



Question 1

- a) K commits *mora debitoris* (delay by the debtor) (1) and positive malperformance (1).
- b) V commits positive malperformance (1) and *mora debitoris* (delay by the debtor) (1).
- c) V commits repudiation (1).

[5]

Question 2

Typical forms of these agreed remedies:

- Acceleration clause where specific performance in terms of the contract is the objective (1).
- A *Lex commissoria* that governs the parties's right to cancel the contract (1).
- A penalty clause in terms of which the parties fix the amount of damages to be paid (1).
- It is important to note that the agreed remedies are usually intended to exclude the common law remedies (1).
- The party cannot choose to implement the common law remedies rather than the agreed remedies unless the contract so provides (1). [4.53-4.54]

[5]

Question 3

- Release (1), provided that B accepts the release, because it is based on consensus (1).
- Set-off (1).
- Impossibility of performance (1).
- Merger (1).

[5]

Question 4

- a) The contract is void (1), because A did not have written consent from V during conclusion of the contract as required by section 2(1) of the Alienation of Land Act 68 of 1981 (1).
- b) The contract is valid (1), because written consent is not required if the contract was concluded at public auction (1).
- c) K can claim the following from V:
 - Interest (at the prescribed rate) on the paid deposit of R100 000 (1);
 - Repayment of the deposit paid: R100 000 (1);
 - Reasonable compensation (1) for the necessary repairs of the roof (1).
- d) V can claim the following from K:
 - Repair costs for the outside walls (1);
 - Reasonable compensation for the occupation of the house (1).

[10]

Question 5

- a) V bears the risk (1), because the suspensive condition (obtaining of a loan) has not been fulfilled (1) and the contract of sale is not yet *perfecta* (1). [Max 2]
- b) K bears the risk (1), because the suspensive condition (obtaining of the loan) is fulfilled (1) and the contract of sale is *perfecta* (1). [Max 2]
- c) V bears the risk (1), because the Consumer Protection Act 68 of 2008 provides that the risk remains with the seller until delivery (1), unless agreed to the contrary, which was not the case in this situation (1). [Max 2] [9.06 - 9.12]

[6]

Question 6

- a) **Position between V and K1:**
Tacit granting of credit (½) as a result of the post-dated cheque (½). Because delivery occurred, K1 became owner of the yacht (½).
Position between K1 and K2:
Credit sale (½) as delivery and payment did not occur simultaneously (½). Alternatively, tacit credit sale (½) as a result of the surety (security) that K1 claimed (½). Because delivery occurred, K2 became owner of the yacht (½).
Position between K2 and K3:

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Emilie Sanchez

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Table of Contents Mercantilr Law Memo 2013

1. Understanding the eBook Mercantilr Law Memo 2013
 - The Rise of Digital Reading Mercantilr Law Memo 2013
 - Advantages of eBooks Over Traditional Books
2. Identifying Mercantilr Law Memo 2013
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Mercantilr Law Memo 2013
 - User-Friendly Interface
4. Exploring eBook Recommendations from Mercantilr Law Memo 2013
 - Personalized Recommendations
 - Mercantilr Law Memo 2013 User Reviews and Ratings
 - Mercantilr Law Memo 2013 and Bestseller Lists
5. Accessing Mercantilr Law Memo 2013 Free and Paid eBooks

- Mercantilr Law Memo 2013 Public Domain eBooks
- Mercantilr Law Memo 2013 eBook Subscription Services
- Mercantilr Law Memo 2013 Budget-Friendly Options
- 6. Navigating Mercantilr Law Memo 2013 eBook Formats
 - ePub, PDF, MOBI, and More
 - Mercantilr Law Memo 2013 Compatibility with Devices
 - Mercantilr Law Memo 2013 Enhanced eBook Features
- 7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Mercantilr Law Memo 2013
 - Highlighting and Note-Taking Mercantilr Law Memo 2013
 - Interactive Elements Mercantilr Law Memo 2013
- 8. Staying Engaged with Mercantilr Law Memo 2013
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Mercantilr Law Memo 2013
- 9. Balancing eBooks and Physical Books Mercantilr Law Memo 2013
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Mercantilr Law Memo 2013
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Mercantilr Law Memo 2013
 - Setting Reading Goals Mercantilr Law Memo 2013
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Mercantilr Law Memo 2013
 - Fact-Checking eBook Content of Mercantilr Law Memo 2013
 - Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development

- Exploring Educational eBooks

14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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