



# THE AUSTRALIAN ECONOMY THIS WEEK

8<sup>TH</sup> JULY 2022

**SAUL ESLAKE**

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CORINNA ECONOMIC ADVISORY  
INDEPENDENT ECONOMICS

# Table of contents

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

<b>What's new</b>	<b><u>3</u></b>
<b>Covid-19 in Australia</b>	<b><u>4</u></b>
<b>Broad trends in the Australian economy</b>	<b><u>10</u></b>
<b>The business sector</b>	<b><u>20</u></b>
<b>The household sector and consumer spending</b>	<b><u>27</u></b>
<b>Housing and the residential property market</b>	<b><u>36</u></b>
<b>The labour market</b>	<b><u>42</u></b>
<b>Trade and the balance of payments</b>	<b><u>54</u></b>
<b>Inflation</b>	<b><u>61</u></b>
<b>Fiscal policy</b>	<b><u>69</u></b>
<b>Monetary policy and the RBA</b>	<b><u>85</u></b>
<b>Australian financial markets</b>	<b><u>91</u></b>
<b>Key data and events for next week</b>	<b><u>96</u></b>
<b>Legal information</b>	<b><u>98</u></b>

# What's new?

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

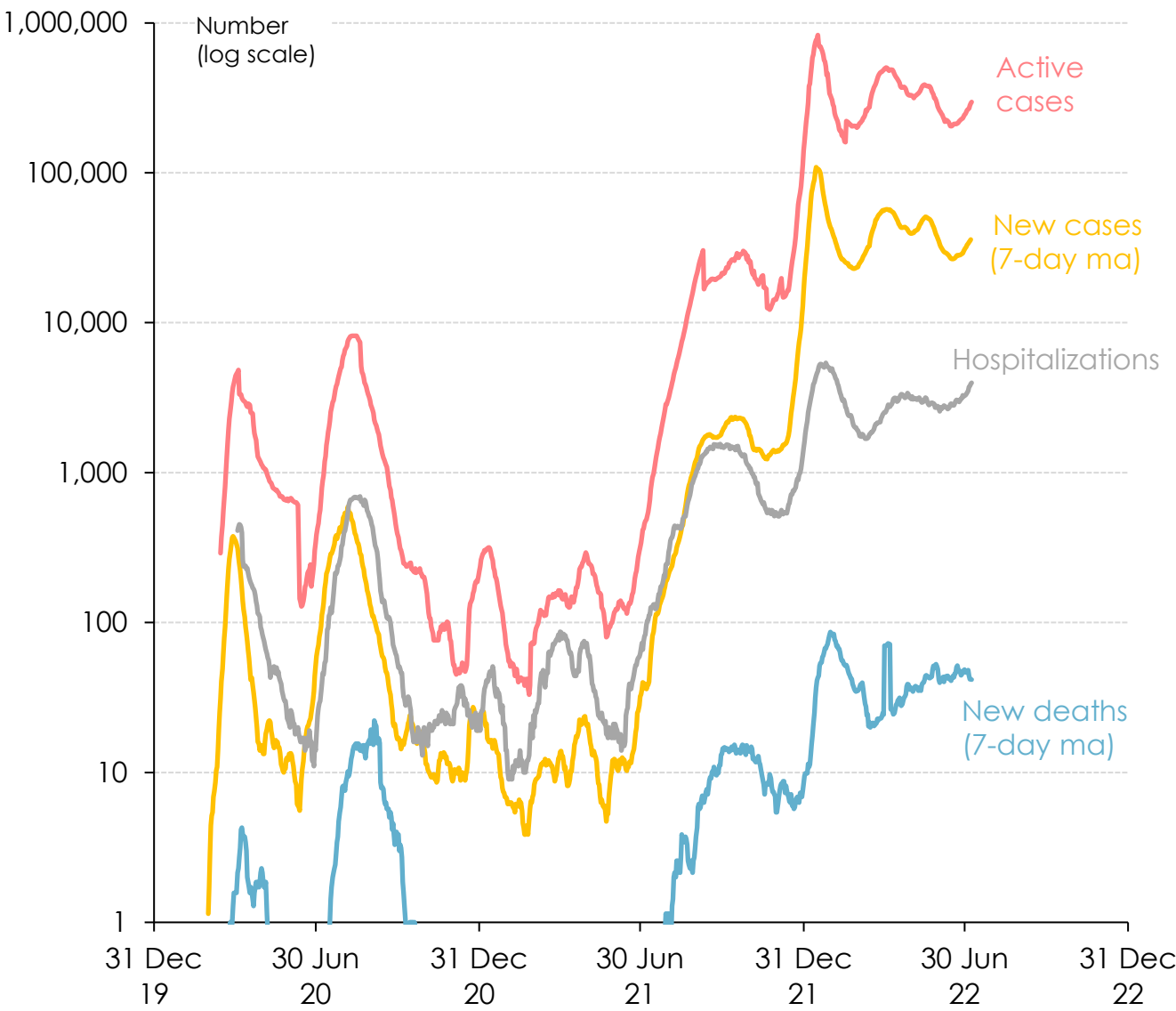
- ❑ As expected by financial markets, the Reserve Bank raised its official cash rate by another 50 basis points at Tuesday's Board meeting, making a total of 125 bp in three months, the fastest tightening since 1994, and warned that "further steps in the process of normalizing monetary conditions" (ie, increases in interest rates) could be expected in the months ahead ([slide 86](#))
- ❑ Reflecting the highly stimulatory monetary and fiscal policy settings in place since the onset of Covid-19, household demand is still growing strongly, as evidenced by the continued growth in 'discretionary' spending in May ([slide 33](#)) despite sharp increases in prices for a broad range of 'essential' items – this is the main reason why the RBA is now moving more quickly to withdraw that stimulus
- ❑ New motor vehicle sales fell 24.5% in June, to their lowest level since May 2020 ([slide 32](#)) – but that appears to be the result of disruptions to motor vehicle industry supply chains, and to shipping, rather than to weaker demand
- ❑ Housing finance commitments rose 1.7% in May, despite the initial increase in interest rates at the beginning of that month, with lending to owner-occupiers up 2.1% and to residential property investors up 1.7% ([slide 39](#))
- ❑ Residential building approvals rose by 9.9% in May, partly reversing falls totalling 17.8% in March and April, driven by a 32% increase in the (notoriously volatile) multi-unit dwellings segment ([slides 40-41](#))
- ❑ Employment growth continues to be concentrated in higher-paying industries ([slide 49](#)) and occupations ([slide 50](#)); the number of people in 'casual' jobs is still 1% lower than it was on the eve of the pandemic ([slide 51](#))
- ❑ Australia's surplus on trade in goods and services widened by \$2.7bn in May, to a new record of \$16bn, reflecting elevated prices for coal and LNG which more than offset the impact of higher prices for oil imports ([slide 57](#))
- ❑ The ongoing decline in Australia's bilateral trade surplus with China as a result of the latter's 'boycott' of a wide range of imports from Australia is being more than offset by increases in Australia's surpluses with other east Asian economies and India ([slide 58](#))
- ❑ Domestic aviation traffic was back to more than 90% of its average 2019 level in April – although airlines and airports were struggling to cope with it – but international passenger movements were only about one-third of their pre-Covid level ([slide 59](#))
- ❑ Covid cases have continued to rise over the past four weeks, as new (and more infectious) sub-variants of omicron spread throughout the population ([slides 5-6](#)) while vaccination rates have stalled ([slide 8](#))
- ❑ Australia is an 'odd man out' in not having an official monthly CPI – and the only available unofficial 'proxy' isn't a completely accurate guide to the 'official' figures ([slide 65](#))
- ❑ Highlights of next week's calendar are June labour force survey data, June business confidence & July consumer confidence ([slide 97](#))

# Covid-19 in Australia

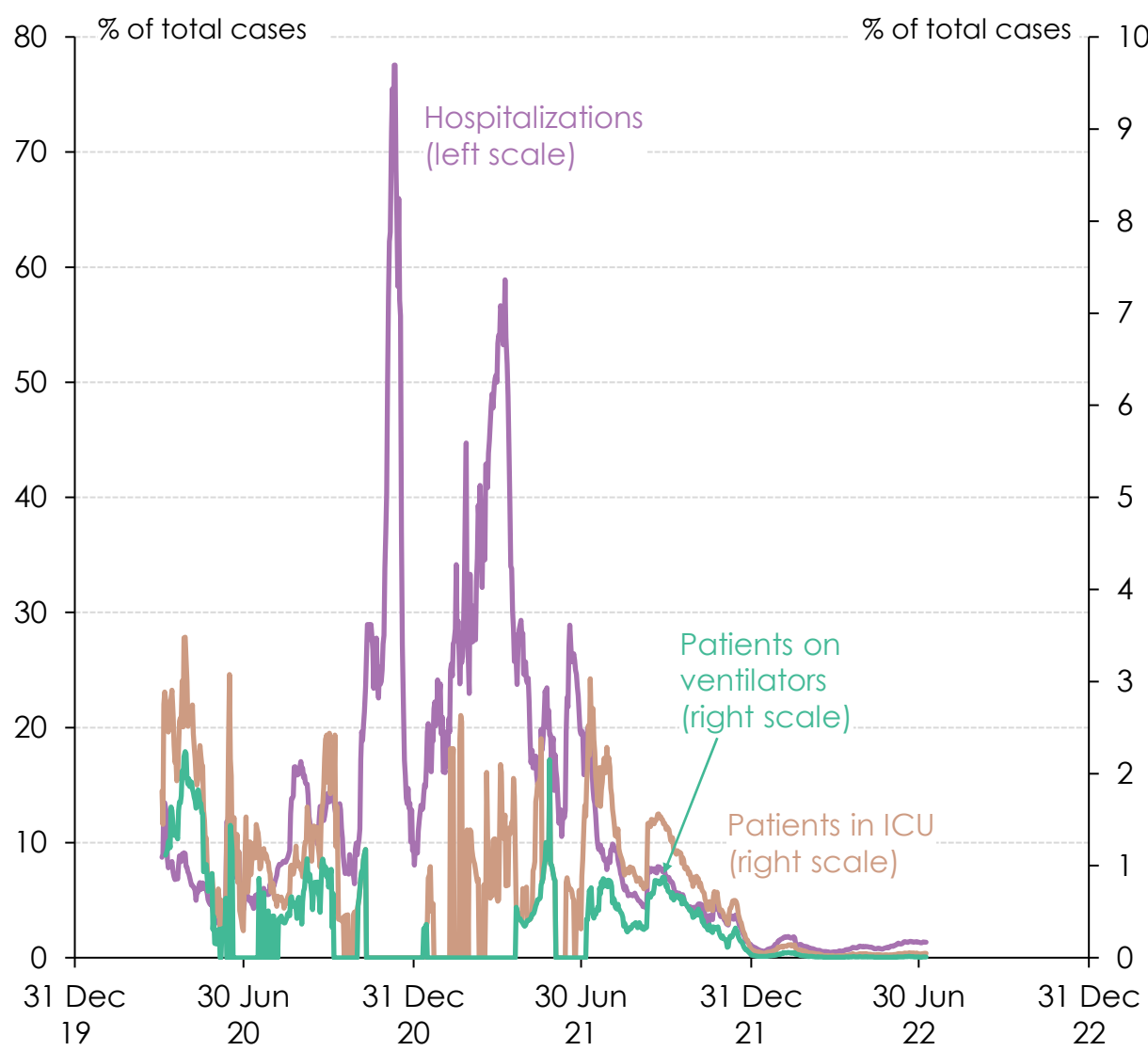
# New & active case numbers have increased over the past three weeks as the new, more infectious, BA.4 & 5 omicron variants spread

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Cases, hospitalizations and deaths



## Severity of cases

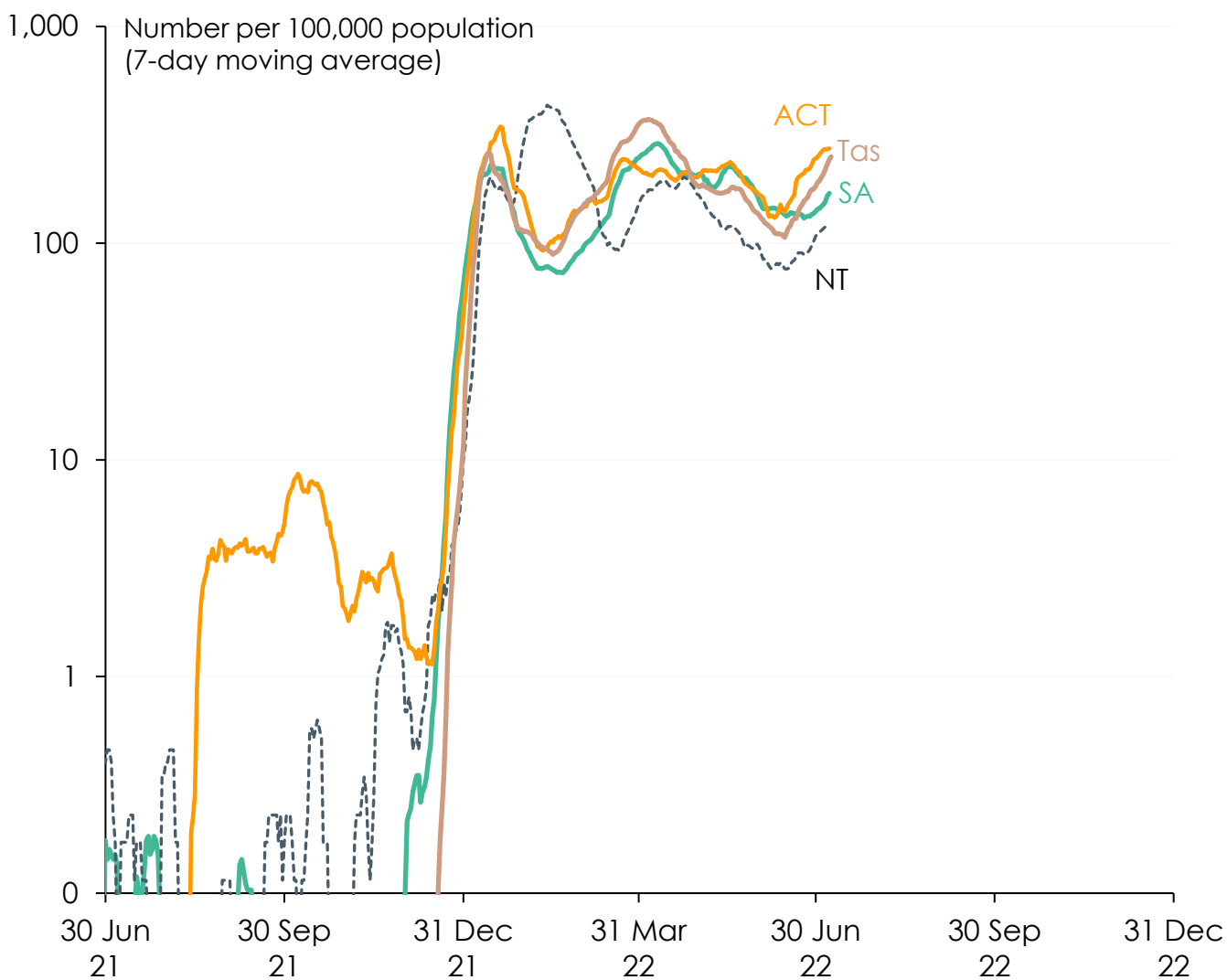
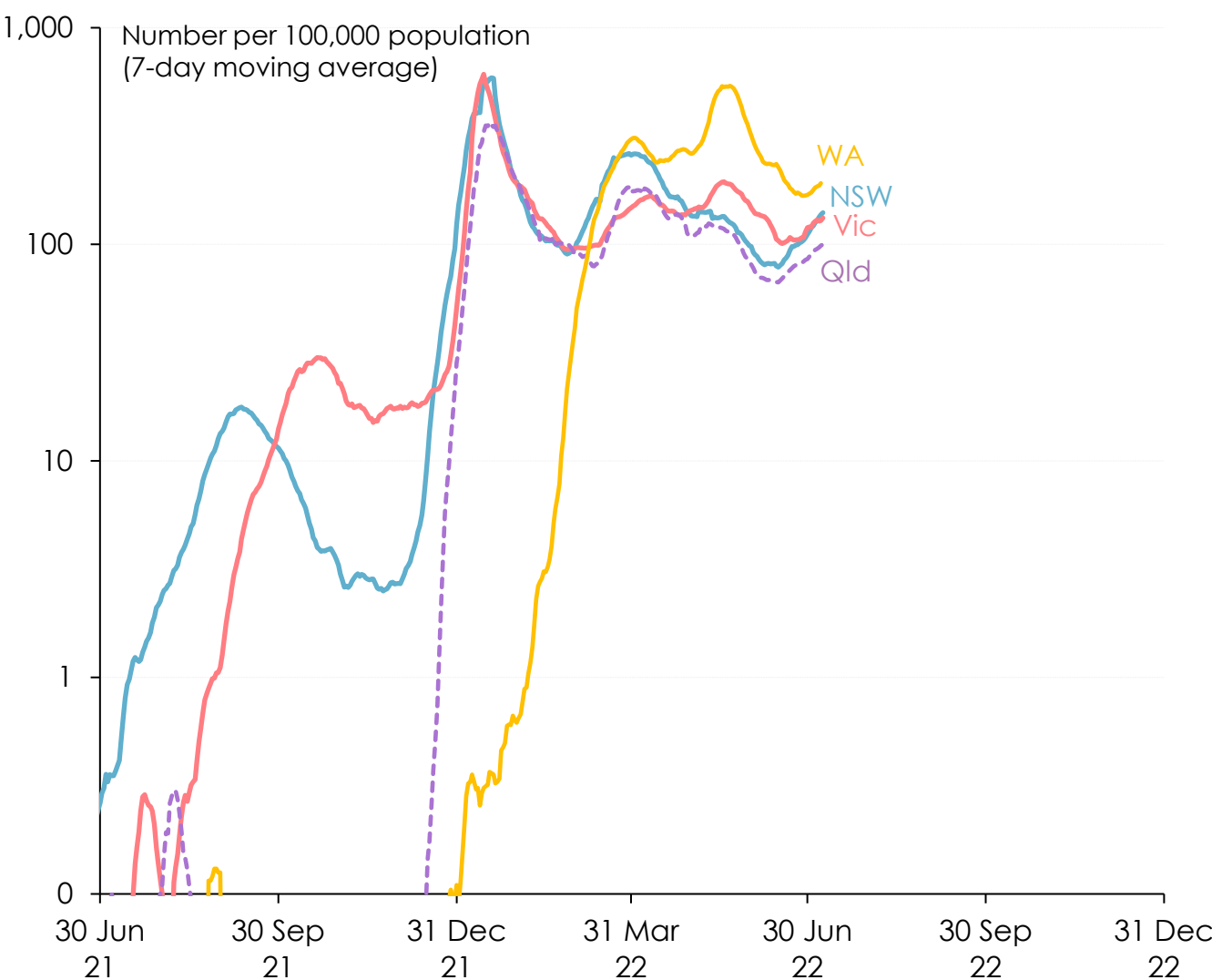


Note: The 'spike' in new deaths in the first week of April resulted from the addition of 334 deaths to NSW's total on 1st April. Data up to 8<sup>th</sup> July.  
Source: [covid19data.com.au](https://covid19data.com.au). [Return to "What's New"](#).

# New case numbers have risen in every state and territory over the past three weeks

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

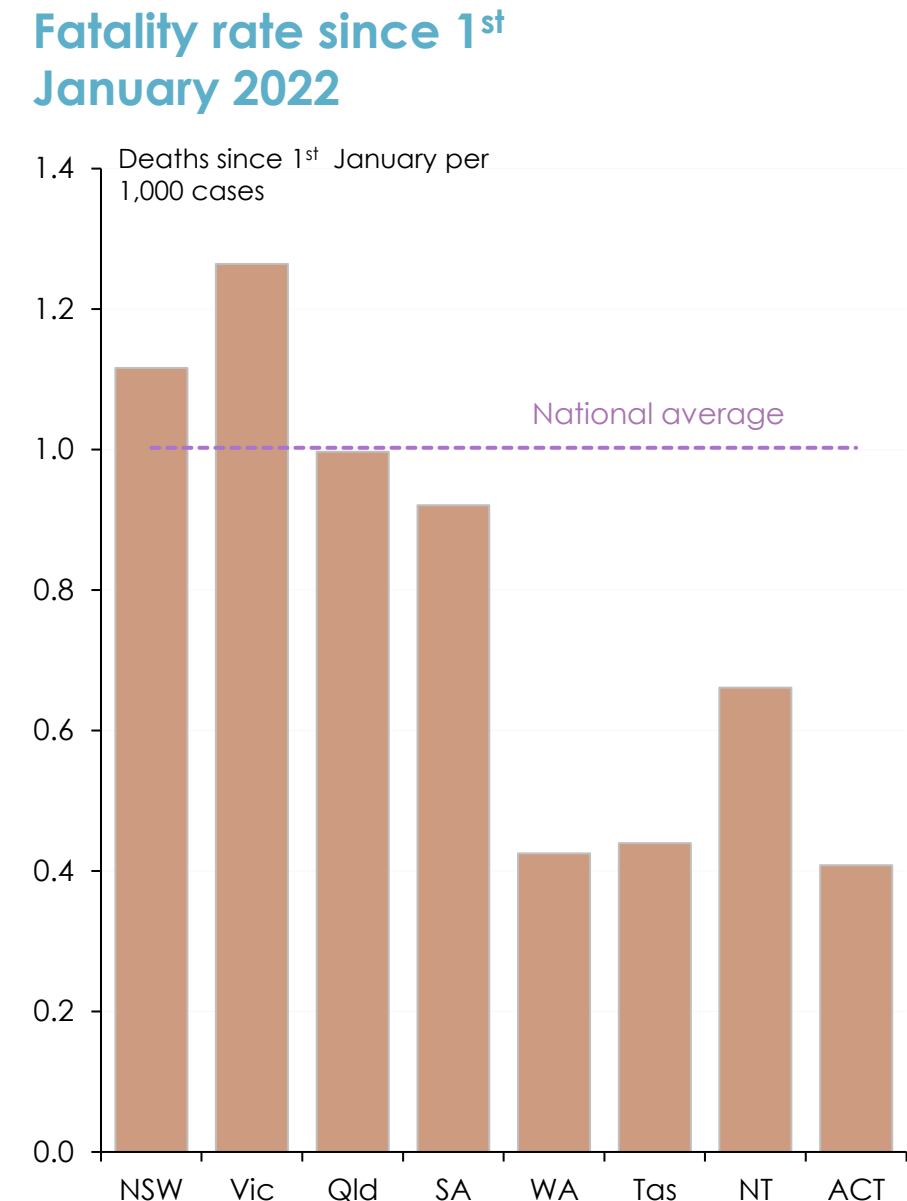
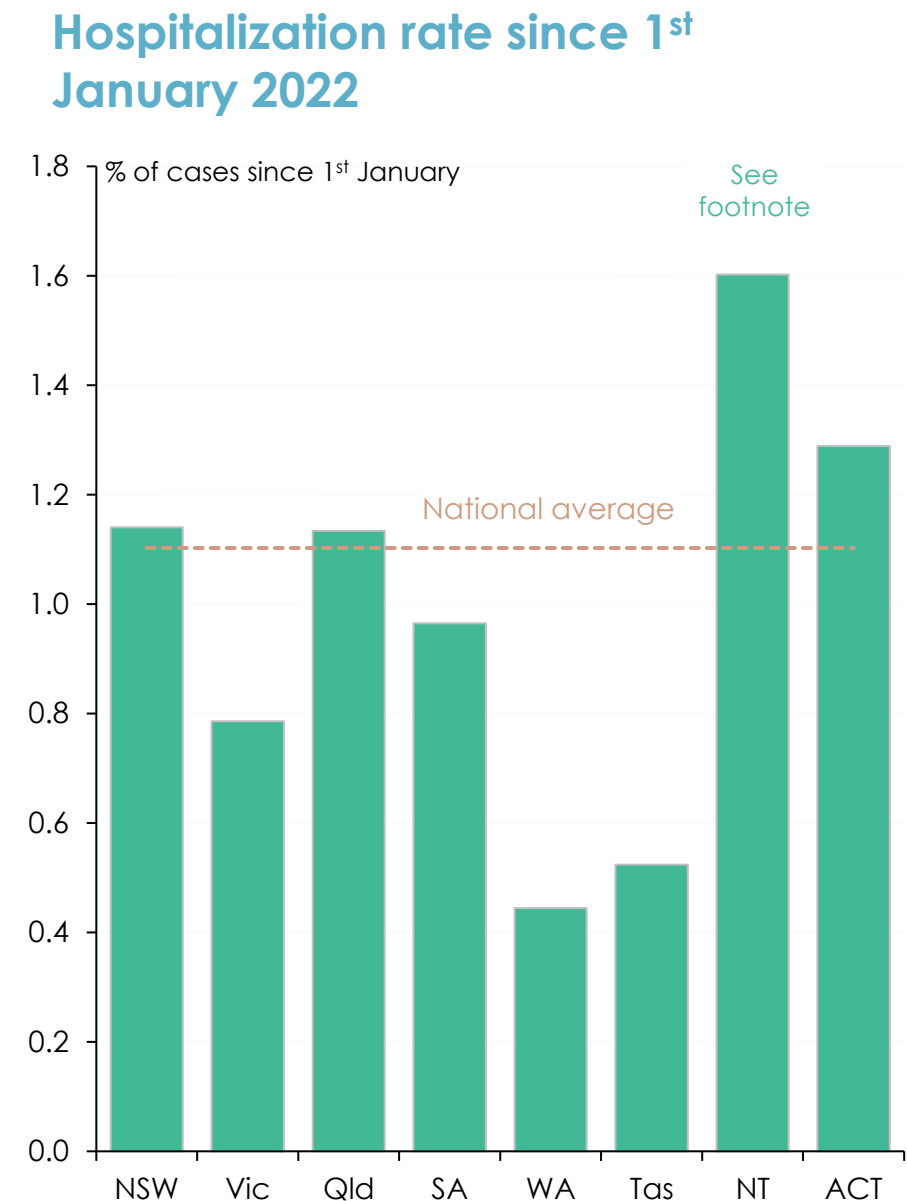
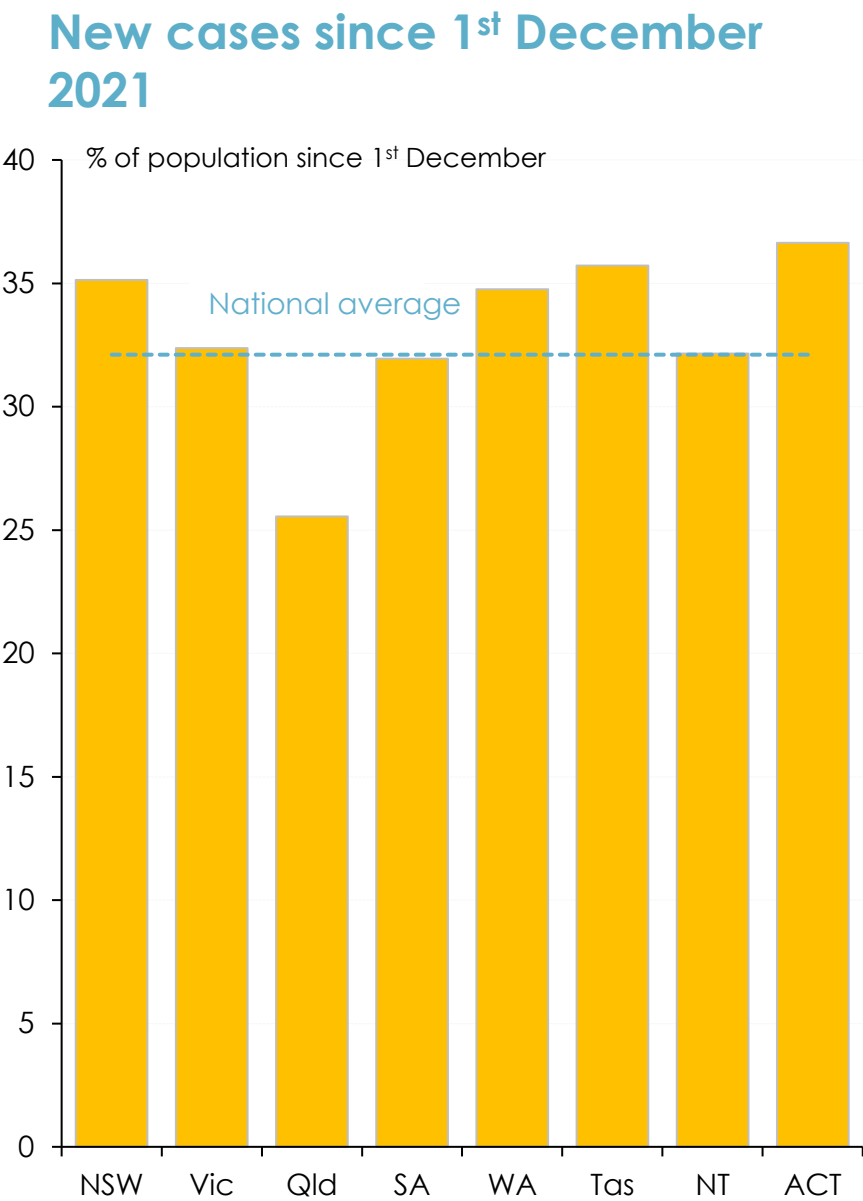
## New infections per 100,000 population, states and territories, since 30<sup>th</sup> June 2021



Note: Data are up to 8<sup>th</sup> July. Source: [covid19data.com.au](https://covid19data.com.au). [Return to "What's New"](#).

# Western Australia & Tasmania have had relatively fewer hospitalizations and deaths than other states and territories

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

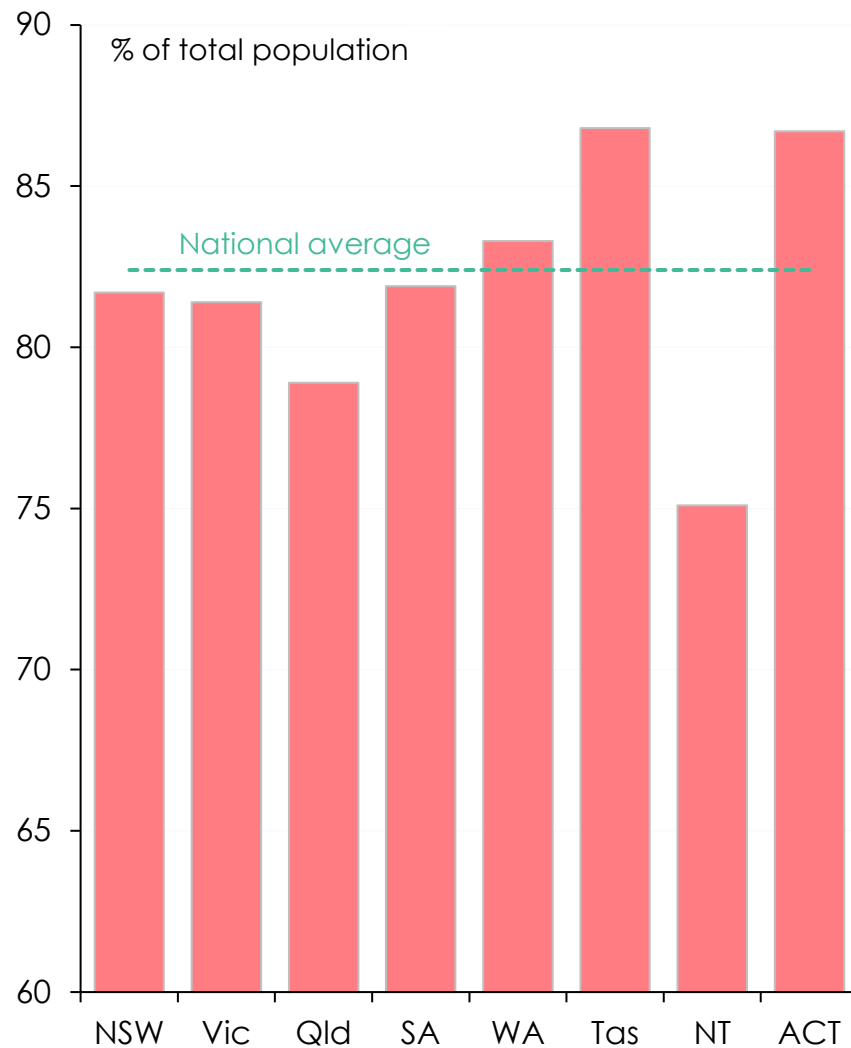


Note: Data are up to 8<sup>th</sup> July. 1<sup>st</sup> December was two days after the first omicron case was detected in Australia. The Northern Territory has a policy of hospitalizing all active cases (as did Queensland until the end of December 2021), which biases its hospitalization rate upwards compared with other jurisdictions. NSW added 334 deaths to its tally on 1<sup>st</sup> April. Source: [covid19data.com.au](https://covid19data.com.au). [Return to "What's New"](#).

