**INTERVIEW TRANSCRIPT**

Interviewer Name: Fiona Atukunda

Interview date: 19/09/2019

Name of respondent: Agnes

H.H I. D: 5830451

Gender: Female

Interview start time: 12:42 Pm

Interview stop time: 2:02:48 Pm

Age: 26

Marital status: Married

No. of children: 4

No. of people living in the household: 4

Occupation: Farmer

Second source of income: None

Highest level of education: Primary 7

No. of years completed in school: 7

No. of years living in the village: 5

Roofing material: Iron sheets

Housing material: Bricks and cement but with a rammed earth floor

Interview Duration: 1:22:48

The interview took place in the respondent’s house, they have one room which acts as a bedroom, living room and kitchen. Their home is on a hill surrounded by trees. Their house is made of bricks and cement but the floor is rammed earth. The look to be in between middle class and poor according to the conditions. The respondent was very happy to receive us, she was talkative and engaged all throughout the interview. Her children were playing around and she would send them out of the house though they would come back but this wasn’t a distraction to her. She stays with her husband and 4 children; 3 girls and 1 boy though 2 of the girls stay with their grandmother across this house. She kept complaining that it was hot inside but we didn’t have anywhere else to go, there was no furniture apart from the bench Martin used with the husband outside, I sat on their mattress and we stayed in the house with a raised curtain for fresh air to come in. She also maintained that all 4 children hers although her biological are two young boys, being a new wife in the home means to her that she has to mother every child she finds in the house too. I found this to be compassionate of her, especially in world where step mothers don’t strongly take on the other child as their own.

Questions that involved titling provoked a warm mood during our conversation with her, she was happy that the husband added on the title which means they trust each other and their children are secure in the future; she also intimated to me that her sister in law never wanted this to happen and doesn’t like her at all. Asked on why she thinks this way, she told me that the sister in law never got married but gave birth to children out of wedlock and has never lived with the father of these children so she is jealous of her being married to the brother and getting the share of the property in general. All through she sounded hopeful about life, she told me she encourages her husband to work hard and some day they will also build a good house and be rich.

I: Good afternoon Madam, thanks for welcoming us into your home today. Let’s begin with yesterday, how did the day end?

R: The children went to school, we went to the gardens, had lunch and I prepared dinner for the children.

I: Are you the one who takes the children to school or your husband does?

R: The children take themselves to school they are old enough to do this

I: How old are they?

R: One is 15 years old the other is 14 years old. And they are both girls.

I: Do they also sleep with you here?

R: When they come back in the evening they go and sleep at their grandmother’s house.

I: Is she far from here?

R: No, it is just there (respondent points me towards the house)

I: Ahh, we saw the house as we were climbing through the trees. So how about the meals, do they come here to eat?

R: When they come back, they cook for themselves and their grandmother. Because the grandmother stays in the house alone, they are there to help her.

I: Oh, I see

R: Yes, now they are even old enough to do everything and help their grandmother also.

I: Is grandmother okay, is she still able to go to the garden and dig?

R: Yes, she has no problem at all. She goes and digs a little, you know how old women are. She can’t go to dig, come fetch firewood, cook and fetch water, she can’t do all this. When she comes from the garden, the girls come back and fetch the water and cook.

I: You were telling me about today when I came.

R: Yes, we are okay. These two have stayed home (2 little boys)

I: How about your husband, how is he?

R: He is okay; he has no issue at all.

I: where does he work or he goes to the garden with you?

**00:01:26**

R: Most of the time I go to dig in the garden with him. Because we have enough land for us, you find that we spend most of the time on our land.

I: How old are you madam?

R: I am 26 years old

I: Are you the only wife in this home?

R: Yes

I: And the children

R: I found the two girls I told you about in this home

I: So how many children are they altogether?

R: They are 4 altogether

I: And how many of these are yours with your husband?

R: Mine are these two boys, the other girls are for his first wife who left long time.

I: How many years did you complete in school?

R: If I remember well I must have finished primary 7 when I was about 12 years old. So I spent 7 years I school.

I: what is your main source of income?

R: I am a farmer, I plant crops, harvest and sell them and get money

I: What crops do you normally sell?

R: Most of the time when I plant a season, I mostly sell beans, maize, ground nuts and cassava and bananas

I: How many years have you spent here?

R: 5 years

**Background, household structure and land ownership**

I: Thanks for allowing us in your home today, to share your thoughts and opinions on the different things we are going to discuss about today. There is no right or wrong answer, it is just the way you understand things.

**00:03:13**

What we are going to discuss about will be discussed with your husband out there too. You had told me that you stay here with your 2 children and husband, is there anyone else?

R: No, there is no one else

I: You told me you have lived here for 5 years, where were you living before?

R: I used to stay at our home

I: For how long?

R: I left our home when I had 15 years

I: where did you go to?

