



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

Choon Seng San & Group Organization
(Refer Executive Summary) Certified Unit
(Refer Executive Summary) Certified Unit
Address
MSPO (MS2530-3:2013) - Part 3: General Principles for Oil Standard Reference
Palm Plantations and Organized Smallholders
Annual Surveillance Audit - Year 2 (ASA-2) Certification Audit
Group (Palm Oil Estate) Certification Type
Sustainable production of oil palm fresh fruit bunches (FFB) in Audit Scope
compliance to the MSPO Certification Standard
MS2530-3:2013 - Part 3
30/05/2022-02/06/2022 Audit Date

MSPO Certificate

ECCO-MS2530-0018 Certificate No.
20 April 2020 until 19 April 2025 Validity Period

Audit Team

Muhamad Nazran Nazarno Lead Auditor
Amirul Arif Ab Aziz Auditor

Full Report:

Choon Seng San & Group_ECCO-PN-01_MSPO_Audit
Plan_Annual Surveillance Audit Year 2 (ASA2)_MSPO-OPMC-
0023

Written by **Muhamad Nazran Nazarno**

EXECUTIVE SUMMARY

ORGANIZATION INFORMATION			
Organization	Choon Seng San Group		
Estate Name	Refer Group Members (Estate) Details		
Address	Refer Group Members (Estate) Details		
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)	Refer Group Members (Estate) Details		
Certification Audit	Annual Surveillance Audit 2	Audit Date	30/05/-02/06/2022
Audit Team	Lead Auditor : Mr. Muhamad Nazran bin Nazarno Auditor : Mr. Amirul Arif Ab Aziz		
Audit Scope	Sustainable production of oil palm fresh fruit bunches (FFB)		
Certification Type	Group (Oil Palm Estate)		
Certified Area	992.37 Ha		
MSPO Certificate	Certificate No : ECCO-MS2530-0018 Validity : 20 April 2020 until 19 April 2025		
Other Current Certification	Choon Seng San Group 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.		

GROUP MEMBERS (ESTATES) DETAILS

Choon Seng San & Group consists of 6 estates located within Muar and Tangkak in Johor. Choon Seng San (1965) Estate Sdn Bhd is the group manager and Mr. Sim Kim Chuan is the person in charge (as the group manager). 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 Annual Surveillance Audit Year 1 for the group. The 4 estates are:

1. Lee Kim Bok Plantations Sdn Bhd
2. Sern Kou Plantation Sdn Bhd
3. Lim Loy Tor Realty Sdn Bhd
4. Lian Lok Plantation Co. Sdn Bhd

Estate 1	Choon Seng San (1965) Estate Sdn Bhd
Registered Address	46 (First Floor), Jalan Arab, 84000 Muar, Johor
Estate Location	Lot 799, 801, 894, 6472 & 6533, Mukim Gresik, Tangkak, Johor
Contact Person	Mr. Sim Kim Chuan
Contact Number	012 – 666 9233
Estate 2	PL. N & PL. K Kundang Estate
Registered Address	8, Jalan Maharani, 84000 Muar, Johor
Estate Location	Lot 1635, Mukim Bukit Serempang, 1692, 2319, Mukim Grisek, Tangkak, Johor
Contact Person	Mr. Eenyan
Contact Number	017 – 306 1000
Estate 3	Sern Kou Plantation Sdn Bhd
Registered Address	No 33 (First Floor), Jalan Sultan Ibrahim, 84000 Muar, Johor
Estate Location	Lot 5931-5941, 5944-5950, Mukim Bukit Serampang, Tangkak Johor
Contact Person	Mr. Lee Swee Kiong
Contact Number	017 – 688 5125
Estate 4	Lee Kim Bok Plantations Sdn Bhd
Registered Address	No 46 Tingkat 1, Jalan Arab, 84000 Muar, Johor
Estate Location	Lot 896 Mukim Paloh, Kluang, Johor
Contact Person	Mr. Goh Ah Hoon
Contact Number	013 – 388 9263
Estate 5	Lim Loy Tor Realty Sdn Bhd
Registered Address	No 46 Tingkat 1, Jalan Arab, 84000 Muar, Johor
Estate Location	Mukim Sungai Balang, Muar, Johor
Contact Person	Mr. Lim Kim Siew
Contact Number	012 – 331 7779

