Interviewer Name: Martin Nankunda

Transcriber Name: Martin Nankunda

Respondents Name: Aggrey

Household ID: 5830451

Age: 39

Gender: Male

Occupation: Farmer

Highest level of education: primary seven

Number of years in school: 7

Marital status: Married

Number of years lived in the village: 39

Number of children: 4

Number of people living in the HH: 6

Roof material: Iron sheets

House material: Sand and bricks

Interview Date: 19/09/19

Interview start time: 10: 10 am

Interview end time: 12:44 am

Duration: 1:12:17

The interview was conducted outside the respondent’s place in the trees. It was windy but did not interrupt the survey. The respondent was eagerly waiting for us and worked near his home. He had plans to go for a burial but decided to wait for us. He was casually dressed because he had been working in his plantation around the house. He has a permanent plastered house with iron sheets. He is in between poor and middle-income judging from the size of his house and how him and son were dressed. He was cooperative, free and talked with calmness and seemed to understand the questions I asked him. He was appreciative of the offer and happy to have been lucky to get a title of all people in the village.

He is married and living with the spouse and four children, 3 daughters and one son. All the daughters are in school, but the son is too young to go to school. The son was constantly moving around, going between his legs, sitting on his lap but didn’t affect the interview in any way. Ezra sat-in for part of this interview but later left, I had explained to the respondent that he was part of the team and his information is still confidential with him around. He was ok with it and the conversation went on well uninterrupted. He received a joint title for the land he inherited from his father. He was asked to choose whether to include the wife on the title or not and he decide to include her because he trusts, and she has been very supportive of him thought their marriage.

**Background, household structure and land ownership**

I: Thanks for your time today, how is your day?

R: My day is ok though we lost someone in the village, and I wanted to go for the burial, but I had to wait for you maybe I will go later.

I: Sorry about that and thanks for prioritizing us. Are you related to the deceased?

R: No, we are not related but as member of the community we must stand with each other in times like this one. We have *ebibina byamwezike* (these are groups which collect money should a member die, they use this money to buy a coffin and food for the burial) we belong to as members of this community that contribute and support one another in case of death.

I: Was the deceased part of the group?

R: Everyone in the village if you have a family, you must be a member of these groups.

I: Ok tell me about your normal days program.

R: I wake up early and go to the garden up to midday. I come back take a shower and wait for lunch. After lunch I rest until around 5 pm when the sun has gone, I go back to the garden.

I: So, what crops does your household grow?

R: Mainly matooke, beans millet and maize.

I: Talking of matooke, the last time I was here in this village, there was a lot of matooke, and the plantations looked nice. What happened?

R: Drought and the banana bacterial wilt but mainly the drought because we haven’t received enough rains in the last three years.

I: That’s bad, lets pray that the rains come this season. Me, in my home district if it is the rainy season like this one, it must rain almost every day.

R: Where do you come from?

I: I come from *Bushenyi* (district in western Uganda neighboring Mbarara)

R: Where in exactly in Bushenyi?

I: I come from *Kyamuhunga* (Village in in Bushenyi district western Uganda). You know there?

R: I hear of it that you grow a lot of tea. You must have a lot of rain because you are near the forest.

I: Yes, that’s true. So, how old are you?

00:03:40

R: I’m 37 years old

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

R: I completed primary seven

I: Where did you go for primary?

R: I went Mabira primary school?

I: Is it in this village?

R: Yes, you should have passed by the signpost on your way here.

I: Can tell me about your family, how do you stay with?

R: I stay with my wife and four children. 3 girls and one boy.

I: Are they in school?

R: Three are in 3 school. The first born is senior 2, the second born is in primary seven, the third born is in baby class and the last born hasn’t started school yet.

I: How far are their schools from here?

R: Their schools are not very far from here. Like half a kilometer from here.

I: So, how long have you been in this village?

R: All my years I have been in this village.

I: so, you are a born of this village?

R: they I was born and raise here. The next house you see there is my mother’s house and my father died.

I: Sorry, I can only imagine a life without a father.

R: He died when I was still young, and I had to drop out of school because my mother couldn’t afford to pay my school fees.

I: Like how old were you?

R: I was in primary five, I had to drop out in primary seven.

I: How many plots of land do you own?

R: I only have one plot; it starts from up there and slops down the in the tree to the main road.

I: How did you acquire this plot?

R: My father already had this land, but he died when I was still very young. My mother kept the land. When I was of age and after getting married, I was given this plot.

00:06:59

I: Tell me about it, how did go?

