

**ECCO CERTIFIED SDN BHD**

03-02 Galleria Cyberjaya,
Jalan Teknokrat 6, Cyber 5,
63000 Cyberjaya, Selangor

PUBLIC SUMMARY REPORT

MALAYSIAN SUSTAINABLE PALM OIL (MSPO)

Type of Certification : **Year 1 Surveillance Audit**
: ☒ Individual ☐ Group

Organization : **Lit Yang Realty Sdn Bhd**

Address : **Lot 95 Jalan Mersing, Kahang New Village, 86700 Kluang, Johor Darul Takzim**

Audit Date : **11 & 12 November, 2020**

Standard ☐ **MSPO (MS2530-2:2013) Part 2: General Principles for Independent Smallholders**
☒ **MSPO (MS2530-3:2013) Part 3: General Principles for Oil Palm Plantations and Organized Smallholders**
☐ **MSPO (MS2530-4:2013) Part 4: General Principles for Palm Oil Mills**

Scope of Certification : **Production of Sustainable Fresh Fruit Bunches (FFB)**

Audit Team

Lead Auditor : **Edwell James Ghani**

Auditor : **Amirul Arif Ab Aziz**

Report by Lead Auditor

Name : **Edwell James Ghani**

Signature : 

1.0 Introduction

1.1 Details of the Organization

Lit Yang Realty Sdn Bhd is an independent estate which made of 21 plots of lands in 5 sites scattered around Terengganu in the districts of Marang, Hulu Terengganu and Setiu (refer 1.2 for the 5 sites details). The company's main office located in Kluang, Johor. There is a site office in Wakaf Tapai in Marang, Terengganu where the company runs the estate's management and operations.

MPOB Information:

Estate	Location	License No.	Licensed Activity	Expiry Date
Lit Yang Realty Sdn Bhd	Wakaf Tapai, Terengganu	521672002000	Menjual dan mengalih FFB	31/05/2021

1.2 Location and Area Statement

Estate	GPS Location		Certified Area (Ha)	Planted Area (Ha)
	Latitude	Longitude		
Lit Yang Realty Sdn Bhd	5.13458 N	103.08510 E		
Kg Tembak Baru	5.13131 N	103.06937 E	0.9567	0.5567
Kg Tasek	5.08084 N	103.19023 E	15.3114	15.3114
Kg Pelandan	4.99687 N	103.01654 E	18.4731	18.4731
Kg Kuala Poh	5.05656 N	103.00808	31.1100	31.1100
Kg Bukit Aman	5.22924 N	102.96433	12.1400	12.1400
Total			141.0471 Ha	

Refer to **5.0 Appendices** of the map of the estate location on Google Map.

1.3 Supply Base

The estate supplies FFB to Kilang Sawit Bukit Tapah (Villa Sutera Sdn Bhd) in Hulu Terengganu.

1.4 Tonnage Certified (FFB)

Estate	FFB Production, Metric Tonne (MT)		
	Actual 2018	Actual 2019	Projected 2020
Lit Yang Realty Sdn Bhd	458.87	1351.66	2500

1.5 Other Sustainability (or ISO) Certification

Lit Yang Realty Sdn Bhd does not hold any other sustainability or ISO certification.

1.6 Organizational Information

The contact person for Lit Yang Realty Sdn Bhd is as follow:

Name : Mr. Yeo Kong Seng
Address : Lot 17562 Taman D Istiwa Fasa II, 21040 Wakaf Tapai, Marang, Terengganu Darul Iman
Phone No. : 013-9109396
E-mail : gsgsb2006@yahoo.com

2.0 Audit Process

2.1 Audit Objectives

The objectives of the audit are to verify the management system conforms with all the requirements of the MSPO standards and that the organization has effectively implemented the planned MSPO management system as well as to check if the management system can achieve the organization's policy objectives.

