**INTERVIEW TRANSCRIPT**

Interviewer Name: Fiona Atukunda

Interview date: 26/09/2019

Name of respondent: Juliet

H.H I.D: 5900081

Title status: Joint titling

Interview start time: 10:05 am

Interview stop time: 11:52 am

Age: 45

Marital status: Married

No. of children: 5

No. of people living in the household: 6

Occupation: Farmer

Second source of income: Brews *tonto* (local alcohol)

Highest level of education: Primary 7

No. of years living in the village: 25

Roofing material: Iron sheets

Housing material: Mud, poles, metallic door, and a rammed earth floor

Interview Duration: 1:47:31

The interview happened outside, at the back of the respondent’s house next to the kitchen under a tree. We first sat inside when we were welcomed by the man but later I went out to find the woman who was washing and hanging some clothes on the wires. They have wood furniture with chair cushions in their living room, I saw a cement water tank while at the back of their house which the woman told me keeps water during the rainy season that they use later. She was coming from weeding in the plantation, left there her son. Their house is made of mud, poles, plastered with cement. They look to be averagely middle class according to their housing conditions and ability to take their children through school. We had no interruptions whatsoever, she welcomed me, she was somewhat shy because sometimes she would answer me looking away or laugh but she picked up later and engaged in the interview. Her personality looks to be more of laid back and calm, the interview went on well.

She lives with her husband, their 4 children, the other child got married recently who is their 5th. She kept on thanking me for the title saying it is a good thing that has happened to them, I was intrigued to know that they included all their 5 children on the title and she later told me that none can sale tomorrow without the others being around. She happens to have her own plot that the husband knows about but together thy have one plot of land currently which is where they are living, the husband inherited it from his father whish she considered to be their family land.

**Warm up**

I: Mama, how was your day yesterday, how did it go?

R: It went well

I: How does your day normally go like?

R: I be weeding in the gardens and digging

I: Which gardens do you dig?

R: Beans

I: Have you finished planting?

R: Yes

I: How big is your garden?

R: Like half an acre of land

I: You planted alone?

R: No, with my children

I: I have found none of them home, where are they?

R: They have gone to school

I: Okay. Today, how has it started?

R: It started well, I had gone to weed in the plantation.

I: Down here, does your plantation go up to there?

R: Yes

I: I see the banana plants have dried, what could be the reason?

R: This side we have a lot of sun although we planted.

I: It hasn’t rained here?

R: No, it hasn’t. We have planted in the sun and some have not come out.

I: We hope it rains. Mama, how are you, your husband and children?

**00:01:21**

R: I am well and my husband, the children also have no issue they have gone to school.

I: How many have gone to school?

R: 2 of them, I stay with 1 here

I: Where is the third one?

R: She studies in Mbarara far away.

I: Does she stay in boarding or they come back home?

R: She is in an institute

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

I: You together with your husband, how many children do you have?

R: We have 5 children

I: One of them is the one at the institute in Mbarara

R: The other is married, she is our first born

I: That is good, congratulations. You already have grand children?

R: Not yet, she has just got married

I: That is good. Then what of the others?

R: 3 have gone to school and 1 is down there digging.

I: He hasn’t gone to school?

R: No he doesn’t go to school

I: Why?

R: He didn’t want to go to school

I: He is a boy or girl?

R: He is a boy

I: He decided to sit and not go to school

R: Yes, he decided to sit and said that he wanted to do agriculture.

**00:02:35**

I: So, how many boys and how many girls are they?

R: 1 boy and 4 girls

I: Mama, how old are you?

R: I have 45 years

I: That’s good to know, the years are going

R: Yes, I have grown old

I: What work gives you money?

R: I plant those gardens, I sell bananas and I brew *tonto* (local alcohol from bananas)

I: What do you plant that you harvest and sell?

R: Beans and ground nuts are the ones I mostly sell.

I: Do you have good market here?

R: There are traders, they come and find us at home but they cheat us giving us little money.

I: Isn’t there where you can take them or like markets. I passed by a market day at Bwizibwera.

R: The market is there at Bwizibwera but unless I give them to my son and he drives them to the store to sell.

I: Do they give you more money at the store?

R: Yes, but if they know that you are farmer and not a trader, they give you less. When thy see the person who has taken them there and they know that they are not a trader they give them less money than that they give to a trader.

I: Okay, I have understood this. Mama, are you the only wife in the home?

R: Yes, I am

I: Mama, you studied up to what class?

R: Primary 7

I: That’s where you ended, you didn’t go ahead?

R: I didn’t go ahead

**00:04:44**

I: How long have you been in this village?

R: I have lived here for 25 years so far

I: Are these the same as your marriage years?

R: Yes

I: Well done keeping up in your family.

R: Yes, thanks

I: Before you came here, where were you coming from?

R: *Rubingo* in the sub county of *Bukiro(neighboring sub county)*

I: Before we reached Bwizibwera I saw the signpost with both these names

R: Yes, that side of *Bukiro*

I: Am glad to know about that. Thank you for telling me about your household. From here to Rubingo takes you long?

R: I don’t normally go there because of the work I have to do, I don’t get the time.

I: Let say you are going there and you are using transport of like a car or motorcycle, how many hours does it take you?

R: The transport I spend is 7000 shillings, and it takes me about 30 minutes and it is the same with car, from here, in no time I will be there.

I: So you rarely go there because of your work

R: The time to visit is not there, you are here working to get school fees for the children so that time to be at home visiting takes me a while.

I: Mama, you as a person, how many plots do you have?

R: It is only one

I: Where is it located?

R: It is up there (respondent points me in the directions, it’s the same village)

I: How big is it?

R: It is like half quarter of an acre

**00:07:09**

I: How did you get this plot of yours?

R: It was given to me by my people at home

I: How? Tell me more

R: My father called us and said that he wanted to show us our share of the land so that we can gain from it tomorrow. When he gave it to us, we sold it and everyone took money. My money I brought it and bought that piece of land I told you about.

I: He called all of you and gave you then you all sold?

R: No, us the girls, we are all married

I: How about the boys, did he give them?