R: After dropping out of school, I started working as casual laborer, saved money and found wife. Then, I was given this plot, I built and stayed here.

I: Where were you staying before here?

R: I was staying at my mother’s house the one I showed you.

I: Then, how long have you stayed in this household?

R: I have been staying in this house for 18 years.

I: Were you already married when you moved in here?

R: Yes, I was married already.

I: Do you own this plot or someone else has a share?

R: I own all it with my wife?

I: Tell me more about that.

R: We have a joint title which means we own this land together.

I: Ok, on that point can you explain what ownership means to you?

R: It means I’m responsible for this land together with my family and nobody can take it away from us. It was given to me and at the time it was given, an agreement was signed.

I: So, you also have an agreement for this land?

R: Yes, we signed an agreement to show that I was given my property from my father and the same was done for my brothers. And now I have a joint title with my wife.

I: Was the agreements sign on the same day with your brothers or?

R: No, whoever could get married, they would be given their property at the time and an agreement signed.

I: Do you have workers on your land?

R: No, we work here as a family because we don’t have any other job so, we can utilize the land ourselves.

I: Who decides what to plant and when to plant it in your household?

R: Its me and my wife, we discuss and decide, let’s plant Matooke this side, beans this side, millet this side, maize this side etc.

**General land**

I: Ok, let’s talk about land in general. How do people come to own land in this village?

00:10:50

R: There first way is to inherit land, the second way is work hard get money and buy land

I: How about renting land, can people rent land in this village?

R: Yes, you can rent land. Most people rent *ndunde*(quarter an acre). It’s the common way of measuring land for rent. Renting is per season. After a season you can renew or leave the land. This is mainly for agriculture. For cattle grazing, rent is usually per year.

I: How do get land for rent in this village?

R: We know people with big land for rent and others inform us when have land for rent.

I: how much is rent on land per season?

R: It’s 60,000 shilling per season per half acre

I: And for grazing?

R: It depends on the number of cows one has and the size of the land. But usually with few cows like 10, it’s 100,000 per month and you must pay for the whole year. If you more that 20 cows its usually 200,000 per month.

I: Before renting out land, do landowners need to consult other people?

R: It not necessary maybe to make their land they can inform other people in the village.

I: How about selling land, do landowners need to consult other people?

R: Yes, they can consult their family members. Other people can be informed about the land for sale simply in case someone is interested in buying. But these days landowner have brokers who get a commission for every customer they bring.

I: If you were selling your land how long do think it can take to sell it?

R: It depends on where the land is, is accessible, is it fertile etc. land near the main road can been sold faster.

I: Can you control your land even when you don’t stay in the village?

Yes, you can occasionally check on it, give it to people to cultivate on it, rent it out or fence it well.

I: What if other people wanted to use this land?

R: They can get “information” about the landowner, contact them and agree the terms.

I: What kind of terms do landowners usually set?

R: For example, if you to plant beans, you only plant beans. Don’t intercrop. Crops that take longer to yield are not allowed etc.

I: Does that mean you sign some sort of agreement with the landowner?

00:17:55

R: Not really, unless someone is not trust worth.

I: We have talked about ownership, but I would like you to tell me the advantage or disadvantage on including your wife’s name on transaction documents like written agreements or title.

R: Including your wife’s name on these documents is very good because even if you die, your property is secure. You can be sure that no one can turn on your wife to steal the land. She will have her name on the title, and nobody can steal your land.

I: Anything else?

R: It limits unnecessary selling of land. If one wants to sell, the other can convince him not to which means your land can’t perish.

I: Any disadvantages?

R: Yes, but this only comes if there is divorce or separation. This means you must share the property which is not good for the children.

I: You have told they you inherited land from your father, can you tell me more about it?

R: Like, I told you when my father died, our mother stayed in control of the land until we were old enough, married. Then she would call a family meeting with a few elders in the village and the allocated you your share of the land and make an agreement.

I: Was there any arguments or disagreements on the allocation of land? Maybe some doesn’t like the place they were allocated to for example it’s not near the road?

R: No, there wasn’t any arguments.

I: Ok, do expect to inherit more land?

R: I was given my share, I can’t claim anything more but maybe the land my mother owns, if she decided to give me a share or make me an heir. It is if am still alive.

I: Do people in this village fear losing their land? To who?

R: The only fear is when you don’t have a land title and some one wants to still your land for example your neighbor. People fear the rich most because they always want to own everything.

I: And who are most fearful?