2.2 Audit Methodology

The Initial Certification Assessment (Stage 2) was conducted on 30-31 October 2019 and Annual Surveillance Audit Year 1 (ASA-1) on 11-12 November 2020 at the estate in Wakaf Tapai, Terengganu. In both audits, the audit team did a site visit to check facilities and structures available in the estate such as site office, workers' quarter and storage area. The team also did inspections to see the operational site of the estate such as road maintenance, terracing on steep areas, cover crop maintenance, any natural stream or waterway, block maintenance (spraying, manuring and fronts stacking) as well as the estate boundary to verify the implementation of the MSPO (MS2530-3:2013) Part 3: General Principles for Oil Palm Plantations and Organized Smallholders. Interviews were carried out with the team management, employees, contractors and other relevant stakeholders. Documents and records verification was also done to further support and validate findings from Stage 1 audit.

The methodology for collecting objective evidences are physical site inspection, observation of tasks and processes, interviews with management, employees and workers, consultations with contractors and stakeholders as well as documents review and data monitoring. The audit evidences obtained were based on samples of information available; thereby introduces the element of uncertainty.

2.3 Audit Team

Audit Member	Role/Area Covered	Education/Qualification/Works Experience
Edwell James Ghani	Lead Auditor Principle 4, 5 & 6 (Social, environmental aspects and best practices)	BEng (Hons) Chemical Engineering (UTP) major in HSE, qualified as RSPO auditor since 2017, certified as MSPO and OSH Management System ISO 45001:2018 lead auditor in 2019 (NIOSH Certification & CQI IRCA). Has 6 years of experience in oil palm industries focusing on RSPO certification.
Amirul Arif Ab Aziz	Auditor Principle 1, 2 & 3 (Management, transparency and legal requirement)	Bachelor of Science (Hons) in Plantation and Agro technology Management (UiTM), certified as MSPO and Environmental Management System ISO 14001:2015 Lead Auditor in 2019 & 2020 (OSH ISIS INTERGRATED SOLUTION & CQI IRCA).

2.4 Stakeholder Consultation

Stakeholder consultation was initiated with the announcement in the ECCO's website on 1 October 2020. This was then followed with sending letters to relevant stakeholders requesting for input (if any) regarding the company. There were no comments received during this process. Generally, no complaint or suggestion

was received from all the parties that were interviewed and consulted. All feedbacks and comments received were positive.

2.5 Audit Plan

MSPO Initial Certification Audit	Year 2 Surveillance Audit	Year 3 Surveillance Audit	Year 4 Surveillance Audit	Year 5 Surveillance Audit
Stage 1 – 20/09/2019 Stage 2 – 31-31/09/2019	11-12/11/2020	07/2021	07/2022	07/2023

The actual date of the annual surveillance audit will be discussed and decided 3 months prior to the month of planned audit.

3.0 Summary of Audit Results

3.1 Non-Conformity Reports (NCR) Raised

Details of collected evidences and findings of the audit are presented in a separate MSPO checklist. The result for each of the MSPO requirements (indicators) from all operational areas were evaluated to provide an assessment of conformity. A finding statement is made available for each indicator in order to support the assessment findings.

Major NCR(s)	0
Minor NCR(s)	0
Observation for Improvement (OFI)	1

- ☐ Minor NCR(s) - Corrective Action Plan has been accepted and reviewed. Verification of the corrective action plan implementation will be carried out in Year 2 Surveillance Audit.
- ☐ Major NCR(s) - Evidence of implementation of the corrective actions have been provided and accepted by the audit team. The corrective action implemented reviewed to be satisfactory to close out the NCR(s).
- ☒ OFI(s) - Improvement done on the affected aspect will be verified in the Year 2 Surveillance Audit.

3.2 Audit Conclusion

The management system demonstrated conformity with the requirements of the MSPO (MS2530-3:2013) Part 3: General Principles for Oil Palm Plantations and Organized Smallholders and has provided a satisfactorily sufficient structure to support implementation and maintenance of the management system. Therefore, Lead Auditor has recommended that MSPO Certification be granted to Lit Yang Realty Sdn Bhd.

