

Another major change is the deletion of most of the chapter which appeared in earlier editions as chapter 5, entitled 'The State'.

On the whole, this edition provides clear support for the editor's policy of treating the book as a text-book of living thought rather than as a dead classic, and justifies his re-moulding of its shape and content. It is hoped that he will be able in later editions to bring other parts of the book up to date as well—for example, chapter 16 on 'Persons' still contains some of the misconceptions which appeared in the earliest editions.

DAVID P. DERHAM

The Remuneration of Commission Agents in Australia and New Zealand, by P. E. JOSKE, Q.C., M.A., LL.M. and JUDGE A. S. LLOYD, E.D., Q.C. 3rd ed. (The Law Book Co. of Australasia Pty. Ltd., Sydney, 1957), pp. i-xii, 1-236. Price £2 10s.

It is not difficult to see why a third edition of this book has been called for. Anybody concerned with the commonly occurring problem of whether an estate or other commission agent has earned his commission would find this book most useful. After explaining the contract of employment, the authors deal with such matters as what constitutes an effective cause of sale, the requirement that the person introduced by the agent should be ready, willing and able to purchase, revocation of authority, the effect or failure of the principal transaction on the agent's claim to commission, the effect of the agent's misconduct, the effect of illegality, and a number of other topics. The authors first present the law in the form of short statements of principle on each of these topics. Each of these statements is followed by a treatment of the authorities. It is as if the authors drew up a code and then annotated it. This mode of treatment probably has the merit of meeting the needs of a lay estate agent, who may readily obtain a general idea of his legal position, while the more esoteric material required by legal practitioners will be found in the annotation. The authors seem to have spared no pains in collecting authorities; in addition to English, Australian and New Zealand decisions there are frequent references to authorities from the Canadian reports. This new edition would seem to be a desirable addition to any practitioner's library.

H. A. J. FORD

The Law of Real Property, by R. E. MEGARRY, Q.C., M.A., LL.B. and H. W. R. WADE, M.A. (Stevens & Sons Ltd., London, 1957), pp. i-lxxxiii, 1-999. Australian price £4 8s.

What manner of men are English law students? The publisher has prophesied that 'students with ambition will find joy in the clarity of this full and authoritative statement of the logical principles upon which the English law of real property rests'. Certainly the reaction of any Australian law student confronted with any text on real property—quite apart from one containing 999 closely printed pages—can be described as joyous only in the rarest of circumstances.

Nevertheless, with one important qualification, it can be said that a student who uses the well-known *Manual*¹ as a basic simple text and the work under review as his book of reference has chosen the best available tools to equip himself with an adequate understanding of the principles of

¹ R. E. Megarry, *A Manual of the Law of Real Property* (2nd ed. 1955)