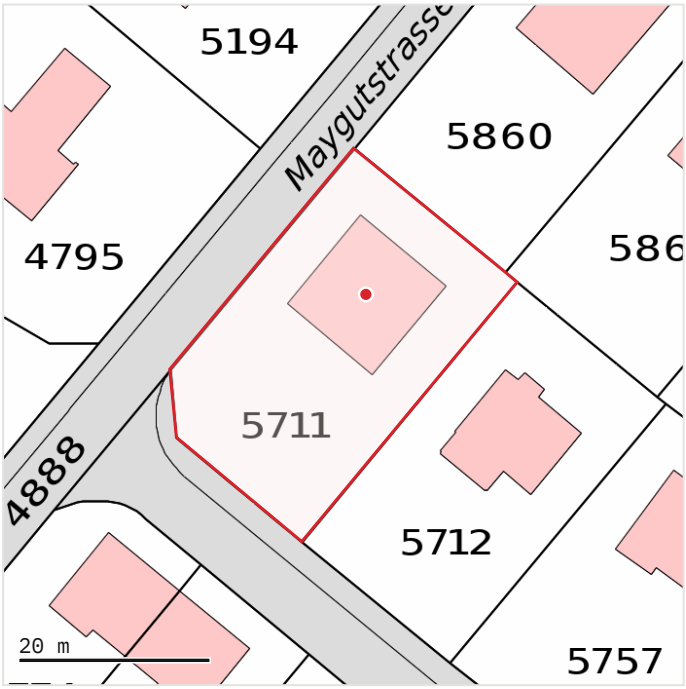
Building and property passport from open data of the Confederation and the cantons

# Maygutstrasse 26

3084 Wabern · Municipality of Köniz · BE

EGID 1271632 · EGRID CH586746359755 · Parcel 5711




Cadastral plan © swisstopo, cantons · parcel in red, building point as a circle

| CONSTRUCTION PERIOD | BUILDING TYPE | PARCEL | ZONE | SOLAR YIELD | TRANSPORT CATEGORY |
|---|---|---|---|---|---|
| 1946 to 1960 | Single-family house | 761 m² | Wohnzone (Art. 29 BauR) | 44'550 kWh/a | D |

| HEATING | DWELLINGS | ROAD NOISE, DAY | SENSITIVITY LEVEL | RADON | LAND REGISTRY |
|---|---|---|---|---|---|
| Oil heating | 1 | 33.2 dB | no data | elevated | Bern-Mittelland |

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Issued on 08.11.2026

Passport no. 1271632

GRUNDPASS.CH · OPEN DATA
ISSUED 08.11.2026

## ADDRESS

| | |
|---|---|
| Municipality | Köniz<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| FSO number | 355<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Canton | BE<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |

## BUILDING

| | |
|---|---|
| EGID | 1271632<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Building type | Single-family house<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Building class | Single-dwelling buildings<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Use | Building for residential use only<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Status | existing<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Period of construction | 1946 to 1960<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Floors | 2<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Number of dwellings | 1<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Building footprint | 139 m²<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |

## HEATING AND HOT WATER

| | |
|---|---|
| Heating | Oil heating<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Heat generator | Boiler (generic) for a single building<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Energy source | Heating oil<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Date of entry | 14.03.2023<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Hot water | Boiler (generic)<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |
| Hot water energy source | Heating oil<br>RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026 |

## DWELLINGS

| | |
|---|---|
| Total dwelling area | 150 m²<br>Calculated from register data · retrieved 08.11.2026 |
| Rooms in total | 6<br>Calculated from register data · retrieved 08.11.2026 |

| DWELLING | FLOOR | ROOMS | AREA | YEAR OF CONSTRUCTION | KITCHEN | STATUS |
|---|---|---|---|---|---|---|
| Dwelling | Ground floor | 6 | 150 m² | 1999 | yes | existing |

RBD buildings and dwellings · data as of 06.11.2026 · retrieved 08.11.2026

## PARCEL

| | |
|---|---|
| Parcel number | 5711<br>Cadastral survey: parcel · retrieved 08.11.2026 |
| EGRID | CH586746359755<br>Cadastral survey: parcel · retrieved 08.11.2026 |
| Parcel area | 761 m²<br>PLR Cadastre · data as of 27.10.2026 · retrieved 08.11.2026 |
| Parcel area (from geometry) | 764 m²<br>Cadastral survey: parcel · retrieved 08.11.2026 |
| Cantonal geoportal | https://www.topo.apps.be.ch/pub/map/?lang=de&gpk=MOPUBE_GPK<br>Cadastral survey: parcel · retrieved 08.11.2026 |

