I am pleased to present the results of the Expert Group Meeting on Land, Law and the New Urban Agenda held last 2-3 June 2016 in New York City, USA. Attended by 18 global experts, the following are the key messages that the experts, which I also support, propose to be included in the New Urban Agenda.

The New Urban Agenda is about people. People need a place to live in dignity. Place means land; land for housing, working, education, commercial activities, leisure, transport etc. Today’s high population growth puts increasing pressure on land, which becomes increasingly scarce and a source of violent conflicts and social unrest.

We are at a turning point!

The use of and access to land need to be handled with care and responsibility to harness the transformative potential within the New Urban Agenda, in particular in situation when cities need to expand.

United Nations Member States should make the following four key commitments to achieve the goals of the New Urban Agenda:

1. **Ensure tenure security for all**: The New Urban Agenda should stress that no one should be left behind concerning land rights. The New Urban Agenda needs to confirm the duty of states to recognize, respect and safeguard all legitimate land tenure rights along the continuum of rights, including informal and customary tenure, and it needs promote and facilitate the enjoyment of them. The New Urban Agenda should confirm that businesses are responsible for respecting human rights and legitimate land tenure rights. The New Urban Agenda should also promote lasting solutions for displaced people.

   Tenure security matters because it is the basis for adequate housing, responsible private investment and the overall prosperity of an inclusive and safe city.

2. **Ensure sustainable land use**: The New Urban Agenda should a) stress the importance of responsible public regulation of land use, determined by the long-term interests of the public, in particular the affected communities, including the poor and the marginalized; b) prioritize minimizing land consumption while planning at scale for the expected population growth in order to reduce the ecological footprint of settlements, to protect nature and to conserve cultural landscapes; c) promote respect for the social function of land and promote the provision of safe public space responding to the needs of all, including women, children, youth and LGTB; d) promote land management tools such as spatial planning, land readjustment and land sharing that provide important opportunities for sustainable urban development; and e) highlight the importance of balanced territorial development.

   Sustainable land use matters because it allows for a balance between the different needs and interests of all urban inhabitants, which makes cities and human settlements inclusive, safe, resilient and sustainable.
3. **Generate land-based revenues for the benefit of all:** The New Urban Agenda should stress the high potential of a) establishing transparent, fair and effective land value sharing mechanisms, e.g. land value capture, betterment levies and sale of development rights; b) selecting one or several types of land taxation adjusted to local conditions, e.g. land acquisition, land holding, land sales and land value increment tax; and c) developing and implementing a strategy on land banking and generating income from public land.

Land-based revenues are fair and socially sustainable because those who benefit more from urbanization contribute more to its costs; they matter because they expand the revenue base of local governments and enable them to finance inclusive and sustainable urban development.

4. **Enable responsible land governance** through a) the elimination of administrative and political corruption, fraud and clientelism in land administration and management, b) the accountability, transparency and participation of all when managing land; c) the establishment and implementation of national land policies, laws and standards in accordance with international law; d) the creation of short, simple, affordable procedures and standards adjusted to local requirements; e) customer-friendly delivery systems that are effective and efficient, accessible and affordable, accountable and transparent, and that exploit digital and communication technologies as well as the wide range of data and information, including geospatial information; f) transparent and responsible public land management; and e) monitoring the application of global and national frameworks.

Responsible land governance matters because it protects cities from land-based corruption and can solve and prevent conflicts and social unrest that lead to more inclusive and sustainable cities.

A one-pager document is being circulated for your Excellencies to review and to be the basis of internal discussion with your capitals. Thank you for your attention.