R: He gave them theirs

I: For the boys, did he also give them that they share or he divided for them?

R: He divided for each of them

I: Okay, how come he didn’t give divide for you girls too like he did for the boys?

R: He didn’t, he gave us one share.

I: How big was the share your father gave to you the girls?

R: It was half an acre and we were 5 girls

I: You all agreed to sell?

R: Yes, and everyone went to do their own thing

I: How much did you sell this share for?

R: We got 6 million shillings

I: That is good. Is it still in Rubingo?

R: Yes, it is

I: They buy well land that side.

R: Yes, and it was a banana plantation.

I: Oh, it was a banana plantation. This means it was yielding well.

**00:08:40**

R: Yes

I: After sharing the money, how much did each of you go with?

R: Like 1 million and a little more

I: On getting yours, you came and bought another piece of land?

R: Yes, I bought it and signed for it in my name

I: When you were selling the other side, did you call others like the chairman or other people to witness and sign for you?

R: My father had told us that he didn’t want his land to sold outside his family, our step mother is the one who bought it

I: She gave you the money?

R: Yes, she had the money. She is the one who bought it at 6 million

I: Okay.

R: She called the chairman to sign and put a stamp and my father also signed.

I: Did you stay with the copy of your agreement showing that you sold it?

R: My step mother is the one that stayed with the agreement. He gave it to us and we sold it, we can’t go back to claim it telling him that they didn’t give it to us. We are married and we can’t go back asking for land.

I: Here, where you bought, did you call the chairman?

R: We didn’t call the chairman

I: So, who did you use?

R: We worked on it ourselves with the person who sold to us.

I: You signed on it with who apart from the seller, is there anyone else that witnessed for you?

R: The family of the seller witnessed, and the seller also signed, my husband also signed?

I: Now that you have mentioned your husband, does it mean that if he signed you own it together?

R: No, it is mine personally. He just signed as a witness who was there.

**00:10:55**

I: Therefore, it is in your name and you are the one with authority over it?

R: Yes

I: Mama, about how much did you buy it for?

R: I had bought it at 800,000 shillings

I: Meaning you used the other money for other things

R: We had also bought another small plot of land, but when school fees became hard for us to get, we sold it and paid.

I: This second one, had you also bought it alone or with your husband?

R: We had bought it with my husband.

I: How big was it?

R: It was about half a quarter of an acre

I: You had paid for it about how much?

R: It had very good banana plants, they gave us one million and four hundred thousand shillings.

I: When the school fees became hard to get and you sold it, how much did they give you, the buyer?

R: 2 million shillings

I: That was better, you were added more. Apart from these Mama, are there any other plots you own with your husband?

R: It is this one, we don’t have any other

I: Here where your home is. Okay. How big is it?

R: It is like an acre and a half

I: Does it extend to up there where I am seeing?

R: No, it ends down before going up next that those trees you see.

I: I see them now. Mama, how did you get this place?

R: My husband’s father gave it to him as a share.

I: Does your husband have any form of document that shows it is his?

**00:12:41**

R: They gave them their shares when they were still young, and of old they were no writings. They were young, so as they divided amongst them after their father had died. So I don’t know if there is a document, he might not have it.

I: So, it is just known that here belongs to him. Is he surrounded by his siblings or they gave them elsewhere?

R: They also gave them elsewhere, there is one over there.

I: You mean there where the road is in between a ground nuts garden.

R: Yes

I: I see they gave it to him long ago. I have seen a planted stone while entering you compound; could you tell me what it means?

R: After teaching us, the government came and gave us stones.

I: Did they give you any document along the stones?

R: Yes

I: Which document did they give you?

R: They gave us a title.

I: I congratulate you, I saw a stone planted and being that I have never seen how a stone for titles looks like. I said I will ask you what it means.

R: They came and toured our land around, and they planted stones around it.

I: That is good. Just like how you have this land, if you know that someone owns land what does it mean to you?

R: It is good, because if you have your own land you don’t wander around not finding where to live. You be on your land, and everything on it, even though it may earn you not much money, you keep working on it or go out and rent other land to cultivate but you be at peace knowing that you have a home on your own land.

I: You mean to say that owning your land, is where you live and do from activities that bring you money.

R: Yes

I: Is there any other person that work on your land Mama?

**00:14:22**

R: No, it is only us that work on it alone

I: You find that some people give some to their siblings to dig on it.

R: We work on it alone but maybe our grandmother my husband’s mother, we gave her a piece of land where she has a garden of food.

I: How come she doesn’t have where to dig?

R: She has more of a banana plantation and she looks for land to plant millet to give her porridge.

I: And this millet can’t be mixed in a banana plantation, this I know.

R: Yes

I: You gave her a share for her to dig

R: Yes, she plants millet mostly

I: This share, did you give it to her or she plants and leaves?

R: She plants and when the season is done, she gets out of the land

I: She still has the power to dig?

R: She is old but she can dig that small garden to keep her with food.

I: Is she the one in that house there?

R: No, she lives at the roadside where you turned to come here.

I: Thank you for keeping her. I would love to know who makes the most important decisions on your land?

R: It is the family head

I: You said that so fast

R: Yes, he is the one who decides

I: He is also the one who decides on that you will plant in a season like this and where you will plant it?

R: Planting like fruit trees?

I: Yes, but also let us say you want to put beans in the banana plantation and others?

**00:16:26**

R: I have to first ask him; you can’t put those beans in the plantation without asking him.

R: Ohh, you have to ask him first.

I: That is to say that if he refuses you don’t plant them there.

R: If he says that you have over planted beans and they are going to uproot the bananas, you can be seeing it but you don’t have an option of where to plant them. Sometimes when you get money, you go and rent land outside and you plant the beans.

I: In this season, have you rented land out?

R: Yes, I did

I: You have rented what size of land?

R: It is half an acre of land

I: The person who gave you the land, how much did you pay them?

R: For a quarter of it he asked me for 50, 000 shillings then for the rest, he told me that I plant and after the harvest I give him 25 kilograms of beans in the harvest.

