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LAW OF AGENCY, INSURANCE & CREDIT AGREEMENTS 2020

The Law of Agency, Insurance & Credit Agreements is a final year LLB semester course counting 10 credits at NQF level 8. The Law of Agency component of the course will comprise approximately 12 lectures. The Insurance Law component will commence immediately after the Law of Agency component and will comprise approximately 8 lectures. Credit Agreements follows immediately after the Insurance Law component. Credit Agreements comprise approximately 4 lectures.

For purposes of coherence, each component of the course is discussed separately below in order to explain more specifically the nature of each component.

A AGENCY

INTRODUCTION

Overview

The purpose of the agency portion of the course is to provide insight into the nature and function of the law of agency in South Africa. More particularly:

- To provide students with a thorough understanding of the essential elements of a contract of agency and how the agency contract differs from other forms of contract.
- To provide students with a thorough understanding of the sources of agency power.
- To ensure that students are aware of the legal duties imposed upon principals and agents and the consequences that may flow if these duties are breached.
- To make students aware of the special requirements that attach to certain special forms of agency relationships, especially those regulated by statute.
- To assist students in being able to identify and solve authentic legal problems with regard to agency contracts.

- To familiarise students with legal concepts and terminology commonly encountered in the law of agency.

Credit Value

5 Credits.

Assumptions of Prior Learning

In order to successfully complete this portion of the course, students must be able to:

- Write and communicate in coherent English.
- Know how and where to access resources such as textbooks, law reports and statutes in the Law Library.
- Have a working knowledge of the general principles of the law of contract.
- Be capable of independent learning.
- Read, analyse and extract principles from law reports and other source material.
- Understand the system of judicial precedent and the important role precedent plays in private law.
- Have a developed understanding of legal problem-solving techniques.

OUTCOMES

Critical Outcomes

Students must be able to:

- Identify and solve practical legal problems.
- Organise and manage themselves and their work load.
- Collect, analyse and evaluate information from the various sources of law, as well as information conveyed during lectures.
- Communicate effectively in class discussions and written assignments.
- Use technology in legal research.
- Recognise problem-solving contexts involving the law of agency.

Intended Specific Outcomes for Agency

For successful completion of this portion of the course students should be able to achieve the following outcomes.

Students must be able to:

- Understand and explain the essential elements of a valid contract of agency, and how the agency contract differs from other forms of contract.
- Understand and explain the sources of agency power.

- Understand and explain the legal duties that are imposed upon principals and agents in terms of the principal-agent relationship, as well as the consequences if such duties are breached.
- Understand and explain the relationship between a principal and the third party.
- Understand and explain the relationship between an agent and the third party.
- Understand and explain the features of certain special forms of agency relationship, especially those regulated by statute.
- Understand and explain how and when a contract of agency is terminated.
- Apply the knowledge acquired during the course to solve practical problems with regard to agency contracts.

TEACHING METHOD

In 2020, the course will be presented on-line. Recorded video lectures will be offered. In these lectures, the substantive law will be discussed, leading precedents from the case law will be analysed, and the views of leading academic commentators will be explained. There is fairly comprehensive handout for the module, which explains the core principles, sets out the main readings (case law, statutory and regulatory) and which will guide the structure of lectures and provide reinforcement for the work done in lectures. Students are expected to assume responsibility for their learning by reading ahead before each lecture and consolidating afterwards. There is no prescribed textbook for the course.

COURSE CONTENT

A INTRODUCTION: THE NATURE OF AGENCY

Agency
 Empowered and unempowered agents
 Representation
 Authority

The process of authorisation

The contract of mandate
 The contract of employment
 Independent agents
 Composite contracts

B SOME PRELIMINARY ISSUES RELATING TO AGENCY POWER

Capacity
 Legality
 Possibility of performance
 Formalities
 The power to buy and sell land

C THE ORIGIN AND EXTENT OF AGENCY POWER

Actual authority

Express authority

Tacit authority

By operation of law

Ratification

Apparent authority and the relationship to estoppel

D THE OBLIGATIONS OF THE AGENT

The agent's residual obligations are: (1) to do what he or she has been instructed to do; (2) to exercise care, skill and diligence; (3) to impart information; (4) to advise; (5) to act in good faith; (6) to account.

E THE OBLIGATIONS OF THE PRINCIPAL

The principal's residual obligations are: (1) to pay the agreed remuneration, if any; (2) to account; and (3) if the agent is a mandatary, to indemnify the agent in certain instances.

