

Thomas Schönenberger

lic. iur., LL.M., Certified Specialist SBA
Construction and Real Estate Law,
Attorney at law, Partner, Notary
Co-Head Construction, Real Estate and Hotels



LANGUAGES:

German
English

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Vita

For many years, Thomas Schönenberger has mainly been practicing in the field of construction and real estate law, with a focus on real estate transactions, construction and planning contracts, turnkey and general contractor agreements as well as construction litigation. His national and international clients predominantly include professional property developers and investors, real estate companies and major construction companies.

Thomas Schönenberger also advises and represents private individuals in all matters of construction and real estate law. Furthermore, he advises and represents clients in corporate transactions (M&A), contracts and competition matters.

Professional background

- Chairman of the board of directors, Bratschi Ltd. (2017-2022)
- Member of the board of directors, Bratschi Ltd. (2015-2017)
- Partner, Bratschi Ltd. (since 2008)
- Associate attorney, Buob Staub & Partner (2002-2007)
- Trainee, focus on corporate taxation, tax administration of the Canton of Geneva (2001-2002)
- Legal internship, law firm, St.Gallen (2000-2001)
- Legal internship, District Court of Wil SG (1999-2000)

Training

- Certified Specialist SBA in Construction and Real Estate Law (part-time) (2014)
- Certificate of Advanced Studies in Construction and Real Estate Law, University of Fribourg Law School (part-time) (2013)
- Certificate of Advanced Studies in Finance and Accounting for Lawyers, Lucerne University of Applied Sciences and Arts (part-time) (2010)
- LL.M., International Business Law, University of Zurich Law School (part-time) (2004-2006)
- lic. iur., University of Berne Law School (1999)

Other activities

- Co-Head of the Construction, Real Estate, Hotels industry group (since 2022)
- Chairman of the St.Gallen Bar Association

Awards

- recommended for «Real Estate and Construction» by Legal500 (2024)
- recommended for «Real Estate» by Chambers Europe (2024)
- recommended for «Real Estate and Construction» by Legal500 (2023)
- Legal500: «Thomas Schönenberger is a high-profile professional. He was always able to recognise the core of the problem and proposes immediate, very prompt corrective actions. What we appreciate a lot is his ability to break down very complex legal topics into simple explanations, understandable also by non-legal professionals. The matters were always handled with care and having the cost in focus and control.» and «THE expert and sparring partner for real estate and construction law. Very engaged and resourceful.» (2022)
- recommended for «Real Estate and Construction» by Legal500 (2022)
- recommended for «Real Estate and Construction» by Legal500 (2021)
- Legal500: «Thomas Schönenberger – his expertise in real estate law combined with deal experience made him a valuable partner.» (2020)
- recommended for «Real Estate and Construction» by Legal500 (2019)
- recommended for «Real Estate and Construction» by Legal500 Europe (2018)
- Distinction summa cum laude (LL.M. – International Business Law, University of Zurich Law School) (2004-2006)
- Winner of the Pestalozzi Lachenal Patry Prize for best performance in the specialization course A «Law of Contracts and Arbitration» (LL.M. – International Business Law, University of Zurich Law School) (2004-2006)

Memberships

- Swiss Bar Association (SBA)
- St.Gallen Bar Association
- Chamber of Specialist Lawyers SBA in Construction and Real Estate Law
- International Bar Association (IBA)

Expertise

Construction Law, Energy Law, Expropriation Law, Company Law, Real Estate Law, Infrastructure Law, Tenancy Law, Notarial Services, Litigation, Mergers and Acquisitions (M&A), Environmental Law, Contract Law, Competition and Antitrust Law

Practice Groups

Litigation and Debt Collection, Corporate and Transactions, Contracts

Industry groups

Construction, Real Estate and Hotels, International Practice, Pharmaceuticals and Healthcare

Publications

Lexology In-House View: Swiss M&A 2024

Aeschbacher Markus, Eglin Ion und Schönenberger Thomas, in: Lexology In-House View: Swiss M&A 2024, August 2024

Real Estate Transactions with a Special Focus on Hotel Acquisitions

Markus Aeschbacher, Thomas Schönenberger and Ion Eglin, in: Lexology GTDT Practice Guide - Swiss M&A, 2023

Switzerland - Corporate Acquisitions and Mergers

Aliotta Elisa and Arpagaus Reto and and Barrot Michael and Bazzi Claudio and Bieri Adrian and Blickenstorfer Kurt and Corvi Nicola and Eglin Ion and Herren Tobias and Jecklin Barbara and Jenoure Cédric and Jörg Florian S. and Maag Harald and Moser Martin and Mosimann Daniel and Peter Thomas and Rüedi Pascal and Schönenberger Thomas and Wind Christian and Wohlgemuth Sascha, in: Begg Peter F.C. (ed.), International Handbook - Corporate Acquisitions and Mergers, The Netherlands 2022«This is a reprint from the «International Handbook - Corporate Acquisitions and Mergers: Switzerland», published by Wolters Kluwer, The Netherlands 2020, with the permission of Kluwer Law International. Copyright: Bratschi AG, 2022.»