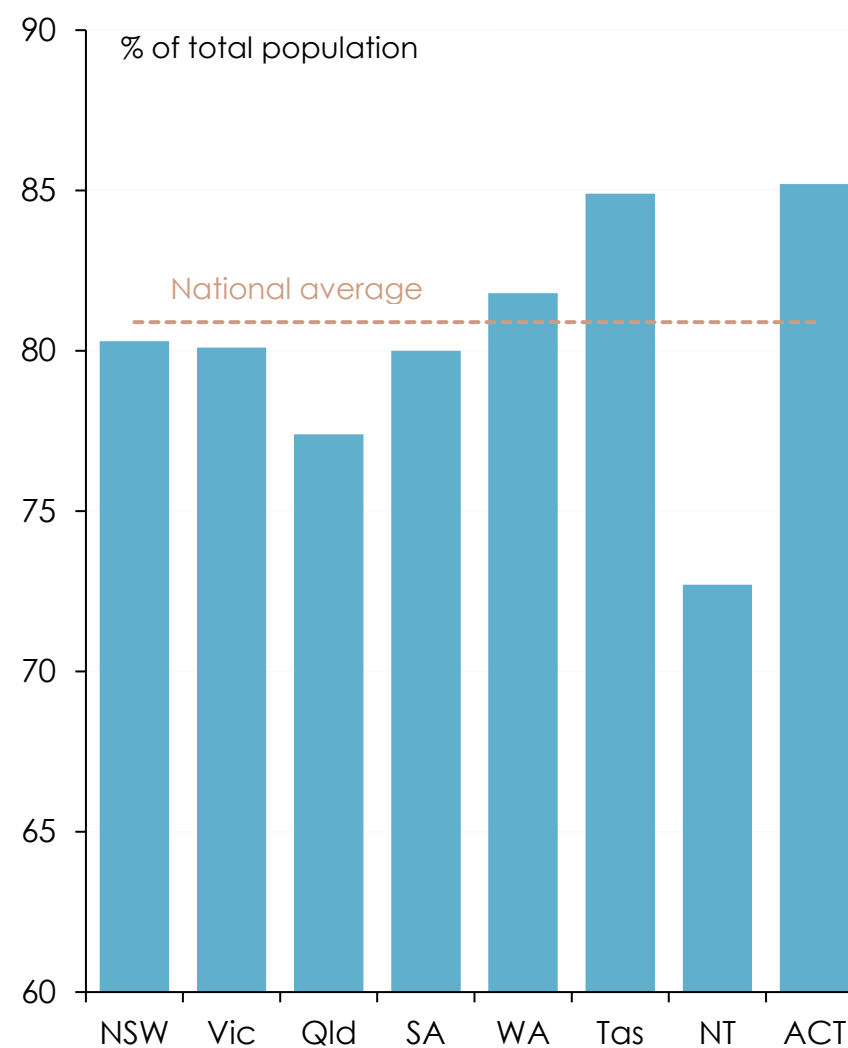
# People aged 30 & over will be able to get a fourth vaccination from next Monday, but the take-up of third ('booster') shots has stalled since May

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

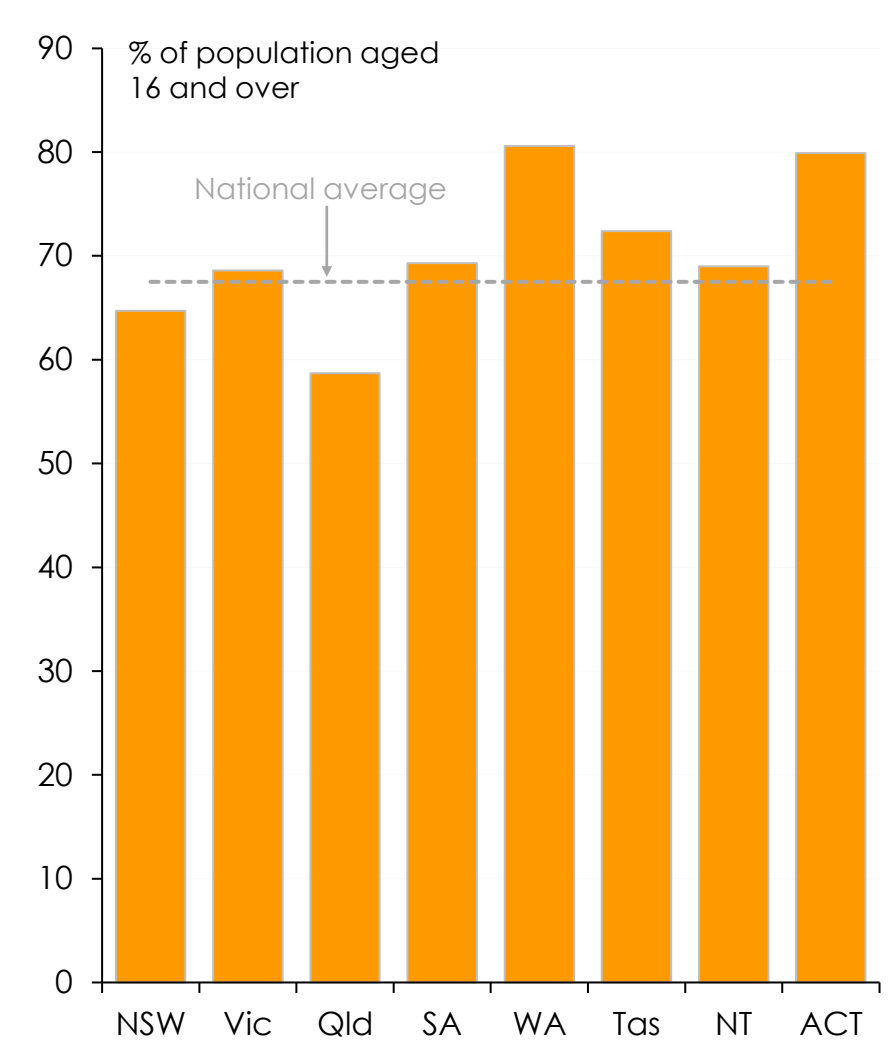
## Pc of population who have had at least one vaccination



## Pc of population who have had two vaccinations



## Pc of population who have had a third ('booster') vaccination



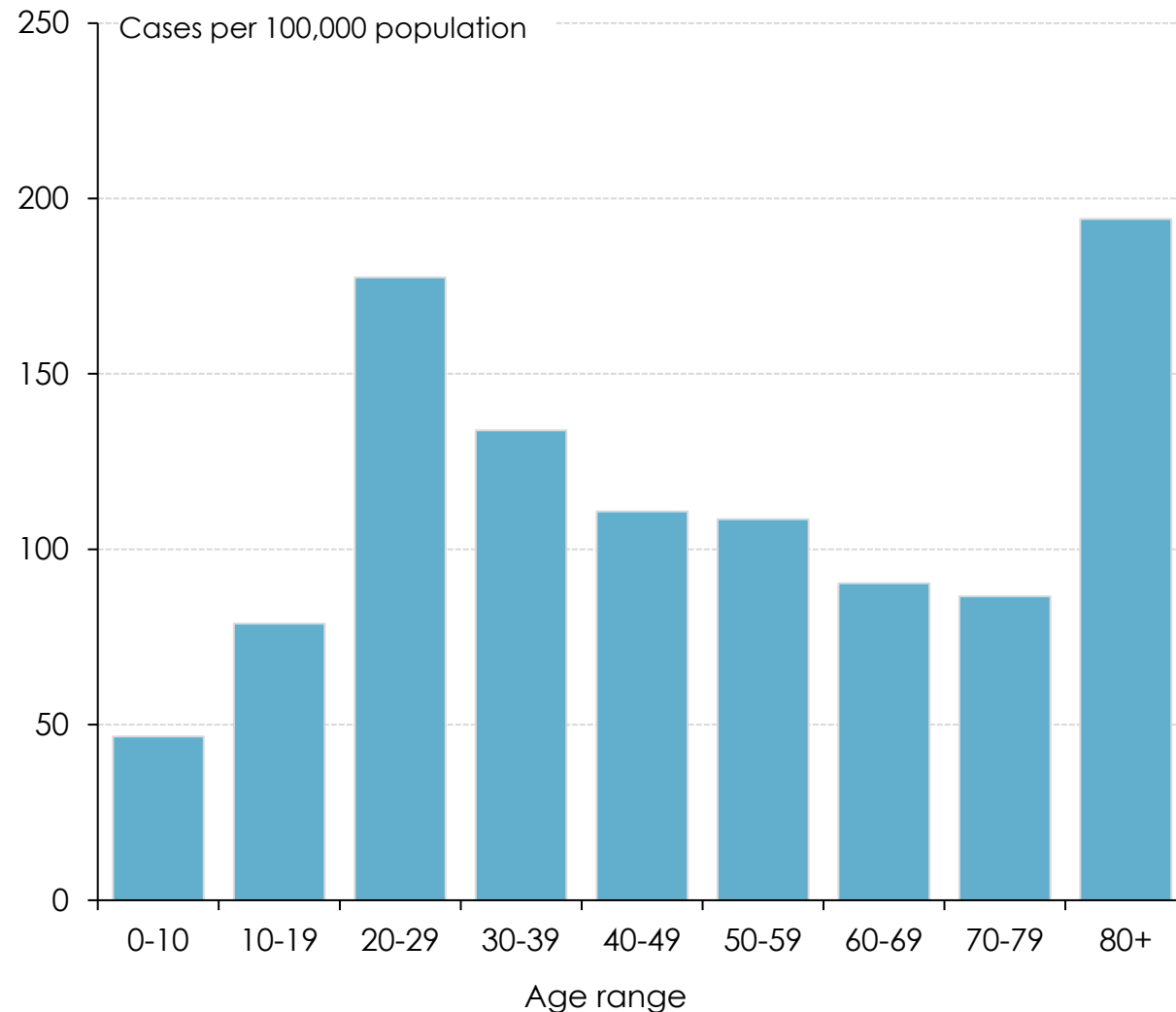
Note: Data are up to 8<sup>th</sup> July. Source: [covid19data.com.au](https://covid19data.com.au). [Return to "What's New"](#).



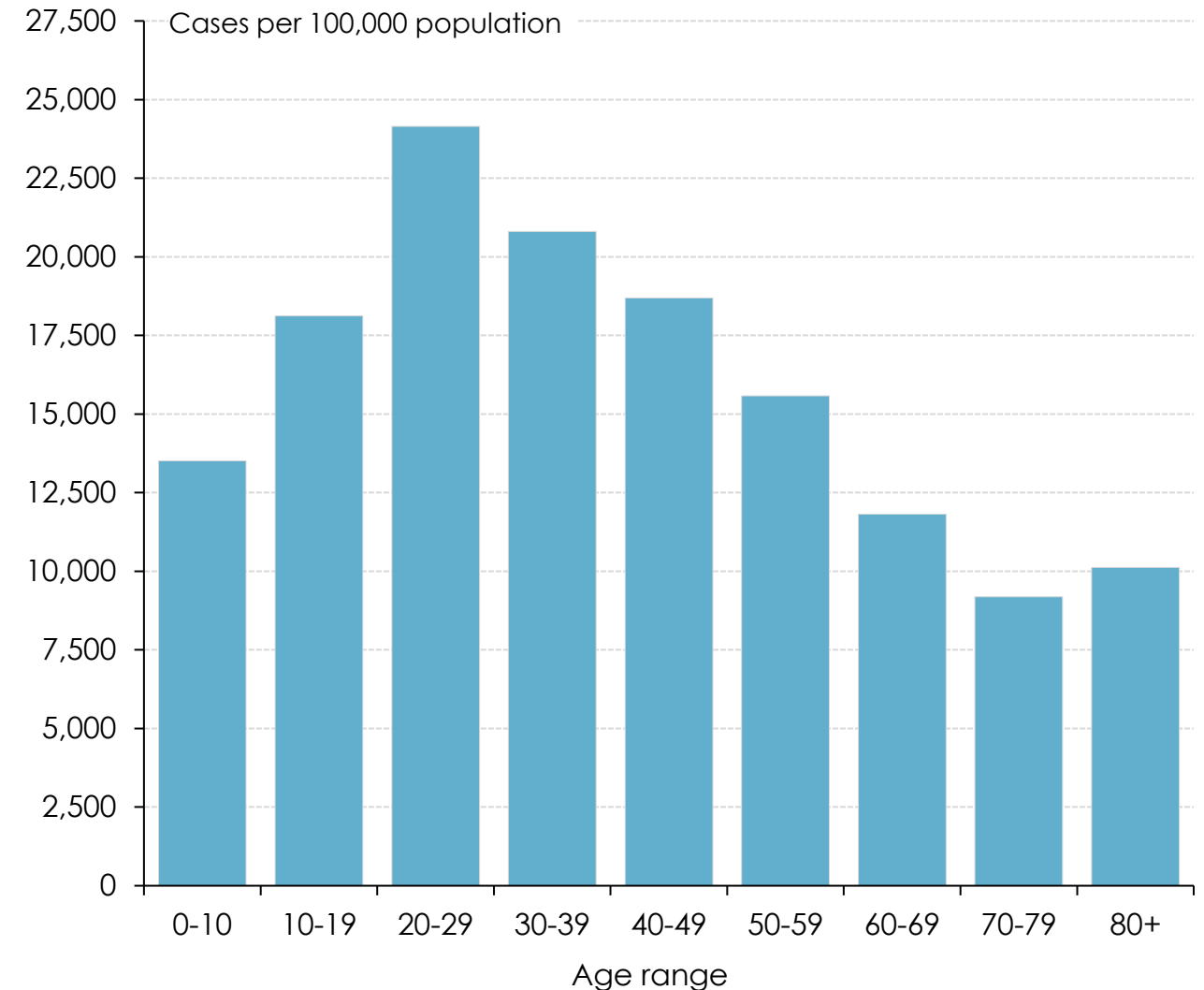
# People in their 20s have been more likely to become infected than other age groups – because they ‘mix’ more and are relatively less vaccinated

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Cumulative confirmed cases per 100,000 population, by age group – 2020



## Cumulative confirmed cases per 100,000 population, by age group – since 1<sup>st</sup> January 2021



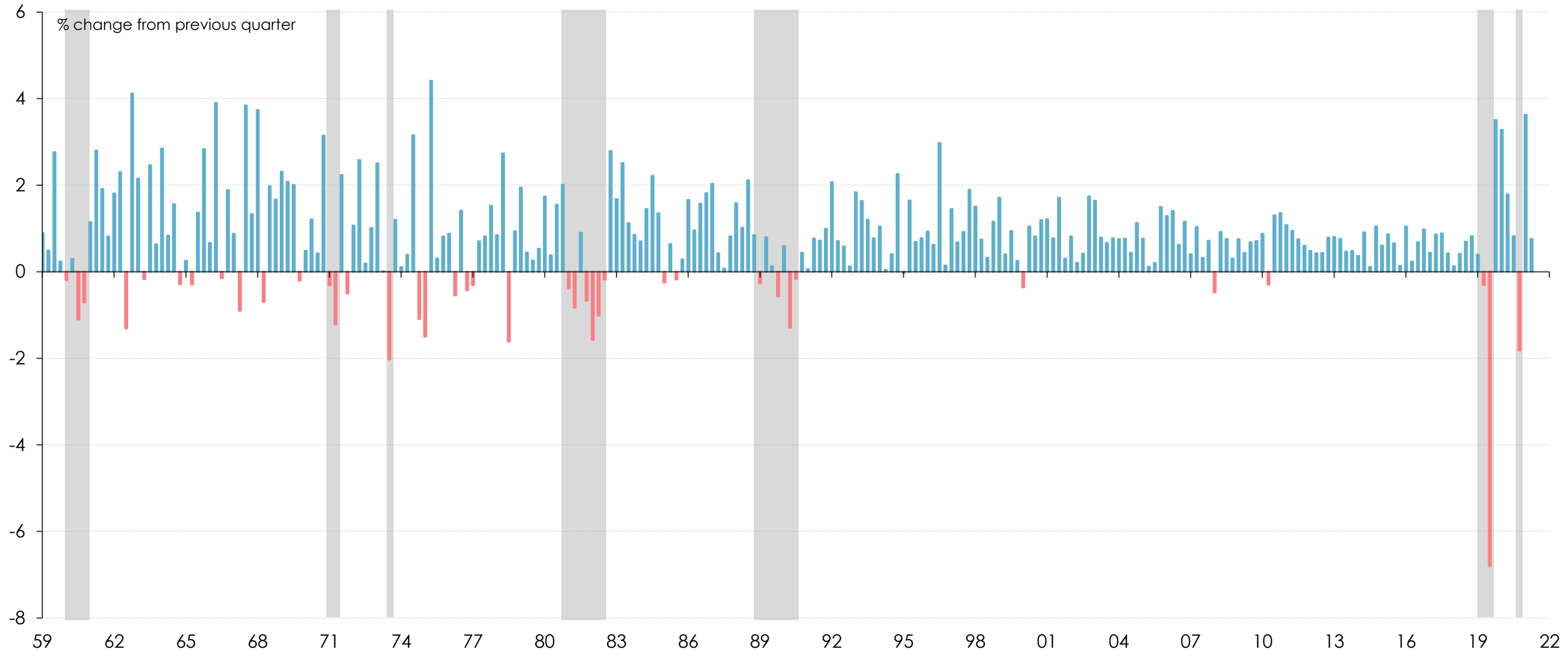
Note: Data for 2021-22 up to 8<sup>th</sup> July. Source: [Australian Government Department of Health](#); ABS; Corinna. [Return to "What's New"](#).

# Broad trends in the Australian economy

# Real GDP grew 0.8% in the March quarter, somewhat less than expected after the 3.6% rebound in the final quarter of last year

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Quarterly growth in Australian real GDP, 1959-2022

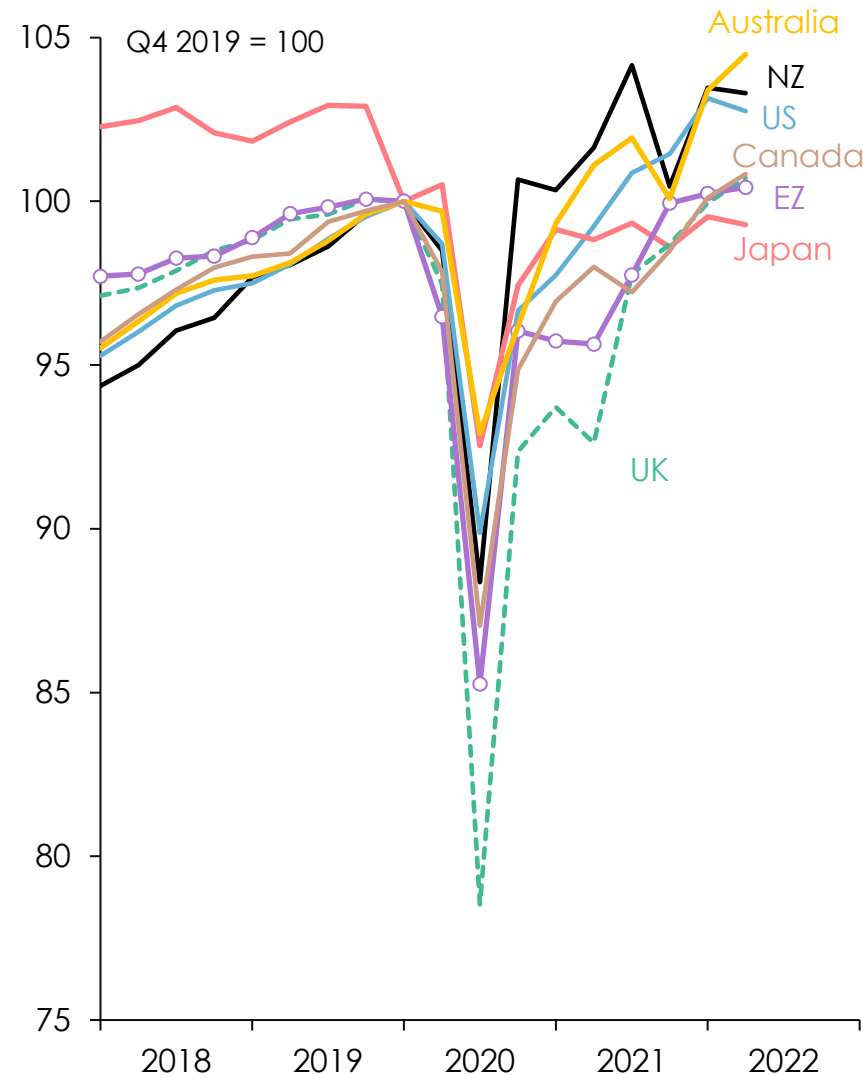


Note: Shaded areas denote recessions. Source: ABS, [Australian National Accounts: National Income, Expenditure and Product](#), March quarter 2022. June quarter GDP will be released on 7<sup>th</sup> September. [Return to "What's New"](#).

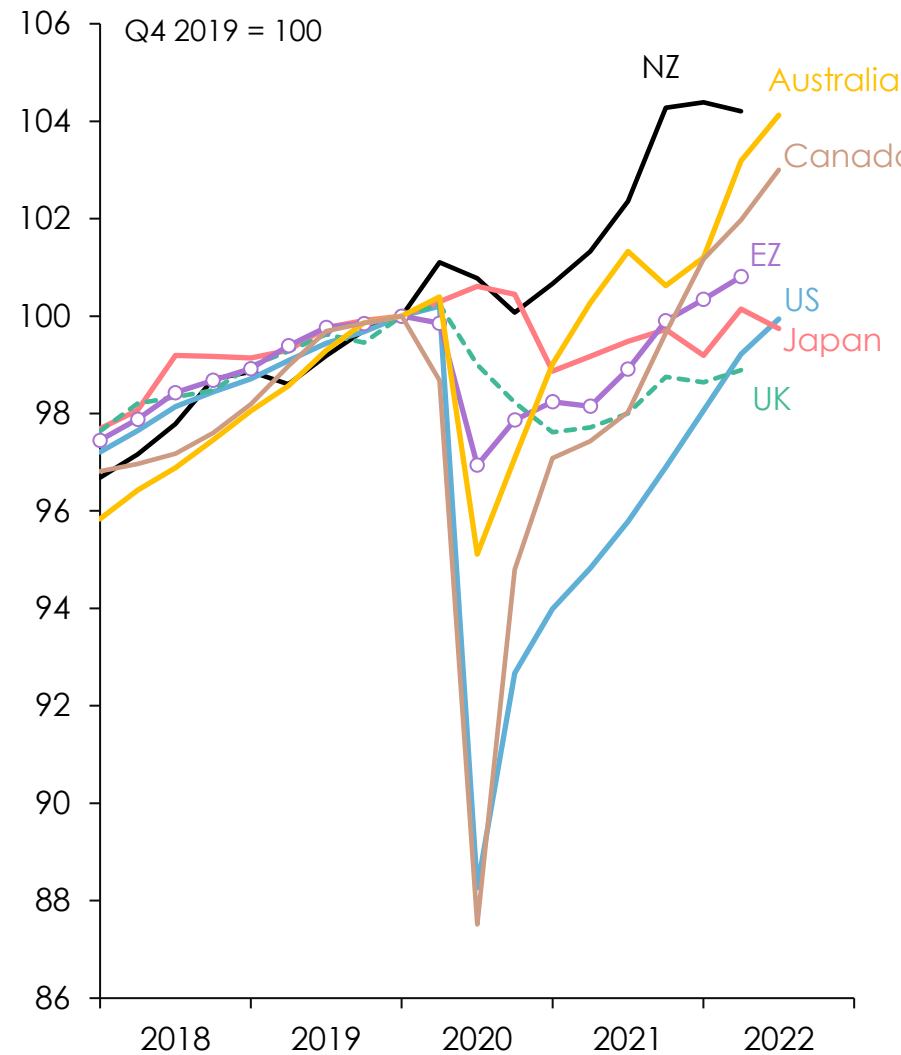
# Australia's 'Covid' recession wasn't as severe as, and its recovery has been stronger than, those of most other 'advanced' economies

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

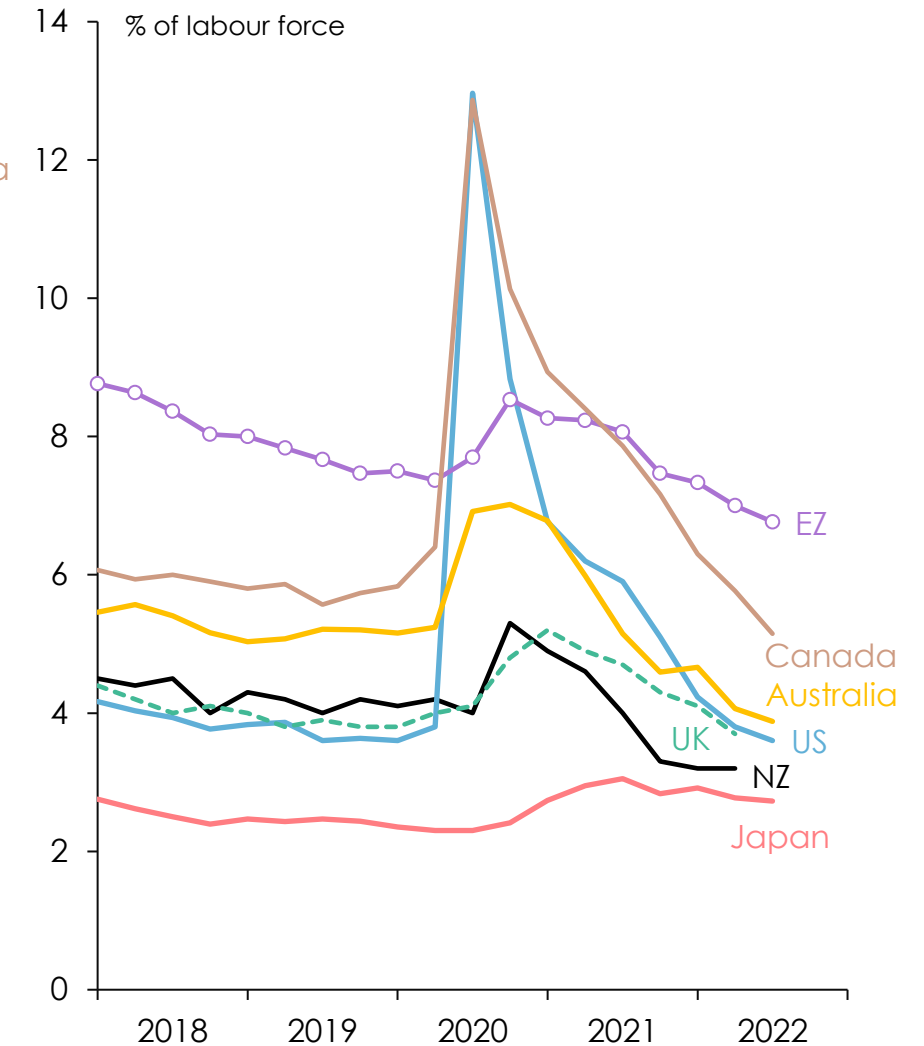
## Level of real GDP



## Employment



## Unemployment

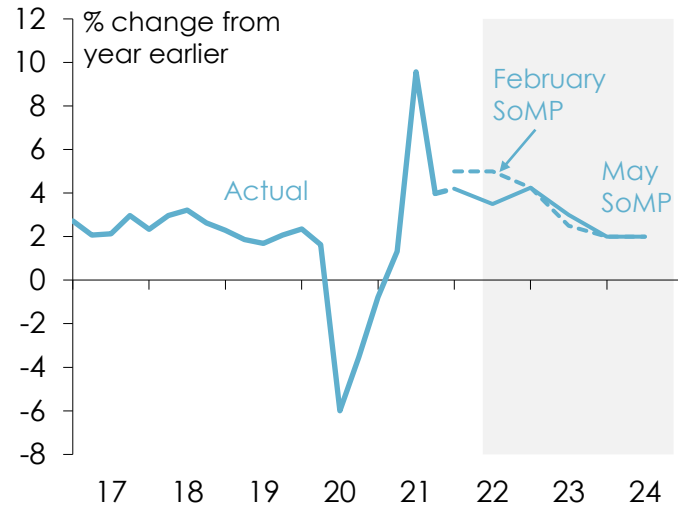


Sources: [ABS](#) ; [Statistics NZ](#) ; US [Bureau of Economic Analysis](#) and [Bureau of Labor Statistics](#); Japan [Cabinet Office](#) and [Statistics Bureau of Japan](#); [Eurostat](#); UK [Office for National Statistics](#); and [Statistics Canada](#); Corinna.

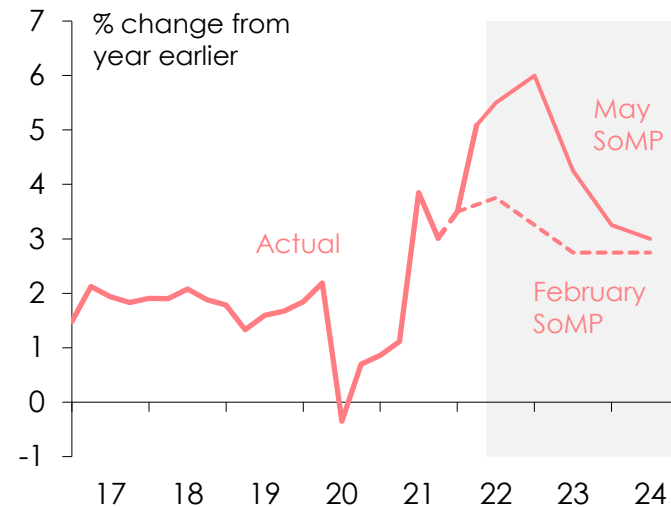
# The RBA has revised its inflation forecasts substantially upwards in the wake of the much higher-than-expected March quarter CPI outcome

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

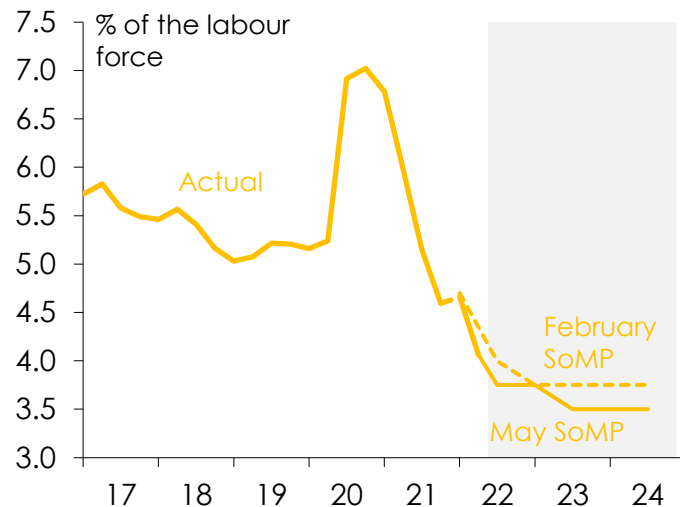
## GDP



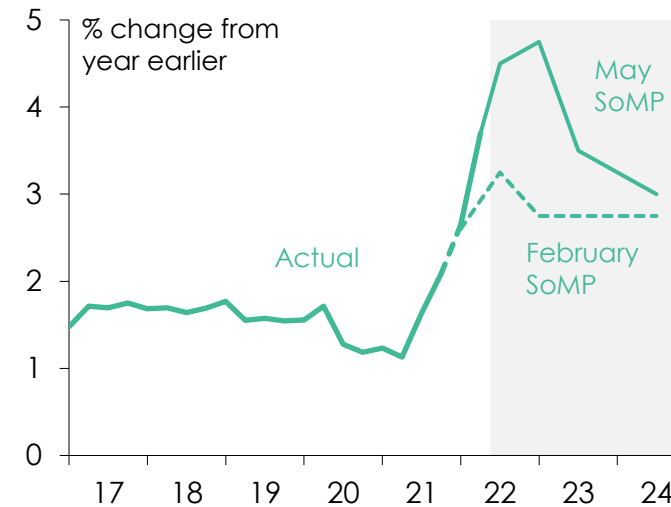
## 'Headline' inflation



## Unemployment



## 'Underlying' inflation



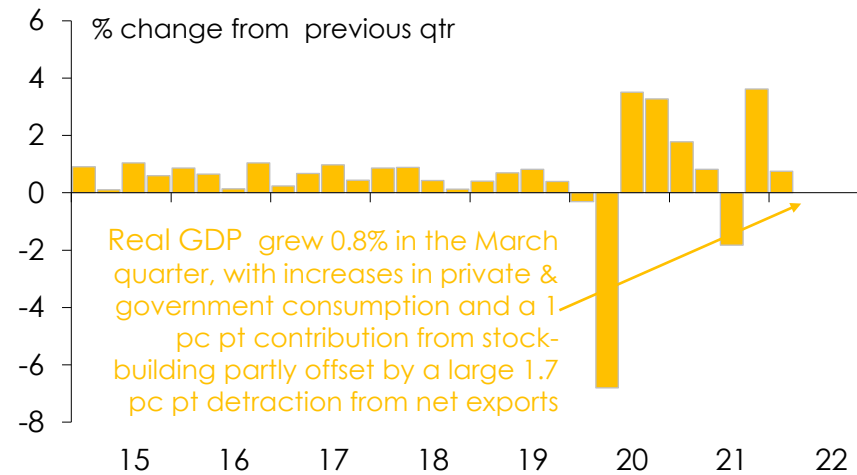
- ❑ The RBA's latest [Statement on Monetary Policy](#) released in the first week of May made only marginal changes to its outlook for economic activity and employment
  - real GDP is still expected to grow 4¼% through 2022 led by strong growth in household consumption (aided by a reduction in saving from current very high levels) and non-mining business investment, before slowing to 2% over the course of 2023
  - the unemployment rate is expected to drop to 3½% by Q2 next year and remain there through Q2 2024
- ❑ However the RBA substantially raised its inflation forecasts
  - 'headline' inflation was expected to peak at 6% in the December quarter (since revised up further to 7%), before declining to 3% over the following 18 months
  - while 'underlying' inflation (as measured by the trimmed mean) is now expected to peak at 4¾% in Q4 this year, and remain above the 2-3% target band until mid-2024
- ❑ The RBA expects the "primary driver of inflation outcomes" to shift from "upstream non-labour cost pressures" towards "domestically generated pressures from a tight labour market"
  - the wage price index is now expected to rise by about 3% over 2022 and by 3¾% over the year to Q2 2024, with broader measures of earnings rising more rapidly

Source: Reserve Bank of Australia, [Statement on Monetary Policy](#), 6<sup>th</sup> May. The RBA's next set of forecasts will be published on Friday 5<sup>th</sup> August. [Return to "What's New"](#).

