# Providence City

## Project Summary

Parcel 2438, Block Providence, East Bank Demerara, Guyana

Prepared By: Omar Persaud B.Sc. M.Sc.

Prepared for: New Sea International Inc. & G Homes Office Condominium Inc.

September 2025

**1. Project Fact Sheet**

**Project Name:** Providence City Residential Development

**Location:** Parcel 2438, Block Providence, East Bank Demerara, Guyana

**Developers:**

- **New Sea International Inc.** – Land Contributor and Joint Venture Partner

- **G Homes Office Condominium Inc.** – Financing, Construction, and Development Partner

**Contact:**

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**Project Summary Prepared by:** Omar Persaud BSc MSc

**Date Prepared:** September 2025

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## 2. Executive Summary

The **Providence City Residential Development** (hereafter referred to as *the Project* or *the Project Site*) is a proposed high-end, gated residential community to be developed on Parcel 2438, Block Providence, East Bank Demerara, Guyana. The development forms part of a joint venture agreement between **New Sea International Inc.**, the landowner, and **G Homes Office Condominium Inc.**, the financial and construction partner. The project will transform an undeveloped 9-acre parcel into a fully serviced, environmentally managed urban enclave offering modern housing solutions designed to international standards.

The primary objective of the project is to provide a secure, self-sustaining residential community that integrates sustainable design principles with enhanced urban living standards. The proposed development includes **six mid-rise apartment buildings**, comprising **121 residential units**, each supported by modern utilities, on-site water and wastewater management systems, landscaped public spaces, and 128 vehicle parking spaces.

Key environmental considerations have been incorporated into the design to minimize adverse impacts during both the construction and operational phases. These include a dedicated wastewater treatment system, controlled stormwater management, low-impact landscaping, and sustainable waste disposal practices.

This Project Summary has been prepared in compliance with the **Environmental Protection Act, Cap. 20:05**, and the **EPA Project Summary Guidelines (2017)**. It provides a comprehensive description of the proposed development, its environmental setting, anticipated impacts, and the mitigation and monitoring strategies proposed to ensure environmental compliance and sustainability throughout the project lifecycle.


*Figure 1 – Site Location Map*

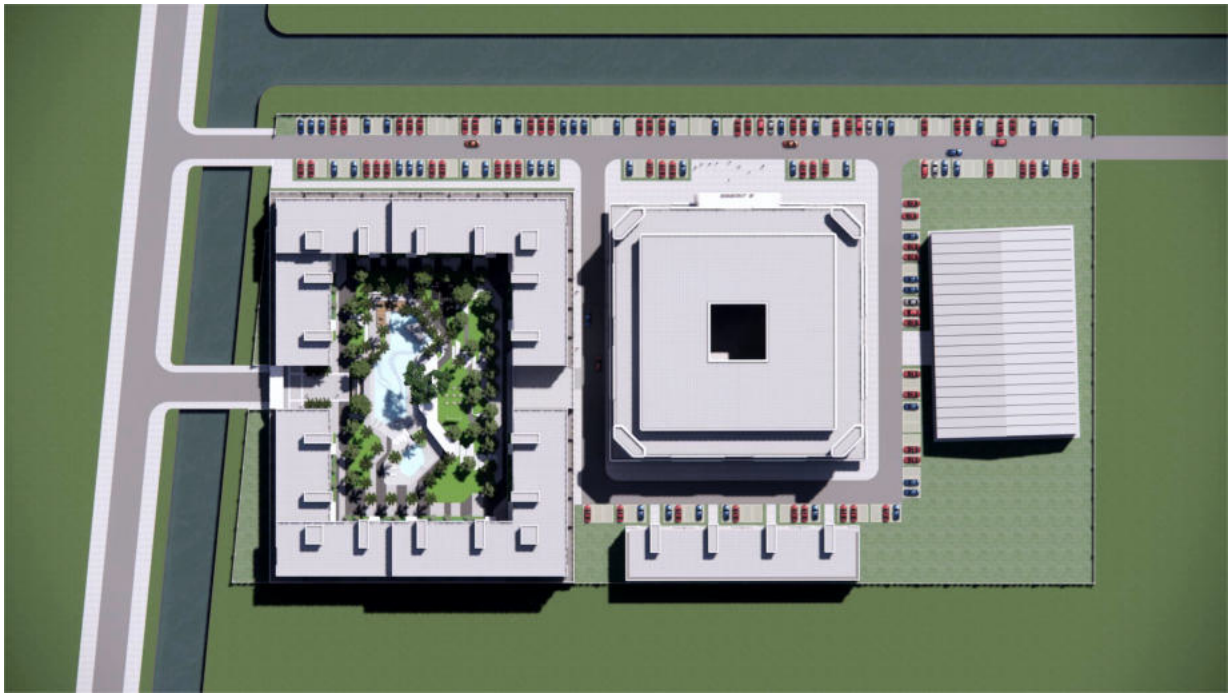

*Figure 2 – Site Layout Plan*

**3. Legal and Ownership Background**

The parcel of land identified for the Providence City Development is held under title by **New Sea International Inc.**, a registered entity within Guyana. Pursuant to a **Joint Venture Agreement (JVA)**, **G Homes Office Condominium Inc.** has entered into a partnership with New Sea International Inc. under terms whereby New Sea contributes the land, and G Homes provides the financing, technical expertise, and construction management required to execute the project.

The development will operate under the legal framework provided by:

- The **Environmental Protection Act (Cap. 20:05)**
- The **Town and Country Planning Act (Cap. 20:01)**
- The **Occupational Safety and Health Act (Cap. 99:06)**
- Relevant building and zoning regulations as administered by the **Central Housing and Planning Authority (CH&PA)**

All necessary legal permissions, building permits, and environmental authorizations have either been obtained or are currently being applied for. The developers acknowledge the requirement for an Environmental Authorization under Section 11(1) of the Environmental Protection Act, and this Project Summary serves as the foundational submission for the EPA's screening and review process.

