



Fact Sheet

Property and corporate real estate

■ The property market in the Canton of Berne

The property market in the Canton of Berne is basically very stable. Price levels in the Berne property market depend strictly on the region in which the property is located: land for development and properties in and around the towns of Berne and Biel are the most expensive and prices may be substantially lower even just a few miles outside these towns. Property prices in the Canton of Berne are around 15–20% lower than in other areas in Switzerland.

■ Property and land prices in the Canton of Berne

Prices depend on the location and the available infrastructure.

Property prices (in Swiss francs)		Best price	Average	Premium
Industrial land, developed	■ Purchase price per m ² (= ca. 10 square feet)	60	150	400
Industrial buildings	■ Rent (price per m ² /year) ■ Purchase price per m ²	80 1,000	150 1,500	250 2,500
Offices	■ Annual rent (price per m ² /year)	120	180	300
Apartments (3–4 rooms)	■ Monthly rent ■ Purchase price	1,200 400,000	1,800 600,000	2,800 1,000,000
Houses (5–6 rooms)	■ Monthly rent ■ Purchase price	2,000 600,000	2,800 1,000,000	4,000 2,000,000
Residential land, developed	■ Purchase price per m ²	150	250	600

Tenants' charges are generally around 10% of the rent.

Property purchases are subject to a one-time change of ownership tax of 1.8% of the purchase price, payable by the purchaser and/or vendor.

Property owners pay an annual property tax of around 1–2% of the rateable value of the property.



BEDA



**Berne Economic
Development Agency**

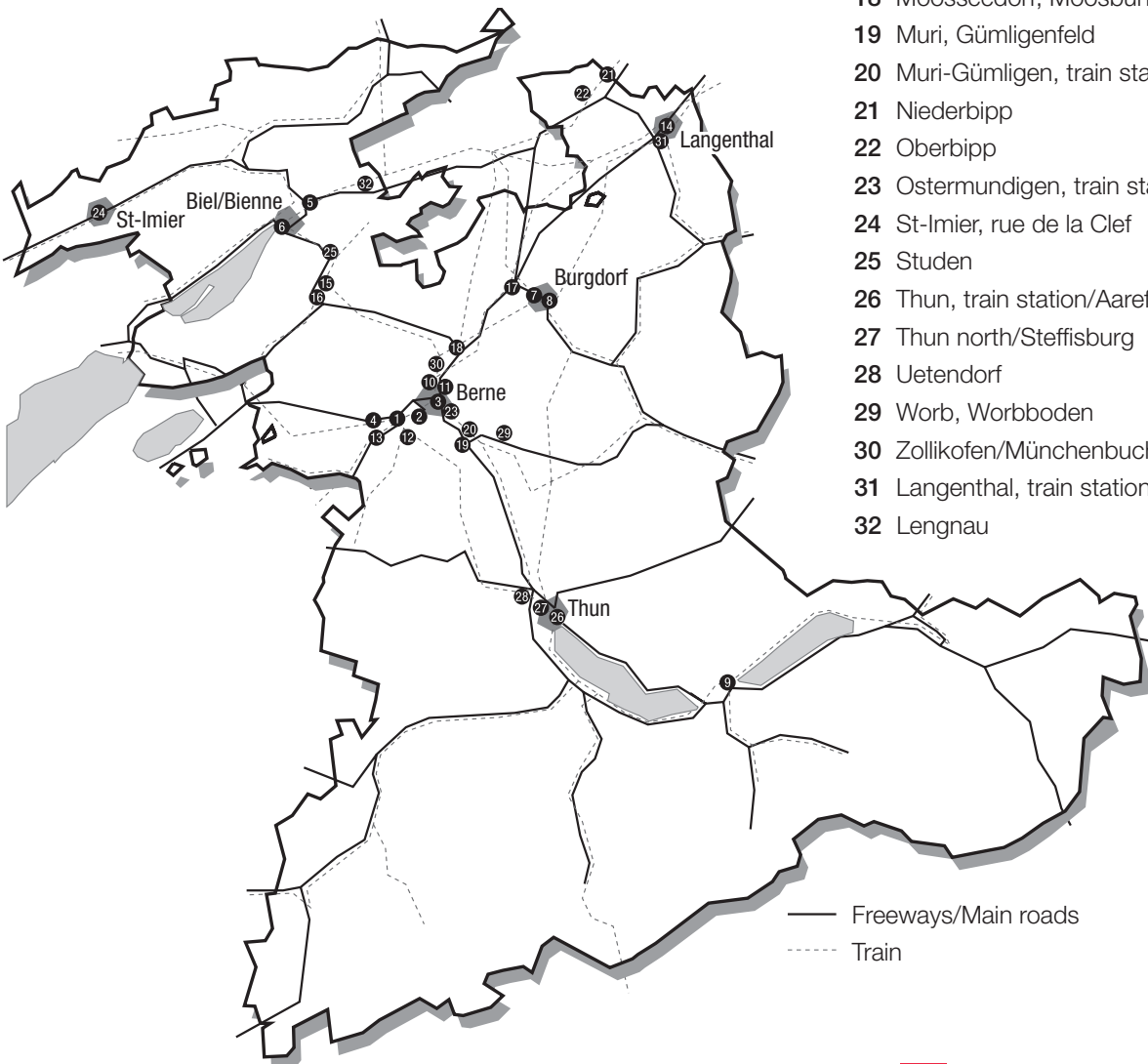
■ Industrial and business zones in the Canton of Berne

There are more than 200 industrial and business zones in the Canton of Berne. These zones are distributed throughout the regions of the canton in a large number of different locations. BEDA is able to offer companies a choice of suitable sites from this broad selection.

