



Environmental Protection Agency

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Environmental Permit

Issued under the Environmental Protection Act, Cap. 20:05, Laws of Guyana, the Environmental Protection (Amendment) Act, 2005, and the Environmental Protection (Authorisations) Regulations, 2000.

Reference No.:	20241209-GHDIA
Fee:	Large (C2) - US\$2000 per year
Fees Paid:	US\$10,000 for Five (5) years – July 2025 to June 2030

Addressee: Ms. Sandia Ramnarine
Attorney-at-Law
Gordon Housing Development Inc.
Lot 55A Victoria Avenue,
Eccles,
East Bank Demerara

Activity: Construction of Five- (5) Nine-Story Real Estate-Luxurious Buildings.

Gordon Housing Development Inc., herein referred to as the "Permit Holder", is hereby authorised in accordance with the Environmental Protection Act, Cap. 20:05, Laws of Guyana, Environmental Protection (Amendment) Act, 2005, and the Environmental Protection (Authorisations) Regulations, 2000, to Construct Five (5) nine-story Real Estate-Luxurious Buildings at Parcel 251, 4355, 4367, Block III, Plantation Providence, East Bank Demerara, hereinafter referred to as "the Project", in the manner indicated in the Application submitted on December 09, 2024, subject to the terms and conditions set forth herein under the Environmental Protection Act, existing or forthcoming regulations made under the said Act and/or any other applicable Laws of Guyana, best practices, guidelines and standards relevant to this project.

Terms and Conditions for construction and operation to be adhered to by the Permit Holder, his servants, agents and sub-contractors:

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1.0 GENERAL

- 1.1 The Permit Holder shall make an application to the Agency to vary this Environmental Permit in instances where it becomes necessary to:
- i. Change the construction, operation, structure, or layout of the facility and all associated buildings;
 - ii. Change equipment, machine, apparatus, mechanism, system, or technology serving the facility;
 - iii. Change the position and design of any outlet at the point or points of discharge of effluents; or
 - iv. Affect any other change outlined in 20(3) of the Environmental Protection (Authorisations) Regulations.
- 1.2 The Permit Holder shall adhere to the **Occupational Health and Safety Act** requirements, **Cap 99:10, Laws of Guyana**.
- 1.3 The Permit Holder shall submit to the EPA, upon receipt, the requisite approvals from the **Central Housing and Planning Authority (CH&PA)** and **Guyana Fire Service**, or any other authority with jurisdiction and oversight over the Project.
- 1.4 The Permit Holder shall employ or designate an employee to the role of an Occupational Health and Safety (OHS)/Environmental Officer to be responsible for the implementation and coordination of all safety requirements and terms and conditions stipulated in this Permit, as well as compliance monitoring with the preparation of all required reports.
- 1.5 The Permit Holder shall make all employees and third parties under their direction aware of the conditions of the Environmental Authorisation and provide training on sound environmental practices.
- 1.6 The Permit Holder shall implement in accordance with the plans, specifications, location, pathways, reserve, and boundary lines, which must be adhered to unless otherwise authorized; evidence of which must be provided to the Agency.
- 1.7 The Permit Holder shall not execute construction works between 18:00 hrs. to 06:00 hrs. on any day close to communal areas unless approval is sought from the EPA. This requirement does not apply to large concrete pours or asphalt laying and earth removal, where work in the early morning and late evening is required.