The joint venture has agreed that all environmental responsibilities, including implementation of mitigation and monitoring measures, will be jointly managed by both entities, with oversight from qualified environmental consultants.

## 4. Project Justification and Objectives

Guyana's urban centers are experiencing rapid growth driven by economic expansion, demographic shifts, and foreign investment. The **Providence City Development** responds to an urgent demand for secure, high-quality residential accommodation suitable for professionals, expatriates, and upper-middle-income households.

The project is designed not only as a housing development but as an integrated model of sustainable community design that demonstrates modern approaches to land use, water and energy management, and urban livability.

The main objectives of the project are as follows:

- To provide environmentally responsible, high-quality residential housing on the East Bank Demerara corridor.

- To support urban development that aligns with national housing policies promoting efficient land use and sustainable infrastructure.

- To stimulate local economic activity through employment creation and the procurement of local materials and services.

- To ensure compliance with all applicable environmental standards through proactive impact management and monitoring.

Through these objectives, the project aims to contribute meaningfully to Guyana's vision for sustainable urban growth while minimizing the ecological footprint of new development.

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## 5. Description of the Project Site

The **Project Site** is situated at **Parcel 2438, Block Providence**, located on the **East Bank Demerara**. The area encompasses approximately **9 acres** of land currently under private ownership. The site lies within the administrative boundary of **Providence Village**, an area undergoing transformation from low-density residential and agricultural use to higher-density urban development driven by the expansion of the nearby commercial and residential corridor.

The Project Site is relatively flat, with a gentle slope toward local drainage channels that eventually discharge into the **Demerara River**. It is bordered by existing residential developments and access roads, providing favorable connectivity for construction and service provision. The site is free from significant vegetation or ecological constraints, as it has previously been cleared and graded.

**Current Land Use:** Undeveloped but classified for residential development under local planning guidelines.

**Adjacent Land Uses:** Commercial properties to the north and east, a roadway to the south, and Providence Stadium to the west.

**Geographical Coordinates:** 370037.82 m E 746993.43 m N

The climate of the area is typically equatorial, with two wet seasons and two dry seasons, and an annual rainfall averaging approximately 2,500 mm. The site is not within a known flood-prone zone but will incorporate elevated foundation designs and adequate drainage infrastructure to manage stormwater efficiently.

*Figure 3 – Aerial View of Project Site*

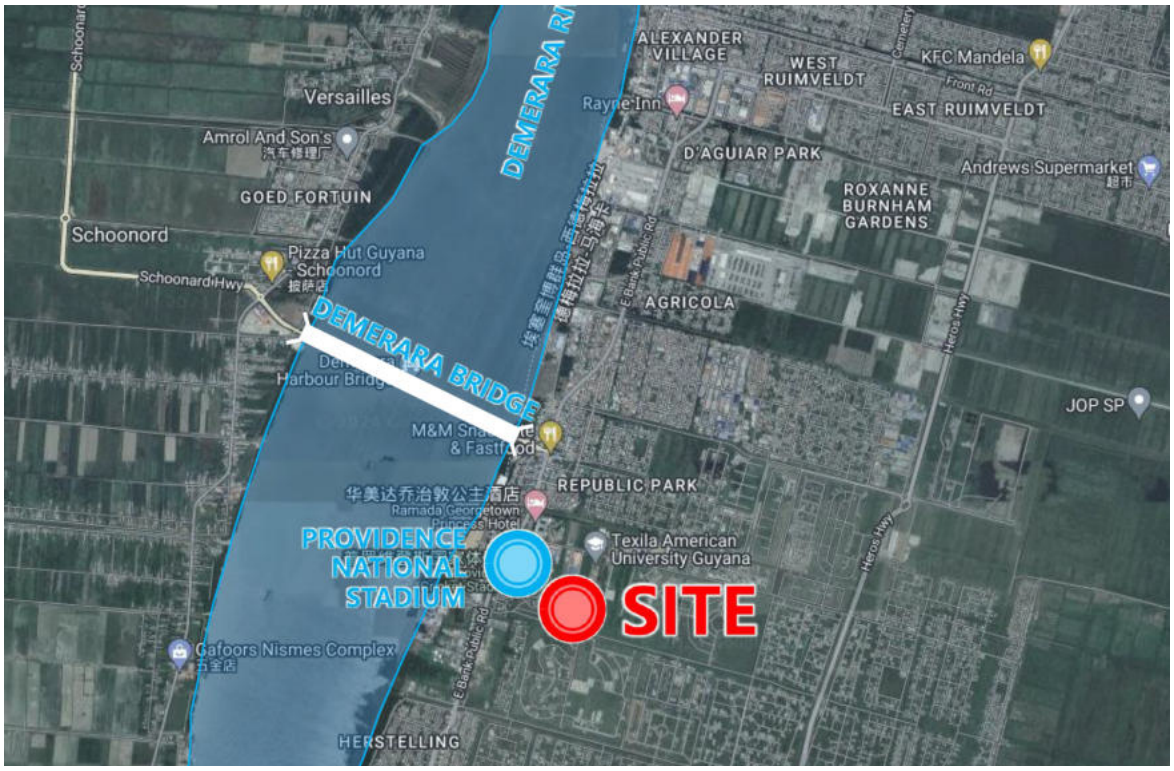



*Figure 4 – Surrounding Land Use Map*

## 6. Project Design and Development Plan

The Providence City Residential Development is designed as a modern, enclosed, and environmentally conscious residential enclave that harmonizes architecture, infrastructure, and landscape design within a well-defined spatial plan. The project will consist of six mid-rise residential buildings, each constructed with reinforced concrete and steel framing to meet structural standards suitable for the soil and climatic conditions of the East Bank Demerara. The total built-up area is approximately 242,253.32 square feet, with a residential component of 186,699.17 square feet, supplemented by supporting facilities including a clubhouse, guardhouse, water treatment and generator rooms, and landscaped green spaces covering approximately 37,759.76 square feet.