R: The poor who can’t afford titles because they are an easy target by the rich.

I: What could be done to help these poor people?

R: Helping them to get land titles. And opportunities like this one should target more people

I: What if that can’t happen for everyone?

R: People should fence their land properly so that no one can encroach on it.

00:23:15

I: If you could access more land what ways would you go about it?

R: You can rent or work, get money and buy land. That’s the only way.

I: What comes to mind when someone talks about family land?

R: Family land to me is land for the husband, wife and children?

I: How would you differentiate, this is family land, this not?

R: Family land has the husband’s name, the wife’s and the children’s same on the title?

I: Can’t there be family land without a title?

R: The only proof, that this is family land, is to have a title with the names of the wife or children included on the title.

I: Who makes important decisions on family land?

R: Like I told you it’s land for husband, wife and children therefore they should sit together and make decisions. But usually the man decides because he is the head of the house.

I: Help me understand this, take an example of you mother’s land there, would consider that as your family land?

R: No, because I have my own family now and my mother has own family. It would qualify as family land to me if I was still staying with my mother.

**Baseline awareness of titles**

I: I would like to ask you about your knowledge on land titles. What does it mean to have a title?

R: A title is a very good thing it means ownership of the land. With a title no one can steal your land

I: So, what is the purpose of the title? What are the perceived benefits and costs of titling?

R: A title helps you find school fees for your children, it can help you acquire more land, because it can be used a security in the bank in order to access a loan. titles improve the value of the land

I: Is there anything else other good or bad about titling?

R: With a title, even you die, you are sure that your land is secured.

I: You earlier told me you have a joint title, who are the people on you title?

R: It’s me, my wife and my children?

I: Why these people not anybody else for example your mother there?

R: I wanted this land to be for my family i.e. me, the wife and the children.

I: Any other reason?

00:29:38

R: No, that’s it

I: Ok, tell me about it, how do you feel about so far?

R: I haven’t had any problems with it surely.

I: Has anything changed in your life since you include your wife and children on the title?

R: The joint title brings cooperation in the family. When a wife knows she is on the title and the children, trust increase and she becomes more open, more supportive, peaceful and that’s what has changed.

I: Are there things that you expected to change that haven’t changed?

R: I recently received my title by the way so, the thing I expect to happen may happen.

I: Would mind sharing some of them?

R: In case of school fees problems, hope to get a loan but it will be the last resort.

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

R: I wanted her to feel more attached to the family and to know she has a say on the land too. That she is responsible when I’m no longer in this life.

I: Anything else?

R: No

I: And why do think some men choose not to put their wives on the title.

R: It’s because of lack of trust and cooperation in the family.

I: Any other reason?

R: Some have two wives and can’t decide who to choose. Others have plans of marrying more women.

I: So, before you met the titling people, what kind of people in this village have been able to have land titles?

R: It’s the rich because a title need money and if you don’t have it you can’t get a title.

I: How much do you think a title cost?

R: I hear it costs 3 million shillings and above depending on how much land you have.

I: So, how do you think people in this village think about land titles?

00:34:40

R: They all think they should get land titles, but the cost is very high and most of them can’t afford it.

I: Am curious to know why you think other people think like that.

R: They all want security for their land, who wouldn’t.

I: And why is important, I mean its you land and everyone in the village knows that?

R: You need to protect land for your children. You never know, you can die when your children are still very young and someone steals your land, then, your children suffer.

**Intra-household discussion and bargaining.**

I: I would like to talk to you about the conversations you could have had with your wife remember there is no right or wrong answer. How long have you been living with your wife?

R: We have been living together for 13 years now?

I: Tell me more about it?

R: We have been blessed with children liked I had told you. Some are going to school and we work together with wife to find the school fees. Generally, we have been okay together without big problems but as a family there can’t be only the good even the bad sometimes. But we sit as family and solve the small issues that arise time to time.

I: Would you say that you feel supported by your wife? How?

R: She very supportive in the work we do and like I told you she contributes on school fees with her own money, not have we have harvested beans together and paid fees.

I: You have told me that you and your wife decide together on different issues concerning your family, what was the last major decision that you have made together with your wife?

R: The last major decision is to keep working together as husband and wife, for example when our daughter who is in boarding school was going back to school, we managed to give her part the school fees where each one of us contributed.

I: Tell me about how the decision to title come up.

R: When the titling people came and gave us the offer, we discussed together with my wife and decided that is better if we joint title.

I: How did this discussion start? What did you tell her exactly?