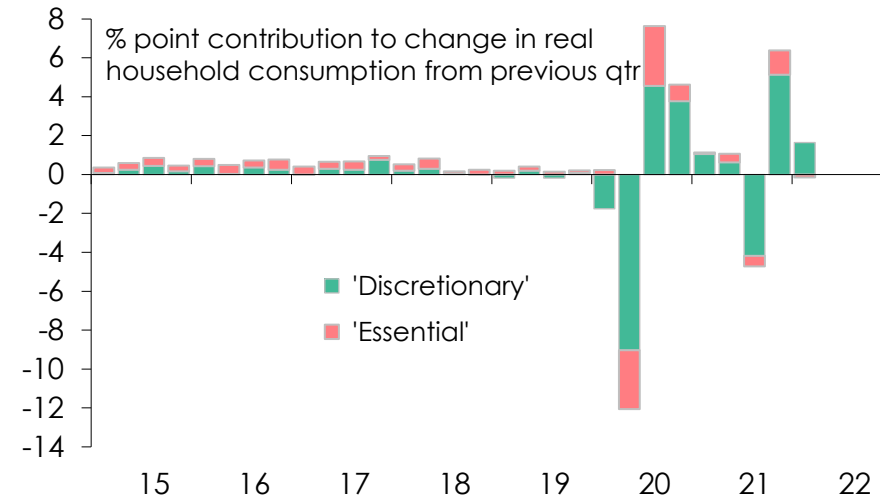
# Real GDP grew 0.8% in Q1, with growth in private and public consumption dampened by soft dwelling investment and an 8% surge in imports

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

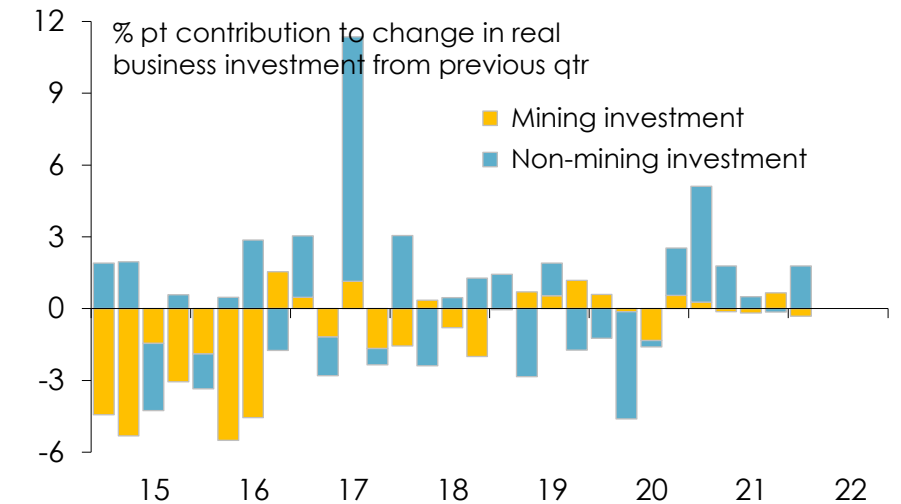
## Quarterly change in real GDP



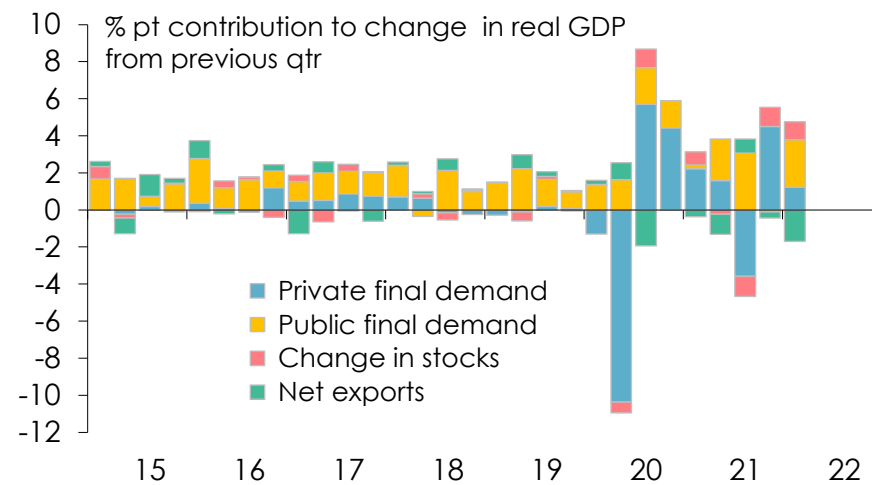
## Household consumption expenditure



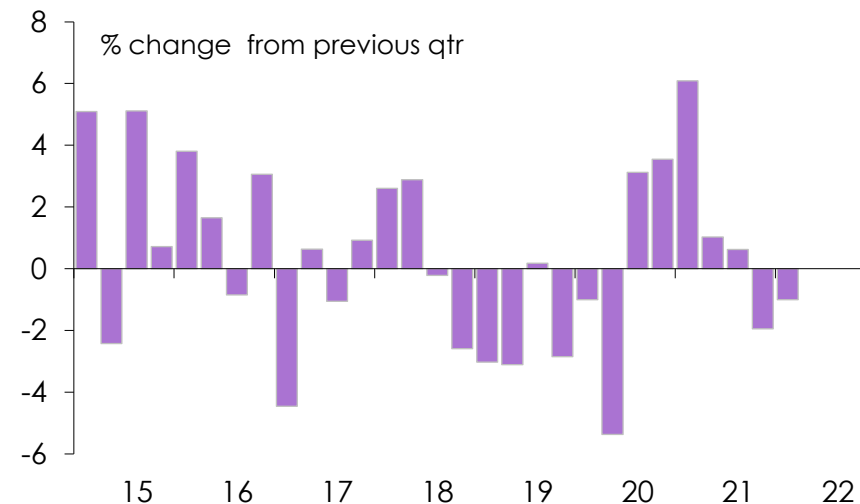
## Business investment expenditure



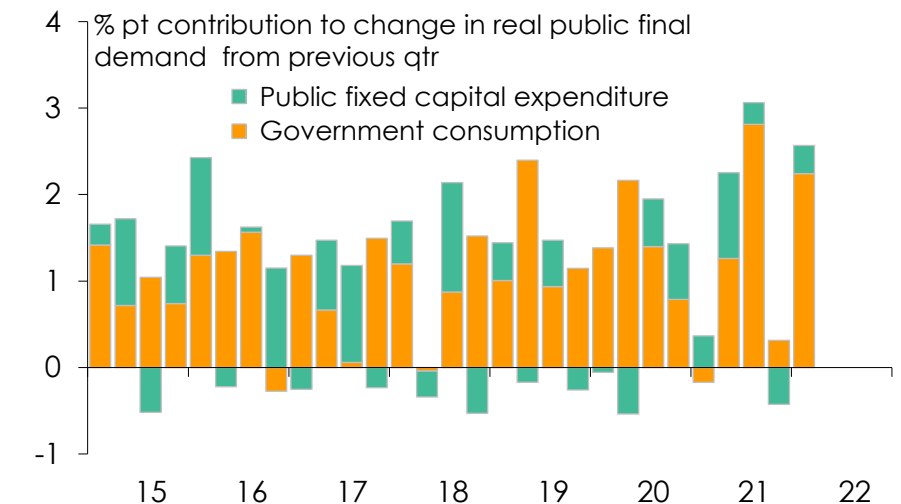
## Contributions to quarterly GDP growth



## Dwelling investment expenditure



## Public expenditure

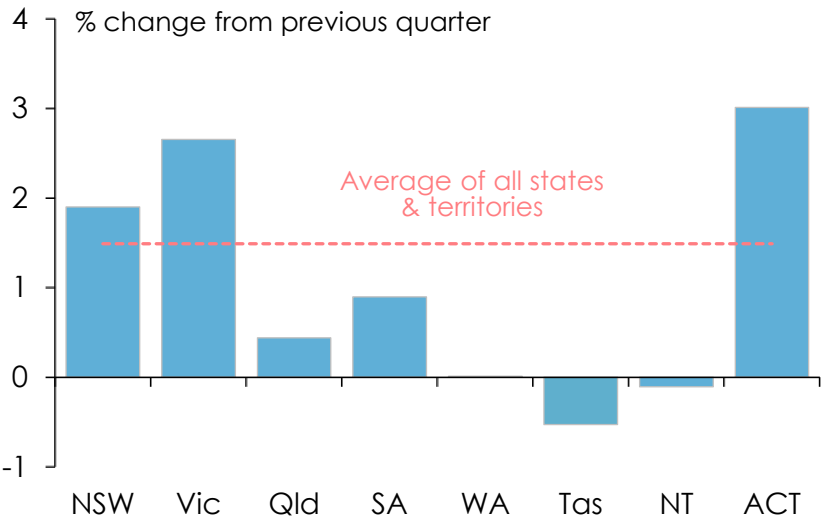


Source: ABS, [Australian National Accounts: National Income, Expenditure and Product](#), March quarter 2021; June quarter national accounts will be released on 7<sup>th</sup> September. [Return to "What's New"](#).

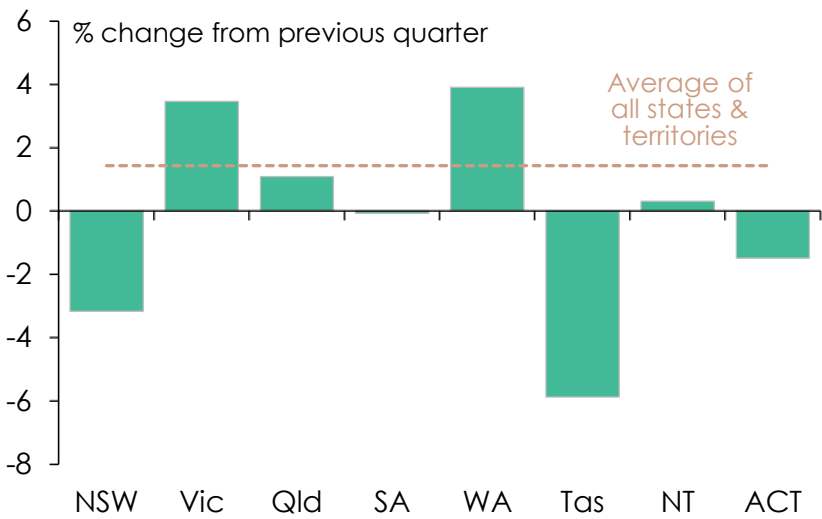
# March quarter real GDP growth owed much to the continued recovery in household spending in NSW, Victoria & the ACT from last year's lockdowns

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

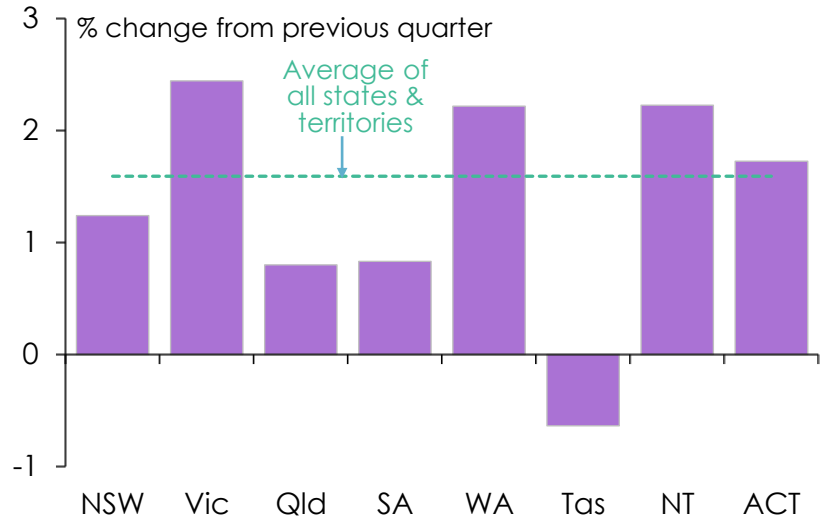
## Household consumption



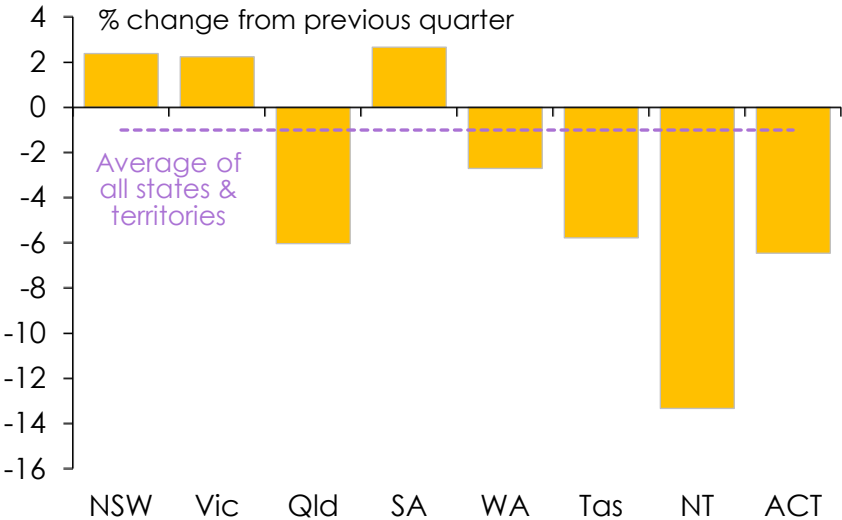
## Business investment



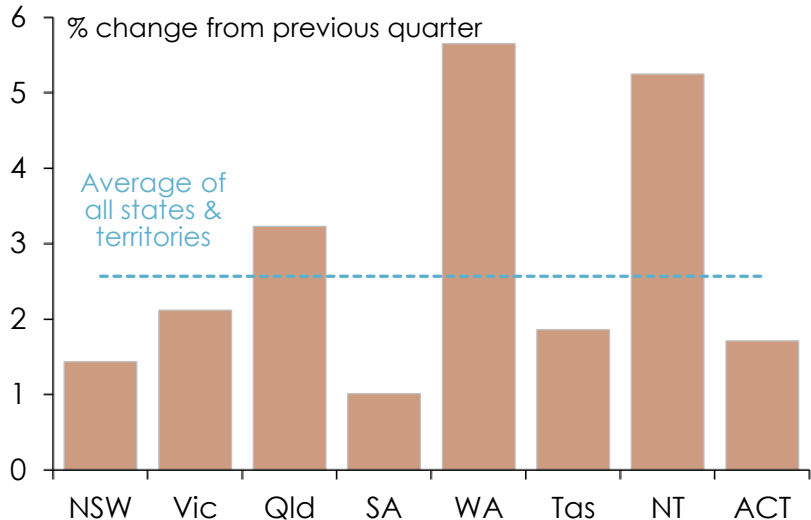
## State final demand



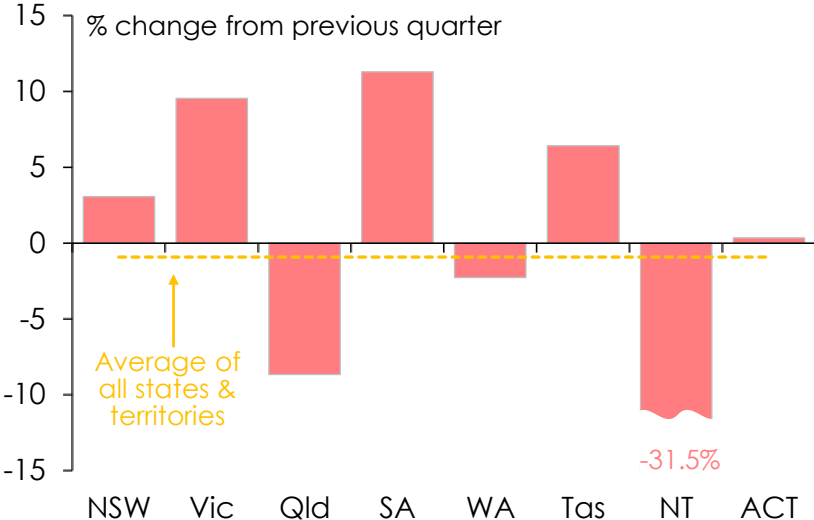
## Dwelling investment



## Public spending



## International exports

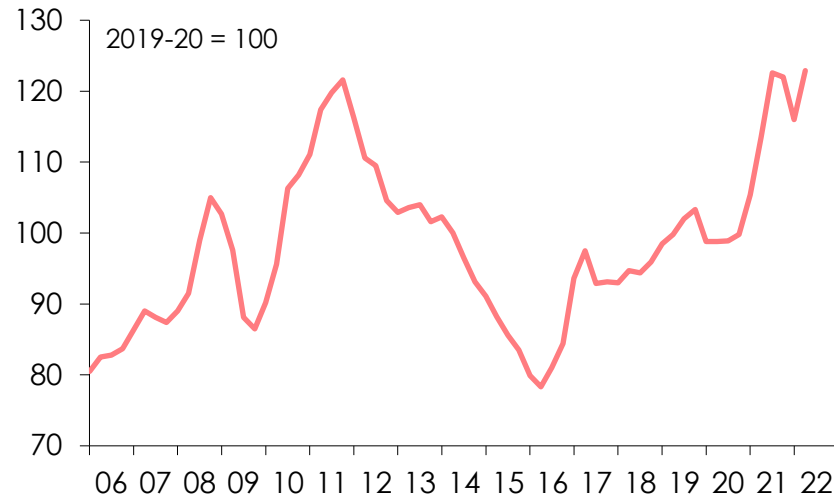


Note: all data in chain-volume terms. Business investment and public spending exclude transactions in second-hand public sector assets. Sources: ABS, [Australian National Accounts: National Income, Expenditure and Product](#), March quarter 2022; [Balance of Payments and International Investment Position, Australia](#), March quarter 2022. [Return to "What's New"](#).

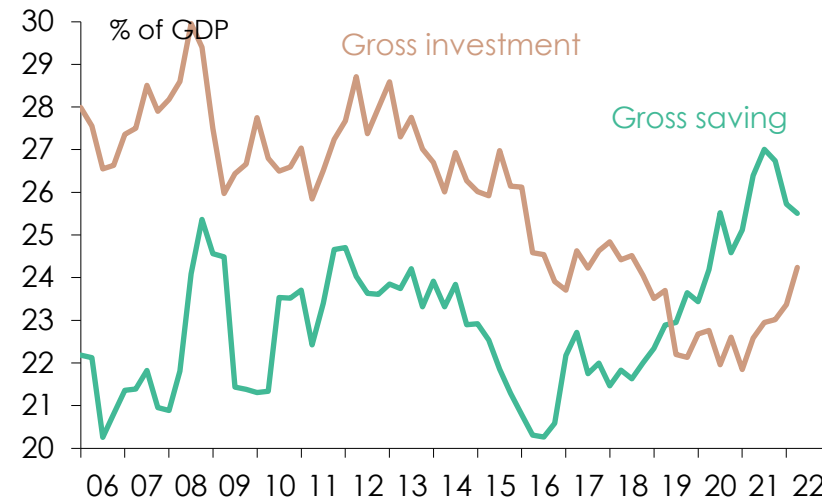
# Australia's terms of trade reached a new record high in the March quarter, boosting real gross domestic income – most of which went to profits

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

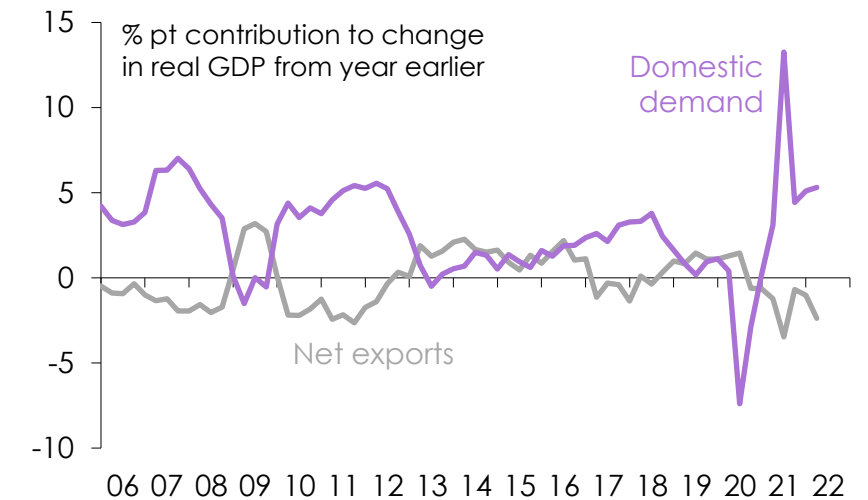
## Terms of trade



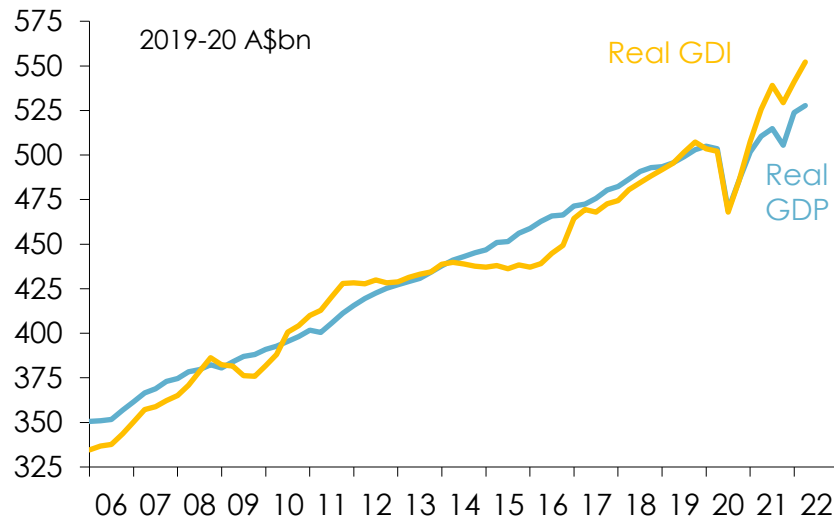
## National saving & investment



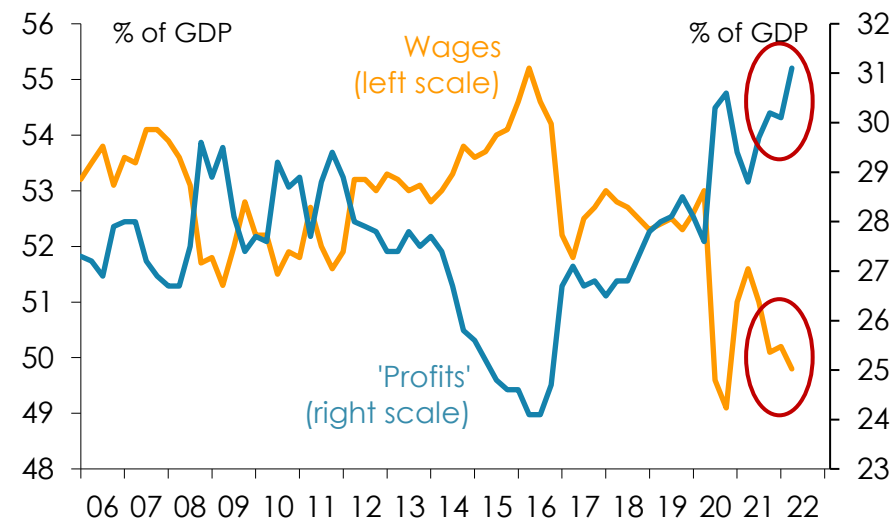
## Domestic demand and net exports



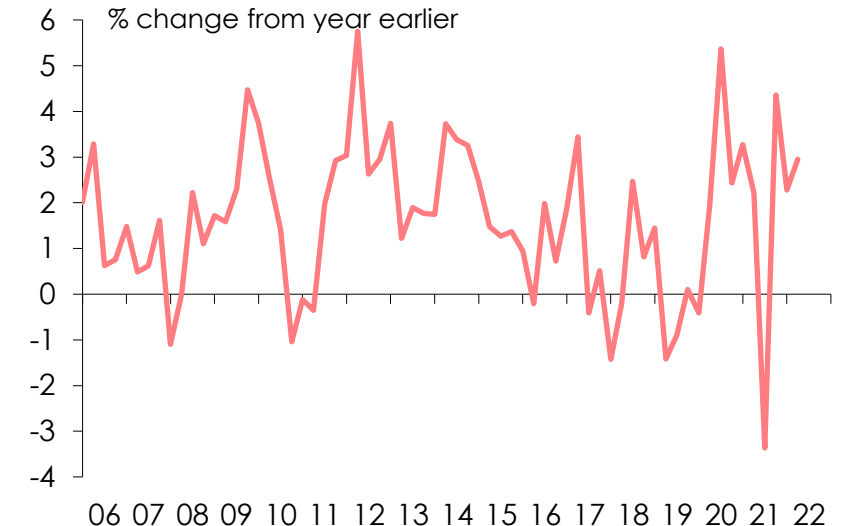
## Real gross domestic income



## Shares of national income



## Labour productivity



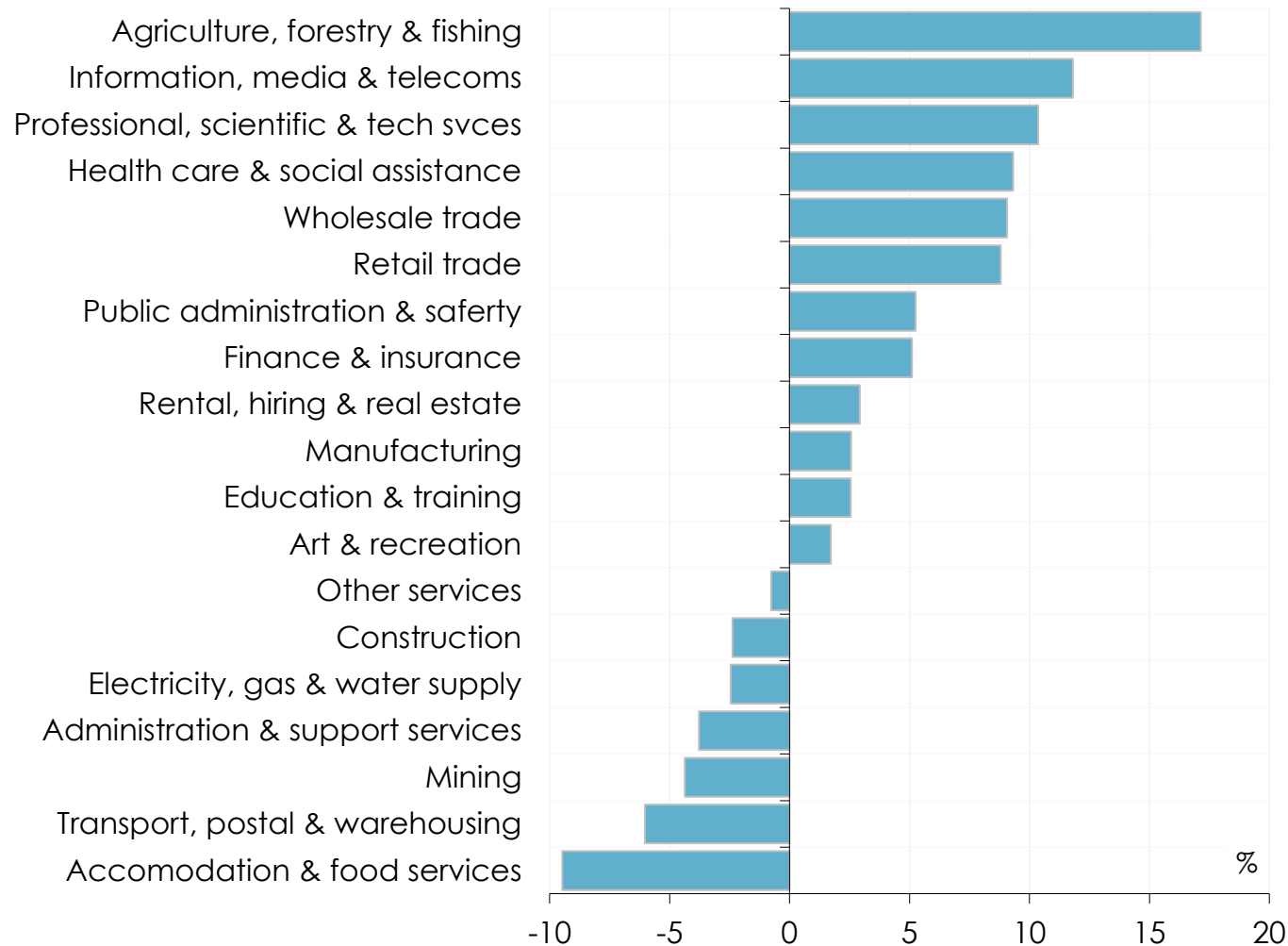
Note: The terms of trade is the ratio of export to import prices (for more see [slide 60](#)); real gross domestic income is real GDP adjusted for changes in the terms of trade; 'profits' is gross operating surplus of corporate trading and financial enterprises; labour productivity is gross value added per hour worked. Source: ABS, [Australian National Accounts: National Income, Expenditure and Product](#), March quarter 2022 – June quarter data will be released on 7<sup>th</sup> September. [Return to "What's New"](#).



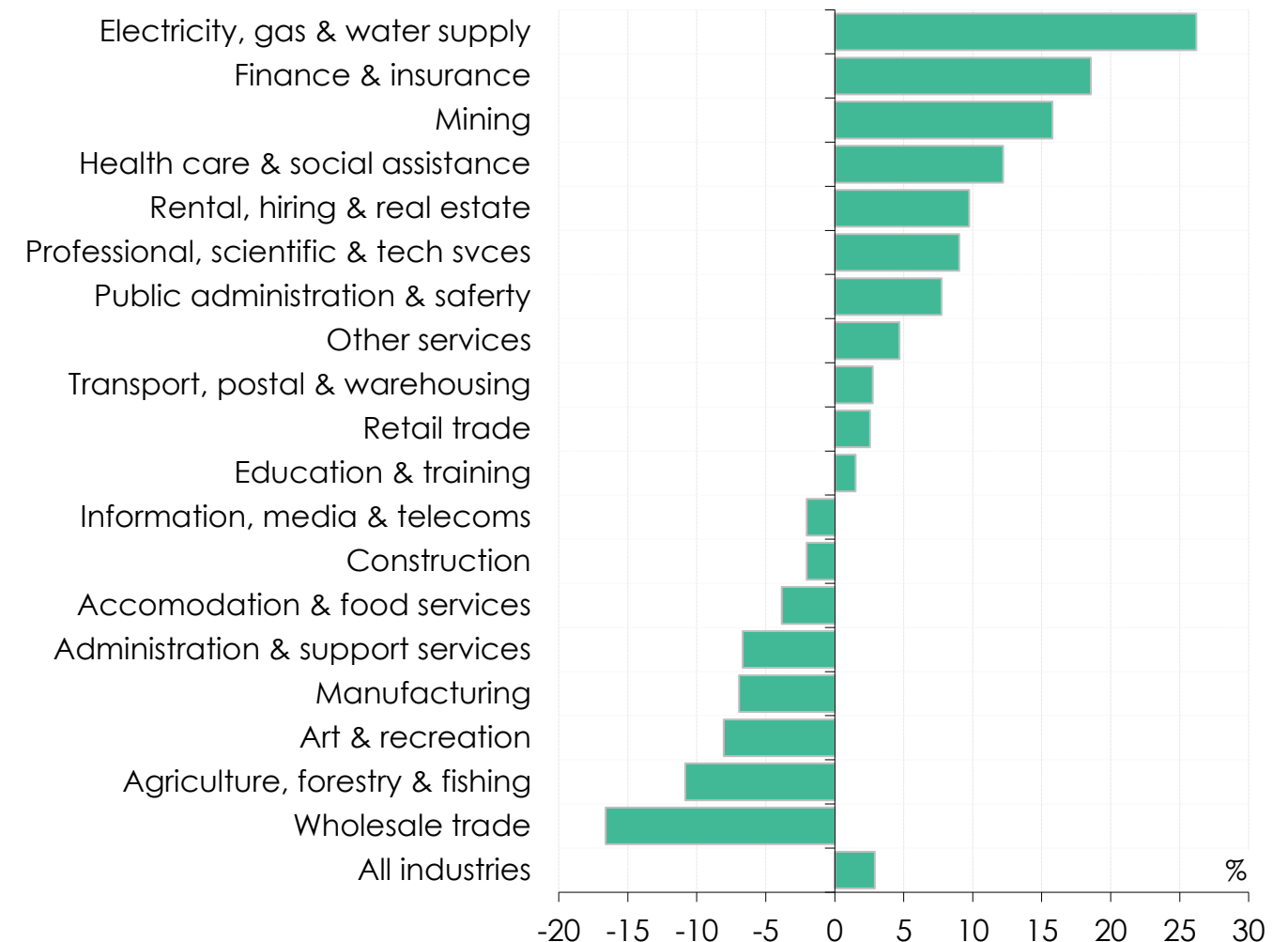
# Some sectors of the economy remain considerably smaller than they were on the eve of the pandemic

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Q1 2022 real gross value added by industry – change from pre-pandemic peak