4.0 Official Signoff of the Assessment Findings

On behalf of:
ECCO Certified Sdn Bhd



Name : Nur Izzaty Iqlima Norazman
Position : Programme Manager
Date :

On behalf of:
Lit Yang Realty Sdn Bhd

Name : Yeo Kong Seng
Position : Operation Director
Date :

5.0 Appendices

5.1 Map of Location

No	Site Name	Location	GPS Pointer
0	Lit Yang Realty Sdn Bhd	Wakaf Tapai	5.13458, 103.08510
1	Kg Tembak Baru	Alur Limbat, Marang	5.13131, 103.06937
2	Kg Tasek	Pulau Kerengga, Marang	5.08084, 103.19023
3	Kg Pelandan	Tersat, Hulu Terengganu	4.99687, 103.01654
4	Kg Kuala Poh	Kuala Berang, Hulu Terengganu	5.05656, 103.00808
5	Kg Bukit Aman	Hulu Nerus, Setiu	5.22924, 102.96433

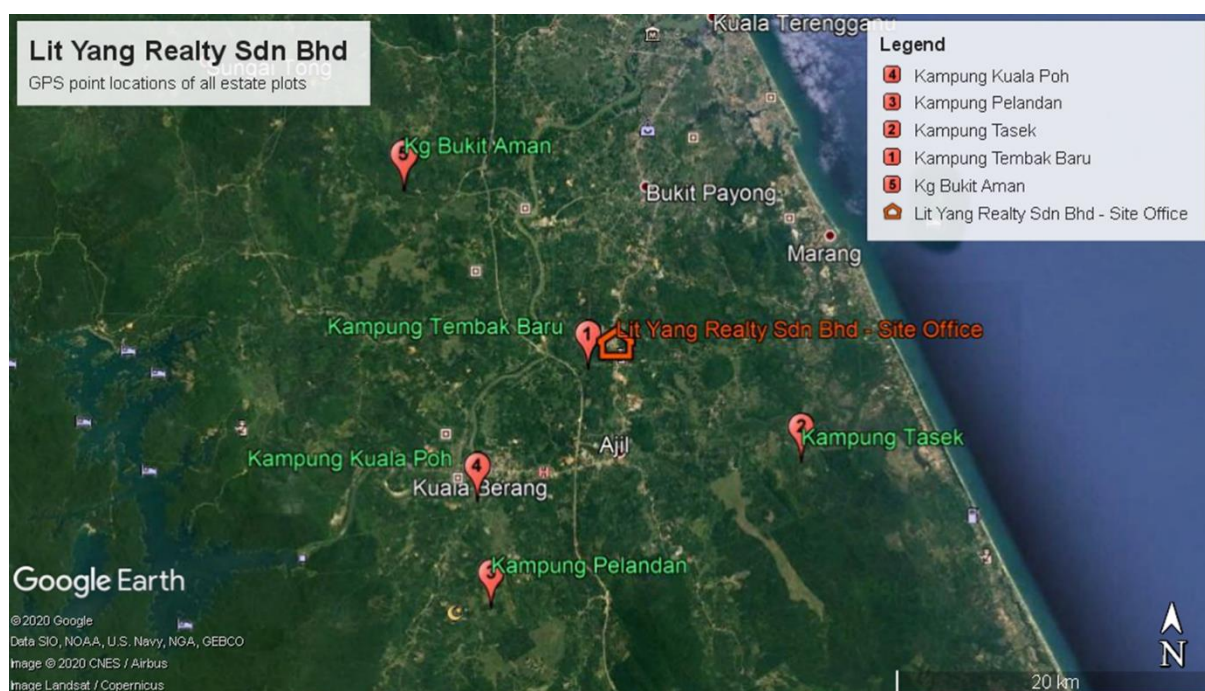


Figure 1: Location of all the 5 sites of Lit Yang Realty Sdn Bhd