell part of the banana plantation. This is where we agree.

I: At the end, is he the final decision maker?

R: Yes, he is the head of the house

I: Meaning that you can suggest to do this but if he doesn’t want he decides on what he will do

R: Yes, I can tell him that maybe I didn’t want us to do something but he decides to do it alone.

I: Are there any more questions you talked about with your husband regarding titles?

R: You know many people would ask us, did the titling people come to your home and we say yes. They would ask us if we thought that they wanted to steal from us land then we would tell them that let us wait and see what will be done.

I: Is there anything else you talked about with your husband?

R: Nothing more.

**Gender norms around land**

I: Okay, this part we are going on Mama is about land, you know in our country most of the time, we have grown up knowing that men are in charge of land.

**00:52:34**

We don’t have any right answer, we want to know what others think about this too as regards women and land. Are there women in this village that own land by themselves?

R: No, not in this village

I: There is no woman has land they own?

R: She can be having it but in another village, she can buy land at her home and keep it there

I: So is it hers when it is in these places?

R: Yes, it is hers personally and there is no link to the husband at all.

I: In what ways do they normally acquire this land?

R: She can be having something to sell when she has planted a season, she sells her harvest and buys herself land that side.

I: Are there other women who own land apart from buying?

R: That is when you get a share from your parents

I: Are there those that own it with their husbands?

R: Yes, the one where they married her from for example.

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

R: Without any anything to do with the man

I: Yes

R: If you are working as a woman you should be allowed to buy your own piece

I: Why do support this?

R: Tomorrow if a man changes his mind about you tomorrow like not put you on the title, you know that you also have something on the side where you can start from. Women should be allowed.

I: Do you think women would love to have land with their husbands or have it alone?

R: To have land with their husbands but also have something on the side if a man changes

I: Just to clarify, most of the time, which of the two do they prefer?

R: It should be agreeing as one

**00:54:53**

I: So you mean those women who get land on the side know that their husband might not include them on the land?

R: She can say that, if her husband fails to put her on the land, should she go with nothing? Let me buy mine. That is why many women would have love to get land with their husbands but in the right way where they both know about it and agree with each other.

I: In your family, everything concerning land is decided upon by your husband?

R: Yes,

I: Let us say this season you want to plant beans in your plantation, if he doesn’t like it you don’t do it.

R: Yes, and if he refuses, you as a woman have to go outside and look for where to plant your beans.

I: You have gone outside and planted the beans, does he know about this or you keep quiet about it?

R: If you keep quiet and he sees you bringing beans in the house day in day out he might think you stole them. If he asks where you got the beans from, you tell him that you planted them elsewhere where, someone helped you with a piece of land after refusing to plant in the banana plantation.

I: How would he react to this?

R: He knows that his wife is able to plan.

I: Are there men that don’t take it well and get angry?

R: It wouldn’t make him angry, the one who gets angry is a fool. How can they bring food and cook for you then you get angry? Why would you get food for free then you start asking for food for money?

I: Okay. As you had told me about family land, do you think women are included on such land?

R: Yes, he can put you there.

I: On this family land, does everyone do whatever they want on it?

R: Yes, my children do use it, after all it is their father’s land.

I: In marriage, if a husband wanted to sell family land like this one, does he have to first come and get your permission?

R: He has to first tell me how we are selling land and where we are going.

**00:57:46**

I then ask him if he is going to sell it all or just cut off a piece to sell. If he tells me that we are selling all of it, I ask him where we will be shifting to and he should first take me there to see it. If I don’t like the place, I then advise him to first take his time to find a better one. If I refuse he can’t remove me from the land.

I: Mama, do widows stay on family land when their husbands pass on?

R: It is one in many. There is a woman who lost her husband in the recent past days, he left her with 2 boys and 2 girls, 4 children. She left, I can tell you that not all stay, there is one who can persevere and one that can’t.

I: She left her children behind?

R: She left them and went her way

I: How old were they?

R: They are now old, 2 boys are now married and the older girl can get married too if she wants.

I: that’s not good, I would have loved to know why she left.

R: It is foolishness, what do you think it is.

I: So in general are they allowed to stay on the land?

