# Project report: Bayan Suite

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

## In short

Bayan Suite is listed as under construction in Daerah Timor Laut, Pulau Pinang, Malaysia, by Mutiara Biopolis Developments Sdn. Bhd. The handover date on record is November 2027. A permit number is published. Transparency score: 100 of 100. 6 of 6 developer claims we tested are confirmed. Last checked 23 Nov 2026.

## Key facts

Developer: Mutiara Biopolis Developments Sdn. Bhd.
source: https://teduh.kpkt.gov.my/api/projek-swasta/30737-1

Location: Daerah Timor Laut, Pulau Pinang, Malaysia
source: https://teduh.kpkt.gov.my/api/projek-swasta/30737-1

Stage: under construction
source: https://teduh.kpkt.gov.my/api/projek-swasta/30737-1

Handover on record: November 2027
source: https://teduh.kpkt.gov.my/api/projek-swasta/30737-1

Permit or licence number: Developer licence 30737/04-2029/0079(A); Advertising and sales permit 30737-1/10-2027/0962(A)-(S)
source: https://teduh.kpkt.gov.my/api/projek-swasta/30737-1

Price from: MYR 511,908 - 1,128,888
source: https://teduh.kpkt.gov.my/api/projek-swasta/30737-1

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://teduh.kpkt.gov.my/api/projek-swasta/30737-1

## Transparency checklist

**Transparency score: 100 of 100**

[x] Developer identified by legal name: Legal name: Mutiara Biopolis Developments Sdn. Bhd.

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

[x] Permit or licence number published: Number published: Developer licence 30737/04-2029/0079(A); Advertising and sales permit 30737-1/10-2027/0962(A)-(S)

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

[x] Handover date published: Published: November 2027

[?] 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

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/bayan-suite/

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

## Sources

https://teduh.kpkt.gov.my/api/projek-swasta/30737-1

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/bayan-suite/
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