Interviewer Name: Martin Nankunda

Transcriber Name: Martin Nankunda

Respondents Name: William

Household ID: 5770071

Gender: male

Number of years lived in the village: 48

Number of people living in the household: 8

Number of children: 5

Interview Date: 17/09/19

Interview start time: 10: 15 am

Interview end time: 11: 54 am

Duration: 1:39:43

Marital status: Married

Occupation: Farmer

The interview took place at the respondent’s home. It’s a well fenced, well maintained mud and wattle house with iron sheets and glass windows. We did not find the respondent at home because had not informed him that we were coming. He was in his banana plantation near by the house and the person that directed us to the house helped us call him to the house. He was very happy, exited and warm to us. He was casually dressed because he had been working in garden, He was appreciative of the title and answered the questions freely.

The respondent lives with other 7 seven household members including 5 biological children and one who is a relative to the wife. He is in between poor and middle income because they have managed to educate their children. One their children has graduated in an electrical course and is working. Ezra was part of the interview. They have a half an acre of land that was titled. It’s mainly a banana plantation. They rent land elsewhere and plant other crops since the household entirely depends on agriculture.

**Background, household structure and land ownership.**

I: I want to start by thanking you for time today to talk to me today. I would like to know normally, how do you spend your day? Take a normal day to be a day with no special events.

R: normally, I wake up and go to my banana plantation and work up to midday, rest and wait for lunch. In the evening I go back and complete the tasks I had not completed in the morning.

I: how about today, how is your day?

R: It is good. I was slashing my compound and leveling my fence before you came and later will go to the banana plantation and see if there is work that needs to be done and I do it

I: So, other than farming, is there anything else you do to earn income?

R: No, its only farming now.

I: Can you tell me more about farming?

R: It’s mainly the banana plantation but sometimes I also rent land elsewhere and cultivate other things like beans, maize etc.

I: Good, I will later ask more about renting land but now I would like to about your family. Can you tell me about your family?

R: I have a family of 8 members, my wife, 5 children and my sons’ wife.

I: Of the 5 children, how many are in school?

R: One has completed an electrical course and he is working. The other one has completed senior four, but I haven’t gotten enough money to take him for higher institution. I was thinking of letting him go and find jobs abroad because I hear people go to other countries and work like Dubai but that also requires money that I don’t have now. And the other two are still in lower classes. So, I have two in school now.

I: Of the 5 children, how many are boys and how many are girls?

R: I have 3 sons and two daughters.

I: Are all the 5 children from one woman?

R: Yes, they are all from one woman

I: Great, so, how long have been staying in this household?

R: I have been staying in this village for 43 years now. But previously, I was staying near to the man that has brought you here. It’s not very far from here. But, in this household, I have only been here for seven years.

I: So, how many plots of land do you own?

00:03:50

R: I have one plot, this one.

I: Ok, how did you acquire this land?

R: I bought it. I had a small piece of land that I had inherited from my late father, so, I sold it and bought this one because the other one was small. I had saved some money so, I topped up the money from the sale of the other plot and bought a bigger one.

I: Was the land you inherited from your father also in this village?

R: No, it was in the neighboring village of Rwantojo.

I: ok, would you to tell me why you decided to sell the other land and buy this one?

R: I wanted a bigger plot and I was lucky to find it. It’s near the road and it was affordable.

I: Great, so, can you tell me how big it is?

R: It was bigger but I have given some of it to my son and I’m planning to give part of it too to my other son who stays with me now so that he can build and stay there with the wife because currently they are staying with me. So, the remaining land is the one I have the title for and it’s just one acre

I: ok, what does ownership mean to you?

R: Ownership means I have the land title or agreement in my names. And as we speak, I have a land title in my names which means I own this land.

I: who works on your land? Are there people working on your land?

R: it’s me and my family who work on this land because it’s not big that may require works or renting out. We can manage it.