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- 1.8 The Permit Holder shall ensure that appropriate barriers, equipment/material staging areas, and all supporting infrastructure, facilities, and equipment associated with the project site are provided, maintained, and removed upon completion of works. Once works are completed, rehabilitation measures must be implemented to restore the environmental disturbances.
- 1.9 The Permit Holder shall ensure access to all properties adjacent to the site for the duration of the project construction. Place warning signs strategically and create walk paths to avoid accidents with individuals in the nearby communities.
- 1.10 The Permit Holder shall avoid any road traffic hazards or unnecessary inconveniences to the general public through appropriate planning and management of the construction site.
- 1.11 The Permit Holder shall submit an **Environmental Management Plan (EMP)** to the EPA for approval **within four (4) months of the date of issuance of the Environmental Permit** for the construction and operation aspect. The EMP must comply with the following guidelines and must be informed by a comprehensive stakeholder engagement program:
 - 3.1.1 Prepare and submit a Waste Management Plan to the Agency within four (4) months of issuance of the **Permit**.
 - 3.1.2 Prepare and submit a Traffic Management Plan to the Agency within four (4) months of issuance of the **Permit**.
 - 3.1.3 Prepare and submit a Cumulative Impact Assessment (CIA) of the impacts of the five (5) nine-story condominiums, mainly focusing on Air Quality, Noise, and Vibration Management.
 - 3.1.4 Prepare and submit an Emergency Preparedness Plan to the Agency within four (4) months of issuing this Permit for approval. The plan shall include:
 - 3.1.4.1 The Accident Prevention Procedures.
 - 3.1.4.2 First-person response.
 - 3.1.4.3 Notification Procedures.
 - 3.1.4.4 Location of clean-up equipment.
 - 3.1.4.5 An analysis of potential accidents and responses.

2.0 WATER AND SOIL QUALITY MANAGEMENT

- 2.1 The Permit Holder shall strictly comply with the provisions of the **Environmental Protection (Water Quality) Regulations 2000**.

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- 2.2 The Permit Holder shall maintain the integrity of the existing waterways at all times. Discharges into the environment shall be in accordance with the Guyana National Bureau of Standards (GNBS) Interim Guidelines for Industrial Effluent Discharge into the Environment. The following are the allowable limits for this type of project and should not be exceeded:
- i. Total Suspended Solid (TSS) < 50 mg/L;
 - ii. Oil and Grease < 10 mg/L.
- 2.3 The Permit Holder shall avoid erosion, siltation, and sedimentation of existing water bodies near the project site. Do not discharge wastewater from washout and/or cleanout of concrete, paint, and other construction materials into waterways unless appropriately treated.
- 2.4 The Permit Holder shall install sediment controls along the site perimeter to receive sediments from surface runoff.
- 2.5 The Permit Holder shall remove sediments before accumulating to half of the above-ground height of the perimeter control.
- 2.6 The Permit Holder shall ensure the perimeter drainage is free-flowing and free of debris and vegetation. Regular cleaning of the drainage network and the immediate environment must be maintained.
- 2.7 The Permit Holder shall construct and maintain drainage systems capable of handling the probable maximum precipitation event.
- 2.8 The Permit Holder shall avoid soil and water contamination from fuel, grease, waste oils, and other petroleum products that might be used at the project site during operation. Ensure that all oils, fuel, paints, and chemicals are stored in a designated area, at least 10 meters away from waterways.
- 2.9 The Permit Holder shall not discharge or dump solid waste and/or trade effluent directly into receiving waters without prior treatment. Install and maintain a grease trap/ an oil-water separator(s) at the final discharge point of the onsite sewage facility through which all effluent must pass before final discharge.
- 2.10 The Permit Holder shall cover temporary stockpiles and excavated waste in a secured designated area.
- 2.11 The Permit Holder shall provide and maintain adequate sanitary facilities, such as portable toilets or construct a septic tank system, for employees. The septic tank shall not be located within 1.5 m of a building or property boundary and shall

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be accessible for cleaning and de-sludging. Any modification to the Septic tanks must be in accordance with the Guyana National Bureau of Standards (GNBS) Code of Practice for the Design and Construction of Septic Tanks and Associated Secondary Treatment and Disposal Systems.

3.0 AIR QUALITY MANAGEMENT AND NOISE ABATEMENT

3.1 The Permit Holder shall strictly comply with the **Environmental Protection (Air Quality) Regulations, 2000**, and the **Environmental Protection (Noise Management) Regulations 2000**.