R: The discussion started after the offer was made. I was asked by the people who came if I wanted to include any body else on the title. I asked the them, another person like who? So, they gave an example of my wife or children. Good enough my wife was also present that day, we discussed and decided to include her name and the children on the title.

00:41:18

I: I can imagine her reaction, tell me about it.

R: She was very happy and impatient at the time the title had not yet been delivered to us because she constantly asked me when it was going to come, and I told her that I also don’t know so we had to keep waiting until it came.

I: When was the offer made to you and when did you receive your title?

R: I don’t remember well the month but the person who made the title offer came in 2018 and we received our title in December last year.

I: So, how often did you discuss with you wife about the title?

R: Because of her impatience we talked about it many times?

I: From your discussions, how much would you say your wife knows about titling?

R: I can’t tell if she knows much or less because we only discussed and agreed about having her name and children’s names on the title and that’s all.

I: Was there any arguments in your discussions about joint tilting?

R: No, there no arguments.

I: I would like to know if your wife was present in the meetings with the titling people or it was just once; when the title offer was made?

R: She was present each time they came. They used to call and inform me to have her present and I would make sure she doesn’t work far from home.

I: What does this title mean to your marriage?

R: It means this land is for me and my wife, we own it together.

I: I understand that, but I would like to know how it affects your marriage.

R: It does not affect our marriage.

I: I mean in good way and bad way.

R: Ok, after her name had been included on the title, my wife feels more loved, trusted which brings cooperation in the family. That’s why for example my wife can contribute on our children’s school fees with her own money.

I: Did this start after you were given a joint title with your wife?

R: No, maybe in the past she wasn’t doing it whole heartedly but now I think she feels different

I: We understand that most of the land is owned by men in Uganda. There are some 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.

00:45:25

Remember there’s no right or wrong answers to these questions.

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

R: Yes, they buy their own land or can be given by her parents.

I: What do mean by given?

R: I mean inheritance from the parents.

I: Thought only boys inherit land from parents?

R: No, that was old thinking, but girls too inherit land these days

I: I did know this. So, is there any other way women own land in this village?

R: Others own land together with their husband for example working together and buying land as a family. While others take on from their late husbands for example may mother owns our late father’s land now.

I: Ok, in your view, should women in this village own land?

R: Yes, women should own land because they also work as men. If they can afford to have their own land, it’s fine. And if they have been staying with the husband for long, they should share on the land because the time they stay with a man, they also contribute to the family and deserve a share.

I: How long do think a woman needs to have stayed with a man to deserve to share on the land.

R: like 5 years when you have like 2 children.

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

R: I think women should have their own land if the have the money to buy it. So, I think most of them would prefer that too.

I: Why do you think they would prefer to own their land separately?

R: Women too need to their own things for example they might want to get a loan and have their own business so, that’s why I think they need to have their own land and use it as security.

I: Can’t she use the joint title if they owned the land together with the husband to get a loan?

R: She can, but what if the man refuses? So, it’s better to have her own land and decide on her own.

I: Can you remind me what family land is?

R: Like I already told you family land is land for the husband, wife and children.

00:50:46

I: So, 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, you must consult your wife and children. You must sit on the table and agree as family to avoid problems that would arise in the future. It is important that the reason the sale of land be understood by all members of the family.

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

R: Yes, they must stay on the land and look after the children

I: What if she doesn’t have children?

R: If she doesn’t have children, she should also stay on the for example there is man in this village who died but they didn’t have children, but they had been staying together with the wife for 15 years. She stayed on the land up to now she still there.

I: Could she have stayed on the land because she had been with him for 15 years? What if was just a year?

R: Yes, the amount of time you have spent with a person matter. Maybe in this case it wasn’t her fault not to have children, it could have been the man. But for one year I doubt maybe if you are legally married.

I: In a case like this one, if a woman dies, what happens to the land?

R: The husband’s family takes the land in this case.

I: What if the land had a title and the wife’s name was included on the title?

R: I don’t know maybe both the husband’s family and the woman’s family can share the land. But usually there is always an heir to the land.

I: So, do widows re-marry sometimes? If yes, can she stay on the land with the new husband?

R: Yes, sometimes they re-marry and stay on the land but that’s not proper because if you remarry, you should go with your new husband and leave the land to children.

I: Has happen in this village that a woman can remarry and stay on the land?

R: No, but I hear it happens in other places.

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

R: Yes, it happens. When the man dies, the in-laws sometimes try to steal her land. This happens in families that do not respect women. But the government has been coming in to help and settle such cases because they are common.

