



# GAFSONS INDUSTRIES LIMITED

## Project Summary

**Project Title:**

Gafsons Industries Limited - Retail and wholesale facility inclusive of Manufacturing, Fuel storage and Power generation.

**Company Name:**

Gafsons Industries Limited – Beterverwagting Complex

**Address:**

Lots 42–45, Beterverwagting Industrial Site, East Coast Demerara

**Contact Number:**

(592) 227-0805

**Prepared By:**

Office of the DCEO

**Date:**

30<sup>th</sup> January, 2026

## SITE DESCRIPTION

### **1.1 Location**

The Gafoors BV Compound is located at Lots 42–45, Beterverwagting Industrial Site, East Coast Demerara. The facility lies on the northern side of Beterverwagting Public Road and is accessed via Ansa McAL Road. The compound is situated within an established industrial and commercial zone and forms part of Gafoors' operational network along the East Coast corridor.

The site is bounded by commercial and industrial operations in the immediate vicinity, with residential communities located further away and separated by internal roadways and drainage infrastructure. The compound is fully fenced and controlled.

## SITE LAYOUT AND INFRASTRUCTURE

### **2.1 General Layout**

The compound consists of a north–south main driveway with an auxiliary west–east driveway connecting to it. The facility has one entrance and exit located at the southern end of the compound. All areas are concreted except for the stone storage area, which is sand filled.

### **2.2 Buildings and Structures**

#### **Main Commercial Building (Eastern Side of Driveway):**

Dimensions: 360 ft (North–South) × 440 ft (East–West)

#### **Building Breakdown:**

- Self-Service Store: 100 ft × 147 ft
- Self-Service Bond: 100 ft × 134 ft
- Commercial Bond: 260 ft × 440 ft

#### **Additional Structures:**

- Two-storey office (west of store): 22 ft × 27 ft
- Guard hut (west of store): 6 ft × 6 ft

- 2,500-litre fuel tank (west of bond)
- Canteen on trailer (west of driveway)
- Sanitary block (western side, northern end of compound)
- Fence dividing eastern and western sections of the compound

**Accommodation and Storage:**

- Eight (8) 40-ft and one (1) 20-ft trailer houses located southwest of the driveway beyond the fence.
- Pipe storage shed north of the trailer houses.
- Hardware storage shed at the far western end.
- Scale house and weighing scale east of the western shed
- Open area used for stone storage located between the scale house and shed.

**SURROUNDING LAND USE AND RECEIVING ENVIRONMENT**

The surrounding land use consists predominantly of industrial and commercial establishments along the Beterverwagting Industrial Site. Community drainage canals are located to the north and south of the compound and serve as the primary receiving waters for stormwater runoff.

Concrete drains run internally along both sides of the compound's main driveway and connect to the public drainage network. These drains convey stormwater in a controlled manner and are regularly cleaned and maintained by the Neighborhood Democratic Council (NDC), ensuring no flooding or uncontrolled discharge occurs.

The facility's layout, paved surfaces, and containment measures ensure that stormwater runoff, emissions, and operational by-products remain confined within the compound and properly disposed of thereby preventing any adverse impact on neighboring properties or receiving waters.

## **OPERATIONAL ACTIVITIES**

### **3.1 Nature of Operations**

The facility operates as a retail and wholesale hardware complex, inclusive of storage, distribution, and light manufacturing activities.

Departments operating within the facility include:

- Sanitary Ware and Tiles
- Electrical and Tools
- Ironmongery and Plumbing
- Paints and Fishing Supplies
- Windows and Flat-Pack Items
- Steel Products and Cement
- Bonded Storage and Distribution Areas

### **3.3 Hours of Operation**

#### **Store Staff:**

- Monday–Friday: 7:30 a.m. – 4:30 p.m. (1-hour staggered lunch break)
- Saturday: 7:30 a.m. – 1:00 p.m. (½-hour lunch break)

#### **Bond Staff:**

- Monday–Friday: 7:30 a.m. – 5:00 p.m. (1-hour staggered lunch break)
- Saturday: 7:30 a.m. – 1:00 p.m. (½-hour lunch break)

### **3.4 Staffing:**

- Self-Service Store: 29 employees
- Bond Operations: 29 employees
- Security Personnel: 3 employees

## STORAGE AND MATERIAL HANDLING

### **Material Storage**

#### **Self-Service Store:**

The self-service store contains shelving and display areas for sanitary ware fittings, electrical items, tools, plumbing supplies, ironmongery, paints, fishing items, PVC fittings, and aluminum and PVC windows and doors.

#### **Display Areas:**

Tiles, flat-pack items, steel products, and cement are displayed in designated areas for customer viewing and selection.

#### **Bond Storage:**

Bonded areas are used to store steel products, flat-pack items, water tanks, tiles, PVC pipes, gutters, and cement.

#### **Sheds and Open Areas:**

- Pipes are stored under covered sheds.
- Hollow blocks are stored in designated open areas.

