



KAMPALA INTERNATIONAL UNIVERSITY

**LAND CONFLICTS AND WOMEN'S SOCIAL ECONOMIC WELLBEING
IN WESTERN DIVISION, TORORO DISTRICT, UGANDA**

BY

AGWANG CONSTENCE

BDS/48018/153/DU-TR

**A RESEARCH REPORT SUBMITTED TO THE COLLEGE OF HUMANITIES
AND SOCIAL SCIENCES IN PARTIAL FULFILLMENT OF THE
REQUIREMENT FOR THE AWARD OF BACHELORS DEGREE
IN DEVELOPMENT STUDIES OF KAMPALA
INTERNATIONAL UNIVERSITY**

OCTOBER, 2018

DECLARATION

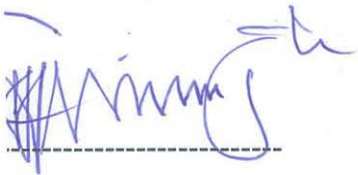
This research report entitled land conflicts on women's social economic wellbeing in western vision Tororo District is my original work and has not been presented for a degree or any other academic award in any university or institution of learning.

gwangconstence
GWANG CONSTENCE

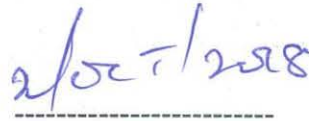
02/0ct/2018
Date

APPROVAL

This research report has been written under my supervision and is ready for submission to the College of Education Open Distance and E- Learning as a partial requirement for the award of Bachelors Degree of Development Studies of Kampala International University.



MR. OKISWA GEOFFREY,
SUPERVISOR,
AMPALA INTERNATIONAL UNIVERSITY



DATE

DEDICATION

I dedicate this work, to my dear mother Akurage Mary, grandmother Akware Francis and my uncle Okanya Gabriel who endeavored lots of vexation and discomfort while I was away to write this research report.

ACKNOWLEDGEMENT

This research has been successful because of the great support from individuals who have contributed to the accomplishment of this study in one way or another

Above all I am grateful to the almighty god for giving good health, strength, courage and knowledge during the long course of my study at Kampala International University Tororo study Centre

I am greatly indebted to my supervisor, Mr. Okiswa Geoffrey for his kindness, continuous support and guidance towards the completion of this study.

Further appreciation goes to my family most especially my mother, Akurage Mary my best friends Remijoe Nalela and Mwangi Willy and my uncle Okanya Gabriel for having supported me in one way or another.

Furthermore, I acknowledge all the respondents for sparing their precious time and responded to my questions and also for their entire cooperation during my research.

Finally special thanks go to my course mates, friends doing other courses for having stood by me throughout my course of study.

TABLE OF CONTENTS

DECLARATION.....	ii
APPROVAL.....	iii
DEDICATION.....	iv
ACKNOWLEDGEMENT.....	v
TABLE OF CONTENTS.....	vi
LIST OF TABLES.....	ix
LIST OF FIGURES.....	x
ABSTRACT.....	xi
CHAPTER ONE.....	1
INTRODUCTION.....	1
1.0 Introduction.....	1
1.1 Background of Study.....	1
1.2 Statement of the Problem.....	3
1.3 The objectives of the Study.....	4
1.4 General Objectives.....	4
1.5 Specific Objectives.....	5
1.6 Research Questions.....	5
1.7 The Scope of the Study.....	5
1.8 Significance of the study.....	6
1.9 The conceptual Framework.....	6
CHAPTER TWO.....	8
LITERATURE REVIEW.....	8
Introduction.....	8
Theoretical review.....	8

2.2 Effects of land conflicts on the income levels of women	14
2.3 Social effects of land conflicts on women	17
2.4 Summary	21
CHAPTER THREE	22
METHODOLOGY	22
3.0 Introduction.....	22
3.1 Research Design	22
3.2 Study population	22
3.3 Sample Size	23
3.4 Sampling Techniques.....	23
3.5 Data Collection Methods	24
3.5.1 Questionnaires	24
3.5.2 Interviews	24
3.5.3 Focus Group Discussion.....	25
3.5.4 Observation.....	25
3.6 Reliability	25
3.7 Validity	26
3.8 Data Processing and Analysis.....	26
3.9 Conclusion	27
CHAPTER FOUR	28
DATA PRESENTATION AND ANALYSIS	28
4.0 Introduction.....	28
4.1 Biographic Data of the Respondents:	28
4.1.1 Gender Distribution	28
4.1.2 Education levels of respondents.....	30

4.2.2	Land Conflicts in Tororo District:	31
4.2.3	Causes of Land Conflicts in Tororo	31
4.3	Conclusion	40
4.4.0	Effects of land conflicts on income levels of Women in Tororo District.....	40
4.4.2	Conclusion	45
4.5.0	Social Effects of Land Conflicts on Women in Tororo District	45
4.6.2	Conclusion	50
CHAPTER FIVE		51
SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS.....		51
5.1	Introduction.....	51
5.2	Summary of the findings	51
5.2.2.	Effects of land conflicts on women in Tororo District.....	52
5.2.3.	The role of local councils in disposing land conflicts	53
5.3	Conclusion	54
5.4	Recommendation	55
REFERENCES		57
APPENDIX I: QUESTIONNAIRE		60
APPENDIX II: FOCUS GROUP DISCUSSION.....		63
APPENDIX: III		65
APPENDIX: IV		66

LIST OF TABLES

Table 4. 1: Gender Distribution of Respondents	29
Table 4. 2: The marital status of respondents (n=240)	29
Table 4. 3: Table Showing Education Levels of Respondents:	30
Table 4. 4: Weak Implementations of Land Laws:.....	31
Table 4. 5: Inadequate awareness of land laws:	33
Table 4. 6: Lack of clear boundaries.	34
Table 4. 7: Corruption among those in Authority Escalates land conflicts:.....	35
Table 4. 8: High levels of poverty among the community has also led to land conflicts.....	36
Table 4. 9: Weak Inheritance regulations and Laws:	38
Table 4. 10: Land tenure system have led to conflicts in Tororo District.	38
Table 4. 11: Summary of the nature of Land Cases in Tororo District:	39
Table 4. 12: Number of women affected by land conflicts:	41
Table 4. 13: Responses showing that Land Conflicts have led to low incomes:.....	42
Table 4. 14: Shows responses on how loss of land can lead to poor Education:	44
Table 4. 15: Summary of the effects of Land Conflicts on the income levels of women:	45
Table 4. 16: Percentage of Respondents on Loss of life.....	46
Table 4. 17: Shows responses to increase in number of street children:	46
Table 4. 18: Responses on Land Disputes leads to displacement and Landless:	48

LIST OF FIGURES

Figure 1: Conceptual framework.....	6
-------------------------------------	---

ABSTRACT

The study was about effect of land conflict on women's social economic wellbeing in Tororo. The study objectives were: to examine the causes of land conflicts in Tororo, to establish the effects of land conflicts on the income levels of women in Tororo District, to analyze the social effects of land conflicts on women in Tororo District. The researcher used an analytical design and it will analyze the element of the data that was collected in relation to gender perspective to women's rights to land. The study covered 100 respondents from the selected population. The study revealed that primary data collected for the study at the grassroots level in selected areas indicates that land conflicts are on the increase and the most affected category is that of women specially in the rural areas. With the transformations in land tenure systems throughout the land began to change as well. The current Ugandan lands tenure system is two-fold, consisting of customary and statutory land tenure systems. The fundamental contradiction between popular conceptions and state practices is at the root of any land disputes today. Ugandans familiar with statutory laws and the court systems and with economic means may exploit the current situation to take land away from someone with a customary or traditional claim to land. Women are particularly vulnerable in this situation especially when they do not have a legal (civil) marriage to protect her rights. Custom plays a major role in determining land claims today in rural Uganda. Among rural respondents, both men and women held a strong conviction that the family land and property belong to the head of the family who is often a man, but in certain circumstances it can be woman. This is a significant shift from prior ideas that land belonged to the lineage and was controlled by the lineage chief. Land is considered to be family property and is used by either men or women in the best interests of the family. In an ideal situation, decisions about land are made through mutual understanding between husband and wife. Yet, many male and female respondents declared that a woman could never be equal to a man in terms of

knowing how to best manage family resources. The centrality of land to economic development and the social welfare is unquestionable especially to the women. Land has been used traditionally to promote the socio-economic development of women; more so that they live and earn their living from tilling the land. The causes of land conflicts/disputes in Tororo range from lack of clear land boundaries, corruption of the authorities, false claims especially by the relatives of the deceased. These and many more as discussed in chapter four have had serious consequences on the socio-economic aspects of women in Tororo District. Communities should be sensitized about land policies especially women. Government should facilitate the land committees at sub-locations and they should be trained to be equipped with skills in conflict resolutions and handling. Government should encourage and support surveying process of land. This will help boundary settlement and knowing the right owner of particular piece of land. The current survey process is so complicated that a person in the rural area cannot manage the bureaucratic steps involved in securing land titles.

CHAPTER ONE

INTRODUCTION

.0 Introduction

This chapter consists of the statement of the problem, objectives of study, general objectives, and research questions, scope of study and significance of the study.

.1 Background of Study

While increased population density and demand for land can set in motion, a virtuous cycle of increasingly precise definition of property rights, investment, growth, and productivity enhancing exchange of land, failure to respond with appropriate institutional innovations can lead to downward spiral of conflict and strife over a rapidly shrinking overall pie.

The increasingly wide spread incidence of land conflicts in Africa is well documented in the literature. It has been shown that even limited land conflicts can erupt into large scale civil strife and violence (Andre and Platteau) 1998, especially if “political entrepreneurs capitalize on the underlying grievances to further their cause (Fred-Mensah 1999, Daudelin 2002). To determine whether this is the case, it is necessary to show that over and above social problems and direct costs that may be caused by land conflicts, these conflicts affect productivity of land use and thus reduce the scope for future growth.

Land is a treasured resource of development in every respect at all levels especially in the sub-Saharan regions, and it has become a source of conflict. Evidence shows that the highest numbers of cases registered by local council courts from the village level to sub county level are land related.

Municipality which is predominantly an Urban and a business Place. What should be observed in this region is that land is limited due to the high population that has led to land fragmentation. In a general note, Tororo district has an area of (2444.7) square kilometers with an average population (of 721,242) at a growth rate of 2.8 (Ugandan Population and housing census 2014). The population density is about 594 persons per square kilometer. This has led to scarcity of land resource, ending into scramble for land, which has developed into conflicts.

