

**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 : **Choon Seng San & Group**

Address : **46 (First Floor), Jalan Arab, 84000 Muar, Johor**

Audit Date : **21-22 January, 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

Choon Seng San & Group consists of 6 estates located within the district of Muar and Tangkak in Johor. Choon Seng San (1965) Estate Sdn Bhd is the group manager and Mr. Sim Kim Chuan as the person in charge. Based on the sampling calculation in **AUDIT PROCESS – Calculation of Sample Size**, 4 estates are selected randomly to be involved directly (documentation review and site visit) during the MSPO Initial Certification Stage 2 Audit for the group. The group members (1-4 were visited during the audit) are as follow:

1. Choon Seng San (1965) Estate Sdn Bhd
2. PL.N & PL.K Kundang Estate
3. Sern Kou Plantation Sdn Bhd
4. Lee Kim Bok Plantations Sdn Bhd
5. Lim Loy Tor Realty Sdn Bhd
6. Lian Lok Plantation Co. Sdn Bhd

MPOB Information:

Estate	Location	License No.	Licensed Activity	Expiry Date
Choon Seng San (1965) Estate Sdn Bhd	Tangkak, Johor	501512202000	Menjual dan mengalih FFB	31/03/2020
PL.N & PL.K Kundang Estate	Tangkak, Johor	504040202000	Menjual dan mengalih FFB	30/09/2020
Sern Kou Plantation Sdn Bhd	Tangkak, Johor	516059002000	Menjual dan mengalih FFB	31/10/2020
Lee Kim Bok Plantations Sdn Bhd	Muar, Johor	501584002000	Menjual dan mengalih FFB	31/03/2020
Lim Loy Tor Realty Sdn Bhd	Muar, Johor	503274402000	Menjual dan mengalih FFB	31/12/2020
Lian Lok Plantation Co. Sdn Bhd	Muar, Johor	504623102000	Menjual dan mengalih FFB	31/12/2020

1.2 Location and Area Statement

Estate	Location		Land Title Area	Planted Area
	Latitude	Longitude		
Choon Seng San (1965) Estate Sdn Bhd	2.25773 N	102.71602 E	435.10 Ha	435.10 Ha
PL.N & PL.K Kundang Estate	2.19798 N	102.73491 E	90.30 Ha	90.30 Ha
Sern Kou Plantation Sdn Bhd	2.29950 N	102.72242 E	117.12 Ha	117.12 Ha
Lee Kim Bok Plantations Sdn Bhd	2.20336 N	103.17185 E	47.30 Ha	47.30 Ha
Lim Loy Tor Realty Sdn Bhd	1.89034 N	102.73491 E	45.35 Ha	45.35 Ha
Lian Lok Plantation Co. Sdn Bhd	2.09115 N	102.71669 E	105.02 Ha	105.02 Ha

Refer to **5.0 Appendices** of the map of all the estates' location on Google Map based on their GPS points.

1.3 Supply Base

All estates in the group supply their FFB to independent collection centres (ramp) located nearby to their respective estate.

1.4 Tonnage Certified (FFB)

Estate	FFB Production, Metric Tonne (mt)		
	Actual 2018	Actual 2019	Projected 2020
Choon Seng San (1965) Estate Sdn Bhd	5341.67 mt	5966.16 mt	6000.00 mt
PL.N & PL.K Kundang Estate	-	1998.66 mt	2000.00 mt
Sern Kou Plantation Sdn Bhd	-	2442.95 mt	2600.00 mt
Lee Kim Bok Plantations Sdn Bhd	-	1009.32 mt	1100.00 mt
Lim Loy Tor Realty Sdn Bhd	-	-	-
Lian Lok Plantation Co. Sdn Bhd	-	-	-

1.5 Other Sustainability (or ISO) Certification

Choon Seng San & Group (and as per individual estate of the group members) does not hold any other sustainability or ISO certification.

