

## **IG Zweitwohnung Klosters – Association 2nd Home Owners Klosters**

### **Summary - Newsletter April 2023**

**Dear Members,**

The winter draws to an end. We have experienced whiter winters in the past. Nevertheless, there were beautiful and partly sunny skiing days. The cable car operators and the Werkhof in Klosters ensured that the available snow was transformed into ski slopes and useable cross-country ski trails, even the winter hiking paths were maintained.

Time for a review and outlook on our activities:

#### **AGM 2022**

On 29 December 2022, more than 170 members attended our first general meeting after the pandemic in the Arena Klosters. The IG board was very pleased about the high turnout, even the current mayor of Klosters Hansueli Roth came to the AGM. The following 'take aways' from the AGM are worth mentioning:

#### **We may not have a vote, but we want to voice our opinion**

Non-resident owners of second homes have no voting rights. Our IG therefore demands a say before a vote is held. To ensure that second-home owners have their say on an ongoing basis, we hold seats on the Klosters 'Tourism Council' and the 'Forum Prättigau/Davos'. Both working groups deal with the economic and tourism development of the municipality of Klosters. This includes, for example, the current partial revision of the local planning **Phase III** ('Teilrevision Ortsplanung Phase III'), which will possibly have a lasting impact on the location and value of many second properties.

In Phase III, the number of undeveloped building plots in Klosters must be reduced. This is because demand may only be based on local population development, which is currently stagnating and even declining at times. There are currently 250 undeveloped building plots. The municipality has submitted an initial proposal to the Canton for a reduction or de-zoning of one hundred building plots. It is uncertain whether this number will be accepted, or whether the Canton will demand more de-zoning. An initial response is expected in the second half of this year.

After the successful preliminary examination, the political process for the adoption of the local planning Phase III will begin in Klosters. Our IG/Association wants this process to start with an information event for all non-resident second home owners and the local population. We have already submitted a request for such a public event to the mayor's office.

As a member, you will be informed about the further course of events after the Canton has completed its preliminary examination.

If you already need further details about Phase III or how it might affect the location and value of your property, then you should contact the municipality directly ([info@gemeindeklosters.ch](mailto:info@gemeindeklosters.ch)).

## Spending Transparency

Before the founding of our IG, there was, for example, no transparency about the use of the annual guest tax or 'Jahrespauschale', that you must pay as a second home owner. As a result of extensive negotiations and consultations with various service providers, which lasted more than two years, our IG/Association has achieved that non-resident second home owners can now request information about where and for what this tax revenue is spent.

In this context, the invoice for the annual rate 2023-2024 has already arrived in your mailbox or will so in the next few weeks. You will also receive your new 'Private' guest card. In contrast hotel guests or temporary tenants of a holiday flat receive the 'Premium' guest card for the duration of their stay.

We are increasingly asked why there must be these different guest cards. Consequently, we asked Reto Bransch, CEO of the Destinations Organisation Davis Klosters, which sends out the invoice, to details the differences between the two cards and why this is the case: for the annual flat rate. This is his answer:

*"Second home owners, permanent tenants, private guests as well as clinic guests receive the guest card "Davos Klosters Card Private". Guests who stay in a hotel or book a holiday flat receive the "Davos Klosters Premium Card" guest card.*

*Throughout the year, both guest cards offer the same numerous benefits and price reductions. With one exception and that is the ticket prices at the cable cars and mountain railways.*

*During the summer season, holders of a "Davos Klosters Premium Card" benefit from greatly reduced ticket prices - ascent and descent on the same day for CHF 12.00 (low season) and CHF 18.00 (high season) or several journeys on the same day for CHF 18.00 (low season) and CHF 25.00 (high season).*

*The "Davos Klosters Card Private" grants up to 20% on single and return trips (pedestrians and sledgers) and on 1-day tickets as well as 4-day elective season tickets in summer and winter.*

*In winter, guests with the Premium Card do not receive any reduction on journeys with the mountain railways.*

*Let me explain why "Davos Klosters Card Private" holders cannot be offered the same ticket conditions as "Davos Klosters Premium Card" holders.*

*The 'Davos Klosters Mountains' is privately owned company, which is financed without support from tax money, which also includes the income from the guest tax.*

*In 2006, the "Davos Klosters Inclusive" offer was introduced, with which we enabled guests staying in commercial accommodation establishments to use the mountain railways free of charge. A contract was concluded with the mountain railways and cable car operators at the time, according to which part of the visitor's tax collected from these guests was used to finance this offer. In November 2019, the visitor's tax for commercially staying guests had to be increased. Consequently, the use of the mountain railways is no longer free but still*

