



ECCO CERTIFIED SDN BHD

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

PUBLIC SUMMARY REPORT

MALAYSIAN SUSTAINABLE PALM OIL (MSPO)

MSPO

Jorak Land Estates Organization

Kompass Murni Sdn. Bhd., Jorak Land Sdn. Bhd. & Machap Estate Certified Unit

(Refer Executive Summary) Certified Unit
Address

MSPO (MS2530-3:2013) Part 3: General Principles for Oil Palm Plantations and Organized Smallholders Standard Reference

Annual Surveillance Audit Year 2 (ASA-2) Certification Audit

Group (Oil Palm Plantations) Certification Type

Sustainable production of oil palm fresh fruit bunches (FFB) in compliance to the MSPO Certification Standard MS2530-3:2013 Part 3 Audit Scope

24th - 25th November 2022 Audit Date

MSPO Certificate

ECCO-MS2530-0041 Certificate No.

02 Nov 2020 until 01 Nov 2025 Validity Period

Audit Team

Ebnu Holdoon Shawal Bin Md Amin Lead Auditor

Aqilah Nabihah Anuar Auditor In-Training

Full Report:

ECCO-RP-03_0036 Jorak Land Estate -MSPO Annual Surveillance Audit Year 2 (ASA-2) Report

Written by **Ebnu Holdoon Shawal**

EXECUTIVE SUMMARY

ORGANIZATION INFORMATION

Organization	Jorak Land Estates		
Address	Main Address Jorak Land Sdn. Bhd. No. 201, Jalan Meriam, 84000 Muar, Johor. Estate Address Refer to Details of Certified Units		
MSPO Standard Reference	MS2530-3:2013 Part 3: General principles for oil palm plantations and organized smallholders	Accreditation Body	Department of Standard Malaysia (DSM)
Organization Representative(s)	Mr. Lui Sek Biau Operation Manager E-mail: sekbiau@yahoo.com Mobile: +6016-338 8022 Ms. Chai Ni MSPO Consultant E-mail: chaini@rsecopalm.com Mobile: +6017-977 9675		
Certification Audit	Annual Surveillance Audit - Year 2 (ASA-2)	Audit Date	24 & 25 November 2022
Audit Team	Lead Auditor : Mr. Ebnul Holdoon Shawal Auditor In-Training : Ms. Aqilah Nabihah Anuar		
Audit Scope	Sustainable production of oil palm fresh fruit bunches (FFB) in compliance to the MSPO Certification Standard MS2530-3:2013 - Part 3		
Certification Type	Group (Oil Palm Plantations)		
Certified Area	223.56 Ha		
MSPO Certificate	Certificate No : ECCO-MS2530-0041 Validity : 02 November 2020 till 01 November 2025		
Other Current Certification	Jorak Land Estates does not hold or currently being certified under any other sustainability or ISO certification scheme		
Usage of The MSPO Logo	223.56 Ha		

DETAILS OF CERTIFIED UNIT

Introduction

Jorak Land Estates (will be referred as **JLE** in the finding section, **APPENDIX A**) is a group of 3 independent estates owned and managed by the same entity. 2 of the estates are located within the district of Muar in Johor and the other 1 is within the district of Alor Gajah in Melaka. The group was MSPO certified in November 2020.

In the initial year of certification, the estate consisted of only 2 estates. For this surveillance audit, another estate will be included which was acquired by the company which was already MSPO by another certification body. The total area of land to be certified in this surveillance audit is 223.56 Ha with 213.85 Ha is planted with oil palms.

Certified Unit Name and Address

Certified Unit Name	Estate Address
Kompass Murni Sdn Bhd	Lot PTD 14221- 14227, Lot 5478 & 5479, Mukim Jorak, 84600 Muar, Johor.
Jorak Land Sdn Bhd	Lot 5480, 5481, 5482 & 5484, Mukim Jorak, 84600 Muar, Johor.
Machap Estate	Lot PT 1815, Mukim Machap, 78000 Alor Gajah, Melaka.