R: I came to *Omurubaare* (a village before this one) where I had a tailoring business and that where I met with my husband. I spent about 6 years there.

I: Okay, why did you leave that business?

R: Marriage and family changes, it requires time but I hope one day I will get back to my tailoring though not one. I love my job.

I: How far is it from here to where you were born, where is this?

R: My natal home is in *Sheema* (another district in western Uganda).

I: How much time does it require you to reach *Sheema?*

R: Like 1 hour tops using a car and less than an hour when I am using a motorcycle because it does not make stop overs like a car does.

I: You as a person how many plots of land do you own?

R: We only have this with my husband

I: And you personally, you know we ladies sometime buy and keep something for future sake and our children. We like to look ahead.

R: No, I don’t

I: How about at your home, didn’t they give you any share of land?

R: It is there

I: How did you get it, your father passed on?

**00:05:58**

R: Yes, he died, but he portioned his land way before. My father had 2 wives,

he gave each wife and the children their share.

I: Did he put this into writing at the time he portioned the land, is there anything that shows?

R: Like you know how things were in the old days, we were very young but the land must have had a title because we saw people come and stones in the edges of the land. After he died, every one of the two wives stayed with their share with the children and there were no quarrels over the land.

I: Who gave you the shares? Was there an heir or an old person in the family who did this?

R: By the time we grew up to know things, we found that each of has already had their share portioned off the land. There were no concerns about anything from us so I don’t know who exactly.

I: He prepared himself very well

R: Yes, Yes

I: When someone owns land, what does this mean to you?

R: When you have land, it is a good thing for a reason, most of the time when people don’t have land, they go and farm in other people’s land when the season comes. But when you have your own land and someone says that they no longer want you to use their land, you find that you have a place to at least grow some beans or a cassava stick which means you are not wandering around without where to be. Now this is what it means to me, it is a good thing to own your land. Even when famine strikes at least you have food to eat.

I: Is there anyone else who works on your land a part from you and you husband?

R: Maybe the other person that digs on our land is my sister in law. We give her a piece in season and she plants her crops.

I: Do you rent it to her or?

R: No, we just give her as our relative

I: Does this mean she also stay on your plot?

R: No, she has her home. She was given her share from her parents.

I: Tell me about how you and your husband acquired this land?

R: The father gave it to him. It seems their father died when they were children, when they grew up, they were only two boys and the land was divided and each of them was given their share.

**00:08:58**

I: How about the girl?

R: She was given hers later from her mother’s share

I: Who makes the important decisions on this land, for example about what you will plant and when you will plant it now that the season is here?

R: It is me but we also sit and agree. I tell him that this season, let us plant beans, and I can advise him that this part of the land has lost its fertility, let’s leave it to rest and use it the other season.

**General Land**

I: Thanks for talking to me about all this, now in this part we are going to talk about land in general, you land and other people’s land. I request you to answer according to your own truth because there is no right or wrong answer. In general, how do people in your village come about to own land?

R: Now, for someone to get land they must have received it from their parents or they work with both their hands diligently and buy it. People are able to get land through these two ways.

I: Tell me about what ways people can able to have access and use land that they do not own themselves?

R: If you are going to use land that is not yours, for example the land is mine and someone wants to use it, he or she has to come and give me money and I give them *nduunde* (a quarter acre) which goes for 50,000 per season. The more they want, the more money they pay.

I: Is there any other to access land a part from this?

R: Yes, someone can come and ask for land, then the suggest that after the harvest he or she will give me a certain portion of what they have harvested for that season. But people don’t over use this way, they don’t like it a lot because in seasons where there is much sunshine, the harvest becomes and less yet they had already agreed on the quantity that the land owner will take. Most times the farmer goes empty handed giving everything they harvested to the land owner which at times is not equal the initial agreement. Money is much better because whether the harvest is much or less, you as the landowner you already got your pay, and whatever quantity of the harvest comes out, it can all be taken freely by the farmer.

I: And when a person wants to rent their land, can they do so or they have to first consult with someone on the village?

R: They can rent the land because it is already theirs. Only the land owner can decide on their own.

I: How about if someone wants to sell their land, do they have to first consult or?

**00:11:55**

R: Let us use me, I am here and my husband wants to sell land, he has to first come and tell me that you know what, we are going to sell land for this reason, we go on the table and agree together and we see what the money from the land will do for us. After this discussion, we can then sell the land.

I: What if it is someone else, are they able to, or they first have to consult?

R: If it is another person and let’s assume he doesn’t have a wife or it’s a woman and she doesn’t have a husband, in their home, there must be an elderly person who can advise them on what it right and what is wrong before they sell the land.

I: Are there any authorities that these people might go through?