F RELATIONS BETWEEN THE PRINCIPAL AND THIRD PERSONS

Named principals, unnamed principals and undisclosed principals

Misrepresentation and non-disclosure

G RELATIONS BETWEEN THE AGENT AND THIRD PERSONS

H THE TERMINATION OF THE POWER TO ACT AS AGENT ON BEHALF OF A PRINCIPAL

RESOURCES

- AJ Kerr *The Law of Agency* 4th edition (2006)
- LAWSA Vol 1 'Agency and Representation' and Vol 17 'Mandate and Negotiorum Gestio'
- *De Villiers & Macintosh: The Law of Agency in South Africa* by Jonathan Silke 3rd ed, Juta & Co (1981)
- Robert Sharrock *Business Transactions Law* 8th ed, Juta & Co (2011)
- Du Bois *et al Wille's Principles of South African Law* 9th ed, Juta & Co (2007).

STUDENT ASSESSMENT

Specific Outcomes (On completion of this course, the student should be able to :)	Assessment Criteria (What <i>evidence</i> must the student provide to show that they are competent? The student must be able to :)	Assessment Tasks (The evidence will be <i>gathered</i> in the following way. The student may be expected to :)
<p>Understand and explain the essential elements of a valid contract of agency, and how the agency contract differs from other forms of contract.</p>	<ul style="list-style-type: none"> - Define the essential elements of a contract of agency, and how agency, mandate and representation differ. - Describe and explain the requirements that have to be satisfied for these elements to exist. - Demonstrate an understanding of the court decisions that have authoritatively determined what the various elements and requirements are. 	<ul style="list-style-type: none"> - Write short essays, supported by authority, explaining the requirements that have to be met for one of the elements to be satisfied, and how mandate, representation and agency interrelate. - Write case notes on the leading precedents discussed and examined during the course. - Solve authentic legal problems with regard to agency contracts.
<p>Understand and explain the sources of agency power.</p>	<ul style="list-style-type: none"> - Discuss the sources of agency power. - Demonstrate an understanding of the court decisions that have authoritatively determined what the law is with regard to these various sources of power. 	<ul style="list-style-type: none"> - Write short essays, supported by authority, explaining one or another of these sources. - Write case notes on the leading precedents discussed and examined during the course. - Solve authentic legal problems with regard to agency contracts.
<p>Understand and explain the legal duties that are imposed upon principals and agents, and the consequences that flow if these duties are breached.</p>	<ul style="list-style-type: none"> - Define the various legal duties. - Describe and explain how these duties impact upon principals and agents respectively. - Demonstrate an understanding of the court decisions that have authoritatively determined what these legal duties are. - Describe and explain the remedies that may flow if these duties are breached. 	<ul style="list-style-type: none"> - Write short essays, supported by authority, explaining the various legal duties imposed upon principals and agents respectively, and the remedies available where such duties are breached. - Solve authentic legal problems with regard to agency contracts.

Understand and explain the features of certain special forms of agency relationship, especially those regulated by statute.	<ul style="list-style-type: none"> - Discuss the important or unique features of special/common agency relationship. - Discuss the legal requirements that attach to certain common forms of agency relationships regulated by statutory enactments and constitutional principles. 	<ul style="list-style-type: none"> - Write short essays, supported by authority, explaining the legal features of special forms of agency contract or agency contracts regulated by statute. - Solve authentic legal problems with regard to agency contracts.
Apply the knowledge acquired during the course to solve practical problems with regard to agency contracts.	<ul style="list-style-type: none"> - Identify the relevant legal problem or issue. - State the relevant law, and discuss the relevant legal precedents with regard to that issue. - Apply the law to the facts in order to come to a reasoned conclusion about the problem, and the legal remedies that might flow from the finding. 	<ul style="list-style-type: none"> - Write judgments or opinions in which a practical problem is analysed and solved on the basis of the relevant law and precedents.

Assessment Strategy

The final mark for the Agency module is comprised of the following components:

Summative:	25 marks out of a 50-mark summative.
Continuous Assessment:	25 marks out of a continuous assessment mark of 50.

These totals will be added to the results in the Insurance and Credit Agreement modules and converted into a percentage (see below).

Agency Writing Task

There will be one writing task for the Agency component of this course. This will be out of 25 marks, and will be done under timed conditions, as was the case in Sale & Lease. The test will contain questions equivalent to that which may be found in the November summative assessment, and will require the students to apply their knowledge to solve a legal problem. The writing task is compulsory. There will be a further writing task for the Agency component of the course.