## Q1 2022 employment by industry – change from pre-pandemic peak

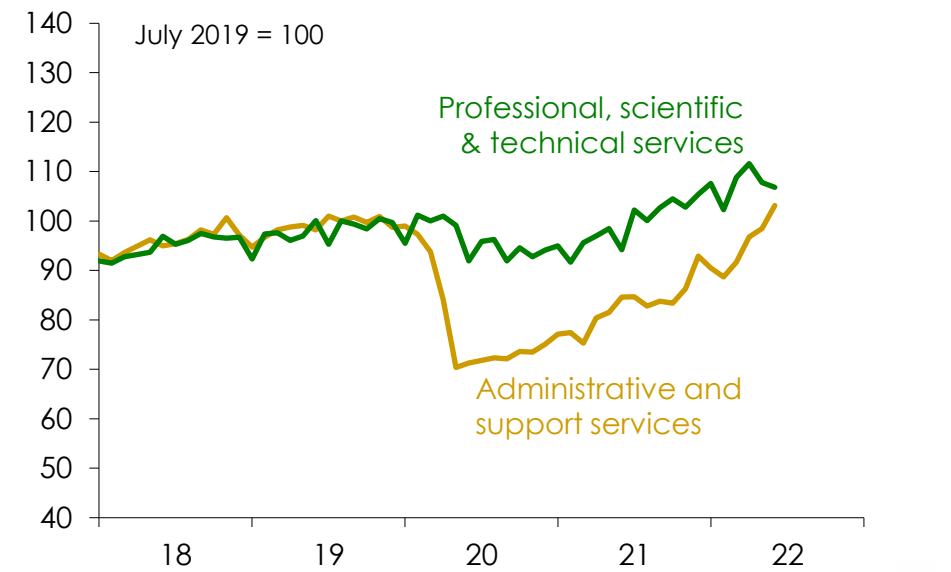
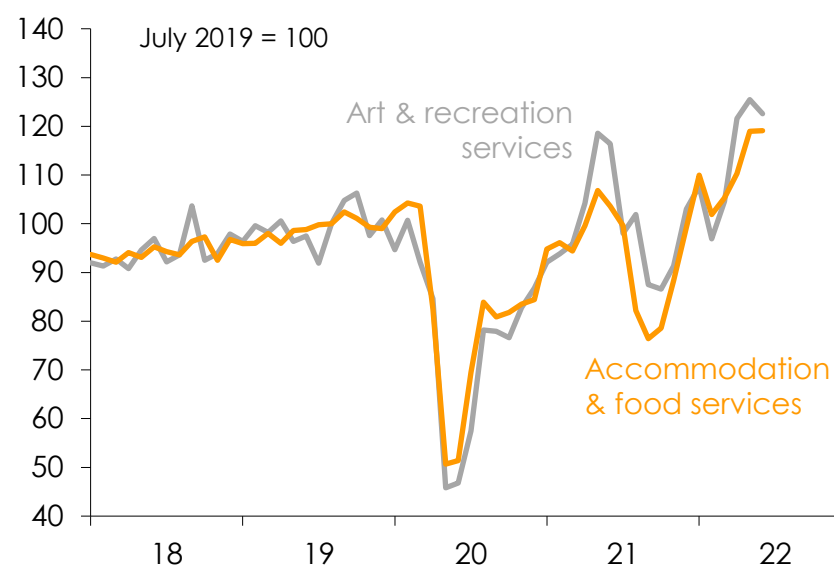
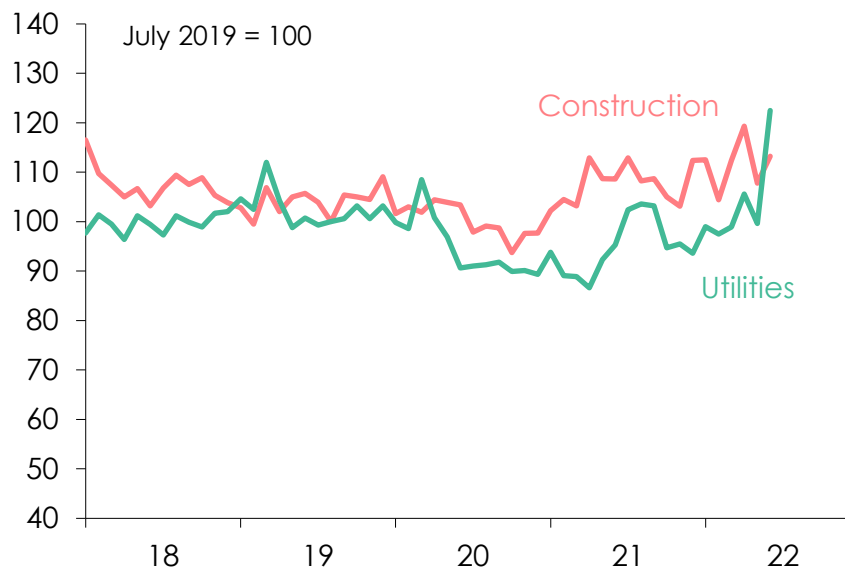
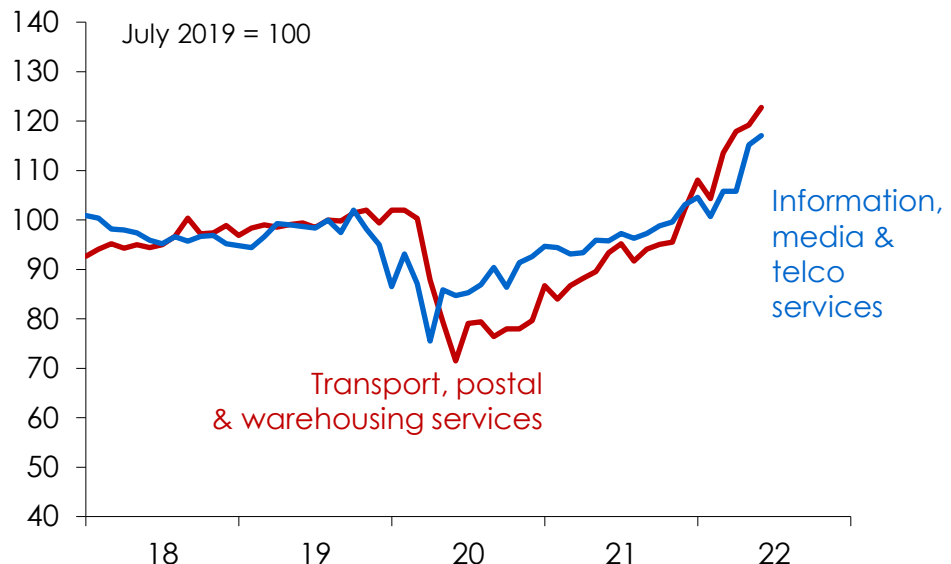
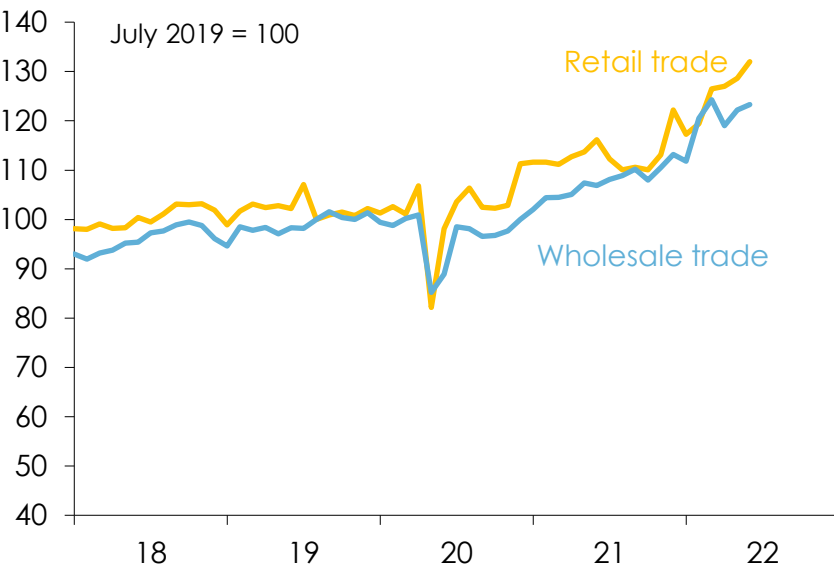
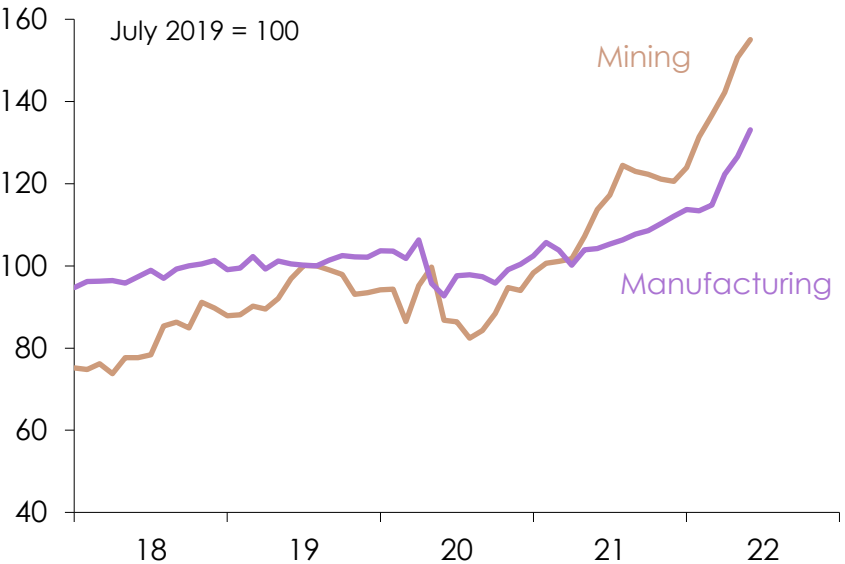


Sources: ABS, [Australian National Accounts: National Income, Expenditure and Product](#), March quarter 2022; and [Labour Force, Australia, Detailed](#), February 2022.  
[Return to "What's New"](#).

# 11 of 13 sectors for which estimates are available experienced an increase in turnover in May, with utilities registering a 23% rise

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Indicators of business turnover, by industry

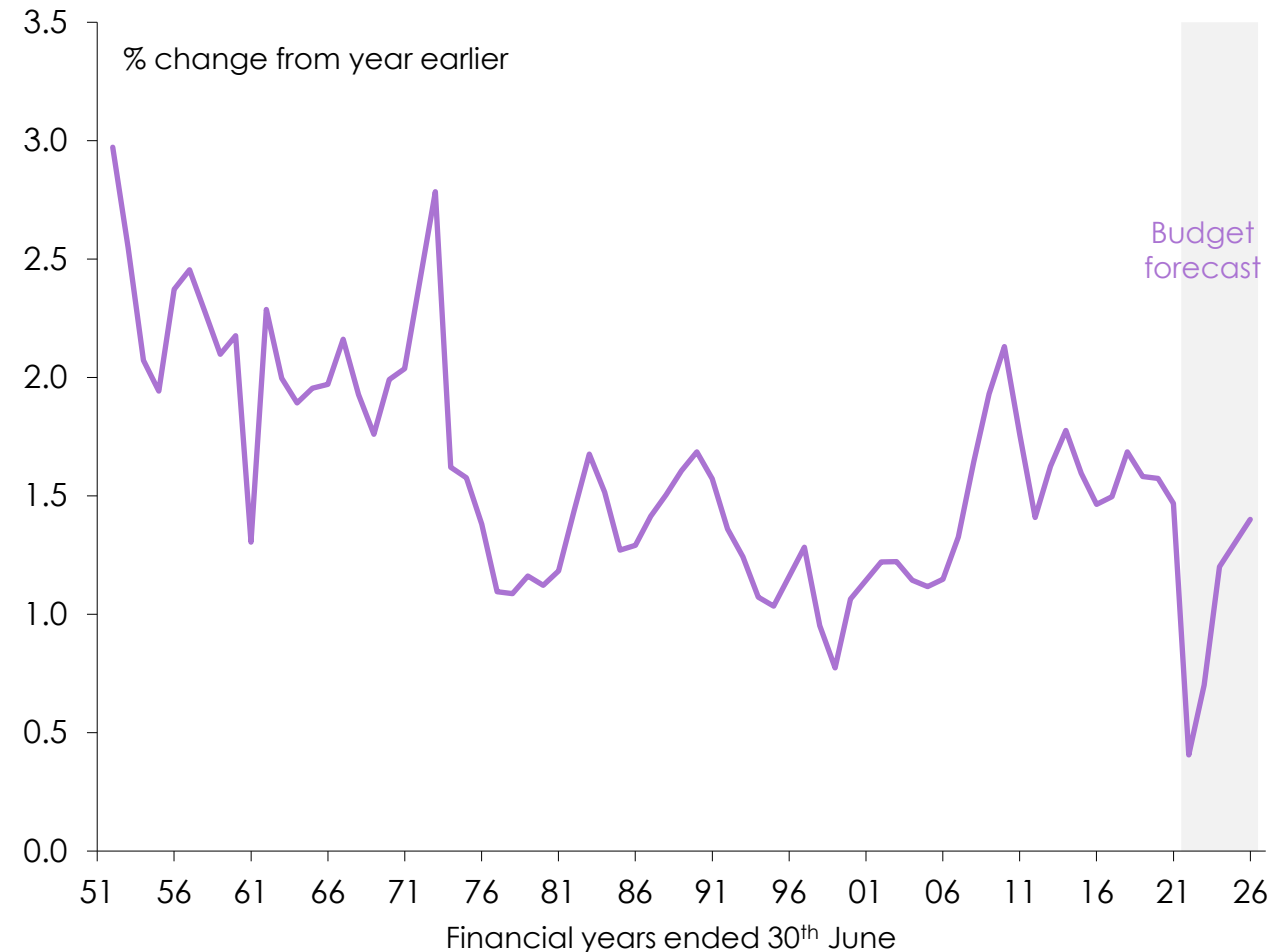


Note: The turnover indicators are derived from the Business Activity Statements submitted to the Australian Taxation Office by all businesses with an annual GST turnover of \$20m or more (together with a proportion of smaller businesses which voluntarily report monthly). Source: ABS, [Monthly Business Turnover Indicator](#), May 2022. June data will be released on 9<sup>th</sup> August. [Return to "What's New"](#).

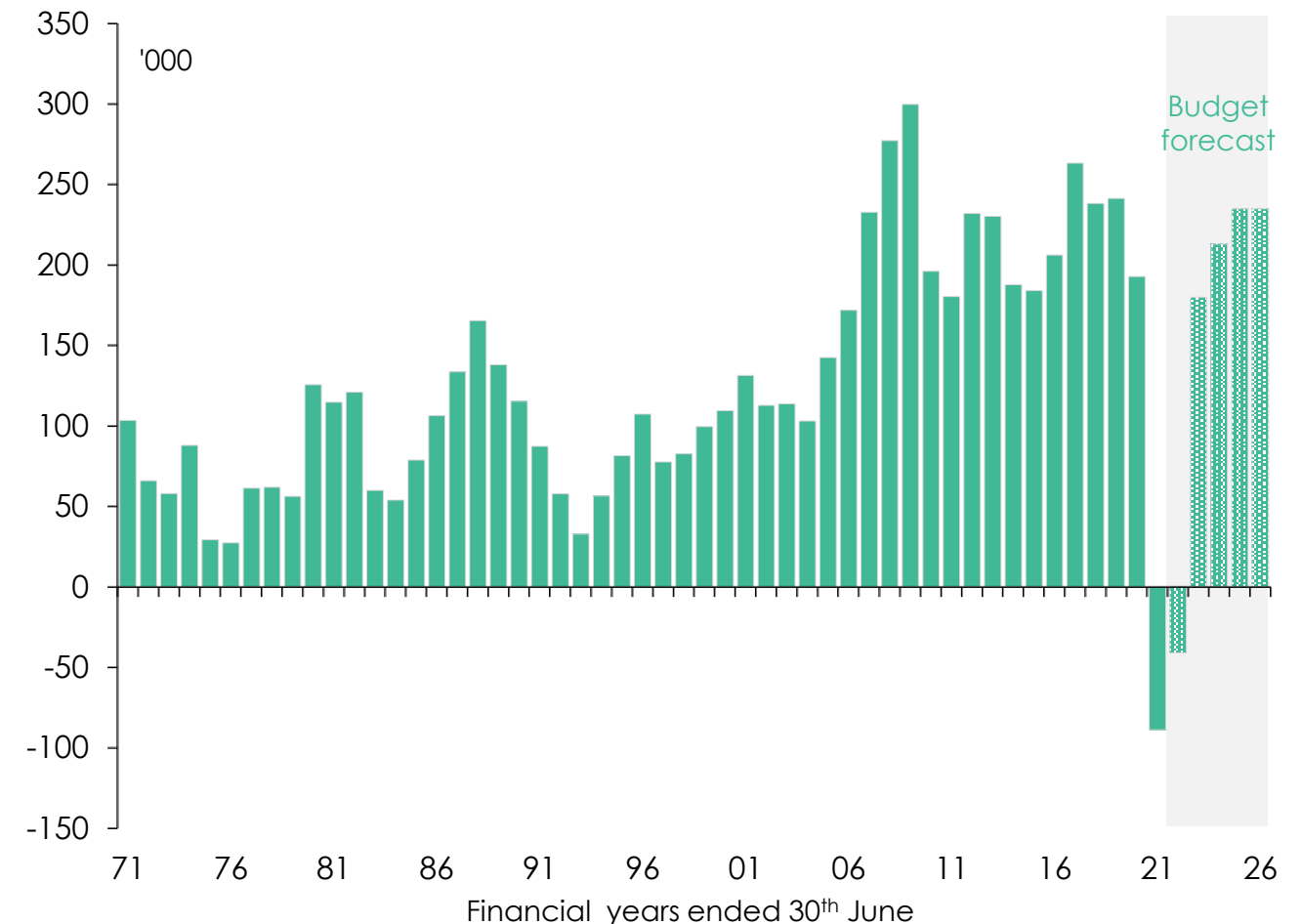
# An important assumption underlying 'official' forecasts is that net immigration resumes in 2022-23 and returns to previous levels by 2024-25

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Population growth



## Net overseas migration



- ❑ **Net overseas migration may not return to pre-Covid levels as quickly as the Budget assumes (or at all) if (a) China actively discourages students from coming to Australia (as it may well); and (b) if prospective migrants' views of Australia as a desirable destination has been adversely affected by the way in which Australia 'managed' its border controls during Covid (as they may well have been)**

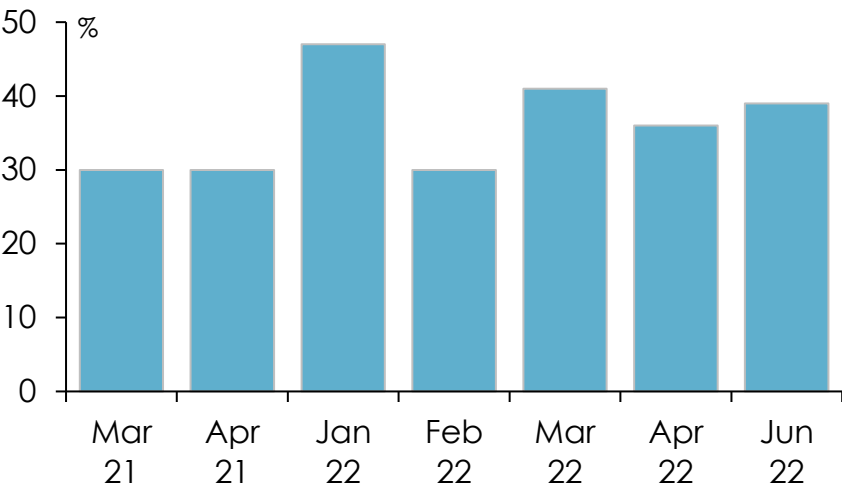
Sources: ABS, [National, state and territory population](#); Australian Government, 2022-23 [Budget Paper No. 1, Statement No. 2](#), 29<sup>th</sup> March 2022.

# The business sector

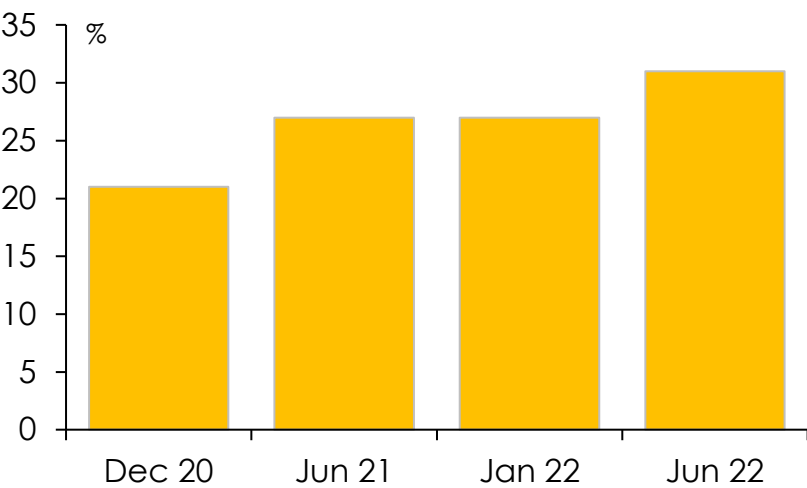
# 39% of businesses were still experiencing supply chain disruptions, and 27% having difficulty attracting suitable staff, in June

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

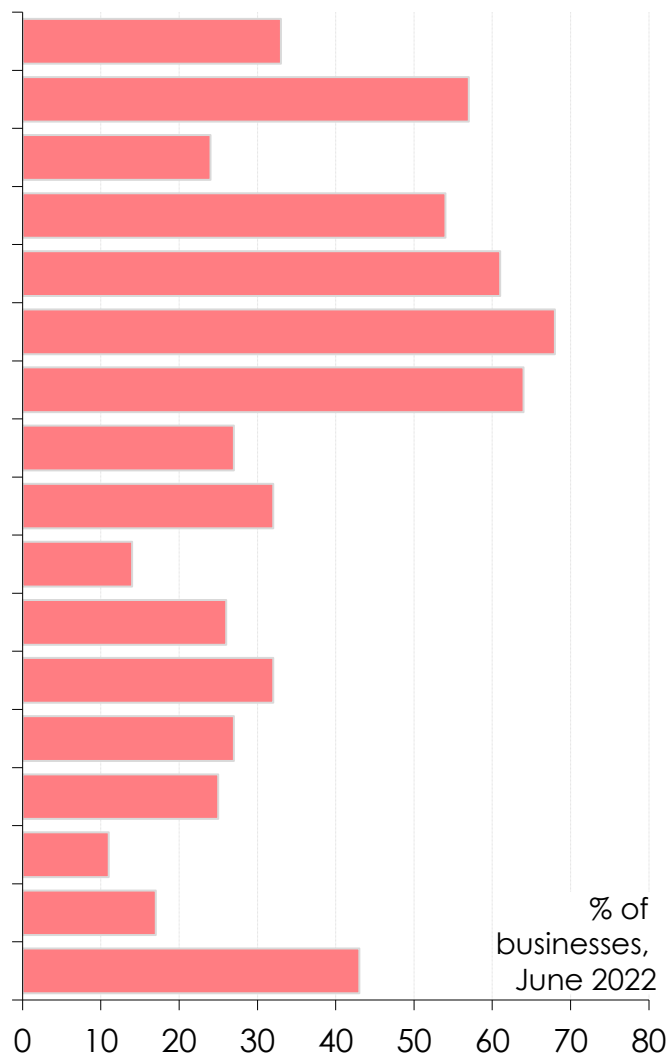
Businesses experiencing supply chain disruptions



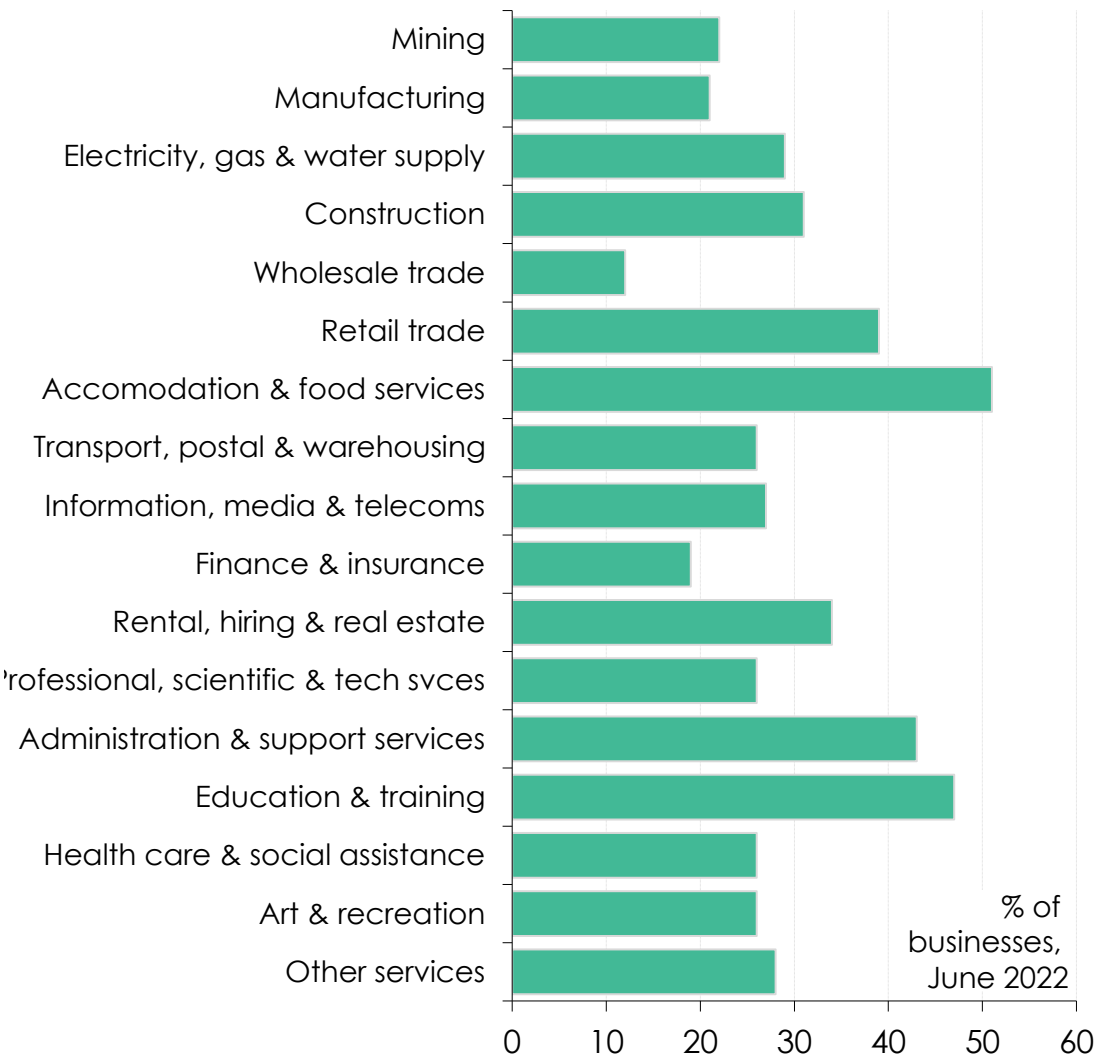
Businesses experiencing difficulty recruiting suitable staff



Businesses experiencing supply chain disruptions, by industry



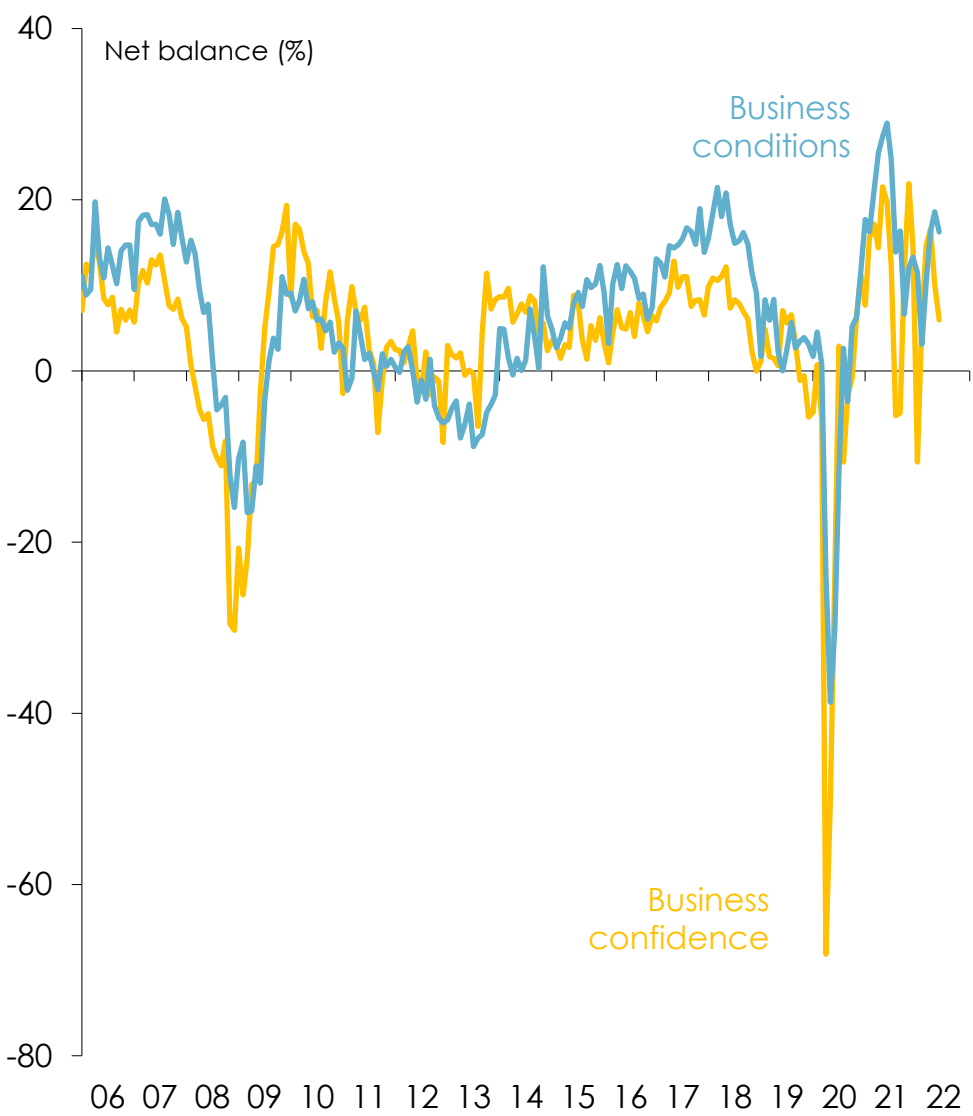
Businesses having difficulty finding suitable staff, by industry



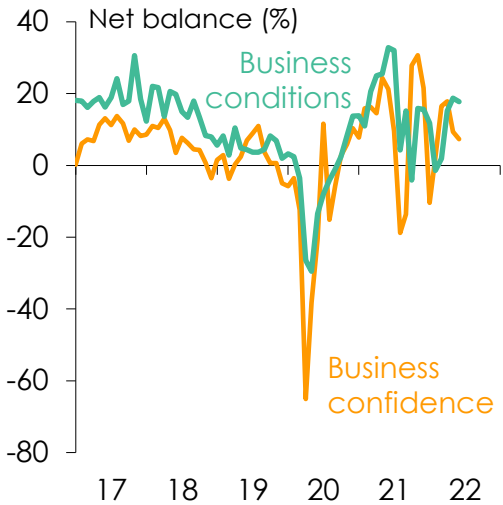
# Business confidence fell in May after the RBA's first rate increase – especially in Victoria and SA – but business conditions eased only marginally

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

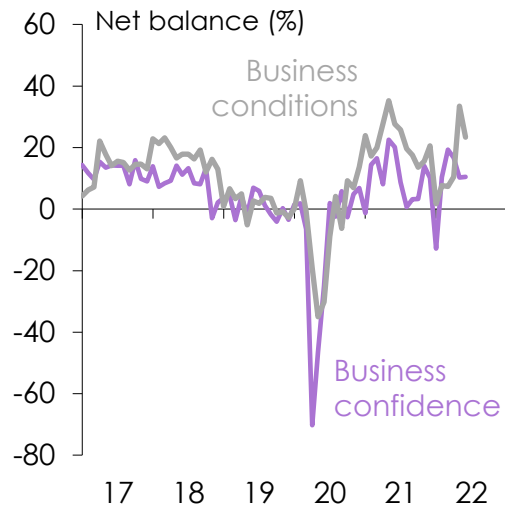
National business confidence & conditions



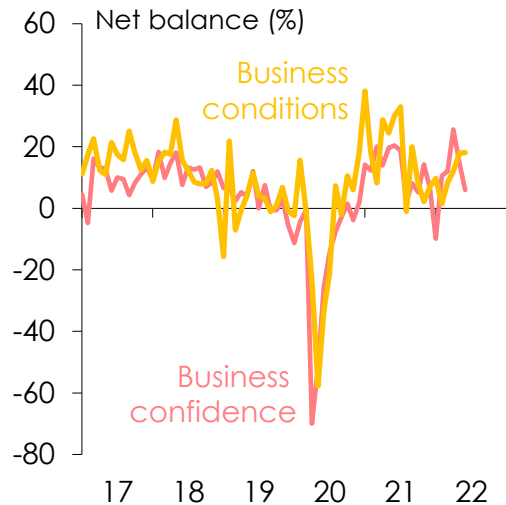
New South Wales



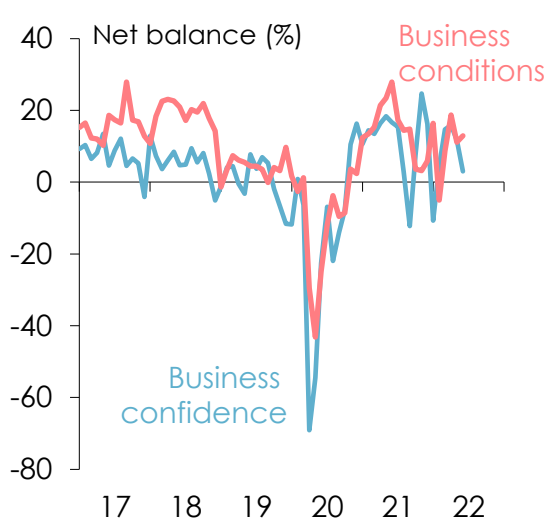
Queensland



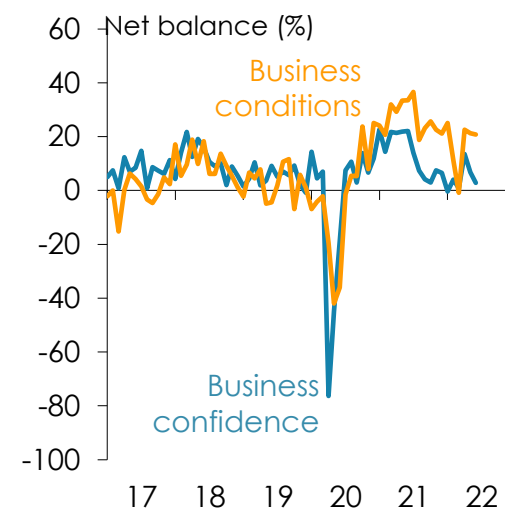
South Australia



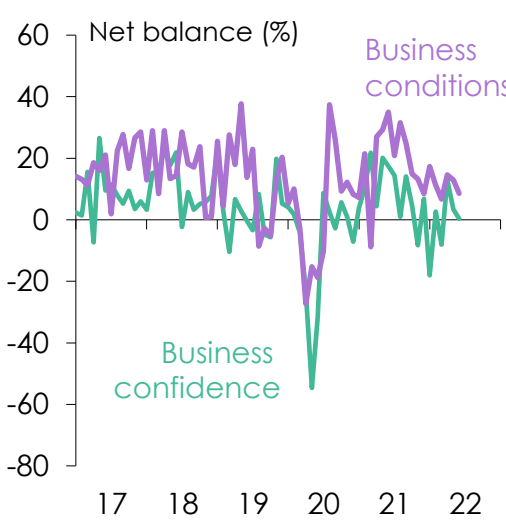
Victoria



Western Australia



Tasmania

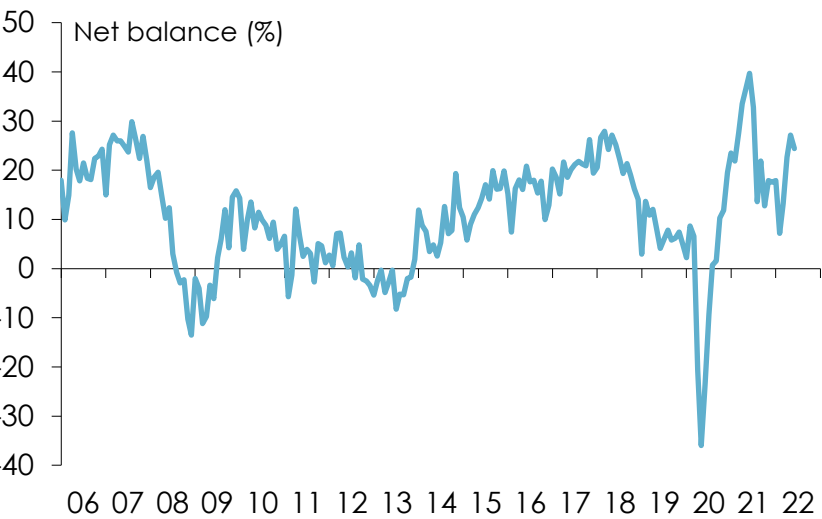


Sources: National Australia Bank [Monthly Business Survey](#), May 2022; June survey results will be released on 12<sup>th</sup> July. [Return to "What's New"](#).