R: For example, if my husband wants to sell the land and he hasn’t told me, he can go to the seller but if I haven’t put my signature on the agreement the buyer can refuse to buy the land. A wife is the first person to consult with before buying or selling land.

I: In the case where someone has land on this village but they do not live here, do they still have control over that land?

R: If a person has land but they don’t live there, they can put workers or care takers to look after the plot of land so that it doesn’t become bushy. He stays with the control and authority because it is his land.

I: If a person comes and they want to use such land of someone who doesn’t currently live on it, how do they go about it?

R: They to contact the land owner and ask it from him or her.

I: How do they contact the land owner yet he or she doesn’t live here?

R: Even though they don’t live here, there are phones these days to help in communication and another thing Those land owners normally pass by and check on their land. When they come then they are told about who wanted to use their land.

I: How do you understand family land? If someone tells you that this is family land, what does it mean to you?

R: Family land is such a great thing, very helpful too. It is not even good to consider selling family land because that is where you gather as a family, and that is where people visit your family. Now for us, we are near the road, we can’t sell and go inside deep in the village where when someone comes looking for you they even fail to find you. This where you also do work together as a family like farming.

I: Thank you explaining this to me in detail, tell me about you, have you rented land that you own before?

**00:15:41**

R: No we haven’t but I have personally rented other people’s land to grow crops on when I was still tailoring. My sister in law just uses the land as we have given her without paying for it because she is family.

I: How about selling and buying land?

R: We sold some part off this land.

I: What led you to sell?

R: We faced some problems that were beyond what we could handle, we lost our sister in law and the children too needed money. Like the way you know family life so we sold off.

I: How did you sell; what ways did you go through?

R: We sold to my sister in law, she built her house there. We called the chairman and we wrote an agreement.

I: You have the agreement with your husband? Did you put your signature?

R: No, she has the agreement and at the time they sold off the land, I wasn’t yet in this house we were still living separately but I know the story.

I: If you have land that you own, what would it mean to you, like the pone you told me you have back at your parents’ home?

R: The way I have my plot; it can help me tomorrow especially now that that I have given birth to these children. But this can only help the children while I am alive, if I die tomorrow, these children can’t go to my home and start asking for their mother’s land. It can’t happen.

I: Why?

R: Eh, can you get one clan and take it to another clan?

I: I thought if the children are yours then they are entitled to what you own as their parent? (Respondent shakes their head)

R: No, if I die I have my brothers and sisters they take it but these children of mine can’t go there to ask for anything.

I: I didn’t know this for sure. You have taught me on this one.

R: (Respondent laughs). Just that these children are still young and we haven’t yet faced any issues in taking care of them, their demands are still manageable. But I am praying to God to keep me that tomorrow when they reach in the higher classes of education and we can’t handle their school fees, I can go sell it off and take care of their needs. Also, if they grow and we get better somehow as a family,

**00:18:43**

I can go sell it off then use that money to buy elsewhere and put it their names so that when I am not around tomorrow it will help them.

I: So what shows that the land belongs to you?

R: Even though I don’t know where the agreements and title is, we grew up and found our shares of the land waiting for each of us. My step mother gave birth to only boys and my mother gave birth to only girls and all these boys have their homes now. When she was giving shares to all of us because my father and mother had died by the time we grew up, she gave her sons equally as she gave my sisters and I.

I: How about on this land with your husband?

R: We registered to get title from the people that visited us about 3 years ago with my husband and also we are the original users of our land

I: Tell me about the good things that are there in including a woman’s name on a land title.

R: Adding a woman’s name on a title helps a lot especially when death claims him for example like the way I found my husband on this land that the father had given him meaning we did not work to get it together, if there is no title the relatives of the man can say it belongs to them and they will chase me away. Therefore, if the man included me in the title it can save you a lot of disputes.

I: Okay. What other good things are there?

R: Aside from assuming that the husband is dead, there are murders happening over land. You can have a neighbor who may try to steal your land but if you have a title, it helps in arresting him because it shows that the land belongs to me.

I: What disadvantages could arise form including a woman’s names on a land title?

R: Now, for me I see there are no problems; maybe on the man’s side, he may think that once I put this woman’s name on the title yet I have children that don’t belong to the same woman she may refuse to give those other children a share if I am not around. In my view, this can’t happen because if I found a child in a home when getting married, that child becomes my own. Even if it is not this land that his father gave him, if we work hard and buy our land, it is all to help all our children because they are our children both of us regardless who gave birth to them.

I: You had told me that you inherited land from your father?

R: Yes

I: Okay. Thank you for telling me this. Now, you personally do you think or hope to inherit any more land in the coming days?

**00:22:30**

R: At our home or?

I: All, here or your home or from any other place. I don’t know which one specifically.

R: I don’t think it will happen for this reason; at my home my father gave us and finished and here my husband was also given all that he had to receive. This land we own it together with my husband. The only *respect* (spoken by the respondent) I have is to work with my husband and buy another plot of land.

