



**TOWERS**

**Project Summary**

**Project Name: H Towers**

**Address: 2711, Providence, East Bank Demerara**

**Name of Developers: Kerwin Bollers & Rawle Ferguson**

**Prepared by: DESO Inc.**

**Date: December 23, 2025**

## Project Overview

H Towers is the vision of Mr. Kerwin Bollers and Mr. Rawle Ferguson, two well-known Guyanese entrepreneurs dedicated to the advancement of Guyana's hospitality sector. H – Towers Located at 2711 Providence, East Bank Demerara, Guyana is a commercial real estate development comprising the Sheraton hotel, Sheraton branded luxury high-end residential units and commercial retail spaces in the thriving community of Providence.

Inspired by Guyana's recent offshore oil discovery and subsequent entry into the lucrative petroleum industry, they now wish to leverage the growing demand for upmarket business hotel rooms, luxury long & short-stay residences and related upscale dining and recreational amenities in the Providence community.

The hotel will operate as a co-owned establishment and features 424 elegantly designed rooms which would result in the development of two multi - storey towers comprising the premium brand Sheraton hotel (22 storey), Sheraton branded residences (36 storey) and a commercial district (2 storey).

The smaller of the two iconic towers that is poised to transform the Providence skyline will house the Sheraton hotel comprising 200 rooms. The hotel will feature a breakfast dining area, two restaurants and a lounge/bar, a meeting space, an outdoor pool, a fitness center, a spa, a business center, a market pantry and a guest laundry room. It will contain the appropriate parking capacity and will share all necessary back-of-the-house space. The other tower will house the 224 residential units comprising 22 one-bedroom units, 90 two-bedroom units, 90 three-bedroom penthouse suites, and 22 four-bedroom penthouse suites which will be available for sale. 100 of the 224 Sheraton-branded condominiums will be furnished and outfitted to Marriott's specifications and will be placed into the Sheraton Rental Program by participating landlords. Both towers will sit on top of 161,000 square footage of retail space and deluxe amenities which will form the base of the building. The commercial space will span two floors, the ground floor will be leased to a casino operator while the other will be kitted out with high end stores, boutiques, cafés World class restaurants and office spaces.

The property is crafted to provide guests with a refreshing experience, a relaxing and comfortable stay, and exceptional customer service that meets international standards. Management is equally committed to fostering a safe and healthy environmental culture among employees, guests, subcontractors, and suppliers. This commitment aligns with the Company's

vision, mission, and its health, safety, and environmental policy.

Construction of the hotel is scheduled to begin in 2026, contingent upon the receipt of all required approvals and construction permits. The project is expected to require a capital investment of approximately US \$258,000,000, covering the acquisition of raw materials, construction works, architectural and engineering plans, permitting, furnishings, and associated labour costs. H Towers will occupy roughly 3 acres of land and will feature a range of high-end amenities, including restaurants, spas, and fitness facilities. The development will also incorporate essential ancillary systems such as sewage treatment and on-site power generation. Figure 1 below, shows an artist's impression of the proposed hotel.



Figure 1: Schematic of the hotel

The hotel is expected to be completed by early 2029 and will offer an occupancy capacity of 424 rooms. It will be located immediately south of the newly constructed Bharrat Jagdeo Demerara River Bridge.

## **Vision Statement**

To become Guyana’s premier luxury destination, recognized globally for redefining hospitality through exceptional service, world-class amenities, and an unwavering commitment to excellence

## **Mission Statement**

Our mission is to deliver a world-class hospitality experience that consistently exceeds expectations, offering personalized service, remarkable quality, and memorable moments that make H Towers the preferred destination for every guest

## **Brand Promise**

We promise every guest an elevated experience defined by refined comfort, personalized attention, and exceptional quality—delivered with warmth, integrity, and a deep respect for the environment and local culture.

## **Core Values**

- ✓ Excellence in Customer Service
- ✓ High Quality and Attention to Detail
- ✓ Integrity
- ✓ Commitment to Environmental Stewardship
- ✓ Innovation and Continuous Improvement

## **Health, Safety and Environment (HSE) Policy**

The HSE Policy of H Towers has been developed to support the Company’s vision and to ensure full compliance with all current and future health, safety, and environmental legislation. Effective implementation of this policy will strengthen H Towers’ competitive advantage within the hospitality industry and will distinguish the hotel as a leader in responsible and sustainable operations.

