



REFORMED CHURCH UNIVERSITY

FACULTY OF COMMERCE

**BACHELOR OF COMMERCE HONOURS DEGREE IN
ACCOUNTING**

BUSINESS LAW

HACC 117

PART 1 SEMESTER 2

TOTAL MARKS [100]

DATE: APRIL 2024

Time: 3 Hours

INSTRUCTIONS

1. This paper has *six (6)* questions
2. Answer question *one (1)* and *any* other *three (3)*
3. Each question carries *25 marks*
4. Start each question on a new page

Question 1

- (a) Explain Judicial precedence as a source of law (12)
(b) Analyze the functions of a Judge. (13)

Question 2

Explain the following terms as applied under law of lease.

- (i) Holding over by the lessee. (5)
(ii) Huur Gaat Voor Koop (5)
(iii) Hypothec for rent (5)
(iv) Vacua possession (5)
(v) Tacit relocation (5)

Question 3

Explain the common law duties of a Seller and a Buyer in a contract of Sale. (25)

Question 4

Chakaza is an illiterate businessman who signs a written contract of Sale without understanding its contents. Discuss the validity of contract. (25)

Question 5

Explain any five (5) implied duties of the landlord at common law. (25)

Question 6

Explain any four ways of creating agency. (25)

END OF PAPER