

**INS
APARTMENTS
INC.
PROJECT
SUMMARY**

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PROJECT OVERVIEW

The proposed development is a six (6) storey mixed-use apartment complex to be constructed by Mr. Sheik Nafraz Hassan at Parcel 860, Block XVII, Plantation Sisters, West Bank Demerara.

The project, INS Apartments Inc. comprises a total of seventeen (17) apartment rooms, designed to accommodate residential and mixed-use purposes, catering to families, professionals, and rental occupants. The development is intended to provide modern, safe, and functional living and commercial spaces, contributing to the continued growth and development of the area.

The construction of the apartment complex is currently ongoing, with approximately 20–30% of the building completed to date. It should be noted that the land has already been fully developed, including site preparation works.

The estimated total cost invested in the project thus far is \$400M, and the total size of the land is 161ft X 61 ft.

All essential utilities, including water supply, sewage disposal, and electricity, will be provided to adequately service the development. Parking facilities will also be incorporated into the project design, and the first floor of the building.

The project has received all required approvals from the relevant local and statutory authorities, with the exception of the Environmental Protection Agency (EPA) permit, which is currently pending submission/approval for the bank.

Upon completion, the development is expected to enhance housing availability and commercial opportunities within Plantation Sisters and its surrounding communities, while complying with applicable building codes, planning regulations, and environmental standards.

VISION STATEMENT

To be recognized as Guyana's leading provider of modern, luxurious long-term living accommodation on par with international standards.

MISSION STATEMENT

To provide globally competitive, comfortable housing to residents in a safe and modern living environment.

CORE VALUES

The long-term success of this development is rooted in INS Apartments Inc. commitment to upholding a strong set of core values that guide its operations and decision-making processes.

- **Customer-Service**

INS Apartments Inc. is committed to delivering dependable and responsive customer service, with a strong focus on meeting and exceeding the expectations of residents through timely support and effective communication.

- **Integrity**

Management and staff of INS Apartments Inc. operate with honesty, accountability, and transparency, ensuring that all actions and decisions are carried out in a trustworthy and ethical manner.

- **Quality**

INS Apartments Inc. is dedicated to maintaining high standards of quality throughout all stages of development, from design and construction to ongoing operations, in order to provide comfortable and durable accommodation for residents.

- **Professionalism**

Management and staff of INS Apartments Inc. are committed to upholding high ethical and professional standards, demonstrated

through respectful interactions with residents, stakeholders, and service providers.

HEALTH, SAFETY AND ENVIRONMENT (HSE) POLICY

INS Apartments Inc. is committed to protecting the health and safety of employees, residents, visitors, and the surrounding community, while minimizing environmental impacts during the construction and operation of the proposed mixed-use apartment complex.

This HSE Policy aligns with national health, safety, and environmental legislation and will be applied throughout all phases of the project, with particular focus during the construction phase. All personnel engaged in the project are required to comply with this policy in the execution of their duties. The policy will be publicly displayed to promote awareness among employees, residents, and visitors.

INS Apartments Inc. will implement this policy by:

- Complying with all applicable health, safety, and environmental laws and regulations
- Identifying and controlling hazards to provide a safe working and living environment
- Continuously improving practices to reduce environmental impacts and health and safety risks
- Ensuring employees are competent through clear communication and ongoing training
- Providing appropriate personal protective equipment (PPE) where required
- Minimising waste through the Reduce, Reuse, and Recycle (3Rs) approach
- Encouraging consultation and reporting of hazards, incidents, and accidents

This HSE Policy will be reviewed annually and updated as necessary. Only the most current version will be maintained for public display.

PROJECT DESIGN

DESIGN PHASE

During the design phase of the project, the architectural layout of the apartment complex was conceptualized and developed into detailed plans for the required approvals. Photographic images and visual representations of the proposed development are provided below to illustrate the intended design and appearance of the building.

In preparation for the construction phase, the necessary materials and equipment were identified, and suppliers and contractors were engaged to support the execution of the project.





UTILITIES

ELECTRICITY

The apartment building will benefit from three sources of electricity. The main source of electricity will be provided by the Guyana Power and Light Inc, while 200KVA generators will provide electricity in instances of power outages. Additionally, solar energy will be used to power all lighting systems within the apartment building. Solar panels will be housed on the roofs of the northern and southern concrete decks as well as the sheds of the parking lot which will be constructed to the northwestern section of the premises.

