

## e-tolls will lower property prices says attorney

The controversial e-toll system is likely to lower property prices in neighbourhoods on toll routes, according to Marina Constas, a specialist sectional title attorney and a director at BBM Attorneys.

"By and large, suburban dwellers have not put too much thought into the lateral implications of the e-tolling system," she commented. "In fact, the impact will be immense. Property prices of both free-standing homes and in Sectional Title developments on toll routes will be negatively affected. Urban migration, which could alter the Gauteng residential property landscape, and changes in urban development patterns are issues that we should be considering."

Constas said that in overseas studies, traffic through residential areas resulted in a decline in property values on toll routes. "It is not difficult to imagine that businesses will want to cut their transport costs by steering their drivers onto the back routes of tranquil suburbia."

### Local government won't cope

She contends that local government will be unable to deal with the demands that are set to be placed on suburban roads as a result of e-tolls. "Any property owner who has ever attended a ward meeting would know that our local municipalities are ill-equipped to deal with the 'normal' wear and tear on our roads, never mind increased traffic volumes and the facilitation of heavier vehicles."

We are also likely to see an increase in the accident rate on once quiet suburban streets, she predicted.

Constas asserted that property developers, too, will take e-tolls into account when planning projects. "Developers will, in all likelihood, give far more consideration to the issues surrounding e-tolls before choosing a piece of land on which to develop either a Sectional Title building or a Cluster Scheme. The e-toll system will, therefore, change urban development patterns.

"e-toll's implications are much more far-reaching than the average disgruntled motorist realises," Constas concluded.