KEY DISCUSSION POINTS

1. **Incentives** (economic or not) help promote green buildings (*e.g.* green certification; tax credit; additional floor or land space; lowering barriers for private sector)

2. **Regulations, laws, and compliance** also help support green building development (*e.g.* ordinance; penalties; withholding building permits)

3. Extensive **dialogue and engagement** with stakeholders is critical (*e.g.* with building owners, tenants, and industry)

4. Essential for **public sector to lead** in green building development

5. Many tools are available, but they are **context-dependent** (*e.g.* Singapore’s situation differs from Quezon City, which differs from Ho Chi Minh City)
CHALLENGES AND RECOMMENDATIONS

1. Information is key, but **getting sound data and managing that data** can be a challenge – also need to ensure **effective communication** of these data.

2. **Integrating green building plans** into a city’s overall development strategies and goals (e.g. preventing conflicting policies; working across multiple agencies).

3. There continues to be a **lack of human resource, esp. technical expertise** in many developing countries.

SPECIFIC RECOMMENDATIONS FOR “NEW HLS”

1. **Making the connection** between the national and the sub-national (e.g. national policies and plans need to connect with city-level implementation).

2. **Monitoring, measuring, and tracking progress** of current ESC Model Cities and related partnerships (e.g. Iskandar).