**PROPERTY RIGHTS**

In law, the term property actually refers to :

**Property:** a person’s rights in relation to something other than the thing itself.

The acquisition and use of real property (immoveable property like land and buildings) and personal property (tangible moveable property and intangible things like copyrights) is a key part of business decisions and operations, including contracts of bailment (where possession of property is temporarily given to another party) and insurance against loss of or damage to property. The final topic is an important sub-category of personal property: intellectual property.

**1: REAL PROPERTY**

**Real property** includes land and anything attached to land, such as fences and buildings.

The most significant interests in land are called **estates**.

An **estate** is an exclusive right to possess a property for a period of time .

The extent of your bundle of rights with respect to real property is dependent on the type of estate or interest you hold.

Under a **life estate**, the holder is entitled to exclusive possession of a property for her lifetime. However, a life tenant cannot commit acts of **waste** (change the property in a way that significantly reduces its value). On the death of the life tenant, the property **reverts** back to the person who holds the fee simple unless the latter person has transferred the reversionary interest to a third party (called a **remainder**). As well, the life tenant cannot bequeath the property since on her death, the property reverts to the person who bestowed the life estate. Life estates are often used in family situations but are rare in business situations.

The holder of a **leasehold** estate has exclusive rights to a property for a specified period of time.

**2: PERSONAL PROPERTY**

Personal property can be divided into three main types:

1. **Chattels** or **goods** – tangible, moveable things such as cars and furniture.

2. **Choses in action** – intangible things (chose is the French word for thing) such as cheques, shares, and promissory notes.

3. **Intellectual property** – results of the creative process and the protection attached to those ideas through patents, copyrights, etc.

**Acquiring Personal Property Rights**

Because chattels are moveable, they can easily change hands from one person to another. Therefore, an important question is who has the right to the goods. “Personal property rights are usually acquired through the intention of one or more people,” as is the case, for instance, when someone purchases the item or receives it as a gift.

« Success is going from failure to failure without losing your enthusiasm. »

W .churchill