## ZONE AND CADASTRE

| | |
|---|---|
| Zone | Wohnzone (Art. 29 BauR), Bauklasse IIa (Art. 53 BauR)<br>PLR Cadastre · data as of 27.10.2026 · retrieved 08.11.2026 |
| Zone code | 102_2<br>PLR Cadastre · data as of 27.10.2026 · retrieved 08.11.2026 |
| Share of the parcel | 100 %<br>PLR Cadastre · data as of 27.10.2026 · retrieved 08.11.2026 |
| Zones on the parcel | 1<br>PLR Cadastre · data as of 27.10.2026 · retrieved 08.11.2026 |
| Building regulations | https://oerebfiles.apps.be.ch/35501/6862/721.0_Baureglement.pdf<br>PLR Cadastre · data as of 27.10.2026 · retrieved 08.11.2026 |
| Responsible | Gemeinde Köniz<br>PLR Cadastre · data as of 27.10.2026 · retrieved 08.11.2026 |
| Further entries in the cadastre | 2<br>PLR Cadastre · data as of 27.10.2026 · retrieved 08.11.2026 |
| Official extract (PDF) | https://www.oereb2.apps.be.ch/extract/pdf?EGRID=CH586746359755<br>PLR Cadastre · data as of 27.10.2026 · retrieved 08.11.2026 |
| Gewässerschutzbereiche (Zusatzinformation nach Art. 8b Abs. 1 Bst. b ÖREBKV) | übriger Bereich üB<br>PLR Cadastre · data as of 27.10.2026 · retrieved 08.11.2026 |
| Sicherheitszonenplan | Genehmigter Sicherheitszonenperimeter<br>PLR Cadastre · data as of 27.10.2026 · retrieved 08.11.2026 |

## TOWNSCAPE AND MONUMENTS

| | |
|---|---|
| PCP Inventory (protection of cultural property) | not affected<br>PCP Inventory (protection of cultural property) · retrieved 08.11.2026 |

## SUN AND ROOF

| | |
|---|---|
| Solar suitability | very good<br>sonnendach.ch: solar potential · data as of 13.04.2020 · retrieved 08.11.2026 |
| Roof area | 240 m²<br>sonnendach.ch: solar potential · data as of 13.04.2020 · retrieved 08.11.2026 |
| Roof areas | 4<br>sonnendach.ch: solar potential · data as of 13.04.2020 · retrieved 08.11.2026 |
| Irradiation (best area) | 1'380 kWh/m²/a<br>sonnendach.ch: solar potential · data as of 13.04.2020 · retrieved 08.11.2026 |
| Possible solar electricity | 44'550 kWh/a<br>sonnendach.ch: solar potential · data as of 13.04.2020 · retrieved 08.11.2026 |
| of which in the winter half-year | 12'088 kWh/a<br>sonnendach.ch: solar potential · data as of 13.04.2020 · retrieved 08.11.2026 |
| Estimated return | CHF 4'455<br>sonnendach.ch: solar potential · data as of 13.04.2020 · retrieved 08.11.2026 |
| Estimated heating demand | 18'154 kWh/a<br>sonnendach.ch: solar potential · data as of 13.04.2020 · retrieved 08.11.2026 |
| Orientation (best area) | 40 °<br>sonnendach.ch: solar potential · data as of 13.04.2020 · retrieved 08.11.2026 |
| Tilt (best area) | 26 °<br>sonnendach.ch: solar potential · data as of 13.04.2020 · retrieved 08.11.2026 |

## PUBLIC TRANSPORT

| | |
|---|---|
| Public transport quality category | D<br>Public transport quality category · retrieved 08.11.2026 |
| Meaning | poor public transport access<br>Public transport quality category · retrieved 08.11.2026 |

## NOISE

| | |
|---|---|
| Road noise, day | 33.2 dB<br>Road noise, day and night · retrieved 08.11.2026 |
| Road noise, night | 24.1 dB<br>Road noise, day and night · retrieved 08.11.2026 |
| Railway noise, day | 16.4 dB<br>Railway noise, day and night · retrieved 08.11.2026 |
| Railway noise, night | 6.2 dB<br>Railway noise, day and night · retrieved 08.11.2026 |

## NATURAL HAZARDS

| | |
|---|---|
| Overland flow during heavy rain | not affected<br>Natural hazards (federal layers) · data as of 22.05.2018 · retrieved 08.11.2026 |

| | |
|---|---|
| 100-year flood (Aquaprotect) | not affected<br>Natural hazards (federal layers) · data as of 18.12.2008 · retrieved 08.11.2026 |
| Seismic zone (SIA 261) | Z1b<br>Natural hazards (federal layers) · data as of 13.04.2026 · retrieved 08.11.2026 |

## RADON

| | |
|---|---|
| Radon probability | 21 %<br>Radon map · retrieved 08.11.2026 |
| Rating | elevated<br>Radon map · retrieved 08.11.2026 |

## RESPONSIBLE OFFICES

### LAND REGISTRY OFFICE (GRUNDBUCHAMT)

This is where to get the land register extract (Grundbuchauszug) with owner, easements, mortgages and notes. Subject to a fee, and an interest must be shown.

**Bern-Mittelland**
Poststrasse 25, 3071 Ostermundigen
031 635 93 00 · gba.bemi@be.ch
Responsible offices · swisstopo (Cadastral Surveying Switzerland) · retrieved 08.11.2026

### CADASTRAL SURVEYOR

Keeps the cadastral survey (amtliche Vermessung) up to date. Responsible for boundary points, cadastral plan, boundary determination and mutations when parcels are divided or buildings erected.

**bbp geomatik ag**
Könizstrasse 161, 3097 Liebefeld
031 970 30 50 · bbp@geozen.ch
Responsible offices · swisstopo (Cadastral Surveying Switzerland) · retrieved 08.11.2026

### PLR CADASTRE OFFICE

Issues the official cadastre extract and answers questions about it.

**Amt für Geoinformation**
Reiterstrasse 11, 3013 Bern
https://www.be.ch/oerebk
PLR Cadastre · Cantons (PLR Cadastre) · data as of 27.10.2026 · retrieved 08.11.2026

### MUNICIPALITY

Office that, according to the cadastre, is responsible for the primary land use, usually the municipality. This is where to ask about the zone, building regulations and building permits.

**Gemeinde Köniz**
https://www.koeniz.ch
PLR Cadastre · Cantons (PLR Cadastre) · data as of 27.10.2026 · retrieved 08.11.2026

## CALCULATED

| | |
|---|---|
| Built-up share | 18.3 %<br>Calculated from register data · retrieved 08.11.2026 |
| Building age | 73 years<br>Calculated from register data · retrieved 08.11.2026 |

## WHAT IS MISSING

| | |
|---|---|
| Year of construction | not in the register · field empty in the register<br>RBD buildings and dwellings |

| | |
|---|---|
| Noise sensitivity level | not in the cadastre<br>PLR Cadastre |

**FSO number**
Official municipality number of the Federal Statistical Office (BFS).

**EGID**
Federal building identifier (EGID). Number of this building, unique across Switzerland.

**Building footprint**
Area the building occupies on the ground.

**Date of entry**
Date on which the heating entry was last confirmed or changed in the register.

**Total dwelling area**
Sum of the dwelling areas according to the register. Not the same as the net living area in a property listing.

**EGRID**
Federal property identifier (EGRID). Number of the parcel, unique across Switzerland, also found in the land register (Grundbuch).

**Parcel area**
Official area according to the land register, taken from the PLR Cadastre (ÖREB-Kataster) of the canton.

**Parcel area (from geometry)**
Calculated from the geometry of the cadastral survey (amtliche Vermessung). Secondary source; the land register area is authoritative.

**Zone**
Primary land use (Grundnutzung) according to the PLR Cadastre, as the municipality or canton names it. What a zone actually allows (floors, utilisation ratio, use) is set out in the municipal building regulations (Baureglement), not in the cadastre. If the parcel lies in several zones, this is the one with the largest share.