### **5.2 Handling of Goods**

Goods are handled either manually or with the use of pallet jacks and forklifts as appropriate. Deliveries to the self-service store are processed through checkout counters, while bulk items are delivered at the entrance of the bonds for controlled dispatch.

## MANUFACTURING ACTIVITIES

### **5.1 Description of Activity**

The facility conducts the manufacturing of corrugated zinc sheets.

#### Corrugating Operations

The BV Compound conducts light manufacturing activities involving the production of corrugated zinc sheets. The corrugating operation is housed within a designated bond and operates in accordance with safety and environmental guidelines.

**Production Process:**

- Plain zinc coils are placed on a coil dispenser using a forklift
- Zinc sheets are fed into an automated corrugating machine
- The machine is programmed for required sheet lengths and quantities
- Finished sheets are transferred to the zinc bond for storage and delivery

**Operational Details:**

- One corrugator operates daily between 7:30 a.m. and 5:00 p.m.
- Average weekly production is approximately 3,000 linear feet
- The equipment is electrically powered and generates minimal noise
- No dust, emissions, or effluent are produced during the process

**MACHINERY AND EQUIPMENT****Forklifts (Diesel-Powered):**

- R35 – 3-ton capacity (4 units)
- R50 – 5-ton capacity (1 unit)
- R70 – 7-ton capacity (1 unit)

**Front-End Loader:**

- 6-ton bucket capacity
- Used for loading stones
- Diesel-powered
- Diesel-powered

All machinery is serviced weekly in accordance with the company's maintenance schedule. A total of five (5) trained operators are assigned to operate heavy equipment.

## UTILITIES

### **8.1 Power Supply**

The facility receives its primary electrical supply from Guyana Power & Light (GPL). A 150 KVA standby generator is installed within a secured and enclosed area to provide backup power during outages.

### **8.2 Water Supply**

Potable water is supplied by Guyana Water Incorporated (GWI) and stored in twelve (12) 450-gallon tanks to ensure continuous availability for operational and sanitary use.

## DRAINAGE SYSTEM

Concrete drains run along both sides of the internal driveways and connect to community drains at the northern and southern ends of the compound. The drainage system is regularly maintained by the Neighborhood Democratic Council (NDC).

## WASTE MANAGEMENT

Waste is managed in-house through a weekly scheduled collection system using the company's garbage truck. A total of ten (10) skip bins are positioned across the various outlets. The truck is operated by a designated driver and porter who are assigned specifically to waste collection duties.

In the event that any bin becomes full prior to the scheduled collection day, the respective outlet manager may submit a request for an additional pickup and the truck will be dispatched accordingly to prevent overflow or unsanitary conditions. All collected waste is transported and disposed of at the Eccles Haags Bosch Dumpsite.

## HEALTH, SAFETY AND EMERGENCY RESPONSE

### **10.1 Health and Safety Measures**

- PPE provided to staff in the bonds includes gloves, safety boots, reflective vests, and helmets

- Fire safety equipment on hand includes extinguisher and sand buckets. There are designated fire exits at strategic points.
- First aid kits are located in the bond office and self-service office
- Emergency evacuation procedures and assembly points are clearly identified

## **ENVIRONMENTAL MANAGEMENT AND CONTROL MEASURES**

### **11.1 Air Quality Management**

No significant air emissions are generated from operations at the facility. Corrugating activities are electrically operated and do not involve combustion processes. Dust generation is minimal as most operational areas are concreted. Regular housekeeping is conducted to prevent dust accumulation.

### **11.2 Noise Management**

Noise generated from forklifts, front-end loaders, and the corrugating machine is minimal and confined within normal industrial limits. Operations are conducted during daytime hours only. Equipment is regularly serviced to minimize excessive noise levels.

### **11.3 Water Management and Effluent Control**

There is no industrial effluent generated from operations. Domestic wastewater originates from staff sanitary facilities and is managed through approved systems. Stormwater runoff is controlled via concrete drains leading to community drainage systems.

### **11.4 Fuel and Chemical Storage**

Diesel fuel used for machinery is stored in a designated 2,500-litre tank located on the western side of the bond. Paints and related flammable materials are stored within designated areas in the self-service store in accordance with safety guidelines.

## **OCCUPATIONAL HEALTH AND SAFETY**

### **13.1 Personal Protective Equipment (PPE)**

Employees are provided with gloves, safety boots, reflective vests, and helmets depending on their assigned duties.

### **13.2 Training and Supervision**

Operators of machinery are trained and supervised to ensure safe operations. Safety instructions and signage are displayed throughout the compound.

Mitigation measures include scheduled routine equipment maintenance, spill prevention and response procedures, proper waste management, and strict enforcement of health and safety protocols. In addition, regular pest inspections and treatment are conducted to control pests, including rats and other rodents, within the bond facilities. There is a dedicated OSH resource inhouse where scheduled inspections are conducted each week.

### **SECURITY AND ACCESS CONTROL**

Security is maintained through controlled access points and on-site security personnel.

- Daytime: One armed security guard on duty
- Night-time: One armed guard, one baton guard, and one CCTV operator