I: I have understood that. Do people fear that they will lose their land?

R: Yes, they worry, if someone sees *omugoroora* (type of tree that is used to demarcate land) here and moves it a distance that is even not equal to 1 foot and when the other person gets to know they fight to murder each other.

I: Eh. You mean someone can remove *omugoroora* (type of tree that is used to demarcate land) and extend in another person’s land? Don’t they fear.

R: Some people love entering land that doesn’t belong to them, they keep adding to their piece by piece as they shift the *omugoroora* (type of tree that is used to demarcate land) into the other person’s land widening their own boundary. Every one if fearful of their neighbor doing this.

I: What are land owners doing about such incidences to see that they don’t lose their land?

R: The land owners take responsibility, that if they see such an issue when it is still early, they stop it. For example, my husband was given land but you may find that he didn’t know the original boundaries but in the village are elderly people who know exactly where the boundaries of such land were passing. They normally call such elderly people who resolves the wrangle.

I: What else are they doing to help them not lose their land?

R: That is mainly the way of using elderly people who know the land come and show where the boundaries were. But also some have land titles, but these are few.

I: If you were able to access more land, let us assume you have all that you need to get land, how would you go about this?

R: To get other land you have to work hard with your hands and get money then you go and buy land. And even if you are going to buy land, you don’t just go, you have to first inquire and know whether the land you are going to buy is legally known, did the buyer agree with his family to sell this land off then you can buy it. Because if the family of the buyer didn’t agree on selling this land, you will not own it at the end of it all. You have go in line and find out the truth then you can buy that land.

I: Is there any other way you can get land aside from buying it?

**00:25:47**

R: If you don’t buy, where can you surely get land from? There is no way you can get it.

I: Do you yourself have family land?

R: For family?

I: Yes

R: At our home we still have family land and on this one where we are with my husband, and my family.

I: Tell me about your home family land.

R: If I want to farm, I can go and tell my stop mother and I dig, no one can stop me even though I already have my share.

I: Do you have shares on this land with your husband, is it known?

R: Yes, and the reason I am telling you that it is known is because I have given birth to children in this home, should the land be shared amongst my children, I will also get my share and my husband keeps saying that he can’t give shares of this land to his children and fail to give me as his wife.

I: Your husband really cares for you and he is a good man to you. (Respondent laughs again). What other activities do you do on this land apart from digging?

R: Most of the time we grow crops, it’s our main source of income.

I: Altogether, who makes the decisions on this land?

R: Things related to digging are decided on by me most of the time, men are not into this like women unless you ask him to help you weed the banana plantation.

I: What about decision for example that include who rents the land?

R: If someone tells him that they want us to help them with land or rent them land to dig on, he comes and asks me too. If I refuse, he also refuses. Everything is for agreeing, you may find I have my own program to use a certain part of the land which he may not know because I make most of the decisions on what plant and where to plant it. When he tells me I can give him such a reason and if he finds it right he doesn’t give away the land.

**Baseline awareness of titles**

I: Now this section we are getting into, is to help us understand your thoughts and opinions on titles in general. Everyone is entitled to their thoughts, there is no right or wrong answer. What does a title mean to you?

**00:29:23**

R: Having a title keeps your land from reducing.

I: How?

R: Having your title like now how we have our title,

I: You know that you have a title.

R: Yes, we have a tile.

I: congratulations on having your title

R: Thank you

I: You were telling me about the land not reducing.

R: Yes, if you have a title, it gets difficult for the man to keep cutting off small pieces and he sells them.

I: So you mean those with no titles keep cutting off pieces to sell?

R: Yes, most of the times it is easy for them because their land is theirs alone. If you have a title and the husband wants to sell in private, when the buyer sees that the land is marked with stones he knows that the land is under a title and he can’t buy it because there must be more than one owner which might bring for him issues in the future.

I: What’s the purpose of the title?

R: The main importance of a title is that it protects the land well.

I: What do you love about titling?

R: I love the title so much. Like now, I got married in this home and I found my sister in law had given birth to children in her mother’s house. You know how we women react after giving birth to children in our mother’s houses. Before we got this title she used to talk badly that the land belongs to them and not me since am even the second wife that I will also leave like the first one. She thought that she would be on the title too because they love each other and are very close with her brother my husband. When the title came, she found out that my husband had put me and him as his wife and this threw her back very much.

I: She seems not to like you that much

R: Yes, when women produce from their mother’s house and see other fellow women getting married they get jealous. Now for me, I even found children that belonged to another woman who left and I sat in the home and made it my home.

**00:32:00**

I: Do you happen to have any concerns with titling so far where you think it should have been better?

R: No, I don’t have any concern

I: What differences are there between a title and other agreements that show how one owns land?

