



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

Lot 3, Mukim Ijok, 45800 Kuala Selangor, Selangor, Malaysia Certified Unit
Address

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

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

Individual (Oil Palm Estate) Certification Type

Sustainable Production of Oil Palm Fresh Fruit Bunches (FFB) in Audit Scope

Compliance to MSPO Certification

Standard MS2530-3:2013 Part 3

10 January 2022 Audit Date

MSPO Certificate

ECCO-MS2530-C0054 Certificate No.

27 May 2019 till 26 May 2024 Validity Period

Issue 3: Annual Surveillance Audit - Year 2 (ASA-2) Current Issue

8 August 2022-

Audit Team

Amirul Arif Ab Aziz Lead Auditor

Muhamad Nazran Nazarno Auditor

Valentino Kerish Imau Observer

Full Report:

ECCO-RP-03_0076_ MSPO Annual Surveillance Audit Year 2
(ASA-2) Report_Bukit Ijok Estate

Written by **Amirul Arif**

EXECUTIVE SUMMARY

ORGANIZATION INFORMATION

Organization	Southern Realty (Malaya) Sdn Bhd		
Certified Unit Name	Bukit Ijok Estate		
Certified Unit 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 Estate Manager E-mail: bukitijok_estate@yahoo.com Mobile: + 6019 272 4901 Mr Rajesh Kumaar Plantation Department Office Email: jesh_southern@yahoo.com Mobile: +6013 285 7142		
Certification Audit	MSPO Annual Surveillance Audit – Year 2 (ASA-2)	Audit Date	10 January 2022
Audit Team	Lead Auditor : Mr. Amirul Arif Ab Aziz Auditor : Mr. Muhamad Nazran Nazarno Observer : Mr. Valentino Kerish Imau		
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 Validity : 27 May 2019 till 26 May 2024 Issue 1 : Initial Certification Audit – 14 June 2019 Issue 2 : Annual Surveillance Audit Year 1 (ASA-1) – 10 March 2021 Issue 3 : Annual Surveillance Audit Year 2 (ASA-2) – 08 August 2022		
Other Current Certification	Bukit Ijok Estate are currently not 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.

This surveillance audit was conducted to ensure the company is still meeting the key elements of the MSPO standards requirement and to verify that all non-conformities (NC) issued in the previous audit has been closed and all corrective actions have been implemented effectively.

Certified Unit Name and Address

Certified Unit	Estate Address
Bukit Ijok Estate	Ladang Bukit Ijok, Lot 3, Mukim Ijok, 45800 Kuala Selangor, Selangor

MPOB License Information

Certified Unit	MPOB License	Scope of Activity	Expiry Date
Bukit Ijok Estate	508871502000	Menjual dan mengalih FFB	30/06/2022

Location of the Certified Unit

Certified Unit	Locality	GPS Coordinate
Bukit Ijok Estate	Kuala Selangor, Selangor	3.25494 N, 101.40745 E