Estate 6	Lian Lok Plantation Co. Sdn Bhd
Registered Address	No 46 First Floor, Jalan Arab, 84000 Muar, Johor
Estate Location	Lot 362-400, 1124-1134 & 1726 Mukim Pengkalan Bukit & Mukim Jorak, Muar, Johor
Contact Person	Mr. Jack Ng
Contact Number	012 - 6231462

DETAILS OF CERTIFIED UNIT

Estate Name	Location	GPS Coordinate	Total Area (Ha)	Planted Area (Ha)
Choon Seng San (1965) Estate Sdn Bhd	Tangkak, Johor	2.25773 N, 102.71602 E	435.10	435.10
PL. N & PL. K Kundang Estate	Tangkak, Johor	2.19798 N, 102.73491 E	90.30	90.30
Sern Kou Plantation Sdn Bhd	Tangkak, Johor	2.29950 N, 102.72242 E	117.12	117.12
Lee Kim Bok Plantations Sdn Bhd	Muar, Johor	2.20336 N, 103.17185 E	47.30	47.30
Lim Loy Tor Realty Sdn Bhd	Muar, Johor	1.89034 N, 102.73491 E	45.35	45.35
Lian Lok Plantation Co. Sdn Bhd	Muar, Johor	2.09115 N, 102.71669 E	257.198	105.02