Figure 1: Location of the 3 units of estates in Jorak Land Estates on Google Map based on their GPS coordinates

MPOB License Information

Certified Unit Name	MPOB License	Scope of Activity	Expiry Date
Kompass Murni Sdn Bhd	525486102000	Menjual & mengalih FFB	31/12/2023
Jorak Land Sdn Bhd	502886102000	Menjual & mengalih FFB	30/06/2023
Machap Estate	618896002000	Menjual & mengalih FFB	30/11/2023

Annual FFB Production (Metric Tonne, MT)

Certified Unit Name	Actual 2020	Actual 2021	Projected 2022
Jorak Land Sdn Bhd	2077.69 MT	1830.27 MT	1607.98 MT
Kompass Murni Sdn Bhd	2809.00 MT	2341.67 MT	2194.61 MT
Machap Estate	347.48 MT	585.51 MT	677.37 MT
Total	5234.17 MT	4757.45 MT	4479.96 MT

Area Statement (Hectare, Ha)

Certified Unit Name	Land Title Area (Ha)	OP Planted Area (Ha)	Conservation Area (Ha)	HBV (Ha)	Others (Ha)
Jorak Land Sdn Bhd	82.08 Ha	81.27 Ha	0	0	0.81 Ha
Kompass Murni Sdn Bhd	99.41 Ha	98.60 Ha	0	0	0.81 Ha
Machap Estate	42.07 Ha	33.98 Ha	0	0	8.09 Ha
Total:	223.56 Ha	213.85 Ha	0	0	9.71 Ha

AUDIT TEAM AND ASSESSMENT PROCESS

CERTIFICATION BODY

ECCO is a homegrown company providing certification for forward-looking business owners in the agriculture industry. Founded in 2018, **ECCO** conducts independent sustainable palm oil audits for palm oil industry players in Malaysia to MSPO 2530 series standards.

Our work environment is one in which people are committed to excellence and are working together to accomplish common goals with high ethical standards. Each **ECCO** employee is a stakeholder in the success of our company, and we are all dedicated to enhancing the success of our clients through the service we provide. **ECCO** has been providing audit services in twelve (12) states across Malaysia.

ECCO is headquartered at Cyberjaya, Selangor and is accredited by the Department of Standards (DSM) Malaysia and is also listed in the Malaysian Palm Oil Certification Council (MPOCC).

AUDIT TEAM MEMBERS - ROLE AND QUALIFICATION

Ebnu Holdoon Shawal Role: Lead Auditor Audited Principle 2, 4 & 6	• Bachelor in Civil Engineering with Honors (Uniten) • 7 Years Auditing Experience in Palm Oil Industries (RSPO and MSPO) throughout Malaysia and Indonesia • Attending Technical Working Group for MSPO with DSM • Attending various CB Workshop on RSPO and MSPO Meeting
Aqilah Nabihah Anuar Role: Auditor In-Training Audited Principle 1, 3 & 5	• Experience working as internal auditor for MSPO MS2530: Part 3 & Part 4, RSPO P&C 2019 and ISCC in oil palm estate • Involved in sustainability certification (RSPO, MSPO & ISCC) for environment related issues (Conservation area & Waste management) • Msc. degree in forestry from Universiti Malaysia Sarawak (UNIMAS) • Bachelor of Plant Resource Science and Management (UNIMAS)

