Project report: Alam Sutera

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

Certificate

In short

Alam Sutera is listed as under construction in Johor Bahru, Johor, Malaysia, by Tanah Sutera Development Sdn. Bhd. No handover date is published in the sources we read. A permit number is published. Transparency score: 75 of 100. 8 of 8 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: Tanah Sutera Development Sdn. Bhd.
source: https://teduh.kpkt.gov.my/api/projek-swasta/6034-34

Location: Johor Bahru, Johor, Malaysia
source: https://teduh.kpkt.gov.my/api/projek-swasta/6034-34

Stage: under construction
source: https://teduh.kpkt.gov.my/api/projek-swasta/6034-34

Handover on record: not published
source: https://teduh.kpkt.gov.my/api/projek-swasta/6034-34

Permit or licence number: Developer licence 6034/08-2033/0247(R); Advertising and sales permit 6034-34/09-2027/0837(A)-(S); 6034-33/04-2027/0308(A)-(S); 6034-32/02-2027/0185(A)-(S)
source: https://teduh.kpkt.gov.my/api/projek-swasta/6034-34

Price from: MYR 1,298,000 - 2,189,300
source: https://teduh.kpkt.gov.my/api/projek-swasta/6034-34

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://teduh.kpkt.gov.my/api/projek-swasta/6034-34

Transparency checklist

Transparency score: 75 of 100

[x] Developer identified by legal name: Legal name: Tanah Sutera Development Sdn. Bhd.

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

[x] Permit or licence number published: Number published: Developer licence 6034/08-2033/0247(R); Advertising and sales permit 6034-34/09-2027/0837(A)-(S); 6034-33/04-2027/0308(A)-(S); 6034-32/02-2027/0185(A)-(S)

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

[o] Handover date published: No handover date in the pages we read

[o] Handover date record: No dated handover record

[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/alam-sutera/

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

Sources

https://teduh.kpkt.gov.my/api/projek-swasta/6034-34
https://teduh.kpkt.gov.my/api/projek-swasta/6034-33

https://teduh.kpkt.gov.my/api/projek-swasta/6034-32

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/alam-sutera/
Free to share under CC BY 4.0, credit Kolaboro.