Project report: Sixteen Residences

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

Certificate

In short

Sixteen Residences is listed as under construction in Subang Jaya, Selangor, Malaysia, by Sixteen Residences Sdn Bhd. The handover date on record is Q1 2029. A permit number is published. Transparency score: 100 of 100. 6 of 10 developer claims we tested are confirmed. Last checked 22 Nov 2026.

Key facts

Developer: Sixteen Residences Sdn Bhd
source: https://rumavi.com/en/new-developments/malaysia/subang-jaya/sixteen-residences

Location: Subang Jaya, Selangor, Malaysia
source: https://rumavi.com/en/new-developments/malaysia/subang-jaya/sixteen-residences

Stage: under construction
source: https://rumavi.com/en/new-developments/malaysia/subang-jaya/sixteen-residences

Handover on record: Q1 2029
source: https://rumavi.com/en/new-developments/malaysia/subang-jaya/sixteen-residences

Permit or licence number: Developer licence 30994/03-2030/0050(A); Advertising and sales permit 30994-1/03-2029/0168(N)-(S)
source: https://rumavi.com/en/new-developments/malaysia/subang-jaya/sixteen-residences

Price from: MYR 700,000 - 1,087,700
source: https://rumavi.com/en/new-developments/malaysia/subang-jaya/sixteen-residences

Payment plan: not published

Last checked: 22 Nov 2026

Page we read: https://rumavi.com/en/new-developments/malaysia/subang-jaya/sixteen-residences

Transparency checklist

Transparency score: 100 of 100

[x] Developer identified by legal name: Legal name: Sixteen Residences Sdn. Bhd.

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

[x] Permit or licence number published: Number published: Developer licence 30994/03-2030/0050(A); Advertising and sales permit 30994-1/03-2029/0168(N)-(S)

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

[x] Handover date published: Published: Q1 2029

[?] 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

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

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

22 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/sixteen-residences/

Sources

https://rumavi.com/en/new-developments/malaysia/subang-jaya/sixteen-residences
https://teduh.kpkt.gov.my/api/projek-swasta/30994-1

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/sixteen-residences/
Free to share under CC BY 4.0, credit Kolaboro.