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We need freedom from want, we need freedom from fear, and we need freedom to live in human dignity. He underlined that those three contributions to larger freedom are very intensively interrelate. The one cannot be reached without backing by the others. Freedom from want, meaning that we have to give the people the perspective of a reasonable life for themselves and their families, their children, to overcome poverty, mainly concentrated on the implementation of the Millennium Development Goals. Freedom from fear, to fight against conflicts, wars, terrorism, knowing that we can reach sustainable development only in a world of peace and cooperation. War is and will ever be the most risky, dangerous and destructive development for the people in need and for all of us on this globe. And freedom to live in human dignity! Meaning the respect for human rights, all around the world, in all cultural situations, in all regions, in all spiritual values and religious structures. Respect to good governance, to the rule of law. If you combine the one with the other contribution to larger freedom than you can

come back very concretely to what you have on your agenda. I don't believe that we will come to a freedom from want if we cannot have a rule based system of property rights and secure tenure. It is a clear condition for this. We learned it again and again, you can say it in one word: if you want to create conflicts, even wars, then destroy cadastres. We saw it again and again, we saw it for example in Kosovo. In those days I was the Head of «UN-Habitat». We started in Kosovo a new cadastre system, backed by governments, for example by Norway and by others. Simply to make the cadastre a basis for freedom in the society, a basis for investment. By the way, we learned the importance of property rights in Germany as well. The question how to handle the property rights after reunification was one of the most severe discussions we had in this country. Reconstitution of property rights from the time before, knowing that lots of those properties changed to become other people's property, «Volkseigentum», difficult to translate. If you go now in the new Bundesländer, if you go to the eastern part of Berlin, and you see

a building which is not yet renovated, not restructured, you can to 99 percent say this is linked with the fact that there are no clear property rights. What are you doing in your professional work is in the center of peace, in the center of solving conflicts and problems in this world.

Let me make a little footnote: Once I learned as a student by my professor at the university: if you speak a little bit longer, don't hesitate to make a little attention stop. Therefore my «attention stop» is coming now, please be aware of this. In this city of Munich, quite a time ago, a well-known cabaret artist, Carl Valentin, mentioned an idea, which I loved very much as the 6th speaker in the morning session: «*Everything is already said, but not yet from everybody*». Therefore I have to apologize that I repeat the one or the other information from previous speakers!

The challenge of secure tenure, I can only stimulate governments to invest more in this field. It has the highest return on investment in the development agenda. I'm happy that you have a lot of positive developments. Your prize win-

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