



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

Lit Yang Realty Sdn Bhd Organization

Lit Yang Realty Sdn Bhd 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 3 (ASA-3) Certification Audit

Individual (Oil Palm Estate) 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

22nd November 2022 Audit Date

MSPO Certificate

ECCO-MS2530-C0054 Certificate No.

2 Dec 2019 until 01 Dec 2024 Validity Period

Audit Team

Valentino Kerish Imau Lead Auditor-In Training

Aqilah Nabihah Anuar Auditor-In Training

Full Report:

**ECCO-RP-03_0076_Bukit Ijok Estate-MSPO Annual Surveillance
Audit Year 3 (ASA-3) Report**

Written by **Valentino Kerish Imau**

EXECUTIVE SUMMARY

ORGANIZATION INFORMATION

Organization	Lit Yang Realty Sdn Bhd
Address	Head Office Address Lot 95 Jalan Mersing, Kahang New Village 86700 Kluang, Johor Darul Takzim Estate Address Lot 17562 Taman D Istiwa Fasa II, 21040 Wakaf Tapai, Marang, Terengganu Darul Iman

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)	Managing Director: Mr. Yeo Kwong Meng Mobile: +6019-7545042 Email: GSgsb2006@yahoo.com		
Certification Audit	Annual Surveillance Audit - Year 3 (ASA-3)	Audit Date	22 nd November 2022
Audit Team	Lead Auditor : Mr. Valentino Kerish Imau Auditor : Ms. Aqilah Nabihah Anuar		
Audit Scope	Sustainable production of oil palm fresh fruit bunches (FFB)		
Certification Type	Individual		
Certified Area	141.0471 Ha		
MSPO Certificate	Certificate No : ECCO-MS2530-0012 Validity : 02 December 2019 – 01 December 2024		
Other Current Certification	Lit Yang Realty Sdn Bhd does not hold or currently being certified under any other sustainability or ISO certification scheme		
Usage of The MSPO Logo	Lit Yang Realty Sdn Bhd are currently not using MSPO logo in their estate operation and product		

DETAILS OF CERTIFIED UNIT

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.

Location of certified unit			
Unit		Location Address	GPS Coordinate
0	Lit Yang Realty Sdn Bhd	Wakaf Tapai	13458 N, 103.08510 E
1	Kg Tembak Baru	Alur Limbat, Marang	5.13131 N, 103.06937 E
2	Kg Tasek	Pulau Kerengga, Marang	5.08084 N, 103.19023 E
3	Kg Pelandan	Tersat, Hulu Terengganu	4.99687 N, 103.01654 E
4	Kg Kuala Poh	Kuala Berang, Hulu Terengganu	5.05656 N, 103.00808E
5	Kg Bukit Aman	Hulur Nerus, Setiu	5.22924 N, 102.96433E