Land conflicts are numerous and historical in evolution. Deininger (2003) observes that, formal institutions for land administration were often simply super-imposed on traditional structures without a clear mention of their responsibilities and competences, implying that they lack both outreach and social legitimacy.

In the historical perspective, many land conflicts stem from customary land ownership patterns, lack of clear land demarcations and this has caused serious harm to communities like loss of life and property.

In Tororo, land is a vital resource due to the high population in relation to land ownership and control. It is still a sign of economic power and social standing. This implies that land and life are inseparable to the Japadhola and the itesots of Tororo .Balunywa (2008:2) also supplements his opinion with this statement, *to land we come, on land we live and on land we go*.

Tororo households experience land conflicts with relatives, neighbors, landlords, Local Government, and politicians of which such conflicts have had significant impact on women's socio-economic aspects as regards land occupancy, right for ownership and usage. Whereas Mugambwa (2002: 9) asserts that land tenure laws are meant to protect the vulnerable members of society from loss of their access to land of subsistence production, this is not the case in

Tororo District where land allocation is based on inheritance by the male sex, with no right of ownership by the female sex. Statistics at the district indicate that about (13.1%) of the female legally own land in Tororo.

Land and resource being the backbone of the socio-economic wellbeing of most societies in Uganda and Tororo in particular, women has been denied access to its full or partial ownership, despite the fact that they are the principal users.

The fundamental question at this point is *what can be done to prevent the escalating land disputes in Tororo District so as to harmonize development in the district*. Whether the complainants of these disputes have ever been attended to, their satisfactions to enable them regain their land ownership, and if not, why are the authorities taking time to address such issues? This therefore, has prompted this study to be carried out.

1.2 Statement of the Problem

Land is a treasured resource by the community. Population pressure, changes in the land laws (Land Act 1998, and its subsequent amendments 2007), increasing evictions and industrialization have created awareness about land and increasing land conflicts in our communities. Despite government intervention measures like amendment of Land law (amendment 2007) to resolve the imbalances in the land ownership, Local council, courts of law, and police; still land conflicts are on the increase. According to the sub-county Chairpersons interviewed (LC III), most of the LC cases handled are land related. In April 2017, people were killed during the struggle for the separation of Tororo District.

CONFIDENTIAL

He said that when a husband (head of the family) dies without writing a will, the clan members have the mandate over the deceased property. This normally creates conflict between the widow and children with the so called family members especially the brothers of the deceased.

It is noted that women are the most affected due to their vulnerability in terms of funding the required legal fees to settle their cases due to low incomes of most women in Tororo.

This study therefore, intends to assess the effects of land conflicts on the socio-economic aspects of the women in the District.

Secondly, there is no sufficient empirical data to show the effect of land conflicts on the socio-economic status of the women in Tororo District and as such there is no basis where land conflicts can be handled.

Little attention has actually been devoted to the study of land conflicts background and its causes. *That is why the researcher gained the motivation to investigate the effects of land conflicts on the socio-economic aspects of women in Tororo District.*

1.3 The objectives of the Study

The study had both the general and specific objectives.

1.4 General Objectives

The general objective of the study was to assess the effects of land conflicts on the socio-economic aspects of women in Tororo.

.5 Specific Objectives

pecifically, the study was intended to;

- i. Examine the causes of land conflicts in Tororo
- ii. Establish the effects of land conflicts on the income levels of women in Tororo District.
- iii. Analyze the social effects of land conflicts on women in Tororo District.
- iv. Assess the role of Local Councils (LCs) in disposing land disputes in Tororo District.

.6 Research Questions

- i. What are the causes of land conflicts in Tororo?
- ii. How do land conflicts affect the income levels of the women in the selected area in Tororo District?
- iii. What are the social effects of land conflicts on women in Tororo District?
- iv. What is the role of Local Councils (LCs) in disposing land in Tororo District?

.7 The Scope of the Study

This study was restricted to assessing the effects of land conflicts on the socio economic aspects of the women in Tororo District with a case study of western Division in Tororo Municipality with particular emphasis on the causes of land conflicts, their effect on income levels of women, identifying the social patterns of land conflicts and role of LCs in resolving land disputes.

It was limited to the period 2010 to 2017, as delimitation to the scope of study for better management and during this period many land conflicts were experienced. This period is optimal to have a clear picture of the land conflicts in Tororo.

The study was carried out in western division as a case study of Tororo district that has 5 counties that includes, Tororo Municipality, West Budama north and Budama south, Tororo

county north and Tororo county south. It is surrounded by the Districts of Busia, Mbale, Mutaleja, and Manafwa districts.

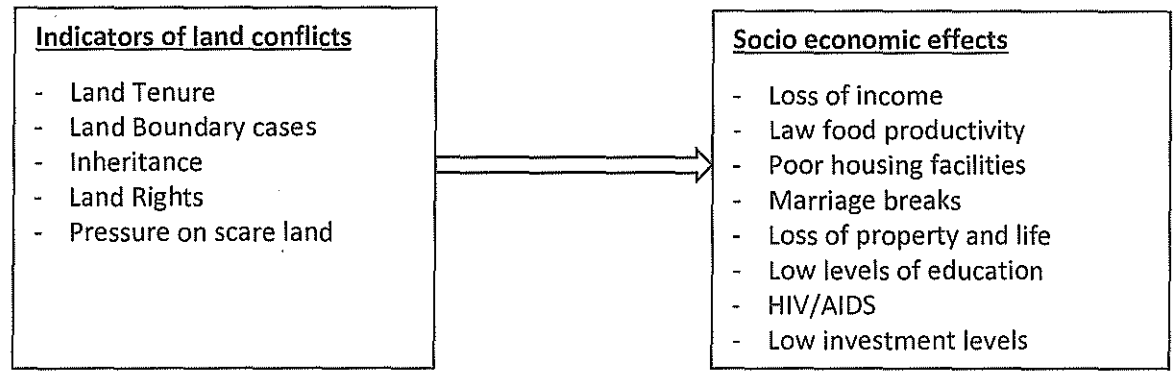
.8 Significance of the study

The study was intended to establish how land conflicts have affected the socio economic aspects of women in Tororo District. It may also enhance and build a body of knowledge on the effects of land conflicts on the socio-economic aspects of women.

.9 The conceptual Framework

Figure 1: Conceptual framework

Independent variables



In the conceptual Framework above, the indicators of land conflicts that stem from poor management of the land tenure system practiced, land boundary cases, inheritance, pressure on limited scarce land resources, and land rights. These in turn have had devastating socio-economic serious effects on the community especially in the women like loss of income, Loss of property/life. The low food production, becoming landless, poor housing facilities, marriage break ups, and low levels of education.

Whereas measures to reduce such impact are in place like enactment of relevant laws relating to management of land issues, the conflicts seem to be escalating.

The majority of the population does not have sufficient; knowledge about land management, policy implementation procedures and the associated costs have scared most people in seeking services of land board and tribunals so as to resolve land conflicts and dispute

CHAPTER TWO

LITERATURE REVIEW

2.0 Introduction

This chapter presents socio-economic aspects of women. Which is the topic under study the related literature is basically focused on theoretical review; it is divided into 2 sub themes; effects of land conflicts on the income levels of women and social effects of land conflicts on women. This chapter gives the researcher an idea about the problem and what others have done in the past although literature on gender perspective on land conflicts in Uganda is scarce, the researcher reviewed some relevant textbooks, journals, magazines and internet resources with an aim of broadening the researchers knowledge and level of understanding the concepts and knowledge about the variables in the study.

2.1 Theoretical review

This sub theme discusses the causes of land conflicts in communities. Before getting into the intrinsic of the causes of land conflicts in communities, one should understand the meaning of land and its importance to human beings. Land is defined as “*an area of ground* “. Therefore, land does not refer to portion of the earth’s surface only; it also covers water resources, minerals or oil resources, and the area above it.

International Land Coalition (ILC) (2006:2) asserts that the relationships between land and conflict are extraordinarily complex. When it comes to land issues, the causes of the conflicts are numerous, including: structural or historically based inequalities; economic and social policy patterns of growth and development; political or territorial disputes; communities in competition with commercial interest, overlapping jurisdiction among government departments; former

landlords and land reform beneficiaries; and contradictory regulations, such as differences in legal and customary ways of managing or mediating land rights. ILC has extensively summarized the probable causes of land conflicts. What it does not point out is how this has affected the socio-economic aspects of women, yet land conflicts have a huge impact on women since women tend to suffer more than men from weak legal systems, limited institutional capacities and traditional customary practices. Garcia (2005:1) points out that land reform policies recently implemented in Southern Africa, mainly; Zimbabwe's new radical land reform approach, the end and the collapse of the apartheid regimes in South Africa and Namibia. All these have transformed the land issue from a political taboo into a sensitive and controversial, but de facto, operating policy.

Whereas these land reform policies are sensitive by design, they do affect the socio-economic patterns of life. The motives of these reform are self-centered by the perpetrators, for instance in Zimbabwe what was seen as a mere change of ownership through land redistribution to the blacks affected the societies, at local levels and stretched to affect the entire national economy. In Uganda the proposed land reforms have sparked off regional resentments that are eventually culminating into tribal conflicts for example, the conflict between the Japadhola and the iteosts of Tororo.

Mesfaye (2004: 2) comments that there are several cases of environmentally induced disputes and conflicts in different parts of the country. Disputes and conflicts arise for example over parental land, returnees claiming ancestral or original land, migrants encroaching on indigenous land and sharing of common resources (i.e. common grazing, water and forest resources). While there is no strong empirical evidence, there is a reason to believe that the frequency and the intensity of conflicts have increased over time, like Mount Elgon where there is occupation of

the National Forestry Authority, in the North-East the Karamojong and the Iteso have had endless battles that are sometimes fatal because of grazing and water for their animals. Tesfaye's analysis concentrates on rural settings where women are the most affected by such conflicts,

however in urban areas, land conflicts are caused by mainly the so called *principal developers*.

The question is how many women participate in developing land and what is the level of their influence in land matters and defense of their fellow women?