3.2 The Permit Holder shall monitor noise emissions in accordance with the **Guyana National Bureau of Standards (GNBS)** Guidelines for Noise Emissions into the Environment. Sound levels from noise-making devices shall not exceed the limits below at a distance of 15 meters (50 ft) from the source or property boundary, whichever is closer.

During Construction

Residential Limits: 75 dB during the daytime (06:00 h - 18:00 h)

60 dB during the night-time (18:00 h - 06:00 h)

During Operation

Residential Limits: 75 dB during the daytime (06:00 h - 18:00 h)

60 dB during the night-time (18:00 h - 06:00 h)

3.3 The Permit Holder shall ensure that all activities during construction and operation are done in such a manner as to minimise, control, avoid, and or prevent adverse noise nuisance to the surrounding environment.

3.4 The Permit Holder shall ensure that all sound-making devices, such as generators, are housed in enclosures constructed with materials of good insulation properties (e.g., hollow concrete blocks, insulation boards, solid clay bricks, etc.), equipped with silencers/mufflers to reduce the noise level; and placed on foundations adequately designed to ensure effective damping of vibrations. Equipment maintenance must be done, and any obsolete tools and equipment must be replaced.

3.5 The Permit Holder shall ensure that the exhaust stack of the generator is at least 2 meters above the tallest building nearby to minimize adverse fumes/soot impacts to the contiguous areas. Examine air dispersion modeling to prevent adverse fumes from reaching the surrounding neighbors.

3.6 The Permit Holder shall employ dust suppression methods such as watering and



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erecting dust screens/fences to control dust emissions from material stockpiles and other development components that generate dust.

3.7 The Permit Holder shall ensure that appropriate measures are in place to minimize the impacts of airborne emissions from vehicles offloading and/or loading construction materials.

3.8 The Permit Holder shall comply with the *World Health Organisation (WHO) Air Quality Guidelines for Particulate Matter in the Environment*, not exceeding the limits below:

PM_{2.5}: 10 µg/m³ annual mean
25 µg/m³ 24-hour mean

PM₁₀: 20 µg/m³ annual mean
50 µg/m³ 24-hour mean

3.9 The Permit Holder shall promptly record, investigate, and swiftly address complaints of excessive noise, dust, and vibrations from the public upon receipt. Maintain a record of all complaints received and the action taken.

3.10 The Permit Holder shall ensure the project's carriageway, driveway, and passageway are maintained with impervious materials such as crushed and run asphalt roads to reduce dust emissions. Wet suppression techniques shall prevent excessive dust from the environment if crush and run are used.

3.11 The Permit Holder shall investigate and respond promptly to visible air emissions. Records of events and actions taken shall be documented and submitted in the Annual Report.

3.12 The Permit Holder shall locate stockpiles downwind to avoid materials being transported by wind to sensitive receptors (e.g., residences, schools, etc.). Confine loading and offloading activities, as far as possible, to this location.

3.13 The Permit Holder shall implement and maintain particulate matter and dust suppression methods at the project site. These may include:

3.15.1 Wet suppression/watering to control dust emissions from material stockpiles and other components of the operation that contribute to dust emissions in accordance with a schedule.

3.15.2 Erecting dust screens/fences to control particulate matter/dust



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emissions.

- 3.14 The Permit Holder shall ensure that engine idling during on- and off-loading activities is minimized during construction and operation.

