# Project report: Myra Embun

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

Certificate

## In short

Myra Embun is listed as under construction in Selangor, Malaysia, by Oib Properties. No handover date is published in the sources we read. A permit number is published. Transparency score: 75 of 100. 7 of 7 developer claims we tested are confirmed. Last checked 25 Nov 2026.

## Key facts

Developer: Oib Properties
source: https://teduh.kpkt.gov.my/api/projek-swasta/19355-7

Location: Selangor, Malaysia
source: https://teduh.kpkt.gov.my/api/projek-swasta/19355-7

Stage: under construction
source: https://teduh.kpkt.gov.my/api/projek-swasta/19355-7

Handover on record: not published
source: https://teduh.kpkt.gov.my/api/projek-swasta/19355-7

Permit or licence number: Developer licence 19355/04-2031/0082(R); Advertising and sales permit 19355-7/07-2029/0513(A)-(S); 19355-6/07-2029/0497(A)-(S)
source: https://teduh.kpkt.gov.my/api/projek-swasta/19355-7

Price from: MYR 250,000 - 701,840
source: https://teduh.kpkt.gov.my/api/projek-swasta/19355-7

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://teduh.kpkt.gov.my/api/projek-swasta/19355-7

## Transparency checklist

**Transparency score: 75 of 100**

[x] Developer identified by legal name: Legal name: Oib Properties (Prv) Sdn. Bhd.

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

[x] Permit or licence number published: Number published: Developer licence 19355/04-2031/0082(R); Advertising and sales permit 19355-7/07-2029/0513(A)-(S); 19355-6/07-2029/0497(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/myra-embun/

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

## Sources

https://teduh.kpkt.gov.my/api/projek-swasta/19355-7
https://teduh.kpkt.gov.my/api/projek-swasta/19355-6

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/myra-embun/
Free to share under CC BY 4.0, credit Kolaboro.