Today in Uganda, external and internal forces variously advocate retaining the status quo, overhauling the whole system, or amending some aspects of land tenure in light of rapidly changing realities. These changing realities range from the interest in creating a market for land and a push towards equitable sharing of land resources based on gender considerations, and from land insecurity to social effects of the HIV/AIDS pandemic. The bottom line is that each of these realities is eroding the rights and peaceful enjoyment of land by the women's precarious land rights because the men have more rights on land than their female counterparts who only possess user rights'.

Uganda being a predominantly agricultural economy, and land is the most important resource of the people and the country as a whole. Due to the importance attached to land, there is a need to reduce if possible eliminate future conflicts that erupt from time and again, due to the rise in population pressure while land does not expand and is fixed. (Breyer et al: 1991). These land tenure systems therefore greatly affect the socio-economic aspects of women because when conflicts arise they directly impact women as they are the principal users of land.

Kanyinga (1997) asserts that the socio-political consequences of land tenure reforms, particularly during the Arapu Moi era had drained the public resources in previously rich

agricultural corporations in Kenya, it used land as an important resource for establishing and maintaining support relations with leaders and groups considered strategically significant in terms of political support. However, what Kanyinga does not show is under what type of land tenure system was this land that was given to the political supporters. On the same note Okura (2005: 172) adds to Kanyinga's voice by asserting that this has had not only generated a situation of landless in Kenya; but it has also increased the number of disputes on restricted land, resulting at times in crisis and conflicts, as exemplified by conflicts along the Rift Valley and in the Coastal region of the country. What Kanyinga (1997) and Okura (2005) do not explain on land and tenure systems is how they have caused land conflict and their grave impact on women and that the principal users or beneficiaries of land in Uganda are women other than men especially at grassroots levels.

Okura (2003) points out that until 1900; the prevalent mode of land tenure system in Uganda was customary tenure. This meant that customary rules of about 140 major ethnic groupings governed access to, utilization of and parting with land in a given ethnic area. Land relations in pre-colonial Uganda can be looked at in three ways: Feudalism, where access to land was controlled by an Oligarchy in which political power in society was exclusively vested. Security of tenure for land users was based on continuous loyalty to that oligarchy. The payment of tribute in the form of produce and gifts was a norm and a requirement as evidence of that loyalty, mainly in the kingdoms of Buganda, Bunyoro, Busoga and Toro demanded.

However, Okura (2003) further notes that the current land tenure reforms were essentially introduced by the 1995 Constitution and operationalized by the Land Act, 1998. That Constitution abolished the Land Reform Decree and resorted to the systems of land tenure that was in existence

t independence. These were re-stated as customary land tenure, freehold tenure, leasehold tenure and Mailo tenure.

t made new and radical changes in the relationships between the State and the land in Uganda. : declared that land in Uganda would henceforth belong to the people of Uganda and vest in them in accordance with the land tenure system outlined above.

The national and district council policy on land was expected to take into account that the people of Uganda have equal right to own and enjoy land both men and women. However, the question is whether these land reforms have no direct implication and link with most rural women who use land and do not possess it yet the practice according to cultural historical perspective women do not own land despite being principal users of land in the rural areas and at homestead level.

Marcos (2003: 2) notes that ever since the first attempt to record customary land law during the colonial period, tension has persisted between the desire to codify this law in simple terms and a readily identifiable set of rules and the ever-evolving practice of this law, which is based on hotly contested traditions. Locally derived meanings attached to land and resources are perhaps best understood in terms of a set of rights, and no generalized land codification is likely to reflect the complexity and fluidity of this understanding.

What is clear is that customary land laws are not always readily identifiable or consensually determined. What becomes law reflects the relative economic and political power of competing interest groups and individuals. What Marcos does not bring out is how the customary laws affected women socially and economically, especially in Tororo which is predominately an agricultural based district where women depend on land for their livelihood.

Tripp (2000) states that in Uganda, women play a key role in food production, involved in the cultivation of cash crops and the value-added processing of food while continuing to ensure that the subsistence needs of their families are met. Until the new Constitution came into effect, women were treated as minors under the law, without adult legal status or rights, and in most cases Uganda women do not own land.

Although, conveniently enough, women are permitted to use the land to produce crops, they have no right to plant perennial crops or use the land as collateral security unless they secure male permission.

Women's labor has become even more significant under Uganda's current agricultural policy to expand non-agricultural exports. The above situation was comfortably being observed by women, without raising any question on their status, until the NRM government came to power in 1986.

Women now enjoy well-defined and inalienable rights to property attached to their houses, and have recourse in law when men violate their rights. Based on these principals, most customary courts affirmed that once property had been gifted or assigned to a wife, it could not be taken away, and husband who tried to sell land or transfer it to a new wife were rebuked. Moreover, the customary law of succession allowed widows to inherit ownership rights in homes and land, and to share in the distribution of the deceased man's property Khadiagala 2001.

51). Odoki (1992) report of Uganda constitutional commission, further argues that the customary and tenure systems promote socio economic development better as women are given rights to use land in family for productive purposes than to sale.

There is then need to contribute to a good tenure policy that would ensure a fair and equitable allocation of land among the citizens, at the same time preserving its capacity to satisfy the present and future generations equally.

Ideye (2005) observed that, 80% of all legal disputes brought before the courts in Burundi, arise those within the family and are in most cases over inheritance law that gave equal inheritance rights to males and female children to inherit their parents; land and property observed in relation to reducing land conflicts in Rwanda and Burundi on the same case, in Uganda the situation is worse because laws and our culture and custom on owning land by women are not supportive and not expressly defined.

It is important to rekindle that in Tororo District, the traditional African customary land tenure system is much more observed on the general sale of land as it belongs to the family or clan members. However, this system is now being modified with the changing circumstances, where many individuals are buying their own land and have the right to sale it without consulting family members including the women who might even be using that land in question.

4.2 Effects of land conflicts on the income levels of women

Burnet (2004: 1) asserts that like in other Africa states, women in Uganda and Tororo in particular, face numerous cultural, customary, economic, legal and social constraints to their access to land and ownership of property in general. The women's rights to land, discriminatory laws and practices have a greater impact on women especially on female-headed households due to the scarcity of land. Therefore, access to and control overland is crucial for all Ugandans, but especially for women since the number of women- and child headed households (the majority of these children being girls) has greatly increased as a result of the high birth rates (Uganda population census 2012) and the HIV/AIDS epidemic.

All land conflicts, no matter how peaceful or violent they are, produce negative consequences for individual people as well as for the entire society. Many families across Uganda, mainly in urban centers, have seen their shelters- their homes- being bulldozed out of existence. Furthermore, many under privileged people experience the sale of their property by someone else who also claims to be the owner.

Wehrmann (2008: 22) observes that whenever there is land conflict, women do suffer economic consequences. In extreme – but not rare – situations, many people find themselves landless and/or without shelter. In the case of farmers who are majority women, this often includes the loss of his/her production base. Violent land conflicts – or simply the fear of becoming a victim of them – can also have a traumatizing effect on those who are or feel at risk. The costs of these have to be borne by the entire society. Wehrmann concedes with other scholars on how land conflicts have destroying effects on women, they don't point out how it has affected the income levels of the women and investment and hence the interest of the researcher.

Tripp (2004: 43) acknowledges that land ownership conflicts have negative effects on individual households as well as on the Nation's economy. They increase costs, slow down investment, can result in loss of property for a conflicting party and reduce tax income (land tax, trade/commercial tax for the state or Municipality. Conflicts over the use of land generally have a negative impact on the poor women who normally struggle to till land for survival purposes.

They either decrease quality of life for parts of society or, if they are addressed and ameliorated, contribute to additional state expenditures and therefore have an impact on the national wealth (Wehrmann, 2008: 42).

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

Wherever conflicts occur, a lot of multiple sales, evictions, lands grabbing e.tc, people lose confidence in the state and start mistrusting each other mainly leaders at all levels. Dealing with and conflicts therefore also requires the establishment of trust and confidence in the public as well as private institutions and thus uplifting of the women in society economically.

Lariuki (2005) stresses that land conflicts affect different groups in different ways like having a stronger impact on the livelihood of the poor than that of the rich, but they also impact differently on men and women, urban and rural populations, farmers and pastoralists e.tc, with groups such as squatters, ethnic minorities or orphans being extremely marginalized.

Burnet (2004: 24) adds on that women in informal marriages (especially those in polygamous marriages) and widows are among the most vulnerable to losing their access to land. In many instances, widows find their land rights challenged by brothers-in-law who want to live in their houses or exploit the fields upon the death of their brothers. Widows who have children following the death of their husbands are particularly vulnerable to losing these battles.

Women in informal or polygamous marriages are often chased off their husband's land when a dispute arises with their husbands or when they die. Furthermore, since the law, and more so, the inheritance law is in many cases manipulated; women then lose their economic empowerment which is access and ownership of land.

As laborers on the family farm, women play a major role in food production. As heads of households they are increasingly becoming farm managers, especially in food production. Women throughout the world also contribute to the household food supply through gardens that provide vegetables, tubers like cassava and seasonal dietary supplements; Holmboe-Ottesen (2007) comprehensively reviews women's roles in the overall food system, highlighting how

They are an integral part of the food production process all over communities that are predominantly agricultural based like Tororo.

oid (2007) also asserts that the economic impact of intra-state conflict on women is so severe even the compounding of the general poverty and hardship caused by wars.

Women's lack of access to the means of production, particularly land.

In Rwanda, for example, women had no right to the land owned by their dead husbands or parents after the genocide of 1994. In countries where women did have access to land, they often lacked the resources needed to farm and develop the land.

Ottesen further urges that in all case study countries, women's participation in the labour force increased during the course of the conflicts. However, when ex-combatants returned home to their communities, women were often then first to lose their jobs during the post-conflict transition. The consequences of the post conflict economic collapse context of gender relations. Women's nutritional status declined disproportionately, as did girls health and education levels. Women headed households, women refugees, and socially vulnerable women all experienced marked economic declines during the post conflict transition.

2.3 Social effects of land conflicts on women

Land is central to the sustainable livelihoods of rural households. For them it is not just land but arable and grazing land on which they depend for their livelihood.

As a result, any conflict over land impacts the households directly, and this impact gender differentiated (Verma, 2001: 3-4). The impact of land conflicts on women's livelihoods has to be situated in the larger context of land problems in Sub-Saharan Africa. Land conflict have

emendous social effect on women in twofold: women lose the right to use and ownership on one hand. While on the other hand when cases of evictions happen this renders the affected families to becoming landless and women turn into fulltime destitute.

