



ECCO CERTIFIED SDN BHD

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

PUBLIC SUMMARY REPORT

MALAYSIAN SUSTAINABLE PALM OIL

MSPO

Strait City Sdn Bhd Organization

Strait City 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 2 (ASA-2) Certification Audit

Individual (Palm Oil 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

15 June 2022 Audit Date

MSPO Certificate

ECCO-MS2530-0029 Certificate No.

11 September 2020 till 10 September 2025 Validity Period

Issue 3 : Annual Surveillance Audit Year 2 – 22 June 2022 Current Issue

Audit Team

Muhamad Nazran Nazarno Trainee Lead Auditor

Amirul Arif Ab Aziz Auditor

Valentino Keris Imau Auditor

Full Report:

**ECCO-RP-03_0012 Strait City Sdn Bhd - MSPO Annual
Surveillance Audit - Year 2 (ASA-2) Report**

Written by **Muhamad Nazran Nazarno**

EXECUTIVE SUMMARY

ORGANIZATION INFORMATION			
Organization	Straits City Sdn Bhd		
Estate Name	Straits City Sdn Bhd		
Address	Registered Address No 10A, Bukit Pelandok, 71960 Seremban, Negeri Sembilan, Malaysia Estate Address Lot PT 750, Mukim Linggi, 7100 Port Dickson (Pantai), Negeri Sembilan, Malaysia		
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)	Ms. Wong Chau Mee MSPO Clerk E-mail: jennifer@suanglee.com.my Mobile: +6012-305 7978		
Certification Audit	Annual Surveillance Audit - Year 2 (ASA-2)	Audit Date	15/06/2022
Audit Team	Lead Auditor : Mr. Muhamad Nazran bin Nazarno Auditor : Mr. Amirul Arif Ab Aziz Auditor : Mr. Valentino Kerish Imau		
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	Individual (Oil Palm Plantation)		
Certified Area	67.98 Ha		
MSPO Certificate	Certificate No : ECCO-MS2530-0029 Validity : 11 September 2020 till 10 September 2025 Issue 1 : Initial Certification Audit – 11 September 2020 Issue 2 : Annual Surveillance Audit Year 1 – 3 February 2022 Issue 3 : Annual Surveillance Audit Year 2 – 22 June 2022		
Other Current Certification	Straits City Sdn Bhd does not hold or currently being certified under any other sustainability or ISO certification scheme.		
Usage of MSPO Logo	The estate did not use any MSPO Logo for their operations and products.		

DETAILS OF CERTIFIED UNIT

Strait City Sdn Bhd (will be referred as **SCSB** in the finding section, **APPENDIX A**) is an independent oil palm estate located in Mukim Linggi within the district of Port Dickson, Negeri Sembilan. The estate was MSPO certified in September 2020.

In the initial year of certification, the estate covers a total of 92.47 Ha, however, 24.49 Ha of the estate was sold to another company. The remaining 67.98 Ha was just completed the replanting phases which started in early 2019.

MPOB License Information

Certified Unit	MPOB License	Scope	Expiry Date
Strait City Sdn Bhd	502855102000	Menjual & mengalih FFB	31/05/2023

Location of the Certified Unit

Certified Unit	Locality	GPS Coordinate
Strait City Sdn Bhd	Mukim Linggi, Port Dickson in Negeri Sembilan	2.53403 N, 101.96013 E