AUDIT METHODOLOGY	
Audit Objectives	- To confirm the client's management system conformation with all the audit standard requirement - To confirm that the organization has effectively implemented the planned management system - To confirm that the management system is capable of achieving the organization's policy objectives. - To verify the effectiveness of Corrective Action implemented to close any Non-Conformity (NC) raised during the previous audit (Initial Certification Audit) in 2019 - To make appropriate recommendations based on the audit findings
Certification Standard	MSPO (MS2530-3:2013) - Part 3: General Principles for Oil Palm Plantations and Organized Smallholders
Certification Type	Group (Oil Palm Plantations)
Audit Methodology	The audit was conducted on 24-25 November 2022 at the unit management premisses which interview process, site inspection, documentation checking and verification has been conducted physically at the premisses. - Physical audit shall be conducted by means of the auditors are required to present at the unit of certification premisses - Documents review, interview, verification and records sampling are conducted physically All members of the audit team have declared to the certification body and auditee in writing that they will keep confidential all information which becomes known to them during the course of the audit and that no inappropriate conflict of interest exists.
Calculation of Sample Size	The sample size is determined by the following formula: $S = r \sqrt{n}$; Whereby S = sample size r = risk factor n = number of members. r is selected as per below: - Low risk: risk factor 1.0 - Medium risk: risk factor 1.5 - High risk: risk factor 2 The lowest possible sample size number is one. The lowest possible sample size number is one. $S = 1 \sqrt{2}$ $= 1.4$ $S = 2 \text{ Units}$ In the ASA-1, both units in the group were sampled to be audited.
Audit Date	24-25 November 2022
Participants	Refer to Appendix E: Participants Attendance List
Deviation from Audit Plan	None
Issues affecting the Audit Program	None

Changes to Management System since last audit	No new unit added
Unresolved issues	None

AUDIT FINDINGS SUMMARY AND RECOMMENDATION

AUDIT FINDINGS SUMMARY	
Major Non-Conformities (NC)	-
Minor Non-Conformities (NC)	1
Opportunity for Improvement (OFI)	7

Refer to **APPENDIX B: Details of Non-Conformities (NC) and Corrective Actions**

PREVIOUS AUDIT RESULT (IF APPLICABLE)	
No. of Non-Conformity (NC) raised from the previous audit	<u>MSPO Annual Surveillance Audit Year 2</u> 1 Minors & 7 OFIs
The audit team has reviewed the result from the previous audit (ASA-2) and verified the effectiveness of the closing of any Non-Conformity (NC) raised. As a conclusion:	
☒	All Non-Conformities raised during the previous audit has been corrected and Corrective Action or Corrective Action Plan has been carried out and implemented effectively
☐	The management system has not adequately addressed Non-Conformity (NC) raised during the previous audit and the specific issue has been re-defined in this report.

AUDIT CONCLUSION AND RECOMMENDATION

The audit objectives have been achieved and the certificate scope remains appropriate. Based on the audit findings the audit team concluded that:

- The management system documentation demonstrated conformity with the requirements of the audit standard and provided sufficient structure to support implementation and maintenance of the management system
- The management system is in line with the requirements of the standard and demonstrated the ability of the system to systematically achieve agreed requirements for products or services within the scope and the organization's policies and objectives.
- All Non-Conformities raised during the previous audit has been corrected and Corrective Action or Corrective Action Plan has been carried out and implemented effectively
- There was no complaint received during the field assessment and during interview with the external stakeholders.
- Throughout the audit process, the management system demonstrated overall conformance with the requirements of the audit standard.

Therefore, the audit team recommends that, based on the results of this audit and the organization commitment towards complying with **MSPO (MS2530-3:2013) - Part 3: General Principles for Oil Palm Plantations and Organized Smallholders**, management system certification be continued for **Jorak Land Estates**.

AUDIT PROGRAM

Item	Description	Man-days	Tentative Date
Initial Certification Audit	Site Audit - Stage 1	2	19 February 2020
	Site Audit - Stage 2	2	07 July 2020
Annual Surveillance Audit – Year 1	Site Audit	2	26 November 2021
Annual Surveillance Audit – Year 2	Site Audit	2	24-25 November 2022
Annual Surveillance Audit – Year 3	Site Audit	2	September 2023
Annual Surveillance Audit – Year 4	Site Audit	2	September 2024

Refer to **APPENDIX D: Details of Audit Plan** for the Annual Surveillance Audit - Year 2 (ASA-2)

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

OFFICIAL SIGNOFF

On behalf of:
ECCO Certified Sdn Bhd



Name: Nur Izzaty Iqlima Norazman
Position: Programme Manager
Date: 25th November 2022

On behalf of:
Jorak Land Estates

Name: Mr. Lau Sek Biau
Position: Operation Manager
Date: 25th November 2022