R: Yes, and the right way is that when your husband leaves you behind you should stay and care for your children.

I: If she is allowed to stay on the land and later passes on, who owns the land?

R: The land is now for the children

I: And if she didn’t give birth to children?

R: The land is now eaten by the deceased siblings who will decide how to use the land.

I: Just to take you back a little bit, if a man dies and leaves the wife but the wife has no children, is she allowed to stay on the land?

R: She can stay because it is her husband’s land

I: What gives her the permission to stay?

R: It is her husband’s land and if the man didn’t leave her any writing, she can go and get married elsewhere.

I: What if the woman dies too and leaves behind very young children?

**1:00:01**

R: The land is for those children, even if someone wants to take it they will fear. If there are relatives of the man, they take care of it or the man could have left a writing that so and so will take care of the land or even the uncles of the children from both sides. My brother can know that as his sister I was living on some land and I left young children, he has the right to come and take care of the children.

I: Okay. Is there a difference if the land was got before marriage, during the marriage of if there are children?

R: She can stay there no matter if the land was got before marriage; it is her man’s land. As a woman you have to stay on the land and not be foolish to leave.

I: Do these widows remarry?

R: Yes, they can but they shouldn’t leave the land.

I: Is he required to go live with her new husband or she can bring him on this land?

R: Me I can’t allow him to marry me from here and I can’t join him to leave this piece of land behind. We can sleep together but not live together.

I: What if he wants to marry you as his wife so that you start living together?

R: No, I can’t allow but if a widow wants to get married they should go to that mans’ land but not live together on the deceased’s land.

I: About the children, can she go with them to her new home?

R: A man can’t allow you to bring another man’s children in his house. He can tell you to leave them behind and if you want to get married you come alone.

I: Even if the children are very young

R: Yes, you have to leave them behind with their father’s family or persevere and stay with them.

I: How come the widow can’t remarry form the land yet her names maybe are on the land, meaning she can do whatever she wants?

R: That is familiarity and lack of respect for your dead husband. A man can remarry on the land because it is his land and he is the head of a family but a woman can’t do that, it is not acceptable.

I: Has it happened in your village that a woman after losing her husband, the male relatives on the man’s ide come and try to grab her land?

R: No, it hasn’t happened, I have even seen it

**1:04:47**

I: Has the treatment of widows changed in the recent years from what it was in the past?

R: No

I: How are widows treated in your village?

R: If your husband has left you with your land, not even my in-laws can come to disturb me.

I: How was it in the past, were they treated well?

R: Widows were treated well

I: They were never chased or forced to marry their husbands brother for example?

R: No

I: So how do you treat widows here after her husband has died?

R: You go visit her, help her with whatever she needs and leave her

I: What thoughts do you have on what happens to women after they lose their husbands?

R: Of course you have lost a man, there is much he can help with no matter if he is a drunkard or a womanizer.

I: He help in what things?

R: People can’t just come to your home knowing that there is a man and if he isn’t in, people disrespect you.

I: In what ways?

R: People don’t listen to you or if there is a dispute, they don’t respect what you say.

I: Are there any other things that happen to women after losing their husbands?

R: The man has been providing salt and other things but now you are going to fight both battles in being man and wife. When the man is around he holds a part of the family in providing. You are also used to sleeping with your husband breathing next to you, so now he is no more, your life changes. Even though you get married elsewhere, that man can’t be like your first husband.

I: I thought that you move on and start a new life.

R: Men do not behave the same way. The way you persevered with your husband will not be the way you live with this one. All things are different, nothing stays the same. You will miss your husband.

**1:07:32**

I: Are the children affected in any way?

R: It is not easy to lose a parent, some of them their school performance changes. When their father is around they are assured of him providing meals and not that there is hunger, a child has now to also help and buy maize flour.

I: Even though this child is still in school?

R: At the time of the father’s death, people can come and help him pay school fees for two terms, after that he has to care of himself as God also helps them.

I: Why is it that when the man is still alive, things are good and when he is good things change like you have told me. Cant the wife also work to keep the children in school?