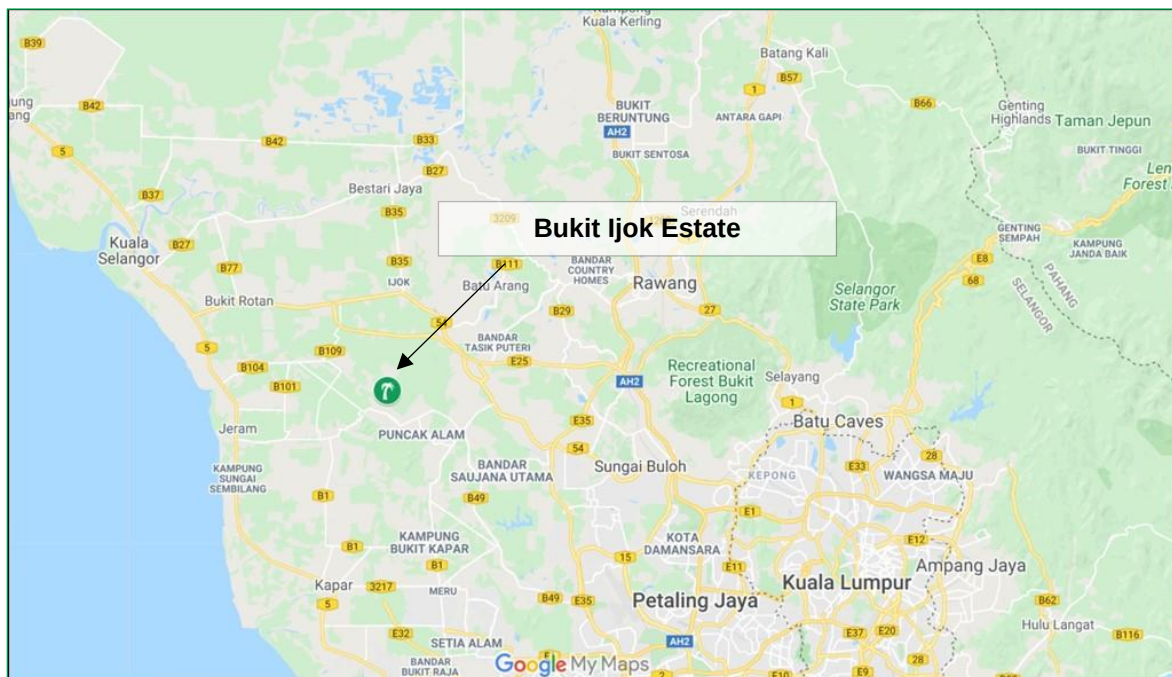


Figure 1: Location of Bukit Ijok Estate in Google Map based on its GPS coordinate

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
Total	605.31 Ha				

Annual FFB Production (Metric Tonne, MT)

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

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

Amirul Arif Ab Aziz Role: Auditor Audited Principle 1, 3 & 5	• Certified MSPO Lead Auditor • Certified EMS ISO 14001:2015 Auditor • Certified MSPO SCCS Auditor • BSc (Hons) Plantation and Agro Technology Management (UiTM) • Worked with FIMA Corporation Berhad as MSPO Coordinator
Muhamad Nazran Nazarno Role: Auditor Audited Principle 2, 4 & 6	• Certified MSPO Lead Auditor • Certified MSPO SCCS Auditor • BEng (Hons) Chemical Bioprocess (UiTM) • Worked with Boustead Estates Agency Sdn Bhd as Assistant Mill Manager
Valentino Kerish Imau Role: Observer	• 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 MSPO certification requirement respective to the participating unit's certification standard. • To confirm that the organization has effectively implemented the planned management system • To verify effectiveness of implementation of Corrective Actions and Corrective Action Plans for all Non-Conformities (NC) raised during the MSPO Annual Surveillance Audit Year 1 in the previous year • To make appropriate recommendations based on the audit findings
Certification Standard	MSPO (MS2530:2013) – Part 3: General Principles for Oil Palm Plantations and Organized Smallholders

Certification Type	Individual (Oil Palm Estate)
Audit Methodology	This audit was conducted in several methods for collecting objective evidence: 1. Document review and data review, aiming to observe the sufficiency of types or substances from required documents 2. Interview with staffs and workers, aiming to obtain more detailed information and cross check the information 3. Consultation with contractors, suppliers, and stakeholders – to gain a better insight on social relationship of the organization 4. Site inspection/Field observation - to directly observe the sufficiency of implementation on site. 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 audit
Audit Date	10 January 2022
Participants	Refer to Appendix D: 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
Observation 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	<u>Annual Surveillance Audit Year 1</u> 4 Opportunity for Improvement
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	Refer to APPENDIX E: Stakeholders Consultation Findings
Summary	All positive comments

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 Plantations and Organized Smallholders**, management system certification be continued for **Southern Realty (Malaya) Sdn Bhd – Bukit Ijok Estate**.

AUDIT PROGRAM

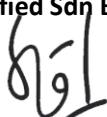
Item	Description	Man-days	Tentative Date
Initial Certification Audit	Site Audit - Stage 1	2	2019
	Site Audit - Stage 2	2	12 April 2019
Annual Surveillance Audit – Year 1	Site Audit	3	10 December 2020
Annual Surveillance Audit – Year 2	Site Audit	3	10 January 2022
Annual Surveillance Audit – Year 3	Site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

Refer to **APPENDIX C: 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 : 21/06/2022

On behalf of:
Bukit Ijok Estate

Name : Mr. Koielepullai @ Jacob
Position : Group Manager
Date : 21/06/2022