# Project report: Residensi Ayu

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

Certificate

## In short

Residensi Ayu is listed as off-plan in Hulu Langat, Selangor, Malaysia, by Sterling Utama Sdn. Bhd. No handover date is published in the sources we read. A permit number is published. Transparency score: 75 of 100. 6 of 6 developer claims we tested are confirmed. Last checked 23 Nov 2026.

## Key facts

Developer: Sterling Utama Sdn. Bhd.
source: https://teduh.kpkt.gov.my/api/projek-swasta/30778-1

Location: Hulu Langat, Selangor, Malaysia
source: https://teduh.kpkt.gov.my/api/projek-swasta/30778-1

Stage: off-plan
source: https://teduh.kpkt.gov.my/api/projek-swasta/30778-1

Handover on record: not published
source: https://teduh.kpkt.gov.my/api/projek-swasta/30778-1

Permit or licence number: Developer licence 30778/05-2029/0120(N); Advertising and sales permit 30778-1/07-2028/0568(N)-(S)
source: https://teduh.kpkt.gov.my/api/projek-swasta/30778-1

Price from: MYR 448,000 - 793,500
source: https://teduh.kpkt.gov.my/api/projek-swasta/30778-1

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://teduh.kpkt.gov.my/api/projek-swasta/30778-1

## Transparency checklist

**Transparency score: 75 of 100**

[x] Developer identified by legal name: Legal name: Sterling Utama Sdn. Bhd.

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

[x] Permit or licence number published: Number published: Developer licence 30778/05-2029/0120(N); Advertising and sales permit 30778-1/07-2028/0568(N)-(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

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/residensi-ayu/

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

## Sources

https://teduh.kpkt.gov.my/api/projek-swasta/30778-1

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/residensi-ayu/
Free to share under CC BY 4.0, credit Kolaboro.