Whenever land conflicts occur especially in rural areas more so between families gender violence surfaces. Eade (1997:54) explains that gender violence may be physical, or emotional and psychological, such as sexual harassment and the undermining of women's intellectual and spiritual capacities. Violence and fear of violence from men is profoundly disabling to women inhibiting or preventing their full participation in social, cultural and political life. Most domestic abuse goes unreported because of women's well grounded fear of further violence, their lack of realistic alternatives, and their lack of confidence in law to protect them.

Access to and control of land to a greater extent determines women's access to livelihood assets such as physical capital, natural capital, human capital, financial capital and social capital. Unfortunately, as Wengi (1998) points out, access and control are limited by their lack of resource rights. For instance, in most of Sub Saharan Africa, women do not own land and even what they produce on the land, is controlled by the men (World Bank, 2000; Verma, 2001). Paradoxically, women through their labour are the major contributors to household livelihoods (Mulumba, 2002).

Women and men negotiate access and maintain control over land as productive and material resource differently and inequitably within local relations of power (Verma, 2001:79) Land conflicts influence women's access to resources such as cultivable land, water and firewood. Given their domestic responsibilities, women negotiate access to natural resources such as land for cultivation, firewood and water vital for survival of their families and children.

Because of land conflicts and depletion of resources such as trees and arable soils, women have been forced to look beyond their family resources for other sources. For instance, interviews with women revealed that they collect firewood and water five to seven kilometers away from their homes. Travelling such long distances makes them vulnerable to sexual exploitation and gender based violence from the local populations along the lonely long routes and paths that they follow at times alone. The distances also take away their valuable time to engage in income generating activities or to participate in skills training and women empowering programs of government.

It was also established that women do not control proceeds from surplus food sold in the markets or independently use the surplus from other household income generating activities. As a result, they are dependent on men for their daily needs a fact that greatly disadvantages them. For instance, because of their low income, women, are denied access to dispute settling mechanisms in the communities due to lack of money to fund the processes towards settlement of their disputes.

The majority of women responded to these hindrances in their attempts to establish a livelihood by building up their social capital. For instance, they respond to the lack of labour in the households as a consequence of the absence of men, by forming groups through which they harness their joint labour. Women for example cooperate in cultivating each other's gardens as a group. They also participate in community activities such as women's groups, saving groups or as volunteers with humanitarian agencies operating in their areas of settlement.

DFID (2001) stresses that social capital helps to increase women's productivity, improves their access to income generating activities and facilitate the sharing of knowledge.

Despite their hard work, it was found that women rarely participate in decision making processes at both household and community level. This is a result of cultural expectations that perceive women as belonging to the 'home' (Tinker, 1990:17) and their preoccupation in care activities that limit their time to actively participate in decision making.

In all, conflicts over land in Tororo District have had negative impact on the way women access livelihood goals. Land, for the majority of women is central to their survival. In order to overcome the predicaments of land conflicts and inequitable access to resources, women have devised other livelihood strategies to ensure their survival and that of their children. For instance marriage,

Functional Adult Literacy and building up of their social capital are seen as agency in this regard. The extent to which women can attain livelihood goals is however limited by restrictions on their freedom of movement. As a result, women fail to fully utilize livelihood opportunities even when they sneak out of the homes. Ideally, for a way forward, women should be given an opportunity to build their livelihoods outside the framework of the community structures.

Mugambwa (2002:106) observes that the District Land Tribunals have jurisdiction over land disputes relating to the grant, lease, repossession, transfer or acquisition of land. They also have jurisdiction over amounts of compensation, and hear appeal cases from sub-county land tribunals. Ibid (2002:115) asserts that an unanticipated consequence of the land Act has had a short-term adverse impact on the rate of dispute settlement due to failure to activate the land tribunals. However, it is reasonable to assume that this had had some adverse economic impact in terms of output foregone on disputed land and probably, some increase in the costs arising from injury of persons.

4 Summary

According to a study by the land commission of Uganda, it was observed that “*the involvement of the provincial administration in land issues continue to work against the aims of the tribunals*” (Okuru 2002). The average estimated cost required to approach the elders and chiefs, although lower than those required for the land Tribunal and the court remain an obstacle for women, this makes them the most vulnerable to land insecurity and disputes. In conclusion then, both the formal and the informal dispute resolution channels are inaccessible to the women who are likely to have land disputes because their cost is too high. (Henryson and Joireman, 2005:

8)

CHAPTER THREE

METHODOLOGY

.0 Introduction

This chapter is devoted to methodology of the study in which; the Research design, sample size, sampling techniques, instruments of data collection and methods of data analysis are discussed.

.1 Research Design

The researcher used an analytical design as it analyzed the element of the data collected in relation to gender perspective to women's rights to land. According to Ahuja (2005: 44), a design is a framework for guiding all data collection activities and a planning of a strategy of conducting research. In this case, the survey was concerned with collecting data from the selected area of study thus Tororo District with a case study of Tororo municipality which covers two divisions of eastern and western and study focused on western division that has four parishes that demonstrated to be a large number of respondents and qualitative data that was collected and manipulated to produce the descriptive results using SPSS computer software on the analysis of women's right to land ownership in Tororo District.

.2 Study population

The study population composed of; the four parishes i.e. Agururu A, Agururu B, Bison Maguria and Central Parish were selected from out of the eight parishes that make up Tororo Municipality. (4 parishes 15 women groups, 13 LCs villages in the selected division, 2 members of the district Land Board Police 18 and 22 affected women (the division area land committee, the LC3 chairperson and the mayor of the municipality, the physical planner and municipal land

office, the Town clerk and Resident District Commissioner and LC5 office in Tororo formed the study population of this research an undertaking thus totaling to about 100 respondents.

.3 Sample Size

The study covered 100 respondents from the selected population, 50 respondents used questionnaires, 15 respondents were interviewed, and 35 respondents were covered under the FGD. The study included: affected families, women groups, land board members, selected village LCs, and members of the security Agencies and the elected political leaders.

.4 Sampling Techniques

A number of sampling techniques were applied in selecting the sample size under. These included the following: The sample size was identified by stratifying thus grouping the population elements like affected families, women groups, land board members, selected village LCs, and the Security agencies into selected sample size. Kothari (2005:15) explains that in random sampling, each member of the population has an equal chance / probability of being included in the sample. Booysee et al (1993:53) further states that a lottery method is the best techniques of selecting members of the same size in the study population.

This method was employed in by drawing list from population; where each member of the study population has an equal chance of being selected to constitute the sample size. According to Ababazi (2006:107) sampling forms a significant part in research methodology. This is because it determines what technique to use while sampling the respondents. Cluster sampling method was used in selecting samples from the four parishes, women groups, village LCs, and Affected families. The lottery methods and cluster sampling method are adopted to avoid biasness in selecting population elements to be included in the sample size.

5 Data Collection Methods

Primary data was collected by use of direct personal interviews, self-administered questionnaires, and Focus Group Discussions. Secondary data was also employed.

A review of the available literature on the effects of land conflicts that affect the socio-economic aspects of women either published or unpublished were explored to establish the relevant literature available on the study. Journals, periodicals, newspaper, text books and on-line resources like internet formed part of the secondary data collection.

5.1 Questionnaires

Semi-structured and a self-administered questionnaire was adopted to collect Quantitative data from the respondents. According to Drew (1999:34), questionnaire is advantageous because it can be filled at ease in any convenient place and it creates great anonymity. Closed ended and open-ended questions were used for easy coding and facilitate collection of data on a large range of opinions since the respondents are free to write their mind without limitations.

The questionnaire contained open and closed – ended items and it was used to collect information from the Women Groups, and Members of Land Board both at the District and sub-counties in the District.

5.2 Interviews

This method was employed to collect information from women groups, LCs and affected families in the District. Interview schedules were used to collect qualitative data at the primary level from the respondents. An interview is a conversation in which the researcher tries to get information from the interviewee and records it by him/ her. Interviews were applied since the researcher can observe the respondent and the surroundings during the interview and hence gaining deep insight into issues.

5.3 Focus Group Discussion

This method was employed to gather data from village Local Council Members and from Women groups. This method was employed because members from LCs and Women groups are semi illiterates as they cannot read and write. According to Mbabazi (2008:66-67), Focus Group Discussion involves real stakeholders, people who are directly affected and thus, the problem under study was introduced and the researcher followed it up with guiding questions. During the focus group discussion, affected family members and local councilors from the various wards were selected to seek their views regarding how land disputes have affected the socio-economic aspects of women in their respective areas where they represent.

5.4 Observation

This method was used in collecting data from the field. Observations were made from attending local council courts related to land disputes settlements. According to Mbabazi (2008:66-67), observation method involves participation of real stakeholders; people who are affected by the problem under study. The researcher attended some meeting to enable the researcher to understand how land disputes arise and how they are disposed in the traditional manner. The essence here was to observe the various reactions from the affected families and how they followed up their land dispute cases with the LCs and the Clan leaders in settling land wrangles.

5.6 Reliability

Reliability refers to the extent to which different researchers discover the same phenomena and to which researchers and participants agree about the description of the phenomena. In relation to the above Booysee et al (1993:54) points out that reliability refers to the consistency and accuracy with which a measuring instrument measures something. A measuring instrument is reliable if it provides consistent results.

Therefore before data collection the questionnaires and interview schedules were pre- tested on at least 22 respondents from all categories in order to ascertain accuracy and ability to elicit the necessary responses. During data collection the researcher cross examined the data collected from the field notes, checking the verbatim (word for word) accounts to establish relevance and consistency in the flow of data facts according to the research questions and responses.

4.7 Validity

According to Kothari (2005:74) criterion- related validity relates to the ability of the researcher to predict some outcome basing on relevance of instruments of data collection, freedom of biasness, and availability of information. Booysee et al (1993:55), further stresses that validity refers to the degree to which a test measures that which it is supposed to measure. Measurement of validity was done through content validity whereby the questionnaire questions, interview guide questions covered a high degree of the study themes. Thus these included stakeholders' involvement in the assessment, supervision and monitoring of implement of resolutions of reducing land conflicts among the members of the affected families, children, and particularly women who are mostly affected by land wrangles.

