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Sommario/riassunto	In 1988, Robert Runcie, then Archbishop of Canterbury, said in a speech in London: "In the middle ages people were tourists because of their religion, whereas now they are tourists because tourism is their religion". Perceptive words indeed, and it does seem as if travel and tourism have become one of the defining activities of our age. Previously published in: Property Management, Volume 22, Number 5, 2004