4.0 FUEL AND HAZARDOUS/ WASTE MANAGEMENT

- 4.1 The Permit Holder shall strictly adhere to the provisions of the **Environmental Protection (Litter Enforcement) Regulations 2013** and the **Environmental Protection (Hazardous Waste Management) Regulations 2000**.
- 4.2 The Permit Holder shall maintain good housekeeping, sanitary and hygienic practices, and the aesthetic quality of the surroundings at all times.
- 4.3 The Permit Holder shall promote proper solid waste management and disposal practices at the site and strategically place covered garbage receptacles around the site.
- 4.4 The Permit Holder is **strictly prohibited** from dumping waste into the surrounding environment. Waste, including waste oil and/or fuel, shall not be stored within 10 meters of any waterways.
- 4.5 The Permit Holder shall treat and/or dispose of hazardous waste by an EPA-authorized Hazardous Waste Disposal Facility. All hazardous waste treatment and disposal shall be documented on a Waste Manifest Form submitted to the EPA as a component of the **Annual Report**.
- 4.6 The Permit Holder shall conduct refueling, oil changes, and equipment maintenance on an impervious base.
- 4.7 The Permit Holder shall make available spill equipment utilized for containing and mitigating spills from fuel, bitumen, waste oils, lubricants, curing compounds, concrete admixtures, paints, etc.
- 4.8 The Permit Holder shall designate an area for storing fuel, used oil, and other hazardous materials. Hazardous materials/ waste storage areas shall be clearly labeled and secured. The following warning signs shall be posted:

- i. "Hazardous Waste Storage Area"
- ii. Danger - "Authorised Personnel Only"

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iii. No eating, drinking, or smoking

4.9 The Permit Holder shall contain hazardous waste in bunded/kerbed storage areas. These areas shall adhere to the following requirements:

- i. Be situated in low-traffic areas;
- ii. No interceptor drains shall be constructed, and
- iii. Be bunded to provide 110% containment of the most significant volume of hazardous materials stored therein.

4.10 The Permit Holder shall store hazardous waste in containers appropriate for the waste stream; that is:

- i. Sealed Plastic Containers
 - a. Water-based waste
- ii. Sealed Metal Containers
 - a. Solvents and petroleum-based products
 - b. Oil and oily absorbents

4.11 The Permit Holder shall inspect hazardous waste/materials storage containers weekly for signs of leakage, deterioration, or corrosion. Damaged containers must be replaced immediately. Inspection reports must be maintained and signed by the appropriately qualified inspecting officer and his/her supervisor.

4.12 The Permit Holder shall provide adequate sanitary facilities and ensure the on-site sewage disposal system is well-maintained during construction and operation.

4.13 The Permit Holder shall construct and maintain a septic system on site; the septic tank shall not be located within 1.5 m of a building or property boundary and should be accessible for cleaning and de-sludging. Any modification to the septic tank shall be in accordance with the **Guyana National Bureau of Standards (GNBS)** Code of Practice for the Design and Construction of Septic Tanks and Associated Secondary Treatment and Disposal Systems.

5.0 EMERGENCY MANAGEMENT

5.1 The Permit Holder shall obtain approval from the Guyana Fire Service and provide fire protection measures such as fire extinguishers and sand buckets in accordance with this approval.

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- 5.2 The Permit Holder shall renew the Fire Safety Certificate annually, and all firefighting equipment shall be maintained and serviced regularly. Fire Safety Certificate should be submitted to officers upon request during compliance inspection and in the Annual Report.
- 5.3 The Permit Holder shall ensure a first aid kit is equipped according to the Guyana Red Cross standards and must be located on-site at all times. Additionally, communication and transportation systems must be in place to respond to emergencies.
- 5.4 The Permit Holder shall ensure all employees are trained in using firefighting equipment, such as fire extinguishers, and understand the firefighting protocol.
- 5.5 The Permit Holder shall implement energy-saving measures and technologies to reduce energy consumption.
- 5.6 The Permit Holder must prepare and maintain a training file for employees, which is to be made available to EPA Officers upon request during a Compliance Inspection.