R: A title carries more weight than any other document. For example, our 4 children were all included on the title, with this we know that tomorrow this land is for our children all of them, even if the man doesn’t cut it into shares to give them. When tomorrow shares are being given, every child cannot fail to get.

I: Tell me about the process from the first visit you had?

R: They talked to me but I remember they asked me about how we use the land, what we plant on and after asking they took a long while without coming back. Because of this, some of the things I said before, I forgot about them.

I: Do you think that, generally women prefer to be on land titles with their husbands or?

R: They love it so much

I: Why so?

R: Because most of the time, I am even lucky that I am the only wife; but when a man has many women and picks one whom he puts on the title, she becomes very happy knowing that if the man is no more tomorrow, she has the right to the land unlike the other women.

I: Would you love to be on the title?

R: Very much so, my children and I have a share of the land.

I: What benefits are there in having both the man and woman included on the title?

R: The good thing is that whenever you are going to make decisions, you will have to agree for example if you want to sell this land, you have to do it right and see what the money will help you do in the home even in paying school fees for the children who are in higher classes of learning. When you educate your child, they can buy that land back tomorrow when they get money.

I: What do you think are the reasons that would make cause a woman not to be included on a title?

R: If a man has one wife and has children with only that woman, h has no reason not to add the wife on the title. But now if you find that a man has many children from different women or if he has many women, this causes him not to put the wife he is living with currently on the title.

**00:36:54**

This is because he fears that this woman may claim the whole land to her herself and ignores the other children while considering only her children. In this case the man decides to title in his name and he alone decides that he will be the one to share his land amongst his children.

I: So does this mean that the man doesn’t trust his wife?

R: Let me tell you, a man with many women is hard to live with or a man with many children is also hard to live with. It is only done by a few men, to find that even though he has many children he makes decision with his wife.

I: Before you saw the people who were asking you questions about titles, how have people in your village been getting titles?

R: Someone goes to the lands people and pays money.

I: Where are these lands people?

R: I don’t know well if they start from *Rwanyamahembe* (the sub county of this village where the respondent live) or in Mbarara. But people go and pay the money and they get the titles. This is done rarely and by a few, it is expensive. There is some man I know in this village, he went and paid money, the people from lands came and marked his land with stones but he waited for the title in vain. He kept paying money after money. Many people who have got used this way to get titles are grumbling because it takes them a very long time.

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

R: People love titles even though it takes long to get them.

**Intra-household discussion and bargaining**

I: Thank you very much. As we go into this section, we still want to know your thoughts and opinions on what we are going to discuss to the best of your understanding.

R: Yes

I: When the man knew that he was going to get a title, did he have a conversation with you?

R: He talked to me and he thanked God. He said, people go through much to get a title so who am I to be chosen to get a free title, it is a blessing. They even pay tax for a title per month, and the government has given me a free title and I can handle the tax per month.

I: When he put your name, did he come and tell you about it?

R: Yes, although I had known it before.

I: Tell me more.

**00:40:02**

R: At first when the titling people came in 2015 or 2014, in this time we didn’t know what was happening. They came like how you have come today and they were writing, they looked for Mukago Aggrey’s home (Husband’s name) and they talked to us, asked us about children.

I: They asked you all of this with your husband or you were alone?

R: We were there together with him. They asked him too about the same and he answered. They then spent about 2 years without coming back. When we were there, you know such things can easily get out of your memory. As we were there, a man came calling my name and I wondered who it was, we welcomed him in and he also asked us question about what we were asked the first time. At the end, they asked him when I was there whether he would allow his wife to be added on the title.

I: After him saying yes, and them accepting to offer you a title, how did things go for you both?

R: Things went very well. We were asked about how we use the land then we tell them how we use it, then after this they told us that we are lucky because the government has given us a free title.

I: After you knowing that the man put you on the title, what conversations have you had with your husband since?

R: We talked about politics, before he used to say that he will give his vote to *Besigye* (former opposition party leader of FDC) but after getting the title he said that he has picked back his vote from *Besigye,* he said that he will add *Museveni* (current president of Uganda) his vote. I saw that the title made his life happy.

I: How about in decision making and negotiation, do you have high power in these two things after being added on the title?

R: Us, we sit down and agree, if I want something from him, I explain the reason as to why and if he sees that it is right we go ahead if not we look for a better way.

I: Remind me of how many years you have been living with your husband

R: 5 years

I: Tell me more about your marriage

R: Our marriage is not official yet like being wedded. My husband and his people came to our home, where they announced that they want to marry me and a list of dowry was given to them. He took half of the things he was asked.

I: Do you hope that your marriage will be official?

R: Yes

**00:43:27**

I: Do you as a wife feel supported by your husband in the things that you do?

R: Yes

I: Tell me how.