*reduced. When introducing "Davos Klosters Inclusive", the need for free or heavily discounted mountain railway tickets in summer for second home owners and permanent tenants was of course also reviewed.*

*If a special summer mountain railway offer with massively reduced conditions were to be included in the 'Jahrespauschale', this would mean that the annual tax would have to be increased by around CHF 300.*

*We decided not to do this because a large number of second-home residents have an annual TopCard, which also includes the summer use of the mountain railways and cable cars. Had the increase gone through then the approximately 6,000 TopCard holders would have ultimately been charged twice.*

*Second home owners who do not have a TopCard but would like to use the mountain railways and cable cars in the summer, have the option to buy pass for CHF 275.*

*I hope I have been able to explain clearly why owners of second home owners cannot benefit from the same price reductions on the mountain railways in summer as "commercial" guests.*

*Of course, the tourist office in Klosters will be happy to provide further information. Enquiries can be addressed directly to Miriam Egli who is responsible for guest tax issues (Tel: +41 81 410 2024, [tax@klosters.ch](mailto:tax@klosters.ch))."*

## **Members' events**

In the past winter season, we were able to successfully organise two member events:

- **Cross-country skiing course for all:** On 18 February, with perfect cross-country skiing and weather conditions, we were able to hold our popular cross-country skiing course in classic and skating styles for all age groups for the second time. 10 cross-country skiing instructors were present, so that the two-hour lessons could be held in small classes. Many members who had already participated last year took part again. But new participants either wanting to start cross-country skiing or looking to improve their technique joined the fun. The event was rounded off with a get-together for a buffet lunch at the Sportzentrum restaurant.
- **Ice Disco:** We held this evening event for the first time on Saturday, 4 March on the ice rink of the Sportzentrum. It was the last weekend of ice rink's opening. The IG sponsored the event with free entry for all. Both second home owners, locals and guest were invited. Mulled wine and Putsch were distributed free of charge and barbeque were set up. The speakers played musical hits and evergreens from the 80s and 90s with skaters of all ages and abilities going round and round the ice rink until late in the evening accompanied by specially installed lighting display. We were surprised by the large number of attending skaters and onlookers. The ice disco is an event that we intend to repeat in the next winter.

## **SAVE THE DATE NOW**

On Sunday, 9 July 2023, the IG will once again invite its members and guests to a jazz concert preceded by a buffet lunch on the Madrisaberg. We will meet at the Madrisahof from 11.30 am, and the first part of the jazz concert will start at 12.30 pm. The orchestra will play on the forecourt of the Madrisahof. So, you can watch the concert from the restaurant's 'balcony box'. Details will be sent to Members by email at the end of May / beginning of June. But be sure to reserve the date now.

## **New Members**

Your IG currently has between 450 and 460 members. The number fluctuates because members sell their property or move their main residence to Klosters. By the way, even if you move your main residence to Klosters, you can still remain a Member.

However, the IG would like to increase its membership numbers. To do this, we need your help. Tell your friends and acquaintances, but also to the co-owners of your property about our Association. As stated, and detailed in this newsletter our main goals 'transparency' and 'participation' on a local level for the benefit of non-resident 2<sup>nd</sup> home owners. Details can be found on our website ([www.zweitwhg-klosters.ch](http://www.zweitwhg-klosters.ch)). An application form is available on the website.

We have also produced a new promotional card in postcard format. You can order a pack of 10 cards from us for distribution in your building or neighbourhood. To do so, please email your postal address stating the number of cards you would like to have (10, 20, 30, .... cards) directly to our President Rolf Paltzer ([paltzer@daughters-and-son.com](mailto:paltzer@daughters-and-son.com), Tel: +41 79 831 47 81). Thank you in advance for your support. Because in the end our acceptance will always be based on our membership numbers. So, it pains us when someone leaves.

## **Happy to hear from you**

As in the past, should you have an issue that we address to the relevant person(s) please write initially to our president.

Snow still lies on the mountain tops and slopes and occasionally a mixture of rain and snow falls. But soon spring will be here, and days will get warmer and sunnier. Stay healthy and look forward to an eventful summer in our charming and welcoming Klosters!

With best regards,

Committee 2nd Home Owners Association Klosters

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[www.zweitwhg-klosters.ch](http://www.zweitwhg-klosters.ch)

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