The buildings will each be equipped with four elevators and two staircases to meet both accessibility and fire safety standards. Each structure will contain a mixture of one-, two-, and three-bedroom apartment units designed to meet diverse housing demands. Architectural plans provide for spacious living areas, private balconies, and efficient natural lighting and ventilation. The enclosed design ensures safety and promotes social interaction among residents through shared open spaces, internal roads, and pedestrian walkways.

Access to the Project Site will be controlled via a single secure entrance with a guardhouse, providing 24-hour surveillance and digital access control. All vehicular entries will be recorded through an automated barrier system linked to a centralized management server. Pedestrian entry will be facilitated through card-access gates, and visitors will be required to register upon entry. The project's design emphasizes a closed-loop security system in which both vehicular and pedestrian access are monitored to ensure residents' safety.

Parking will be provided both underground and at surface level, totaling 128 spaces. Each apartment will have at least one designated parking space. The parking area design includes drainage channels and permeable surfaces to reduce surface runoff and promote water percolation. Landscaping elements such as lawns, shade trees, and ornamental plants will be incorporated to mitigate heat accumulation and enhance aesthetic value.

The overall layout of the development is designed to optimize the use of space while maintaining open areas and visual corridors. The orientation of the buildings takes advantage of prevailing winds and natural sunlight, promoting energy efficiency. Green areas will act as buffers between residential buildings, creating a comfortable microclimate within the development.

