



## Building insurance

All-round protection for your property



Buying a home or building a real estate portfolio is probably one of the biggest investments in your life - financially and emotionally. It is all the more important that you insure your own four walls against damage optimally. This can be achieved with building insurance.

### Simply explained

Building insurance is a property insurance that covers all damages to your building caused by fire, water, or elemental events.

Buildings covered include residential, holiday, and commercial buildings, hotels, industrial buildings, as well as special structures like parking garages, indoor swimming pools, or churches.

By definition, everything that is firmly connected to a building is considered part of it - including doors or windows.

### Mandatory - yes or no?

The obligation for building insurance is regulated at the cantonal level, where the owner of a building is always responsible for obtaining it.

There are public-law building insurances in 19 cantons. Owners of buildings in these cantons must insure them mandatorily with the cantonal building insurance.

There are no cantonal building insurances in the Gustavo cantons (GE, UR, SZ, TI, AI, VS, OW). A legal obligation for building insurance exists in the cantons of Schwyz, Uri, Appenzell Innerrhoden, and Obwalden. Building insurance is voluntary in Geneva, Ticino, and Valais.

## Everything that is insured

As with almost all insurances in Switzerland, building insurance also distinguishes between basic coverage and additional coverages that can be individually taken out.

The following risks are covered under the basic coverage:

- ▶ Fire (including smoke, lightning, explosion)
- ▶ Water damage (caused by meltwater, groundwater, or surface water)
- ▶ Damage from the outflow of water or gas from piping systems or liquids from heating and tank systems
- ▶ Natural disasters (hail, flooding, avalanches, rockfall, landslides, etc.)
- ▶ Frost damage to water pipes
- ▶ Glass breakage
- ▶ Damage to sinks
- ▶ Damage from burglary
- ▶ Damage from rodents or malicious acts (e.g., in the garden or at the swimming pool)

## Not insured

If the damage to your building occurred as follows, the insurance can refuse to pay:

- ▶ Damages caused intentionally
- ▶ Damages to movable objects (for this case, there is household insurance)
- ▶ Damages caused by a vehicle impact
- ▶ Water damage due to an open skylight
- ▶ Glass breakage due to civil unrest
- ▶ Damages due to ground subsidence, construction defects, inadequate building maintenance, poor building ground, artificial earth movements

## smzh tip

Rexha Hasani, Head of Private Clients at smzh ag, advises: «Even if there is no obligation in your canton, always make sure to take out building insurance. Moreover, it is particularly worthwhile with this insurance to look at the individual situation and to insure possible additional benefits. And even in cantons with a cantonal building insurance, it makes sense to review your insurance coverage and to conclude any additional coverage through a private building insurance. We also recommend that you should review your building insurance at regular intervals.»

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