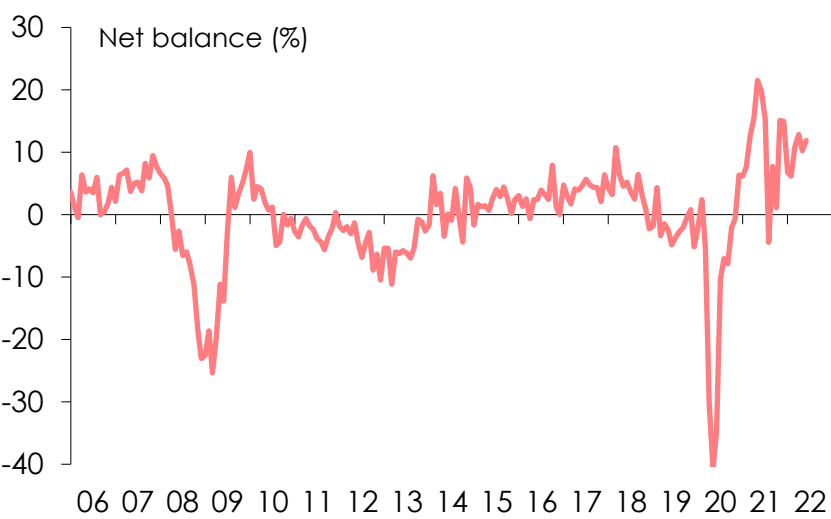
# Orders and profitability fell marginally in May, but capacity use was close to a record high, and employee hiring & capex intentions remained strong

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

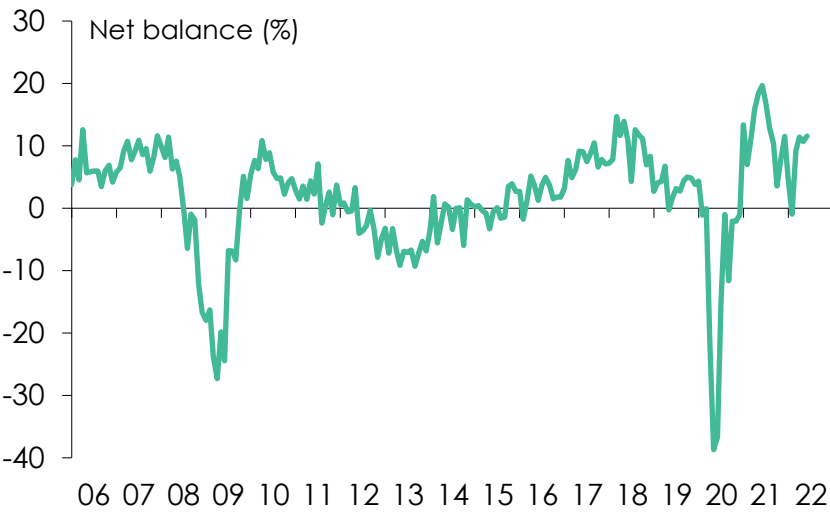
## Trading conditions



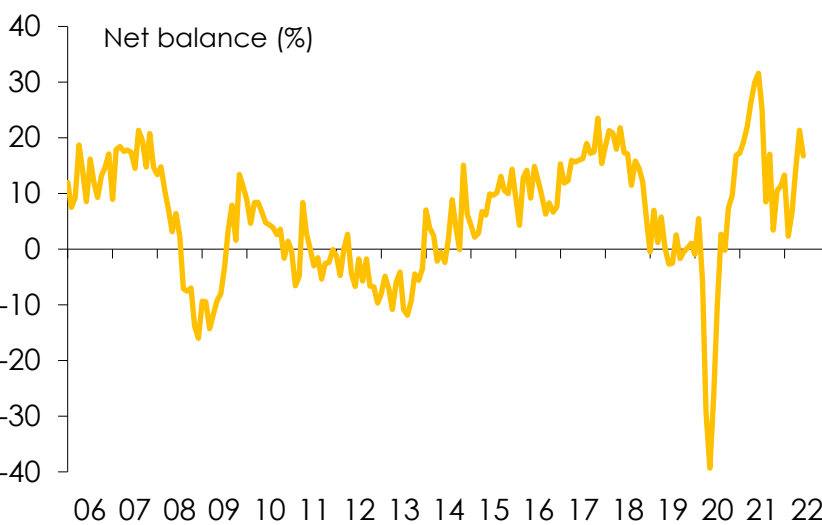
## Forward orders



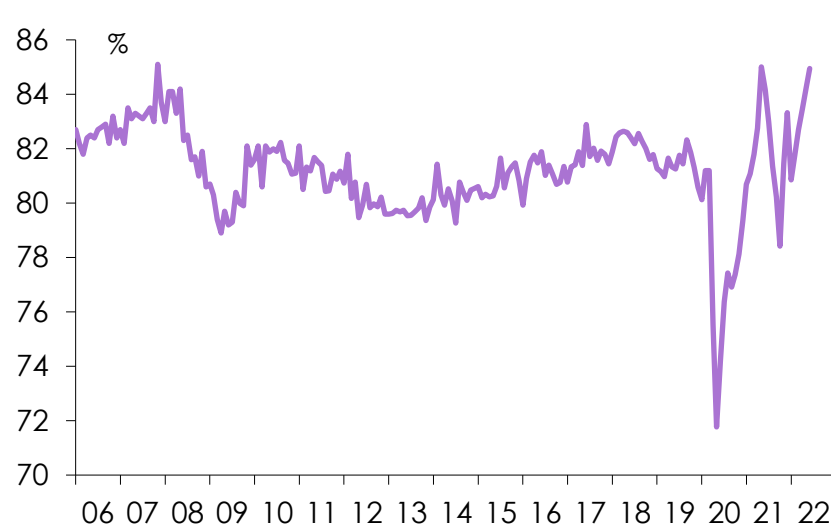
## Employee hiring intentions



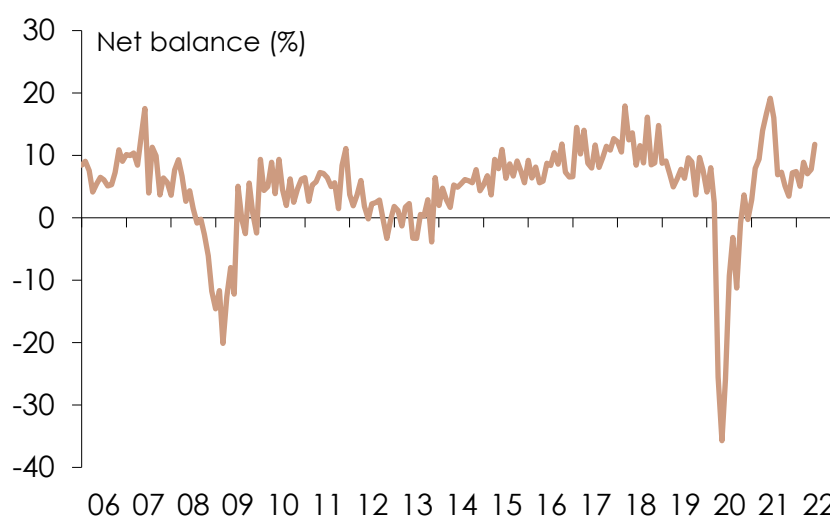
## Profitability



## Capacity utilization



## Capital expenditure intentions



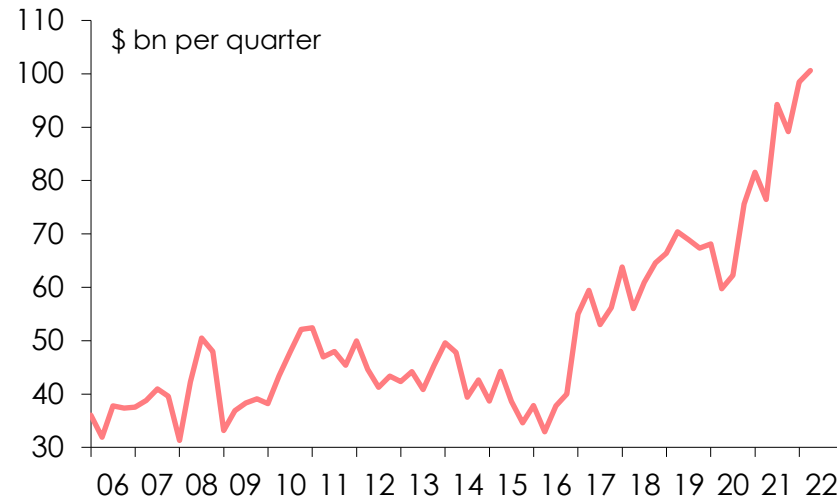
Source: National Australia Bank [Monthly Business Survey](#), May 2022; June survey results will be released on 12<sup>th</sup> July [Return to "What's New"](#).



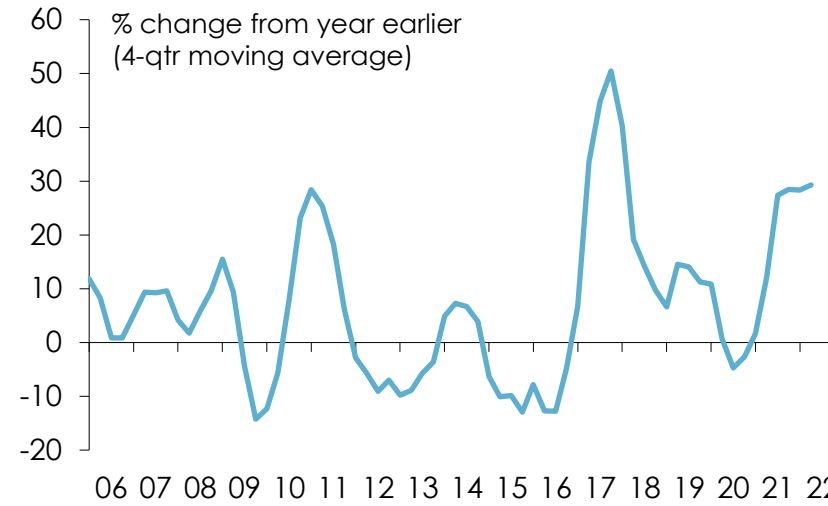
# Company profits have grown strongly over the past five years, driven largely by mining – with the construction sector experiencing a ‘margin squeeze’

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

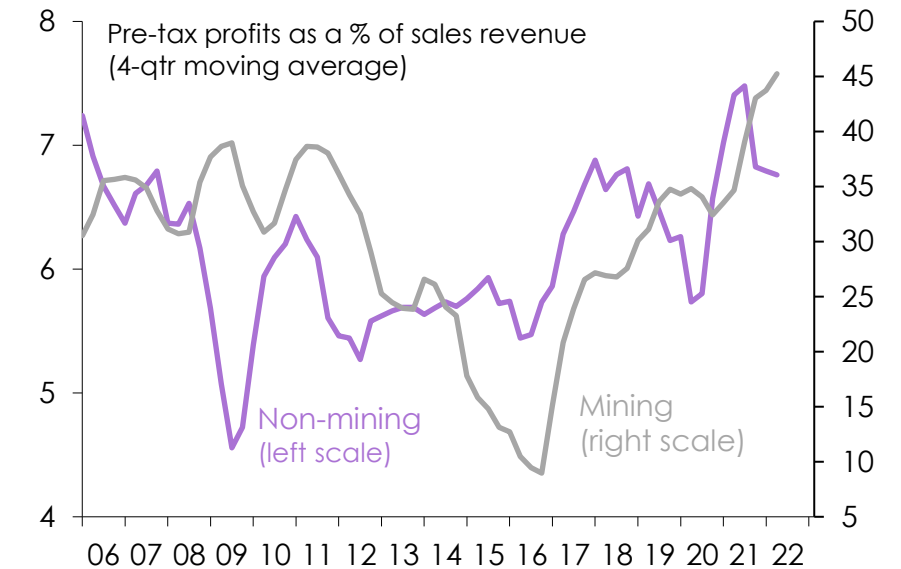
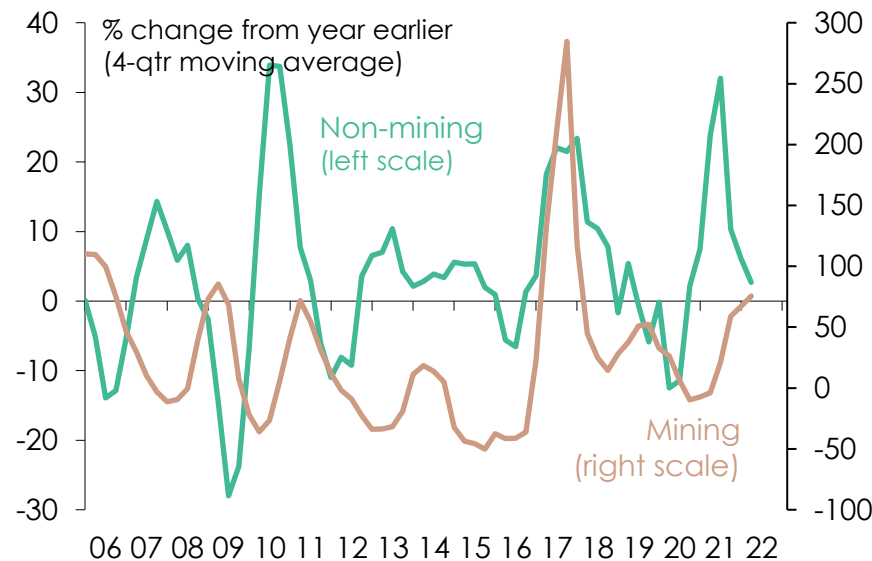
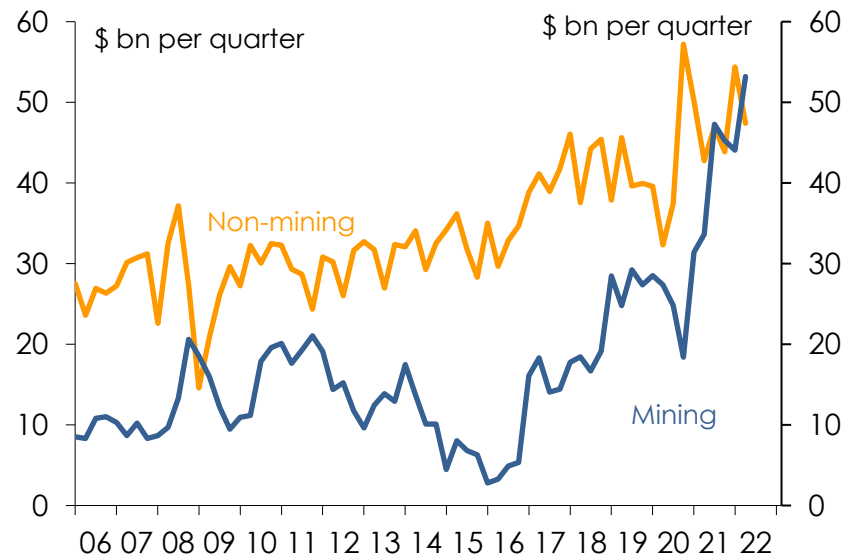
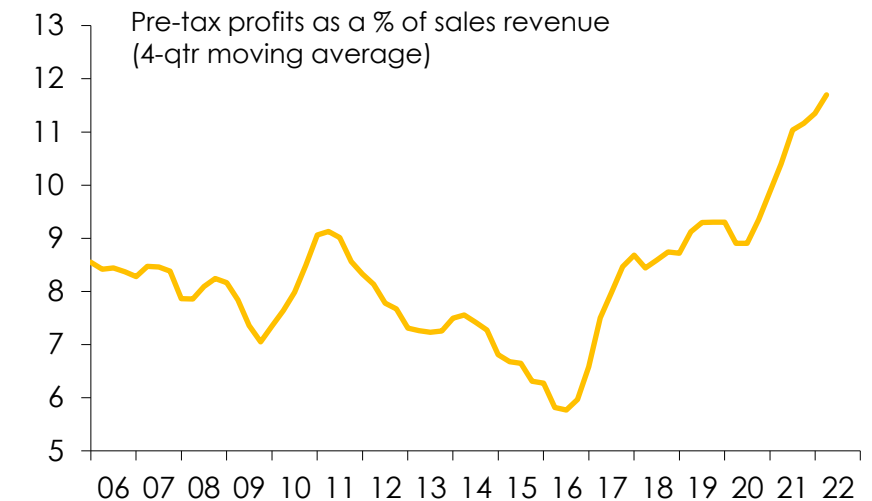
## Pre-tax company profits



## Pre-tax company profits growth



## Pre-tax profit margins



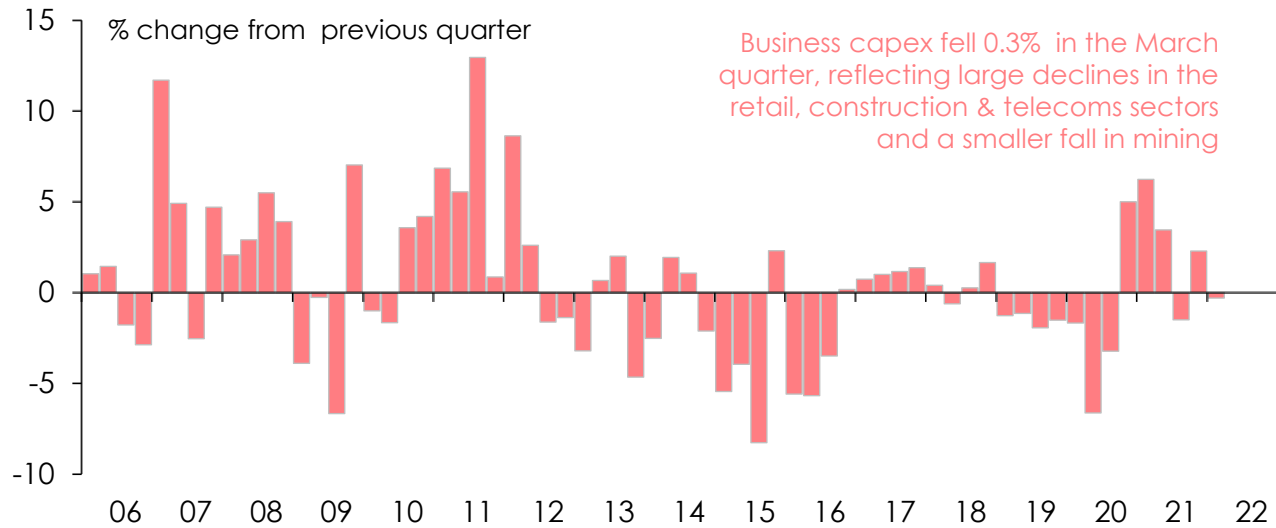
Note: Data depicted in these charts excludes banks & other deposit-taking financial intermediaries, health & general insurers, education & training, and health care & social assistance providers. Source: ABS, [Business Indicators, Australia](#), March 2021. June quarter data will be released on 5<sup>th</sup> September. [Return to "What's New"](#).



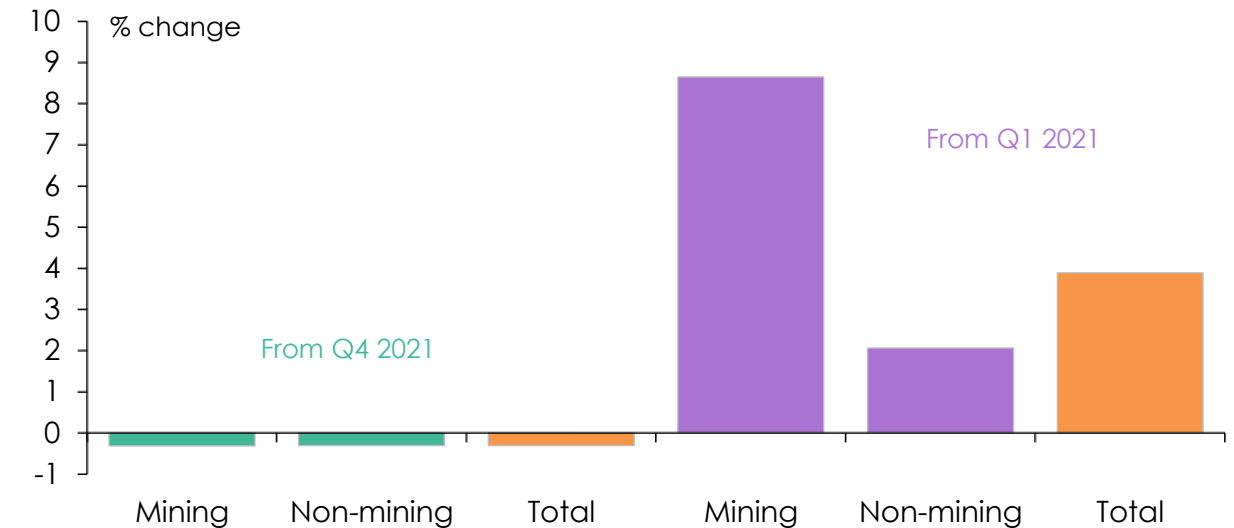
# Business capex fell 0.3% in the March quarter, reflecting large declines in capex in retail, construction and telecoms, and a smaller fall in mining

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

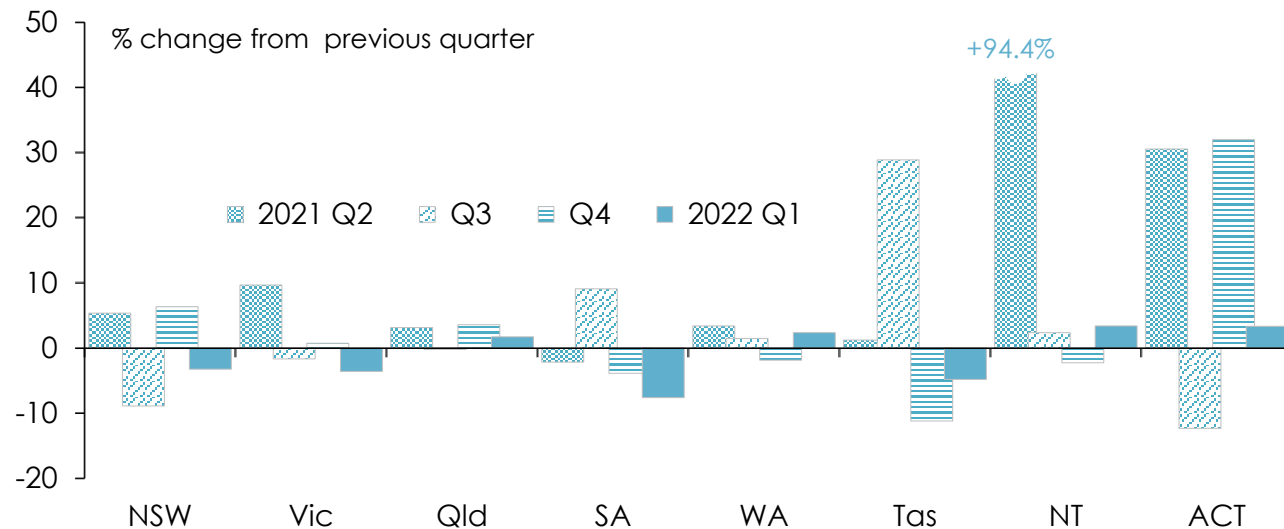
## Real business new fixed capital expenditure



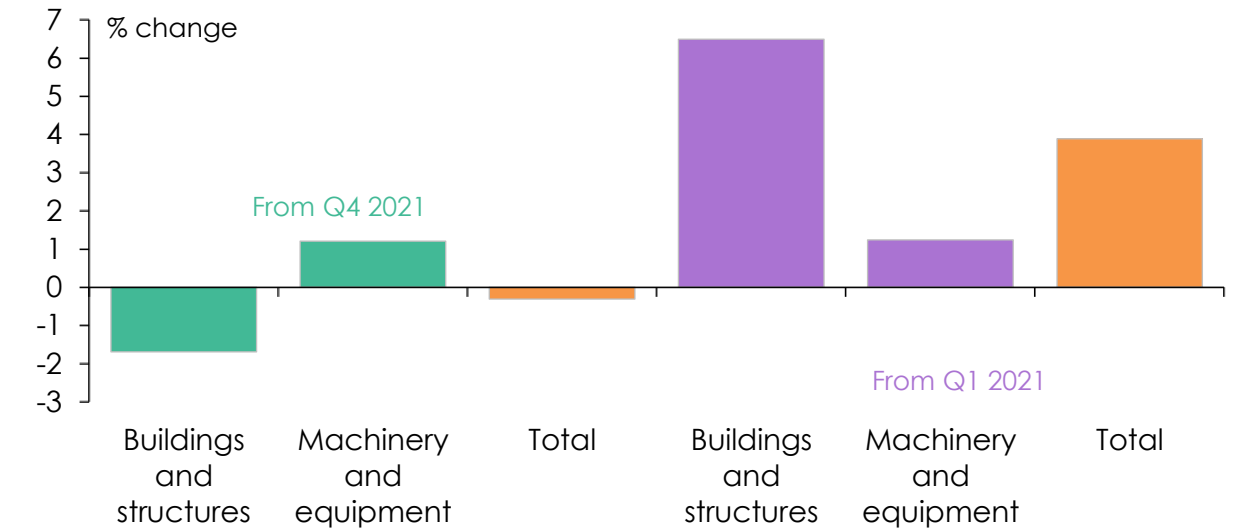
## Real business new fixed capex, by industry, Q1



## Real business new fixed capex, by state, 2021



## Real business new fixed capex, by asset, Q1



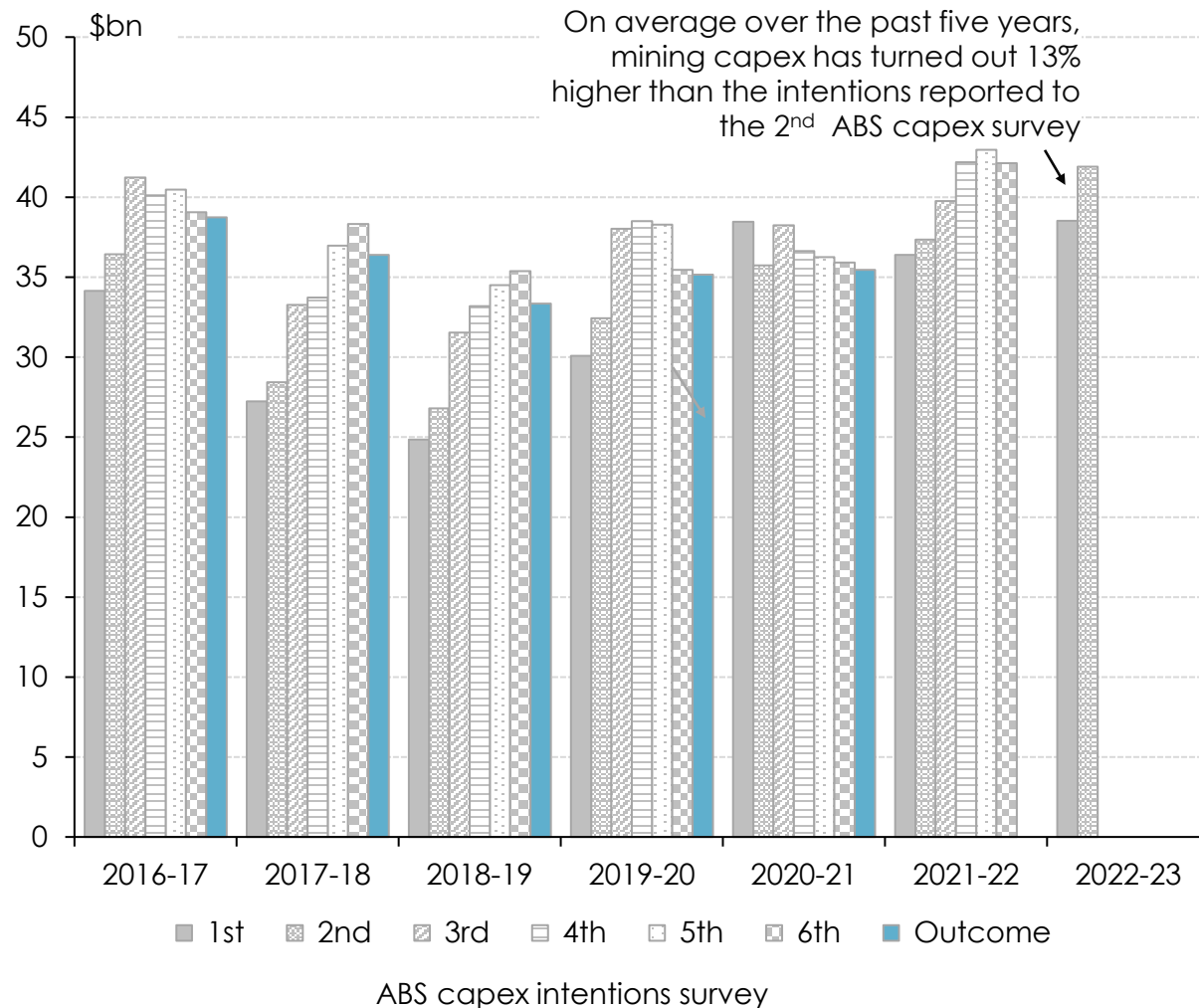
Note: the ABS Survey of New Capital Expenditure excludes the agriculture, forestry & fishing, and public administration & defence sectors, and superannuation funds.

Source: ABS, [Private New Capital Expenditure and Expected Expenditure, Australia](#); June quarter data will be released on 1<sup>st</sup> September. [Return to "What's New"](#).

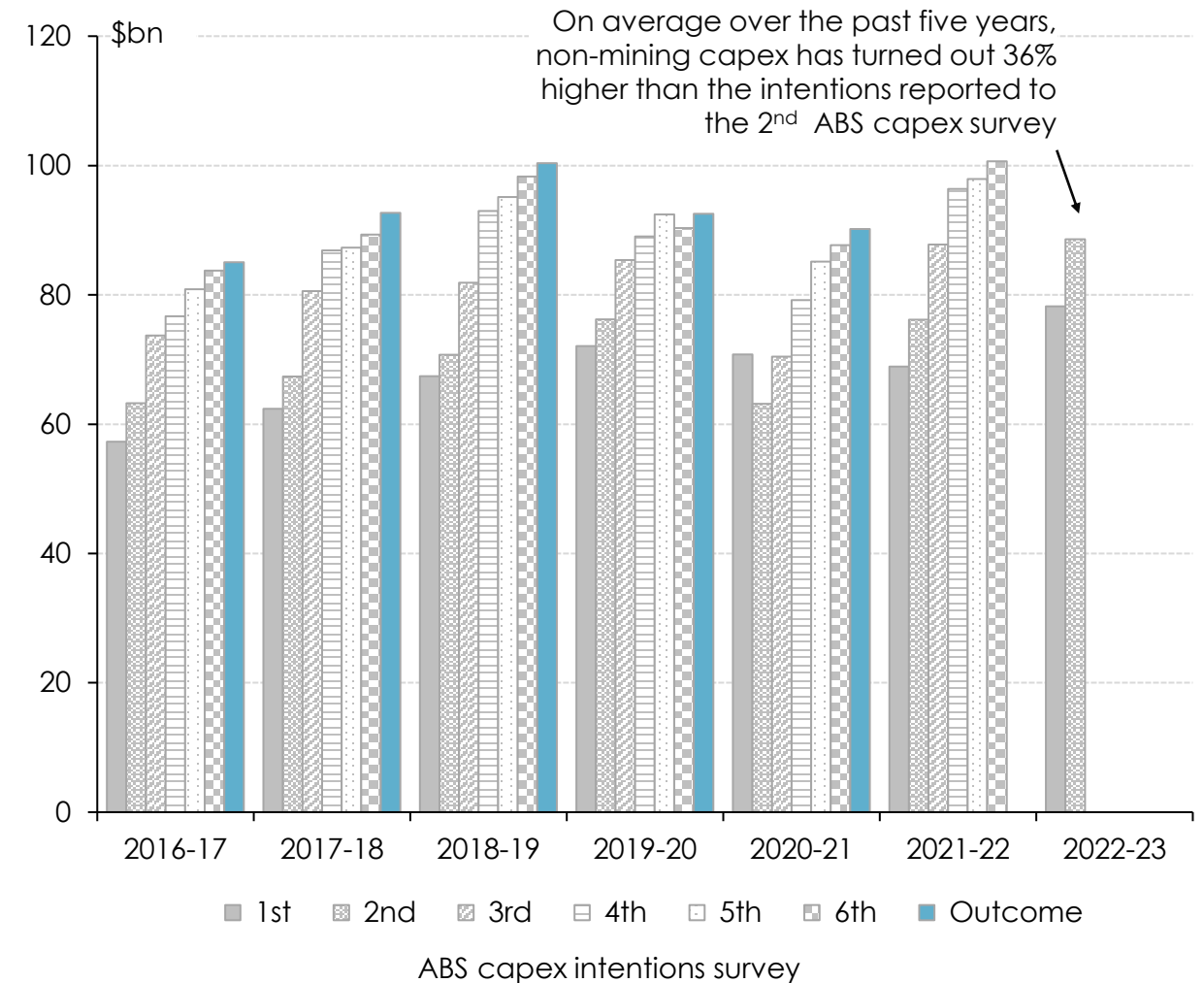
# Businesses revised up their capex plans for 2022-23 by 11¼% during the March quarter, pointing to a 16% increase from 2021-22 levels

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Capital expenditure intentions - mining



## Capital expenditure intentions – non-mining



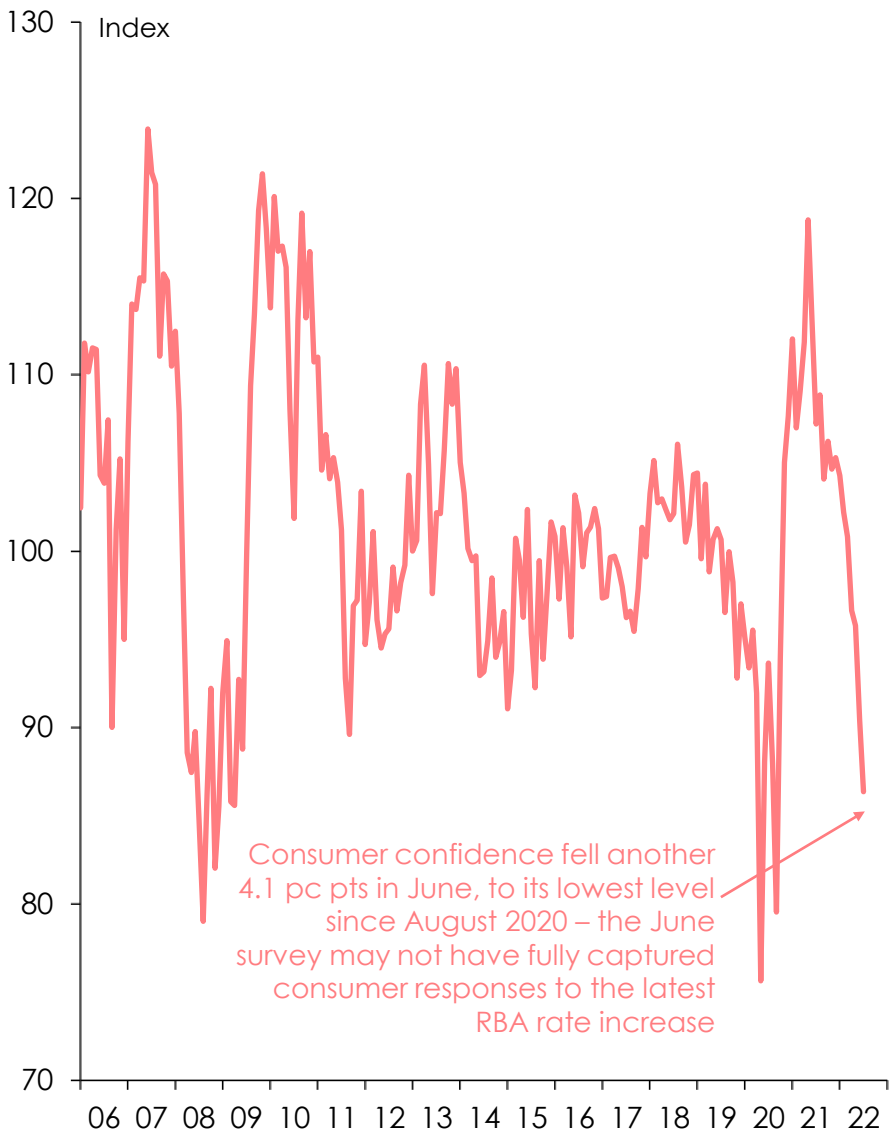
Note: The ABS conducts six surveys of business' capital expenditure intentions in respect of each financial year. The first is conducted in January & February prior to the commencement of the financial year, the second in April & May, the third in July & August of the financial year, the fourth in October & November, the fifth in January & February, and the sixth in May & June. The outcome (actual capital expenditure in the financial year) is determined from the survey taken in July & August after the end of the financial year. From the December quarter 2020 the survey includes the education & training, and health care & social assistance sectors. The estimates shown above are in nominal terms. Source: ABS, [Private New Capital Expenditure and Expected Expenditure, Australia](#); actuals for 2021-22, and the third survey estimates for 2022-23, will be released on 1<sup>st</sup> September. [Return to "What's New"](#).