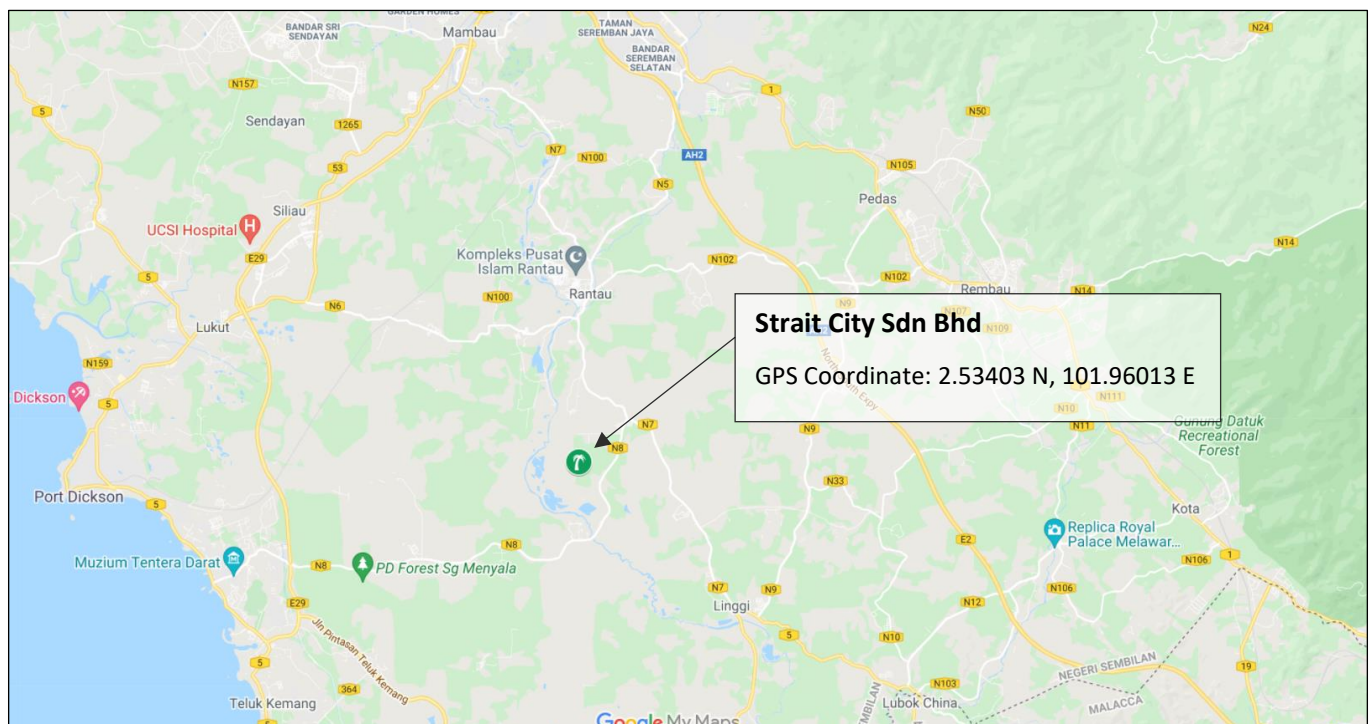


Figure 1: Location of Strait City Sdn Bhd estate on Google Map based on its GPS coordinate

Area Statement (Hectare, Ha)

Certified Unit Name	Land Title	Planted Area	Conservation Area	HBV	Others
Strait City Sdn Bhd	67.98 Ha	67.98 Ha	0	0	0

Refer to **APPENDIX G: Plots and Land Titles** for the estate area statement details

