

# **PROJECT SUMMARY**

## **DEVELOPMENT AND OPERATIONS**

### **LOT 40 FRIENDSHIP PUBLIC ROAD** **EAST BANK DEMERARA**

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Prepared By: Oshanna Hughes

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# **INTRODUCTION**

This report provides a description of the industrial facility located at Lot 40 Friendship Public Road, East Bank Demerara, owned by Haniff Mohomad. The property is occupied by two oil and gas service companies, Stabildrill and Qualco Guyana Inc., which provide machining, welding, and fabrication services to the petroleum industry. The report outlines the site's location, existing infrastructure, surrounding land use, and the general nature of operations conducted at the facility.

# **DESCRIPTION OF THE SITE**

The project site is located at **Lot 40 Friendship Public Road, East Bank Demerara**, and is owned by **Haniff Mohomad**. The property is situated within a well-established industrial corridor that supports a range of commercial and industrial activities associated with Guyana's expanding oil and gas sector. The facility primarily serves as a rental property and is currently occupied by two oil and gas service companies, **Stabildrill** and **Qualco Guyana Inc.**

The total building area comprises approximately **37,900 square feet** and is designed to accommodate industrial operations. **Stabildrill** utilizes its leased space for machining services, providing precision machining and related engineering support to the oil and gas industry. **Qualco Guyana Inc.** occupies the remaining section of the facility, where it conducts welding and steel fabrication activities in support of offshore and onshore petroleum operations. The layout of the building provides adequate workspace for heavy industrial equipment, material storage, fabrication activities, and administrative functions required by both tenants.

The area of influence for the property includes both spatial and temporal boundaries. Spatially, the site has the potential to influence the immediate property and surrounding developments within an approximate radius of 500 to 1,000 metres. Temporally, activities associated with the property are considered over the operational life of the facility, including routine maintenance, tenancy changes, and any future expansion or redevelopment.

The site is connected to the existing roadside drainage infrastructure that forms part of the East Bank Demerara drainage network. Surface runoff is conveyed through these municipal drainage systems, while potable water for domestic and operational use is supplied by Guyana Water Incorporated (GWI). The property is also serviced by the existing road network, providing convenient access for heavy-duty vehicles transporting equipment, fabricated materials, and industrial supplies.

The surrounding land use is predominantly industrial and commercial, with a number of warehouses, fabrication facilities, equipment rental companies, service providers, and other businesses supporting Guyana's oil and gas industry. Some residential developments and small roadside commercial establishments are also located within the wider area. The property's current use as a multi-tenant industrial facility is compatible with the existing land use and aligns with the ongoing industrial growth and economic development of the Friendship area along the East Bank Demerara corridor.

# **PROJECT DESIGN**

The facility located at **Lot 40 Friendship Public Road, East Bank Demerara** is an established industrial complex owned by **Haniff Mohomad** and leased to two oil and gas service companies, **Stabildrill** and **Qualco Guyana Inc.** The property comprises approximately **37,900 square feet** of industrial space designed to accommodate machining, welding, fabrication, storage, and administrative activities. The facility is equipped with the necessary infrastructure and utility services to support the operations of both tenants.

**Stabildrill** occupies a section of the facility where it conducts precision machining services for the oil and gas industry. Its operations involve the use of machining equipment to manufacture, repair, and refurbish metal components and equipment used in petroleum operations. **Qualco Guyana Inc.** utilizes the remaining portion of the facility for welding and steel fabrication activities, where structural steel components and other fabricated products are assembled to meet client specifications.

The operational workflow within the facility begins with the receipt and storage of raw materials, including steel and other metal products. Depending on operational requirements, materials are processed through machining, cutting, welding, and fabrication activities before undergoing quality inspections. Finished products are then prepared for storage, transportation, or delivery to clients. Material handling throughout the facility is carried out using forklifts, overhead lifting equipment, and heavy-duty vehicles to ensure the safe movement of materials and completed products.

The facility is supported by essential utility services, including potable water supplied by **Guyana Water Incorporated (GWI)** and electricity provided by **Guyana Power and Light (GPL)**. Telecommunications and internet services support both operational and administrative functions.

Waste generated from facility operations includes scrap metal, welding slag, used oils and lubricants, packaging materials, and general solid waste. Scrap metal is segregated for recycling where practicable, while used oils and other potentially hazardous wastes are stored and disposed of through approved waste management contractors. General waste is collected and managed through the municipal waste collection system in accordance with applicable environmental requirements.

Overall, the facility is designed to provide a safe and efficient industrial environment for machining, welding, and fabrication activities, while supporting the operational requirements of companies serving Guyana's growing oil and gas sector.

## **PROJECT SIZE**

The facility at Lot 40 Friendship Public Road, East Bank Demerara operates as a medium-scale industrial complex that accommodates two oil and gas service companies, Stabildrill and Qualco Guyana Inc. Each company employs approximately 20 personnel, resulting in a combined workforce of about 40 employees. The workforce consists of skilled machinists, welders, fabricators, technicians, supervisors, and administrative staff who support the daily operations of the respective companies. Stabildrill specializes in precision machining services, while Qualco Guyana Inc. provides welding and steel fabrication services for the oil and gas industry. The facility is equipped with the necessary industrial infrastructure, machinery, and material handling equipment to support these operations, enabling both companies to efficiently undertake project-based work and meet the operational demands of clients within Guyana's growing petroleum sector.