R: When we plant our beans, I tell him that I want us to sell and get money to use, we sit and budget for this money, what portion of the beans to leave for our family and what to sell.

I: How about when digging, does he help you at all?

R: Yes, he can dig a certain portion of the land so as to help finish in time of planting.

I: Lets come to you now, do you feel you support and push your husband in the things he does?

R: Yes, I normally encourage him. He can sometimes worry and ask himself if we will get money quickly to build for us a new home. I tell him positively to not lose hope, I remind him that I am only 26 years old at least by the time I am 40 years old if am working diligently we will be well. I remind him that we will also one day have a beautiful home, because all those that he sees in beautiful houses didn’t start with them but they also started like us, and worked hard and got what they have now which means we will also be better.

I: Is there any other way you help him; some women financially support their husband.

R: Yes, but this is done by a few women. Right now when he doesn’t have enough money to pay for school fees and I have it, I pay it even if it is for the other girls of his first wife. These girls are older than mine, meaning if they study and excel tomorrow they can help and hold mine by the hand since they are still young. This is all because they are born together from one father.

I: What other conversation did you have concerning the title specifically?

R: After him getting the title, I saw that it made him very happy. He told me that people often steal their neighbors land but now that we have our title no one can steal ours.

I: Is your title kept in the house or?

R: There is somewhere else where he kept it. As you see, our house is very small, everyone just enters. He said that maybe if he had built a bigger house, he would have kept it here. So he picked it and kept it at the bank.

I: Which bank is this?

R: It is at our Sacco at Rwanyamahembe. They can keep it for you.

**Gender norms around land**

Now, we are going to talk more about women and land, to get your thoughts on these as well.

**00:47:14**

You know that in our country Uganda, land is mostly owned by men most of the time. They normally rue over the land. We want to know more about this and to understand more in relation to women. We don’t have any truth and we are trying to pick opinions from different people. Are there women that own land in this village?

R: Ye, they are there

I: Okay. How did they acquire it?

R: Even though a woman has a husband and they work together, you find that many a time, she has to work hard and have money to buy something on the side. She saves her money with the Saccos.

I: You mean a woman can keep money from her husband even though they are working together?

R: Yes, you we women love to look ahead and plan better for our children especially thinking about how the marriage may now work out one day, she can have where to go with her children. Also, they think at the time when a man may decide to marry another woman, then they will be better off having something of their own. Most of the times, such women when they buy land and even put it in agreement, it always helps the whole family. Whatever she uses it for or the money that she gets out of it helps their children.

I: Meaning there are some that have land on their won and some that own it with their husbands?

R: Yes

I: Should women be allowed to own land in this village according to you?

R: Yes, they should be allowed. For example, I am here with these children, then some day you find that I want to separate from my husband. Because these children are young, the government can’t support them being separated from their mother,

I: Hold on, how old are they?

R: The girl is 3 and the boy is 2

I: Okay

R: sometimes the man also wakes up and says that he no longer wants his wife, he has to give her land where she will stay with her children. Also if they buy the land, they should own it.

I: Do you think women would prefer owning land with their husbands or they would prefer owning it individually?

R: Where it would be good is, when you are in a marriage and you have your husband,

**00:50:23**

it wouldn’t be nice to think about how you will divorce or separate because you left your home to have a family like it should be. You should be thinking about how to make your home better and work together with your husband.

I: In your view, do you think they would prefer to have the land alone or with their husbands?

R: Most of the time, many women would have loved to have land on their own because in many homes, women think about what if they separate with their husbands. They will love it to have land on their own to help their children in tomorrow.

I: Don’t men think about their children too?

R: Most men just think of land as their own since it is their fathers who gave it to them most of the time. (Respondent laughs a bit)

I: When they are separating with their wives, do you think they first think about themselves or they think about the children as well?

R: They first care for themselves first. You find that women go and buy land far away somewhere where the husband doesn’t know that will help her and the children.

I: Let us talk about family land again, are women included on such land?

R: Yes, women are included. The man can write a will but will leave a part for his wife

I: In marriage, if a man wants to sell family land, does he need to ask the wife first?

R: Yes, he has to first ask me because a marriage means man and woman which also means that we are two people who need to trust each other. For example, in the case of this family land of ours, I will ask him why he needs the money then he tells that the money is for this and this and this.

I: Does matter what tenure it is, like let us say one that has a title and that doesn’t?

R: It all depends on how you do things together. Sometimes you may even have a tile, but there are some stubborn hard men who will just jump out and sell the land and yet you may also find someone with no title who works with the wife in everything. Therefore, it all depends on how well you work together.

I: In your view, do you think widows are allowed to stay in the land once their husband dies?

R: Very much so, even if they don’t have a title, it is her land and no one can talk about her.

I: If she stays on the land after the husband has passed on, who owns the land then?