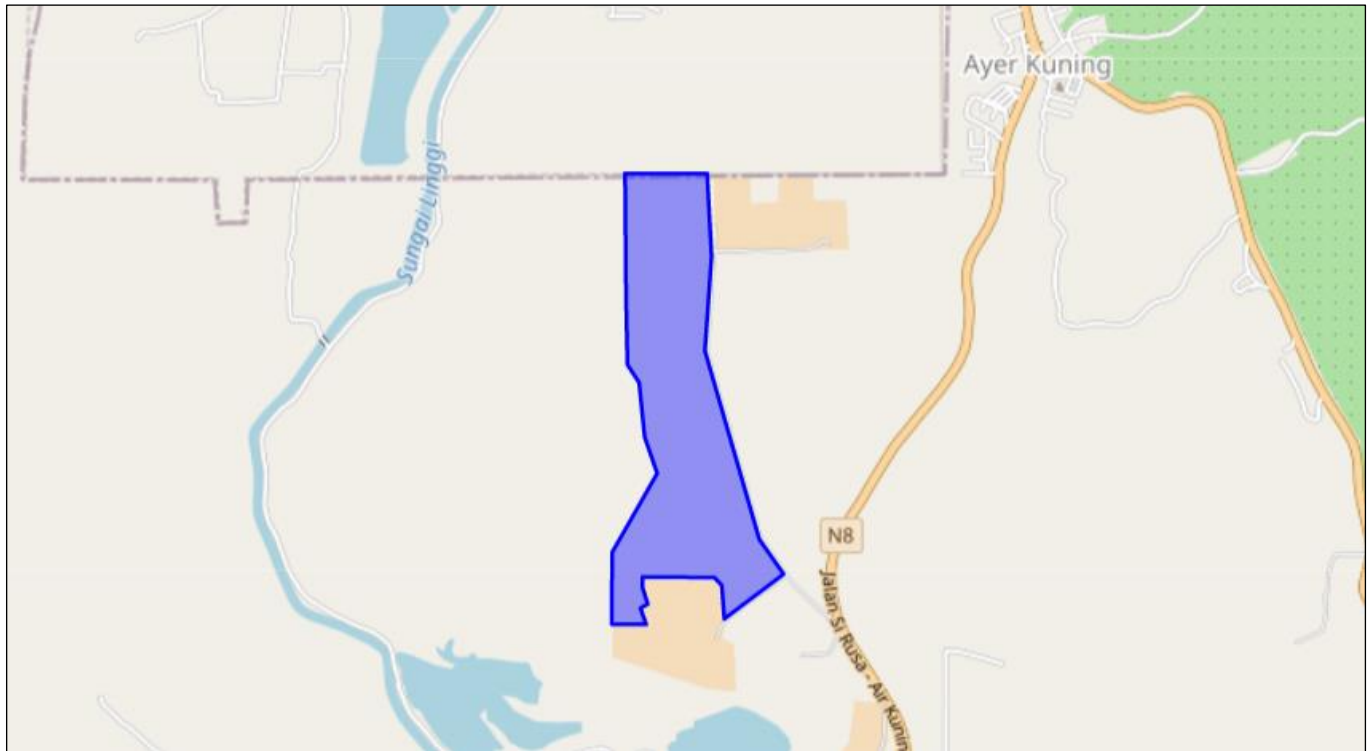


Figure 2: Map of Strait City Sdn Bhd estate depicting the estate boundary

Field Blocks and Planting Profile

Field Block No.	Area (Hectare, Ha)	Year of Planting	No. of Palm Trees Planted	Planting Cycle	Age of Palm Trees
A	40.47 Ha	2019	9,240	Second Generation	2 Years
B	27.52 Ha	2020		Second Generation	1 years

Annual FFB Production (Metric Tonne, MT)

Certified Unit Name	Actual 2020	Actual 2021	Projected 2022
Strait City Sdn Bhd	466.42 MT	0 MT Young palms (<2 years)	180.00 MT

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

Muhamad Nazran Nazarno Role: Trainee Lead Auditor Audited Principle 2 & 4	• Certified MSPO 2530:2013 Lead Auditor • Certified MSPO SCCS • Certified ISO9001:2015 Auditor (IRCA) • BEng (Hons) Chemical & Bioprocess (UiTM) • Worked with Boustead Estates Agency Sdn Bhd as Assistant Mill Manager
Amirul Arif Ab Aziz Role: Auditor Audited Principle 1 & 5	• Certified MSPO Lead Auditor • Certified EMS ISO 14001:2015 Auditor • BSc (Hons) Plantation and Agro Technology Management (UiTM) • Worked with FIMA Corporation Berhad as MSPO Coordinator
Valentino Kerish Imau Role: Auditor Assessed Principle 3 & 5	• Certified MSPO MS2530:2013 Lead Auditor • Bachelor of Social Science with Honours in Geography (UKM) • Three (3) years' experience as Environmental Officer in sustainability certifications (MSPO & ISCC) implementation.

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 evidence 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	The sample size is determined by the following formula: $S = r \sqrt{nn}$; 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. Sampling calculation is not applicable for individual certification audit.
Audit Date	15 June 2022
Deviation from Audit Plan	None
Issues affecting the Audit Program	None
Changes to Management System since last	None
Unresolved issues	None

AUDIT FINDINGS SUMMARY AND RECOMMENDATION

AUDIT FINDINGS SUMMARY

Major Non-Conformities (NC)	0
Minor Non-Conformities (NC)	2
Opportunity for Improvement	1

PREVIOUS AUDIT RESULT (IF APPLICABLE)

No. of Non-Conformity (NC) raised from the previous audit	2 OFI
The audit team has reviewed the result from the previous audit (MSPO Initial Certification Audit) 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.	

STAKEHOLDER CONSULTATION

Issues raised by Stakeholders	-
Findings	-

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.
- 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 Plantation and Organized Smallholders**, management system certification be granted to **Strait City Sdn Bhd**.

AUDIT PROGRAM

Item	Description	Man-days	Tentative Date
Initial Certification Audit	Site Audit - Stage 1	3	12/09/2019
	Site Audit - Stage 2	3	02/12/2019
Annual Surveillance Audit – Year 1	Site Audit	3	28/10/2021
Annual Surveillance Audit – Year 2	Site Audit	3	15/06/2022
Annual Surveillance Audit – Year 3	Site Audit	3	June 2023
Annual Surveillance Audit – Year 4	Site Audit	3	June 2024

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: 15/06/2022

On behalf of:
Strait City Sdn. Bhd.

Name: Mr. E. Sing Lee
Position: Managing Director
Date: