

Uster, parcel C3486

EGRID CH407706273144 · 613 m² · residential zone W2/40 · detached house, 5.5 rooms (fictitious)
· stated: 132.0 m², no rule named

WITH RESERVATION

The stated 132.0 m² hold only under the register's rule.

SIA 416 (MUA)	127.4 m ² - 4.8 m ² storeroom =	122.6 m ² -9.4 m ² (-7.1 %)
register rule (WAREA)	all rooms of the dwelling =	127.4 m ² -4.6 m ² (-3.5 %)

The advertisement names no measuring rule. Which one applies is decided by the sales contract; ask the seller. With the open balcony (8.5 m²), SIA 416 gives 131.1 m² – probably the basis of the stated figure.

NOT GOVERNING

Register figure 118 m²: not governing.

The GWR figure is the commune's statement, not a measurement, and lies 14.0 m² (10.6 %) below the stated area. The plans govern the check.

All areas checked

MEASURE	REFERENCE	STATED	RESULT	RULE
Stated living area	–	132.0 m ²	no rule named	advertisement of 2.10.2026
Area under SIA 416 (MUA)	122.6 m ² ~	132.0 m ²	not met · -9.4 m ² (-7.1 %)	SIA 416 (2003), main usable area
Area under the register's rule	127.4 m ² ~	132.0 m ²	met · -4.6 m ² (-3.5 %)	GWR catalogue 4.3, WAREA
With no rule named	122.6–127.4 m ² ~	132.0 m ²	with reservation · depends on the rule	advertisement names no rule
Register figure, as recorded	118 m ²	132.0 m ²	not governing · -14.0 m ² (-10.6 %)	GWR, WAREA, as at 14.10.2026
Storeroom (secondary usable area)	4.8 m ² ~	–	WAREA only	SIA 416 · WAREA
Balcony, open	8.5 m ² ~	–	in neither rule	SIA 416 · WAREA

Areas read from the 1:100 floor plans (~), not re-measured on site. Difference: area under the rule minus the stated area. "met" where the stated area exceeds the area under the rule by no more than 5 % – the living-area study's threshold, not a legal norm.

~ Modelled: Derived from a model or an API: real, but not directly from the register. Please verify.

Open points

The contract's measuring rule	Read the sales contract or reservation agreement. If it names a rule, that rule applies and the check shows only its row.
Hallway under SIA 416	SIA 416 names as circulation area only corridors outside the dwelling. The hallway (9.6 m ² ~) is counted here as main usable area; counted as circulation area, SIA 416 would give 113.0 m ² ~.
Register figure	If the plans apply, the commune can be asked to update the GWR figure.

Not part of this check

- No valuation and no price estimate.
- No legal advice: the check is information, not legal advice.
- No on-site measurement: the plans are the source and are not re-measured.
- Floor-area ratios, distances and heights: the subject of the plan check.

Sources

- Floor plans, ground and upper floor, 1:100, March 2026 (fictitious)
- Sales advertisement of 2.10.2026 (fictitious)
- SIA 416 (2003), Areas and volumes of buildings – verbatim reproduction by the Canton of Fribourg (fr.ch)
- GWR feature catalogue 4.3, feature WAREA (FSO, housing-stat.ch)
- GWR register figure, 14.10.2026 (fictitious, like the house)
- PLR cadastre extract, Canton of Zurich, EGRID CH407706273144 (parcel, area, zone)

Sample. The parcel is real; the house, plans, advertisement and register figure are fictitious. Every area carries its rule and can be verified against the plans. Register data are statements, not measurements. Information, not legal advice. · alpflo · www.alpflo.ch · nariman@alpflo.ch