



EMPOWERING SUSTAINABILITY

ECCO CERTIFIED SDN BHD

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

PUBLIC SUMMARY REPORT

MALAYSIAN SUSTAINABLE PALM OIL

MSPO

Southern Realty (Malaya) Sdn Bhd Organization

Bukit Ijok Estate Certified Unit

(Refer Executive Summary) Certified Unit
Address

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

Annual Surveillance Audit Year 3 (ASA-3) Certification Audit

Individual (Oil Palm Estate) Certification Type

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

4th November 2022 Audit Date

MSPO Certificate

ECCO-MS2530-C0054 Certificate No.

27 May 2019 until 26 May 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	Southern Realty (Malaya) Sdn Bhd		
Estate Name	Bukit Ijok Estate		
Address	Head Office Address Wisma Southern, 6th Floor, No. 26-34, Jalan Dato Hamzah, 41000 Klang, Selangor. Estate Address Ladang Bukit Ijok, Lot 3, Mukim Ijok, 45800 Kuala Selangor, Selangor.		
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. Ravindran Subramaniam Plantation Controller E-mail: ravin@southern.com.my Mobile: +6012 637 5746 Mr. Koielepullai @ Jacob Cluster Estate Manager E-mail: bukitijok_estate@yahoo.com Mobile: + 6019 272 4901 Mr. Muhammad Roslan Bin Ali Estate Manager E-mail: bukitijok_estate@yahoo.com Mobile: + 6013 295 6661 Mr Rajesh Kumaar Plantation Department Office Email: jesh_southern@yahoo.com Mobile: +6013 285 7142		
Certification Audit	MSPO Annual Surveillance Audit Year 3 (ASA-3)	Audit Date	4 th November 2022
Audit Team	Lead Auditor-In Training : Mr. Valentino Kerish Imau Auditor-In Training : Ms. Aqilah Nabihah Anuar		
Audit Scope	Sustainable production of oil palm fresh fruit bunches (FFB)		
Certification Type	Individual (Oil Palm Estate)		
Certified Area	605.31 Ha		
MSPO Certificate	Certificate No : ECCO-MS2530-0054 (Previously SGS-MSPO-MY19/1811030015) Validity : 27 May 2019 until 26 May 2024		
Other Current Certification	Bukit Ijok Estate does not hold or currently being certified under any other sustainability or ISO certification scheme		
Usage of MSPO Logo	Bukit Ijok Estate are currently not using MSPO logo in their operation and product		

DETAILS OF CERTIFIED UNIT

Bukit Ijok Estate (BIE) is located in Mukim Ijok within the district of Kuala Selangor. Based on historical record, the estate was established in April 1958. The estate covers a total of 605.31 Ha of land and currently planted 568.74 ha with oil palms. Bukit Ijok Estate shares the same management staffs and workers with Merbau Estate. both estates are located next to each other. Crops from Bukit Ijok Estate are supplied to Golconda Palm Oil Mill, own by the same company, Southern Realty (M) Sdn Bhd.

Location of certified unit		
Unit	Location Address	GPS Coordinate
Bukit Ijok Estate	Kuala Selangor, Selangor	3.25494 N, 101.40745 E

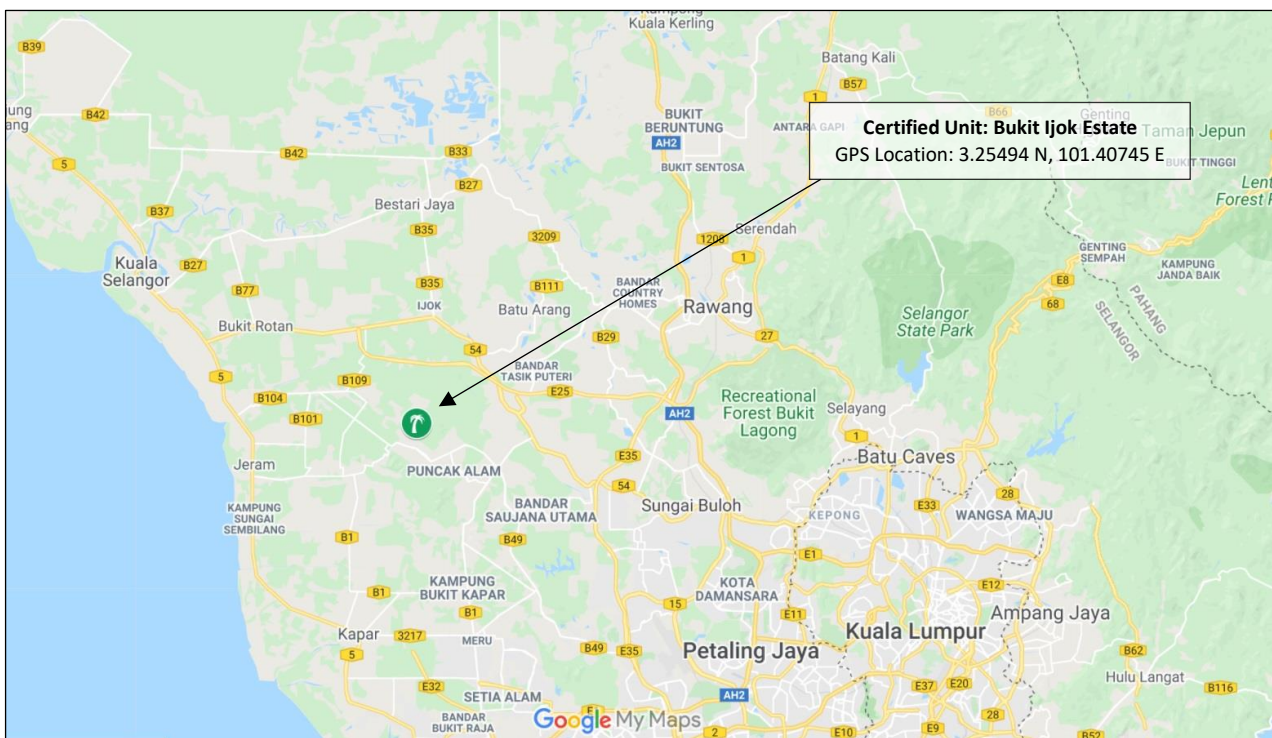


Figure 1: Location of **Bukit Ijok Estate** in Google Map based on its GPS coordinate.

MPOB License Information

Certified Unit	MPOB License	Scope of Activity	Expiry Date
Bukit Ijok Estate	508871502000	Menjual dan mengalih FFB	30/06/2023
Bukit Ijok Estate	506715711000	Nursery	30/11/2023

Annual FFB Production (Metric Tonne, MT)

Certified Unit	Actual 2020	Actual 2021	Projected 2022
Bukit Ijok Estate	7812.70	7209.35	8940

Area Statement (Hectare, Ha)

Certified Unit	Land Title	Planted	Conservation	HBV	Others
Bukit Ijok Estate	605.31 Ha	568.74 Ha	0	0	36.57 Ha

Refer to **APPENDIX F: Summary of Estate Land Titles** and **APPENDIX G: Estate Field Block and Planting Profile** for the detail information on the estate area statement.