# The household sector and consumer spending

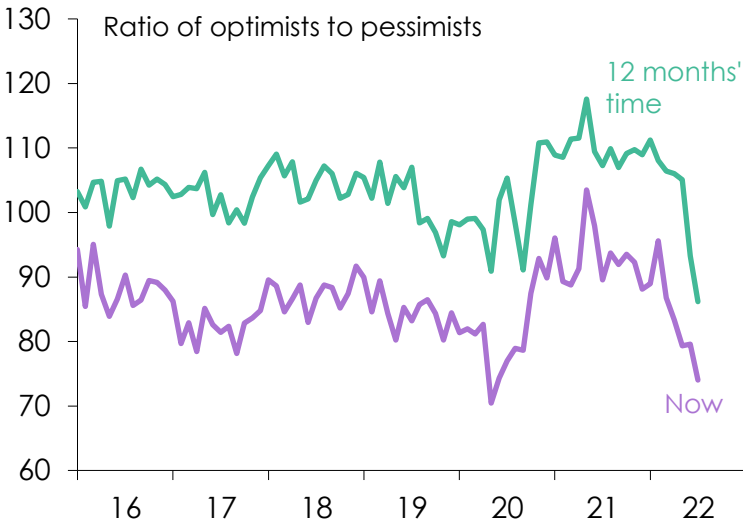
# Consumer confidence fell again in June, to its lowest level since August 2020, in response to ongoing increases in inflation and interest rates

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

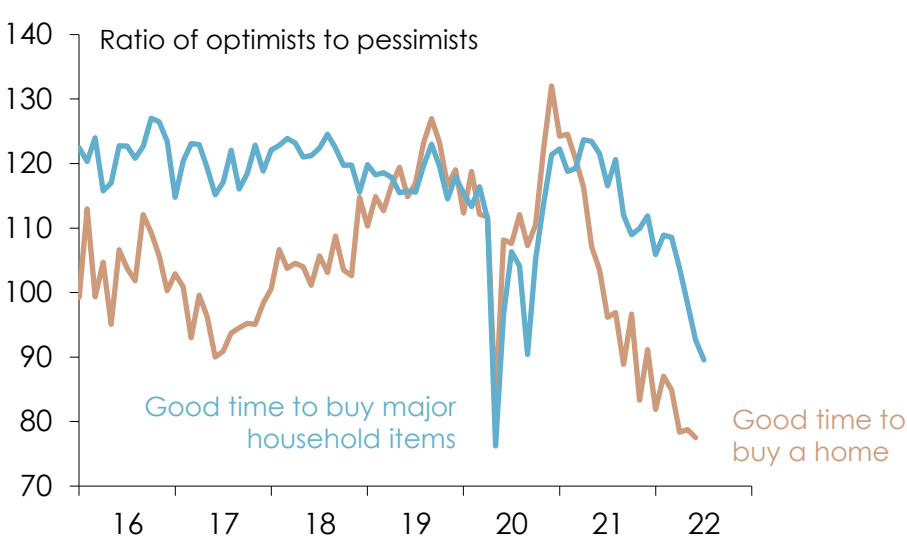
## Consumer confidence index



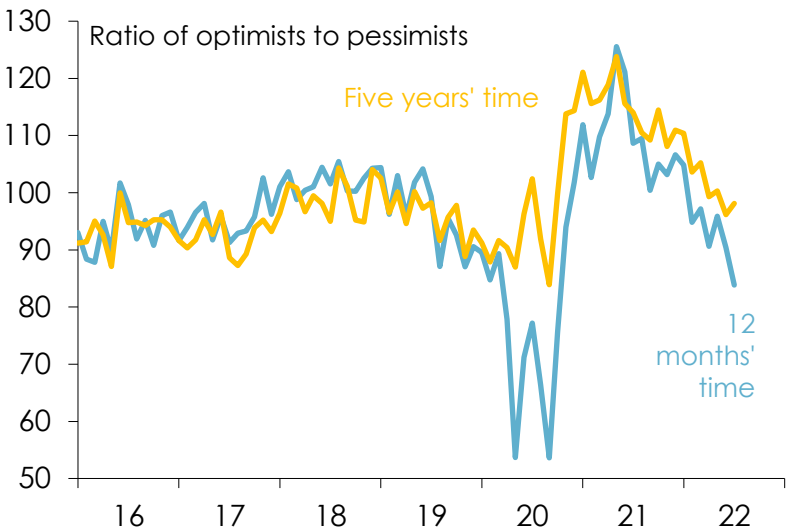
## Household finances assessment



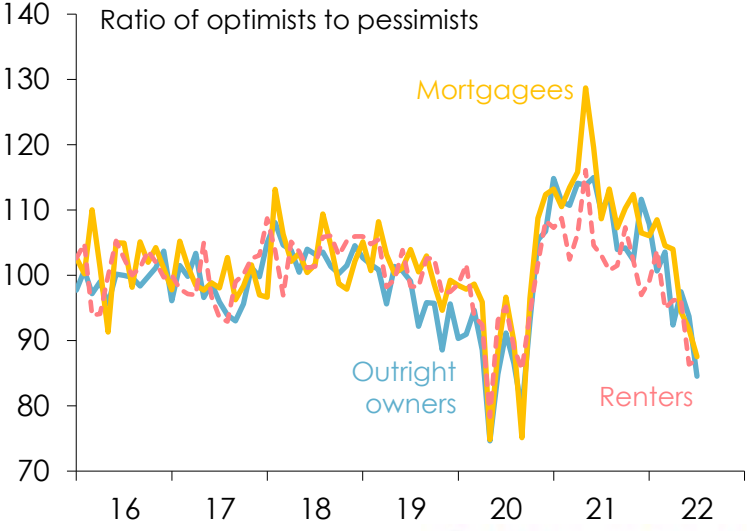
## Buying conditions assessment



## Economic conditions assessment



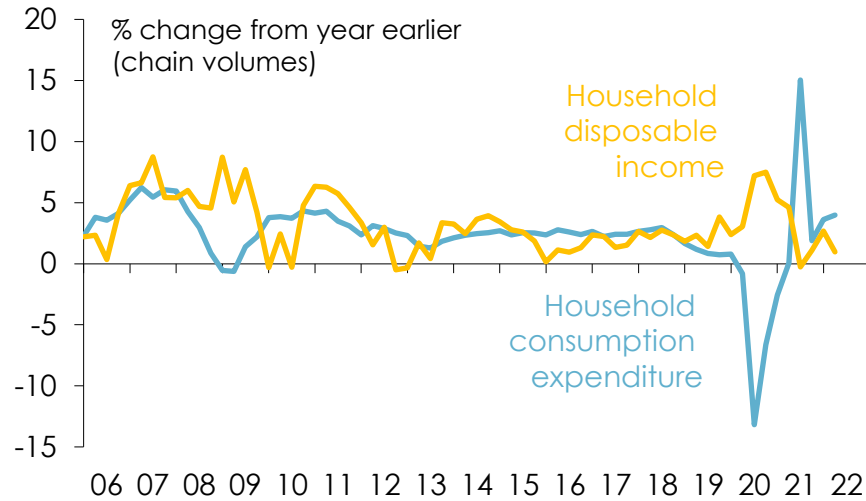
## Confidence by housing tenure



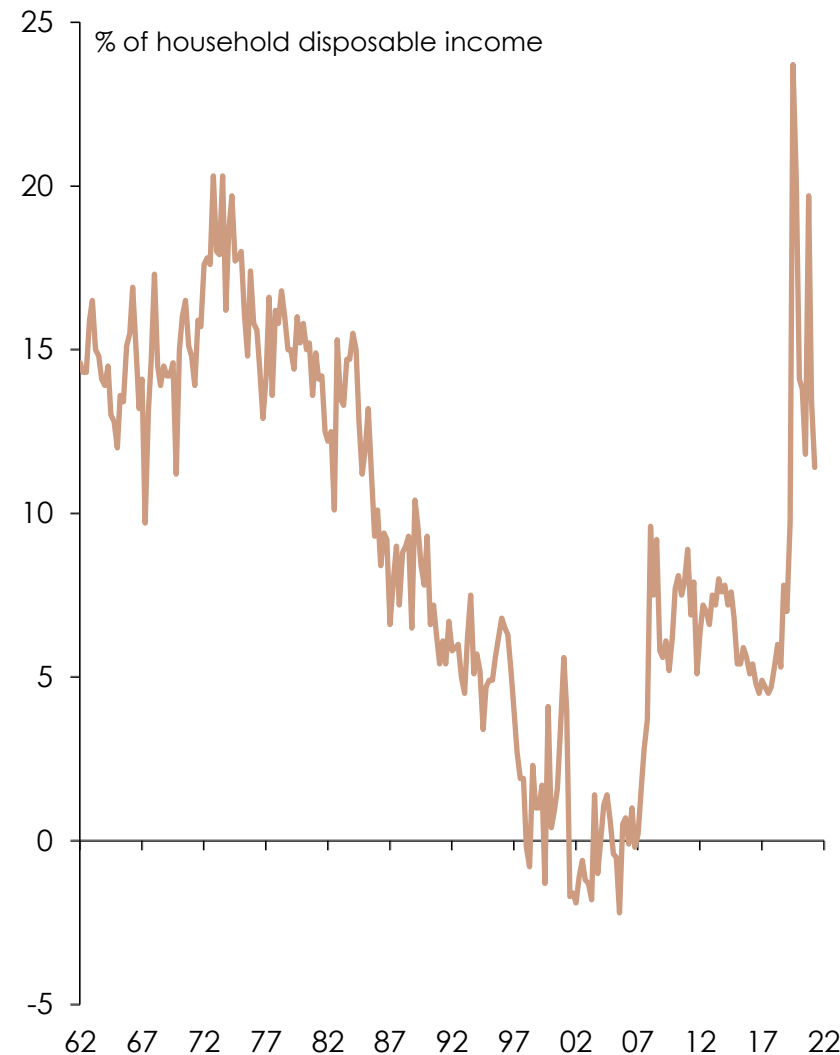
# Households are sustaining spending in the face of weak real income growth by reducing saving – many households have large cash reserves

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

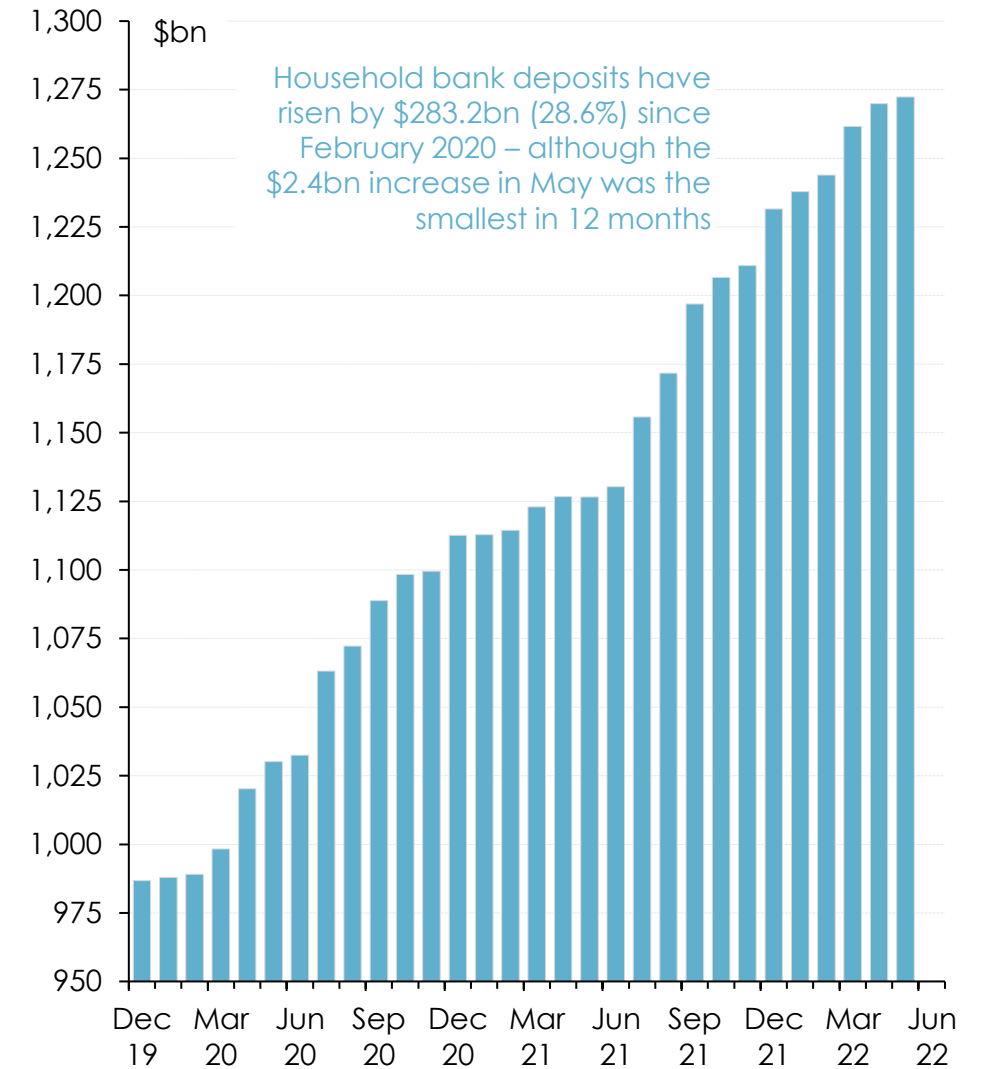
## Household income and spending



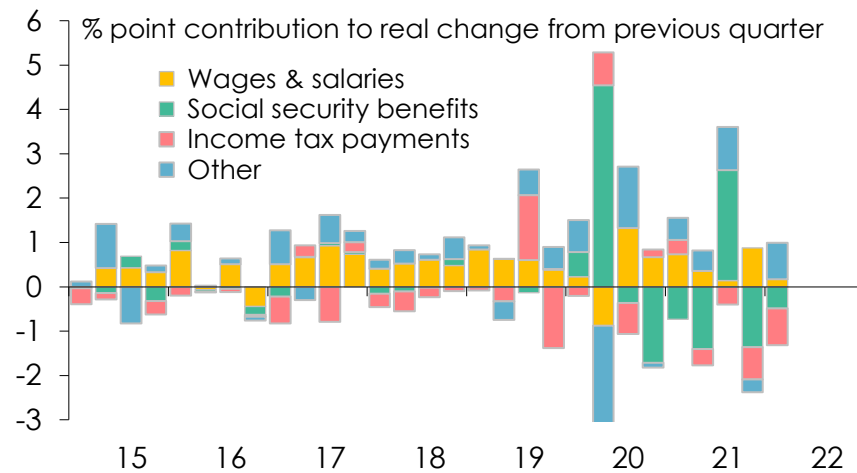
## Household saving ratio



## Household bank deposits



## Sources of household income

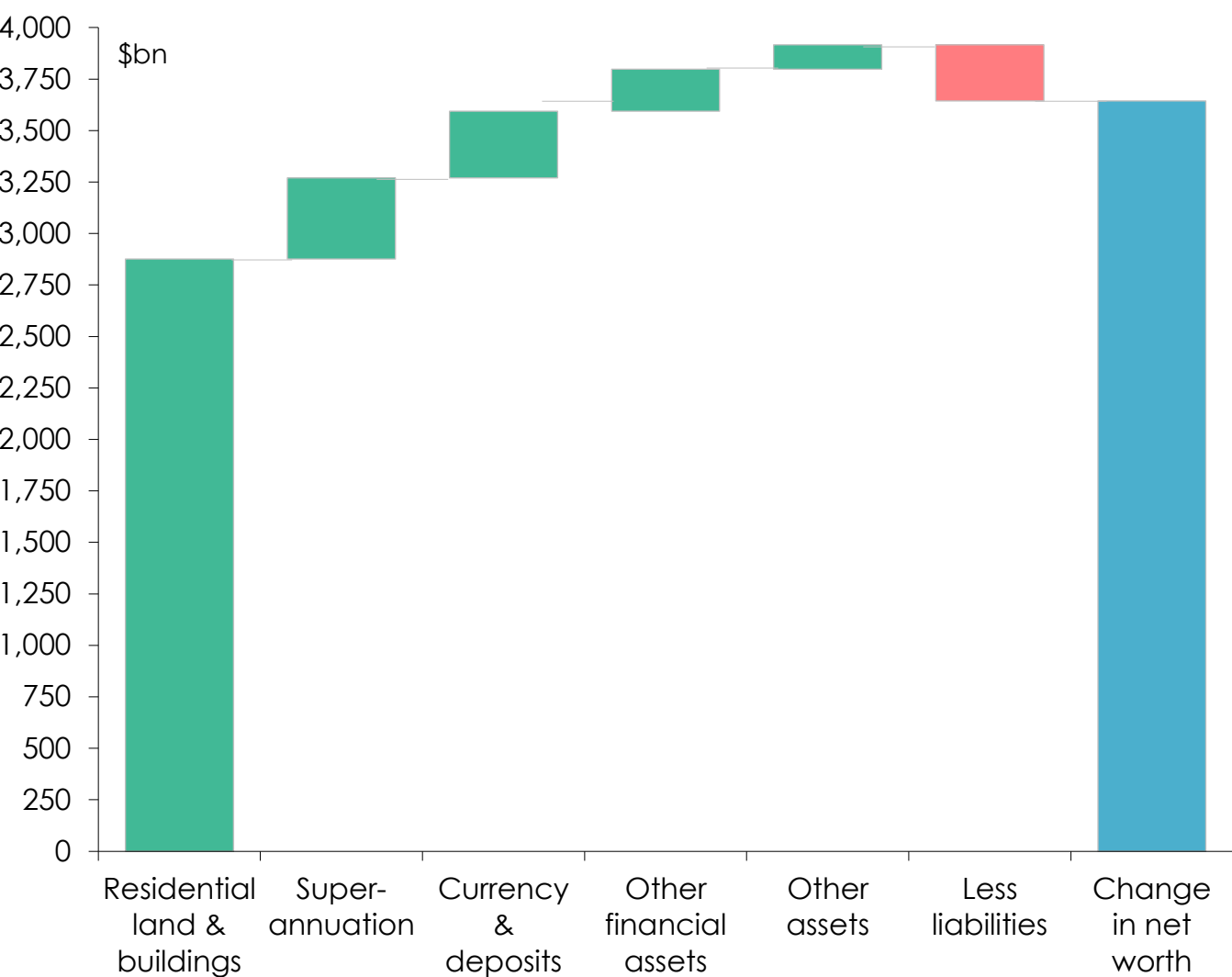


Sources: ABS, [Australian National Accounts: National Income, Expenditure and Product](#), March quarter 2021; Australian Prudential Regulation Authority, [Monthly Authorised Deposit-taking Institution Statistics](#). March quarter data on household income, spending and saving will be released on 1<sup>st</sup> June. [Return to "What's New"](#).

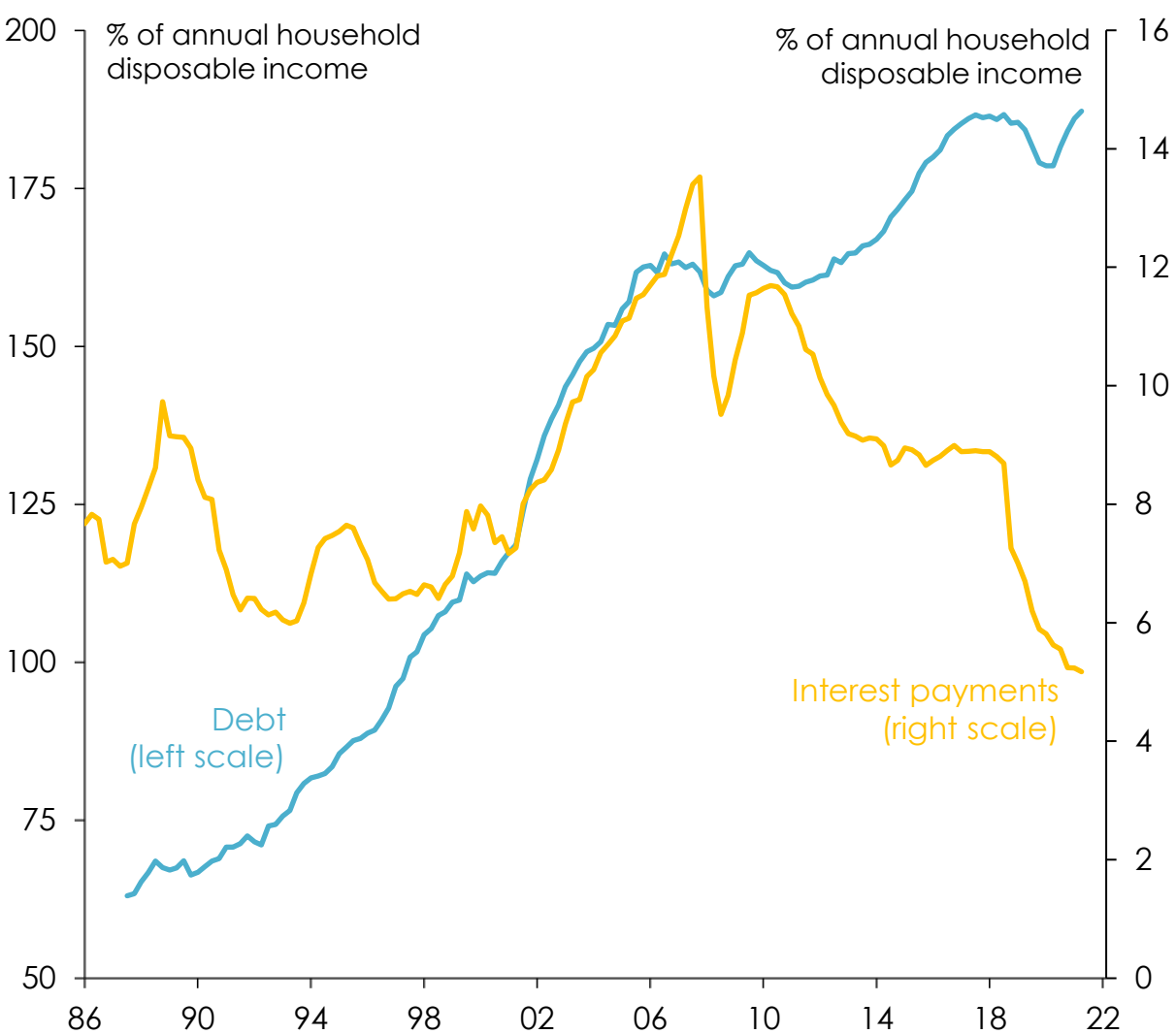
# Household net worth has risen by \$3.6trn (32%) since the end of 2019, while interest payments have fallen as a pc of income – though from Q2 onward

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

Sources of gains in household net worth, Q4 2019 to Q1 2022



Household net debt and interest payments as a percentage of disposable income

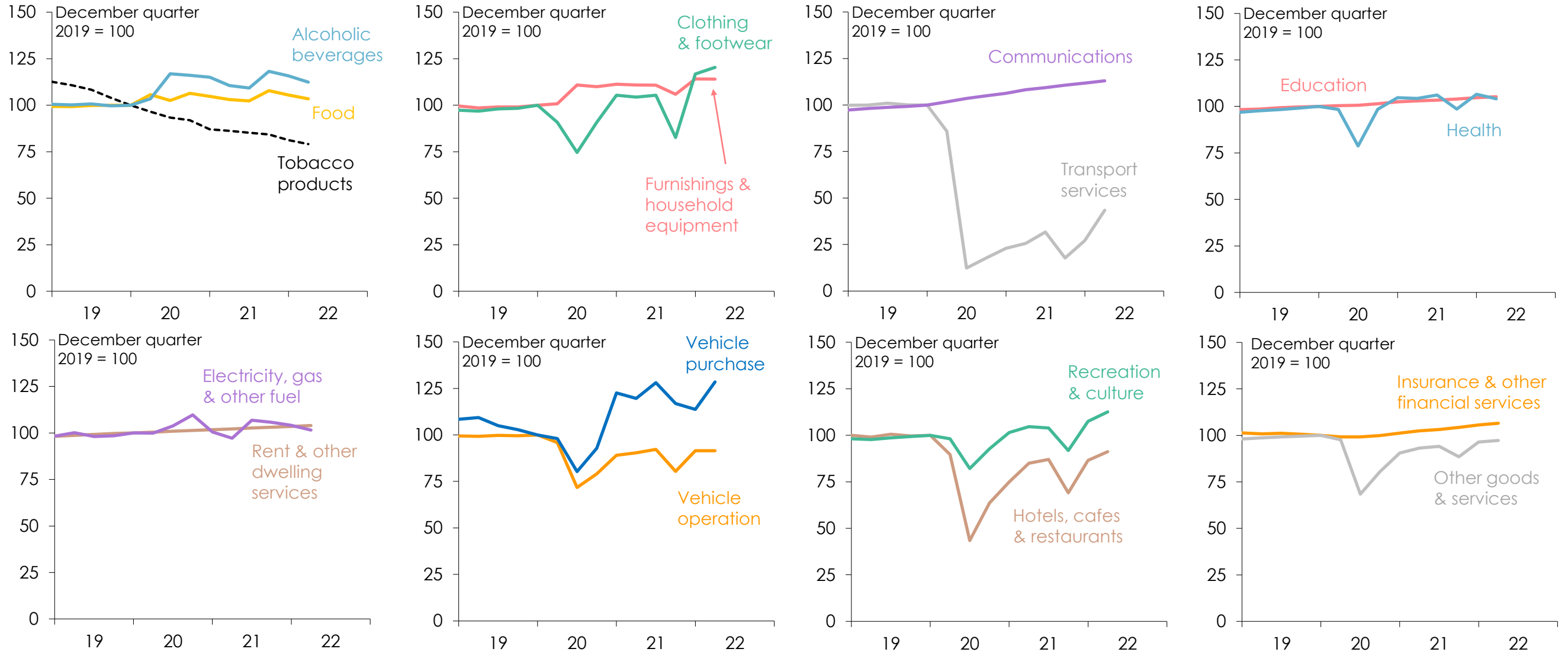


Sources: ABS, [Finance and Wealth Accounts](#), March quarter 2022; RBA, [Statistical Tables](#) E1 & E2. June quarter data will be released on 29<sup>th</sup> September  
[Return to "What's New"](#).

# Household spending on most of the services which were impacted by last year's lockdowns is recovering – except for transport

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Major categories of household consumption spending



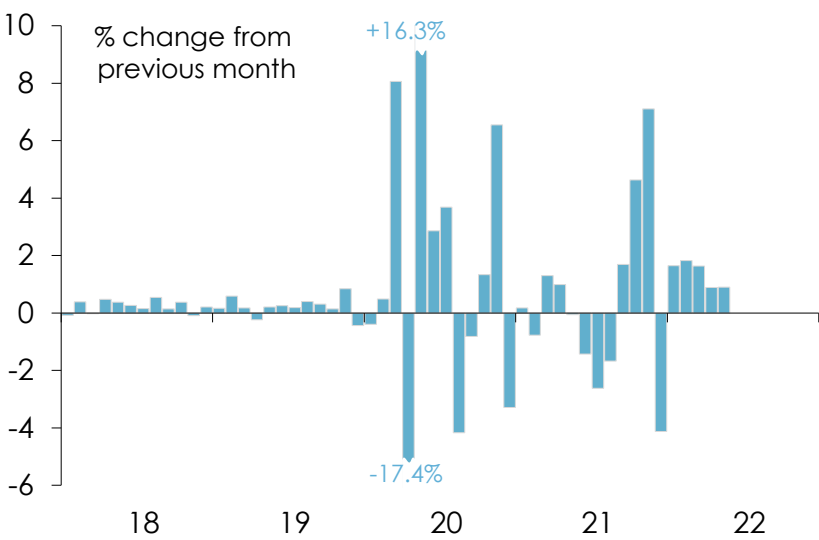
Note: indexes derived from chain-volume (ie, 'real') estimates. 'Rent' includes the imputed rent of owner-occupied dwellings. Source: ABS, [Australian National Accounts: National Income, Expenditure and Product](#), March quarter 2022; June quarter data will be released on 7<sup>th</sup> September. [Return to "What's New"](#).