Summative

One timed summative assessment will be done in November. This will be out of 50 marks. All questions will be compulsory. The questions will require students to be able to explain legal rules and principles in a theoretical sense, to explain case law on leading precedents, as well as to apply their knowledge to solving practical problems in authentic contexts. An external examiner assesses the quality of both the examination paper and the students' answers.

B INSURANCE

INTRODUCTION

Overview

The purpose of the Insurance Law portion of the course is to provide insight into the nature and function of the law of insurance in South Africa. More particularly:

- To provide students with an understanding of the nature and essential elements of a contract of insurance.
- To provide students with an understanding of how the insurance contract differs from other forms of contract.
- To provide students with an understanding of the legal effects of a contract of insurance.
- To ensure that students are aware of the legal duties imposed upon both the insurer and the insured, as well as of the consequences that may flow if these duties are breached.
- To make students aware of the special requirements imposed by statute that attach to certain forms of insurance contract.

Credit Value

3.5 Credits.

Assumptions of Prior Learning

In order to successfully complete this portion of the course, students need to be able to:

- Be capable of writing and communicating in coherent English.
- Know how and where to access resources such as textbooks, law reports and statutes in the Law Library.
- Have a working knowledge of the general principles of the law of insurance.
- Be capable of independent learning.
- Read, analyse and extract principles from law reports and other source material.
- Understand the system of judicial precedent, and the important role precedent plays in private law.
- Have a developed understanding of legal problem-solving techniques.

OUTCOMES

Critical Outcomes

Students will be able to:

- (a) Identify and solve practical legal problems.

- (b) Organise and manage themselves and their work load.
- (c) Collect, analyse and evaluate information from the various sources of law, as well as information conveyed in the classroom environment.
- (d) Communicate effectively in class debate and written assignments.
- (e) Use technology in legal research.
- (f) Recognise problem-solving contexts involving the law of insurance.

Intended Specific Outcomes for Insurance

The Insurance portion of the course is designed so that students successfully completing this portion of the course should be able to achieve the following outcomes. The student should be able to:

- (a) Understand and explain the essential elements of a valid contract of insurance.
- (b) Understand and explain some of the key legal consequences of entering into a contract of insurance.
- (c) Understand and explain the legal duties that are imposed upon the insurer and the insured, as well as the consequences that flow if these duties are breached.
- (d) Understand and explain how certain statutes regulate insurance law.

TEACHING METHODS

In 2020, the course will be presented on-line. Recorded video lectures will be offered. In these lectures, the substantive law will be discussed, leading precedents from the case law will be analysed, and the views of leading academic commentators will be explained. There is fairly comprehensive handout for the course, which explains the core principles, sets out the main readings (case law, statutory and regulatory) and which will guide the structure of lectures and provide reinforcement for the work done in lectures. Students are expected to assume responsibility for their learning by reading ahead before each lecture and consolidating afterwards. There is no prescribed textbook for the course.

COURSE CONTENT

- A. Introduction
- B. Formation of the Insurance Contract
- C. Insurable Interest
- D. Duty to Disclose Material Facts
- E. Warranties
- F. Duration of the Insurance Contract
- G. The Agent
- H. The Risk
- I. Subrogation
- J. Reinstatement
- K. Loss
- L. Over-insurance and Under-insurance
- M. Double Insurance
- N. Common types of insurance clause

- O. Prescription of Claims
- P. Dispute Resolution

RESOURCES

The core reading and study material for this course are the leading judgments and statutory or regulatory instruments on the aspects of the law of insurance to be studied. These cases may be found in the law reports, which may be accessed in the Law Library, both in paper and electronic form. For a full list of cases, see the course handout. The statutes are accessible either in printed or electronic form.

As far as textbooks are concerned, the main important texts in SA are:

- Reinecke et al *General Principles of Insurance Law* 2 ed (2013), LexisNexis Butterworths: Durban (this is the book reproducing the LAWSA chapter referred to below). We are hoping for a new ed soon, but it is not likely to be out before 2021.
- Reinecke et al 'Insurance' in WA Joubert (ed) *The Law of South Africa* Vol 12(1) and (2) 2 ed (2012), Butterworths: Durban.
- Millard *Modern Insurance Law in South Africa* (2014) Juta & Co Ltd: Cape Town
- Davis *Gordon and Getz: The South African Law of Insurance* (1993), 4th edition, Juta: Cape Town. (Now obviously very old and dated, but occasionally referred to.)

