Project report: Emerald 9 Cheras

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Emerald 9 Cheras is listed as under construction in Hulu Langat, Selangor, Malaysia, by Glm Emerald Square. The handover date on record is October 2028. A permit number is published. Transparency score: 100 of 100. 6 of 6 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: Glm Emerald Square
source: https://teduh.kpkt.gov.my/api/projek-swasta/19644-2

Location: Hulu Langat, Selangor, Malaysia
source: https://teduh.kpkt.gov.my/api/projek-swasta/19644-2

Stage: under construction
source: https://teduh.kpkt.gov.my/api/projek-swasta/19644-2

Handover on record: October 2028
source: https://teduh.kpkt.gov.my/api/projek-swasta/19644-2

Permit or licence number: Developer licence 19644/11-2028/1341(A); Advertising and sales permit 19644-2/11-2027/0956(R)-(S)
source: https://teduh.kpkt.gov.my/api/projek-swasta/19644-2

Price from: MYR 250,000
source: https://teduh.kpkt.gov.my/api/projek-swasta/19644-2

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://teduh.kpkt.gov.my/api/projek-swasta/19644-2

Transparency checklist

Transparency score: 100 of 100

[x] Developer identified by legal name: Legal name: Glm Emerald Square (Cheras) Sdn. Bhd.

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: Developer licence 19644/11-2028/1341(A); Advertising and sales permit 19644-2/11-2027/0956(R)-(S)

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: October 2028

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/emerald-9-cheras/

25 Nov 2026: Official register checked: Malaysia KPKT TEDUH register
https://kolaboro.com/registers/

Sources

https://teduh.kpkt.gov.my/api/projek-swasta/19644-2

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.

The live page has the latest data: https://kolaboro.com/projects/emerald-9-cheras/
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