



Commercial Construction

A lot of things can happen on a construction site before a building is finished. Zurich's Commercial Construction insurance provides comprehensive coverage for all persons and companies involved in the construction. These solutions were specially developed by seasoned insurance and construction experts.

Who can benefit from Commercial Construction?

Principals, planners (architects, engineers or site managers), building contractors and construction workers.

Who needs which insurance?

	Principal's liability insurance	Builder's risk insurance
Principals	•	•
Architects		•
Engineers		•
Building contractors		•
Construction workers		

Detailed information

Zurich's Commercial Construction insurance is a solution geared to your needs. It covers you for any risks involved in your construction activity.

Basic principal's liability coverage

As a principal you can be held liable for damage caused by your construction activity to third-party property, for example, even if you are not directly at fault (strict liability). Even existing liability insurance covering others involved in the construction such as building contractors, construction workers, architects and engineers, does not make any difference.

If, for example, a child is injured on your construction site or cracks form in the neighboring building, principal's liability insurance has you covered. It covers personal injury and property damage claims and protects you from resultant financial consequences – especially in the case of unfounded claims. Zurich's experts will deal with the claimants and conduct the relevant investigations.

Principal's liability supplementary insurance

In addition to basic principal's liability, you can cover the following:

- Principal's work
- Loss prevention costs
- Pure financial losses
- Reduction in output from natural springs and maintaining the drinking water supply
- Damage as a result of drilling for ground probes (groundwater insurance)

Your benefits at a glance

- **No delays in construction because in the event of damage the insurer will pay the benefits in advance**
 - **Capital protection**
 - **Strict liability coverage (liability even for losses that you did not cause)**
 - **Policyholder representation even for defending unjustified claims**
 - **Needs-oriented solutions, even for major projects**
 - **Combination discount**
 - **Competent construction and insurance experts**
 - **Support from lawyers experienced in building law if needed in a legal dispute**
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We would be happy to advise you personally. Simply contact your nearest Zurich agency, call us toll-free at 0800 80 80 80 or get in touch with your broker directly. www.zurich.ch

Basic builder's risk insurance

Builder's risk insurance covers damages from construction work caused by unforeseen building accidents and includes everyone involved in the construction, such as the principal, planners and general contractors. It also covers first-party losses which are excluded from liability policies for anyone involved in the construction.

The insurance also covers risks such as fallen walls, caved-in roofs or damage to parts of the interior installations.

With Zurich the following are included in the insurance:

- Costs of debris removal, damage survey, demolition and reconstruction up to 5% of the sum insured, CHF 25 000 minimum
- The planners involved in the construction (architects, engineers and specialists)
- Advance payment in the event of a claim

Supplementary builder's risk insurance

For high-rise constructions with a total construction cost of under CHF 5 million excluding special risks and perils, economical, standardized packages of the most useful types of supplementary insurance can be included.

Depending on the risk, other supplementary builder's risk insurances can be included for larger, more complex construction projects or on request:

- Costs of debris removal, damage survey, demolition and reconstruction greater than 5% of the sum insured
- Scaffolding and installation materials
- Building land and excavated soil
- Existing buildings
- Moveable property in existing buildings
- Construction equipment, tools and machinery
- Experts' fees during the guarantee period
- Loss of income and additional costs of the principal
- Damage during the guarantee period for turnkey high-rises (maintenance insurance)
- Property in transit on construction sites
- Cost of removing scratches

Conditions

The premiums are calculated based on the size of the project, the sums insured and the chosen deductible as well as various risk factors such as slopes, lowering of the ground water table or piling.

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If the details in this factsheet differ from the valid Conditions of Insurance, the latter shall take precedence.



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