4.8 Data Processing and Analysis

After collecting data through questionnaires and interview schedule, observation and focus group discussions, editing, coding, classification and tabulation of facts was undertaken. Coding was carried out for both closed and opened-ended questions.

However, data with significant similarities was categorized in order to reduce it to manageable size. Respective questions were cross-examined to confirm accuracy.

Above all, SPSS computer software was employed in order to enhance the presentation of findings through use of tables, pie-charts and graphs so as to enable the researcher to analyze data and make interpretations.

1.9 Conclusion

This chapter presented and discussed the methods that were employed in the study.

The study was an analytical survey with a selected sample population. Questionnaire, interview guide and focus group discussion were used in data collection. Validity was through content verification according to the relevance to the area of study. SPSS was used in analyzing data so as to present it in tables, pie-charts and graphs which are in the next chapter. As noted the subsequent chapter handles data presentation and analysis.

These are basically responses from the data collected that are presented according to the research objectives.

CHAPTER FOUR

DATA PRESENTATION AND ANALYSIS

4.0 Introduction

This chapter is a presentation of data in analyzing the gender perspective on land conflicts in relation to women's rights in Tororo District. Presentation of the results is done in tables, figures, frequency counts and percentages in line with the set research questions of the study.

It's divided into sub themes according to the research objectives: Examine the causes of land conflicts in Tororo District, Establish the effects of land conflicts on the income levels of women in Tororo District, Identify the effects of land conflicts on women in Tororo District.

4.1 Biographic Data of the Respondents:

The respondents manifested the following characteristics.

4.1.1 Gender Distribution

The gender distribution of respondents is illustrated as in the table 4.1 shown below, according to those who answered the questionnaires; shows a total of 100 respondents: were males representing 43.0 percent while 57 were females representing 57.0 percent. The researcher targeted female respondent because they were the major thrust under the study and this gave the opportunity to the researcher to explore in depth the women perspective of land conflicts on women. See table below for details.

Table 4. 1: Gender Distribution of Respondents

Gender	Frequency	Percent
Male	43	43.0
Female	57	57.0
Total	100	100.0

Source: Field Data

From the table below 7.23%(54) of the respondents were married,18%(43) were single, 22%(100) of the respondents were separated,9%(23) were widowed and 8%(20) were divorced which implied that very many women were unable to sustain their marriages due to different challenges like domestic violence which means many of them did not enjoy their marriages as shown in the figure below.

Table 4. 2: The marital status of respondents (n=240)

Status	Frequency	Percentage
Single	43	18
Married	54	23
Separated	100	42
Divorced	20	8
Widowed	23	9
Total	240	100

Source Field data,2018

4.2.1 Education levels of respondents

When the Municipal senior Community Development Officer was asked about the literacy levels of women in the municipality, he had no exact figure but estimated it to be around 13 percent as compared to their male counter parts. he even stressed that *low levels of education has significantly contributed to the suffering of many per urban women because they cannot read and write thus they are fooled to sign on land agreements that they have not been involved in the negotiations and which they do not understand.*

Table 4.3 below shows education qualification levels; using the questionnaire method a total of 44 respondents and out of these 21 representing 25 percent had Certificates, 12 representing 14.3 percent were Diploma holders, 7 respondents were Degree holders representing 8.3 percent, while 44 thus representing 52.4 percent had no formal education qualification. During the interview a total of 9 officials were covered and out of these 5 were degree holders while the rest were diploma to certificate holders and in the FGD the majority of respondents had no formal education qualifications.

Table 4. 3: Table Showing Education Levels of Respondents:

Education Levels	Frequency	Percent
Certificate	21	25.0
Diploma	12	14.3
Degree	7	8.3
No formal education	44	52.4
Total	84	100.0

Source: Field Data

What should be noted from the above data presented is that the study was interested in those specifically affected by land conflicts at the grass root levels and these are women in most cases.

4.2.2 Land Conflicts in Tororo District:

The aim of this research was to establish the effects of land conflicts on women. The researcher tried to establish the prevalence of land conflicts in Tororo District by analyzing the causes of land conflicts, the effects of land conflicts on the social economy on the community as a whole and women in particular and also assess the role of LCs disposing land conflict related cases the findings from the study are discussed in the proceeding subsections.

4.2.3 Causes of Land Conflicts in Tororo

One of research question stated that: “What are the causes of land conflicts in Tororo District”, when members of the Land Board, CDO, LCs and Police Officers were asked whether land conflicts are caused by weak implementation of laws; their responses are indicated in table 4.3 below;

Table 4. 4: Weak Implementations of Land Laws

Responses	Frequency	Percent
Yes	72	85.7
No	10	11.9
Not Sure	2	2.4
Total	84	100.0

Source: Field Data

Table 4.4 above illustrates that 72 respondents representing 85.7 percent indicate that yes; land conflicts are intensified by weak implementation of land laws, 10 respondents representing 11.9 percent indicated that no; and only 2 of the respondents were not sure whether land conflicts are caused by weak implementation of land laws.

During a FGD held with women groups in the respective parishes, there was a general consensus that weak implementation of laws and lack of knowledge on their existence and the respective procedures were escalating land conflicts in Tororo

Mafwono Jane, aged 45 a widow with 10 siblings from Bison Maguria had this to say when my *home and got involved in this women group, (Twezimbe husband died; my in-laws chased me away from our home, I decided to seek advice from my brother and LCs but they had nowhere to begin from, that is how I ended up at my brother's)*. In an interview with LC I Chairman of Bison A, he agreed that government has enacted land laws but the mechanisms for their implementation are not in place. He further challenged government to expedite amendment of the current Land Act of 1998 so as to address the current issues to criminalize eviction of sitting tenants.

From the above findings, it can be detected that weak implementation of land laws has been one of the cases of land conflicts, as those affected cannot seek help either due to inadequate mechanisms to address issues of land conflicts and also due to lack of income to facilitate the process of land dispute settlement. Nkonya et al., (2002:2) urges that the major challenges for policy makers are to expedite the process of amending the current Land Act so as to set up better policy mechanism to effectively address land related cases in a sustainable and equitable manner agreed by all stakeholders.

Implementation of land laws is weak because many people are not aware of these laws and policies related to land conflicts. When respondents were asked whether they were sensitized about the current land laws, they were not aware as reflected in the figure 4.5 below.

Table 4. 5: Inadequate awareness of land laws:

Responses	Frequency	Percentage
Strongly agree	33	39
Agree	23	27
Not sure	4	5
Disagree	14	17
Strongly disagree	10	12
Total	84	100

Source: Field Data

The above figure indicates that 56 respondents representing 66% percent agree that inadequate awareness of land laws has increased land conflicts because the majority do not know what law to apply when there is a land conflicts thus mixing up disputes, 24 respondents representing 28.6 percent disagreed and stated that land laws are very clear and can be applied in our daily practices-, while 4 respondents thus 4.8 percent were not sure whether inadequate land awareness causes land conflict. During a FDG an elderly man in his late eighties observed that in 1970's many indigenous Japadholas realized that land was becoming scarce so they started to migrate from town centers to the pre urban areas. The trend continued and began spilling over into other regions of Uganda like Busoga and different islands within Uganda. This explains why there are many japadoholas in Bunya-Mayuge district.

In related development, land conflicts are caused by lack of clear boundaries in Tororo District and among homesteads. The results revealed that 51 respondents thus 0.7 percent agreed that

and conflicts are caused by lack of clear boundaries, while 33 respondents representing 39.3 percent said NO as indicated in table 4.6 below:

Table 4. 6: Lack of clear boundaries

Responses	Frequency	Percentage
Strongly agree	20	24
Agree	31	37
Not sure	—	—
Disagree	17	20
Strongly disagree	16	19
Total	84	100

Source: Field Data, 2018

During an interview with Local Council Officials in Bison A village, they agreed that lack of clear boundaries is one of the causes of land conflicts. Ouma Josepha resident of Bison A village said that...*‘we were 4 boys and our father’s land was not allocated among us; the clan members argued that we would sell it off. Therefore we had to struggle and cultivate land without clear set boundaries.*’ In support of this, the land boundary is now a serious case between the japs and people of Tororo County and it has led to loss of life and clashes among residents of the two neighboring communities.

Another factor that was discussed during the study is that corruption of authorities has escalated and conflicts in Tororo District. The study revealed that 56 selected respondents representing 66.7 percent indicated that corruption of those in authority escalates land conflicts, 17

2011-2012
 2013-2014
 2015-2016
 2017-2018
 2019-2020
 2021-2022
 2023-2024
 2025-2026
 2027-2028
 2029-2030
 2031-2032
 2033-2034
 2035-2036
 2037-2038
 2039-2040
 2041-2042
 2043-2044
 2045-2046
 2047-2048
 2049-2050
 2051-2052
 2053-2054
 2055-2056
 2057-2058
 2059-2060
 2061-2062
 2063-2064
 2065-2066
 2067-2068
 2069-2070
 2071-2072
 2073-2074
 2075-2076
 2077-2078
 2079-2080
 2081-2082
 2083-2084
 2085-2086
 2087-2088
 2089-2090
 2091-2092
 2093-2094
 2095-2096
 2097-2098
 2099-2100

respondents representing 20.2 percent said no, while 11 respondents thus about 13.1 percent were not sure.

Table 4. 7: Corruption among those in Authority Escalates land conflicts:

Responses	Frequency	Percentage
Strongly agree	18	21
Agree	38	46
Not sure	11	13
Disagree	12	14
Strongly disagree	5	6
Total	84	100

Source: Field Data

In the table 4.5 above indicates that corruption is one of the causes of land conflicts, the question is form of corruption is being experienced and to what extent has corruption lead to land conflicts and how has it affected women in Tororo District?

During a FGD, with women group in the selected sub counties, they (women) observed that corruption among various officers has intensified land conflicts. They claim that when women report cases of land disputes to LCI authorities; the cases are not handled well because these LCs officials spend some time with offenders at drinking joints and are given money to silence cases against them. In a study carried out by UWONET (2003) revealed that women are the major losers in most land disputes especially at LCI courts. They indicated that 78 percent of land

cases reported by women to LCs, and courts of law are influenced by bribes and others, files go missing because these women cannot ‘facilitate the process’ by what is called *kitukidogo*.

An interview with the ACDO of western division revealed that corruption is a serious cause of land conflicts in the division because of the fact that women are poor and cannot give money to witnesses and those handling the cases; they therefore end up losing their land to their counterparts who can afford to facilitate the process of land dispute settlement.