**Zone code**
Identifier of the zone in the cantonal data model. Just a code, no meaning for the reader.

**Share of the parcel**
How much of the parcel area lies in this zone. Less than 100 % means the parcel has several zones, see further zones.

**Building regulations**
The municipal building regulations (Baureglement) or building and zoning ordinance. They contain the utilisation ratio, number of floors and setbacks. The PLR Cadastre does not.

**Responsible**
Office that, according to the cadastre, is responsible for the primary land use, usually the municipality. This is where to ask about the zone, building regulations and building permits.

**Further entries in the cadastre**
Other public-law restrictions on landownership affecting this parcel: overlying plans, building lines, waterway space, groundwater protection, polluted sites and the like. Each entry is listed separately below.

**Official extract (PDF)**
The official extract from the cantonal PLR Cadastre for this parcel, with all legal provisions.

**PCP Inventory (protection of cultural property)**
Whether an object of the federal inventory of cultural property of national importance (KGS-Inventar) lies at the building point (2021 inventory of the Federal Office for Civil Protection). Protection of cultural property safeguards objects against disasters and conflicts; it is not heritage protection in the narrow sense. Inventory points within 15 m of the building point are checked; for large objects the point may lie further away. These data do not say whether the building is protected under municipal or cantonal heritage law or whether it lies within the ISOS (federal inventory of Swiss heritage sites): the ISOS can only be queried on geo.admin as a site point, not at parcel level, and is missing here.

**Solar suitability**
Suitability of the best roof area according to sonnendach.ch: low, medium, good, very good, excellent.

**Roof areas**
Number of partial roof areas in the dataset.

**Irradiation (best area)**
Solar energy per square metre and year. 1000 is an average value, 1300 and more is very good.

**Possible solar electricity**
Estimated annual yield if all suitable areas were used. A household needs about 4000 to 5000 kWh.

**Estimated return**
Rough estimate by the Federal Office of Energy. Depends heavily on self-consumption and the feed-in tariff.

**Estimated heating demand**
Model value of the Federal Office of Energy from building age and size, not a measurement.

**Orientation (best area)**
0 = south, negative = east, positive = west.

**Public transport quality category**
A = very good, B = good, C = moderate, D = poor, none = outside. Federal scale for public transport access (ÖV-Güteklasse).

**Road noise, day**
Rating level Lr of road traffic during the day (6 am to 10 pm) at the building point. Model calculation by the Federal Office for the Environment (sonBASE, 2021), not a measurement. For comparison: in a residential zone (noise sensitivity level II) the daytime limit is 60 dB.

**Road noise, night**
Rating level Lr at night (10 pm to 6 am), same source. In a residential zone (level II) the night limit is 50 dB.

**Railway noise, day**
Rating level Lr of railway traffic during the day (6 am to 10 pm) at the building point, from the 2021 emissions register of the Federal Office for the Environment (SBB, BLS, SOB, SZU, Zentralbahn, RhB), not a measurement. Trams are not included, they count as road traffic. Where the map shows nothing, the gap "no railway noise exposure mapped" is shown, not a value.

**Railway noise, night**
Rating level Lr of railway traffic at night (10 pm to 6 am), same source. At night, freight trains matter most.

**Overland flow during heavy rain**
Rainwater flowing over the terrain during heavy rain, independently of streams and rivers. The overland flow hazard map of the Federal Office for the Environment (nationwide, model calculation without field verification, events rarer than once in 100 years, 2018) says whether the building point lies in a potentially affected area. Its three flow depth classes (up to 10 cm, 10 to 25 cm, over 25 cm) are not provided by the service, hence only yes or no. Not legally binding.

**100-year flood (Aquaprotect)**
Rough nationwide overview by the Federal Office for the Environment (Aquaprotect, 2008) of areas potentially flooded by a flood with a 100-year return period. Simple method, without protective structures, intended only for areas without a cantonal hazard map. "Not affected" does not mean there is no flood hazard. The cantonal hazard maps (floods, landslides, rockfall, avalanches) are not available nationwide in one service and are missing here.

**Seismic zone (SIA 261)**
Seismic zone according to the building standard SIA 261, map of the Federal Office for the Environment. Z1a and Z1b are the zones with the lowest, Z3b with the highest seismic hazard in Switzerland (Valais, Basel). The zone sets the ground acceleration for which load-bearing structures are designed; it says nothing about the individual building.