The policy is intended to drive continuous environmental improvement by integrating health, safety, and environmental considerations into strategic planning and decision-making processes in a structured and coherent manner. Every employee of H Towers is responsible for adhering to the HSE Policy in the execution of their duties. The policy will be communicated to all employees, guests, suppliers, and subcontractors, and will be prominently displayed throughout the hotel to ensure transparency and awareness among all interested parties.

Overall responsibility for the implementation of the HSE Policy rests with the Project Manager, who will oversee compliance, performance monitoring, and ongoing improvement. As part of its HSE Policy, H Towers commits to:

- ✓ Fully complying with all applicable health, safety, and environmental legislation and any other requirements relevant to its operations.
- ✓ Implementing sound HSE practices across all hotel and restaurant activities, ensuring responsible and sustainable operations.
- ✓ Providing a safe working environment by systematically identifying, assessing, and controlling workplace hazards.
- ✓ Supplying appropriate personal protective equipment (PPE) to employees whenever required to ensure their safety.
- ✓ Delivering continuous HSE training, information, and resources to equip employees with the knowledge and skills needed to meet the Company's HSE objectives.
- ✓ Promoting resource conservation by minimizing the use of energy, water, and raw materials throughout the facility.
- ✓ Implementing an effective waste-segregation system across all operational areas of the hotel and restaurant.
- ✓ Reducing, reusing, and recycling materials wherever feasible and practical to support sustainable resource management.
- ✓ Ensuring that HSE matters are addressed through a consultative process, involving active participation from both management and employees.
- ✓ Fostering a strong safety culture by encouraging open, honest reporting of hazards, incidents, and accidents without fear of reprisal.
- ✓ Pursuing continuous improvement through regular monitoring, evaluation, and enhancement of environmental and safety performance.

# Project Description

## Site Description

The site for H Towers is strategically located within a mixed commercial–residential zone that hosts a variety of businesses, including supermarkets, gyms, and a shopping mall. As illustrated in Figure 2, the hotel is bounded to the north by the Bharrat Jagdeo Demerara River Bridge and to the south by established commercial activities. The immediate eastern and western surroundings also comprise commercial enterprises, many of which support secondary services to the oil and gas industry.

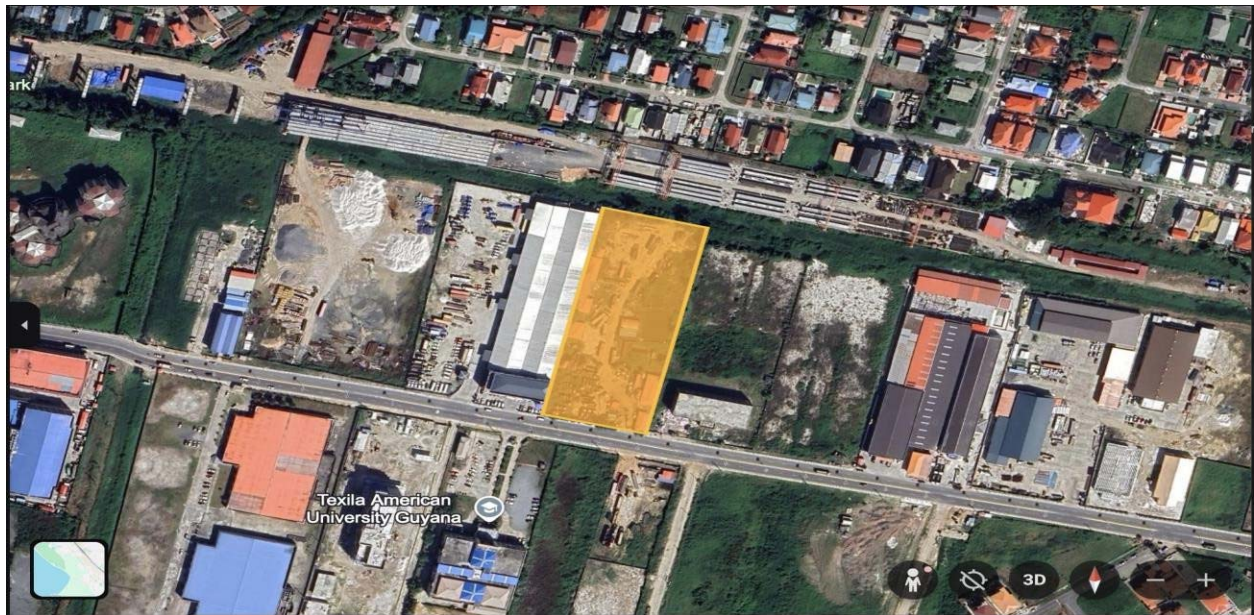


Figure 2: Map showing project location and surrounding land uses.  
The site will be drained by an underground drainage system.