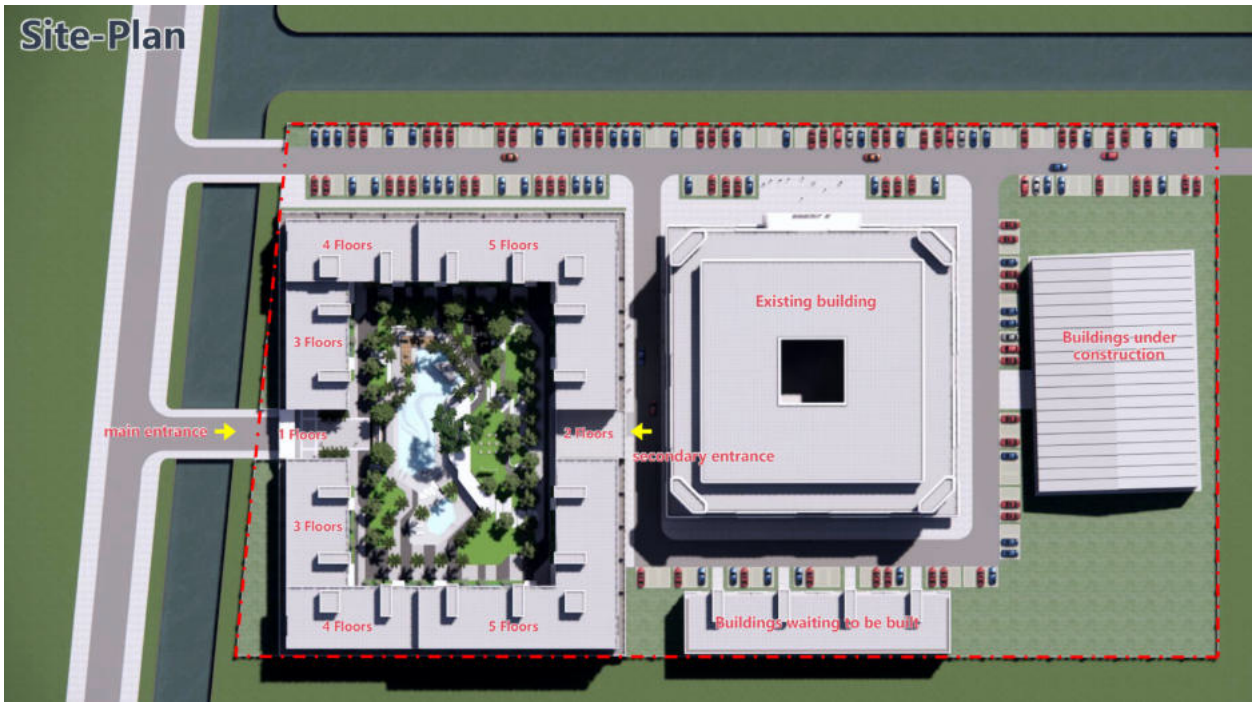


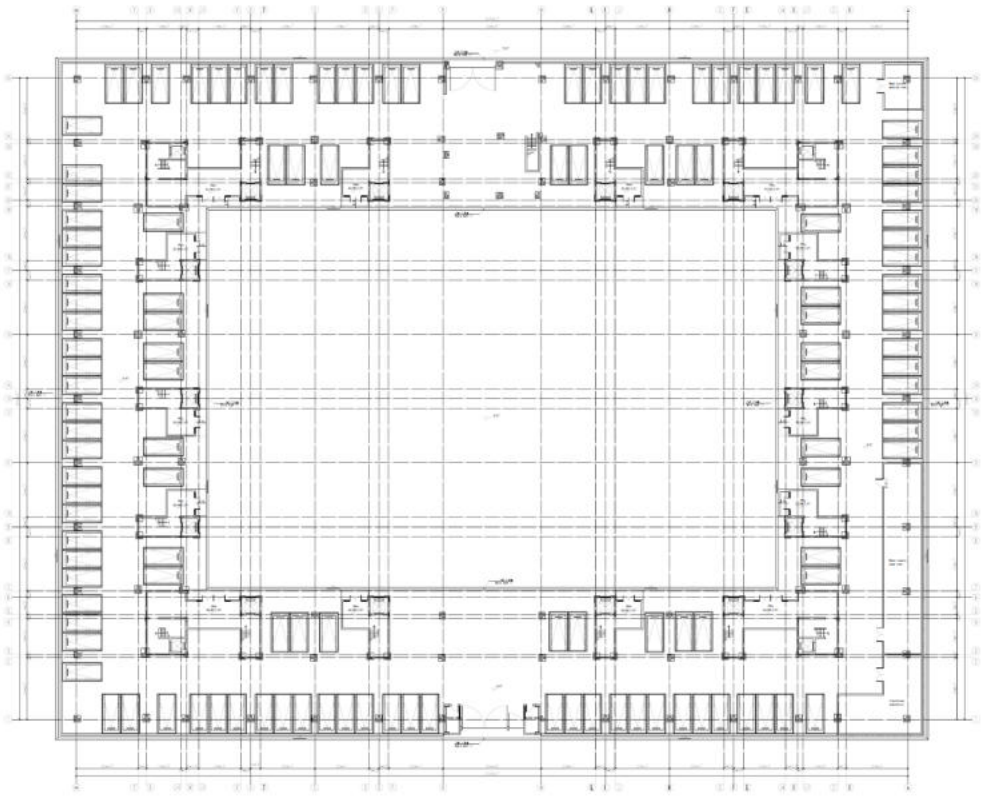

*Figure 5 – General Layout Plan of Providence City Development*


| | | Index | |
|---|---|---|---|
| | | Number | Unit |
| Site Area | | 3.09 | Acre |
| Number Of Dwellings | | 121 | households |
| overall floorage | | 242253.32 | sq ft |
| Of Which | dwelling Footage | 186659.17 | sq ft |
| | Supporting room area | 3837.76 | sq ft |
| | Equipment room area | 2743.07 | sq ft |
| | Parking garage area | 48973.32 | sq ft |
| Number of parking Spaces | | 128 | space |

STRUCTURAL

SITE PLAN

A1



STRUCTURAL

FLOOR PLAN A

A2

STRUCTURAL

ELEVATION

A8

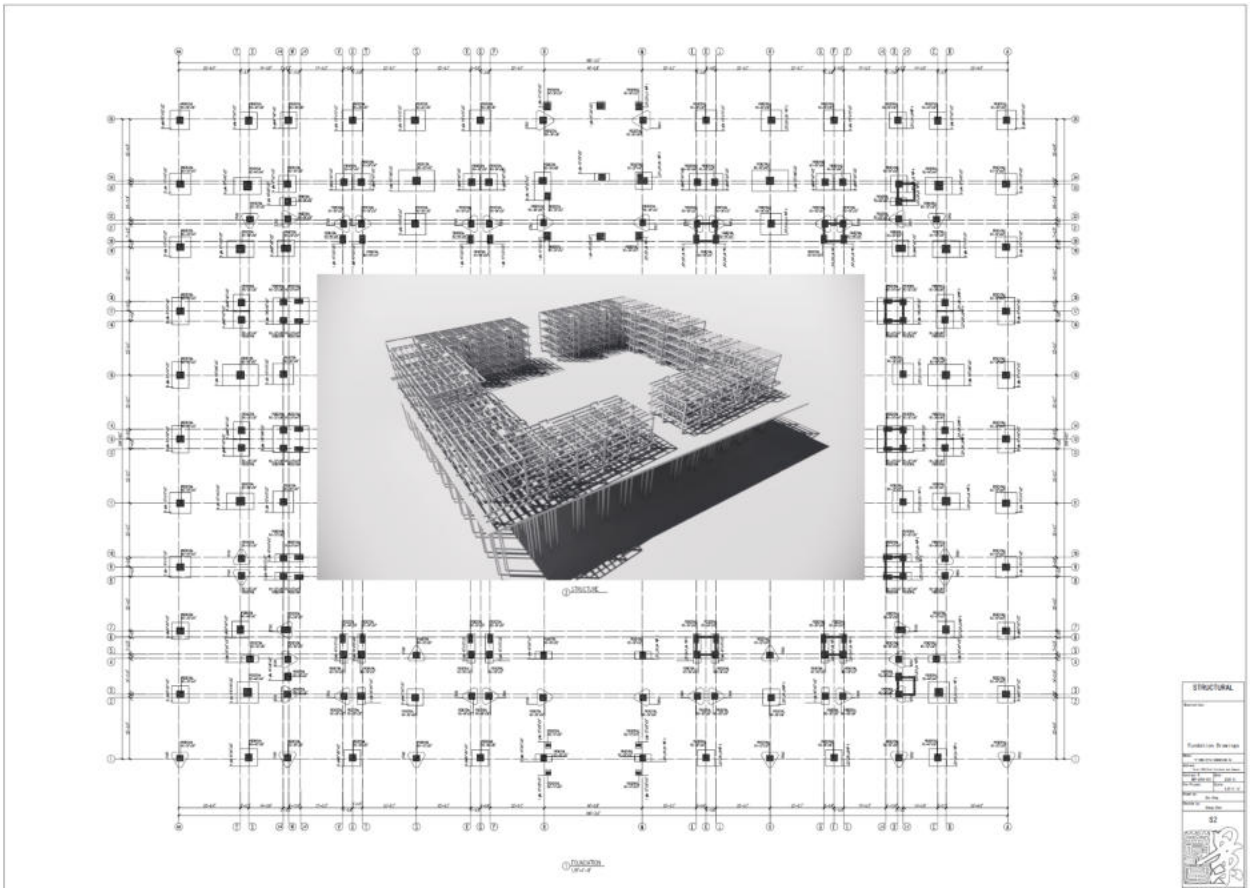



*Figure 6 – Building Elevation and Cross-Sectional Views*

**7. Construction Management Plan**

The construction of the Providence City Development will be executed in multiple phases over an estimated period of 24 to 30 months. The process will commence with site clearing and grading, followed by foundation works, structural framing, finishing, and finally landscaping and infrastructure installation. Construction operations will be managed by G Homes Office Condominium Inc. under the supervision of a qualified Project Management Team and in accordance with all occupational health, safety, and environmental (HSE) standards.