1.6 Organizational Information

The contact person for Choon Seng San & Group is as follow:

Name : Mr. Sim Kim Chuan
 Address : 46 (First Floor), Jalan Arab,
 84000 Muar, Johor
 Phone No. : 012-666 9233
 E-mail : palam1965@gmail.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 Choon Seng San & Group, Stage 1 audit was conducted on 21-22 December 2019 and Stage 2 on 21-22 January 2020 in Muar, Johor. 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 4 estates (See 1.1 Details of the Organization) 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 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)	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 3 January 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 – 21-22/12/2019 Stage 2 – 21-22/01/2020	01/2021	01/2022	01/2023	01/2024

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)	3
Minor NCR(s)	7
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 Choon Seng San & Group.

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:

Choon Seng San & Group

Name : Mr. Sim Kim Chuan

Position : Group Manager

Date :

5.0 Appendices

5.1 Map of Location

No	Estate	Location	GPS Point
1	Choon Seng San(1965) Estate Sdn Bhd	Tangkak, Johor	2.25773 N, 102.71602 E
2	PL.N & PL.K Kundang Estate	Tangkak, Johor	2.19798 N, 102.73491 E
3	Sern Kou Plantation Sdn Bhd	Tangkak, Johor	2.29950 N, 102.72242 E
4	Lee Kim Bok Plantations Sdn Bhd	Muar, Johor	2.20336 N, 103.17185 E
5	Lim Loy Tor Realty Sdn Bhd	Muar, Johor	1.89034 N, 102.73491 E
6	Lian Lok Plantation Co. Sdn Bhd	Muar, Johor	2.09115 N, 102.71669 E

Table 1: GPS Points of the all the estates location

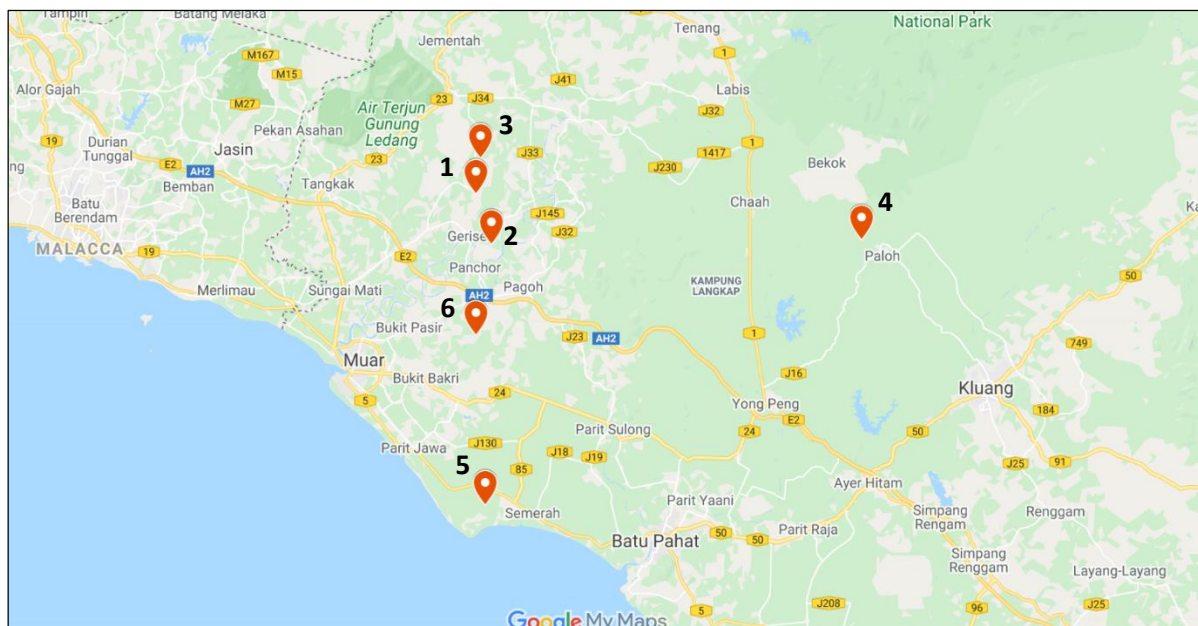


Figure 1: Location of all the 6 estates in the group based on GPS points in Google Map.
They are located within the district of Muar and Tangkak in Johor.