R: That widow owns the land

**00:54:13**

I: So when the husband dies, the woman in the next in line in owning that land.

R: Yes

I: And when she also passes on?

R: When the woman passes on too, in case the children were not old yet, there is an old person who keeps taking care and watching over the land and when the children are old they get it.

I: How do you chose this person who looks after the land?

R: You look through the relatives who is most trusted to keep the land until the children are old to take care of the land themselves.

I: Who do you chose to trust?

R: There is always an elder who is older than the rest. Right now, if I have an issue with my husband, there is someone I go to consult in my husband’s relatives.

I: How do you call this person at your husband’s side?

R: He is my husband’s uncle; he is still alive

I: Does it make any difference, if the land was got before the marriage, or if it was got in the marriage or if there are children?

R: I think there is a difference. The children we have are all in the title.

I: What if another person out there didn’t put their children?

R: I expect that when someone gives birth to their children, as they grow, they should be able to know the land that belongs that belongs to their father and mother. The parent needs to take the child and show him or her that the land boundaries pass here and there.

I: Do you think widows are allowed to marry again?

R: You have a right as widow to remarry but you can’t stay in in the land for the children and bring the new man there.

I: Why not?

R: You can’t bring a man from a different clan to your husband’s clan. If the new man wants the widow, he can take her to his land. When the family get to know, they will chase away the widow, and they are right.

I: I thought the land is under the widow’s ownership after the husband has passed on.

**00:57:45**

R: Even though it is under her ownership, it is meant to take care of the children

I: How is it that men whose wives pass on are free to marry and bring another woman on the land?

R: Because the man is the head of the family and the home is and also the land is his. He has the right to. But it is hard for the woman to bring a man in the deceased’s home and get married.

I: Has it happened in this village that after a man dies, his male relatives come to grab the land from the widow?

R: I haven’t seen it happen for the time I have spent in this village.

I: The way widows have been treated in the recent years, how is it, has it changed for the old way?

R: We have many widows in this village, I have seen many men die ever since the time I came into this village. I see that after a person has died, no one fights or grabs the land.

I: so how are the widows treated din this village?

R: They treat them well and I haven’t seen any one come to disturb any widow

I: Tell me about your opinion on what happens to women after their husbands die, is the way they are treated okay or not?

R: You as a woman should be the one to keep yourself and give yourself respect.

I: How?

R: When your husband dies, and you carry yourself carelessly like sleeping with other men, if you used to dress decently now you dress indecently, this makes people to have a bad heart towards you. They start tom wonder, when your husband was around you didn’t for such things and now you want to spoil the family. If you had respect and were faithful when your husband was alive, keep yourself even after. This brings about good relations with his family. If he left you with land and you start behaving in such manners, it causes you to waste the land for your children and it can get finished.

I: The way other people treat these widows in your village, does it make you happy or you would love to see something change?

R: The way they are treated in this village is good, after their husbands die, I see them stay with their things and nothing changes from outsiders.

I: What about the women that divorce or separate with their husbands, what happens to them?

R: Either the woman goes away saying that men are many so she gets another man to marry her,

**1:00:42**

And when the former husband gets to know that she got married he also moves on and at times this woman’s marriage may not work out with the new man who starts to not want her. As she tries to go back to her first husband to reconcile he also refuses here because he knows that she got married to someone else and so the woman just stays there with nowhere.

I: If the woman divorces or separates from her husband, is she allowed to stay on that land or she has to go elsewhere?

R: It is dependent on what caused them to go apart

I: Like which reasons?

R: Going apart sometimes is caused by adultery. If a man catches you, no where you can go to argue that case and win it even if in before a judge. Other times they are small issues that if you go to courts of law they are not heavy.

I: Does she therefore stay on the land when they are small issues?

R: When you go in the courts of law and you as a woman say you no longer want to be with your man, you walk out but if a man says that he doesn’t want the woman and yet he has given birth to children with you, he is required to look for where to put you and look after the children whether on that land or elsewhere.

I: He is the one to look for where to put you, okay. Is there anything that you would like to see changed in the way women who separate or divorce their husbands are treated?

R: In the right way, I wouldn’t want to find homes that are not okay. Even if they have separated I would wish for them to reconcile and they come back together for the sake of the children, I feel sorry for the life of the children. If a home doesn’t have a wife, children may not grow right like they would under the care of a mother.

I: so what changes would you love to see?

R: I would have wanted that after they quarrel or have issues you forgive each other and let go and work on moving forward. (the respondent’s child came to report the sibling and we stopped then he sent him out). If I tell my husband something over and over again and he doesn’t listen to me, I will go and report to his uncle, but I will tell him that if I am the one in wrong he should tell me that I am in am in wrong, if it is my husband, he should also tell him that he is in wrong. After he calls the both of us and we talk our issues, when we are done he tell both of us what wrong we have done and what we can do better to get back in line.