I: In a normal season, how many kilograms do you harvest?

R: Aside from the sun but also with the fact that the land is old, a good harvest can give me about 3 sacks (each of 100 kilograms) of beans.

I: Of all this harvest you only give them 25 kilograms? Maybe they are your friend?

R: He told me that he wanted to plant in cassava, as we were planting beans, he was also planting his cassava sticks.

I: Beans grow well with cassava

R: Yes

I: So, the man is the final person who decided on this land.

R: Yes

I: Thanks for letting me know of this.

**General land**

This is another part we are going into Mama, to know your thoughts on land generally.

**00:18:21**

Yours land inclusive but also for other people. We want to know what you think because we also don’t have the truth about any of this, we are visiting people to see how things have been going. In general, how do [people come about to own land in this village?

R: Many who have big land, they got it long time ago for free in the old days where people would just allocate themselves land, but these days to get land, it is hard maybe if you are working in the government where they pay you much money. To even buy land, it is hard maybe these traders who get a lot of profits. These days to work and get land is hard. People buy land though many here own land that was given to them as shares from their parents.

I: Why is it so?

R: If you harvest these beans can you sell them and buy land of 10 million shillings?

I: How much does land go for in your village, the one that costs the least amount?

R: If you get like half a quarter an acre of land, it goes for about 4 million shillings. This doesn’t even have a banana plantation. If you are to get with a banana plantation now, they will ask you for 6 million shillings.

I: I see that the land is highly expensive

R: It is very expensive

I: What you want to tell is that to get land you must have worked and you have much money

R: Yes, you must have money

I: Are there any people who till give shares?

R: Yes, they are there?

I: Meaning there are people who own land that they got from their parents?

R: They are there, and some have big land. Of course a parent has to give land to the children, when he is gone, he leaves the land for them.

I: In what ways can one access and use land that they do not own?

R: For us, if you are to use someone’s, you get your money and go rent and dig and after your harvest if the owner tells you that they want to use their land, you get out, you pay per season.

I: Is there another way?

R: You can’t use someone’s land here without renting it and paying money for it.

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

**00:21:07**

Or he just has to wake up and sell it off?

R: This side

I: Yes

R: This side if someone is going to sell their land or if my husband wants to sell it, you can’t just do it. You have to sit and agree with your family.

I: Like who and who in the family?

R: The wife and children because when you wake up and you want to sell it the wife and children can stop you.

I: How can they stop him?

R: They don’t put their signature on the land before knowing why you are going to sell it. And if there is no reason n but you want to sell to take it and buy alcohol, they can refuse.

I: Mama let me ask you, what if the man is the one with the agreement or a title like this where only his names were put and maybe he is the one with the agreement where you and the children are not?

R: A man can say that he will use such control, that is when you find that you will go to the authorities.

I: Which authorities are these in the case of such issues?

R: You will first go to the local councils, if they try and fail, you go up there where we hear that there are courts of law and they be the ones to decide for you.

I: Meaning that even if a man has an agreement of the land and it is in his names, he can’t sell because he has a wife and children?

R: Even if those agreements are in his names, to be on such land you must be having a wife in the house. You can’t just wake up and you sell it. There are some men who can refuse and say that they will sell their land, but if the woman doesn’t put her signature, the buyer will fear to buy it that he might buy nothing.

I: So, you are letting me know that the buyers first look for the wife’s signature?

R: Yes, if it is not there then they don’t buy

I: Okay, I have understood this. Now Mama, if someone has land here, but they don’t live here on their land or in the village, does he stay with the control over the land or?

R: Yes, people be knowing that this land is for the other person, also he lives it with someone,

**00:23:41**

Who takes care of it. He leaves it in someone’s hands.

I: Isn’t it ever the case that someone just leaves their land there without any one?

R: No, they leave it in the care of the someone. Should someone come and they want to use it, the one he left to take care of has the power to rent it or not. Those things of just leaving land are no longer there.

I: They normally leave this land to which people?

R: Someone can leave it with their older sibling or any other person they see to be responsible.

I: If there comes a person who would love to use such land?

R: They can’t without permission. Me I see like our chairman in *Omukatooma* (there trading centre), there was a man who had a banana plantation very beautiful and about 2 acres of land and he died. This man left the banana plantation in the chairman’s hands and he kept looking after it, tending it, selling bananas from which he would get money to pay for the children’s school fees until they have grown and they have now gone to the university. And now that they have grown, he will give it to them. He looked after it and it didn’t get spoilt.

I: Did that man leave a wife in the home?

R: He didn’t leave a wife, the wife left long time ago.

I: The husband left the land in chairman’s hands?

R: He was left as the caretaker of the children and also keep his banana plantation from getting spoilt.

I: Now that they are old, he is going to give the children the land?

R: Thanks for telling me about that

I: If someone tells you that this is family land, what do you understand by that?

R: Me I think that land is left there and it is for all of you, it is not divided that everyone is being given any share. They leave it there so that everyone can do whatever they like in there but the owner maintains that it shouldn’t be sold. There is an old man who can stand up and say that his land should stay for everyone to do whatever they can on it and it stays there as family land.

I: Does this mean that the old man is the only one with full control over the land?

R: Yes, because he is the owner of that land

I: Can this family land be sold?

**00:26:38**

R: It depends on what the land owner said. There is when he can tell the family to never sell his land but leave it to stay there so that everyone can use it for what they want whether they want to farm or bring their cow and graze it from there but make sure it stays there if he doesn’t want to divide it.

I: Mama, I would love to know, have you rented or sold land? You had told me that you have rented land, what of renting land?

R: Like I told you, we have sold land before, the one I told you that is up there where we sold to get school fees from for the children.

I: In your renting land, is there any agreement you made apart from paying money?

R: There is no making of any agreement, someone trusts your word and commitment and the payment you made. They can’t go behind you to deny the payment you made. If you have paid, they know that you have paid them.

I: The other land Mama that is in your name that you own, what do you use it for?

R: It is fully a banana plantation. We weed, care for it.

I: There is also the other one that you sold with your husband, what were you using it for before you sold it?