## Project Design

### Design / Pre-feasibility Phase

Prior to the start of construction, the management of H Towers will undertake a comprehensive pre-construction planning process, recognized as a critical phase for both the successful construction and long-term operation of the hotel. During this stage, key roles and responsibilities

will be clearly defined, and external stakeholders, including suppliers, contractors, and relevant government agencies will be identified and engaged as necessary. Pre-construction activities will also include detailed engineering assessments of the site to inform technical decisions such as pile depth, foundation design, and other structural requirements essential for ensuring stability and safety. The information generated during this phase will additionally support the project's financing efforts by providing the technical and logistical clarity required by investors and lending institutions.

## **Construction Phase**

The project has been designed to meet national environmental requirements while incorporating international best practices, including World Bank Environmental & Social Framework principles and IFC Performance Standards. The project is expected to begin by the second quarter of 2026 and will be completed within 28 months following the acquisition of critical construction materials. H Towers has been advised of the requirement for an Environmental Authorisation from the Environmental Protection Agency (EPA), and all efforts are being directed toward securing timely approval for both the construction and operational phases of the project. Based on the current project timeline, construction is expected to be completed by the first quarter of 2029. Subsequent construction activities will include the completion of internal designs and room partitioning, installation of electrical and plumbing systems, capping, tiling, compound works, and painting. Final touches will involve the installation of carefully selected high-quality furnishings to achieve the desired luxury aesthetic.

## **Operational Phase**

H Towers will operate on a 24-hours basis. Daily house-keeping services will be provided, to ensure rooms and all areas of the hotel are safe, healthy, aesthetically pleasing, and accessible to guests, employees and visitors. Each room will be equipped with essential electrical appliances such as a microwave, coffee maker, refrigerator, iron, hair dryer, telephone, television, and an air conditioning unit.

## **Utilities**

### **Electricity**

The primary source of electricity for the hotel by the Guyana Power and Light Incorporated. However, a 4-megawatt power generation system will be utilized in the event of a power outage.

## Water

Water for H Towers will be supplied through the Guyana Water Incorporated (GWI) distribution system. To ensure reliability during periods of service interruption, the hotel will also incorporate dedicated water-storage facilities to maintain a continuous and adequate supply.

## Method of Pile Driving

The construction method that will be used to build the foundation will be Low-vibration CFA and rotary bored piling systems which mitigates any disruption to surrounding buildings structures instead of Impact hammer piling system. The implementation of this method is to prevent disruption during daytime hours by installing sound attenuated equipment, mufflers and silencers whilst still monitoring noise and vibration levels and maintaining a community contact for complaints.

The hotel and residences will be owned by the developer but branded and operated by Marriott International Inc. with management contracts entered with the Sheraton brand. The project will undertake 450 workers during the construction period and 233 workers during the operational phase. The team will provide PPE, conduct safety training and toolbox talks; maintain first aid stations; implement fall protection and equipment safety procedures; provide sanitation facilities. Many measures will be in place for waste segregation and licensed disposal through separate waste streams; reuse excavated materials where feasible; recycle metals and packaging; store waste in covered bins; remove waste regularly; dispose at approved facility. This ensures that the community in which we are operating in remain healthy and safe on a secured site perimeter; provide warning signage and lighting; maintain safe pedestrian routes; implement grievance mechanism; respond promptly to complaints.

## Potential Environmental Impacts & Mitigation

### Strategies

While the generation of contaminants is unavoidable, the primary objective of the prevention and mitigation strategies is to ensure that effluent discharges, waste disposal practices, and air and noise emissions remain within allowable limits and do not pose environmental pollution risks or create a nuisance. The sections below outline the potential impacts associated with the construction and operation of the hotel, along with the preventive and mitigation measures that will be implemented to avoid, minimize, or effectively control these impacts

## Air Quality

To ensure that hotel operations do not cause undue distress or discomfort to guests, neighbouring businesses, or nearby residents, it is essential that management remains aware of potential indoor and outdoor air-quality risks associated with the facility. Given that patrons will spend the majority of their time inside the hotel, indoor air quality is expected to have the greatest influence on their experience. As such, this often-overlooked aspect of air quality will be given specific attention.

