



Minutes of the APCAVERBIER Extraordinary General Assembly Salle des Combins, Tuesday, July 30, 2019

The President opened the meeting and welcomed those present and the speakers:

- Eloi Rossier, President, Commune of Bagnes
- Jean-Baptiste Vaudan, Vice-President, Commune of Bagnes
- Florian Michellod, President, Verbier Development Company
- Laurent Vaucher, CEO, TéléVerbier SA
- Joël Sciboz, Director, Verbier Tourist Office
- Blaise Lovisa, Director, GECAL / ALTIS
- Jean-Daniel Martin, Honorary APCAVERBIER President

The APCAVERBIER President thanked the Verbier Festival for its welcome.

Ms. C line Yamakawa, Director of Operations at the Verbier Festival, took the floor to welcome APCAVERBIER members and thank them warmly for their presence.

The APCAVERBIER President took the floor to provide an update on various topics:

- The e-bike festival from August 15th to 18th.
- The annoyance that many construction sites remained open until Friday, July 26.
- The legal certainty for new constructions following the recent decision of the Cantonal Court.
- That the various building regulations in Verbier are sometimes misunderstood by APCAVERBIER members. APCAVERBIER association will endeavor to clarify complex situations that may arise from the interaction of different regulations, by publishing soon on the APCAVERBIER website and newsletter answers to the most common questions.
- The APCAVERBIER Award to a member of the Verbier Festival Academy will be awarded on Friday, August 2.
- The President paid tribute to Ambassador John G. Dean, an active member of APCAVERBIER, who recently passed away.

The President then gave the floor to Eloi Rossier, President of the Commune of Bagnes, who welcomed the important partnership between the Commune and the owners of chalets and apartments in Verbier.

He reviewed the progress of the main investments of the municipality in Verbier: the Sports Center and the Place Central.

Sports Center

Since the construction site fire two years ago, the project is progressing. A short video of the building gave us a 3D visit to the wellness center, with a bar, restaurant, terrace, indoor swimming pool and locker rooms. The renovation work on this building is still awaiting further authorization from the Canton, following objections. Negotiations with insurance companies are entering the final phase. Work should resume in April 2020. The outdoor pool will be finished and brought back to the new standards by the end of summer 2020. An architectural competition for the ice rink is under preparation. It will be launched by the end of the year.

Place Central

The last opposition has just been lifted, which is good news. Work will resume this fall and end early July 2020.

Evolution of the real estate market

The figures correspond to the entire municipality of Bagnes, with Verbier accounting for about 80% of the transactions. They cover the last 10 years. The number of transactions remains high and stable. The annual value of transactions remains at a good level: CHF 456 million in 2018. The average value of transactions was CHF 891,262 in 2018, which is the highest level in 10 years, compared to the 10-year average of CHF 722,250. For 2019, at the end of May, the figures are in line with those of the previous year.

Demographic evolution

The population of the Commune of Bagnes has grown steadily: 5'000 inhabitants in 1990, 8'000 inhabitants in 2019, and a little more than 10'000 if we take into account the merger in 2021 with Vollèges. It is stable in Verbier with around 3'100 inhabitants. The newcomers are young retirees and families who send their children to the international school, which has about fifty students, or to public school. The population of the Commune is composed of Bagnards 43%, Valaisans 10%, Swiss from other cantons 16%; and foreigners holding permits B and C at 31%. There are more than 50 different nationalities.

Construction situation

To start, the President mentioned the matter of the dossier on illicit construction in the Commune. In accordance with the request of the Valais Council of State, the Commune submitted a semi-annual report on the dossier on June 26. It can be found on the website of the Commune.

The Vice-President of the Commune, Mr. Jean-Baptiste Vaudan, a lawyer, took the floor to inform the Assembly of the June 14, 2019 judgment of the Cantonal Court. This judgment finds that the current wording of the Construction Regulation prohibits the construction of

main residences in zones T3 and T4. A modification of the area plan is underway to remove any ambiguity. There have been two oppositions so far. In view of previous decisions to the contrary, the Commune will appeal the judgment of the Cantonal Court to the Federal Court. The consequences of the judgment of the Cantonal Court concern a few dozen parcels in Verbier. Building permit applications for principal residences are suspended and work cannot begin. However, this does not apply to second homes which can carry out renovation and expansion work. The Construction Department of the Commune is at your disposal to answer questions.

President Rossier took the floor again and added to what had just been said. Rapid adoption of changes to the area plan would quickly unlock the situation. The President addressed the two oppositions, noting that respect for the public good should go beyond personal interests. More than a thousand permanent residents of Verbier currently live in the T3 and T4 areas.

Hotel de Verbier

It is true that this site is currently making the Place Centrale unattractive. The building should be under a roof at the end of the year, and the new hotel will open in 2020. The President emphasized how much Verbier needs modern hotels.

Permanent hall for the Verbier Festival

The Verbier Festival and the Commune are working together to define a concept for an auditorium intended to function 12 months a year. This concept will have to be convincing and have solid operating figures. The identification of possible locations is in progress.