R: It was also a banana plantation all through.

I: Okay. Having land that you own, what does it mean to you Mama? Like the other plot that is in your name

R: It means that it is mine and it came from my home, should anything burden me for example a loan, you know that these days we women also get loans.

I: Tell me about this.

R: Because of the children’s school fees, if it burdens you then you can get a loan.

I: I though the man is the one that pays the school fees?

R: We help each other, sometimes he doesn’t have the money. You go to the sacco groups where we save and borrow money. You may fail to pay this money from these groups and when it happens, he could also refuse to pay it, this means the land will save you.

I: When did you last get a loan from the se sacco groups?

R: I get it for the children’s fees, I last got one when my daughter was going back to school.

I: When was this that she went back to school?

**00:29:44**

R: On 14th September and she was going for internship.

I: How much did you get for this Mama?

R: I had borrowed 450,000

I: Have you been able to repay it?

R: I have paid some of it

I: Now, when you get this money for a loan, do you repay it with your husband or you pay it yourself?

R: He also knows about this money.

I: You tell him before you get it?

R: Yes, he knows that I am going to get it and sometimes he gives me half of the loan and I pay it back. When I also get money out from my alcohol selling I go and pay it. We keep on paying it slowly like this until we finish it.

I: Tell me about the ways that show that this land belongs to someone?

R: A part from the title, if you haven’t received it as a share from your parent which is normally written in a will, if you have your money and you buy then you should be having agreements that show it is yours.

I: In your view, what good things can come from having a woman’s name put on those land documents like the agreement and title?

R: Tomorrow, if your name is not on them, some men don’t give their wives anything and then they go to sell knowing that the wife is not anywhere. If he wants to sell and your names are on the documents he has to call you so that you be there and know why he is selling that land. Also, this means that you have a part in the things you have done with your husband meaning that you have done them together even your children tomorrow cannot misuse it. When the children want to divide it they will have to go through a long process of changing names and consulting with others especially for the title.

I: Tell me about me about any problems that would come from outing the woman’s name these land papers.

R: There is no problem, me I see it is good to have her names on them as I told you already.

I: Mama, do you hope to inherit more land?

R: If I am still alive and my husband is not, this land becomes mine and I will have the authority over it because I have my signature on the title.

**00:33:32**

I: Now like the way we have put this one in the title, it will stay here for us should my husband be gone before me. It can even stay for the family and the children can do whatever they want on it, seeing that the land is small, we wouldn’t want them to ever divide it.

I: I am curious to know whether people in this village fear losing their land Mama.

R: It is very hard to find that someone’s land is being stolen or encroached on, they can even murder you from there.

I: Meaning people here don’t fear, they are okay?

R: Yes, because there is no finding that a someone is stealing their neighbor’s land. I haven’t seen that here.

I: How about hearing about it?

R: We hear them in those other districts on the radio but not this side of ours.

I: If you were able to get more land, how would you go about it?

R: If I get money and I buy it. My father already gave me my share, I don’t even hope that once he is gone tomorrow he can leave me with any other plot and also my husband, his father gave him his share so I don’t think he hopes to inherit more land. We have to work, get money and buy land.

I: You had told me that this is family land and that you have a signature on the title, does this mean that you have approved shares on it?

R: If the man decides to share it amongst the children, there must be my share as the wife.

I: And the children too will have their shares.

R: Yes

I: Okay, so what else do you do on this land?

R: We mainly plant on it cassava, beans, there is the banana plantation, groundnuts.

I: Thank you very much Mama for telling me about this part.

**Baseline awareness of titles**

I: Allow me go to the next part where we want to understand your thoughts on titling and titles., your title but also for others in general. What does the title mean? Now that you have it as a family and you signed on it.

R: We wouldn’t have a burden of school fees because you can take that title to the bank and you

**00:37:04**

get a loan but we also fear in the case that you fail to pay it, they may come and take the land. We are trying to work hard and see that we don’t take it there to get money. Borrowing money is good for people like traders who do big businesses and are able to pay, now for us, you might take it there and fail to pay then your land is taken.

I: Oh yes, they can take it. So Mama, of what use is the title to you?

R: The title helped us, because if we are not here tomorrow, our land will stay in the title. Even the neighboring person can fear to buy it if the seller is not right. The process of getting other signatures is also not easy for someone to just go and change so that they steal or sell the land. The buyer can refuse to buy this land because it is in a title in the cases when the owner is not the real one selling.

I: On the title, did you include any one else?

R: We put there all our children.

I: This is good. What if tomorrow one child wants to sell, can they sell alone?

R: No, that child doesn’t have the authority to sell alone. There is no way he can sell, all of them must be there and in agreement.

I: This journey all through the visits, until you got the title, what did you like about it?

R: We thank those who put every effort to bring for us the title. We feel good knowing that we now have stones marked around our land and some of our neighbors also wanted it but they did not get it.

I: You are the only ones that were picked in this village?

R: No, there is another man behind this side who also got. People can be asking us what luck we got to have the title, we also tell them that we just saw people that kept coming to visit us and we didn’t even know that they would give us a title for our land. They taught us well that land is only secure when in a title, otherwise someone can come and take your land while you are seeing them. Us we are happy that now the land is titled meaning it is ours with evidence.

I: Do you have concerns about this journey that you can share with me?

R: No, I don’t have any

I: What difference is there between a title and other documents that show who owns the land, we shared about like the agreement?

R: You see the agreement for example, you keep it and they get lost or get burnt should anything happen or you just loose them but for the tile even if they remove the stones, it still stays. There where the land titles came from, even if someone removes a stone, they can still know where the

**00:41:27**

land pass and you can get another title from them.

I: Okay, so Mama where did you keep your title?

R: We had kept it in the house but my husband was saying we should remove it from here and take it to the bank and keep it there.

I: Okay. Mama, during the visits, I am curious to know whether you were asked questions with your husband? How did this happen?

R: There is a lady who called me on the side and asked me questions when I was alone and my husband was also taken and asked alone. The questions they asked me were about how we do things at home, how we work together as a couple, how we use the land and the gardens whether I cultivate alone or if he helps me.