# **NON-TECHNICAL EXPLANATION**

The facility located at **Lot 40 Friendship Public Road, East Bank Demerara** is an established industrial complex owned by **Haniff Mohomad** and leased to two oil and gas service companies, **Stabildrill** and **Qualco Guyana Inc.** The property comprises approximately **37,900 square feet** of industrial space and is designed to support machining, welding, fabrication, material storage, and administrative operations.

**Stabildrill** provides precision machining services, manufacturing, repairing, and refurbishing metal components used in the oil and gas industry. **Qualco Guyana Inc.** specializes in welding and steel fabrication, producing structural components and fabricated products that support both offshore and onshore petroleum operations. Together, the two companies employ approximately **40 personnel**, including skilled machinists, welders, fabricators, technicians, and administrative staff.

The facility plays an important role in supporting Guyana's growing oil and gas sector by providing essential engineering, machining, and fabrication services required for the maintenance, repair, and construction of industrial equipment and infrastructure. Operations are carried out using established environmental, health, and safety practices, including proper waste management, spill prevention, air emission controls, and occupational safety measures, to ensure that activities are conducted responsibly while minimizing impacts on employees, the surrounding community, and the environment.

# **MITIGATION MEASURES**

The industrial facility located at **Lot 40 Friendship Public Road, East Bank Demerara**, operated by **Stabildrill** and **Qualco Guyana Inc.**, has implemented a range of mitigation measures to manage and minimize environmental impacts associated with machining, welding, and fabrication activities conducted on-site. These measures are integrated into daily operations to ensure environmental compliance and the maintenance of safe working conditions.

To control air emissions, both companies utilize adequate ventilation systems within their respective work areas, particularly in zones where machining, welding, and fabrication activities generate fumes, dust, and airborne particulates. Where applicable, operational practices include the use of controlled work methods and appropriate personal protective equipment (PPE) such as respirators to reduce worker exposure to airborne contaminants.

With regard to water protection, measures are in place to prevent contamination of surrounding drainage systems. These include the use of controlled work and washing areas to manage runoff and prevent the discharge of untreated wastewater into the environment. Good housekeeping practices are also applied to minimize the risk of pollutants entering the existing roadside drainage infrastructure connected to the East Bank Demerara drainage network.

To protect soil and land quality, both tenants maintain designated storage areas for fuels, oils, lubricants, and chemicals, which are managed with spill containment measures. Procedures are in place to ensure that any accidental spills are promptly contained and cleaned up to prevent soil contamination and environmental damage.

Waste management practices are actively implemented at the facility. Scrap metal generated from machining and fabrication activities is segregated and sent for recycling where possible. Other waste streams, including welding residues, packaging materials, used oils, and general solid waste, are stored separately and disposed of through approved waste management contractors or municipal services in accordance with applicable environmental requirements.

Noise control measures are also applied to reduce the impact of industrial operations. Workers exposed to high noise levels are provided with appropriate hearing protection, and noisy activities are generally managed within standard working hours to minimize disturbance to surrounding properties within the Friendship industrial corridor.

In terms of health and safety, the facility is equipped with fire prevention and emergency response measures, particularly in areas where flammable materials and industrial processes are present. Employees of both companies receive routine training in occupational safety, equipment handling, and emergency procedures. Operations are conducted in accordance with applicable national environmental and occupational health and safety regulations in Guyana.

Overall, the mitigation measures implemented at **Lot 40 Friendship Public Road** demonstrate the commitment of **Stabildrill** and **Qualco Guyana Inc.** to responsible industrial operations, environmental protection, and workplace safety.



# **STORAGE AND GENERATOR USAGE**

The facility at **Lot 40 Friendship Public Road, East Bank Demerara**, owned by **Haniff Mohomad** and occupied by **Stabildrill** and **Qualco Guyana Inc.**, maintains on-site fuel storage to support the daily operation of equipment and emergency power requirements. Fuel is stored in designated areas with appropriate containment measures to reduce the risk of spills and environmental contamination. The on-site fuel supply enables both companies to maintain operational continuity during periods of power outages or interruptions to the national electricity grid.

The facility is supplied with electricity by **Guyana Power and Light (GPL)** and is equipped with diesel-powered standby generators that provide backup power for critical industrial operations, office functions, and essential equipment when required. The generators are routinely inspected and serviced in accordance with the manufacturers' maintenance schedules to ensure reliable operation, maximize equipment lifespan, and minimize the potential for mechanical failure.

Waste generated from generator operation and routine maintenance includes used lubricating oils, oil filters, oily rags, and other petroleum-contaminated materials. These wastes are collected, stored in designated areas, and disposed of through approved waste management contractors in accordance with applicable environmental requirements. General maintenance activities are also carried out using good housekeeping practices to prevent leaks, spills, and unnecessary waste generation.

In addition to generator-related wastes, the facility generates scrap metal, welding residues, used oils and lubricants, packaging materials, and general solid waste associated with machining, welding, and fabrication activities. Scrap metal is segregated for recycling wherever practicable, while hazardous and non-hazardous waste streams are managed separately to ensure safe storage, handling, and disposal.

Overall, the facility has implemented operational procedures to support its energy requirements while incorporating environmental management practices for fuel storage, equipment maintenance, spill prevention, and waste handling. Continued monitoring of fuel usage, equipment maintenance, and waste generation will further strengthen environmental performance and support ongoing compliance with applicable environmental regulations in Guyana.