Indoor air-quality concerns may arise from several sources, including emissions from materials such as carpeting and soft furnishings, the use of cleaning chemicals, elevated moisture levels within the indoor environment, and the exchange of air between indoor and outdoor spaces.

As it relates to outdoor air quality, of primary concern is the presence of fugitive dust and exhaust emissions. Fugitive dust emissions will result from construction activities and the stockpiling and use of construction materials. Due to the nature of this project's activities, the release of fugitive dust is unavoidable; however, this occurrence will be short term and is expected to last only for the duration of construction and in cases where major hotel renovations may be conducted.

Exhaust emissions will be generated from the operation of the standby generator and from vehicles entering and exiting the hotel's compound. As fuel-burning equipment, these sources will emit oxides of nitrogen, sulphur dioxide, carbon dioxide, and, in cases of incomplete combustion, carbon monoxide. Additionally, volatile organic compounds (VOCs) may be present in both indoor and outdoor air due to activities such as the use of aerosols, solvents, and paints, as well as during generator refuelling.

VOC emissions will be minimized by exercising caution during generator refuelling and ensuring that all associated equipment is leak-free. Adequate ventilation will also be ensured during the use of solvents, aerosols, and paints to reduce the impacts associated with VOC emissions.

## **Potential Impacts**

The severity of health impacts associated with poor indoor and outdoor air quality depends on several factors, including the type of contaminant, the dose or concentration to which an individual is exposed, and the duration and frequency of that exposure. For hotel staff, health effects may arise from prolonged or repeated exposure, whereas guests are more likely to experience acute symptoms such as headaches, irritation of the eyes, nose, and ears, allergic reactions, and respiratory discomfort. In more severe cases, long-term exposure to poor indoor air quality has been linked to chronic illnesses, including lung cancer and toxic poisoning.

Particulate matter and exhaust emissions generated from the combustion of fossil fuels are known to contribute to a range of human health issues, particularly those affecting the respiratory system. In addition to these health concerns, physical impacts such as the accumulation of wind-blown dust on nearby buildings are common during construction activities.

Given that mitigation measures will be implemented to reduce the severity of air-quality impacts associated with the hotel's activities and considering that dust emissions are expected to occur only during the construction period, the overall impact of the hotel's construction and operation is anticipated to be low.

## **Mitigation Measures**

The primary reasons for implementing mitigation measures are to:

1. Maintain healthy indoor and outdoor air quality throughout all areas of the hotel.
2. Prevent, as far as practicable, the release of hazardous liquid, solid, or gaseous substances into the atmosphere.
3. Protect the health and well-being of guests, employees, and visitors in situations where the emission of hazardous substances cannot be fully avoided.

To maintain healthy **indoor air quality**, it is essential to ensure a comfortable indoor temperature and an environment free from irritants, mold, mildew, and other contaminants. To achieve this, the following measures will be implemented:

- ✓ Regular maintenance and cleaning of all air-conditioning units to ensure adequate air circulation and effective ventilation.
- ✓ Routine maintenance of building systems and equipment, including the cleaning and flushing of shower heads, to discourage the growth of microbes, mold, and mildew.
- ✓ Use of environmentally friendly paints and cleaning products, containing little to no solvents. When not in use, these materials will be tightly sealed and stored in a well-ventilated area to minimize the release of VOCs.
- ✓ Procurement of carpeting that is certified by manufacturers as free of irritants. All carpeting will be unrolled and aired in a well-ventilated space prior to installation, and newly carpeted rooms will be aired for at least 24 hours.
- ✓ Daily dusting and vacuuming of soft furnishings and carpeting, with particular attention to high-use areas.
- ✓ Clear signage to designate smoking and non-smoking areas within the hotel and associated areas.

