

APCAV - ASSOCIATION OF PROPERTY OWNERS OF CHALETS AND APARTMENTS IN VERBIER

Minutes of the Extraordinary General Meeting of Monday, 29 July 2013

At 15.00 hours the President of Apcav, Mr. Stephan Margelisch, declared open the Extraordinary General Meeting of Apcav 2013. This annual meeting was held in the Salle de Combin of the Verbier Festival.

The President cordially greeted all the participants and mentioned those excused.

He introduced the three speakers:

Mr. Eloi Rossier , President of the Commune of Bagnes
Jean- Pierre Morand Chairman of the Board of Téléverbier SA
Mr. Florian Chaudet , spokesman for Pro-Verbier

The secretary of Apcav and of the meeting was Mr. Martial Fellay.

The agenda of the meeting was as follows:

- 1 . Opening of the meeting by the President, Stephan Margelisch
- 2 . Information on Pro-Verbier by Mr. Florian Chaudet
- 3 . Future policy of Téléverbier SA by Chairman Jean -Pierre Morand
- 4 . President of the Commune of Bagnes
5. Questions and various topics

1. OPENING OF THE MEETING BY APCA V PRESIDENT STEPHAN MARGELISCH

President Stephan Margelisch opened the meeting at 15.00 hours to welcome the many members present (approximately 270 people).

He noted that, following the Lex Weber of March 2012, the Tribune Federal has confirmed that the law is in force as of 12 March 2012. Therefore, authorizations given for construction of second homes between 12 March 2012 and 31 December 2012 are now revoked.

A draft of the law and ordinances are currently in preparation, and APCA V was asked to give its opinion on these. It seems clear that whatever was built before the vote of March 2012 will remain unchanged even in the case of inheritance. The new law will apply only to new construction, re-builds and extensions. For the moment it is only the order of August 22nd 2012, which remains in force.

2. INFORMATION PRO VERBIER BY MR FLORIAN CHAUDET

Mr. Florian Chaudet presented the Pro-Verbier organization stating that this association was created in February 2013 and that members pay an annual fee of 20 CHF. There is a website: www.proverbier.com

This association is broad and large because it accepts as members not only property owners but anyone who has an interest in Verbier. The aim of the association is to establish what we want for the future of Verbier as a resort.

Whilst wanting to be objective, the association believes it is impossible to cater to mass tourism and maintain quality tourism. Therefore, the following considerations should be a priority:

- a) Study of the public transport and infrastructure of the roads.
- b) Bruson, a ski resort or a dormitory village?
- c) Parking and traffic in general, plus circulation on the slopes
- d) Impact on taxation and employment
- e) Téléréverbier must change its policy by limiting the number of skiers on the slopes
- f) Protect the area of Savoleyres, which is still a special place, by avoiding excessive development by Téléréverbier on the slopes there.

3. POLITICAL FUTURE OF TELEVERBIER SA BY ITS PRESIDENT JEAN-PIERRE MORAND

In his presentation, Mr. Jean-Pierre Morand said that the number of skier days has changed very little between 2004 and 2012 to about 1 million skier days per year. This is mainly due to adverse weather and economic conditions. Currently, the transport capacity is 52,000 passengers per hour through Televerbier's lift system. This increase is not only quantitative but also qualitative, and it is important to remember that:

- a) On only 3 days during the season did the numbers of skiers exceeded 23,000 per day.
- b) On only 7 days in the winter season the attendance exceeded 15,000 skiers per day.
- c) On 23 days in the season the attendance was more than 10,000 skiers per day.
- d) On 65 days in the season the attendance was greater than 5,000 skiers per day.
- e) On all the remaining days in the season the attendance was less than 5,000 skiers per day.

The future development of Téléréverbier is essential to the viability of the company and is dictated by several criteria including:

- a) The number of concessions issued by the Federal Office of Transport
- b) Maintaining the core business of the company
- c) Ensure access between the ski areas (Savoleyres, Medran, Bruson)
- d) Maintain the brand image and justify the price

Significant developments:

- a) More than 300 million CHF invested over the last 20 years
- b) In 2013, the link to Bruson and mechanical snow making for Pasay.
- c) In 2013, increasing the capacity of the Verbier Le Chable lift
- d) For 2018, or later the link from les Esserts to Savoleyres
- e) The Rouge
- f) Renewal of the Chair lift La Chaux
- g) Renewal of Mont Gele Lift
- h) Renewal of the telecabine Medran 2
- i) Construction of a chair lift to the Col of Mont Gele
- j) Construction of a Chair lift to Pasay via a detachable bubble
- k) Extension of the lift to the Col du Chargerat

The vision for the very long term

- a) No study so far, but the possibility to connect Riddes and Tsoumaz
- b) A possible lift from Tsoumaz to Nendaz.