6.0 COMPLIANCE MONITORING AND REPORTING

- 6.1 The Permit Holder shall monitor the implementation of the conditions of this Environmental Permit insofar as they involve adherence by employees and all third parties under your direction.
- 6.2 The Permit Holder shall report any non-compliance(s) to the Agency with this Environmental Permit.
 - i. Within **twenty-four (24) hours** of the time the Holder of this Environmental Permit becomes aware of the non-compliance, with the anticipated manner in which it may endanger human health or the environment may be impacted.
 - ii. Within **seventy-two (72) hours** of the time the Holder of the Environmental Permit becomes aware of the non-compliance, submit to the Agency a written report containing a description of the non-compliance, its cause, the period of non-compliance, including exact dates and time and the anticipated time it is expected to continue if the non-compliance(s) has not been corrected.

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- 6.3 The Permit Holder shall submit an **Annual Report** to the EPA on your compliance with this Environmental Permit on or before **March 31 of each year**.
- 6.4 The Permit Holder shall notify the EPA within **twenty-four (24) hours** of the occurrence of any environmental emergencies (e.g., oil spills, hazardous materials/wastes spill, sudden onset disaster, natural, technological, or human-induced factors that cause or threaten to cause severe environmental damage as well as harm to human health or livelihood).
- 6.5 The Permit Holder shall notify the Agency in writing of any change of name or ownership of the Permit Holder's facility within **thirty (30) days** after the change occurs.
- 6.6 The Permit Holder shall notify the Agency within **twenty-one (21) days** in the event of death, bankruptcy, liquidation, or receivership of the Permit Holder or if the Company becomes a party to an amalgamation.
- 6.7 The Permit Holder shall comply with any lawful directions given by the EPA from time to time in furtherance of the implementation of any international or other obligation for the environmental protection of Guyana.
- 6.8 It is the responsibility of the Permit Holder to ensure the permitted activity and premises are secured and that all practicable steps necessary to prevent fires, explosions, leaks, or suspected leaks and spills at the permitted premises are taken.

7.0 INSTITUTIONAL AUTHORITY/LIABILITIES

- 7.1 The Permit Holder shall be liable for any material environmental harm caused by polluting the environment, pursuant to **s. 39 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana**.
- 7.2 The Permit Holder shall be liable for any serious environmental harm caused by polluting the environment, pursuant to **s. 39 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana**.
- 7.3 The Permit Holder shall be liable for any activity that causes or is likely to cause pollution of the environment unless all reasonable and practicable measures are

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- taken to prevent or minimize any resulting adverse effect, pursuant to **s. 19 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.**
- 7.4 The Permit Holder shall be liable for discharging, causing, or permitting the entry into the environment of any contaminant in any amount, concentration, or level in excess of that prescribed by the regulations or stipulated by this Environmental Permit, pursuant to **s. 19 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.**
- 7.5 The Permit Holder shall be liable to compensate any person who suffers any loss or damage as a result of contravening conditions 7.3 and 7.4 of this Environmental Permit, pursuant to **s. 19 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.**
- 7.6 The Permit Holder shall not be indemnified by the Agency for any activity that causes or is likely to cause pollution to the environment, resulting from adverse effects through the discharge, any contaminant in any amount, concentration, ultra-hazardous substances, chemicals or otherwise, and shall be rendered liable to prosecution and penalties prescribed under the Environmental Protection Act and Regulations.
- 7.7 The Permit Holder shall be liable for any gross negligence or willful misconduct caused by the Permit Holder, his Servants, and/or Agents to the environment, biodiversity, protected species, and natural habitat concerning any release, discharge, or spill of contaminant fluids, oil, or lubricants.
- 7.8 Should the Permit Holder contravene or be likely to violate any condition of this Permit, the Agency (EPA) may serve on him an Enforcement Notice in accordance with **Section 26 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.**
- 7.9 Where it appears to the Agency that the Permit Holder is engaged in any activity that may pose a severe threat to natural resources or the environment or a risk of severe pollution of the environment or any damage to public health, the EPA may issue to the Permit Holder a Prohibition Notice, which may order him to immediately cease the offending activity, in accordance with **Section 27 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.**
- 7.10 The EPA reserves the right to conduct regular inspections of the Permit Holder's activities as part of its monitoring and enforcement requirements under the Environmental Protection Act, Cap 20:05, the **Environmental Protection**