I: so, how much of your land do you cultivate on? And what mainly do you cultivate?

R: I mainly cultivate matooke and beans. I use 3 quarters of the land to cultivate, the other quarter is my house and compound. But I also rent elsewhere like I had told you.

I: so, who makes important decisions about the land, such as what to plant and when to plant?

R: It’s me who decides because it’s my land. If I say I don’t want her to plant something, she can’t plant it. Although, I know she has rights, but her views would only come in if maybe I decided to sell the land because she has to sign on the documents so, we can discuss on that. But decisions on how to use the land are made by me

**General land**

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

R: Many of the people in this village have inherited land to their fathers. Some sell and eat the money, others keep the land. It is very difficult for children these days to work and save enough money to buy land especially if they are uneducated.

I: Are there other ways people come to own land in this village?

R: Working and saving enough money to buy land but that takes a lot of commitment and there are very few in this village who have worked and bought land.

I: Ok, like I said earlier that I will ask you about renting land, now I would like you to tell me, your experience in renting land. How possible is it?

R: We rent land per season and we have only two seasons in a year. Quarter an acre is seventy thousand shillings.

I: Tell me more, how is the process? What does it require?

R: Money for renting the land is the only requirement. Land for rent is available. but in case you don’t have money, you can agree to share on the harvest for example if you harvest 5 sacks of beans, you can give one sack to the landowner.

I: Ok, where do usually rent land?

R: Usually, I rent in this village or the neighboring village but if I decide to rent in the neighboring village, I consider the distance from my home. It doesn’t need to be very far.

I: So, do you sign agreement with the landowner before renting land?

R: No, we don’t sign agreements since renting land is mainly per season. But if you are a nonresident of the village or want to rent land for a longer period, then, agreements can be signed.

I: Ok what do you consider as longer period?

R: That’s 2, 5 or 10 years and more. But this is not done in this village because I have seen it. It happens in other places like Nyabushozi that still has redundant land. It is commonly done by cattle farmers.

I: Well, are there cattle farmers in this village who rent land?

R: They are very few in this village

I: Ok, if a person wanted to rent the land he owns to others, would he need to consult with anyone else in the village?

R: No, the landowner doesn’t consult anyone but the one looking for land can consult others.

I: Does make a difference what do want to use the land for, e.g. cultivation or cattle grazing?

R: No, it doesn’t make a difference as longer as you agree with the landowner

00:12:36

I: Ok, if a person wants to sell the land he owns, can he do so? Would he need to consult other people in the village?

R: Yes, you cannot sell land without other people. First you must consult your family. If you get a buyer, then you need to consult the local council and all neighbors to the land.

I: Ok, how do you get buyers in this village?

R: Buyers always come looking for land, some are referred by people and these days, we have brokers.

I: Ok, so if a person owns land but is not currently living in this village, does he maintain control of the land?

R: yes, that’s possible. Because it’s his land. In this case he can put a caretaker or ask neighbors to maintain the land. If there is a house on that he can get some to live there and take control of the land.

I: So, what happens if someone else wants to use that land?

R: They can talk to the caretaker to talk to the owner of the land and if they agree then, someone else can use the land. And if the caretaker has the capacity to use the land, they can also use it. For example, my neighbor has given her land to care of because she no longer lives there, and I have planted millet this season. Will share the harvest with her.

I: Ok, what about family land, are there people with family land?

R: Yes, even mine now is family land, I make most decisions on how to use it, but I can’t sell it without consulting my family.

I: Ok but I think if it’s family land, one individual can not entirely make decisions on their own, is that so?

R: Decisions of what to plant or not to plant can be made by me because am the household head and I decide how to run the family. But I must give reasons for what I decide as the household head. Family land must have an heir and in this case it’s me the household head. For example, am the head of clan and we have family land where my mother lives. If we wanted to sell that land, as the head of the clan I call a meeting and we all agree or disagree but my mother who stays on that land, makes decisions on what to plant there.