Usefulness and advantages of the Les Essert to Savoleyres link

- a) The current license for the Savoleyre lift expires shortly. Téléverbier has obtained an extension of the license for 5 years
- b) The main goal is to connect the two ski areas of Verbier
- c) The creation of a beginner's area in the region of Les Plannards

The details of the construction Les Essert to Savoleyres

- a) The new lift will be a COMBIMIX
- b) Cabins of 10 seats
- c) Addition of a chair lift for skiers from les Plannards
- d) Replacement of the Savoleyres lift existing on the South slopes.
- e) Increase of capacity from 800 people per hour currently to 1300 passengers per hour and 1700 passengers per hour in the future
- f) Reducing the travel time from 12 minutes to 8 minutes.
- g) Téléverbier has studied 14 different variants for the construction of the departure station from Les Esserts to include a garage for the cabins.

4. THE PRESIDENT OF THE COMMUNE OF BAGNES

The President of the Commune of Bagnes, while sending his welcome from the Commune also provided information on the functioning of the Commune of Bagnes.

- a) He explained that in 1958 the Commune signed an agreement with Pro-Natura, which prevents development of Haut Bagnes (half the Commune) valley, which has become a protected area.
- b) Regarding the new Weber Law, the local council has concern for those who will lose their jobs with an estimate from the Federal Government of about 4,000 jobs to be lost in Valais.
- c) At the moment, there is one new redundancy per day signing on as unemployed at the social service office.
- d) The Commune de Bagnes invests CHF 2.4 million per annum on the public transport in Verbier.

Future Developments and Projects for Verbier:

- a) The paving of the Rue de la Poste is currently underway. The aim is to have this pavement from the Sports Centre to Medran. This road will become a partially pedestrian street.
- b) Parking at Savoleyres is a priority for the future. Currently there is still an opposition to address.
- c) Renewal of tourist infrastructure. A new budget is being established for the sports center. Work could start in 2014.

- d) There is also a study of hotels and consultations with a large international chain.
- e) The Commune is studying the establishment of an incentive policy for the renovation of various buildings, which the estimate is about 2 billion CHF over the long term.
- f) Regarding the implementation of new taxation, State Councilor Mr. Cina and the President of the Commune of Champéry, Luc Fellay have put together ideas on the subject. In this regard the Commune of Bagnes is currently studying some ideas (taxes on second homes, taxes on real estate transactions, etc.)

Dates to remember:

- a) In January 2014 the Ski Club Grand Combin will have one round of the World Cup Ski Competition.
- b) In February 2015 and for the duration of a week, that Ski Club has won the organization of the World Championship of the same ski competition.

The President thanked everyone for the support of Apcav at the Verbier Festival and the Show Jumping.

The President concluded his presentation by noting that his office is open to all, by appointment for discussions and exchange of ideas.

The floor was given to Mr. Alain Nicod representative of the Verbier Festival. Mr. Nicod is currently very satisfied with the development of the Verbier Festival, for which the number of tickets sold exceeded 35,000, a record number. He reminded us that there are many free concerts and the Festival is over 17 days. Mr. Nicod also asked that property owners could house musicians during the Festival

5. QUESTIONS AND MISCELLANEOUS

Some people asked to speak and ask questions, which can be summarized as follows:

- a) Why did APCAV give the platform to an organization like Pro- Verbier who is against development in Verbier? The questioner pointed out that it is due to the current developments and the many investments that Verbier has become what it is today. Mr. Margelisch replied that it is a duty of APCAV to allow Pro-Verbier to express their aims and concerns and to Jean-Pierre Morand of Téléverbier to answer their questions.
- b) Regarding the developments planned for Téléverbier, Mr. Morand informed those present that everything is on the website of the company. If Les Esserts to Savoleyres link ends up being delayed it is because of power of the Swiss Confederation over Valais and also because of the opposition made to the development.
- c) In the matter relating to the avalanche risk on the road between Carrefour and les Plannards, he explained that he could not provide 100% security against avalanches despite the presence of the gas system, because avalanches creep and they are unpredictable.
- d) Why does the website of Verbier.ch have no information for the rental of properties? Mr. Rossier said it is not the Commune but that the Destination Verbier which should provide this information and which will be updated soon.
- e) Regarding the APCAV site, it is new and will be updated regularly in the future. The site allows entries to receive newsletters and details on developments in the region.

f) Some owners complain of construction noise in general and more specifically that of helicopters. Mr. Rossier said that noisy work is reduced from 6 July to 20 August.

The meeting closed at 17 h15. Mr. Margelisch closed the meeting by thanking all the speakers and attendees.

He invited all those present to share an aperitif served in an adjoining tent.

Verbier, on August 5, 2013

APCAV