Site preparation activities will include the removal of debris and vegetation, compaction of soil, and leveling to the required grade. Erosion and sediment control measures such as temporary silt fences and drainage channels will be installed to prevent runoff into adjacent areas during earthworks. Heavy equipment and machinery will be stored within designated staging areas equipped with impermeable surfaces to minimize potential contamination from fuel or lubricants.

During the construction phase, materials such as concrete, rebar, and prefabricated components will be sourced from local suppliers wherever feasible, thereby supporting the local economy and reducing transport emissions. Temporary site offices, worker rest areas, and sanitary facilities will be established in compliance with the Public Health Ordinance and relevant occupational safety standards.

Construction activities will generally occur between 7:00 a.m. and 6:00 p.m. Noise and dust emissions will be managed through the use of water spraying, sound barriers, and routine maintenance of machinery. Waste generated during construction—including scrap metal, concrete residue, packaging materials, and general refuse—will be segregated and disposed of in approved landfill sites or recycling facilities. Hazardous materials, such as fuel and lubricants, will be handled under controlled conditions with proper containment.

Transportation of materials and equipment will follow designated haul routes to minimize disruption to public traffic. Road cleaning and maintenance will be implemented as needed. A Construction Environmental Management Plan (CEMP) will be developed prior to the

commencement of construction, specifying responsibilities, emergency procedures, monitoring protocols, and reporting requirements.

The construction workforce is expected to peak at approximately 150 persons, including skilled, semi-skilled, and unskilled laborers. Priority will be given to local employment to maximize community benefit. All workers will receive site-specific induction training on safety, environmental protection, and waste management prior to mobilization.

| ***Phase / Activity*** | ***Description*** | ***Start Date*** | ***End Date*** | ***Duration*** |
|---|---|---|---|---|
| ***1. Site Preparation*** | *Clearing, grading, drainage, and access road setup* | *Jan 2025* | *Apr 2025* | *4 months* |
| ***2. Infrastructure Works*** | *Roads, utilities (water, power, sewer), and foundations* | *Apr 2025* | *Sep 2025* | *6 months* |
| ***3. Structural Construction*** | *Building of housing units (steel or concrete)* | *Jun 2025* | *Jun 2026* | *12 months* |
| ***4. Finishing & Installation*** | *Roofing, electrical, plumbing, interior works* | *Oct 2025* | *Sep 2026* | *12 months* |
| ***5. Landscaping & Site Works*** | *Paving, green areas, fencing, external fixtures* | *Aug 2026* | *Nov 2026* | *4 months* |
| ***6. Final Inspection & Handover*** | *Testing, quality checks, and final certification* | *Nov 2026* | *Dec 2026* | *2 months* |

*Figure 7 – Construction Phasing Schedule*


*Figure 8 – Construction Site Layout and Temporary Facilities*

## 8. Utility and Infrastructure Systems

The project incorporates a comprehensive utility infrastructure network designed to ensure self-sufficiency and reliability of essential services while maintaining environmental protection standards.

**Water Supply System:**

A central water treatment and storage facility will be located in the equipment room on the ground floor. Raw water will be sourced from the municipal supply, stored in a reinforced tank, treated using sedimentation and chlorination processes, and distributed to individual apartments through a pressurized pumping system. The storage capacity will be designed to meet at least 48 hours of domestic demand in the event of supply interruption. The plumbing system will incorporate backflow prevention devices and maintenance access points for inspection and cleaning.

**Wastewater Collection and Treatment:**

A decentralized sewage treatment system will be installed within the Project Site. The system will collect wastewater from all residential units and process it through primary sedimentation, biological treatment, and filtration. Treated effluent will meet Guyana's national discharge standards and will be directed to the storm drainage network. The system will operate as a closed unit to prevent odor and surface contamination. Sludge generated from the system will be periodically removed and transported to authorized disposal facilities by licensed operators.

**Solid Waste Management:**

Solid waste will be collected at designated points within the development and transferred to a centralized collection station. Separation of recyclables will be encouraged through a color-coded bin system. Waste will be collected regularly by the municipal waste management service and disposed of at approved landfill sites. The design includes an accessible collection route for waste vehicles to minimize interference with pedestrian areas.

**Electricity and Backup Power:**

The Project Site will be connected to the national electricity grid managed by the Guyana

Power and Light (GPL). A backup generator system located in the ground-floor utility room will automatically activate during power outages to maintain essential services such as lighting, elevators, and security systems. The generator system will be acoustically enclosed and equipped with exhaust filters to minimize noise and air emissions.

**Telecommunications:**

Provision for fiber-optic cable and high-speed internet connectivity will be integrated within the building infrastructure. Conduits for data and voice communication will be installed in concealed ducts during construction to prevent retrofitting and reduce visual clutter.

**Drainage System:**

An internal drainage network comprising surface drains, catch basins, and underground conduits will be constructed to collect and channel stormwater. The system will discharge into existing municipal drains leading to the Demerara River. The design incorporates oil-water separators to prevent contamination from surface runoff. Permeable paving and landscaped retention areas will further aid infiltration and stormwater control.

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**9. Waste Management and Environmental Controls**

Waste management during both construction and operation will be governed by an Environmental Management Plan designed to ensure compliance with EPA standards and local regulations. During construction, all contractors will be required to adhere to waste minimization and segregation practices. Non-hazardous waste will be collected in sealed containers and transported to approved disposal sites. Recyclable materials such as metals, plastics, and cardboard will be separated at source. Any hazardous waste, such as used oil, paint residue, or solvents, will be stored in leak-proof drums and disposed of through licensed hazardous waste handlers.