**Radon probability**
Probability, according to the radon map of the Federal Office of Public Health, that the reference value of 300 Bq/m³ is exceeded in a building at this location. Not a measurement in this house.

**Rating**
Our reading aid: low below 10 %, medium below 20 %, elevated from 20 %. If elevated, a measurement in the basement is worthwhile, especially before a conversion.

**Land registry office**
This is where to get the land register extract (Grundbuchauszug) with owner, easements, mortgages and notes. Subject to a fee, and an interest must be shown.

**Land register status**
Whether the federal land register has been fully introduced here. Where not, cantonal registers with limited effect still apply.

**Cadastral surveyor**
Keeps the cadastral survey (amtliche Vermessung) up to date. Responsible for boundary points, cadastral plan, boundary determination and mutations when parcels are divided or buildings erected.

**PLR Cadastre office**
Issues the official cadastre extract and answers questions about it.

**Built-up share**
Building footprint divided by parcel area. A low value means a lot of free area, but says nothing about the permitted utilisation.

**Building age**
From the year of construction or the middle of the period of construction.

**Year of construction**
Often missing from the register. Then only the period of construction is shown.

**Noise sensitivity level**
Levels I to IV (Empfindlichkeitsstufe) from the PLR Cadastre. The level sets how much noise is permissible at this location: I recreation zones, II residential zones, III mixed and commercial zones, IV industry. The limit values below follow from it, one for road and one for rail.

## HOW TO READ THIS PASSPORT

Every figure in this passport has a source and two dates: “data as of” is the state of the source itself, if it knows one, “retrieved” the day grundpass read it.

Gaps are honest: where a register knows nothing or a source was not reachable, it says so under “What is missing” with the reason, instead of an estimate.

Nothing is assessed: the passport shows what the Confederation and the cantons hold about this property, no opinion, no price and no recommendation. The technical terms are explained on the page “Terms”.

## SOURCES

RBD buildings and dwellings (FSO) · © FSO, Federal Register of Buildings and Dwellings (RBD) · OGD, Quellenangabe Pflicht · data as of 06.11.2026 · retrieved 08.11.2026

Cadastral survey: parcel (swisstopo / cantons) · © swisstopo, cantons (cadastral survey) · OGD, Quellenangabe Pflicht · retrieved 08.11.2026

PCP Inventory (protection of cultural property) (FOCP) · © FOCP (PCP Inventory) · OGD, Quellenangabe Pflicht · retrieved 08.11.2026

Railway noise, day and night (FOEN) · © FOEN (railway noise exposure, 2021 emissions register) · OGD, Quellenangabe Pflicht · retrieved 08.11.2026

Road noise, day and night (FOEN) · © FOEN (sonBASE, road noise exposure) · OGD, Quellenangabe Pflicht · retrieved 08.11.2026

Natural hazards (federal layers) (FOEN) · © FOEN (overland flow hazard map, Aquaprotect, seismic zones SIA 261) · OGD, Quellenangabe Pflicht · retrieved 08.11.2026

PLR Cadastre (Cantons (PLR Cadastre)) · © PLR Cadastre of the cantons · Öffentlicher amtlicher Kataster (Art. 16a GeoIG, ÖREBKV), frei nutzbar mit Quellenangabe · data as of 27.10.2026 · retrieved 08.11.2026

Public transport quality category (ARE) · © ARE (public transport quality categories) · OGD, Quellenangabe Pflicht · retrieved 08.11.2026

Radon map (FOPH) · © FOPH (radon map of Switzerland) · OGD, Quellenangabe Pflicht · retrieved 08.11.2026

sonnendach.ch: solar potential (SFOE) · © SFOE, swisstopo (sonnendach.ch) · OGD, Quellenangabe Pflicht · data as of 13.04.2020 · retrieved 08.11.2026

Responsible offices (swisstopo (Cadastral Surveying Switzerland)) · © swisstopo (Cadastral Surveying Switzerland) · OGD, Quellenangabe Pflicht · retrieved 08.11.2026

The data layer grundpass-core is open source under the AGPL-3.0-or-later: github.com/noshitjannis/grundpass-core

Online profile with links to every query:
https://grundpass.ch/en/s?egid=1271632