Swiss M&A Practice Guide - Real Estate Transactions with a Special Focus on Hotel Acquisitions

Markus Aeschbacher, Thomas Schönenberger und Ion Eglin, 3rd Edition, London 2022

Switzerland - Corporate Acquisitions and Mergers

Aliotta Elisa and Arpagaus Reto and Babey Adélaïde and Barrot Michael and Bazzi Claudio and Bieri Adrian and Blickenstorfer Kurt and Boss Walter and Dannacher Myriam and Eglin Ion and Herren Tobias and Jecklin Barbara and Jenoure Cédric and Jörg Florian S. and Maag Harald and Monge Stefanie and Moser Martin and Mosimann Daniel and Peter Thomas and Rüedi Pascal and Schönenberger Thomas and Villard Alain and Wind Christian and Wohlgemuth Sascha and Zraggen Pascal, in: Begg Peter F.C. (ed.), International Handbook - Corporate Acquisitions and Mergers, The Netherlands 2020«This is a reprint from the «International Handbook - Corporate Acquisitions and Mergers: Switzerland», published by Wolters Kluwer, The Netherlands 2020, with the permission of Kluwer Law International. Copyright: Bratschi AG, 2020.»

Hurdles and opportunities for foreign investors in Swiss real estate under the «Lex Koller» – no change in sight

Schönenberger Thomas, in: Bratschi International Newsletter, Oktober 2019

Totalunternehmer-Konstellation: Wichtige Instrumente zur Stärkung der Position des Bauherrn

Schönenberger Thomas, in: Bratschi Immobilien Newsletter, September 2019

Real Estate Switzerland

Schönenberger Thomas, in: www.lexology.com, 1. Oktober 2018

«Dawn Raids» – Hausdurchsuchungen im Rahmen von Kartellverfahren

Schönenberger Thomas, in: Das Mandat, Die Klientenschrift des St.Gallischen Anwaltsverbandes, 1/2017, S. 8 ff.

Verlängerte Verjährungsfristen im Kauf- und Werkvertragsrecht

Schönenberger Thomas, zusammen mit Stähli Roland, Newsletter BWB 01/2013

General- und Totalunternehmer-Konstellationen - Risiken und Fallstricke für den Bauherrn

Schönenberger Thomas, Newsletter BWB 04/2012

International Agency and Distribution Law - Switzerland

Schönenberger Thomas, Peter Thomas, Stambach Christian und Weber Rolf H., in: Dennis Campbell (Hrsg.), International Agency and Distribution Law 01/2012, S. 1-47

Familieninterne Unternehmensnachfolge zu Lebzeiten mittels einer Erbenholding-Lösung

Schönenberger Thomas, Newsletter BWB 01/2010

Unternehmensnachfolge – Familieninterne Unternehmensnachfolge zu Lebzeiten mittels einer sogenannten Erbenholding-Lösung

Schönenberger Thomas, in: Das Mandat, Die Klientenschrift des St. Gallischen Anwaltsverbandes, 1/2010, S. 17 ff.

Schnittstellen zwischen Abreden, dem Missbrauch einer marktbeherrschenden Stellung und der Kontrolle von Unternehmenszusammenschlüssen - Eine Studie zum europäischen und schweizerischen Recht

Schönenberger Thomas, Zürich 2007

Neuerungen im schweizerischen Kartellrecht

Schönenberger Thomas, in: Das Mandat, Die Klientenschrift des St. Gallischen Anwaltsverbandes, 3/2005, S. 7 ff.

News

Chambers Europe Rankings 2024

We are pleased to announce that Bratschi AG has been recognized in the 2024 edition of the prestigious international Chambers Europe.

21.03.2024

Bratschi Ltd. advises Pilecki Institute on the acquisition of Hotel Schwanen, Rapperswil

06.07.2022

Bratschi Ltd. advises owners of Hälgl Group on the Sale and Lease Back of «Gallus» industrial site

28.04.2022

Bratschi Ltd. advises Asga Pensionskasse Genossenschaft on the Sale and Lease Back of a Real Estate Portfolio of Credit Suisse

04.01.2022

Bratschi Ltd advises Meier Tobler Ltd on the Sale and Lease Back of its new service centre in Oberbuchsitzen (Canton of Solothurn)

29.11.2021

Bratschi Ltd. advises TopCC Ltd. und Aspiag Management Ltd. in the sale & lease-back transaction regarding the TopCC cash-and-carry market in Hendschiken, Switzerland

28.01.2021