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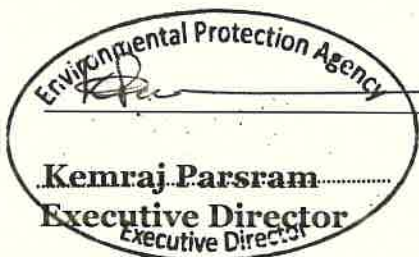
- 7.11 The Permit Holder, His Servants and/or Agents shall at all times allow entry to the permitted facility to any Officer designated by the EPA to conduct inspections or any other legitimate business of the Agency. Pursuant to **Section 38** of the **Environmental Protection Act, Cap. 20:05, Laws of Guyana**, it is an offence to assault, obstruct or hinder an authorised person in the execution of his/her duty under the said Act or its Regulations, and the Permit Holder shall be liable to penalties prescribed under paragraph (c) of the Fifth Schedule for doing so.
- 7.12 The EPA has the right to modify, cancel, or suspend this Permit for breach of any of the terms and conditions contained herein.
- 7.13 **This Environmental Permit is not the final consent; all relevant Permissions shall be obtained from other regulatory bodies before commencing construction activities.**
- 7.14 This Environmental Permit is effective for the period stipulated herein, **July 2025 to June 2030.**
- 7.15 This Environmental Permit shall remain valid until **June 30, 2030**, unless otherwise suspended, canceled, modified, or varied, in accordance with the **Environmental Protection Act, Cap. 20:05, Laws of Guyana, Environmental Protection (Amendment) Act, 2005, and the Environmental Protection (Authorisations) Regulations, 2000.**
- 7.16 This Environmental Permit shall be renewed by submitting "an Application for Renewal of Environmental Authorisation to the Agency at least six (6) months before this Permit expires, no later than **December 31, 2029.**
- 7.17 Any late submission of renewal application(s) after the specified date as stated above, may require the Permit Holder to pay, in addition to renewal fees, a late penalty fee (accruing at the time such obligation was first owed for renewal) at a rate of **two thousand dollars (GY\$2000.00) per day for every business day late**, until such renewal application is submitted to the Agency, without prejudice to any other rights of the Permit Holder in connection therewith.

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- 7.18 Failure to comply with the requirements of this Permit or with applicable laws and regulations, whether existing or forthcoming, shall render the Permit Holder liable to prosecution and to penalties, inclusive of civil penalties, injunctive relief, and imprisonment, as prescribed under the **Environmental Protection Act, Cap. 20:05, Laws of Guyana**, the Environmental Protection Regulations, and other applicable Laws of Guyana.

Signed by
Agency.