There are also 32 developmental local points in the immediate vicinity of major road and rail junctions which are able to accommodate numerous clients and employees. These zones are eminently suitable for larger-scale industrial and commercial projects.

■ Economic developmental focal point

- 1 Berne, Ausserholligen
- 2 Berne, train station master plan
- 3 Berne, Wankdorf
- 4 Berne, Brünnen
- 5 Biel/Bienne, master plan
- 6 Biel/Bienne, Bözigenfeld
- 7 Burgdorf, Buechmatt
- 8 Burgdorf, train station
- 9 Interlaken, train station east
- 10 Ittigen, Worblaufen
- 11 Ittigen, Papiermühle
- 12 Köniz, Liebefeld
- 13 Köniz, Juch
- 14 Langenthal, Steiachermatte
- 15 Lyss, train station
- 16 Lyss, Grien south
- 17 Lyssach, Rüttiligen-Alchenflüh
- 18 Moosseedorf, Moosbühl
- 19 Muri, Gümligenfeld
- 20 Muri-Gümligen, train station
- 21 Niederbipp
- 22 Oberbipp
- 23 Ostermundigen, train station
- 24 St-Imier, rue de la Clef
- 25 Studen
- 26 Thun, train station/Aarefeld
- 27 Thun north/Steffisburg
- 28 Uetendorf
- 29 Worb, Worboden
- 30 Zollikofen/Münchenbuchsee
- 31 Langenthal, train station
- 32 Lengnau





BEDA



**Berne Economic
Development Agency**

■ Foreign-owned properties

The Swiss property market has been liberalized over recent years. However, foreigners are still subject to certain restrictions. Persons resident abroad, persons resident in Switzerland (B permit), companies registered abroad, and Swiss companies controlled by persons abroad qualify as foreigners for the purposes of property acquisition.

■ Commercial properties

Foreigners may buy commercial property and land without consent and the commercial property in question need not be used by the owner; it may also be bought as an investment and let to a third party.

■ Main residences

Foreigners resident in Switzerland may buy a main residence in their place of domicile or actual residence in Switzerland without consent. This rule applies to houses, owner-occupied (condominium) apartments, and plots of land for development.

■ Second homes

Cross-border commuters whose main residence is in a border zone of the EU and who have a valid cross-border commuter's permit in Switzerland may buy a second home in proximity to their place of work without consent.

■ Holiday homes

There are restrictions on the purchase of holiday homes by foreigners, which is subject to consent. Generally, holiday homes can only be purchased by private individuals and may not be let to a third party for long periods.

■ Residential properties

Foreigners resident outside Switzerland and foreign companies still cannot buy, let or deal in owner-occupied residential premises in Switzerland. This rule does not apply to hotels and apartment hotels and the development land for them. EU/EFTA nationals with a valid resident's permit and place of domicile or actual residence in Switzerland have the same rights under property laws as Swiss nationals, i.e., they can acquire property in Switzerland without restriction and need not sell it if they leave the country.

■ BEDA property-related services

The Berne Economic Development Agency (BEDA) has a large database with commercial properties and land for sale in the Canton of Berne.

Interested parties may ask the BEDA to narrow down the properties available according to their search criteria and to accompany them when viewing buildings and help them during subsequent negotiations.





BEDA

**Berne Economic
Development Agency**

Important links

www.berneinvest.ch BEDA's web site contains helpful documents, informative materials, testimonials from companies that are already established in Berne, newsletters, business plan templates, and more.

www.bj.admin.ch under "topics > acquisition of real estate by persons abroad".

This is the website of the Federal Office of Justice.

www.credit-suisse.com Credit Suisse bank offers useful information on real estate markets under "market and data research > Swiss economy > Real estate"

www.wuestundpartner.com under "Online Services"

This is one of the leading consulting firms for market information on real estate in Switzerland.

Contact

Your contact in Switzerland

Berne Economic Development Agency (BEDA)
Denis Grisel, President
Münsterplatz 3
CH-3011 Berne
Phone +41 (0)31 633 41 20
Fax +41 (0)31 633 40 88
info@berneinvest.com
denis.grisel@berneinvest.com

Your contacts in the USA

Alan Parter
Parter International Inc.
286 Madison Avenue, 21st floor
New York, NY 10017
Phone 212 867 1717
Fax 212 686 8367
Cell phone 914 584 6177
alan.parter@berneinvest-agents.com

NevellWhite, LLC
Mark White
110 Newport Center Drive, Suite 200
Newport Beach, CA 92660
Phone 949 395 0642
Fax 949 719 1154
mark.white@berneinvest-agents.com