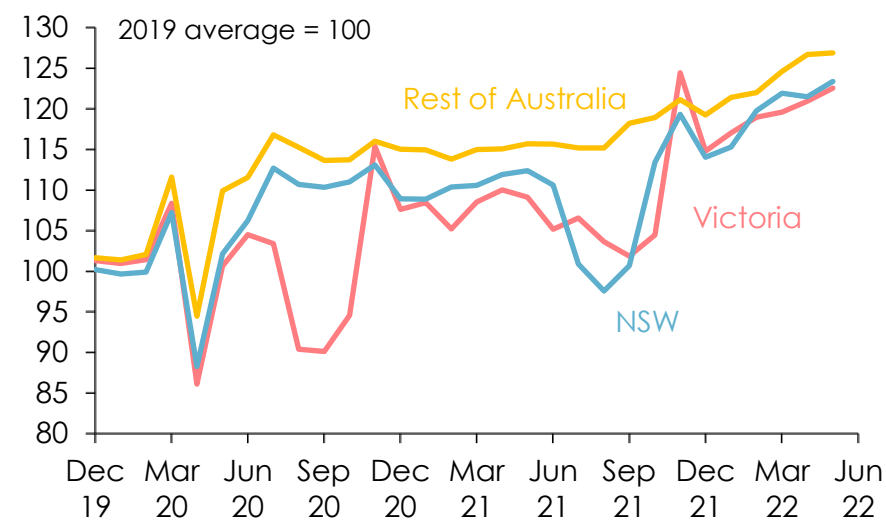
# New motor vehicle sales dropped 24½% in June, to their lowest since May 2020, with supply chain & shipping issues cruelling what's usually a big month

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

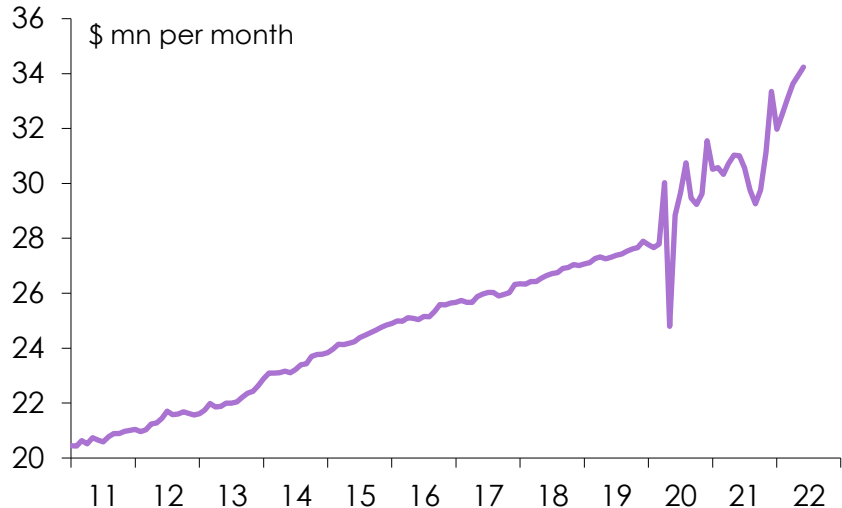
Monthly retail sales



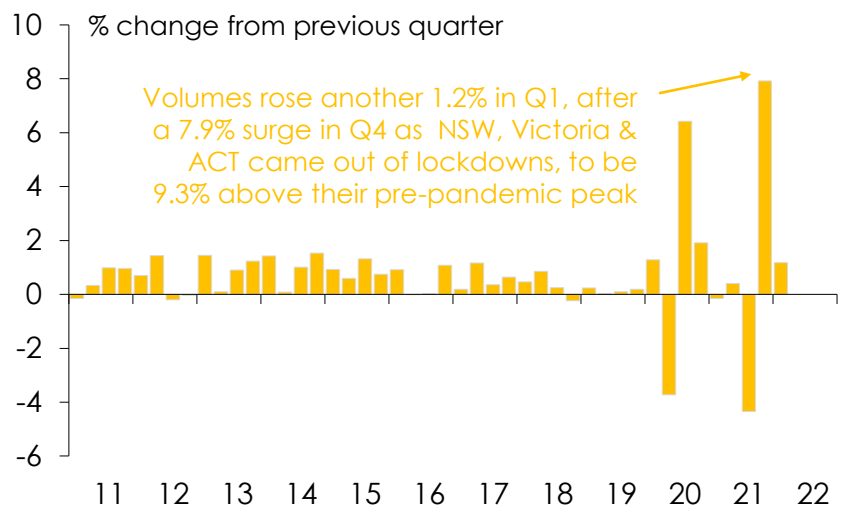
Retail sales – NSW, Vic & the rest



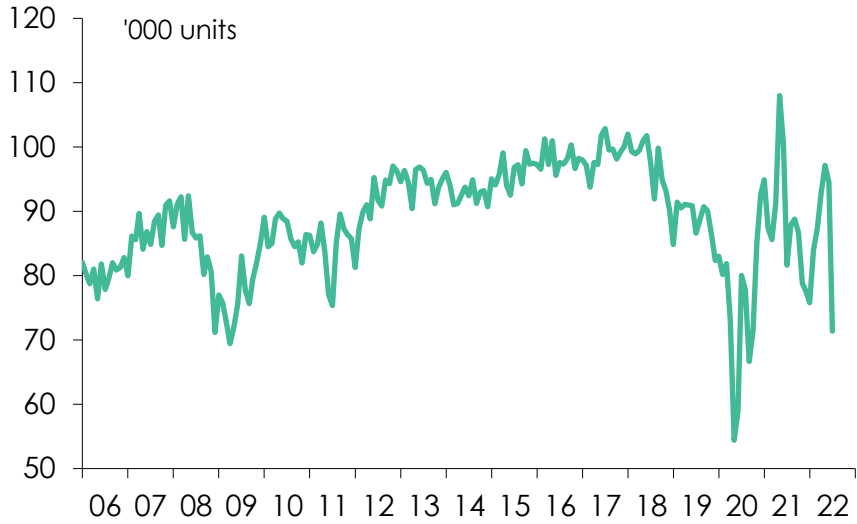
Level of retail sales



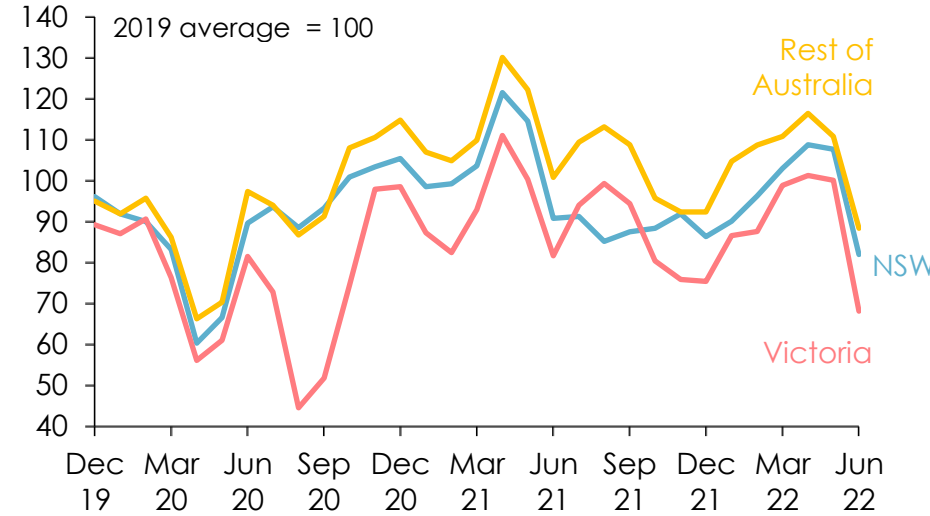
Quarterly retail sales volumes



New motor vehicle sales



Vehicle sales – NSW, Vic & the rest



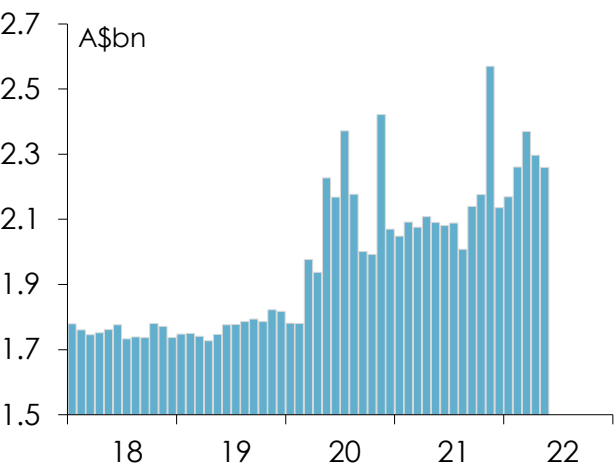
Note: see also [slide 33](#) for more detail on the composition of retail sales since the onset of the pandemic. Sources: ABS, [Retail Trade, Australia](#); Federal Chamber of Automotive Industries [VFACTS](#) (seasonal adjustment of FCAI data by Corinna). Preliminary May retail sales data will be released on 29<sup>th</sup> June; July motor vehicle sales data will be released in the second week of August. [Return to "What's New"](#).



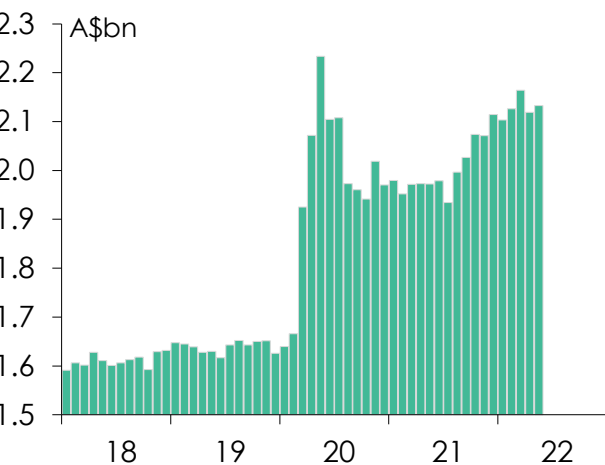
# Australians continued to spend freely on ‘discretionary’ items in May despite the first rise in interest rates, and rising prices for ‘essential’ items

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

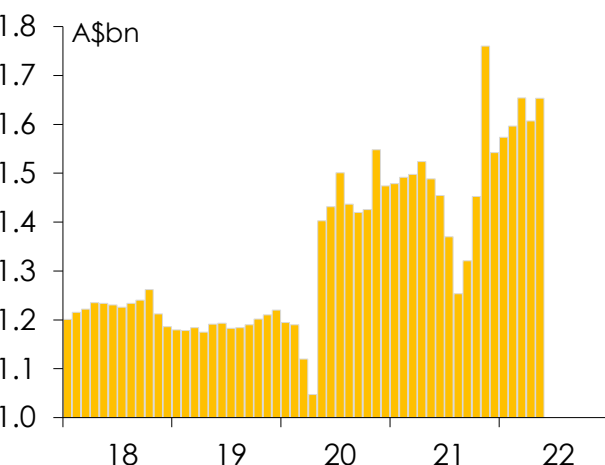
Electronic & electrical goods



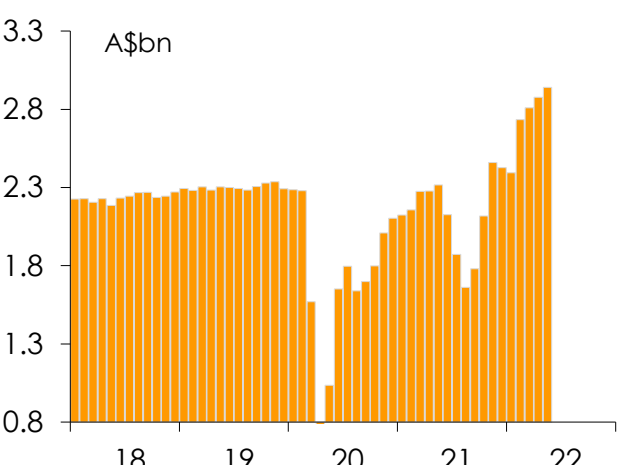
Hardware, building & garden supplies



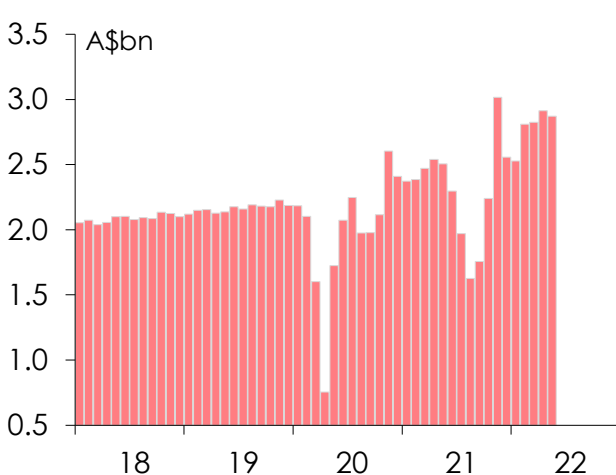
Floor coverings, furniture, housewares etc



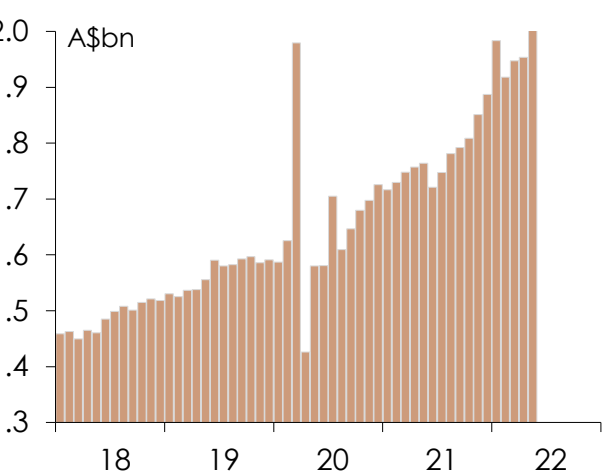
Cafes and restaurants



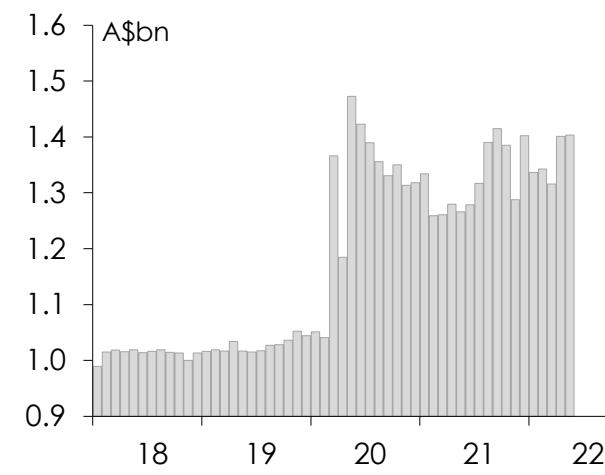
Clothing, footwear & personal accessories



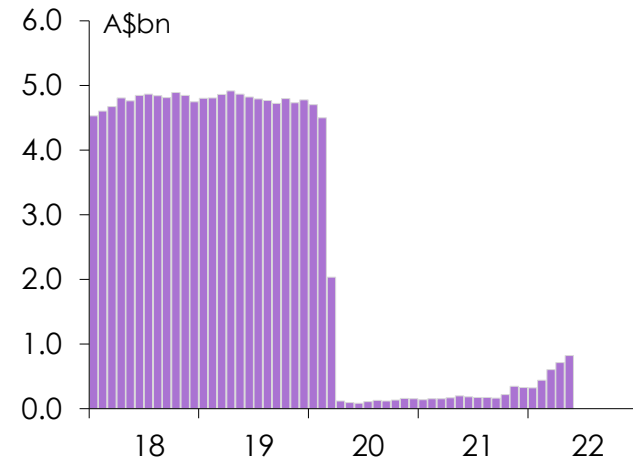
Pharmaceuticals, cosmetics & toiletries



Alcoholic beverages



Overseas travel

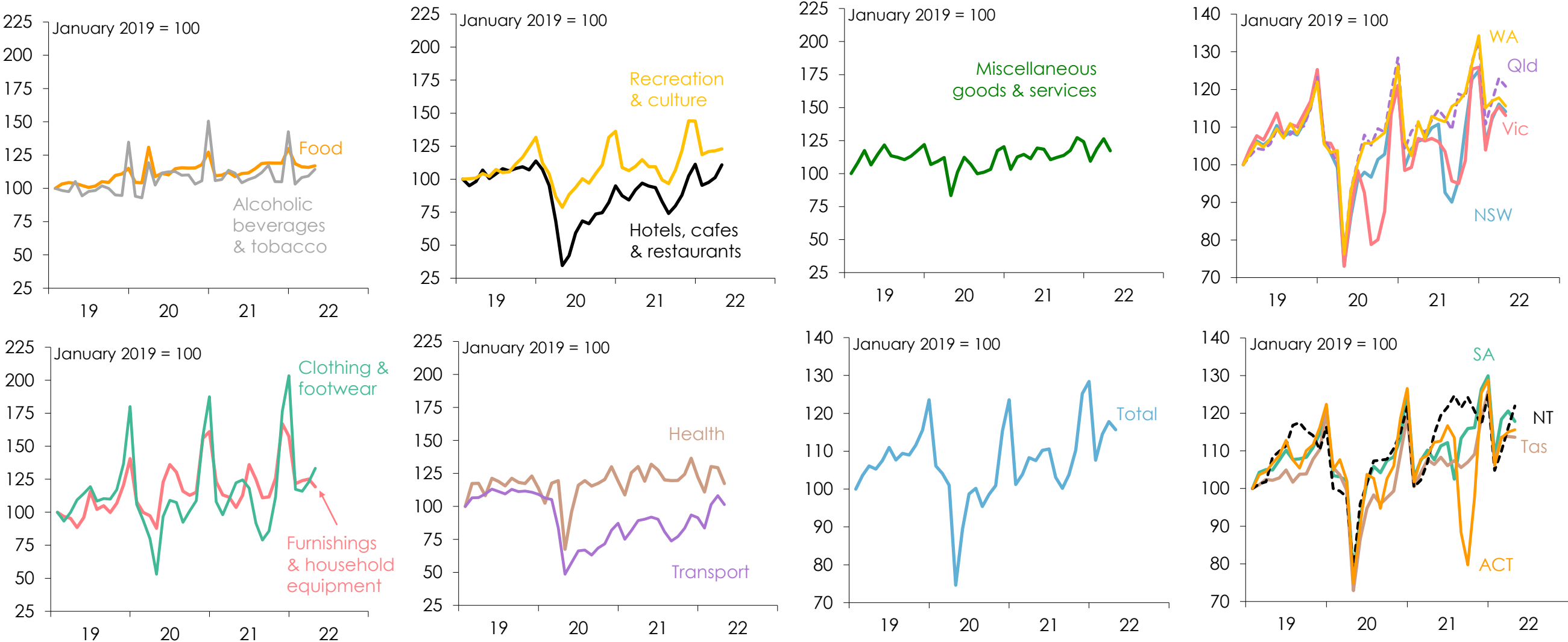


Sources: ABS, [Retail Trade, Australia](#), May 2022 (June data will be released on 3<sup>rd</sup> August); and [International Trade in Goods and Services, Australia](#), May 2022. [Return to "What's New"](#).

# Household spending (as measured by the new ABS indicator based on bank transactions data) was 7.6% higher in April than a year earlier

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Household spending by purpose

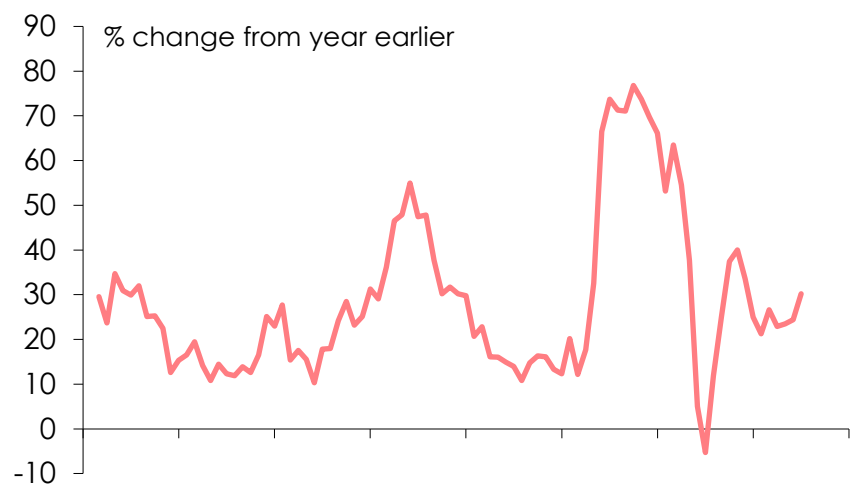


Note: Data shown in these charts are derived from transactions data supplied to the ABS by banks, and adjusted for differences in the length of months, and for identifiable trading day effects as between different days of each week – though they are *not* seasonally adjusted in the same way that, eg, retail sales data are, and hence the ABS advises focussing on ‘through the year’ rather than month-to-month comparisons. Source: ABS, [Monthly Household Spending Indicator](#), April 2022. The ABS intends initially to publish this index eight weeks after the end of each month, and “over time” to reduce this publication lag. May data will be released on 12<sup>th</sup> July.

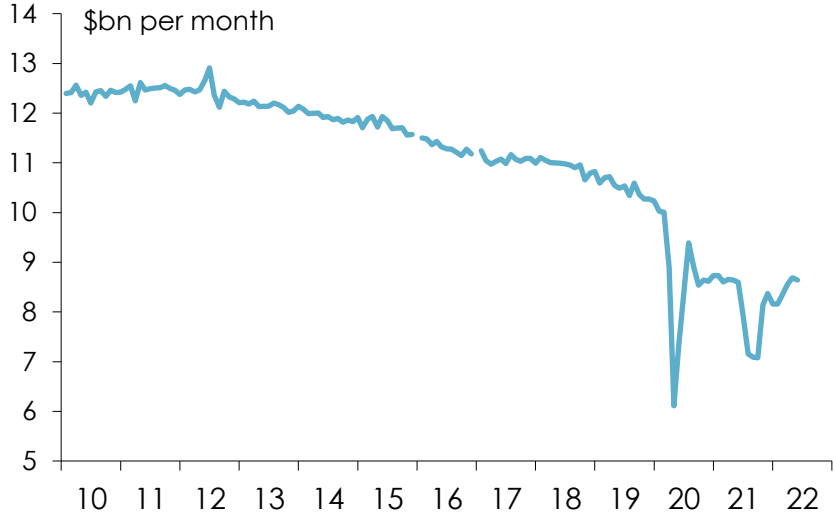
# Online spending has eased back after surging during last year's Q3 lockdowns, but remains much higher than before the onset of the pandemic

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

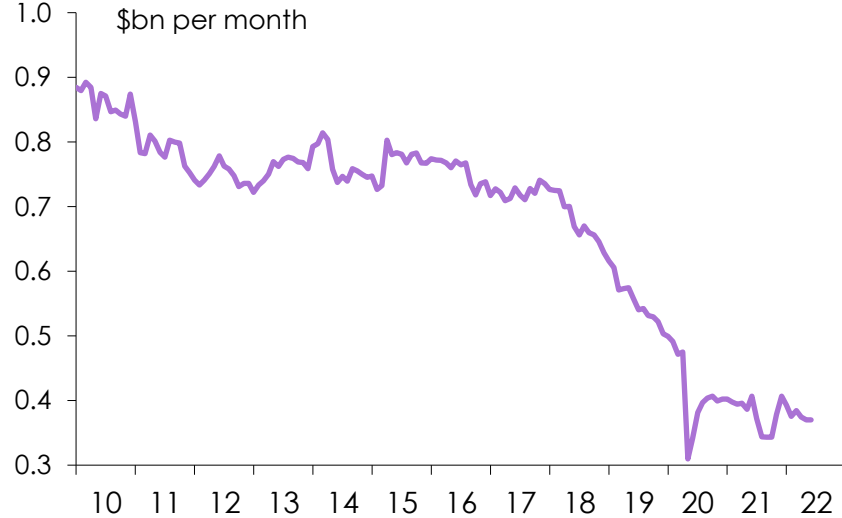
Growth in online retail sales



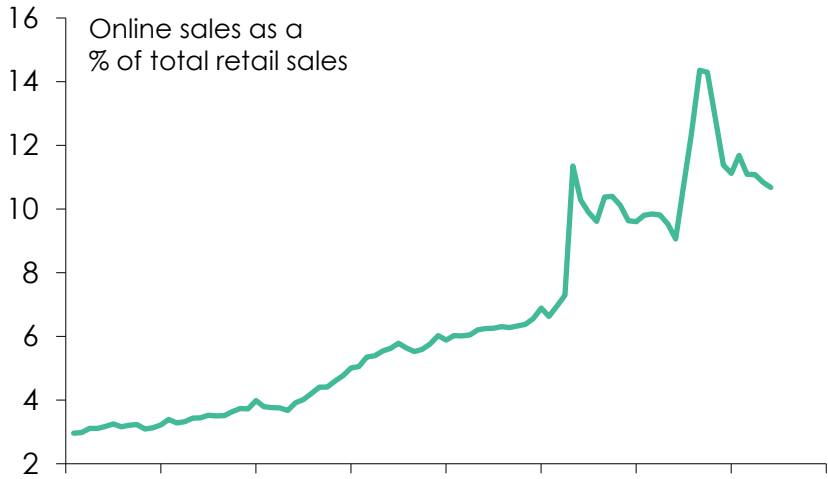
ATM cash withdrawals



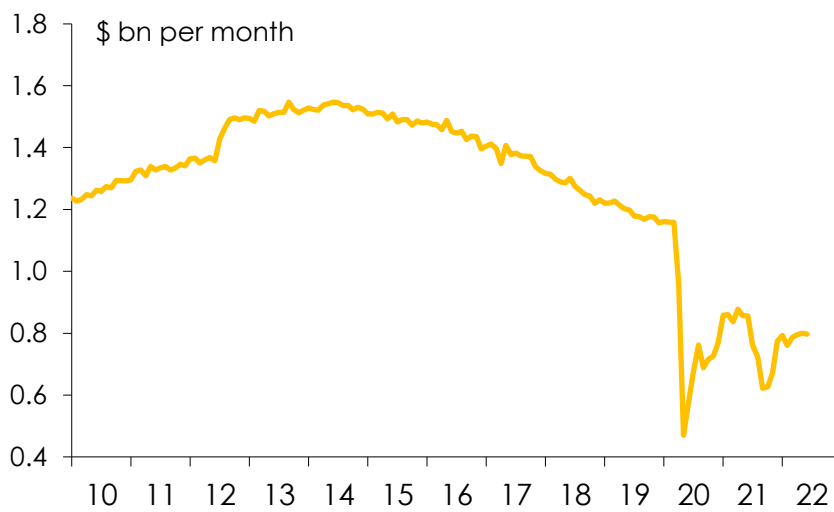
Credit card cash advances



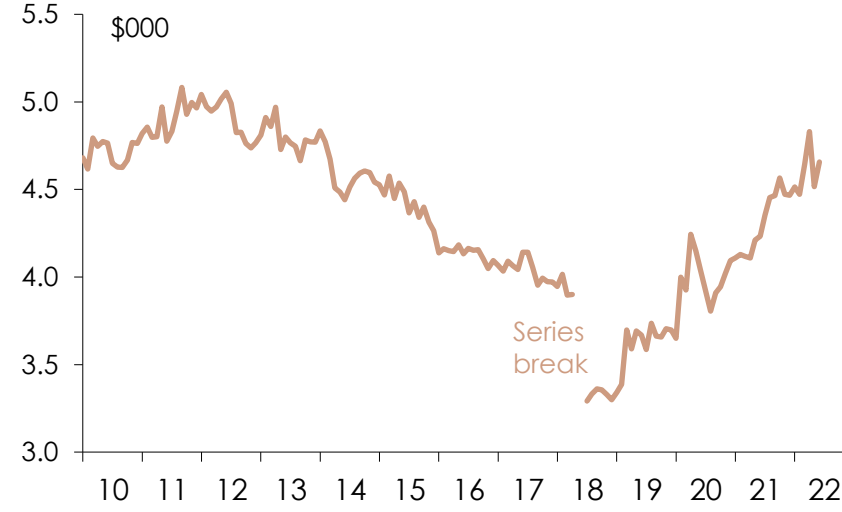
Online retail 'market share'



Debit card cash-outs



Direct entry payments avge value



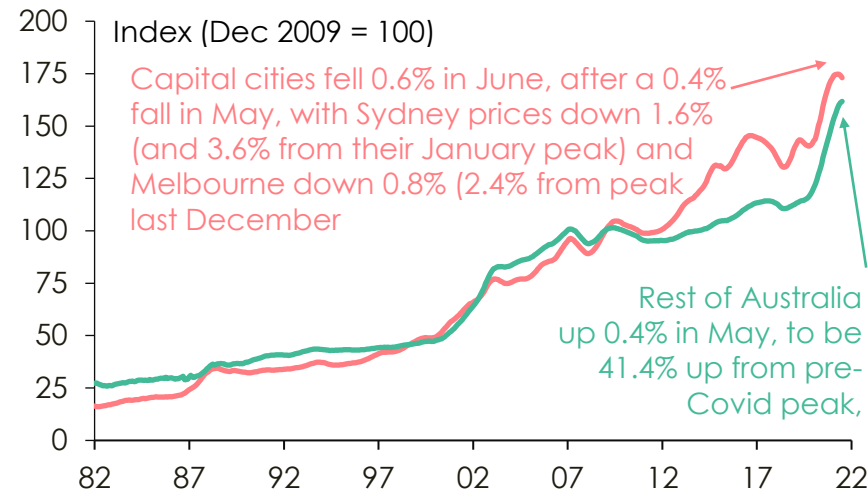
Sources: ABS, [Retail Trade, Australia](#); RBA, [Statistical Tables](#), C1, C2, C4 and C6. Latest online retail sales and payments system data are for May. June online retail sales data will be published on 3<sup>rd</sup> August, and June payments system data on 7<sup>th</sup> August. [Return to "What's New"](#).

# Housing and the residential property market

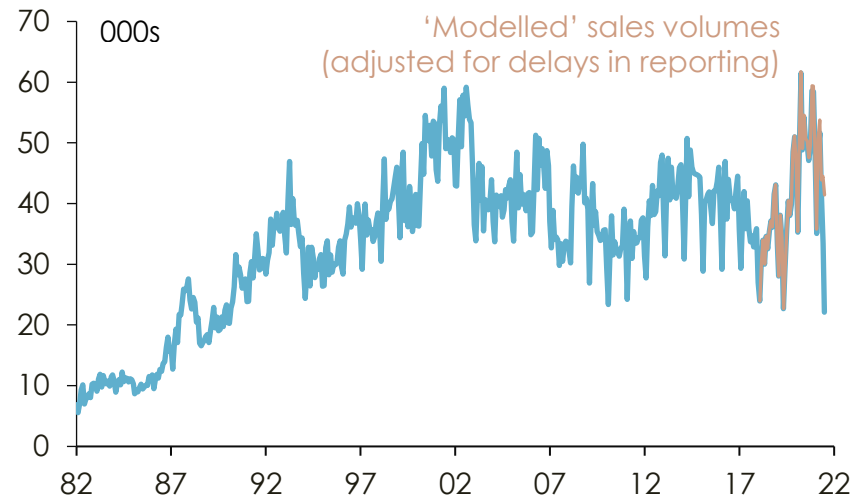
# Property prices across Australia fell an average of 0.5% in June, the second decline in a row, though they're still 24.4% up on their pre-Covid peak

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

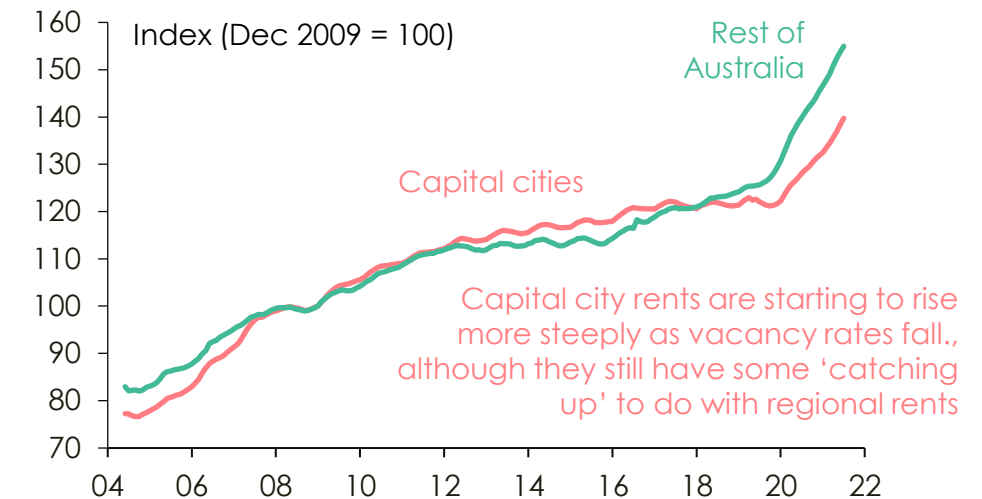
## Residential property prices



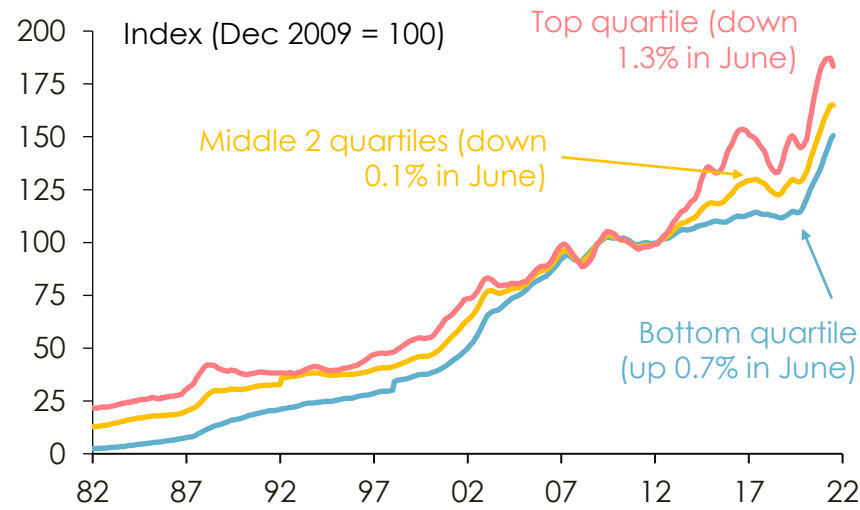
## Residential property sales volumes



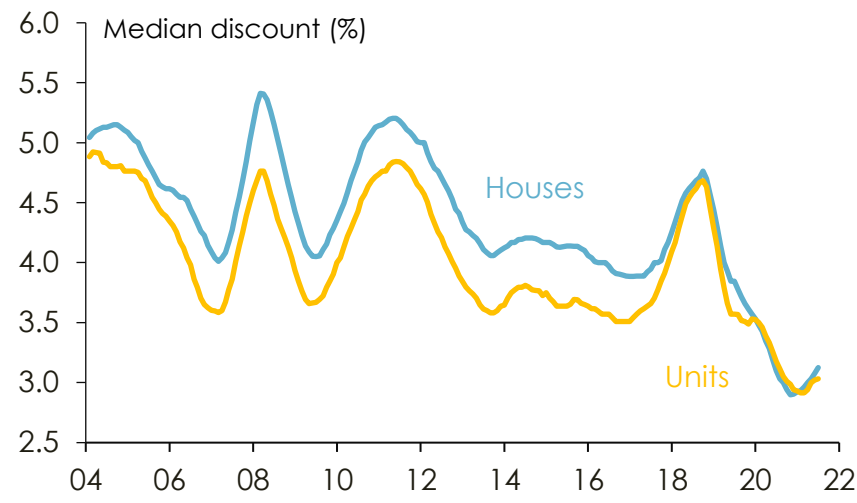
## Residential rents



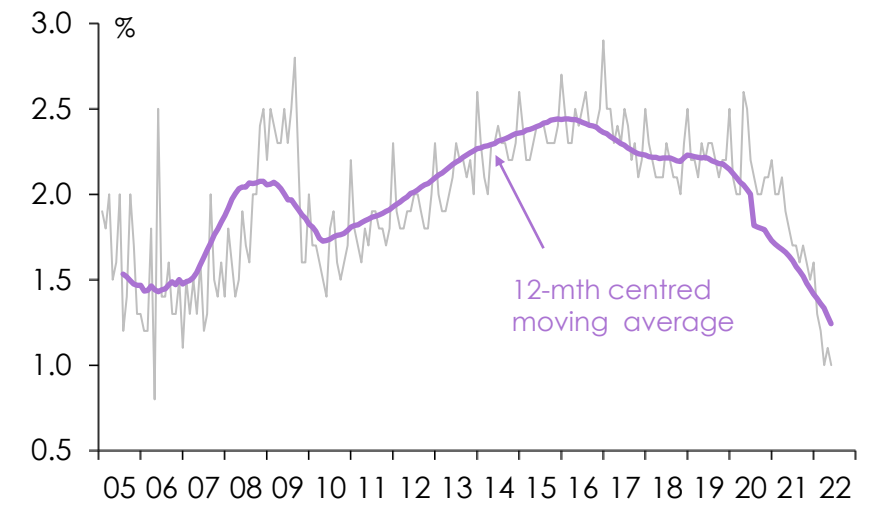
## Property prices by tier



## Vendor discounting



## Capital city rental vacancy rates

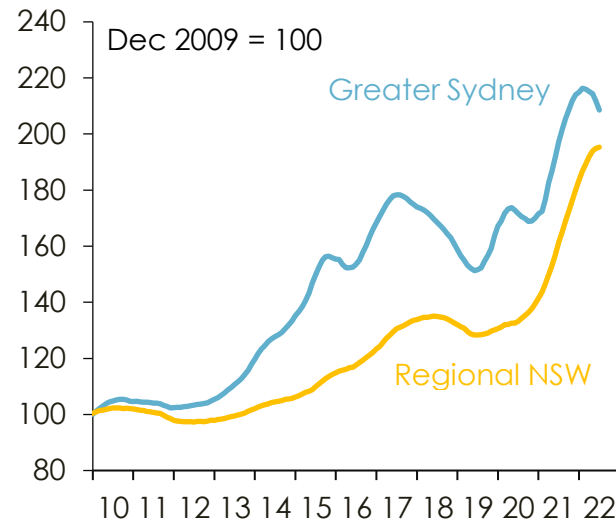


Note: The index of property prices measures the 'organic' change in underlying sales values by using a hedonic regression methodology that takes account of changes in the characteristics of properties being sold from month to month. Property price data shown here are seasonally adjusted. The index of residential rents uses a similar methodology to measure the 'organic' change in underlying rents. The 'modelled' sales volume estimates seek to account for delays in receiving information on transactions that have yet to settle (which can be more than six weeks after the contract date). Latest data are for June (except for vacancy rates which is May). July prices, sales volumes and rents data will be released on 1<sup>st</sup> August. Sources: [CoreLogic](#); [SQM Research](#). [Return to "What's New"](#).