Table 1: Location of Certified Unit

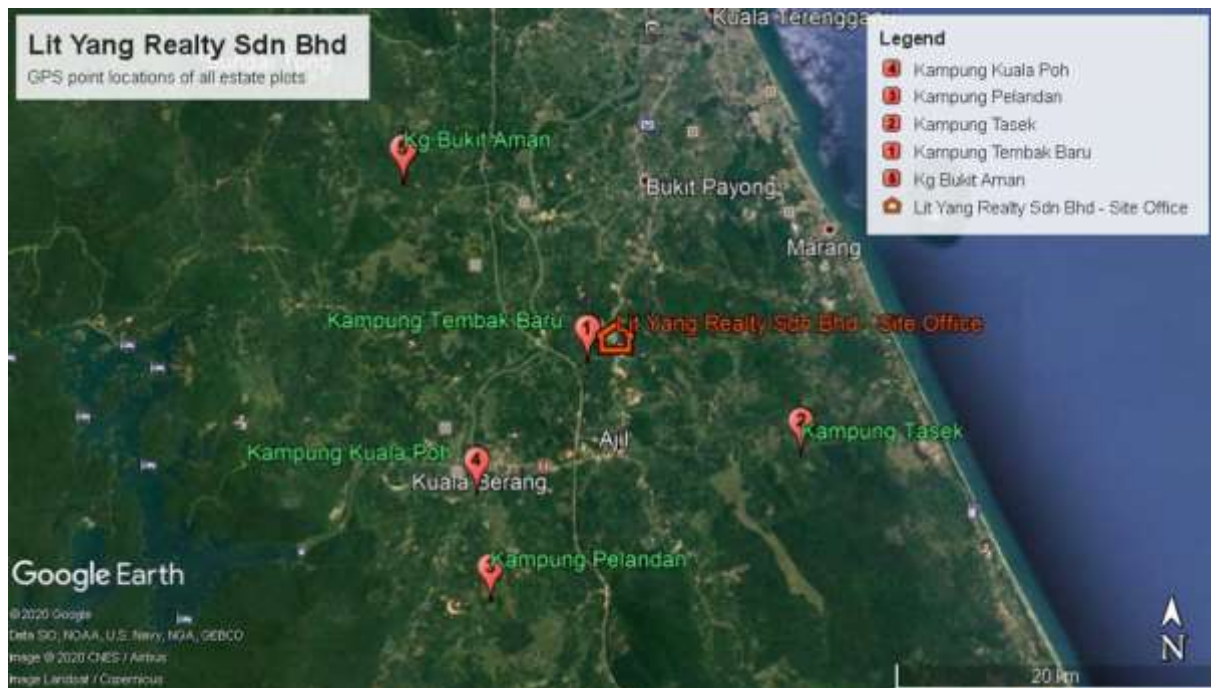


Figure 1: A map available in the office showing location of their estate site locations scattered around Marang, Hulu Terengganu and Setiu district.

MPOB License Information

Certified Unit	MPOB License	Scope of Activity	Expiry Date
Lit Yang Realty Sdn Bhd	521672002000	Menjual dan mengalih FFB	31/05/2023

Annual FFB Production (Metric Tonne, MT)

Certified Unit	Actual 2020	Actual 2021	Projected 2022
Lit Yang Realty Sdn Bhd	2,682.76	2,744.01	2,800.00

Area Statement (Hectare, Ha)

Certified Area Statement (Hectareage)					
Unit	Titled Area (Ha)	Planted (Ha)	Conservation	HBV	Others (Ha)
Lit Yang Realty Sdn Bhd	141.0471	140.2471	-	-	0.8

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

Valentino Kerish Imau Role: Lead Auditor Audited Principle 2, 4 & 6	• Certified ISO 9001:2015 Lead Auditor (IRCA) • Certified MSPO MS2530:2013 Lead Auditor • Certified MSPO SCCS • Bachelor of Social Science with Honours in Geography (UKM) • Involved in sustainability certifications (MSPO & ISCC) implementation in SOPB, Sarawak.
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 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	Individual (Oil Palm Estate)
Audit Methodology	The methodology for collecting objective evidences is by documentations review, physical site inspection, observation of tasks and processes as well as interviews. Physical site visit is done to the field, workers quarters, workshop, chemical store, waste collection areas and other surrounding facilities such as clinic, surau and sundry shop. Interviews are done with the management unit's management, employees, contractors and other relevant stakeholders were also conducted during the audit. The audit evidence obtained were based on samples of information available; thereby introduces the element of uncertainty.
Calculation of Sample Size	Sampling is not applicable for individual certification
Audit Date	22 November 2022
Participants	Refer to Appendix C: Participants Attendance List
Deviation from Audit Plan	None
Issues affecting the Audit Program	None
Changes to Management System since last audit	None
Unresolved issues	None

AUDIT FINDINGS SUMMARY AND RECOMMENDATION

AUDIT FINDINGS SUMMARY	
Major Non-Conformities (NC)	-
Minor Non-Conformities (NC)	-
Opportunity for Improvement (OFI)	3

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> 3 Minors & 1 OFI
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 **Lit Yang Realty Sdn Bhd**.

AUDIT PROGRAM

Item	Description	Man-days	Tentative Date
Initial Certification Audit	Site Audit - Stage 1	2	20 September 2019
	Site Audit - Stage 2	2	31 September 2019
Annual Surveillance Audit – Year 1	Site Audit	2	11-12 November 2020
Annual Surveillance Audit – Year 2	Site Audit	2	17 January 2022
Annual Surveillance Audit – Year 3	Site Audit	2	22 November 2022
Annual Surveillance Audit – Year 4	Site Audit	2	January 2024

Refer to **APPENDIX D: Details of Audit Plan** for the Annual Surveillance Audit - Year 3 (ASA-3)

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: 22nd November 2022

On behalf of:
Lit Yang Realty Sdn Bhd

Name: Mr. Yeo Kwong Meng
Position: Managing Director
Date: 22nd November 2022