I: How did you come you know to that you were on the title?

R: At the end, that is when they told us that they were going to give us a title.

I: How do you think this decision of adding you on the title came about?

R: Me I think those people that were training us are the ones that made sure that both husband and wife be on there together.

I: Okay. In general, do you think women would love it to be on the titles with their husbands?

R: They love it but there is one whom you find she doesn’t care about it. She can be doing her own things, keeping her own money like as if the world will not change, tomorrow it changes.

I: What advantages are there in having both husband and wife on the title?

R: The good thing that I see is that, tomorrow should someone come to chase you away from your land or want to steal it, they can’t take it.

I: Are there people that have lost their land like this

R: No, but we hear it happening in other places

I: How have people in your village been getting tiles before these people who visited you came?

R: I hear that you go that side where they get titles form and it takes close to 5 years to get the title.

I: Which place did they say they get titles from?

R: I think it is in Kampala because there is an uncle of mine who wanted a title for his land. He moved to and from Kampala for a long time putting money there but the title didn’t come.

**00:45:25**

Some people in this village would want it but the money and people say it is hard to get the title. I am still glad to get it with my family.

I: Why do you think people say it is hard to get?

R: Because of money

I: Like how much money do they have to pay?

R: I hear it is a lot of money, even my uncle paid a lot of money. Every time he would go to Kampala he would go with a million which money they ate but never brought for him the stones.

I: This is not good

R: He even died before getting it, his money was wasted just like that

I: Sorry about this.

R: Yes, he didn’t get it yet the money he paid was much, he went to Kampala a lot.

I: I see. What reason’s do you think would cause a man to not put his wife on the title?

R: I think if the man doesn’t trust you, he sees you doing your own things, and you generally don’t care for the family he doubts whether you deserve to be on his title.

I: Tell me more of these things about women

R: Some women don’t work together with their husbands; they leave everything to the men like making sure the gardens are cultivated and the woman doesn’t care to get land, plant or even tend the gardens. A man can see why you are in the marriage and if he finds such holes then he doesn’t put you on the title.

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

R: They want them, because they keep on asking me how we got the chance. They just don’t know where to start from.

I: Do you mean where to get the titles or the money?

R: There are some that can afford the money but they don’t know how the process goes for example there is an old man with whom we boarder our land when they were giving us the title he came and asked that where would he go if he wanted it. There were sub county leaders here, they explained to him.

I: The sub county leaders were also here through this time.

R: Yes, they were seeing how the stones were marked and they asked us to call our neighbors

**00:49:39**

whom we boarder land with so that no one takes another’s land without their witness.

I: Thank you Mama for explaining all this to me.

**Intra household discussion and bargaining**

I: Now this part we are going into; we want to hear about the conversations you had with your husband about the titling. We know the years have passed and you may not remember all but we ask that you share with us according to what you remember to the best of your ability. Be reminded that there is no right or wrong answer, it is your opinion and thought. Mama, you and your husband, did you sit together and talk about the title. How did this go?

R: He didn’t even ask me or sit with me to decide on putting me on the title. These people are the ones that said that a man has to be with the wife so he didn’t have to ask me he just had to accept.

I: When they finished asking you the questions, what conversation did you have with your husband on those questions and what you talked about?

R: When they would leave, we would sit with my husband and ask ourselves what these people wanted to know. We asked ourselves about why they were asking us a lot about what we use our land for and how we handle our family and we concluded that they must be university students who finish their studies and come to do some research, so we didn’t have a clear picture of these people and we sat together to talk about it. But after, they came and finally told us we would get a title at the end.

I: Mama, after knowing that you would get a title, what did you talk about this together?

R: My husband said that seeing that we are getting a title is a good thing because we wouldn’t have the money to get it tomorrow. He was generally happy, sometimes they would come when I have gone to dig in the garden far way but they would call me and apologize to us for wasting our time yet we were the ones going to benefit.

I: Okay. So after getting the title, tell me about that conversation you had after with your husband.

R: I don’t want to lie, he just gave it to me that we keep it but after that he told me that we need to take the title out of the house and take it to the bank and have it kept there.

I: Why did he say that you take it to the bank?

R: You see, someone can come and steal it or even one of our children can come and change his mind and take it. Getting the money to replace such a title might be hard yet it is also expensive.

I: Tell me about what happened after knowing that you are on the title with your husband.

**00:53:26**

What has changed in your home?

R: For sure it is not there, because we have been thinking or getting a loan but we fear that we might fail to repay it and then we lose our land

I: Has anything changed in the way you have been making decisions after getting the title, how does your husband respond to you now?

R: We still have to sit and talk, I can’t do anything without telling him. Nothing much has changed because we haven’t even used the title yet or anything.

I: Thank you Mama for telling me about those conversations. Remind me the years you have lived with your husband.

R: We have made 25 years

I: How has it been for you?

R: It is hard but you just have to be persevering.

I: Tell me about this (Respondent laughs)

R: I ask for things from my husband and he just keeps quiet. Like money, when he doesn’t have it he doesn’t tell you that, he just keeps quiet and he won’t get back to me at all. This makes me feel defeated and other quarrels about school fees for the children but after we get well and move on.

I: I am curious to know how you get better after this. I see you didn’t leave like other women do, you are still in your marriage.

R: You leave it at that and move on after sometime, slowly things become fine again.

I: So Mama, how did you get married?

R; I am not wedded but my husband paid half dowry of 3 cows out of 5

I: Do you think the balance will be taken?

R: I don’t know, maybe he will.

I: Yes, you never know it can happen. The children my finish school and then he gets the money to buy them. Do you feel Mama, that you as a woman are supported by your husband in the things you do?

R: Yes, when I don’t have money for the alcohol I do, and he has, he gives it to me then I also continue brewing. He also pays school fees when I am not able to.

**00:56:50**

I: What work does your husband do?

R: He is a builder, sometimes he goes to build in Bwizibwera and other times he goes far away. When he is there he can send half the school fees. This is how we help each other.

I: And you, do you feel that you support him too in the things he does?