WATER

The main water supply for the apartment building will be provided by the Guyana Water Incorporated (GWI); however, all water entering each apartment will be treated by a UV water filtration system which will allow water to be purified to a level safe for drinking. Drinking water will be obtained from the refrigerator which will be supplied with water which has undergone UV filtration. There are no reservoirs on site.

POTENTIAL ENVIRONMENTAL IMPACTS AND MITIGATION STRATEGIES

The potential environmental impacts associated with the proposed apartment development are expected to occur primarily during the construction phase. These impacts may include effects on air quality, water quality, noise levels, and waste generation. However, through the application of appropriate mitigation and management measures, these impacts are expected to be effectively controlled and minimized.

It is anticipated that following the completion of construction activities, the majority of the identified impacts will be substantially reduced or eliminated, ensuring that environmental standards and allowable discharge limits are not exceeded.

The sections that follow outline the potential project-related environmental impacts and describe the mitigation measures that will be implemented to prevent, reduce, or manage these impacts throughout the project lifecycle.

AIR QUALITY

The primary air quality impacts associated with the project are expected to occur during the construction phase, mainly from fugitive dust emissions generated by the transportation, handling, and use of construction materials such as sand and cement. These impacts may be more noticeable during dry and windy conditions. Dust emissions are expected to be temporary and limited to the duration of construction activities.

Additional air emissions will result from the operation of fuel-powered vehicles and equipment, including trucks, generators, and other construction machinery. These emissions may include combustion by-products such as carbon monoxide, nitrogen oxides, sulphur dioxide, and carbon dioxide. Limited emissions of volatile organic compounds (VOCs) may also occur from the use of paints, solvents, and fuels.

During the operational phase, occupants may be exposed to indoor air contaminants arising from dust accumulation, cleaning products, and the exchange of outdoor and indoor air.

Potential Impacts

Poor air quality may result in respiratory discomfort, irritation of the eyes, nose, and throat, and dust deposition on nearby structures during construction. Exposure to indoor air contaminants, particularly from cleaning chemicals and dust, may cause minor health effects such as headaches and irritation if not properly managed.

With the implementation of appropriate mitigation measures, the overall impact on air quality is expected to be low.

Mitigation Measures

To minimise air quality impacts, INS Apartments Inc. will implement the following measures:

Outdoor Air Quality

- Wet suppression of sand and other dusty materials during construction
- Use of ready-mix concrete where practicable; on-site mixing will be limited and controlled
- Regular maintenance of vehicles, equipment, and generators in accordance with manufacturer specifications
- Avoidance of unnecessary idling of vehicles and machinery
- Proper design of generator exhaust stacks in accordance with good engineering practice
- Careful handling of fuels, paints, and solvents to minimise VOC emissions

Indoor Air Quality

- Routine maintenance and cleaning of air-conditioning units to ensure proper ventilation
- Regular cleaning of shower heads and plumbing fixtures to prevent microbial growth
- Use of low-VOC, environmentally friendly paints and cleaning products where feasible
- Proper storage of chemicals in well-ventilated areas
- Use of PVC flooring in residential units to reduce dust accumulation
- Regular cleaning of soft furnishings during housekeeping activities

WATER QUALITY

Potential impacts to water quality associated with the project may arise from construction and operational activities, including the accidental release of sediments, solid waste, and chemicals such as fuels, oils, and paints. During the operational phase, effluent will be generated from washroom, kitchen, laundry, and general compound maintenance activities.

Potential Impacts

The uncontrolled discharge of untreated effluent or contaminated runoff may result in the pollution of nearby waterbodies, leading to degradation of water quality. Nutrient-rich effluent may contribute to eutrophication, while effluent containing hazardous substances may disrupt aquatic ecosystems if not properly managed.

Mitigation Measures

To prevent and minimise adverse impacts on water quality, INS Apartments Inc. will implement the following measures:

- Adoption of water conservation practices, including regular inspection and maintenance of plumbing fixtures to promptly detect and repair leaks
- Storage of sand and other construction materials away from drainage paths and waterbodies to prevent sediment runoff
- Enclosure and bunding of the generator area to prevent stormwater from coming into contact with fuels or lubricants
- Proper management of fuels, oils, and chemicals to prevent spills and leaks
- Collection and discharge of effluent from bathrooms, kitchens, and laundry facilities into an on-site septic system

With the implementation of these measures, impacts on water quality are expected to be low.