I: Great, so you have already told me that you have ever rented, sold land that you own, can you tell me more about that?

R: For me I normally rent 3 acres at 280000 shillings a season per acre strictly for cultivation but sometimes we face challenges because of drought.

I: Can tell me what you consider before renting land and you get it? 

R: I simply look for land but most of the time the landowner informs me when he wants to rent out land. And I decide if I can rent it or not depending on the distance from my home and affordability.

I: Well, can you tell me about selling land?

R: yes, like I have already told you I sold the land I had inherited from my father and bought this land and I have been selling some of it to get school fees for my children. my father had passed on and I was responsible for the land because all of us (Siblings) each one had gotten his own share. So, I owned my share, but it was small, and I decide to sell it. I made an announcement and sold.

I: how do you get buyers?

R: I simply put out an advert through (Ebizindaro) local media and inform other people. If I come to agreement with the buyer, I call the LC chairperson, my family, and my neighbors and we make an agreement.

I: Ok, so did you consult your wife about selling the land?

R: Yes, of course I consulted her and gave her the reason why and we agreed

I: Good, we have already talk about ownership of land and what it means but can you tell me other ways to show ownership?

R: It’s the land title, written land agreements, having someone that sold you the land.

I: In your view, are there any advantages or disadvantages to include a woman’s name on such transaction document?

R: It is important to include the wife’s name because in case I die the land is secured. Nobody can claim it and take it away from my family. It also strengthens the marriage because the woman feels recognized.

I: How about the disadvantages?

R: I don’t see any disadvantage unless if you don’t think about your family as one.

I: Ok, I would like to know about the land you inherited from you father, was its family land?

R: Yes, it was, and I am the clan head which means am responsible for the remaining part of the family land where our mother lives though I don’t decide how to use it.

I: So, do you expect to inherit land?

R: Yes, I expect to inherit land from my children because I have educated them. If they buy land, they can decide to give me some of it but that up to them. But I don’t expect to inherit from any other person. 

I: Thank you, so do people in this village fear losing their land? To whom?

R: Yes, but not much, most people in this village don’t have land titles. We hear that there are factories that they want to set up here. of course, they will be buying land from people but if you don’t have a title you won’t have enough bargaining power. So, most people without titles fear that they will be cheated because their land will be undervalued. Even a minister can come and buy from one person here with a land title and they rest of people without titles are given a cheated. Because it has happened before in this village where an army captain bought land from one person and the rest were given lesser money because they did not have land titles and this case is still in courts of law even the president has been to this area to settle this dispute.Mostly, we fear people from outside of this village who buy land here not our neighbors because after buying from one person, they start mistreating their neighbors so that they get frustrated and sell to them.

I: How do they frustrate people?

R: They block roads and deny you access to your land or plant trees near gardens and can’t have good harvests. So, you end selling and at a low price.

I: Ok, what do landowner in this do to avoid losing their land?

R: we use our local leaders because most of them know the owners of land in this village. But we haven’t had many cases of losing land except the one I have told you but it’s also still in courts of law. And I have been in this village for more than 40 years.

I: other than renting land that you already told me, what would be the other ways of gaining access to more land?

R: You must buy land. there’s no other way.

I: you already told me you had family land; do you have approved shares of this land? Who makes decisions for that land?

Yes, we have our father’s will and our mother makes decisions on that land because she still stays on that land.

Base line awareness of titles.

I: So, what does it mean to have a land title?

R: I would compare it to marrying a wife and paying dowry, this means the wife officially yours. This title means the land is mine and I own it. Nobody can claim my land because it is well marked with stones.

I: Ok, what is the purpose of the land title?

R: It is security to my land even when am dead and it is proof of ownership of the land. 

I: What are the perceived benefits and costs of titling?

R: It increases the value of the land. It can be used as security if you need a loan from the bank, even the amount of the loan is higher when you have a title than when you have a signed agreement.