R: Seeing that most of the things he does are men’s work how do I help in?

I: Aside from his work, him personally.

R: If he comes and finds that I have cooked and prepared for him what to eat, what else would he want. I wash his clothes, I prepare for him home, he finds a good home when he comes back.

I: Why do you think some men don’t support their wives and the wives don’t support their husbands?

R: There are some who don’t mind about it. Someone can decide to only take care of themselves, but I also find it sad for a man not to help his wife.

I: Explain to me about this part of the wife that causes a man not to help her.

R: When he comes back, his clothes are dirty and are unwashed, he ends up washing them himself. He can wonder why he even gives her money.

I: Why do you think the wife would fail to wash the husband’s clothes?

R: I think the wife can be angry about certain issues, there are some men who don’t listen. They go and see other women and at the end of the day when the wife hears such, she also starts saying that he should go to those women to wash for him.

I: How does she hear about this?

R: You can’t fail know these things.

I: What if the people telling you, are just rumoring, how will you know?

R: They can’t lie, and also you know when your husband has other women, you can’t fail to know as a wife.

I: How do you know?

R: When a man comes home and starts shouting at you, that means he has other women. Why should he be shouting, can’t he tell you calmly. He has left me home preparing for him food and looking after the home, then when he comes he just starts shouting? After this, when a woman has a bad heart she will start refusing to wash for the husband, some don’t give him food and when you refuse to give him the food, if he also has money then he refuses to give it to you too.

**1:00:20**

I: Oh I see, but then this makes it difficult.

R: Things of marriage are hard but you have to persevere.

I: What has helped you to get through all of this?

R: I always keep quiet; I leave the man alone. What matters is that he finds the food home, I have washed his clothes and I go on and do my work.

I: Now when you keep quiet, won’t you hurt more

R: There is nothing to do, you can’t put yourself on a man like that. You keep quiet and in time it is all done and becomes better then you move on with everyday life.

I: Decisions regarding your household, before we had asked about the land, now we want to know who makes the ones in your household like which schools your children go to?.

R: It is my husband, concerning school we rarely change children.

I: How about on other things for example buying this or that?

R: I just advise him on what I think, sometimes he allows for example when the uniform for the children gets old and he has the money, he gives it to me. I can also tell him that we need to renovate a certain part of our home but he doesn’t have the money I leave it.

I: So, at the end even after advising him, he decides what he will do?

R: He is the one, all I do is to advise him and whatever he decided to do, we go with it.

I: Thanks for telling me that. Are there any other things you talked about titling and titles with your husband?

R: We just talked about how there are many people that were supposed to get titles but after that, they were left out.

I: Did these people tell you about why they were left out?

R: No

I: When was this that you got your title?

R: 2018

I: How about the children, did you tell them about the title?

R: We told them when the title was brought. They are always at school, but one of them asked me if the title had been brought and I told her.

**1:04:11**

I: There is no other conversation you had with them?

R: No, we didn’t say much but they know that it came.

I: Okay. Thanks for telling mw your thoughts on the title and titling process.

**Gender norms around land**

I: This part is about women, as you know most times land is associated with men and less of the woman because that’s how it has been. We don’t have any truth but we would like to get your thoughts on the different things about women and land. Are there women who own land in this village?

R: Yes, women buy their own land

I: Individually?

R: Yes, they buy and put it under their names

I: How do they acquire it?

R: Some traders and get money and buy for themselves.

I: Are there any women that have not bought land but own it?

R: Yes, if their parents gave it to them but most of them buy

I: Do you think they include their husbands on this land?

R: Most of them don’t put their husbands on it because they might take it away from them tomorrow.

I: Even when they don’t put their husband, do they tell him?

R: The woman can tell him and he knows it is hers

I: When the man knows that the woman as bought her own land, he doesn’t argue or what?

R: I see many of them do nothing, they don’t argue about it. He sees that the wife is planning and doing things to move their family forward, so he doesn’t quarrel. As woman, where will you put that land, should you pass on tomorrow, it will stay in your family with your husband and children and it benefits you all.

I: In your view, do you think women should be allowed to own land in your village?

R: Yes, should the marriage fail tomorrow you can go and stay on your land.

**1:07:43**

I: Why would someone go into marriage thinking that it will fail?

R: Marriage can fail because many have failed and you can’t sign yourself up to stay no matter what. It becomes hard with time and you may be defeated whether you are a young woman or old woman.

I: Tell me about these things that would make it fail, just one thing.

R: If a man chases you away that he no longer wants you, can you stay there so that he kills you. He may get another woman and he says he no longer wants you, you also go and stay on your land and leave him.

I: So, this is why you say women should be allowed to own land.

R: Yes, they should be left so that if they have their money to buy land, they buy it.

I: Do you think women would love to own land with their husbands or individually?

R: You know, if you are a woman and you buy the land in your names it should be fine but there are some men when you buy it they start saying you want to control them and become stubborn so he refuses. But me I see if a woman has her land, it will help her tomorrow.

I: Okay. Do they prefer to own it alone or with their husbands?

R: Very few want land on the side, others who have it with their husbands must be okay and I see that there is no problem.

I: You had said that it’s the man who makes the decisions in the home, how about let’s say you want to sell land, do you tell them?

R: Yes, even if it’s the one you have individually on the side, you tell him and agree together. You can’t go behind him and sell it in hiding.

I: The family land that you had explained to me about, do you think women have shares?

R: Yes, there is a share, there are some who decide that the family land should ever be sold but left there for everyone to use I think on this one the woman has no share. But for the one without this condition, I think a woman has a share.

I: Let us talk about most family land, do women get have shares on them?

R: I think most of them don’t have the shares.

I: What makes you say so?

R: Some people say they can’t give girls land, because they get married or they are already married so why would he should be giving land to the girl.

**1:11:52**

I: What changes when the girl is married in regard to land?

R: This is because it is believed that the woman has now gone to make family on her husband’s land, so the father says they can’t give the girl land to go and share it with her husband.

I: So you what do you think about this, would you give your girls or not?