on behalf of the Environmental Protection

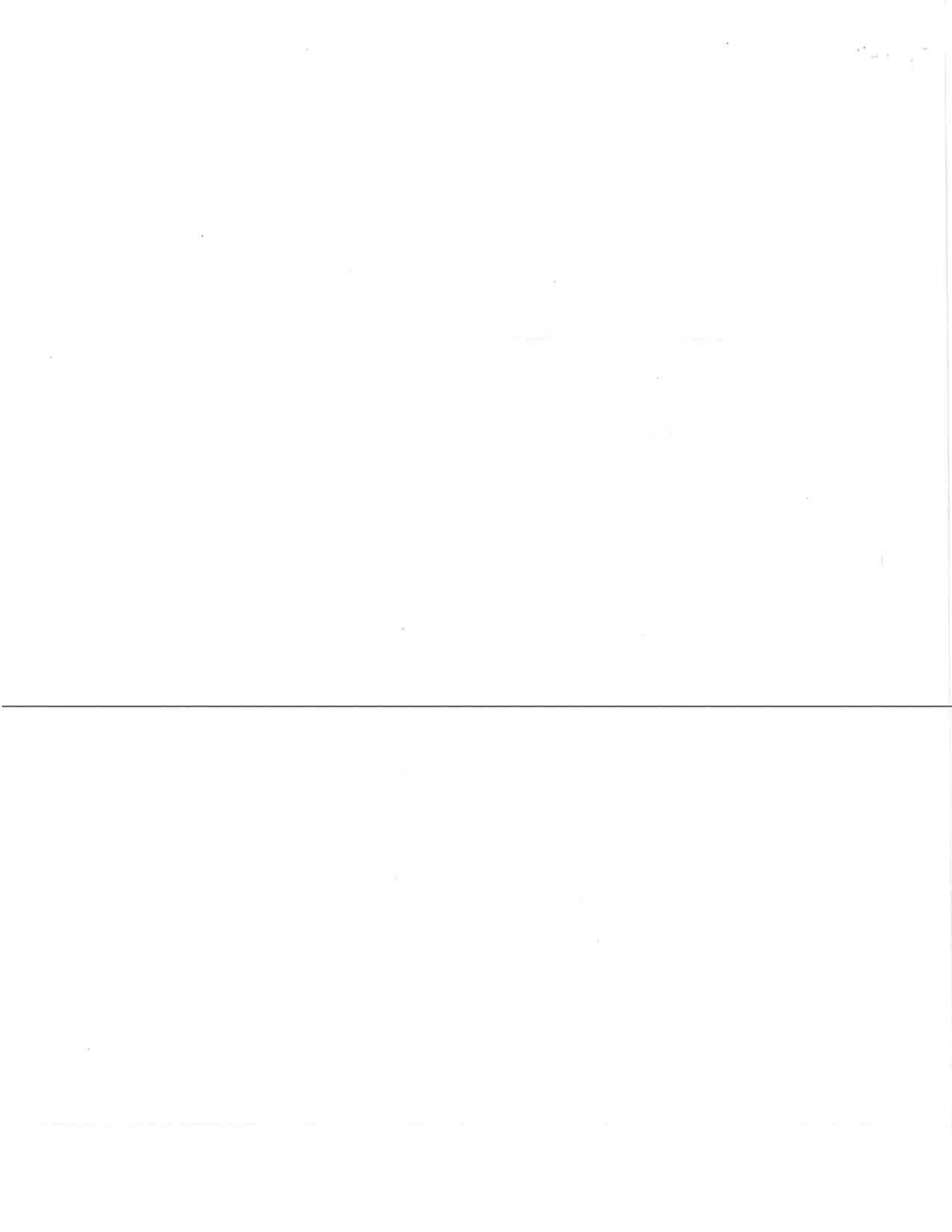
Date

10.7. 2025

I hereby accept the above Terms and Conditions upon which this Environmental Permit is granted and agree to abide by the Environmental Protection Act, Cap.20:05, Laws of Guyana, the Environmental Protection (Amendment) Act, 2005, the Environmental Protection (Authorisations) Regulations, 2000, and any forthcoming regulations, best practices, guidelines and standards made under this Act.

NAME:	Jacinda Campbell
SIGNATURE:	<i>Jacinda Campbell</i>
DESIGNATION:	Legal Clerk / Exec. Assistant
DATE:	15 th July 2025





PA #00000840 dd: 2025-07-11

Date: 20-05



Environmental Protection Agency

Head Office - Ganges Street, Sophia, Georgetown, Guyana.
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File Copy

Date:

05/05/2025

No. 31712

Received From:

Green House Environmental Protection Agency

The Sum of: Two Million One Hundred Four Thousand Five Hundred Dollars \$ 2,104,500.00

15 JUL 2025

For: Environmental Permit large - construction of 5 nine-story residential buildings

Cash Cheques ☐ Wire Transfer ☒

Balance due

ID

Amt. \$

Signature:

HA