STUDENT ASSESSMENT

Specific Outcomes (On completion of this course, the student should be able to:)	Assessment Criteria (What evidence must the student provide to show that they are competent? The student must be able to :)	Assessment Tasks (The evidence will be gathered in the following way. The student may be expected to:)
Understand and explain the essential elements of a valid contract of insurance.	<ul style="list-style-type: none"> - Define the essential elements of a contract of insurance. - Describe and explain the requirements that have to be satisfied for these elements to exist. - Demonstrate an understanding of the court decisions that have authoritatively determined what the various elements and requirements are. 	<ul style="list-style-type: none"> - Write short essays, supported by authority, explaining the requirements that have to be met for one of the elements to be satisfied. - Write case notes on the leading precedents discussed and examined during the course.
Understand and explain some of the key legal consequences of entering into a contract of insurance.	<ul style="list-style-type: none"> - Discuss some of the important consequences of entering into a contract of insurance, and the legal problems that can be associated with these issues. - Demonstrate an understanding of the court decisions that have authoritatively determined what the law is with regard to these legal consequences. 	<ul style="list-style-type: none"> - Write short essays, supported by authority, explaining one or another of the legal consequences of entering into an insurance contract. - Write case notes on the leading precedents discussed and examined during the course.

Understand and explain the legal duties that are imposed upon the insurer and the insured, and the consequences that flow if these duties are breached.	<ul style="list-style-type: none"> - Define the various legal duties. - Describe and explain how these duties impact upon the insurer and insured respectively. - Demonstrate an understanding of the court decisions that have authoritatively determined what these legal duties are. - Describe and explain the remedies that may flow if these duties are breached. 	<ul style="list-style-type: none"> - Write short essays, supported by authority, explaining the various legal duties imposed upon the insurer and insured respectively, and the remedies available where such duties are breached.
Understand and explain how certain statutes regulate insurance law.	<ul style="list-style-type: none"> - Discuss the important or unique features of the Short-Term and Long-Term Insurance Acts. - Discuss the legal requirements that attach to contracts concluded in terms of this legislation. 	<ul style="list-style-type: none"> - Write short essays, supported by authority, explaining the legal features of insurance contracts concluded in terms of this legislation.

Assessment strategy

The final mark for the Agency module is comprised of the following components:

Summative:	10 marks out of a 50-mark summative.
Continuous Assessment:	25marks out of 50.

These totals will be added to the results in the Insurance and Credit Agreement modules and converted into a percentage (see below).

Writing task

There will be one writing task for the Insurance component of this course. This will be out of 25 marks, and will be done under timed conditions, as was the case in Sale & Lease. The test will contain questions equivalent to that which may be found in the November summative assessment, and will require the students to apply their knowledge to solve a legal problem. The writing task is compulsory. There will be a further writing task for the Agency component of the course.

Summative assessment

One timed summative assessment will be done in November. This will be out of 50 marks. All questions will be compulsory. The questions will require students to be able to explain legal rules and principles in a theoretical sense, to explain case law on leading precedents, as well as to apply their knowledge to solving practical problems in authentic contexts. An external examiner assesses the quality of both the examination paper and the students' answers.

EVALUATION

This course is evaluated as part of the global evaluation of LLB courses conducted at the end of each semester.

C CREDIT AGREEMENTS

Overview

The purpose of the credit agreements portion of the course is to provide insight into the nature and function of credit law in South Africa. More particularly:

- To provide the students with an understanding of the core elements of credit agreements as defined in the National Credit Act.
- To ensure students are aware of the consequences of concluding a credit agreement.
- To ensure students are aware of some of the key practical consequences of the National Credit Act in so far as debt review and summary judgment is concerned.

Credit Value

1.5 Credits.

Assumptions of Prior Learning

In order successfully to complete this portion of the course, students need to be able to:

- Be capable of writing and communicating in coherent English.
- Know how and where to access resources such as textbooks, law reports and statutes in the Law Library.
- Have a working knowledge of the general principles of the law of contract.
- Be capable of independent learning.
- Read, analyse and extract principles from law reports and other source material.
- Understand the system of judicial precedent, and the important role precedent plays in private law.
- Have a developed understanding of legal problem-solving techniques.

OUTCOMES

Critical Outcomes

Students will be able to:

- (a) identify and solve practical legal problems.
- (b) organise and manage themselves and their work load.
- (c) collect, analyse and evaluate information from the various sources of law, as well as information conveyed in the classroom environment.
- (d) communicate effectively in class debate and written assignments.
- (e) use technology in legal research.
- (f) recognise problem-solving contexts involving credit law.

