

Book Review

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Commercial and residential tenancies: The laws of Australia (Anthony Moore editor)

Commercial and residential tenancies: The laws of Australia brings together 4 subtitles of *The laws of Australia* loose leaf encyclopaedia, "Landlord and Tenant", "Retail Tenancies", "Residential Tenancies" and "Retirement Villages" in a single (and bound) volume.

As its title suggests *Commercial and residential tenancies: The laws of Australia*, is not a commentary on tenancy laws, but an elucidation of them. As the user's guide to the book explains, *Commercial and residential tenancies: The laws of Australia* is organised in the same way as the loose leaf encyclopaedia – that is by numbered paragraphs, each of which contains a summary statement of legal principle and a clarification or exposition of that principle with reference to relevant case law and legislation for each Australian jurisdiction.

The book's excellent setting out, including a user's guide, the obligatory table of cases and legislation, a well thought out and particularly thorough index – including a very handy index of words and phrases - and bibliography makes it a very easy, and consequently quick, text to navigate. The authors have done a very good job at evenly covering four very broad areas of law and the clarifications and expositions of the legal principles they have provided are direct and clearly written.

Moreover, where readers are left wanting more (either because their question demands a more complex consideration of the legal principle than the book provides or because, for example, their interest in the subtle distinctions between the covenant of quiet enjoyment and the covenant of non-derogation from the grant cannot be satisfied in a couple of hundred words or less) the references to case law, legislation and other secondary materials provide an excellent point of departure.

Anything that the book may lack in detail or thoroughness, it makes up for in ease of access and external referencing. Like all "bound" books, the text will suffer from developments in the case law and changes in legislation in a way that its loose-leafed forebears (and electronic cousins) will not. However, for those working in the fields of residential and commercial leasing who are not inclined, for whatever reason, to subscribe to the many volumes of *The laws of Australia*, *Commercial and residential tenancies* provides a concise, useful and convenient reference.