



REFORMED CHURCH UNIVERSITY

FACULTY OF COMMERCE

**BACHELOR OF COMMERCE HONOURS DEGREE IN PROJECT
MANAGEMENT**

BUSINESS LAW

HPMG 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