Upon completion and occupation, operational waste management will transition to a community-based system managed by the property's homeowners' association. Each building will contain waste storage areas with ventilation and pest control systems. Solid waste collection will occur at regular intervals coordinated with municipal services.

Environmental controls during the operational phase will include continuous monitoring of water quality, air quality, and waste discharge. The sewage treatment plant will be equipped with flow meters and sampling points to facilitate compliance testing. Storm drains will be inspected regularly to prevent blockages and flooding. Landscaping maintenance will favor native plant species requiring minimal irrigation and chemical input.

Dust suppression measures during construction will include water spraying on unpaved areas and covering of transported materials. Noise control measures will involve restricting high-decibel activities to daytime hours and maintaining equipment mufflers. Contractors will be required to maintain environmental logbooks documenting incidents, corrective actions, and daily monitoring results.

The Environmental Site Officer, appointed by the developer, will oversee the implementation of environmental controls and liaise with the EPA to ensure continuous compliance.

**10. Socio-Economic Context and Benefits**

The Providence City Development is expected to contribute significantly to both the local and national economy. Its location within the rapidly urbanizing East Bank Demerara corridor positions it as a catalyst for sustainable urban growth. The project will generate direct employment during construction and create indirect opportunities through supply chains, transportation, and services.

During the construction phase, it is estimated that over 150 jobs will be created, with a priority given to local residents and small contractors. Skilled workers, including masons, electricians, plumbers, and heavy equipment operators, will benefit from long-term engagement, while unskilled labor will gain short-term employment opportunities. The project will also stimulate demand for local building materials, aggregates, and transport services, thereby promoting economic circulation within the region.

Upon completion, the operational phase will create permanent employment for administrative, maintenance, and security personnel. The influx of residents will increase economic activity in surrounding businesses such as retail, restaurants, and transportation services. The development will also expand the property tax base for the local authority.

Socially, the project will provide much-needed modern housing infrastructure, enhancing living standards and promoting social stability. Its design encourages community cohesion through shared spaces, recreational areas, and an integrated management framework. The inclusion of landscaped open spaces will contribute to improved mental well-being and provide safe environments for family recreation.

Environmentally, the project demonstrates a commitment to sustainability by incorporating energy-efficient systems, waste treatment facilities, and green infrastructure. The enclosed community design will serve as a model for future developments seeking to balance modernization with environmental responsibility.

## 11. Potential Environmental Impacts

A thorough assessment of the potential environmental impacts associated with the Providence City Development has been undertaken to identify and evaluate the likely effects of construction and operation on the surrounding environment. These impacts have been considered across key environmental components, including land, water, air, noise, ecology, and human health.

**Land and Soil:**

During construction, land disturbance from excavation, foundation works, and grading may result in temporary loss of topsoil and localized erosion. Improper storage of construction materials or accidental spills could lead to soil contamination. The impact is expected to be moderate but short-term and reversible with proper management. No hazardous soil conditions have been identified on the Project Site, and the risk of long-term degradation is minimal.

**Surface and Groundwater:**

The Project Site drains naturally into local channels connected to the Demerara River. The main risks to water quality arise from surface runoff containing sediment or oil residues during the construction phase. The incorporation of sediment traps, silt fencing, and oil-water separators will prevent significant contamination. During operation, the on-site sewage treatment plant will ensure that effluent discharge meets national water quality standards. The potential impact on groundwater and surface water is therefore considered low to negligible.

**Air Quality:**

Temporary air quality degradation may occur during construction due to emissions from vehicles, machinery, and dust from exposed surfaces. These effects will be localized and short-lived, with mitigation through dust suppression and regular maintenance of equipment. During operation, emissions will primarily arise from backup generator use and vehicular traffic, which are expected to remain within regulatory limits.

**Noise and Vibration:**

Construction activities such as pile driving, concrete mixing, and equipment operation may

produce elevated noise levels. These impacts will be temporary and confined to daytime working hours. Once operational, noise levels will primarily originate from traffic movement and mechanical equipment such as pumps and generators. Noise barriers, acoustic insulation, and scheduled maintenance will minimize long-term effects.

**Flora and Fauna:**

The Project Site is located within a developed area that has been previously cleared of significant vegetation. No sensitive habitats or endangered species were identified. Landscaping will include native and drought-tolerant species, thereby improving biodiversity relative to the current baseline. The overall ecological impact is negligible and may result in minor enhancement through green space creation.

**Socio-Economic Impacts:**

Positive socio-economic effects include job creation, infrastructure enhancement, and improved local economic activity. Temporary minor disruptions such as noise, dust, and traffic congestion during construction will be mitigated through communication with neighboring residents and proper scheduling. The operational phase will yield long-term social benefits through improved housing standards, safety, and community infrastructure.

**Cumulative and Long-Term Impacts:**

When considered alongside other developments in the East Bank Demerara corridor, the project contributes to cumulative urban expansion. However, its integrated waste and water management systems, as well as green infrastructure, will minimize additional environmental burdens. With sustained management and adherence to mitigation measures, no significant residual or long-term adverse impacts are anticipated.

## 12. Mitigation and Environmental Management Plans

The mitigation strategy for the Providence City Development focuses on preventing or minimizing environmental degradation through proactive management, design controls, and operational procedures. The developers will implement a comprehensive **Environmental Management Plan (EMP)**, structured around pre-construction, construction, and operational phases.

During the **pre-construction phase**, the EMP will ensure that all required permits and environmental authorizations are obtained. Site preparation will incorporate erosion control measures such as contour grading and installation of temporary drains. Construction materials will be stored within impermeable containment areas, and equipment will undergo pre-mobilization inspections for fluid leaks.

In the **construction phase**, air quality impacts will be mitigated through regular water spraying, covering of trucks transporting loose materials, and maintenance of access roads. Noise mitigation will involve limiting high-noise activities to daytime hours and maintaining equipment mufflers. Soil and water protection will be achieved by establishing containment berms and spill response kits in areas where fuels or lubricants are stored. A waste segregation and recycling program will be implemented at the site, and waste records will be maintained for EPA review.