Intended Specific Outcomes for Credit Agreements

The Credit Agreement portion of the course is designed so that students successfully completing this portion of the course should be able to achieve the following outcomes. The student should be able to:

- (a) Understand and explain the essential features of a credit agreement.
- (b) Understand and explain what the consequences are of concluding a credit agreement
- (c) To understand and explain some of the key practical consequences of dealing with a credit agreement.
- (d) Apply the knowledge acquired during the course to solve practical problems with regard to credit agreements.

TEACHING METHODS

In 2020, the course will be presented on-line. Recorded video lectures will be offered. In these lectures, the substantive law will be discussed, leading precedents from the case law will be analysed, and the views of leading academic commentators will be explained. There is fairly comprehensive handout for the course, which explains the core principles, sets out the main readings (case law, statutory and regulatory) and which will guide the structure of lectures and provide reinforcement for the work done in lectures. Students are expected to assume responsibility for their learning by reading ahead before each lecture and consolidating afterwards. There is no prescribed textbook for the course.

COURSE CONTENT

1. Definitions of types of credit transaction
2. The credit contract
3. The issuing of credit, and reckless credit
4. Debt review procedures

RESOURCES

The core reading and study material for this course are the leading judgments and statutes on the aspects of the law of insurance to be studied. These cases may be found in the law reports, which may be accessed through the Law Library, both in paper and electronic form. For a full list of cases, see the course handout. The statutes are accessible either in printed or electronic form.

As far as textbooks are concerned, recommended texts are:

Otto & Otto *The National Credit Act Explained* 4 ed (LexisNexis, 2016)

Otto et al *Guide to the National Credit Act* [looseleaf] (LexisNexis, 2008).

Kelly-Louw *Consumer Credit Regulation in South Africa* (2012) Juta & Co Ltd: Cape Town.

STUDENT ASSESSMENT

Specific Outcomes (On completion of this course, the student should be able to:)	Assessment Criteria (What <i>evidence</i> must the student provide to show that they are competent? The student must be able to:)	Assessment Tasks (The evidence will be <i>gathered</i> in the following way. The student may be expected to:)
Understand and explain the key features of a credit agreement	<ul style="list-style-type: none"> - Define the various types of credit agreements. - Describe and explain the requirements that have to be satisfied for these to exist. 	<ul style="list-style-type: none"> - Write short essays, supported by authority, explaining the requirements that have to be met for one of the elements to be satisfied. - Write case notes on the any leading precedents discussed and examined during the course.
Understand and explain what the consequences are of concluding a credit agreement.	<ul style="list-style-type: none"> - Discuss some of the important consequences of entering into a credit contract, and the legal problems that can be associated with these issues. - Demonstrate an understanding of the court decisions that have authoritatively determined what the law is with regard to these legal consequences. 	<ul style="list-style-type: none"> - Write short essays, supported by authority, explaining one or another of the legal consequences of entering into an insurance contract. - Write case notes on the leading precedents discussed and examined during the course.
To understand and explain some of the key practical consequences of dealing with a credit agreement.	<ul style="list-style-type: none"> - Explain debt review procedures. - Describe and explain how credit law impacts on summary judgment proceedings. - Demonstrate an understanding of the court decisions that have authoritatively determined what the relevant legal principles are. 	<ul style="list-style-type: none"> - Write short essays, supported by authority, explaining the various legal duties imposed upon the insurer and insured respectively, and the remedies available where such duties are breached.
Apply the knowledge acquired during the course to solve practical problems with regard to credit agreements.	<ul style="list-style-type: none"> - Identify the relevant legal problem or issue. - State the relevant law, and discuss the relevant legal precedents with regard to that issue. - Apply the law to the facts in order to come to a reasoned conclusion about the problem, and the legal remedies that might flow from the finding. 	<ul style="list-style-type: none"> - Write judgments or opinions in which a practical problem is analysed and solved on the basis of the relevant law and precedents.

Assessment strategy

The final mark for the Agency module is comprised of the following components:

Summative: 15 marks out of a 50-mark summative.

Continuous Assessment: None.

These totals will be added to the results in the Insurance and Credit Agreement modules and converted into a percentage (see below).

Summative assessment

One timed summative assessment will be done in November. This will be out of 50 marks. All questions will be compulsory. The questions will require students to be able to explain legal rules and principles in a theoretical sense, to explain case law on leading precedents, as well as to apply their knowledge to solving practical problems in authentic contexts. An external examiner assesses the quality of both the examination paper and the students' answers.

EVALUATION

This course is evaluated as part of the global evaluation of LLB courses conducted at the end of each semester.