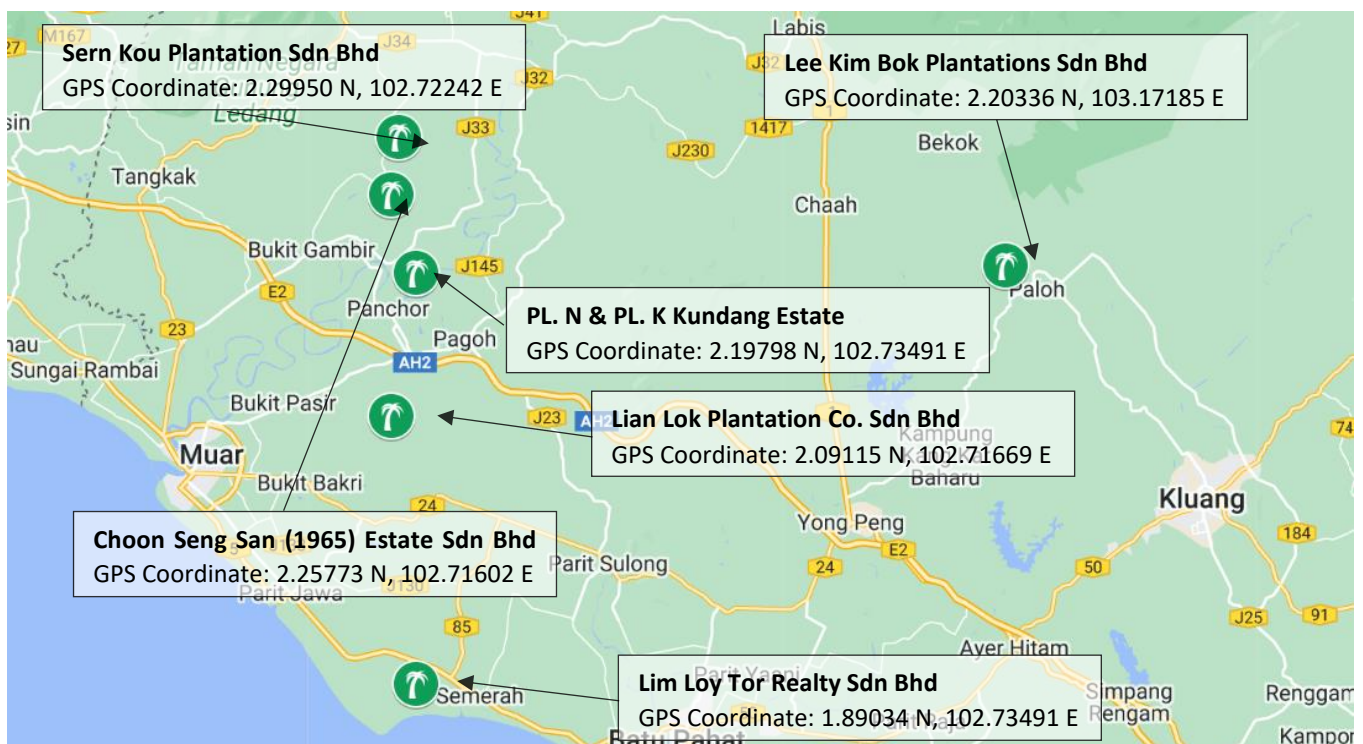


Figure 1: Location for the estates from Choon Seng San Group.

MPOB License Information

Certified Unit	MPOB License	Scope of Activity	Expiry Date
Choon Seng San (1965) Estate Sdn Bhd	501512202000	Menjual dan mengalih FFB	30/03/2022
PL. N & PL. K Kundang Estate	504040202000	Menjual dan mengalih FFB	30/09/2022
Sern Kou Plantation Sdn Bhd	516059002000	Menjual dan mengalih FFB	31/10/2022
Lee Kim Bok Plantations Sdn Bhd	501584002000	Menjual dan mengalih FFB	30/03/2023
Lim Loy Tor Realty Sdn Bhd	503274402000	Menjual dan mengalih FFB	31/12/2022
Lian Lok Plantation Co. Sdn Bhd	504623102000	Menjual dan mengalih FFB	31/12/2022

Annual FFB Production (Metric Tonne, MT)

Certified Unit	Actual 2020	Actual 2021	Projected 2022
Choon Seng San (1965) Estate Sdn Bhd	-	-	-
PL. N & PL. K Kundang Estate	-	-	-
Sern Kou Plantation Sdn Bhd	-	-	-
Lee Kim Bok Plantations Sdn Bhd	-	-	-
Lim Loy Tor Realty Sdn Bhd	-	-	-
Lian Lok Plantation Co. Sdn Bhd	-	-	-

Area Statement (Hectare, Ha)

Certified Unit	Land Title	Planted	Conservation	HBV	Others
Choon Seng San (1965) Estate Sdn Bhd	435.1	435.1	0	0	0
PL. N & PL. K Kundang Estate	90.30	90.30			
Sern Kou Plantation Sdn Bhd	117.12	117.12			
Lee Kim Bok Plantations Sdn Bhd	47.3	47.3			
Lim Loy Tor Realty Sdn Bhd	45.35	45.35			
Lian Lok Plantation Co. Sdn Bhd	257.198	105.02			

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: Training Lead Auditor Audited Principle 2,4 & 6	• 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, 3 & 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

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	Group (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: $S = r \sqrt{vn}$; 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. $S = 1.5 \sqrt{vn}$ $= 1.5 \sqrt{6}$ $= 3.7$ $S = 4$ estates
Audit Date	30/05/2022 – 02/06/2022
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)	-
Minor Non-Conformities (NC)	3
Opportunity for Improvement	-

PREVIOUS AUDIT RESULT (IF APPLICABLE)

No. of Non-Conformity (NC) raised from the previous audit	1 Major, 2 Minor, 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 **Choon Seng San & Group**.

AUDIT PROGRAM

Item	Description	Man-days	Tentative Date
Initial Certification Audit	Site Audit - Stage 1	2	21 – 22/12/2019
	Site Audit - Stage 2	2	21 – 22 /01/2020
Annual Surveillance Audit – Year 1	Site Audit	2	27 – 28/04/2021
Annual Surveillance Audit – Year 2	Site Audit	2	30/05-02/06/2022
Annual Surveillance Audit – Year 3	Site Audit	2	03/2023
Annual Surveillance Audit – Year 4	Site Audit	2	03/2023

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: 02/06/2022

On behalf of:
Choon Seng San Group

Name: Mr. Sim Kim Chuan
Position: Director
Date: