



<b>Class Activity:</b>											
<b>Student Name:</b>											<b>20</b>
<b>Student Number:</b>	<b>D</b>	<b>H</b>	<b>M</b>								

This assessment is **group work** – it must be completed in the group assigned to you by your lecturer.

1. Stan sells his house to Ben. The contract is subject to the suspensive condition that Ben has to obtain a bond for the full purchase price within two weeks. Discuss the following legal situations:
  - 1.1 Ben fails to apply for the bond. (2)
  - 1.2 Ben applies to five building societies, which all refuse the bond. (2)
  - 1.3 Ben obtains the bond, but Stan says he now has nowhere else to go and he cannot let Ben have the house. (2)
  - 1.4 Ben subsequently agrees to pay cash for the house. (2)
  
2. Aaron inspects several motor vehicles that are for sale. All the vehicles belong to Bert. Aaron decides to buy the 1989 Ford that he has test-driven. He says to Bert, "I offer to pay R10 000 for the Ford." He is not aware that Bert has five Fords for sale. Bert accepts the offer, but he has the 1988 model in mind. Advise Aaron and Bert. (3)
  
3. On Monday, Sarah sells her motor vehicle to Benny for R5 000. They agree that Benny will pay Sarah immediately, but that Sarah will only deliver the vehicle to Benny on Thursday. On Wednesday, lightning destroys the vehicle while parked outside Sarah's house. Discuss the legal position of each. (3)
  
4. Would your answer be any different if Sarah had failed to deliver the car on Thursday, and the car had been struck by lightning outside her house on Saturday? (3)



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5. Peter sells his plot to John. When John made the offer to purchase the land, he made it clear that he wanted to buy the property to cultivate flowers and that he would need sufficient water for this purpose. Although Peter knew that this was untrue, he told John that there was plenty of underground water, as well as municipal water. When John takes possession of the property, he finds out there is very little water on the property. What is John's legal position? (3)

<b>Submission date</b>	<b>21 February 2022</b>
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