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## Disrupting private property rights? Home and homemaking in Australian and Honduras rental housing co-operatives.

### Authors:

- **Nestor A. Guity-Zapata**; Swinburne University of Technology, Melbourne Australia; [nquityzapata@swin.edu.au](mailto:nquityzapata@swin.edu.au)
- **Wendy M. Stone**; Swinburne University of Technology, Melbourne Australia; [wmstone@swin.edu.au](mailto:wmstone@swin.edu.au)
- **Christian Nygaard**; Swinburne University of Technology, Melbourne Australia; [anygaard@swin.edu.au](mailto:anygaard@swin.edu.au)

### Abstract: (max. 300 words)

Globally, private housing tenures of homeownership and private rental are increasingly unaffordable and insecure. Renting is associated with problems of short-termism, low quality and limited control for its residents. Homeownership, traditionally associated with a *sense of home*, is becoming less affordable for low-to-middle income people. Widespread problems in these two dominant housing forms open the need to explore how and to what extent alternative forms of housing can provide housing security and *home*.

This paper focuses on homemaking practices in rental housing co-operatives (RHC) as an alternative and a potential disruptor to private property rights. This article is guided by a relational thinking approach based on 16 in-depth interviews with current RHC residents in Honduras and Australia. The interviewees reflected on the individual and collective activities carried out as contributors to the sense of home in their current co-operative; in addition to the impacts of communal space and built form.

Findings suggest that processes supporting feelings of being *at home* in RHC are promoted by the social or environmental activities that are carried out collectively and the ability to share goods or services. The analysis of data was based on a conceptual typology of property rights and power relations, which reflect that *secure occupancy* (withdrawal, management, exclusion) contribute substantially to the sense of home, compared to *autonomy and control capacity* (decision making, invisible power and no decision making), with some exceptions. Commonalities are found across the different country contexts of Honduras and Australia despite cultural variations. In this sense, the experience identified in each local context can contribute to improving its own reality, but it also has the potential to impact on a global scale as reflected in this comparative analysis. Each context indicates a role for co-operative housing as a disruptive alternative to widespread unaffordability and insecurity.

**Keywords** (max. 5): Rental housing co-operatives, sense of home, Honduras, Australia, relational approach.