

# Residential development Zelgstrasse , Uster

2026

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The transition from concrete to wood construction went smoothly thanks to engineering design using TS3 cross-laminated timber panels with two-way load-bearing capacity. Five buildings with 164 apartments showcase expertise in efficient wood construction and innovative structural solutions.

## The Project

The «Im Zelg» residential development in Uster comprises five six-story apartment buildings with a total of 164 residential units. The buildings are based on identical floor plans on the upper floors, while the ground floors were individually designed to meet varying requirements. Timbatec was brought into the project during the transition from masonry to timber construction. Working closely with Renggli AG, the company was responsible for developing and drafting the structural design for the timber construction. The transition required precise coordination between architecture, structural engineering, and construction, resulting in a sustainable and structurally optimized solution.

## The Construction Method

The construction method is characterized by an innovative structural concept. The floor slabs were constructed using TS3 technology. This enables an efficient, material-optimized flat-slab construction with high flexibility in floor plan design. Load transfer occurs primarily via load-bearing exterior walls, while only a few load-bearing walls and columns are required inside.

## The Challenge

For sustainability reasons, the project was converted from a masonry structure with a wood facade to a comprehensive timber construction—and this was done at a late stage. Consequently, the structural design of the buildings had to be developed within an already defined framework, which required close collaboration among all parties involved.



### Services of Timbatec

- SIA Phase 51 Implementation project
- SIA Phase 52 Execution

### Architect

Bednar Steffen Architekten AG  
8404 Winterthur

### Client

Renggli AG  
6247 Schötz/LU

### Photography

Beat Brechbühl  
6005 Luzern

### Investor

Turintra AG / UBS Fund Management (Switzerland) AG

### General Contractor

Rhomberg Bau AG