Table 4. 8: High levels of poverty among the community has also led to land conflicts

Responses	Frequency	Percentage
Strongly agree	32	38
Agree	21	25
Not sure	4	5
Disagree	16	19
Strongly disagree	11	13
Total	84	100

Source: Field Data, 2018

The study also revealed that high poverty levels among the rural people in Tororo District have intensified land conflicts. The table 4.8 above illustrates by indicating study findings that 32 respondents out of 84 representing 38 percent agreed that high poverty is a cause of land conflicts, 16 respondents thus 19 percent disagreed while 4 respondents thus 5 percent were not sure whether high poverty levels cause land conflicts. Poverty has led some people to sell the same piece of land multiple times to more than one person and at the end all these individuals claim ownership of

the same piece of land hence conflicts which in some cases end up in courts of laws or serious fighting which may cause death.

During an interview with police officer attached to water village police post, Samson confirmed that he has personally ever “*recorded and handled cases where three people claim to have bought the same piece of land from the same individual.*” He further laments that “*... the problem originated from the buyer not completing payment of the agreed value and the owner tries to resell the land to another buyer because the first had failed to complete due to lack of money*” Therefore, this explains the high poverty levels among rural folks to an extent that one does multiple sale of the same pieces of land to different people without shame.

On the same note, it was observed and noted during a FGD by most women that poverty has made them more vulnerable and skeptical to land conflicts because of their position. This occurs in a number of ways; can't have the money to facilitate the land dispute settlement process. One Nafula Zubedda lamented that “*when my brother sold our family land; I attempted to stop the transaction using clan members, they asked me to organize the meeting by providing meals, which I failed to meet.... the only option for me was to turn mad to the person who bought the family land..*”. Hence intensifying the conflict.

Another pertinent question related to Nafula's case is the weak inheritance regulations and laws in Uganda in general and clans in particular. The table 4.7 below reveals the findings that indicated that 44 respondents representing 52.4 percent agreed that weak inheritance regulations is another leading cause of land conflicts. 29 respondents representing 34.5 percent said no and while 11 respondents thus about 13.1 percent were not sure.

The table below reveals the findings that indicated that 44 respondents representing 52% agreed that weak inheritance regulations is another leading cause of land conflicts. 29 respondents representing 34% said NO and while 11 respondents which 13% were not sure.

Table 4. 9: Weak Inheritance regulations and Laws:

Responses	Frequency	Percent
Yes	44	52.4
No	29	34.5
Not sure	11	13.1
Total	84	100.0

Source: Field Data

An analysis of the above revelations suggests that in Uganda we don't have strong inheritance regulations that govern distribution of the deceased's property, in most cases women in particular.

Table 4. 10: Land tenure systems have led to conflicts in Tororo District.

Responses	Frequency	Percentage
Strongly agree	51	33
Agree	20	19
Not sure	—	—
Disagree	13	—
Strongly disagree	—	—
Total	84	100

Source field data, 2018

Okuro (2005:175) asserts that the customary and individualized land tenure system is supported by neo-classical economics literature on ground that a system of land titles/ agreements, or fully developed property rights, including right to dispose freely off land without approval, is the only way to restore the growth potential of African regions subject to high levels of population and increasing commercialization of agriculture. He further says that the uncertainty surrounding land transactions, land can be more readily transferred to more dynamic farmers and the excessive fragmentation encouraged by traditional allocation and inheritance patterns can be avoided. More efficient cropping choices and more long-term investments in land will evolve from enhanced tenure security.

Using the questionnaire method, respondents indicated that few women in Tororo own land as compared to their male counterparts. Thus 71 respondents representing 84.5 percent agreed with that statement, while 13 respondents representing 15.5 percent disagreed and urged that nowadays women also legally own land like men with land titles.

Table 4. 11: Summary of the nature of Land Cases in Tororo District

S/No.	Nature of Land Cases	Respondents	Total	Percent
1	Implementation of weak laws	72	84	85.5
2	Inadequate awareness of land laws	56	84	66.7
3	Claim of ancestral land rights	27	84	32.1
4	Lack of clear land boundaries	51	84	60.7
5	Corruption cases	56	84	66.7
6	High poverty levels	53	84	63.1
7	Inheritance cases	44	84	52.4
8	Land tenure system	71	84	84.5

The table above gives a summary of the causes of land conflicts Tororo District and from the study findings, implementation of weak laws related to land disputes settlement ranks high with 35.5% followed by land tenure system with 84.5% lack of awareness of land laws 66.7% and least ranked being claim of ancestral land rights 32.1%. Whereas there are land laws that are in place their implementation to resolve land disputes is weak as a result of inadequate facilitation by government, promotion of self-interests by those in authority and inadequate sensitization of laws to the general public hence making it difficult to access information on land issues .

1.3 Conclusion

The findings in the above research question examined the leading causes of land conflicts in Tororo District. These causes range from ignorance of land related laws and regulations by affected families, corruption among the authorizes, death of male relatives in the family, lack of clear land demarcation/ boundaries, weak inheritance laws and little government support in setting up land dispute tribunals.

1.4.0 Effects of land conflicts on income levels of Women in Tororo District

Under this section, a research question stated that *“How has land conflicts affected the income levels of the families in the selected areas Tororo District?”* in an interview with District Probation Officer and the District Executive Secretary in charge of women affairs on how land conflicts have affected women’s income levels in the district; the two respondents lamented that although there was no exact figures relating to women’s income loss, *“it can be observed that women have been grossly affected by land conflicts in the district because their income, level is based on agricultural farming and in most cases land is sold to other people without their consent”*. In addition to this relation, District Probation Officer observed that annually there are over 560 cases registered with various probation offices in the district. She further said that

most of the *“the cases she handles at her office relates to sale and grabbing of land for instance on the same piece of land, where these women have cultivated their crops and at times they are given instructions never to go back to those same gardens..”*

The above view was shared by those answered the question on whether women were affected by and as indicated in the table 4.12 below; which indicates that 80 respondents representing 95.2 percent agreed that women are seriously affected by land conflicts, while only 4 respondents thus 4.8 percent disagreed.

Table 4. 12: Number of women affected by land conflicts

	Frequency	Percent
Agree	80	95.2
Disagree	4	4.8
Total	84	100.0

Source: Field Data

The above findings therefore suggest that women are adversely affected by land conflicts in Tororo District. During a FGD with women group at central parish; Namutosi a mother of eight children said that *“... my husband was killed when he attempted to claim the land that his father willed for him from his uncle.... and after his burial I was told to look for where I will keep my children or else risk losing them too! Therefore at the moment; I am a complete destitute with no land to grow food to feed these children”*

Another important consequence worthy discussing is that land conflicts in Tororo District have greatly affected women income levels. When selected respondents were asked whether land conflicts have affected their incomes; the results of the findings reveal that 64 respondents

representing 76.2 percent agree that land conflicts have affected income levels of affected families and more so women. Nine respondents representing 10.7 percent disagreed urging that low incomes among affected families is not necessarily a result of land disputes, several factors can explain such scenario.

While 11 respondents representing 13.1 percent were not sure whether low incomes among affected families were as a result of land disputes or some other reason. The above view is illustrated in the table 4.13 below:

Table 4. 13: Responses showing that Land Conflicts have led to low incomes

Responses	Frequency	Percent
Agree	64	76.2
Disagree	9	10.7
Not Sure	11	13.1
Total	84	100.0

Source: Field Data

In support of the above argument, a survey carried out by a local farmers NGO in Tororo on the impact of land conflicts between the iteosts especially in cash crop growing areas; it was revealed that many families that used to rely on crops like g.nuts and other cash crops like rice in the sweeps of Paya sub county between the Banyole and the japs in the *troubled area*, have had their incomes reduced by 19 percent in the periods when clashes intensified between the anyole and the japs (MDFA, 2008:25).

High poverty levels among women are also attributed to land conflicts that have seriously affected their income levels. In a FGD, many of respondents agreed that poverty has had a significant contribution to low incomes of women in Tororo District. In a study conducted by

UWESO in 2008 regarding the income levels of women in Paya sub county when these women were fully engaged in farming rice before the clashes between the japs and Banyole on the disputed land, their monthly incomes were between one hundred thousand to one hundred and fifty thousand. But after the land disputes clashes; there has been significant drop in the incomes of women to fifty thousand in 2008(UWESO 2009:34). As a result some women have devised survival strategies such as the use of sex and marriage to achieve livelihood goals. For instance, they either exchange sex for services they need or engage in outright prostitution. Joseph (Not real name), who runs a drug shop in Miro trading center in Atapara village, revealed that at times women request to exchange sex for drugs in case they have no money.

Another livelihood strategy of women is that of marriage as agency to access livelihood resources. Kalyango (2006:18) also observed that women seek marriage to men. In the absence of role models and evident benefits from formal education, marriage has remained as the only option for many. Girls are married off as early as 16 years to acquire income or dowry and or extra labour for the household.

Another consequence of land disputes that has affected the women of Tororo District is that many children of affected families have been unable to attain education due to limited income to meet school requirements. It can be observed that many children of affected families are as a result of land conflicts have dropped out of school. During a FGD with women who have been affected by land disputes it was stated that their children have indeed dropped out of school. The reason for this was argued that losing land which is an economic strength in their homes losing the income. They further stated that they are grateful to the NRM government programs of UPE and USE but still when it comes to their part of paying for uniform, books and meals they are unable to afford.

Responses gathered using the questionnaire method obtained, revealed the same results as indicated in the table 4.13 below:

Table 4. 14: Shows responses on how loss of land can lead to poor Education

Responses	Frequency	Percent
Agree	78	92.9
Disagree	6	7.1
Total	84	100.0

Source: Field Data, 2018

In the table 4.14 above illustrates the view that whether their children did not receive formal education as a result of land disputes 78 respondents representing 92.9 agreed, 6 respondents disagreed thus 7.1 percent. In an interview with the district officers, they agreed that children of women affected as a result of land disputes in most cases have problems completing tuition fees. This is because women are central to agricultural production and once their productive asset has been grabbed then they lose income hence on fees for their children (Okuro 2002:181).

The study also revealed that the urbanization of rural areas is affecting women income. During an interview with LCs and CDOs they all agreed that the mushrooming trading centres are changing the life patterns of women in rural. This urbanization has increased land conflicts in the community in the sense that the value of land has increased thus the rich and poor are struggling for small available land. Peter (2009:6) points out that starting of a project around trading centres in rural areas has caused increased transfers of land through land – lets and sales, even though sales are technically illegal under the customary systems.