WASTE MANAGEMENT

Both non-hazardous and hazardous wastes will be generated during the construction and operation of the proposed apartment complex. Non-hazardous solid waste is expected to include construction debris such as concrete, wood, scrap metal, sand, and packaging materials, as well as domestic waste generated during the operational phase, including food waste, plastic, glass, and aluminium containers. Limited quantities of non-hazardous liquid waste, such as used cooking oil, may also be generated.

Hazardous wastes associated with the project may include waste oils and lubricants, used lead-acid batteries, and end-of-life electrical and electronic equipment generated during equipment maintenance and operations.

Potential Impacts

Improper waste management may pose risks to human health, soil and water quality, and the surrounding environment. Poor handling or disposal of waste can lead to groundwater contamination, increased biological oxygen demand in surface waters, odour nuisances, and the proliferation of pests and disease vectors. The burning of waste can result in the release of toxic emissions, posing respiratory health risks and contributing to air pollution.

Mitigation Measures

INS Apartments Inc. will apply the waste management hierarchy, prioritising reuse and recycling where practicable, and ensuring safe and compliant disposal. The following measures will be implemented:

- Segregation and proper storage of non-hazardous domestic and construction waste, with collection and disposal at an approved landfill facility through an authorised waste service provider
- Reuse of suitable construction materials such as concrete, sand, and stone for on-site filling, where appropriate

- Safe storage and collection of used cooking oil for off-site recycling or disposal by an authorised waste management company
- Removal of waste oils and lubricants by approved service providers responsible for equipment and generator maintenance
- Disposal of used lead-acid batteries and electronic waste through EPA-authorised scrap metal operators for export and recovery
- Prohibition of open burning of waste on site

With these measures in place, waste-related impacts associated with the project are expected to be low.

NOISE

Noise refers to unwanted or disruptive sound that may affect human health and comfort. The Guyana National Bureau of Standards (GNBS) specifies allowable noise limits for different zones and times of day.

Potential Impacts

Noise impacts vary depending on the sensitivity of receptors, their health conditions, and the time of exposure. High noise levels can cause sleep disturbances, reduced concentration, and general discomfort. For this project, the primary receptors are construction personnel and neighbouring community members, with minimal risk to animals or the wider environment.

Mitigation Measures

To ensure noise remains within acceptable limits, INS Apartments Inc. will implement the following strategies:

- **Restricted construction hours:** Construction will occur Monday to Friday (08:00–16:00 hrs) and occasionally on Saturdays (08:00–13:00 hrs). No construction will take place on Sundays or public holidays.

- **Generator noise control:** The generator will be housed in a soundproof enclosure, equipped with silencers and mufflers, and maintained regularly. It will be used only during power outages.
- **Personal protective equipment:** Workers operating noisy equipment or entering the generator room will use appropriate hearing protection.
- **Soundproofing units:** All apartments will be designed with measures to minimise sound transmission between units, enhancing indoor comfort for residents.

With these measures, noise impacts from the project are expected to be low.

CUMULATIVE IMPACTS

Cumulative environmental impacts in the project area may arise from construction and operational activities of surrounding developments, as the community continues to grow. Potential cumulative impacts include:

Air Emissions

- Dust and gaseous emissions from transportation, stockpiling, and use of construction materials at nearby sites
- Operation of heavy-duty equipment and vehicles at other construction locations
- Use of generators at neighbouring construction sites or residences

Effluent Discharge

- Stormwater runoff from other construction sites containing sand, sediments, or residual hazardous substances such as fuel and paint
- Household wastewater from normal cleaning, washing, and kitchen or bathroom use in the community

Noise Emissions

- Elevated noise levels from heavy and light-duty equipment at other construction sites
- Operation of generators and other machinery at nearby sites or residences
- Loud music and community activities

Waste Generation

- Improper disposal or burning of waste from other construction sites or residences
- Delays in waste collection by service providers

With the mitigation measures implemented at INS Apartments Inc., the project is not expected to contribute significantly to cumulative environmental impacts in the community.

CONCLUSION

The proposed six-storey apartment complex at Parcel 860, Block XVII, Plantation Sisters, West Bank Demerara, developed by Sheik Nafraz Hassan, has been designed and planned with careful consideration of its environmental, health, and safety impacts. Through the implementation of the outlined mitigation strategies for air quality, water quality, waste, noise, and cumulative impacts, potential adverse effects are expected to be minimised or effectively managed.

With adherence to national legislation, industry best practices, and INS Apartments Inc. internal policies, the project aims to provide safe, high-quality, and sustainable residential and mixed-use accommodation for families, professionals, and rental occupants. Overall, the development is expected to enhance the community, while maintaining compliance with environmental, health, and safety standards.