I: I believe you were offered a title for your land, and that you accepted the offer. If that’s the case I’m curious to know your reasons for accepting the title. What are some of the reasons for accepting the title?

R: someone came here and taught me and left me with a piece of paper and told me that at the end of two years someone else will come but he never told me exactly what was going to happen. But from what he asked me I thought we going to get fertilizers because he asked many questions about land use.

After the two years somebody else came and taught me and told me that another person will come. So, the third person came and taught me about land titling. After he asked me, whether I would accept if they offered me a land title. I told him that if the land title doesn’t go through the subcounty and through our local leaders I know, I wouldn’t accept it. Because what if he made more titles than one. Good enough he came with the subcounty leader in charge of titling who happened to be a friend of mine.

Then I knew the title was genuine otherwise I wouldn’t have accepted it. Even you if have called and told me that you have a free land title, I would have asked you to keep it for yourself. But you taught me, and I understood like these people did and involve local people I know, there is no problem.

I: any other reason?

R: Yes, a land title proves ownership of my land which means my land is now secure nobody can disturb me now not even my neighbors because my land is well marked. That’s why I couldn’t miss this opportunity

I: ok, so what has been your experience of having the title?

R: I feel more secure that nothing can happen to my land even if I die. My marriage was reassured and generally it has been a dream come true. Because I wouldn’t have afforded it on my own. My land has now added value. I can easily access a bank loan now.

I: Are there something in your life that you thought would change but have not?

I: No, I never thought I would get a title in the first place because the questions they asked me were about agriculture and land use, so I expected like fertilizer, cows etc. but everything is ok now. Maybe now that you have come again let me hope there more that is going to come.

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

R: Because she’s my wife, I wouldn’t have put anybody else. I trust her and the property is both ours. I don’t see what I should be hiding from my wife. Or maybe they wouldn’t have given me the title if I had not included her but still it doesn’t make a difference. If I die, she should be the owner.

I: So, what do you think of men who choose not to include their wives on the title.

R: Such men are unfaithful to their wives or have intentions of marrying more women on the same land. But me I don’t have that kind of thinking. I don’t see how you have a wife under the same roof but not have her name on the land title.

I: Historically, before you had any of the recent encounters with land titling people, who in your community have been able to get land titles.

R: it’s those who could afford it. Going to the subcounty, filling the forms, go to Mbarara and get surveyors, all this requires money. So, those who could afford it got their titles. When people in the village heard that I had gotten a title, all them were wondering where I could have gotten the money. Others said that we would lose our land after getting the titles but me I was comfortable because I had been taught about land titling.

I: So, can you tell me how much you think is required to get a title: I’m not sure how much it is but if I can guess, it should be above 2 million shillings. But it also depends on the size of the land.

I: ok, so in general what do you think people in your community think about land titles?

R: Now, here we are in a town council and next year July Mbarara will be a city. This means that we need land titles. In some areas people are getting land titles. So, most people in this village are thinking the same. But the challenge is that most of the people may not afford titling.

**Intra-household discussion and bargaining**

I: now, I would like to ask you about the discussions with your wife, if any before titling. Was your wife present during the title process?

R: everyone that came here requested me to have my wife present. Some of the time they were talking to her alone and other times we were all taught together. Even the day the brought the title they first called and informed me that my wife should be present. So, my wife has been present every time during this process.

I: what did you discuss after the first time they offered you the title?

R: At first, we didn’t discuss because we didn’t know what was going to happen. we thought it was going be to like NAADS program but later when we were offered the title, then we talked but not much. We agreed that there should be our local leaders involved in this process for us to accept the offer. And everything went on well as we wanted. 

I: could you remind me how long you have been together with your wife?

R: We have been together for the last 24 years.

I: wow, that’s great. So, can you tell me more about your marriage?