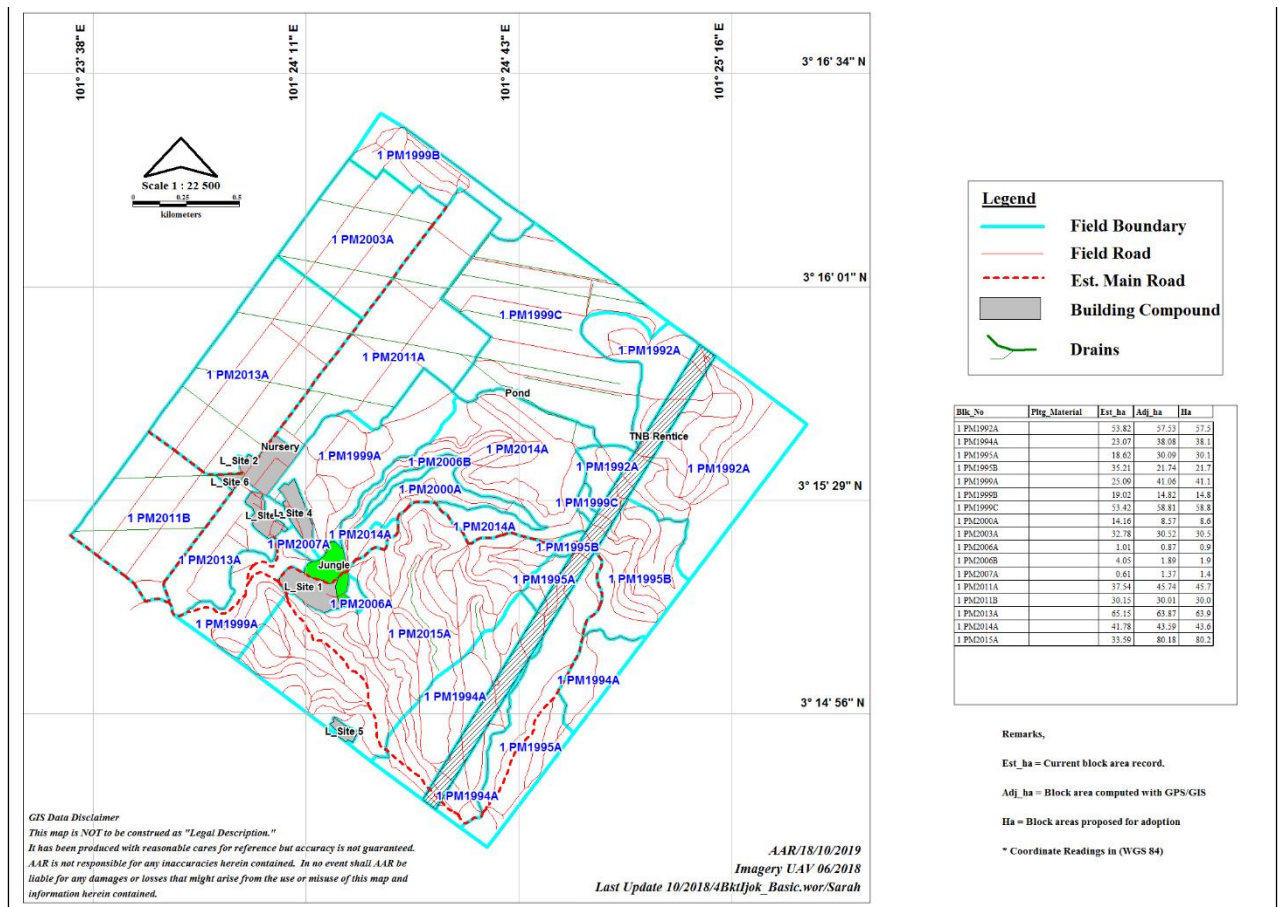


Figure 2: Estate area map of Bukit Ijok Estate.

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-In Training Assessed 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) • Participate in sustainability certifications (MSPO & ISCC) implementation in SOPB, Sarawak.
Aqilah Nabihah Anuar Role: Auditor-In Training Assessed 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	04 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)	2
Opportunity for Improvement (OFI)	-

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	MSPO Annual Surveillance Audit Year 2 2 Minors
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 **Bukit Ijok Estate**.

AUDIT PROGRAM

Item	Description	Man-days	Tentative Date
Initial Certification Audit	Site Audit - Stage 1	2	2019
	Site Audit - Stage 2	2	12 April 2019
Annual Surveillance Audit – Year 1	Site Audit	2	10 December 2020
Annual Surveillance Audit – Year 2	Site Audit	2	10 January 2022
Annual Surveillance Audit – Year 3	Site Audit	2	04 November 2022
Annual Surveillance Audit – Year 4	Site Audit	2	October 2023

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: 4th November 2022

On behalf of:
Southern Realty (Malaya) Sdn Bhd – Bukit
Ijok Estate

Name: Mr. Koielepullai @ Jacob
Position: Cluster Estate Manager
Date: 4th November 2022