

legislate to procure just solutions of current problems, but as a legal cloak for the continued operation of power politics, were all discernible as reasons for the breakdown of the League system. But suggestions made for the removal of these defects could only be mere theories, since it could not be certain that any such recommendations would be translated into practice.

With the new edition however it has been possible to look to the United Nations and its kindred organisations as the concrete embodiment of the plans for making international law work. A sober estimate is therefore made of the prospect of the organisation. It is conceded that the new system is subject to serious faults, the most noteworthy of which is the power of veto enjoyed by the permanent members of the Security Council, but these defects need not be decisive against the effective operation of the system. The authors point out that technical perfection is of less importance than the universal will that the machinery established shall perform its intended functions. It is this new attitude which will be the most fundamental requirement of the new order and it will not be easy of attainment since it presupposes a departure from the traditional loyalties. The new organisation must come to be regarded not as something inimical to the interests of the individual and the State to which he belongs but as an instrument designed to serve the interests of all. It is pointed out that this change of attitude will be less likely to take place while the delegates and the organisations are representatives of governments of State and not the directly elected representatives of individuals. The authors believe that in World Federation lies the main hope of permanent peace.

Useful features of the book are the lists of suggested reading at the end of each chapter and the extensive appendices which include many documents of international concern. Among them the United Nations Charter and the Statute of the International Court of Justice.

A. L. TURNER.

*Landlord and Tenant Law and Practice in Australia*, by ALLAN FREEMAN and A. R. SHAW, pp. xii, 141, Index 143-152. 1947. The Law Book Co. of Australasia Pty Ltd. 16/-

The exigencies of the recent war produced in every country engaged in it a mass of subordinate legislation by regulation and executive order of the most far-reaching importance which the courts and the legal profession struggled to extract from frequent amendments and to reconcile with existing statutes and common law. In Australia, of the many regulations made under the *National Security Act* none caused greater difficulties in this respect than those which attempted to fix rents, provide tenants with some security from eviction and make some variations in the rights and duties of owners and tenant occupiers of certain classes of premises. The appearance of this little book is therefore very welcome.

The primary purpose of its authors, who are practitioners in Victoria and New South Wales respectively, has been to provide a full text of the *Landlord and Tenant* and *War Service Moratorium Regulations*, incorporating all amendments, and to note to their various provisions the interpretations placed thereon by the superior courts of the several States of the Commonwealth. In this they have succeeded admirably. They have, however, to increase the practical value of their work, gone further and included many notes of English cases relating to analogous provisions of the *Rent and Mortgage Interest (Restriction) Acts* and the text of those Acts, an appendix setting out the procedure adopted in the various States in eviction cases and applications under Regulation 30A of the *War Service Moratorium Regulations*, and an appendix of the various forms to be used in each State. The value of these additions to busy practitioners anxious to have the latest law at their fingertips should be readily apparent.

In keeping their work within the framework of a practical handbook the authors have not attempted to deal with the general law of landlord and tenant, and for this recourse must still be had to the standard textbooks. Nor have they succumbed to the temptation of commenting on many points on which the true meaning and effect of the regulations still remains lamentably obscure. But they have produced a work which can be recommended to all who have to deal with tenancy problems at the present time.

Two minor matters may be noted for criticism which could well receive attention if a subsequent edition becomes necessary. It would have been advantageous to include the text of certain repealed regulations, which must still be considered at times, particularly in cases where it becomes necessary to determine at what stage a rent became "pegged." It would also have been desirable to make a variation in the type used in printing the text of the regulations and the notes thereon so that the former could be referred to more readily. Commendation, however, should be given to the adoption of the practice of including blank pages occasionally so that current decisions may be noted and the useful life of the book extended.

This is a book for the practitioner rather than the student, but for anyone having to advise on landlord and tenant problems at the present time it must soon become almost indispensable.

E. N. BERGERE.