

CAGI Welcome day Housing in Geneva



Today's topics



**HOW TO LOOK
FOR HOUSING ?**



SAFETY DEPOSITS



**ENTRY & EXIT
INSPECTIONS**



**LEASE TYPES &
TERMINATION CONDITIONS**



**BASIC TENANCY
LAW PRINCIPLES**



CAGI Housing & Information Service



Assistance with finding accommodation through an online platform



Dedicated support for permanent representatives,
heads of international organisations and their deputies



Assistance with moving in and moving out



Review of lease agreements and advice on tenancy law



Support for permanent missions and NGOs in their search
for office spaces



more info



cagi.ch



more info



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Contact

+41 22 546 14 17

welcome.cagi@etat.ge.ch



New: Housing videos series



Housing search



Lease contract types



Lessor & tenant's legal obligation



Entry inspection



Subletting



CENTRE D'ACCUEIL DE LA
GENÈVE INTERNATIONALE
INTERNATIONAL GENEVA
WELCOME CENTRE

HOUSING IN GENEVA



 **YouTube**
playlist



Lease cancellation



Diplomatic / liberatory clause



Exit inspection



 **Insurance**



FOUNDATION
TERRACE
GENÈVE **Housing**



How to look for housing ?

Useful resources to support your search

CAGI 



CAGI Housing Board

A dedicated platform with accommodation offers and services for international staff and their families.



www.cagi.ch



immobilier.ch

One of Switzerland's leading property portals, offering a wide range of rental properties.



www.immobilier.ch



comparis.ch

A comprehensive comparison platform with real estate listings and practical information.



www.comparis.ch



Need personalised support?

Our **Housing & Information Service** team is here to help you at every step of your search.



Contact us:

welcome.cagi@etat.ge.ch

Check list



An application must include **all** of the following documents:

1



Application form

4



Proof of no debt
enforcement

2



ID or residence /
work permit

5



RC insurance
certificate

3



Last 3 payslips

6



Safety bank deposit /
rental guarantee with
a caution company



ALWAYS HAVE IT READY

Having your documents prepared in advance
will save you time and strengthen your application.



Safety deposits



3 months' rent



Never pay in cash and always by **bank transfer**



Bank deposit **only** (under the tenant's name)



Caution & insurance companies

- legitimization cards often rejected
- small amounts
- average 5% per year ($\text{rent } 2'000.- \times 3 : 6'000.- \times 5\% = 300.-$)



AXA Vernier accepts application through CAGI – **4%** per year
($\text{rent } 2'000.- \times 3 : 6'000.- \times 4\% = 240.-$)



GOOD TO KNOW

A safety deposit protects the landlord against unpaid rent and any damage at the end of the tenancy.



**AXA
Vernier**

Useful advice



BE AWARE OF POTENTIAL SCAMS

Always verify the identity of the landlord or agency, visit the property in person and never make a payment before signing a lease.



ENTRY AND EXIT INSPECTIONS

Attend both inspections and ensure the condition of the property is recorded in detail.



ADMINISTRATIVE FEES AND PAY-OFF

Make sure you understand all administrative fees and the procedures for ending the lease.



If you have any questions, our **Housing & Information Service** team is here to support you.

Entry inspection



ENTRY INSPECTION



Come in advance – be on time.



Take your time and pay attention to details.



Ask for the previous tenant's exit inspection to the régie or landlord.



If you notice any defects after the entry inspection, send a registered letter to the régie/landlord to mention them and add pictures if possible.



GOOD TO KNOW

A thorough entry inspection protects you and helps ensure the fair return of your safety deposit.



Keep a copy of the inspection report and all correspondence.

Pre-exit inspection



PRE-EXIT INSPECTION

- Preliminary visit of the premises before the exit inspection – serves to spot what needs to be fixed/repaired for the exit inspection.



EXIT INSPECTION

-  Even if there is a disagreement, it is still recommended to sign the document but with a comment related to the grievance.
-  Any amount mentioned on the document will be legally binding.
-  Give the régie, your bank, the insurance and caution company your next address details, especially if a dispute is pending.



GOOD TO KNOW

Well-prepared inspections help protect your rights and ensure the fair return of your safety deposit.



Our Housing & Information Service team is here to help you.

Lease types – Termination conditions

	“BAIL STANDARD”	→		1 year renewable
	“BAIL ÉCHELONNÉ”	→		3 years with annual increase
	“BAIL INDEXÉ”	→		Minimum 5 years (ISPC related)
	“BAIL À TERME FIXE”	→		Fixed term lease

**SPECIAL
ATTENTION**

|  **Duration** |

 **Cancellation policy**

Diplomatic clause & liberatory clause



DIPLOMATIC CLAUSE

(Should be) In Geneva's General Conditions



1 month notice



**Need to find a solvent
new tenant or...**



...3 months penalty risk



LIBERATORY CLAUSE

Upon request



3 months notice



**No need to find a new
tenant**



No penalty



GOOD TO KNOW

The type of clause in your lease contract has a major impact on your flexibility and potential costs if you need to leave early.