R: We all don’t have the same hearts. You will find one who will dig her land and also look for casual labor and work to get money. Now like the pone I told you about ho left the children is not good but if your husband has left for you land, you work and farm to pay the children’s fees until the class you can handle.

I: Oh, okay I see it. In general, is the way widows are treated in this village good:

R: Yes, it is

I: How about women who divorce or separate with their husbands, what happens to them as regards land?

R: They go and settle elsewhere, a man has the right to re marry and stay with the new wife. You can leave your children who will get shares from their father. You have left the home; the man can choose to give you or not. Some women who were on the agreement can get some land if the man decides. He is the head and decides what to do.

I: Why do you think people separate?

R: Now that women have been given freedom, you find one trying to be above the man. If you find that a man is drinking alcohol or getting other women, you also start saying that you will go back to your home because there is land there and Museveni (current president of Uganda) gave us freedom. She is there thinking that her husband can’t help with anything at home, and then she hears that her husband actually married another woman. This woman will come tor ty and fight the other woman yet she was the one who left. This cause neve ending fights.

I: Thanks. What do you think causes men want or not want to put their wives’ names on the title?

R: It is what I told you about that there is no agreement, where very one wants to pick and keep money for themselves. if you bring it and keep it together, it can make the man have trust in you and put you on his title.

**1:11:41**

I: Which problems might come out of a man not outing the wife on the title?

R: That is because he doesn’t trust you to put you on his agreement or on the title. This may cause the woman to quarrel asking the husband why he didn’t put there.

I: What good things are there in this, having both names of wife and husband on the title?

R: There will be peace and the wife doesn’t have to now think of herself higher than the man just because she is on the title but stay on her level as a woman and respect her man.

I: Do you think that if women were able to own land with their men, will this increase or decrease misunderstandings at home?

R: I think there wouldn’t be any issue because you understand each other and you can trust your man as he trusts you too.

**Land disputes**

I: Thank you Mama, now we are going into the last part of our conversation where we will talk about disputes of land. We would love to know who you know and understand them. What is the issue that mostly causes disputes over land?

R: It is when a man marries another woman, yet we worked on the land together or I was the one working on it. He brings another woman who he wants to also take the land. He should be buying for her land here she can be and work and leaves this one for me. This brings disputes.

I: For example, if a man marries another woman and they give birth to children, don’t these children have a share on this land?

R: Unless he keeps here there outside and the children, if he says he wants to build for them here, I can’t allow let him look for where to take them and build for them there. Now that am on the title, what he can he touch. This is for me and my children, let him take his wife elsewhere.

I: These children can’t come to claim their father’s land after he is gone?

R: If they come, I can give them because even though I refuse the authorities will still give them.

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

R: That is when the authorities decide what the children will take and portion the shares with emigorora.

I: How do these disputes get resolved in the family?

R: As a wife, with villagers around, I allow the child to take their share and I also take mine.

I: Is there a way you can involve family people to resolve this conflict?

**1:17:35**

R: The family first tries to resolve it, if they fail you call neighbors and then the authorities

I: Which neighbors do you call

R: The ones you know that they can help you make a decision, they know that Mbabazi’s (Mbabazi is the name of her husband) land stops here and also you can call the chairman.

I: If one side of the people in a dispute has a title, is there a way this can helping in ending the dispute?

R: Now this where I don’t understand well

I: You told me that a man can marry another woman outside, he put you on the title and you have it after he has died, then the other woman comes to claim land and you get into a dispute. You having a title, does it help end this dispute?

R: If I have my title, how do you start even claiming. It clearly shows that I have the right to the land so this ends the dispute because we know whose land it is.

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

R: They have to put their land in an agreement or a will if they can’t afford a title. But the most important is a title, the government can also help you but you need to be in a title.

I: But if they can’t afford it, nothing else can be done to help them?

R: That is when the government comes in to help, you see God knew you and sends you help, you get a title like ow you helped us have one.

I: I see that you talk about God so much

R: Yes, he has kept my family and kept me.

I: What do you do in the church

R: I am a choir leader; I have to worship Him. There is no loss in serving God but I never knew that I would get a title. Now our land is in a title, God bless you for helping people like us.