I: Has this government intervention changed generally the way widows are treated?

00:56:03

R: Yes, a lot because back in the day with couldn’t speak out whenever they were mistreated but with the government, laws widows have a voice. Widow know are even aware that they must stay on the land with the children when their husbands die.

I: At which level are these laws?

R: From the local council one up to the top.

I: In your opinion what happens to women once their husbands die?

R: Women must to stay on the land and take of their children and be responsible for the land and protect it for children.

I: Is the general treatment of widow by other people okay now?

R: Yes, they are now treated better because of the laws and widows themselves now can fight for their rights because they are aware that they should stay on the land in case the man dies.

I: What about those who divorce or separate? Should they also stay on the land?

R: No, she cannot stay on the land. How do separate with a person and stay on his land?

I: Maybe they owned the land together

R: The family should try and bring her back because she already has children to care of. You can’t leave the children and expect to share on the land. This means you have left your share of the land you own with your husband, to the children.

I: Maybe she left with the children

R: If she goes with the children, she should be given financial support to look after children. the children can always come back on the land in future but her, she has nothing to claim on the land.

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

R: If a woman decides to leave, I don’t see anything that should be done

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: This is how generally it is these days. If dies, that widow stays on the land and looks after the children.

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

R: To secure the land in case they die.

I: Tell me more.

01:00:17

R: You see, in-laws tend disturb widows after the death of a man. They try to steal the land from the widow. But if you have a joint title, this land is secured. But if you have one on the title, sometime women don’t where these titles are kept. Someone can still it and claim that the land was sold to the them and show you the title.

I: What are the disadvantages of including the wife’s name on the title?

R: It’s only one disadvantage, if you want to sell and she disagrees, it can cause conflict in the family.

I: Tell me about the advantages

R: Joint titling brings cooperation the family. He you need money you can work together because the woman become sure that she’s responsible for the too. Trust between each other improves. And everyone avoids things that would lead to conflicts.

I: what’s what I wanted to ask you that if women were to be able to jointly own land with their husbands, would this increase or decrease conflict within the marriage?

R: Conflicts reduce because of the reasons I have already given you, trust, cooperation and avoiding thing would led to divorce. The woman works hard and uses the land well since now she’s knows that it belongs to her too.

I: let’s say you wanted to sell the land and your wife disagrees and there is a conflict, how would it get solve?

R: You have to sit with your wife and discuss your reason for your decision to sell the land otherwise it won’t be possible to sell. Maybe you she may change her mind

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

R: Selling of the land.

I: Tell me more

R: Most people sell land and waste the money or don’t use it for the intended purpose. This causes disputes in the family.

I: Any other?

R: Uprooting *omugorora* (plant used locally to mark boundaries of the land) By neighbors in order to encroach on your land.

I: How do land conflicts get resolved within the family?

01:06:50

R: Disputes within the family, a meeting should be held with family members and try to resolve it. If not, the local leaders get involved and lastly the courts of law. Dispute is outside the family, for example if your neighbor encroached on your land, you can involve the local council, call the people of “lands” and mark the boundaries of the disputed land.

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

R: To help the have proof of ownership of the land for example land titles, written agreement if they can’t afford land titles. Those who can afford land titles can go to local council or subcounty and get like a “receipt”

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

R: No, I have never had any disagreements

I: why do you think you haven’t had land conflicts?

R: It’s because I was given this land through proper channels and I have proof of ownership.

**Messenger identity**

I: lastly, I want to ask you about people that came here and offered you the title. But first tell how feel about the titling whole process.

R: I feel very happy for having been among the lucky people to get a title. What makes happy about it that now my land is secure, I can get a loan from a bank incase in need it, the value of my land has appreciated. Generally, as family we happy and everything is moving on well.

I: Who visited you?

R: I was visited by many people both male and female. The first two were female and last people were men.

I: What did they tell you?

R: They first people told me they were from the world bank and were working together with the ministry of lands and asked me a lot of question about my household items, children, land use, they even move round the whole plot.

I: Which year was that?

R: It was 2015

I: How about the on the offered you the title? Which years did they come?

R: That one came in 2017 and offered us the title which accepted together with my wife. He waited until it came.

I: Remind me about when you received this title.

R: We received it this year, no it’s last year December but I don’t remember the date.

01:10:30

I: So, whom do think we are?

I: You are from the world bank.

I: If someone asked you, who gave you the title, what would you say?

R: World bank.

I: Thank you very much and a have good day. That’s it for today.

00:12:17