R: I would give them even if they are married, you can give it to them when it is still there.

I: I understand. Now let’s say in your marriage, would your husband sell land without consulting you?

R: No he can’t, we have to agree. He has to ask the wife and children then he sells even if he is the one on with the right because we stay with him as a family.

I: When the husband dies, is the widow allowed to stay on the land?

R: Yes, many are there on their land

I: Does it become theirs to own?

R: Yes, if she is not around tomorrow you find her leaving her land to be shared among the girls.

I: How about the boys?

R: Boys get their shares earlier.

I: What if the husband dies before giving his sons shares of the land, does the woman now do it?

R: That’s is why the government is there

I: Which government?

R: There are sub county leaders who deal in land issues who come and divide the land among the children. Even if a man dies minus dividing land for the children or writing a will, the sub county leaders come and divide the land equally among all the children.

I: So there is a land office at the sub county that when a father passes on they come and divide land among the children. Okay.

R: Yes, when the children call them to divide the land, they come. And if they don’t want to call the sub county leaders they call those who are concerned in the family. This is possible when there is oneness and no misunderstandings in the family.

I: So when the children fail to agree this is when you involve the sub county leaders

R: Yes

**1:14:58**

I: And the sub county makes sure everyone gets equal share whether boy or girl

R: Yes, they give divide it equally same size

I: How about the family, does it so the same?

R: No, they give boys more than the girls

I: Which one do you prefer of the two

R: But still, a girl may not get the same share with a boy because the boy is going to live there and give birth to children who will also want him to give them land tomorrow. The girl should go with whatever she is given because she is going to get shares with her children form her husband’s land.

I: I am glad to hear this explanation. That a boy’s family is being birthed on that land while a girl is going to start a new one with her husband.

R: Yes, the girl has gone to start another clan yet the boy is continuing his father’s clan lineage

I: Now when the widow passes on, who owns the land?

R: When she dies, the girls can take it. If the girls were already given their shares, then the boy who paid for her funeral rites if no one else contributed he takes it. Sometimes this land can also be sold to pay for her funeral rites like buying food.

I: So these boys you said are given land early, when do the parents do this? When the boys are young or?

R: When they are marrying or if he gets married, he is given land.

I: What if their father dies before these boys marry or when they are still young?

R: When they grow up for example like my mother in-law’s case, her husband died long ago when the children were still very young. When they grew up, they called some relatives and elders in the village who divided for the boys and she remained with her part.

I: Were there girls, did they get a share too?

R: The girls were there but they did not get anything. Now, the land where their mother is will be for them after her death.

I: In the same case of your mother in-law when she lost her husband, couldn’t she divide for the sons?

R: She wouldn’t. They were old, they refused for her to give them the shares. They prefer the presence of older people in the family like their uncles and some villagers who know them.

**1:18:21**

I: I have known this today. I thought a woman can give her children shares

R: The boys can’t accept; you have to call some other people to do it

I: Does it make a difference if the land was acquired before or during the marriage or if there are children involved?

R: Whether the land was acquired before marriage, whatever you work for together is for the children. You have to give it to them.

I: When do the parents decide to start giving the children shares of land?

R: People normally say that even now when you are still young, when you have things, you start writing a will.

I: What if one is still giving birth?

R: They have to first stop giving birth, because if you have already divided and now you add more children, what will you give them? They decide on the children to stop on, then the man can start writing a will. If you have an older child who has married even though you are still giving birth to other children, you can give him his share.

I: Meaning the difference is the children. What if the woman didn’t give birth to any children?

R: She can’t leave like that, people can see how long she has been with the husband and know. As a man you have to give her a part, you can do this before and leave it in writing.

I: There are some men that die before putting this to writing.

R: She can’t be sent away just like that, though some relatives chase her away. But a man can be having another woman who gives birth if you don’t give birth to children; he gets one who does. These children might interfere with the first woman wanting her to go empty handed but also the time this woman has spent there on the land, if she goes to the authorities like those people in the land office she can get something because it is not her problem that she can’t give birth.

I: Do you think there is any law that cares for these women or they just go and report?

R: I don’t know how they do it up there in leadership, but I think they do care for them.

I: These widows, do they remarry?

R: There are some that remarry because they can’t persevere; mostly the young ones but if the widow is already old she may sit and stay on the land.

I: How old is the one who stays?

R: She can be 40 years and above like I am, if you have children why would you get remarried?

**1:22:40**

I: May be they see that they are still young and beautiful?

R: (Both respondent and I laugh). If these children see you leaving them to get married to other men, it disrespects you. You down sit and take care of your children.

I: This widow who remarries, can she bring her husband to the land or she has to go to him elsewhere?

R: There are some who bring them there and the children send them away while there are women who leave the children behind and go to their husband.

I: You have heard of on who the children chased?

R: Yes, these children think that the man is coming to take their father’s land so they chase him away and their mother chooses either to stay with them or follow her husband.

I: Have you heard about it in this village whereby the male relatives of the husband tried to take land for the widow?

R: If the woman becomes foolish the man can deceive you and you sell the land and the children get nothing.

I: What of the male relatives of the deceased husband trying to take land away from the widow?

R: They are there but I think the world has changed in that when they to come and take the land I go and report them to LC1 and if they fail the LC1 will send me to higher authorities.

I: Whether he left a title or not does it make a difference?

R: They fear titled land and if he didn’t write anywhere, that is when they come and try to take it.

I: The way widows are treated, has it changed in the recent years from the past way?

R: Long ago widows used to suffer but these days they stay on their land do what they want on it.

I: Tell me about how the widows were suffering long ago. What do you remember?

R: If you were a widow, you had no help, at times when the land is small, she suffers on it. These days many widows whom the husbands have left things for are better off than the married ones.

I: So you mean these days it is better?

R: The widows have no problem, they just have to keep their respect not going to drink alcohol and eat their husband’s things he left behind. If you take care of them well, people can say that though the other woman lost her husband, she is doing well.

**1:27:18**

I: In your view Mama, what happens to women when they lose their husbands?

R: You have a lot of burden because now you will be the wife and husband

I: What kind of hardships are these?