Annoyances due to building sites

Again the President reminded APCAV members that the sites are those of Verbier property owners. The Commune has adopted a directive for regulating these projects. Although requests for exemptions are numerous and well made, they are not granted, with very few exceptions. Note that the period during which this work can take place is particularly limited: from May to mid-July, and from mid-August to December.

Remote heating

Blaise Lovisa, commercial director of Altis, informed us that GECAL was been taken over by ALTIS in 2017. This company produces hot water for distance heating from a heating plant located in Trois Rocs (near Médran), another in Mondzeu, and soon from a power station at the Sports Center. These plants burn wood pellets of Valais origin. The area concerned is the lower part of Verbier between Médran and the Sports Center. Rates are 10% more expensive than for fuel oil heating. But, this method is more ecological, does not require

maintenance and occupies little space in buildings, in addition, these rates are stable, unlike fuel oil prices.

President Rossier underlined the desire of the Communal Council of Bagnes to support the environment, particularly through the GECAL company.

Téléverbier SA

Laurent Vaucher, CEO, spoke about the company accounts: the annual turnover at April 30, 2019 reached CHF 50'000'000; the forecast for the turnover of the current year is CHF 58'000'000. The company is doing very well.

Some of the projects:

- Médran 2-Ruinettes - The capacity of the installation will be doubled with 10 place cabins. Commissioning scheduled for winter 2021/2022.
- New seats will be installed at Lac des Vaux 1 to improve comfort and safety for children.
- The "famous" Tyrolean Mont-Fort - Gentianes Pass will be installed for next summer.
- The third phase of the La Tzoumaz - Savoleyres artificial snowmaking facility is underway between the Croix de Cœur and Les Esserts.
- On-line ticket sales will benefit from a "dynamic pricing" system allowing for better prices for those who buy their tickets early.
- A "Folie Douce" concept restaurant will replace the Chalet Carlsberg.

Savoleyres situation: The situation is at a standstill. The old lift is at the end of its operating limits. The Combimix project is mired in long legal procedures.

Téléverbier systematically examines all facilities to progressively improve access for the elderly, disabled or persons with reduced mobility.

Tourist Office

Joël Sciboz, director of the Tourist Office (TO), informed the Assembly of the move of the Tourist Office which is now in front of the Hermitage parking lot. The summer entertainment program is rich. You can find it in the brochure available at the TO and on the website www.verbier.ch. In particular:

- The Verbier e-bike Festival
- The Inspire Yoga Festival
- The Spartan Race, with already more than 2,300 participants registered so far.

Mr. Sciboz explains that when the visitors or tenants of secondary homes pay the daily tourist tax (CHF 4/person/day), these amounts can be deducted from the lump sum invoiced

for the tourist tax for the following year. In the case of rentals, these amounts can be substantial.

Mountain biking and e-bike are priority development areas for the Commune, which will strive to improve the coexistence between hikers and mountain bikers.

The combination of the increase of the tourist tax with the implementation of the much appreciated VIP Pass has created a nice dynamic development of activities, especially in summer.

Questions

Q1: The abbreviation of Téléverbier on the schedules is “TV”, thus Verbier TV or Le Châble TV, which creates many errors and misunderstandings.

Laurent Vaucher informed us that a debate is under way to change the name of Téléverbier, but it will be long and uncertain.

Q2: A member of the APCAV who has a company domiciled in Verbier, active outside Switzerland, complained of having to pay a tourist promotion tax.

President Rossier confirmed to him that it is a communal regulation applicable to all those who have a professional activity in the Commune. It varies according to the activity and the number of employees.

Q3: What about the connection Riddes - La Tzoumaz?

Eloi Rossier responded that only one project is in the process of being approved, the one linking Sion to Thyon Piste de l'Ours. Laurent Vaucher said that for a good development of the 4 Valleys, he prefers the Sion-Thyon link which completes and balances access by Le Châble.

Q4: Access to the garbage dump in winter to dispose of kitchen waste for composting is difficult. Could we consider a compost truck in Verbier?

J.-B. Vaudan responded that the solution under consideration is to look for locations for a GastroVert system for kitchen waste collection.

Q5: Rue de la Poste, limited to 30 km / h, is a priority for pedestrians, but this indication does not appear anywhere and drivers of vehicles are not informed.

Eloi Rossier said he is aware of the problem, as well as that of improper parking on both sides of the street.

Q6: What about the current installation of Savoleyres?

Laurent Vaucher explained that security upgrades have been completed and an inspection report is due in August. The work of setting the new standards is difficult and the possibilities limited. Appeals on the new facility could take until 2022 or 2023 and their outcome cannot be guaranteed.

Q7: What about collaboration between Téléverbier and German-speaking Switzerland?

Laurent Vaucher indicates that agreements have been signed with Lenzerheide. However, the Magic Pass is not valid in Verbier.

Q8: What discounts on Téléverbier for long-time property owners?

Laurent Vaucher reminded everyone of possible reductions with the Club Card, the new Dynamic Pricing and the discount for early purchase.

Verbier, August 2019