R: We haven’t had serious issues but like every family we have our ups and downs and we are lucky that we always find a way to handle. Because my wife in the last 24 years has never separated with me or went back to her home because of a misunderstanding. Never, not even once. I recently lost my mother in-law and in my speech at the burial I was proud to say that my mother in-law had never heard of any issues between me and my wife. She even inherited land from her father but it’s her land she can decide on her own what to do with it.

I: Sorry about your mother in-law, so, would you say that your wife provides you with support or encouragement? How so?

R: I can’t tell a lie about my wife. If I decided for example to sell this plot and I tell her and give her my reasons and if she disagrees, I can’t do it. But it’s on rare occasions that we don’t agree because I take time and explain to her in-depth.

I: ok, so how much does your wife know about titling?

R: she knows everything because she was always present, and we agreed together.

I: so, what do you think, your wife’s name being on a title means for and your marriage?

R: It means the land is both ours. It reassures both of us that we are husband and wife. It means we discussed and agreed together to joint title. Because if she had disagreed there wasn’t going to be a title. For example, one household in this village did not get the title because the woman refused

**Gender norms around land.**

I: Good, we understand that most of the land is owned by men in Uganda. There same aspects to this system that we we’d like to understand better, especially concerning women. We do not have an opinion one way or the other but would like to know what you think on this subject. Remember there’s no right or wrong answers to these questions.

Do some women in this village own land? How did they acquire it?

R: yes, some inherit from their fathers like my wife, or she can work, save more and buy land. Other have land together with their husbands like us now.

I: Is there other ways how women come to own land?

R: They also get land after the death of their husbands that is if she has children but if she does not have children, she might not get land. But that depends on the family of the husband because in some cases the woman can be give land even when she doesn’t have children. 

I: ok, in your view, should women in this village own land.

R: Yes, if she bought it herself why not? Besides, if you have stayed with your wife for more than six years she is entitled to share on the land if she has children with you. But if she has her own land maybe she inherited from her parents, a man has no right over that land. But it can be different in courts of law. If a man goes to court and says I have been married to this wife to some years and we have children, courts can decide to give him a share of the land that belongs to the woman. But that’s court, otherwise if she decided that she doesn’t need you on her land, then you have leave.

I: ok, do you think women want to own land with their husbands? Do wives want to own their land separately from their husbands?

R: I think most women prefer to own land together with the husbands, but if you find that the woman wants to have her own land, that means there is no trust in that family.

They do that for security of their children in case the marriage doesn’t work out, but they are very few that are like that.

I: So, we had discussed about family land but what more can tell me about it?

R: Family land to me is land that hasn’t been shared amongst family members but if they share it amongst themselves then it’s no longer family land. It is individual land because now each one can make his decisions on the land without inquiring from the other family members.

I: well, in marriage, if a man wants to sell his family land, does he need approval from his wife? Does it matter the type of tenure he has?

R: Yes, because your wife should be involved in all decision concerning land regardless of the tenure. But the most important people to consult are your family members if the land is not divided. If you have children of age they should also be consulted. Reasons for the need to sell should be explained well to everyone. If children refuse but the wife accepts then you can go ahead and sell but at least their opinion should be heard.

I: So, are widows generally allowed to stay on family land after their husbands die?

R: Yes, they can stay on the family land if they have children but if they don’t have children, a small token of application can be given to them for-example money, animals etc. but not land. There is a woman in this village who had one child and then her husband died. She stayed on that land but part of it was stolen the by her late husband’s relatives. But she had enough land left to plant matooke and raise her child who is now in primary 7. But if it was like today her Land wouldn’t have been stolen. Because today you can go to court and get back your land.

I: so, what would happen if the woman also dies, what happens to the land in this case? 

R: The children take control. In most cases if the children are still young, a caretaker can be assigned until the child comes of age. Good enough today we have court in case someone wants to cheat the child.

I: So, do widows re-marry sometimes?

R: Yes, if they get a chance to re-marry and had children, they don’t stay on the land and they can’t claim ownership of that land because that land now belongs to the children.