BASIC TENANCY LAW PRINCIPLES

Main lessor's obligations

(Article 256 CO)



DELIVER

Provide the accommodation
on the **agreed date**
and in an **appropriate condition**.



MAINTAIN

Keep the accommodation
in **good condition**.



INFORM

Provide the new tenant
with information on the
previous rent amount.



BASIC TENANCY LAW PRINCIPLES

Main tenant's obligations

(Articles 257 CO)



PAY THE RENT



**ESTABLISH
A BANK GUARANTEE**



**CONTRACT
A LIABILITY INSURANCE**



NOTIFY QUICKLY
the lessor in case
of defects



AUTHORIZE
lessor visiting
the accommodation



TAKE CARE
of the accommodation
& respect the neighborhood



SUBLETTING

Subletting is permitted (Article 262 CO), provided that...



**THE LESSOR
MUST BE INFORMED**
of the subletting terms.



**THE TENANT MUST
NOT MAKE**
an excessive profit.



**THE PRINCIPAL TENANT
MUST GENUINELY**
intend to return.



**THE SUBLESSEE
REMAINS RESPONSIBLE**
towards the lessor /
property management
company (*régie*).



SUBLETTING

The subtenant is generally subject to the **same requirements and procedures as a tenant**:



SUBLETTING

Main tenant/sublessor's advantages:



CAN KEEP THE ACCOMMODATION
during a remote stay.



NO NEED TO MOVE FURNITURE
and pay for storage.

Main tenant/sublessor's risks:



SUBTENANT DOESN'T PAY THE RENT.



SUBTENANT DOESN'T RESPECT
the neighbourhood and regulations.



SUBTENANT DAMAGES OR STEALS
furniture.



SUBTENANT REMAINS IN THE ACCOMMODATION
after the agreed date.



SUBLETTING

Subtenant's advantages:



Usually for short-term leases
(cheaper than a hotel).



No need to buy furniture
and other items.



Conditions generally more flexible
than with a régie.

Subtenant's points to consider:



Check that the sublessor is indeed
the main tenant.



Never pay anything
before visiting.



The beneficiary of the Swiss bank account
must match the sublessor's identity.



Never pay the rent guarantee
in cash or into the sublessor's account.



BASIC TENANCY LAW PRINCIPLES



FAQ Housing on CAGI Website



**Personal legal protection
proposed by AXA Vernier**

FOR ANY QUESTIONS

Tel: 022 / 546 14 00

welcome.cagi@etat.ge.ch

[CAGI Housing Section](#)



Virtual Assistant – available 24/7 – online
and by phone: **+41 22 539 14 29**

Thank you very much for your time and attention

Our moving partner

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(packing, unpacking, cleaning, etc.)



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more info



cagi.ch

For any questions, please contact the Duperrex team directly via their website.

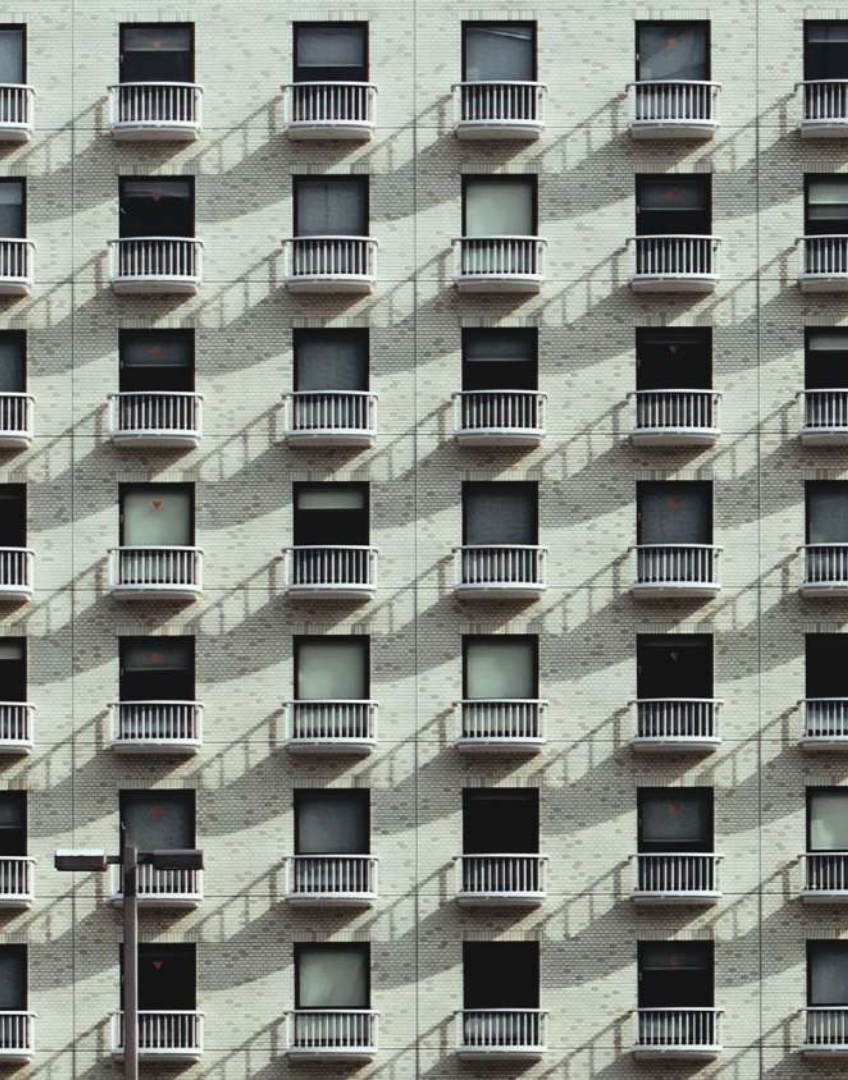
PRESENTATION
Fondation Terra et Casa
CAGI - 17.09.2026