These processes are linked to the development of commodity relations through the intensification of cultivation and livestock rising in many areas. The commercialization and

urbanization of rural areas is at the cost of the under-privileged persons where women are the most affected group.

Table 4. 15: Summary of the effects of Land Conflicts on the income levels of women

S/No.	Consequences of Land Conflict to the Affected Families	Total	Respondents	Percent
1	Loss of property and life	84	71	84.5%
2	Low incomes due to low productivity	84	63	75%
3	Eviction from gazzetted areas	84	70	85.7%
4	High poverty levels in rural areas	84	78	92.9%
5	Low education	84	63	75%
6	Urbanization	84	73	87%
7	Inheritance cases	84	52.4	

Source: Field Data

The above summary therefore indicates that most of the effects are above 50% which suggests that they are severe. However, low education ranks high on the list which is attributed to low incomes of parents and their negative attitude towards formal education.

4.2 Conclusion

The discussions on the effects of land conflicts on the affected families are diverse. But notable among those that the study revealed include; low incomes among the affected families, child labour, loss of property, evictions, high poverty levels, low education levels among women and increasing urbanization of rural areas.

5.0 Social Effects of Land Conflicts on Women in Tororo District

The third research questions stated as “What are the social effects of Land Conflicts on women in Tororo District”. During the study, the researcher concentrated on the social effects

that arise from land related disputes which on the general scale land conflicts have had negative effects on women.

Another consequence of land conflicts worth discussing is that of loss of life especially male persons in families. During the study the findings revealed that 71 respondents representing 84.5 percent agreed that as a result of land disputes death is likely to occur, 11 respondents thus 13.1 percent disagreed that land conflicts don't lead to loss of life, while 2 respondents were uncertain. The figure 4.14 below indicates the responses.

Table 4. 16: Percentage of Respondents on Loss of life

Responses	Frequency	Percentage
Strongly agree	32	38
Agree	39	46
Not sure	2	3
Disagree	6	7
Strongly disagree	5	6
Total	84	100

Source field data, 2018

This was illustrated by results of the interview that revealed that death is a common phenomenon as far as land disputes are concerned. The secretary for security in western division said that whenever there are land conflicts in the division *“you cannot rule out death threats and even loss of life because in our area land is scarce it is like Gold”*

Table 4. 17: Shows responses to increase in number of street children

Responses	Frequency	Percent
Yes	63	75.0
No	17	20.2
Not sure	4	4.8
Total	84	100.0

Source: Field Data

According to field data obtained using questionnaire method, many respondents agreed that land conflicts contribute to increasing number of street children indirectly, 63 respondents representing 75 percent agreed, 17 respondents thus 20.2 percent disagreed and 4 respondents representing 4.8 percent were not sure of whether land conflicts have contributed to increase in number of street children or other factors. During a FGD with women groups from Industrial Division they said *many of their kids end up on street simply because they are idle, secondly many of us here lost our land due to conflicts.* however, during an interview with the police officers at CPS acknowledged that during their routine round ups of street children, many of these children who were interrogated and screened; their guardians claim that *these children run away from their homes because of the hard conditions of lack of food, and as their parents cannot afford to pay school fees, therefore they resort to run away from home when there is a simple punishment.* In some cases the heads of the family sells off the only piece of land due to poverty without consent of the wife and children, thus they are left landless. The children have no alternative and therefore resort to going to streets for their survival.

When respondents were asked about whether land disputes have led to displacement of many people in their areas and landless, their responses is reflected in the figure below 4.16 indicates that many people are left landless or displaced when land dispute erupts in a given location.

Table 4. 18: Responses on Land Disputes leads to displacement and Landless

Responses	Frequency	Percentage
Strongly agree	29	34
Agree	41	49
Not sure	2	3
Disagree	12	14
Strongly disagree	----	----
Total	84	100

Source Field Data, 2018

According to the figure above, 70 respondents representing 85.7 percent agreed that land disputes increase displacement and landless among the common people in their areas, 12 respondents thus 14 percent disagreed with the statement, while Only 2 respondents representing 2.4 percent were not sure whether increase among the landless is as a result of land disputes or other factors.

In an interview with some residents in Agururu A parish, many agreed that land disputes arising from eviction were on the increase as many are forced to be bought off or risk to be forced of their land. Khauka had this to say *“I have six acres of land... I was approached by a businessman who has a big chunk of land near mine and I was ordered either to be bought off or to be forcefully evicted. But I have nowhere else to go and the money he is offering was not even enough to buy I acre of land in the same village and when I tried to resist I was unable to help*

myself due to corruption in our system I was evicted with no pay hence I am now landless and displaced from my own land and village."

Displacement usually occurs from evictions but this is not so rampant in Tororo as compared to other regions like Buganda. In Tororo Municipal Council this usually occurs in subs (slum area) like Bison, Agururu, and Kasoli especially when it comes to opening up of roads. Many people have constructed the road reserves are given short notice to vacate during development of roads. During an interview with one Opendi had this to say *'my house which stood in the road reserve was demolished by Local Council authorities I had no alternative but to desert the family leaving my wife and children homeless and helpless.'* However, the government is in the process of formulating the new land law that is intended to protect against evictions which criminalizes such acts, but there seems to be other groups that are opposed to such amendments.

Another probable consequence of land conflicts on women in Tororo has been increased suffering of OVCs and widows. As results of land disputes the affected families are seriously undermined by the so called relatives of the deceased.

During FGD with women groups in Western Division and central parish, they revealed that many of them have no inheritance rights as regards the property of their deceased husbands the orphaned children are at the mercy of the heir. Nabukonde Fazira had this to say *'when my husband died he left behind stall in Tororo main market, a taxi and one business house in Bison. When the clan elders sat, they chose his elder brother to take care of the family, no sooner was he given the responsibility than we stopped getting food, clothing, children's fees and yet we had no say to all this. He even threatened us that if ever we tried to question him,; we would follow my husband to his grave.'* This view was revealed in the questionnaire that was passed on the other respondents.

4.6.2 Conclusion

Therefore, land conflicts have led to many undesirable conditions that have affected the socio-economic wellbeing of women among these which are child labour and early marriages because the parents or guardians cannot provide basic needs. Kituyi (2007; 89), asserts that child labour and early child marriages is so common in Tororo district because many families are affected by land conflicts in that they have lost their basic homes and for the case of girls and women they end up on the street doing prostitution in order to cater for their needs.

CHAPTER FIVE

SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

5.1 Introduction

This chapter attempts to give an overview and summary of chapter four which is the core of the findings. Conclusion was deduced from the study findings, and recommendations are made hereafter.

5.2 Summary of the findings

According to the study findings, the main objective of the investigation was to examine the effects of land conflicts on the socio-economic aspects of women in Tororo District and the specific ones being; assess the causes of land conflicts, examine the consequences of land conflicts on the socio-economy of women and establish the role of LCs in disposing off land disputes.

5.2.1 The cause of land conflicts in Tororo

Primary data collected for the study at the grassroots level in selected areas indicates that land conflicts are on the increase and the most affected category is that of women especially in the rural areas. With the transformations in land tenure systems throughout the colonial period and with the introduction of a monetary economy; the notions about family and land began to change as well (Heyweghen 1999: 358). Yet, the legal individualization of land rights started to occur in the colonial period and has remained a very significant factor up-to-date. The main causes of land conflicts being unclear land boundaries, corruption among the relevant authorities, customary laws, weak laws and regulations and lack of awareness about the land rights have intensified land conflicts and disputes in Tororo District.

The current Ugandan lands tenure system is two-fold, consisting of customary and statutory land tenure systems. The fundamental contradiction between popular conceptions and state practices is at the root of any land disputes today. Ugandans familiar with statutory laws and the court systems and with economic means may exploit the current situation to take land away from someone with a customary or traditional claim to land. Women are particularly vulnerable in this situation especially when they do not have a legal (civil) marriage to protect her rights.

When a woman was married, in Tororo she automatically gained access to her husband's fields to cultivate for her husband, their children and herself. If or when her husband died, a widow remained on the husband's land holding it in trust for her male children. If the widow was still within her reproductive years, leaving marriage (a brother of the deceased husband marrying the widow) was often practiced. Thus, according to traditional customary practices among the indigenous people, a widow possessed usufruct rights over the land of the deceased husband until her sons were mature enough to manage the family property. These usufruct rights were conditional on a widow's good conduct, 'that is to say that they lasted as long as she remained faithful to her husband's lineage either through sexual abstinence or through levirate marriage.

2.2. Effects of land conflicts on women in Tororo District

Custom plays a major role in determining land claims today in rural Uganda. Among rural respondents, both men and women held a strong conviction that the family land and property belong to the head of the family who is often a man, but in certain circumstances it can be a woman. This is a significant shift from prior ideas that land belonged to the lineage and was controlled by the lineage chief. Today, in most regions. Land is considered to be family property and is used by either men or women in the best interests of the family. In an ideal situation, decisions about land are made through mutual understanding between husband and wife. Yet,

many male and female respondents declared that a woman could never be equal to a man in terms of knowing how to best manage family resources.

They backed this argument by citing (Genesis 2:18, 20-23). Although many Tororo women accept the notion that women should be less than equal partners in marriage, they insist that land and property are held in common by a husband and his wife and that decision about it should be taken together. Yet, most male respondents argued that men have greater rights over land as land was 'always belonged to men.'

The finding from the study reveals that most women have suffered from this kind of notions and they have greatly been affected in terms of income, access to education, poor health, and exploitation by male family members. The economic impact of land conflict on women was severe. Due to compounding general poverty and hardship caused by low agricultural output, low income, and low investment levels on land.

In most families that husbands take a lion's share as far as income from domestic production is concerned. In some where women have access to land they often lack resources needed to develop it. The hand used hoe is the most predominant tool which is used to cultivate the land. Consequently, such economic decline is worse for women given the cultural, social and economic context of gender relations.

5.2.3. The role of local councils in disposing land conflicts

The NRM government made significant achievements in spite of numerous constraints in supporting women organization in the fight for their right. The women NGO organization that support women's rights to own land have constraints which range from cultural and social factors, economic problems, absence of effective administrative and management skills, and lack

of communication and cooperation across organizations. Despite these obstacles, the emergencies of women's organization have enhanced women's empowerment as individuals and as groups. Women's organization provided assistance to women across sectors to help them rebuild their lives, their families, and their communities.