I: So you would love older people in a family to first sort out the husband and wife’s issues?

R: Yes, and it is rare to find that the family you are born in as a woman hates you unless you have done bad. The separated woman can go back to their home and work on the father’s land and keep herself.

**1:06:17**

I: Have you heard of some villages where widows run tot to remarry because there, widows are allowed to inherit their husband’s land?

R: Where is it for example. I haven’t heard of them around

I: What do you think makes husbands not want to include their wives’ names on a title?

R: Lack of trust for each other

I: What would cause this lack of trust?

R: Most times, if it is one woman they can trust each other, if he hasn’t given to children outside his marriage, they can trust each other. But now if he has given birth to other children outside his marriage and has other women outside cause the mistrust.

I: What kind of problems would come about when the man doesn’t want to put the woman on the title?

R: There can be quarrels or fighting but even when you fight or quarrel, you the lady have to calm down because you can’t be stronger than the man, you might end up leaving the house. At times, you may find that such families may never settle because the women will keep saying to the husband that if he knew she was the wife why dint he put her name on the title and she starts to think that maybe he doesn’t love her. If a man decided to not put you on the title and you get to know about it, you just calm down and you don’t know, maybe tomorrow things could turn around and he adds you on the title. He may not add you but add your children who can build for you a house tomorrow on his or her land.

I: What good things are there when a man wants to put his wife’s name on title?

R: When a man adds you on a title it shows that he loves you and trusts you very much. He will be knowing that where he isn’t, you can take over on his behalf.

I: If women were able to own land with their husbands, would this increase or decrease conflict in their marriage?

R: It helps only to remove conflict. If both man and the woman are on the land title, it shows that they have been working together. Should relatives of the family come to fight for the land if the husband dies, they will find that it is both of the wife and husband and the husband is confident that no one will steal land from his wife hen he is gone.

I: So there is no conflict at all?

R: Yes, no conflict can happen

I: As we approach the end, we would love to know your thoughts on land disputes in all always let us among neighbors, in the family and so on. What mostly cause disputes over land?

**1:12:02**

R: What brings many disputes is shifting the boundary markers of a land by a neighbor. Everyone says their boundary was passing here and this small thing brings a dispute that could leads to murdering one another.

I: What happens mostly when there are disputes?

R: It is murder, here in the sub county of *Bubaare* (a near sub county), people were killing each other over a very small piece of land.

I: No one helped them?

R: I think someone helped them that side.

I: How do such disputes get resolved in a family?

R: That’s what I have said, the family of the above dispute I told you about came in to decide that instead of people killing each other, they divide that piece of land being fought over into two and everyone took an equal piece of it and the dispute was over.

I: Is there another way the family can resolves such a dispute?

R: The family can use that way.

I: When do the community members come in to help resolve such a dispute?

R: You can decide to call people to help. With each side in the dispute saying that it is their land, you can ask them to bring people that know the land boundaries or who knew the land before to come and reconcile them.

I: What if one of the side of the people who are in the dispute have title, does this help in any way?

R: When one has a title, it easily shows the boundaries of the land and that person will win the dispute.

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

R: Me, I see that if someone has their land under a title then there will be no problems. If a neighbor comes and finds stones marked in your land they will not interfere with you or even think whether you have a title or not. Also I expect men to divide their land to whoever they want to give it while they are still alive because you don’t know when you will die.

I: How can they start this when they are still alive, for example some Aare still giving birth.

R: You don’t divide expecting to die but as a couple you sit and plan to have 3 children and he divides the land among these.

**1:18:32**

You reach a certain stage where all the children are growing and you don’t expect to give birth again, this can be used as a good time to give land to his children and wife and put it into writing. It is very hard for the family head to pass on after leaving a will which when read is opposed against. Even no one can complain about what share they were given.

I: We have come to the end of our conversation, but I would love here your experience all through with the titling people?

R: I have found it to be good, they would ask us questions and we respond. Most importantly I asked them to tell me how the title works for me and my husband. They explained to me using their big smartphone where they put a film for us to see the benefits of the title and I understood that the title is everything in a will.

I: Who do you think we are or where do you think we come from?

R: It think you work in the organization of people who work in lands and the office that gives out titles.

I: You accepted the offer willingly?

R: Yes, we were willing. There is a man who refused it in the village and I don’t know why yet he is an old man. He doesn’t easily accept development like when they want to put for us tranches near the lake down there (Lake Mabira), he refused.

I: Oh okay, may be it was his choice. I have seen them put electricity poles near the lake as we were coming up here. Thank you for giving me your time again, it was a good day and I am glad that you are happy about the title. Whatever we have talked about, my colleague has talked to your husband about, there is not much difference and we are visiting other people too to see how it has been for you since the last time you met us. Her is your gift.

**1:22:48**