Project report: Lightwater Residences

Facts as published, each with its source. Built by Kolaboro on 13 Nov 2026 from its public data. No verdicts.

In short

Lightwater Residences is listed as under construction in Penang, Malaysia, by IJM Land Berhad + Perennial Holdings. The handover date on record is Q4 2028. No permit number is published. Transparency score: 36 of 100, rank 11 of 12 in Penang. Not yet reviewed by Kolaboro (added 13 Nov 2026). Last checked 12 Nov 2026.

Key facts

Developer: IJM Land Berhad + Perennial Holdings
source: https://rumavi.com/en/new-developments/malaysia/penang/lightwater-residences

Location: Penang, Malaysia
source: https://rumavi.com/en/new-developments/malaysia/penang/lightwater-residences

Stage: under construction
source: https://rumavi.com/en/new-developments/malaysia/penang/lightwater-residences

Handover on record: Q4 2028
source: https://rumavi.com/en/new-developments/malaysia/penang/lightwater-residences

Permit or licence number: not published

Price from: MYR 2,050,000 - 7,132,000
source: https://rumavi.com/en/new-developments/malaysia/penang/lightwater-residences

Payment plan: not published

Last checked: 12 Nov 2026

Page we read: https://rumavi.com/en/new-developments/malaysia/penang/lightwater-residences

Transparency checklist

Transparency score: 36 of 100. Rank 11 of 12 in Penang

[x] Developer identified by legal name: Legal name: IJM Land Berhad + Perennial Holdings

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

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: Q4 2028

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

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] 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

13 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/lightwater-residences/

Sources

https://rumavi.com/en/new-developments/malaysia/penang/lightwater-residences

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/lightwater-residences/
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