### **Mitigation of fugitive dust, emissions from generator and machine**

#### **usage:**

- ✓ Workers will be equipped with the appropriate personal protective equipment such as goggles, dust mask and respirators for protection against dusty environments to reduce exposure frequency.
- ✓ Wet-suppression techniques on stockpiles during construction will be put in place, where practical. In addition, because cement particles are easily dispersed by wind, ready mix concrete will be used in construction to avoid open mixing of concrete.
- ✓ During dry periods, the access route is to be monitored for dust and periodic soaking using a water truck will be administered if dust pollution arises.
- ✓ Dust screens will be installed around the parameters of the construction site.
- ✓ Loaded trucks tray are to be covered when transporting material to minimize dust emission.
- ✓ Equipment and machinery to be turned off once inactive.
- ✓ Construction equipment will be maintained following manufacturer's specifications to operate at optimal efficiency to reduce excessive emissions.
- ✓ Excavated and exposed soils will be stabilized, monitored and covered to prevent dust from becoming airborne.

- ✓ Exhaust stack of the generator will be placed higher than the tallest nearby surrounding buildings to ensure proper dispersion of pollutants and prevent toxic exhaust from re-entering the building or contaminating nearby structures.

## Noise

Noise refers to any sound that is undesirable, disturbing, or annoying to an individual; however, the threshold at which sound becomes noise depends on the sensitivity of the recipient. Threshold values for environmental noise emissions have been established by the Guyana National Bureau of Standards (GNBS), which specifies allowable daytime and nighttime sound levels for different zones (e.g., residential, commercial, industrial). Table 1 shows the construction and commercial noise limits which are likely to be applicable to this project.

Table 1: Limits for Noise Emissions into the Environment (Source: GNBS Guidelines for Noise Emissions into the Environment)

<b>Categories</b>	<b>Daytime Limits in dB (A)</b>	<b>Nighttime Limits in dB (A)</b>
<b>Commercial</b>	80	65
<b>Construction</b>	90	75

During the construction phase of the project, sound levels are expected to increase above ambient conditions due to the use of construction equipment and tools, including activities such as hammering, drilling, and sawing. Elevated sound levels are also anticipated during the refurbishment and renovation of the hotel. Noise will additionally be generated from the operation of the 4-megawatt generator that the company intends to procure.

During special entertainment events, sound levels may increase when music is played through amplifiers and loudspeakers. Conversation among patrons may also contribute to elevated noise levels, depending on the number of persons present.

## **Potential Impacts**

An individual's sensitivity to sound, and the resulting impacts, may vary depending on factors such as age, existing health conditions, stress levels, and the time of day. In general, excessive noise can reduce quality of life and, in some cases, lead to physiological effects such as sleep disturbances, reduced concentration, and other health-related issues. Noise can also affect wildlife, causing some species to migrate away from the area. Within the context of hotel operations, elevated noise levels have the potential to reduce property value, diminish guest satisfaction, and negatively affect employee productivity.

While the hotel's presence, particularly during the construction phase, is expected to contribute to increased noise levels, these impacts are not anticipated to exceed what is currently experienced by nearby receptors or what would occur in the hotel's absence. This is due to the location already being a busy commercial zone with multiple existing noise sources, including restaurants, a mall and road traffic.

## **Mitigation Measures**

- ✓ To ensure that construction of the hotel does not cause undue disturbance, all works will be restricted to the daytime period defined by the GNBS *Guidelines for Noise Emissions into the Environment* (i.e., 06:00 h to 18:00 h). Construction activities will therefore commence at 07:00 h and conclude on or before 17:00 h from Monday to Friday, and up to 15:00 h on Saturdays. No construction activities will be undertaken on Sundays.
- ✓ The generator will be fitted with silencers and mufflers, housed within a soundproof enclosure, and installed on a rubberized surface to reduce vibration.
- ✓ The generator will also be serviced in accordance with the manufacturer's specifications to prevent unusual noise resulting from poor maintenance.
- ✓ Personnel entering the generator room will be required to wear appropriate hearing protection.

- ✓ To further reduce noise disturbances during entertainment events, management will implement specific schedules and maximum allowable sound levels for music played in the hotel's function rooms, as part of the hotel's operational policy.
- ✓ All rooms will be soundproofed as far as practicable to ensure that guests and staff are not disturbed during noise-generating activities.
- ✓ Soundproofing will also be applied to areas where staff spend significant amounts of time, such as offices, to prevent occupational exposure to elevated sound levels from entertainment events, generator operation, renovation works, or other noise-producing activities.
- ✓ Low-vibration CFA and rotary bored piling systems will be used. Impact hammer piling will not be used.

## **Impacts to soil**

The use of heavy-duty machines may lead to soil compaction and reducing soil quality. Long-term and localized soil compaction may also result in soil erosion and surface water runoff and riverbed silting. Effects can be minimized with adequate mitigation measures. The impact is considered minor, soil contamination will be brief and localized soil contamination due to oil spills or other substances. Effects can be avoided with adequate mitigation measures. The impact is considered minor.

## **Mitigation Measures**

- ✓ Whenever possible, removed top soil will be conserved and used for remediation of affected areas.
- ✓ The movement of heavy-duty machines will be limited to designated pathways to reduce soil compaction.
- ✓ Fuel and lubricants shall be stored within a contained impervious bond area and workers shall take care and be made aware of the handling practices to avoid spills during the dissemination of these liquids.
- ✓ Hazardous waste in the form of waste oils, lubricants and oily rags will be stored in sealed containers and will be disposed of by a licensed contractor.

## **Water Quality (Surface and Ground water)**

Effluent will be generated from routine activities, including the use of washroom, kitchen, and laundry facilities, as well as from general compound maintenance such as washing the building or yard. Direct discharge of untreated effluent into the environment can lead to contamination of surface waterways with pollutants such as phosphates, chlorine, and certain heavy metals. To prevent this, all process and activity-related effluent will undergo appropriate pretreatment prior to discharge. Groundwater resources may also be impacted due to contamination during the operation stage from oil spills and leaks or due to improper storage and handling. Improper solid waste and wastewater management can also impact the groundwater resources.

### **Potential Impacts**

The discharge of untreated effluent into the environment can lead to contamination of waterways, particularly when the effluent contains phosphate-based cleaning agents or fuel residues. In extreme cases—especially in stagnant or slow-moving water—high phosphate concentrations can trigger severe eutrophication. This, combined with the release of fuel-contaminated effluent, can disrupt aquatic ecosystems, sometimes resulting in fish kills and noticeable increases in malodor.

### **Mitigation Measures**

- ✓ The most effective way to reduce effluent discharge into the environment is to minimize its generation. H Towers aims to balance the need for a reliable water supply while avoiding unnecessary water use. As a first step, a series of water-conservation strategies will be implemented.
- ✓ Regular inspection of faucets, showers, toilets, pipes, and related fixtures for signs of leakage, with immediate repairs carried out when issues are detected.
- ✓ Management will also explore the feasibility of installing water-saving devices such as self-closing taps, low-flow shower heads, low-flush toilets, and dual-flush systems.
- ✓ Effluent from bathrooms and laundry rooms will be directed to underground septic tanks for primary treatment and will not have direct contact with internal drains and external waterways.
- ✓ Effluent generated from washing the compound will be channeled to an oil–water

separator to remove oil/grease, residual fuel, lubricants that may enter the wash water, particularly near fuel-storage and generator-operation areas.

- ✓ All kitchen wastewater lines within the hotel and restaurant will be connected to grease traps. In this system, effluent will first pass through the grease trap to remove fats and oils, and then through the oil–water separator to remove any remaining oil and grease before discharge into the external drain.
- ✓ The septic tanks and grease traps will be designed in accordance with GNBS and EPA guidelines.
- ✓ Fuel will be managed and stored properly in an improvised concrete bunded area away from water waters.
- ✓ All oily and greasy substances are to be stored in containers that would be sealed, and kept in an environment until properly disposed.
- ✓ No release of any contaminant will enter the surface water.
- ✓ Oil spills, fuel spill and other site contaminants will be rapidly cleaned.
- ✓ Spill kits will be maintained and staff will be trained in emergency response in the event of spillage.

## **Waste Management**

A hotel typically generates approximately 1 kg of waste per guest per night; however, the total volume of waste produced is directly proportional to guest occupancy. Management therefore recognizes that waste generation will increase during peak seasons. To ensure effective waste management, the company will implement the 3Rs strategy, whereby waste will be reduced, reused, or recycled wherever practicable. This approach maximizes environmental benefits while supporting efficient and sustainable hotel operations.

H Towers will generate both non-hazardous and hazardous waste during the construction and operational phases of the project. Anticipated non-hazardous solid waste includes construction debris such as concrete, wood, and steel; packaging materials and office waste such as plastics, cardboard, and paper; plastic and glass bottles from beverage consumption; empty detergent, shampoo, and conditioner containers; aluminium beverage cans; and organic kitchen waste, including fruit and vegetable peelings and leftover food. Liquid non-hazardous waste, primarily in the form of used cooking oil, will be generated from the restaurant's operations.

Solid and liquid hazardous waste will be produced during the construction and operational phases

of the hotel. These hazardous wastes include end-of-life electrical and electronic equipment, used lead-acid batteries, and waste oil (fuel and lubricants) generated from servicing and maintenance of the generator and company vehicles.

## **Potential Impacts**

Waste generation is an inevitable outcome of development activities and is influenced by consumption rates and patterns. However, concerns arise when waste is poorly managed.

Inadequate waste management poses risks to human health, degrades environmental quality, and can impose significant operational and financial burdens on businesses.

Improper waste disposal can result in environmental impacts across multiple media, including water, soil, and air. When hazardous waste is dumped on land, soil contamination may occur, affecting the growth and productivity of plants and soil microorganisms. Contaminants can also leach into groundwater, compromising drinking-water quality and increasing the cost of water treatment. In other cases, direct disposal of waste into waterways can deplete oxygen levels, disrupt aquatic life, and diminish the aesthetic value of the surrounding environment. A more common consequence of improper solid-waste disposal is the attraction and breeding of rodents and other pests, which can lead to foul odours and poor overall aesthetics.

In addition to the indiscriminate dumping of waste on land and in waterways, attempts to dispose of waste through open burning can release toxic emissions that pose significant respiratory risks. Many waste streams contain plastics, which emit harmful substances such as dioxins and polychlorinated biphenyls (PCBs) when burned. The impacts of waste burning are especially severe for individuals with pre-existing respiratory conditions, such as asthma, who are more vulnerable to the effects of toxic air pollutants.

## **Mitigation Measures**

### **Liquid Waste**

Liquid waste will also be generated including sewage waste and wastewater from washing.

- ✓ Adequate toilet facilities with septic tanks to collect liquid waste will be provided and maintained onsite for workers.
- ✓ The septic tanks will be equipped with multiple phase faeces process which eliminates the likelihood of solid wastes discharge with effluence (separation of sewage and grey water through a displacement system followed by a soak away system or filter box).
- ✓ Waste water from this project will be drained into a soak away system/ filter box.

### **Non-Hazardous waste**

The waste hierarchy identifies waste avoidance as the preferred option for sustainable waste management; however, because waste generation is unavoidable, H Towers will implement a system of waste reduction, reuse, and recycling wherever practicable. The company recognizes that waste segregation is the first step in diverting materials of potential value away from the landfill.

- ✓ H Towers will introduce a comprehensive waste-segregation system throughout the hotel and will sensitize both guests and employees on the importance of proper waste separation.
- ✓ All rooms will be equipped with multiple bins containing colour-coded bags corresponding to different waste streams. Segregated waste from across the hotel will be directed into a large skip for further disposal.
- ✓ All non-hazardous solid waste will be stored in a covered skip, which will be removed frequently by a licensed waste-disposal company.
- ✓ Organic waste from the kitchen, including fruit and vegetable peelings and leftover food, will be collected separately and composted.
- ✓ Used cooking oil generated from restaurant and kitchen facilities will be stored in 5-gallon containers pending collection and disposal by Cévon's Waste Management, which exports used cooking oil for reprocessing.
- ✓ Adequate arrangements will be done for the frequent collection of domestic waste by Cévon's Waste Management, twice weekly.

- ✓ Burning of waste on-site will be prohibited.

## **Hazardous waste**

Each category of hazardous waste generated during the construction and operational phases will be managed appropriately to minimize potential environmental and health impacts.

- ✓ Waste oil will be stored in 5-gallon or 45-gallon containers prior to disposal by Cevon Waste Management.
- ✓ Used lead-acid batteries (ULABs) from vehicle and generator maintenance, as well as electronic waste from end-of-life electrical and electronic equipment, will be transferred to scrap-metal operators authorized by the EPA to export hazardous waste for recovery.
- ✓ Hazardous waste in the form of waste oils, lubricants and oily rags will be stored in sealed containers in a designated area until disposal by Cevon Waste Management .
- ✓ Therefore, all fuel and lubricants shall be stored within a contained impervious bond area and workers shall take care and be made aware of the handling practices to avoid spills during the dissemination of these liquids.
- ✓ Regular monitoring and inspections will be conducted to identify and promptly manage any signs of spills/ leakage.
- ✓ A spill kit will be kept onsite at all times for prompt emergency response.
- ✓ All hazardous materials will be labelled before disposal.