For the **operational phase**, the management plan includes ongoing maintenance of the wastewater treatment system, regular testing of effluent quality, and routine inspection of stormwater drains. Solid waste management will follow an organized collection schedule, with monitoring to ensure compliance with municipal standards. Landscaping and green space maintenance will employ environmentally friendly practices such as composting and minimal use of synthetic fertilizers.

Emergency preparedness procedures will be established, covering fire, flooding, and hazardous material incidents. The site's security and management teams will be trained in environmental response protocols and communication procedures with regulatory authorities.

Environmental awareness training will be provided for all staff and contractors, emphasizing pollution prevention, waste minimization, and compliance with legal requirements. A copy of the EMP will be available on-site at all times for review by inspectors or auditors.

*Project Management / Developer*

⬇️

*Environmental Officer*

⬇️

*Contractors & Subcontractors*

⬇️

*Internal Monitoring & Reporting*

⬇️

*EPA / Regulatory Oversight*

⬇️

*Corrective Action → Back to Project Management*

*Figure 9 – Environmental Management Plan Flowchart*

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## 13. Monitoring and Compliance Plan

Environmental monitoring is a crucial component of the Providence City Development's sustainability strategy. A structured **Monitoring and Compliance Plan** will be implemented to ensure that all environmental aspects are continuously evaluated and maintained within acceptable limits.

Monitoring activities will commence at the pre-construction stage to establish baseline data for air quality, noise, water quality, and soil conditions. During construction, routine inspections will be carried out to track compliance with mitigation measures. Parameters to be monitored include particulate matter concentrations, ambient noise levels, wastewater quality, and waste generation rates. Monitoring results will be compiled into monthly reports submitted to the Environmental Protection Agency for review.

Operational monitoring will focus on wastewater discharge, stormwater management, and energy efficiency. The wastewater treatment system will be inspected weekly, and effluent samples will be analyzed for pH, BOD, COD, total suspended solids, and coliform levels. Air quality monitoring around the generator system will ensure compliance with emission standards. Noise levels in public areas will be periodically checked to confirm adherence to residential limits.

A dedicated Environmental Officer will oversee all monitoring activities, maintain records, and coordinate with regulatory bodies. Any non-conformances identified during inspections will trigger corrective actions as outlined in the EMP. The project management team will also conduct annual environmental audits to evaluate system performance and recommend improvements.

To ensure transparency and accountability, the developers will maintain communication with nearby residents and stakeholders through periodic community meetings. This participatory approach will enable timely identification of environmental concerns and ensure that mitigation measures remain effective.

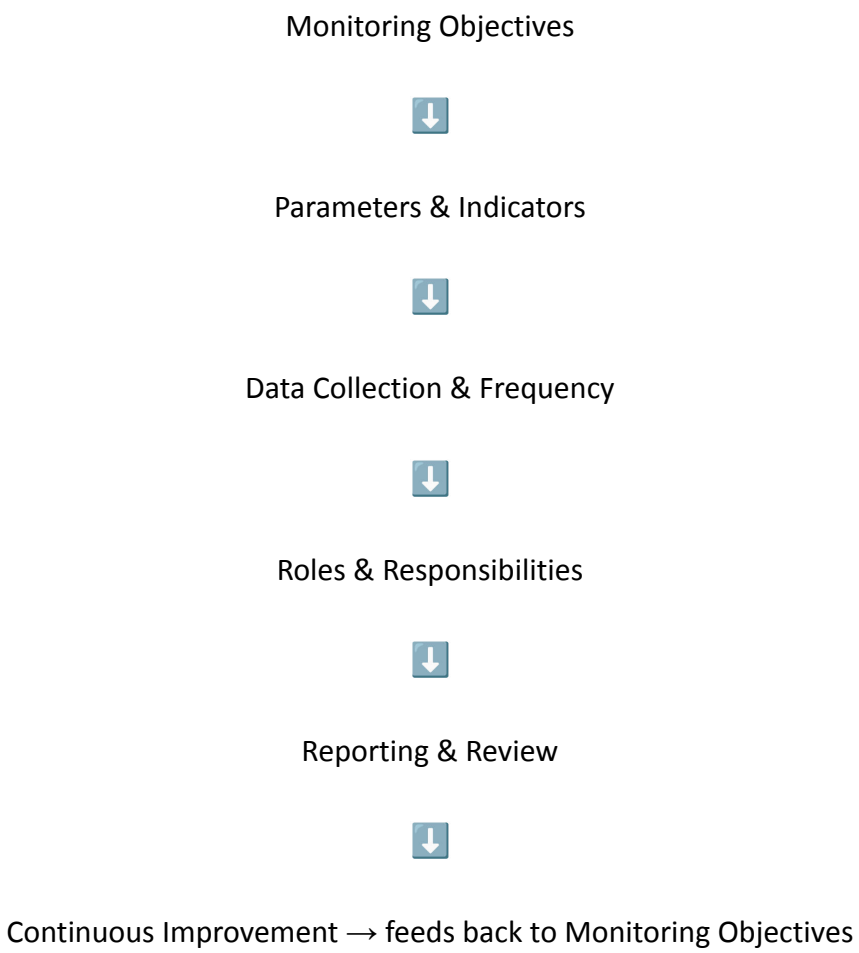


*Figure 10 – Monitoring Framework Diagram*

## Compliance Reporting Template Example

| Section | Details / Information Required |
|---|---|
| **Project Name:** | _____ |
| **Project Location:** | _____ |
| **Reporting Period:** | From: _____ To: _____ |
| **Report Prepared By:** | _____ |
| **Designation / Role:** | _____ |
| **Date Submitted:** | _____ |