Women have penetrated government structures and have a mandate in the local councils systems where land conflicts usually end up. The study therefore reveals that local councils have not been of much help in settling land related conflicts and yet women have a percentage representation. Although LCs have the knowledge, skills and information about land in their areas of operation; they are easily manipulated by the rich, over powered by politicians above them and the women who sit on these councils are always dominated and intimidated to keep silent on land related issues.

5.3 Conclusion

The centrality of land to economic development and the social welfare is unquestionable especially to the women. Land has been used traditional to promote the socio-economic development of women; more so that they live and earn their living from tilling the land. The importance of the land question in Tororo is bound to grow, given that it is embedded in a dynamic and broad socio-economic context. How land is held and specifically how access to and is regulated and determined, are important dimensions within the organization of economics and politics of particular form of organization (Kayinga, 1998).

The causes of land conflicts/disputes in Tororo range from lack of clear land boundaries, corruption of the authorities, false claims especially by relatives of the deceased. These and many more as discussed in chapter four have had serious consequences on the socio-economic

aspects of women in Tororo District. Some of the consequences are increased low incomes for the women, low access to education and health and violence which has led to death of the breadwinner of the family thus increased orphanage, and widowhood.

The reforms in the land tenure has generated new types of dispute over land ownership, while economic liberalization, with its emphasis on the private sector and the concomitant weakening of the state, has on the other hand opened up new and intensifying contestations over the right to land. This is particularly so because economic reforms have not halted the deepening spread of poverty and has not provided a basis for supporting meaningful livelihood for rural people like those in Tororo District.

The changes in the land tenure reforms have opened up space for dynamic process of change, which has led in turn to the reemergence of the land question on a broad front. As part of the process, the state has rushed to establish policies, laws and legal systems for land ownership and arbitration that can meet the claim for legitimacy without losing control of the process.

4 Recommendation

The following recommendations are made towards reducing land disputes so as to improve the socio-economic effects on women in Tororo District so that harmony can prevail.

1. Communities should be sensitized about land policies especially women. Government should facilitate the land committees at sub counties and they should be trained to be equipped with skills in conflict resolutions and handling.
2. Government should encourage and support surveying process of land. This will help boundary settlement and knowing the right owner of particular piece of land. The current

survey process is so complicated that a person in the rural area cannot manage the bureaucratic steps involved in securing land titles.

3. Community members should encourage the writing of wills and respect them. According to the study findings; widows and orphans have been disposed off from their rightful properties left by the deceased but because he/she didn't leave a will spelling out the ownership of his property, the relative take this as an opportunity and take up responsibility which eventually end up by cheating the rightful owners.

REFERENCES

- A policy Brief: International Conference on Agrarian Reform and Rural Development, March 2006, Porto Alegre, Brazil.
- Asiimwe J.E. Nyakoojo (2001): A study of women's land rights in the districts of Pallisa and Kapchorwa, Kampala Uganda land Alliance and Action Aid Uganda.
- Bassett, T.J (1993), introduction. Land in Africa Agrarian Systems. Maidson, university of Wisconsin Press.
- Bosworth J.L (1995) Land tenure systems in sub-Saharan Africa. Faculty of social studies Oxford University.
- Bruce J.W (2000).African tenure models at the turn of the century. Individual property models and common property models. Land reform, land settlement and co-operatives 200011:16-27.
- Deninger, K (2003) Land Policies for growth and poverty reduction. Oxford, World and Oxford University press.
- Gopal,G. (1999) Gender related legal reform and access to economic resources in Eastern Africa. Washington. D.C World Bank.
- Gray, L and M. Kerane (1999). Diminished Access, Diverted Exclusion; women and land tenure in sub-Saharan Africa. African studies Review 42(2): 15-39.
- International Association for the study of common property, university of California Berkeley.
- Kampala (The New Vision, Tuesday, Aug. 26.2008;8) International land Coalition Land Conflict.

- Khadiagala L.S (2001), failure of popular justice in Uganda ” local councils and women’s property rights.” *Development and change* 32:55-76
- Khadiagala L.S (2002), “Justice and power in the Adjudication of women’s property rights in Uganda *Africa today* 49(2):101-121
- Khadiagala, L.S . 2001. The failure of popular justice in Uganda: local councils and women’s property rights. *Development and Change*, vol. 32
- Kiguta J. (1992), *Law Disputes in Uganda: An overview of the types of land disputes and the dispute settlement for a Kampala*, Makerere institute of social research, Makerere University and Madison: land tenure centre, university of Wisconsin.
- Kituyi Zaituni (2006): PhD thesis Lea D.A and Chaudhri D.P (1986): *Rural Development and the state; Contradictions and Dilemmas in Developing countries*. University Press, Cambridge Press, Cambridge. UK
- Mitchell, C.R (1981). *The Structure of International Conflicts*. London Macmillan press ltd.
- Mugambwa John T (2006): *Principles of land law in Uganda*. Kampala, fountain publishers ltd.
- OkumuWengi J. (1996): *Dispossession and management of common property: women and inheritance in East Africa*.
- Paper part of UNRISD’s work for the Beijing + 5 review: *Gender justice, development and rights: Substantiating rights in a disabling environment*.
- Rugadya Margaret A. (2003): *Current status and challenges in the land Reform process in Uganda: An NGO perspective*; paper presented at international conference on land. 5th – 7th May 2003 Cape Town

- TehluTesfaye FSS Panel on environment and conflicts at the Second International Conference on the Ethiopian Economy, June 2004
- TEKHE, T. (2002) Women's access to land property rights in Eritrea towards good practice, women's land and property rights in situation of conflict and reconstruction.
- Tripp, A.M. 2000. The politics of women's rights and cultural diversity in Uganda.
- Trot, E.S (1994): Rural Africa land markets and access to agriculture land: The central region of Uganda. Madison, university of Wisconsin.
- Wehrmann Babette (2008) Land conflicts a practical guide to dealing with land disputes. Deutsche Gesellschaft fur TechnischeZusammenarbeit (GTZ) Eschborn, G.
- West, H.W (1972): Land policy in Buganda. Cambridge: Cambridge university press.
- Widows in African societies, Human Rights Quarterly 24(2):424486
- Willy L.A (2000). "Land tenure reform and the balance of power in Eastern and Southern Africa" Overseas Development Institute.
- Zenebeworke T. Marcos (2003): Revisiting customary institutions and gender relations: A daunting challenge, Paper presented at International Women's conference. Cape Town, South Africa.

APPENDIX 1: QUESTIONNAIRE

Dear Respondent

My name is Agwang Constance a student of Kampala International University Tororo study centre. Pursuing a bachelor in development studies. I am conducting a study on land conflicts and women socio economic well being in Western Division Tororo District. To help in the achievement of this objective you have been selected to participate in this study. Kindly respond to the items in this questionnaire as honestly as possible. This information you provide will be treated with utmost care and confidentiality. Thank you in advance.

Instructions:

- 1. Do not write your name anywhere on this paper for the purpose of your confidentiality
- 2. Place tick (√) or write the answer in the space provided

Section A: Demographic data of the Respondent

1. Sex of the respondent

Male Female

2. Education background

Certificate Diploma

Degree No formal education

Others (please specify).....

3. Age of the respondent in years

8-25 26-35 36-45 46-55

6 above

Section D: Social Effects of Land Conflicts on Women

Statements	SA	A	N	D	SD
Land conflicts has result into an increment of street children					
Land conflict has led to loss of life					
Land disputes leads to displacement and landless individuals					
Land conflicts has led to child labour in the district					

Thank you for your responses

APPENDIX II: FOCUS GROUP DISCUSSION

Welcome and thank you for volunteering to take part in this focus group. You have been asked to participate as your point of view is important. I realize you are busy and I appreciate your time.

This focus group discussion is designed to assess your current thoughts and feelings about the **Effect of land conflict on women’s social-economic wellbeing in Tororo**. The focus group discussion will take no more than two hours. May I record the discussion to facilitate its recollection? (if yes, switch on the recorder)

Despite being recorded, I would like to assure you that the discussion will be anonymous. The recordings will be kept safely until they are transcribed word for word, then they will be destroyed. The transcribed notes of the focus group will contain no information that would allow individual subjects to be linked to specific statements. You should try to answer and comment as accurately and truthfully as possible. I and the other focus group members outside the focus group. If there are any questions or discussions that you do not wish to answer or participate in, you do not have to do so; however please try to answer and be as involved as possible.

Ground rules

- The most important rule is that only one person speaks at a time. There may be a temptation to jump in when someone is taking but please wait until they have finished.
- There is no right or wrong answers
- You do not have to speak in any particular order.
- When you do have something to say, please do so. There are many of you in the group and it is important that I obtain the views of each of you.
- You do not have to agree with the views of other people in the group
- Ok, let’s begin

Warm up

- First, I’d request everyone to introduce themselves. Can you tell us your name?

Introductory question

I am just going to give you a couple of minutes to think about your experience of land conflict.
Is anyone happy to share his or her experience?

Guiding questions

1. What is your opinion about land conflict Tororo district?
2. What are the causes of land conflicts within your neighbourhood?
3. Do you think it is the negligence of the laws makers on land conflict that has led to increases and conflict?
4. Do the inheritance regulations and rules in the district protects women right to land
5. How has the land tenure system led to land conflicts in Tororo?
6. Do you believe that women are mostly the victims of land conflicts? (Please explain your answer)
7. Do you think land conflicts have resulted to low incomes among women in Tororo?
8. Do you believe land conflicts have led to poor education?
9. Has someone ever lost their lives because of land conflicts? Explain how that started
10. Is land conflict the reason why there are many street kids in Tororo town?
11. Has land conflict led to child labour? Please explain how.

APPENDIX: III**PROPOSED BUDGET**

Particulars	Amount (UGX)
Stationery and photocopies	160000
Typesetting and Binding	150000
Data analysis	180000
Transport cost	200000
Miscellaneous	200000
TOTAL	890000

APPENDIX: IV

Time frame of the study

Time/ period	Activity
April	Topic identification
May	Data collection
June	Data analysis
July	Topic acceptance
August	Proposal writing
September	Report writing
October	Submission