## **Traffic Management**


In light of the size of this operation, a traffic management plan and haul route are necessary to avoid peak hours.

## **Mitigation measures**

- ✓ Traffic marshals will be utilized as needed.
- ✓ Warning signs will be posted around the project site.
- ✓ A traffic Management Plan will be prepared.
- ✓ Access roads will be washed once polluted by project activities and wheel-wash facilities will be installed.
- ✓ Heavy transporting of construction materials will be avoided during peak hours.
- ✓ Drivers operating during the construction process will be trained on road safety practices.
- ✓ Haul routes will be designated during construction period.

## **Fire Safety & Emergency Response**

The safety of guests, staff, and visitors is a top priority for H Towers. The company will engage the Guyana Fire Service to obtain guidance on appropriate fire-safety and prevention measures for the hotel's operations. Basic firefighting equipment—including fire extinguishers, fire alarms, and fire hoses—will be strategically installed throughout the facility. In addition, an assessment will be conducted to identify the types of fires most likely to occur in each area, ensuring that the appropriate class of fire extinguisher is placed in the relevant location. A reference chart, similar to the one presented in Figure 3, will be used to support this decision-making process

FIRE EXTINGUISHER SELECTION CHART								
Class & Type of Fire		A	B	C	D	(E)	F	
Type of Extinguisher	Colours	Wood, Paper, Plastic	Flammable & Combustible Liquids	Flammable Gases	Combustible Metals	Electrically Energised Equipment	Cooking Oils and Fats	
<b>ABE</b> Dry Chemical Powder <b>BE</b>		✓	✓	✓	✗	✓	✗	Be careful to select the correct extinguisher, ABE and BE fire extinguishers are different.
Carbon Dioxide (CO2)		LIMITED	LIMITED	✗	✗	✓	✗	Not ideal for use outdoors as CO2 is ineffective in areas with significant air movement.
Foam		✓	✓	✗	✗	✗	LIMITED	DO NOT USE on energised electrical equipment.
Water		✓	✗	✗	✗	✗	✗	DO NOT USE on energised electrical equipment, flammable liquids or cooking oil/fat fires
Wet Chemical		✓	✗	✗	✗	✗	✓	DO NOT USE on energised electrical equipment.
Fire Blanket		LIMITED	✗	✗	✗	✗	✓	Effective on small oil/fat fires. Also used to extinguish clothing fires. Dispose of after use.

\*Limited indicates the extinguishant is not the agent of choice for the class of fire & therefore will have limited capability.

Source AS 2444-2001

Figure 3: Fire Extinguisher Selection Chart

(Source: <https://www.alliancefireprotection.com.au/fire-extinguisher-selection-chart>)

As far as practicable, at least four persons trained in first aid will be present during each shift to ensure that a first responder is available in the event of an emergency. The company intends to prioritise the hiring of individuals already certified in first aid; however, where this is not possible, management is committed to providing first-aid training to all employees using a phased approach.

An emergency evacuation plan will be posted behind the door of each room, office, and other frequently used areas. As part of their induction training, employees will be briefed on the evacuation plan and sensitized on appropriate emergency-response procedures. Fire escapes will be integrated into the building's design, and clearly marked assembly/muster points will be established. All guests will receive an information package outlining the hotel's emergency-response procedures.

Given its proximity and emergency-response capabilities, the Diamond Hospital will be utilised for both minor and major emergencies.

Additional emergency-response measures will be implemented for potential fuel spills during refilling of the generator's diesel tank. To address this, the company will procure an appropriate spill kit, which will be stored near the generator, where spills are most likely to occur.

## Socio-economic Impacts

The tourism sector plays a significant role in Guyana's development. The establishment of H Towers and its associated facilities will contribute meaningfully to national growth through employment creation during both the construction and operational phases. It is estimated that approximately 800 jobs will be generated during construction, with an additional 400 positions created once the hotel becomes operational. While job creation represents a direct socioeconomic impact of the project, indirect benefits will also arise through employment and business opportunities for subcontractors and suppliers of goods and services.

Fiscal benefits will result from the collection of various taxes associated with the hotel's construction and operation. In addition, as part of its corporate social responsibility (CSR) commitments, the company will undertake appropriate community-development projects on an annual basis.

H Towers is committed to achieving its social and economic objectives while maintaining full environmental compliance. The hotel is envisioned to become a lasting legacy for the H Towers family and a distinguished contributor to Guyana's tourism sector.