Our mission

Manage and develop

Established in Geneva in 1959, we aim to maintain and develop a high-quality property portfolio, making housing available primarily to people working for the international organisations in Geneva.

Drawing on our skills and network of contacts, in collaboration with the CAGI we facilitate the integration of Geneva's internationals.



Our history

- **1959 Creation of the cooperative TERRA ET CASA**
- **1961-64 PROJET CITÉ CHOISEUL:** Building works at Pont-Céard (part of the Cité Choiseul development). Designed by the architect Charles Brillard, the complex counts 202 units spread over 17 buildings
- **1963-71 LIGNON PROJET** designed by Georges Addor with 46 apartments
- **1968 Terra et Casa** becomes a Foundation
- **1973 Creation of housing 47 units:** 47 apartments in Meyrin et 27 units in Versoix
- **2014-2026 TREMBLEY-PARC, CIGM and PASSAGE MORILLONS :** The Terra et Casa Foundation developed 170 new housing units, all on the right bank of the lake in Geneva.



Our real estate



- **Chemin de Pont-Céard 12-42, Versoix**
- **Chemin du Nant de Crève-Cœur 6, Versoix**
- **Promenade des Artisans 30, 32, 34, Meyrin**
- **Trembley-Parc, Geneva**
- **Cité Internationale du Grand Morillon, Genève**
- **Passage Morillons, Genève**

TREMBLEY-PARC



Buildings avenue Trembley 6, 6A
CH-1209 Le Petit-Saconnex

Rental as of June 2020

REAL ESTATE FILES

Subsidized apartment rental request form (HM LUP) [FR]

[↓ DOWNLOAD](#)

Rental request form (without rent cap / ZD LOC)

[↓ DOWNLOAD](#)

[FR](#) | [EN](#) | [DE](#) | [IT](#)

Our partner for rental

- All the appartements of the foundation are published on the **CAGI HOUSING PLATFORM**
- Should you be interested, please fill in the form you can find on the Plafida Webside

PLAFIDA SOCIÉTÉ FIDUCIAIRE SA

Plafida Société Fiduciaire SA
Rue de Lyon 93
CH-1203 Genève

T +41 (0)22 339 30 40

PLAFIDA IMMOBILIER SA

Plafida Immobilier SA
Rue de Lyon 93
CH-1203 Genève

T +41 (0)22 339 30 45

Last but not least

...

- Foundation's office
- Offers 2–3 rooms for rent to interns working with organizations in International Geneva
- Available for professional event rentals



FONDATION
TERRA
& CASA

Your new contact:

Michèle Desfayes, Directrice opérationnelle
Fondation Terra et Casa
michele.desfayes@fondation-terraca.ch



Your trusted mover



Who We Are

Swiss family business since 1964

Based in Geneva

Own operations (vehicle & workforce)

International network

Local roots – Global reach



Our Expertise

Customs procedures

National and International moving

Event logistics

Fine arts

Storage

Last-mile logistics and pharmaceutical transport through sister companies



« IAM Trusted » Certification

Standards of professionalism

Transparency

Ethical commitments

Legal compliance

Dispute management





Why Choose Us

Reliability and trust

Personalised service

Tailor-made solutions

Quality and client satisfaction

Human interaction (we move lives)

Sustainability (Electric fleet, solar energy)

Trusted by international organisations, multinationals and private clients

First class
experience from
beginning to end.
Highly
recommendable



I am very satisfied
with the Man and Van
service. I would
highly recommend it



Family business
with extraordinary
human values



DUPERREX International Ltd

Always on the move!



THANK YOU

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