I: Okay, was the title brought to you here or you went to pick it from somewhere?

R: They called my husband and told him a man was coming with it but he should also find the wife at home. He came here in lunch hours; my older son was also here. He took our national ID’s and asked to sign somewhere. Is signed with my husband, my son didn’t sign.

I: Is this when you added their names?

**1:24:25**

R: No, they were put before.

I: Do you have any concern about titling that you want us to know?

R: Maybe if the title had not come, I would ask why you told us that we were going to get titles and they weren’t coming. But now I have it. May be you can advise me on how to use our title like this and that so that we don’t just keep it in the house and miss out.

I: As we end I would also love to ask you who you think we are.

R: I have forgotten the name of the organization, maybe you tell me.

I: Okay. So I would love to know if you have any questions for me from what we have talked about? Or any concern or issue if there is today.

R: Thanks for this, coming here and we talk, it helps us also understand more or even just talking to someone. Thank you for this. I would like you to explain to me what this organization is and where it is coming from that gave us titles.

I: The organization is the world bank, have you remembered the name, were you told about it?

R: I have remembered it

I: They came to help different people, understand land better and some got titles. Titles take a lot of money but some people were picked and were able to get titles. They have partnered with Ignosi research where I work, we work with many organizations to reach villages and to visit people and do what we did today which helps make a change in the way things have been for the better.

R: Okay, so after giving us the title, how will we use it? I need advice, because I might keep it and lose out.

I: You had told me earlier on that you were educated on how to take the title and get loans from the bank, I think you can take it there and like you also told me, it helps you get the money faster without many witnesses like getting many witnesses and the chairman.

R: And everyone knows that you are getting a loan.

I: In Kampala I see people take it there and get money because the title has all the person’s required details. You also told me that you were educated that a title helps you with value in selling, me I don’t have a title because on the land we stay on in Kampala with my mother it is mailo land that is meant for Kabaka (king of Buganda the central region of Uganda) but we have spent 20 years there, so I don’t know how true this is about a title. I think if a title got lost you would go back to the lands people and they replace for you because they have your details in the computer which might hard for us who have land agreements, someone who signed may no longer be there so it is hard.

**1:29:58**

R: And finally, some people have been asking us that have we ever seen anyone give free titles, some even refused the titles thinking that our land will be stolen. Tell me.

I: So the people that have been coming, taking their time to find you and talk with you would they take this long to steal from you?

R: That is what we also said to them, people that want to steal have no time checking on you from time to time.

I: I also think what can help you more is your Chairman because she knows what has been happening and has letters from the district meaning people can’t just come to a village without permission or engaging any government authority like the ministry of lands on what that organization is going to do in that village. There is also a telephone number below on the consent form I have given you, if you have anything else you want to understand.

R: After giving us the title, thanks for coming to see if we received the title, so why do you follow up on such

I: Like it told you at the start, we want to know how things have been after getting it, what are the changes in your family life and I think you have encountered this in the questions we have been asking you. We also want to know people’s thoughts, women’s thoughts on what has changed if she is on the titled or if a man pout his wife, how is their family. Like you, said some refused, we out like to know why they dropped out, all these are what we are talking to people about. Even things like land disputes like we asked you, so that we understand how it has been

R: Thank you so much, thanks to the person who did that. When we were getting the title because we are poor, there are some men who ran to the sub county wanting to bribe and take Mbabazi’s place so that he doesn’t get a title. When they reached there, they were told that if a person went through, you can’t get their place.

I: Ohh, are these the people who told you that your land would be stolen?

R: Yes, when they heard that we were getting a title the said that how can we get it yet we have very small land. They went there to bribe our place.

I: Are these people the owners of big land?

R: Yes, they wanted to now put their land in our place and get a title, they wanted to give money if that’s what it would take so that we don’t get it. So at the office, they refused their money, our parish chief Asaph told them that the organization picked people from the computer whom they would help so millions of money meant nothing. Have you heard people’s jealousness?

I: Is it because you have a lesser place than them?

R: They would ask that how can Mbabazi get a title. Say thanks to those people that did this Here is your gift that I told you about to appreciate you.

**1:34:58**