I: OK, have you heard of cases in this village where relatives try to grab land from widows?

R: Yes, the other woman I told about. They sold part of her land after the husband died. They had promised to build her a house, but they didn’t. But it’s rare these days.

I: Well, has the treatment of widows changed in recent history? Tell me more.

R: It has changed a lot. In the past relatives enjoyed grabbing land from widows but now it’s difficult because there are ways where the widows voice can be heard. For example, courts even at local level cases of land grabbing can be heard. Secondly people these days make written agreements and include women. Some people have land titles with women names included. Awareness has increased because women in the past didn’t know that they were supposed to own land after the death of their husbands but now most them know. More women are now educated, they know their rights, the rights of the children and their husband’s rights.

For example, if my wife took me to court now, she can have 3 quarters of the land we own, and I only get a quarter because she is the supposed to take care of the children.

I: OK, I would like to know your opinion on what happens to women once their husbands die?

R: These women should stay on the land and raise their children. And these days it’s the case, women stay on the land but in the past it was different. What would be better is to educate men to include their women on the land titles for those who can afford them.

I: what about those who divorce or separate?

R: If a woman divorces and leaves for good, she’s no longer apart of the family. She can take other things like animals and materials but not land because she’s the one that has left the family.

I: so, would you like to see something change on what happens to women who divorce or separate?

R: no, because if a woman has left and cannot go back to the husband then there is nothing you can do about it. If they go, let them go.

I: SO, have you heard of villages where some women attempt to marry into because the widows can inherit land of their deceased husbands?



R: There are no such villages. It depends on the norms of society. In some areas women inherit the land in other areas they don’t. Families also matter.

I: OK, so what makes husbands generally want to add their wives’ names to Land titles?

R: It is trust. If I don’t include her name it means I don’t trust her maybe or I want to marry another one.

I: So, if women were to be able to jointly own land with their husbands, would this increase or decrease conflict within the marriage?

R: By the time I put her name on the title, I trust her. The conflicts may reduce but most conflicts in the home do not depend on the land titles. Titles limit selling of household land but don’t increase conflicts or reduce them. The conflict on land come when one keeps selling land for no good reason, but this is rare because you can sell land every day. Conflicts are caused by small things in the family.

I: So, in what other ways would there be conflict on land other than selling regularly?

R: In case the husband dies, and the relatives want to grab the land. Also, if he dies before making a will. Having children outside the marriage and having more than one wife.

I: then, how would there be a way to solve the conflict?

R: The government has been educating people that children are not supposed to inherit land, children should work hard and buy their own land.

I: So, what is the most common dispute over land?

R: Children who come of age and demand land from their parents instead of working and buying their own. It becomes worse if they are supported by their mothers.

I: What happens when there are land disputes? How do they get resolved within the family?

R: First, when the dispute is with the family, a meeting should be held with elders in the family and try to resolve it. If not, the local leaders get involved and lastly the courts of law. If the dispute is outside the family, the community gets involved immediately and if it can’t be resolved then you can proceed to court.

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

R: The only solution is to get land titles. but if opportunities like this can’t happen to everyone then the government needs to help and reduce on the title fees.

I: so, have you ever had a disagreement over land?

R: No, I have never had any disagreements

**Messenger identity**



I: lastly, I want to ask you about people that came here and offered you the title. Who do you think they are?

R: The first person was a woman she came with a computer and captured my land. The next one was a man, we sat in this house and discussed, and he asked how big my land was and I told him. he asked many other questions about income, crops, mulching etc.

I: What year did he come?

R: It should be 2016 if am not mistaken. Then later the third person came and offered me a free land title. He explained everything to me, and my wife and we agreed. So, I don’t know you people and can’t guess and if anyone asked me who gave the land title, I would say world bank. Because that what the gentle man told me.

I: Well, thank you very much for your time, have a good day.

01:39:43