ALBERTA CONVEYANCING LAW AND PRACTICE, by John Sterk, Carswell, Toronto, 1981, pp. xvi and 279, $43.75.

John Sterk's book entitled *Alberta Conveyancing Law and Practice* is not intended to be a substantive textbook but rather a convenient reference for those dealing with real estate and mortgage transactions on a regular basis. As such it fills the gap between the substantive texts and the law reports and Legal Education Society of Alberta Seminar materials on the subject.

The book leads logically from an overview of the land titles system and the Land Titles Act through to formation of the contract, completion, remedies of both vendor and purchaser and ends with a chapter on mortgages and agreements for sale, all of which is covered in a scant 130 pages of text. In order to accomplish this broad coverage in so few pages, Mr. Sterk has resorted to a straight-to-the-point, no-nonsense style whereby every sentence contains a gem of information. While some cases are discussed in detail, most are referred to only very briefly, and the extensive Table of Cases lists 139 case references while there are hundreds of footnotes to the text. From this, one can see that while dealing with his subject-matter in a summary fashion, Mr. Sterk has directed the reader to the source of his information should further detail be required. The extensive appendices contain a variety of documents and check-lists which should be particularly useful to practitioners of limited experience.

One area which has not been covered by the text is the role of the real estate agent, his liability for misrepresentation, negligent or intentional, and the nature of his commission as a claim against the parties. As almost all real estate transactions involve an agent, an understanding of their position in respect to the parties is essential to a practitioner involved in this area of practice. Another thing Mr. Sterk has not included is an index, an oversight which proves inconvenient on occasion.

Aside from its very minor faults, this book should be useful to lawyers of all levels of experience but particularly to those in their early years of practice. While there are other texts and materials dealing with real estate law, none are specifically directed to practice in Alberta which is the key to the book's utility. Consulting the book is akin to running down the hall and asking a more senior member of the firm about a problem. The questioner hopes for, and usually receives, a concise statement of the law and a reference to material where more detail can be found if necessary. In summary, the book is a useful and well written reference by an author who has had extensive practical experience with his subject.

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