R: Now that you are husband and wife you have to do the man’s work or if you have the money you hire workers to do it. When you have a man he helps you with some things that you can’t do for yourself. For example, like building, sometimes you don’t have money but when the man is around he can cut grass and help you cover the roof.

I: The way widows are treated in this village, is it acceptable?

R: It is okay, there is no problem

I: Tell me, when a woman loses the husband what do you do for her as neighbors?

R: We go and help her with work, encourage her to stay in the home and if it is time for planting the gardens, we help her plant as we reassure her so that she forgets the sorrow of losing her husband.

I: This is good of you. Mama, let’s talk about the women who divorce or separate with their husband. What happens to these women on the issue of land after they are have separated with their husbands?

R: Sometimes after the woman has gone, she comes back so that they can divide the land for each of them to take theirs. You find confusion here and the man tells the woman that she had gone already so there is nothing for her. This makes them go to report to the authorities.

I: Let’s assume that the reason for their separation is from the man not the woman, does this woman still not get anything on the land?

R: This lady may decide to go with the children and you find that the man no longer cares about the children and when the woman gets there, life becomes hard. The children’s demands become hard for her; they want to go to school, eat, clothes and this forces her to come back to the man where she asks for what to use to take care of the children.

I: Can’t a woman leave the children behind with the man and go away?

R: There are men who don’t have responsibility over the children, if the woman goes the children stop going to school or they have no food at the end of the day.

I: Do these women stay on the land, or they have to go elsewhere?

R: If you stay on that land, the man can even kill you or cut you to pieces. If you separate, it is better you go away. You go to town to rent or go back to your home.

**1:32:44**

I: The way these women who separate or divorce from their husbands are treated in this village, is it okay with you or you would love to see something change?

R: We just advise them and some have already moved on. There is a woman who separates and goes back to her father’s house and settles or if the decided to rent, she is there working well also she is good with her neighbors. After separation, they should have a good life, if she has children they give her land but if she doesn’t have the man can’t give her land.

I: In your way of thinking, tell me what you think cause couples to separate or divorce.

R: Misunderstandings caused by drinking alcohol whereby the man no longer cares for his family, the woman decides to leave such a man and move on. There is also unfaithfulness on both man and the woman’s side cause them to separate.

I: Generally, what reason would make a husband fail to put his wife on the title?

R: A man can watch you and see that you are not responsible and you are dishonest. You tell him you are going to this place and then after you are found coming from other places. But also some men just want to sell and eat the money their land alone tomorrow.

I: What of the man who decides to put his wife on the title, what reasons would make him do this?

R: If you trust each other and when you agree on everything, he can put you on the title as his wife. I hear people say that the wife with the ring gets the property tomorrow but me I don’t see it as a strong reason.

I: Why don’t you?

R: If a man brought you to his home and married you, you gave birth to his children, why should he wake up and start saying because you are not wedded he will misuse the land. I am his wife with or without the ring.

I: If the women were able to own land with their husbands, would this bring about conflict in the home?

R: If the land is for you both, I don’t think there would be any conflict

I: Would it end conflict or any misunderstandings in the marriage?

R: There are just some hard men who have other issues and you find that the misunderstanding existed before even owning the land.

I: Let us say these misunderstandings were there before, now that they have joined to own land, will this end them?

R: There are other reasons that cause these misunderstanding which should be checked.

**1:39:52**

I don’t think the title can end them. May be if he wants to sell land and you don’t agree, this causes a misunderstanding.

**Land disputes**

I: Thanks a lot. So our last part we are going to is about land disputes. What do you think is the most cause of land disputes?

R: It is finding someone being given a small share and the other is given a bigger share or like how land is that it has a good and bad side; in this case one is given the bad side while the other takes the good side and you find them fighting one another. If you are sharing, there needs to be agreement in that both of them take a share of the good and bad side of the land.

I: What cause most disputes over land in a village?

R: When one person wants to steal the other person’s land by uprooting the *omugorora* from the land boundary of the other and extends it taking a piece of their land.

I: Mama, tell me about an example you have witnessed happen in your village over land?

R: It hasn’t happened; we don’t have disputes over land. I only know what I told you about; the issue of extending the boundary when one is cultivating their land happens but it doesn’t become a dispute as such. When one complains they can go to the LC1 And report.

I: When such a dispute happens, what happens?

R: You go to the authorities like LC1 and they come to see who is in wrong and reconcile the people.

I: If this dispute happens in the family, how does it get resolved?

R: You still call the authorities and they come and sort the issues or call the concerned people of the family if there is oneness to see what to do.

I: What if one side of those fighting over land has a title, does help in ending this fight?

R: The one with the title wins over because it helps speedily, when they stand at the corners of the land, they can see who is in wrong entering the other person’s land.

I: In general, what do you think should be done to help people who fear that their land might be lost or stolen or encroached on?

R: People would get titles just that it is expensive while others don’t know where to go to.

I: For those who have money to get titles, how can they be helped?

**1:44:54**

R: I suggest that the government should prepare training for through announcing on the radio where people can meet and be educated about where they should go to get titles from and how to go about the process.

I: How about the ones without money?

R: I don’t know, you see us we got helped to get title and we didn’t put any money of ours. When these people who helped us come back to pick who to help again, these people without money can be included.

I: Okay. Thanks Mama for giving me your time today and allowing to talk to me. You have made me laugh and told me about somethings I didn’t know. I found you washing clothe and I hope the sun comes so that they dry up.

R: I will continue washing.

I: Do you have anything you would love to ask me about what we have talked today, or if you would love to advise me on anything?

R: Which one would that be for sure? I just want to thank you coming, teaching us and giving us the title.

I: Who do you think gave you the title?

R: I think the government that gave them to us. Thanks to them for sending you always so that we give you our thoughts this side which lets you know how we are this side. We wouldn’t have handled the title for sure, we just hear about it, to see that they gave it to us, we thank them very much.

I: Okay Mama, thanks for welcoming me, here is your gift to appreciate you for your time.

R: Thanks.

**1:47:31**