

**ECCO CERTIFIED SDN BHD**

D-01-3 Plaza Kelana Jaya,  
Jalan SS7/3A Kelana Jaya,  
47301 Petaling Jaya, Selangor

## PUBLIC SUMMARY REPORT

### MALAYSIAN SUSTAINABLE PALM OIL (MSPO)

**Type of Certification** : **Stage 2 Initial Certification Audit**  
☐ Individual ☒ Group

**Organization** : **Menara Mutiara Sdn Bhd & Group**

**Address** : **No. 40 Jalan Perak 7/1F Seksyen 7, 40000 Shah Alam, Selangor**

**Audit Date** : **11-13 February, 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

The group consists of 4 estates; all owned and managed by the same company. Menara Mutiara Sdn Bhd is nominated as the group manager and the company owner's residence in Seksyen 7, Shah Alam as their main office. 2 of the estates (Menara Mutiara Sdn Bhd & Pembangunan Wang Kita Sdn Bhd) are located in Kuala Langat, Selangor and the other 2 (Wajar Inti Sdn Bhd & Imbang Mulia Sdn Bhd) in Gua Musang, Kelantan.

MPOB Information:

| Estate                        | Location               | License No.  | Licensed Activity        | Expiry Date |
|-------------------------------|------------------------|--------------|--------------------------|-------------|
| Menara Mutiara Sdn Bhd        | Kuala Langat, Selangor | 503375902000 | Menjual dan mengalih FFB | 31/08/2020  |
| Pembangunan Wang Kita Sdn Bhd | Kuala Langat, Selangor | 541385002000 | Menjual dan mengalih FFB | 31/07/2020  |
| Wajar Inti Sdn Bhd            | Gua Musang, Kelantan   | 619104002000 | Menjual dan mengalih FFB | 31/01/2021  |
| Imbang Mulia Sdn Bhd          | Gua Musang, Kelantan   | 619095002000 | Menjual dan mengalih FFB | 31/01/2021  |

### 1.2 Location and Area Statement

| Estate                        | Location  |             | Land Title Area | Planted Area |
|-------------------------------|-----------|-------------|-----------------|--------------|
|                               | Latitude  | Longitude   |                 |              |
| Menara Mutiara Sdn Bhd        | 2.76219 E | 101.63081 N | 199.80 Ha       | 199.80 Ha    |
| Pembangunan Wang Kita Sdn Bhd | 2.75809 E | 101.63052 N | 200.20 Ha       | 200.20 Ha    |
| Wajar Inti Sdn Bhd            | 5.04421 E | 101.96938 N | 333.87 Ha       | 333.00 Ha    |
| Imbang Mulia Sdn Bhd          | 5.04020 E | 101.96929 N | 666.11 Ha       | 666.11 Ha    |

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

### 1.3 Supply Base

Both estates in Kuala Langat send their FFB to Seri Ulu Langat Palm Oil Mill. While the 2 estates in Gua Musang have yet started to harvest as the oil palm trees in both estates are only 2-3 years old (no FFB production as of the audit date).

### 1.4 Tonnage Certified (FFB)

| Estate                        | FFB Production, Metric Tonne (MT) |             |                |
|-------------------------------|-----------------------------------|-------------|----------------|
|                               | Actual 2018                       | Actual 2019 | Projected 2020 |
| Menara Mutiara Sdn Bhd        | 2327.78 mt                        | 1863.93 mt  | 2000.00 mt     |
| Pembangunan Wang Kita Sdn Bhd | 2927.99 mt                        | 2714.82 mt  | 2800.00 mt     |
| Wajar Inti Sdn Bhd            | -                                 | -           | -              |
| Imbang Mulia Sdn Bhd          | -                                 | -           | -              |

### 1.5 Other Sustainability (or ISO) Certification

Menara Mutiara Sdn Bhd & Group does not hold any other sustainability or ISO certification.

**1.6 Organizational Information**

The contact person for Menara Mutiara Sdn Bhd & Group is as follow:

Name : Catherine Yap  
Address : No. 40, Jalan Perak 7/1F,  
Seksyen 7, 40000 Shah Alam,  
Selangor  
Phone No. : 012-391 9798  
E-mail : catherineyapsk@hotmail.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 MSPO initial certification audit was done in two stages – Stage 1 and Stage 2. For Menara Mutiara Sdn Bhd & Group, Stage 1 audit was conducted on 22 October 2019 and Stage 2 on 11 February 2020 in Gua Musang, Kelantan and 13 February 2020 in Kuala Langat, Selangor. Stage 1 Audit was conducted mainly to review documents and to check area of concerns as to see how ready the mill is to go for Stage 2. During Stage 2 Audit, the audit team had visited all 4 estates to check facilities and structures available such as site office, workers' quarter and storage area. The team also did site 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<br>Principle 4, 5 & 6<br>(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<br>Principle 1, 2 & 3<br>(Management, transparency and legal requirement)        | BSc (Hons) Plantation and Agro Technology Management (UTM), been working with FIMA Corporation Berhad as MSPO Coordinator, attended and passed the assessment for                                                                                                                             |

**2.4 Stakeholder Consultation**

Stakeholder consultation was initiated with the announcement in the ECCO's website on 1 February 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 – 22/10/2019<br>Stage 2 – 13/02/2019 | 02/2021                   | 02/2022                   | 02/2023                   | 02/2024                   |

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)                      | 1 |
| Minor NCR(s)                      | 1 |
| Observation for Improvement (OFI) | 2 |

- ☒ 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 Menara Mutiara Sdn Bhd & Group.

## 4.0 Official Signoff of the Assessment Findings

On behalf of:  
**ECCO Certified Sdn Bhd**



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

On behalf of:  
**Menara Mutiara Sdn Bhd & Group**

Name : Eng Kar Keat  
Position : Managing Director  
Date :

## 5.0 Appendices

### 5.1 Map of Location



**Map 1:** Location of the 2 estates (Menara Mutiara Sdn Bhd & Pembangunan Wang Kita Sdb Bhd) in Kuala Langat, Selangor based on GPS points in Google Map



**Map 2:** Location of the 2 estates (Wajar Inti Sdn Bhd & Imbang Mulia Sdn Bhd) in Gua Musang, Kelantan based on GPS points in Google Map