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**1. Summary of Environmental Performance**

| Environmental Aspect | Monitoring Parameter | Frequency | Standard / Limit | Results / Findings | Compliance Status (Yes/No) | Remarks / Corrective Action |
|---|---|---|---|---|---|---|
| Air Quality | Dust levels ($PM_{10}$ / $PM_{2.5}$) | Daily | ≤ Standard | Within limits | ✔ Yes | N/A |
| Noise | Site boundary noise (dB) | Daily | ≤ 75 dB | Slight exceedance | ✖ No | Increased monitoring |
| Water Quality | pH, turbidity | Monthly | 6.5–8.5 | Within limits | ✔ Yes | N/A |
| Waste Management | Solid & hazardous waste volume | Weekly | Proper disposal | Compliant | ✔ Yes | Ongoing segregation |

| | | | | | | |
|---|---|---|---|---|---|---|
| Soil Erosion | Sediment control at drains | Weekly | No runoff | Compliant | ✔ Yes | N/A |

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**2. Environmental Incidents / Non-Conformances**

| Date | Description of Incident | Impact | Immediate Action Taken | Preventive Measure | Status |
|---|---|---|---|---|---|
| ___ / ___ / ___ | Minor oil spill at storage area | Localized soil contamination | Spill contained, area cleaned | Secondary containment improved | Closed |

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**3. Corrective Actions and Follow-Up**

| Issue Identified | Action Required | Responsible Person | Target Date | Completion Status |
|---|---|---|---|---|
| Noise exceedance | Install barriers, schedule noisy works | Site Supervisor | DD/MM/YY | In progress |

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**4. Summary & Recommendations**

- Overall compliance rating: ☐ Full ☐ Partial ☐ Non-compliant
- Key environmental improvements noted this period: _____
- Recommended actions for next reporting cycle: _____

*Figure 11 – Compliance Reporting Template Example*

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## 14. Conclusion

The Providence City Development represents a significant advancement in residential infrastructure for the East Bank Demerara region. The project's design incorporates principles of environmental sustainability, safety, and community integration. Comprehensive analysis of potential impacts indicates that, with the implementation of the proposed mitigation and monitoring measures, no significant adverse environmental effects are anticipated.

The project aligns with the objectives of the Environmental Protection Act, the Town and Country Planning Act, and Guyana's national sustainable development goals. Its benefits—spanning employment creation, urban improvement, and enhanced living standards—are expected to outweigh any temporary construction-related disturbances.

The joint venture between New Sea International Inc. and G Homes Office Condominium Inc. provides a strong institutional framework for effective project delivery and long-term management. Continuous oversight, adherence to the Environmental Management Plan, and cooperation with the EPA will ensure that the development operates within environmental compliance thresholds throughout its lifecycle.

This Project Summary therefore supports the issuance of environmental authorization under Section 11(1) of the Environmental Protection Act, Cap. 20:05, and is submitted in accordance with the EPA's Project Summary Guidelines (2017).

| Environmental Aspect / Commitment | Objective / Purpose | Mitigation / Management Measure | Responsibility | Monitoring / Verification Method | Timing / Frequency |
|---|---|---|---|---|---|
| **Air Quality Management** | Minimize dust and emissions during site works | Regular water spraying on haul roads; covered trucks during transport; maintain equipment | Environmental Officer / Contractor | Daily visual checks and dust logs | Daily during construction |
| **Noise and Vibration Control** | Prevent excessive noise disturbance to nearby communities | Maintain equipment silencers; restrict noisy works to daytime hours | Site Supervisor / Contractor | Noise level monitoring at boundary | Weekly or as required |
| **Water Quality Protection** | Prevent contamination of nearby waterways | Install silt traps; proper drainage and sediment control; no discharge of oily water | Environmental Officer | Water sampling and inspection | Monthly |
| **Waste Management** | Ensure proper segregation, storage, and disposal of solid and hazardous waste | Provide labeled waste bins; licensed disposal of hazardous waste; recycling where possible | Contractor / Environmental Officer | Inspection logs and waste manifests | Weekly |

| | | | | | |
|---|---|---|---|---|---|
| **Fuel and Chemical Handling** | Prevent spills and soil contamination | Secondary containment for tanks; spill kits on-site; staff training | Site Safety Officer / Contractor | Visual inspection; spill incident records | Continuous |
| **Soil Erosion and Runoff Control** | Prevent erosion and sedimentation of drainage systems | Maintain stabilized access roads; use geotextiles and retaining berms | Contractor | Visual inspection and photo records | Weekly and after heavy rainfall |
| **Vegetation and Habitat Protection** | Limit vegetation clearance to project footprint | Clearly mark limits of disturbance; replant cleared areas where feasible | Environmental Officer / Site Supervisor | Site inspection and progress reports | Ongoing during site works |
| **Health and Safety / Community Protection** | Ensure worker and community safety | Implement PPE policy, site signage, restricted zones; community notification | HSE Officer / Site Manager | Daily safety checks and incident reports | Continuous |
| **Cultural / Heritage Resources** | Protect any archaeological or cultural finds | Stop work and notify authorities immediately if artifacts are discovered | Site Supervisor / Environmental Officer | Record of finds and authority communication | As required |

| | | | | | |
|---|---|---|---|---|---|
| **Post-Construction Rehabilitation** | Restore site and remove temporary works | Landscaping, drainage reinstatement, waste removal | Contractor | Final inspection and close-out report | End of construction phase |

*Figure 12 – Summary of Key Environmental Commitments Table*

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## 15. Appendices and Figures

**Appendix A:** Site Location Map (Parcel 2438, Block Providence)

**Appendix B:** Site Layout

**Appendix C:** Architectural Drawings and Building Sections

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**End of Document**

**Prepared for Submission to the Environmental Protection Agency, Guyana**

**By:** Omar Persaud BSc MSc

**On Behalf of:** New Sea International Inc. and G Homes Office Condominium Inc.

**Date:** September 2025