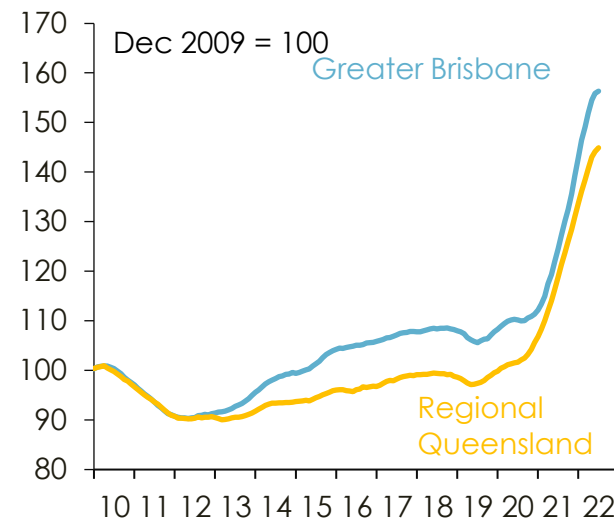
# Sydney & Melbourne prices have fallen by 3.6% & 2.4% from their peaks, and Hobart prices fell 0.2% last month, but others are still rising

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

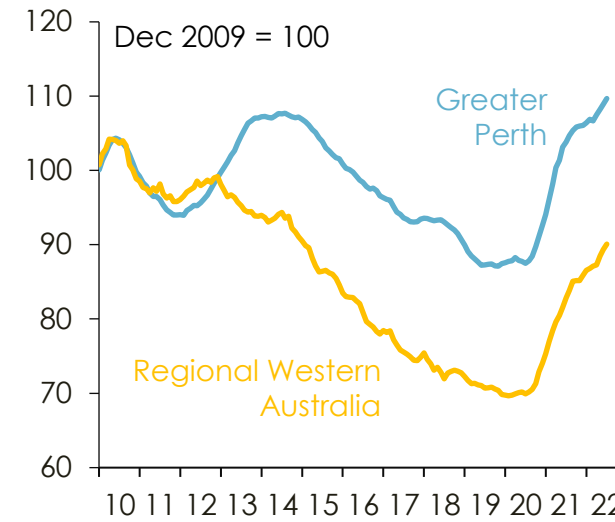
## New South Wales



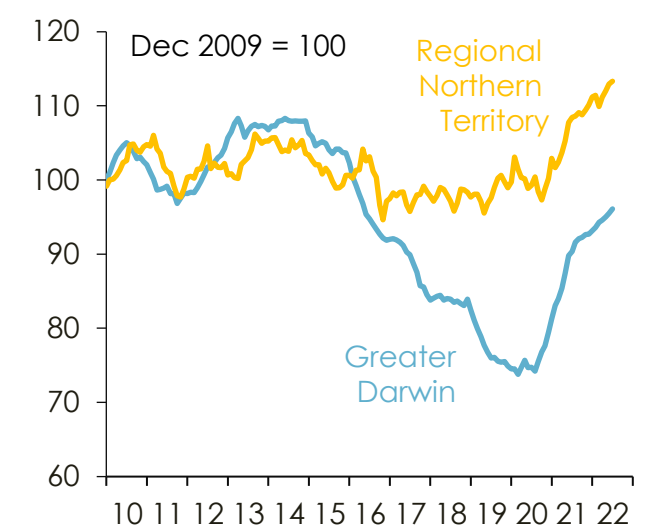
## Queensland



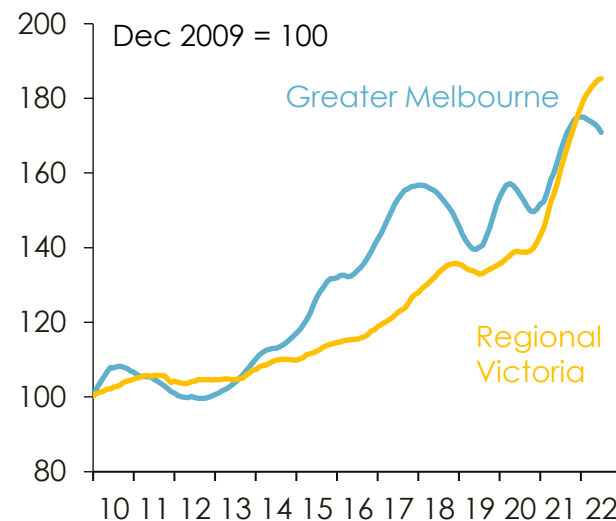
## Western Australia



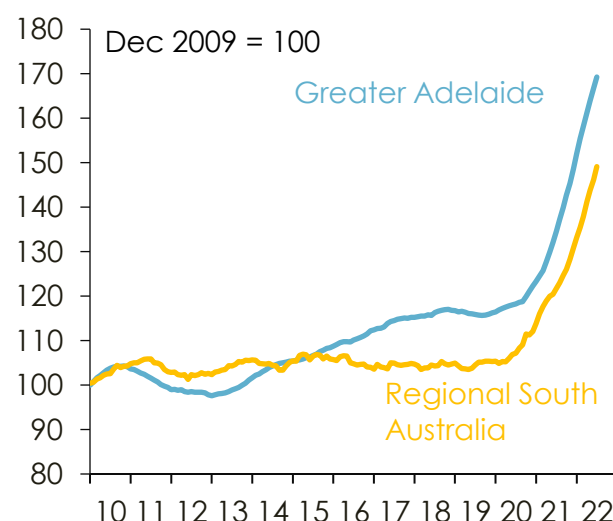
## Northern Territory



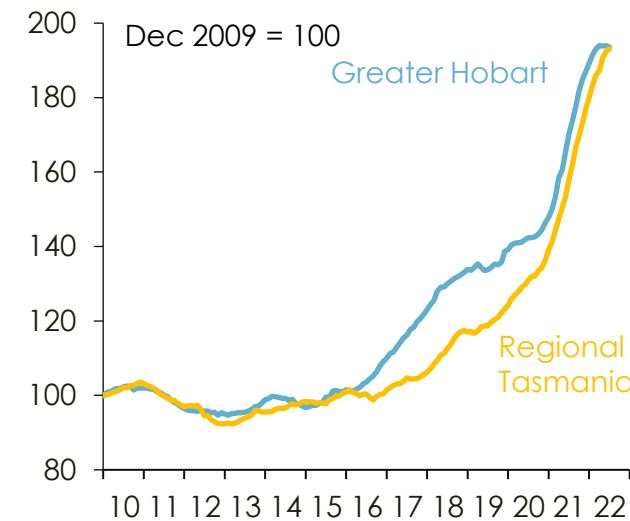
## Victoria



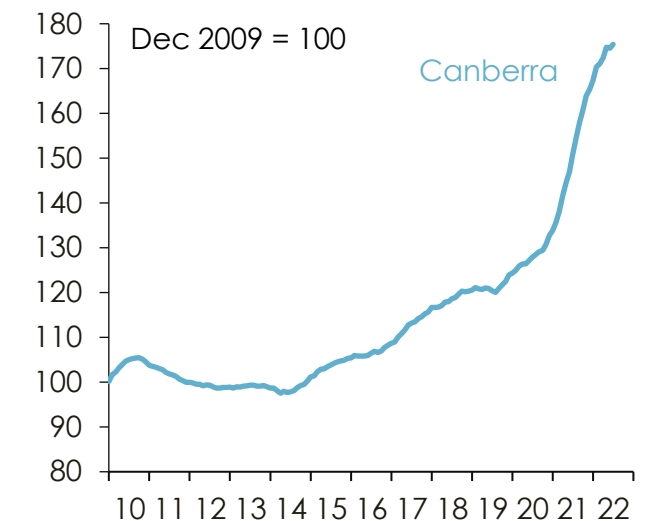
## South Australia



## Tasmania



## Australian Capital Territory



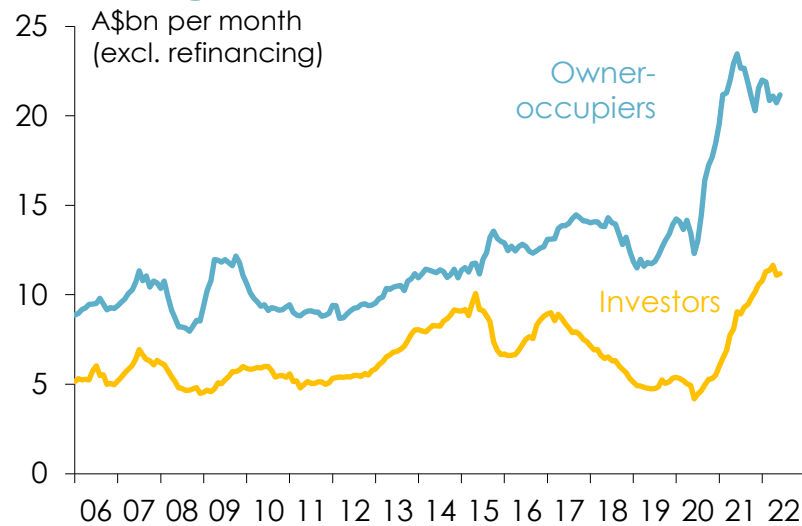
Note: The index of property prices measures the 'organic' change in underlying sales values by using a hedonic regression methodology that takes account of changes in the characteristics of properties being sold from month to month. Property price data are seasonally adjusted. Notice that different states have different vertical scales. Latest data are for June; July data will be released on 1<sup>st</sup> August. Source: [CoreLogic](#). [Return to "What's New"](#).



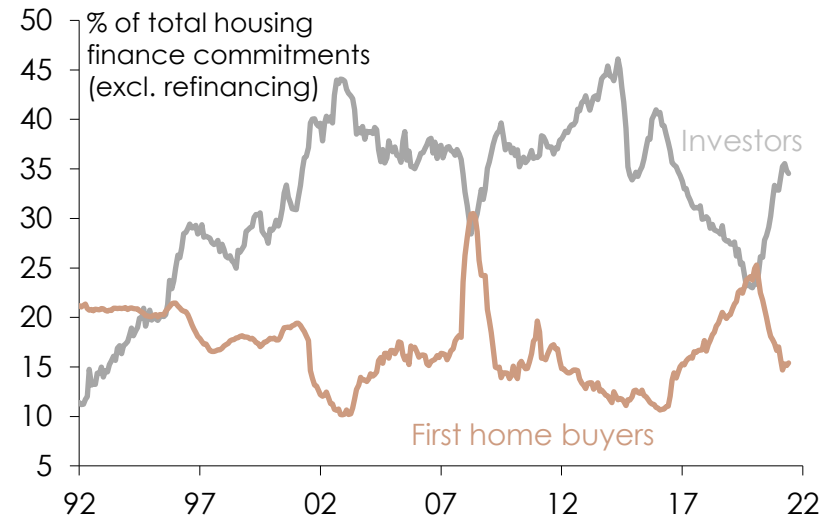
# Housing finance commitments rose 1.7% in May, after a 2.8% fall in April, with loans to home-buyers up 2.1% and investors up 0.9%

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

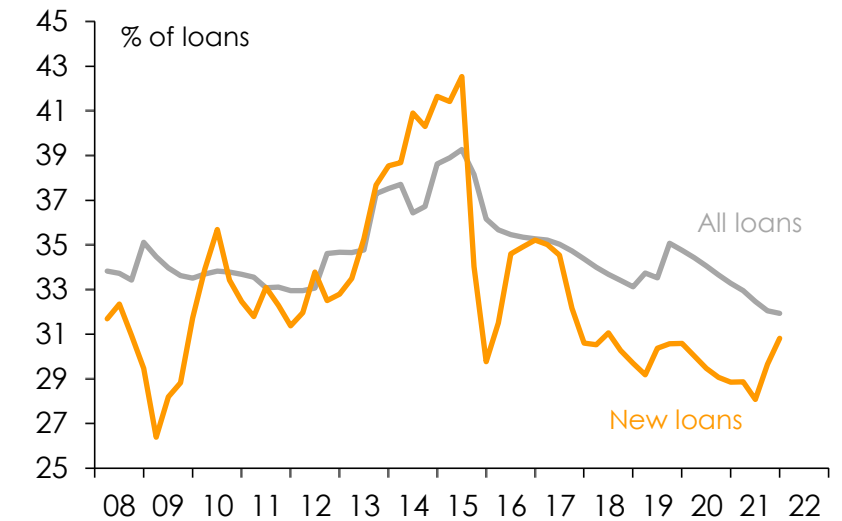
## Housing finance commitments



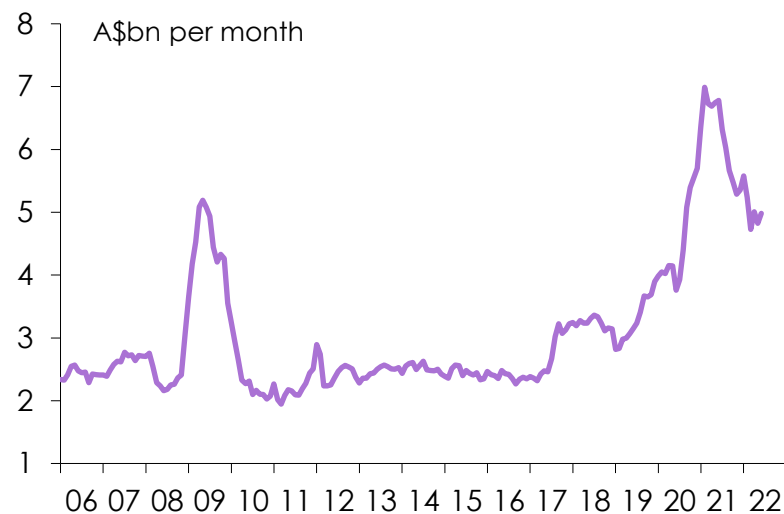
## Shares of housing finance



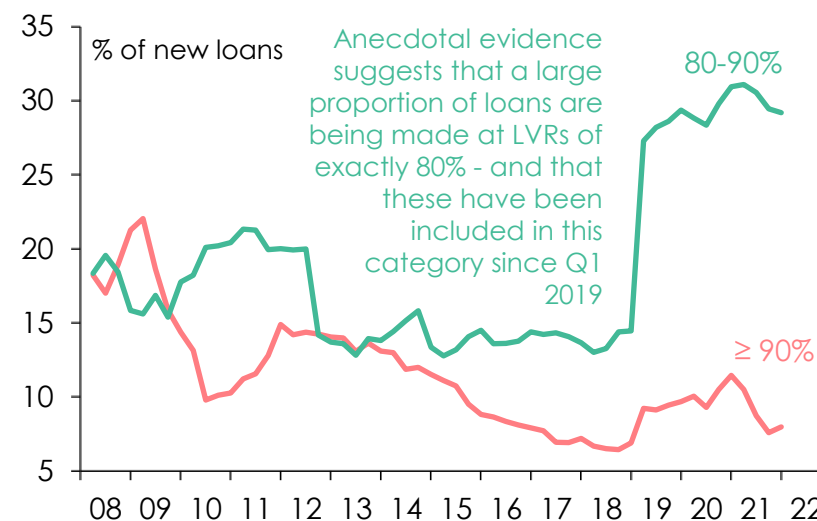
## Loans to investors as a pc of total



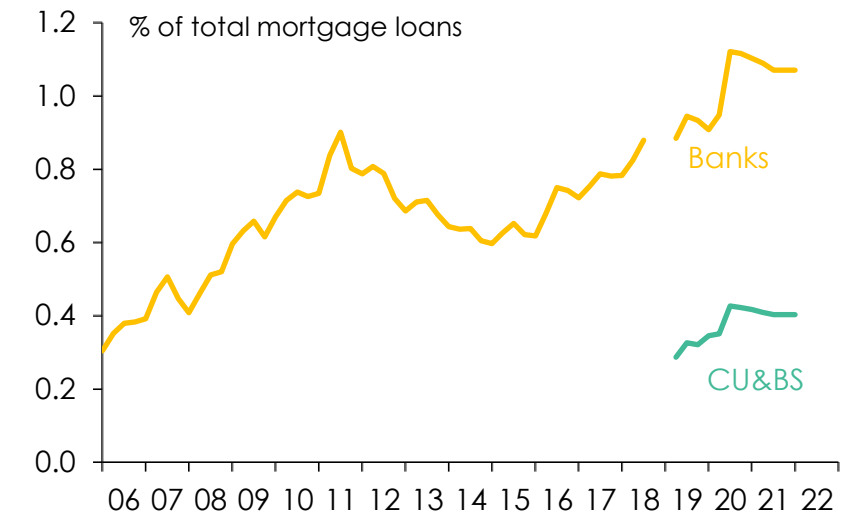
## Loans to first home buyers



## High LVR loans as a pc of total



## Non-performing mortgage loans

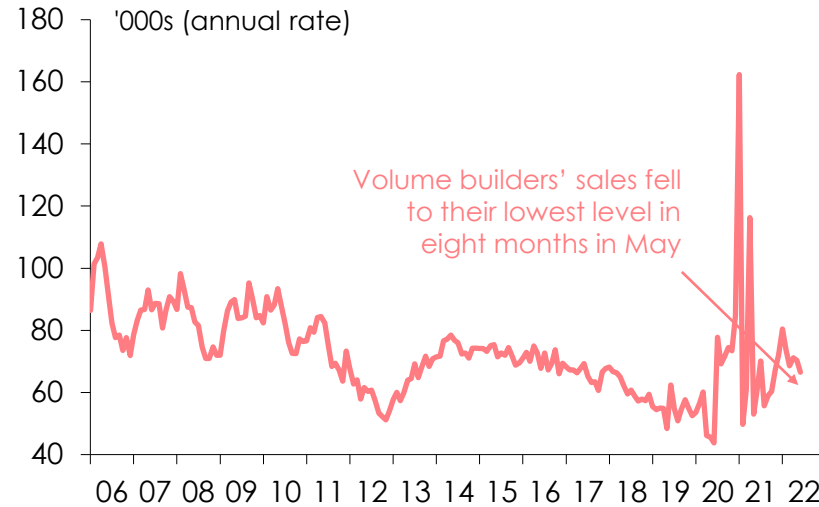


Sources: ABS, [Lending Indicators](#), May; and Australian Prudential Regulation Authority (APRA), [Quarterly authorised deposit-taking institution statistics](#). June housing finance data will be released on 2<sup>nd</sup> August; APRA data on ADI property exposures for the March quarter will be released on 14<sup>th</sup> June. [Return to "What's New"](#).

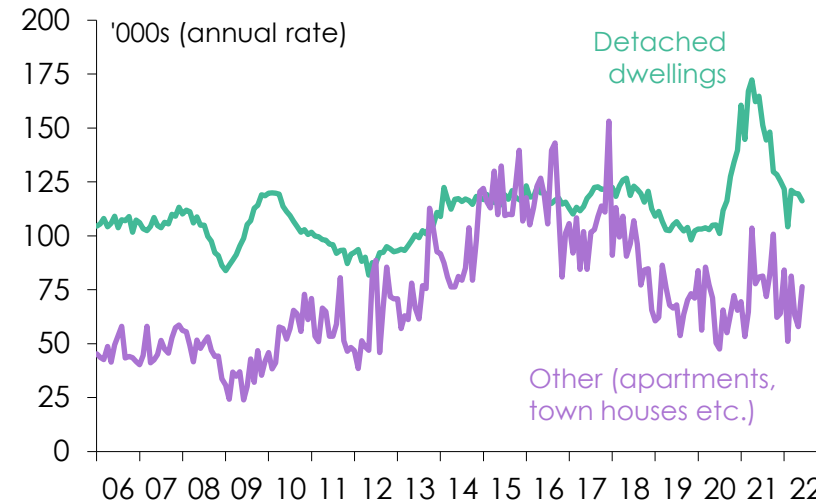
# Residential building approvals rose 9.9% in April, reflecting a 32% jump in multi-unit dwelling approvals

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

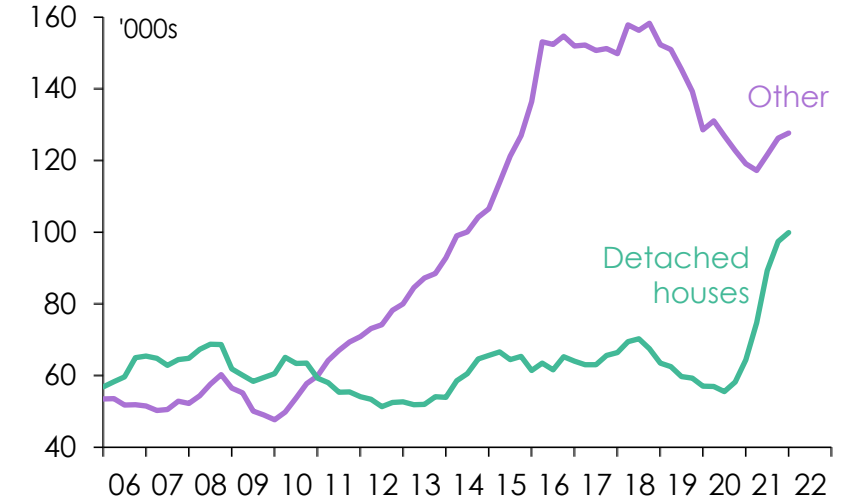
## Large builders' new home sales



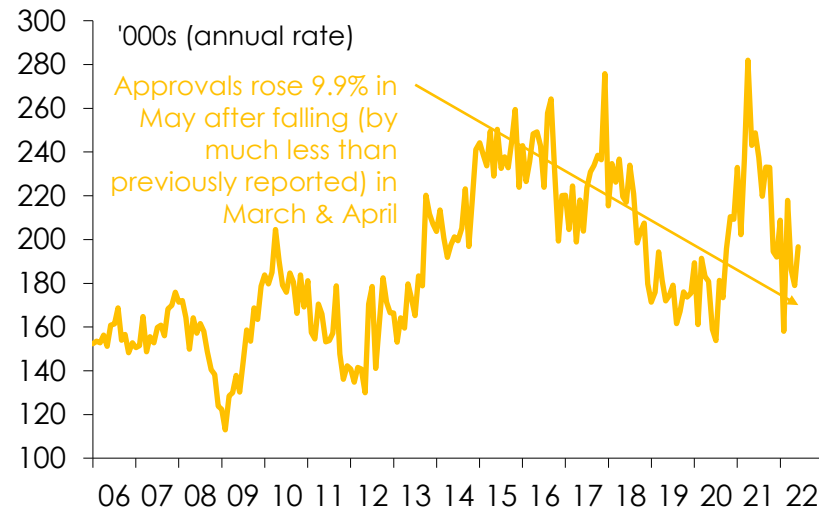
## Building approvals, by type



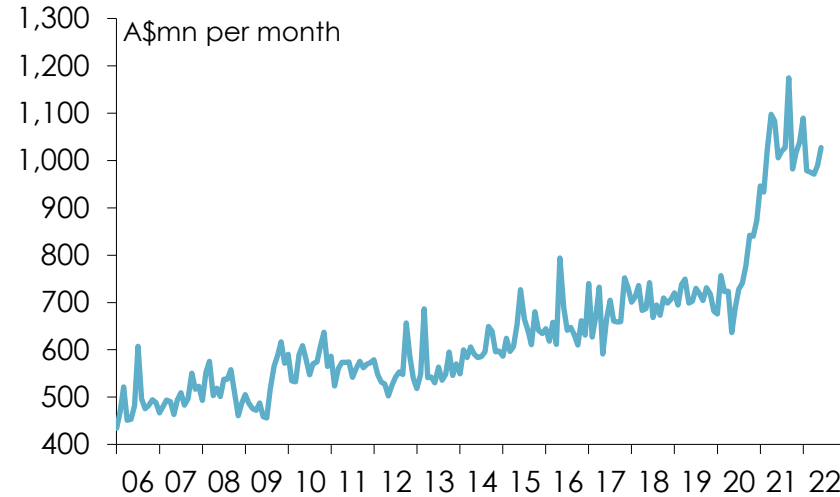
## Dwellings under construction



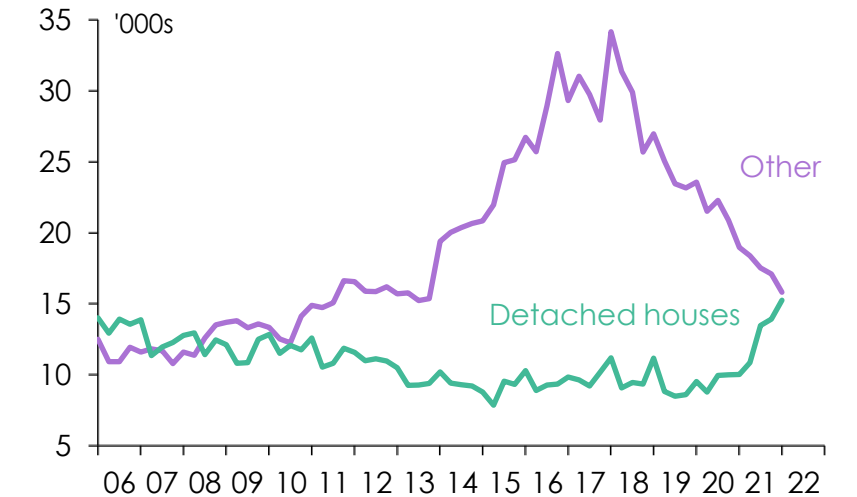
## Residential building approvals



## Alterations & additions approved



## 'Pipeline' of work yet to be started



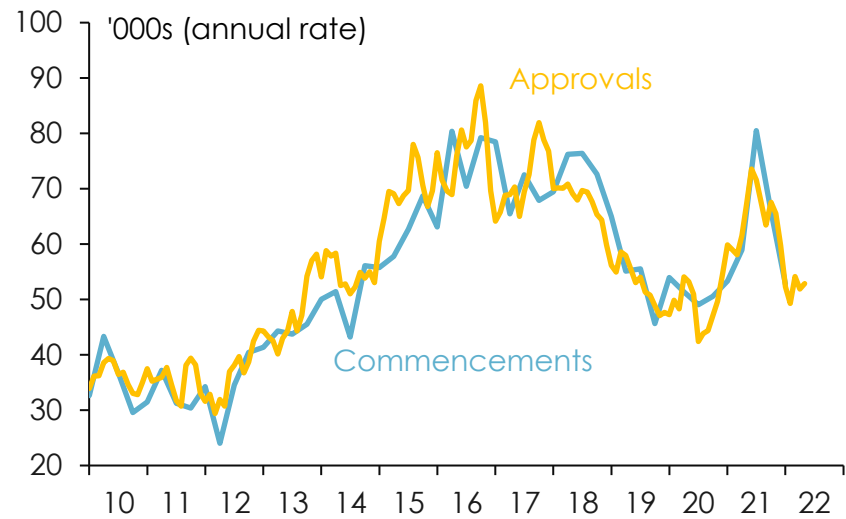
Note: 'New home sales' are of detached dwellings only and exclude small-scale builders. Sources: ABS, [Building Approvals](#) and [Building Activity](#); Housing Industry Association. June building approvals data will be released on 2<sup>nd</sup> August; March quarter dwellings under construction and 'pipeline' data on 13<sup>th</sup> July. [Return to "What's New"](#).



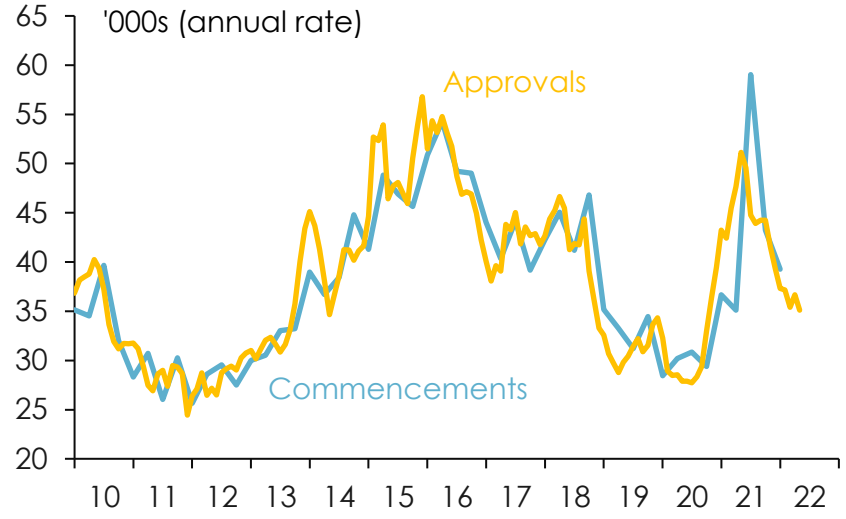
# There were very large increases in multi-unit approvals in May in NSW, Queensland, WA and the ACT

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

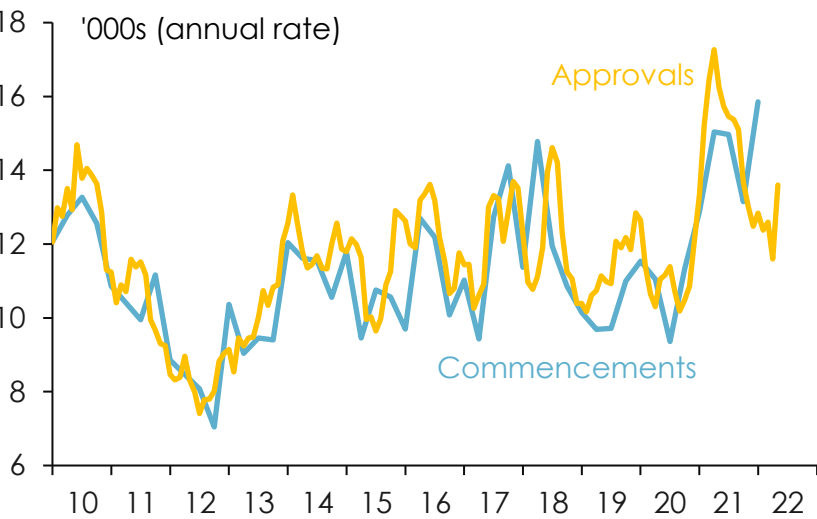
## New South Wales



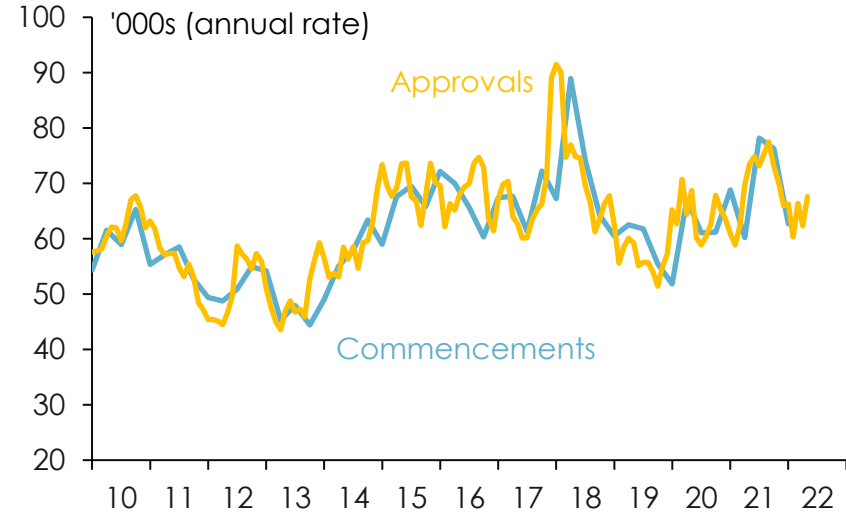
## Queensland



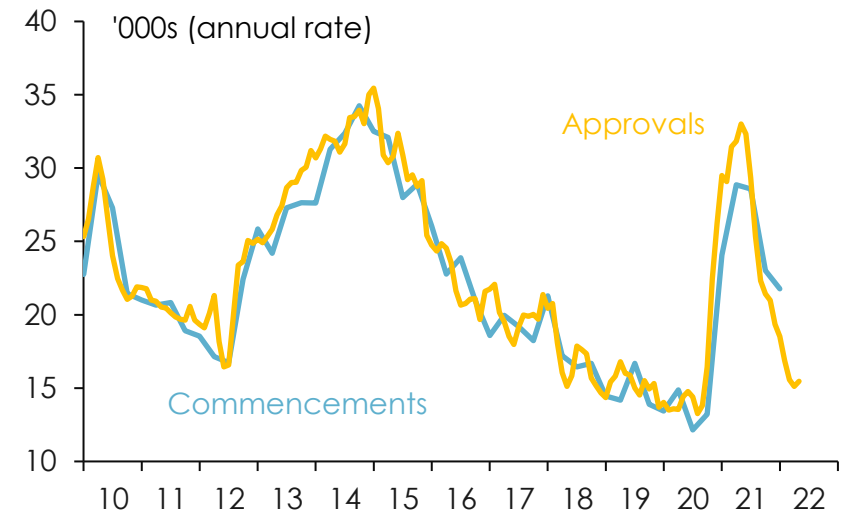
## South Australia



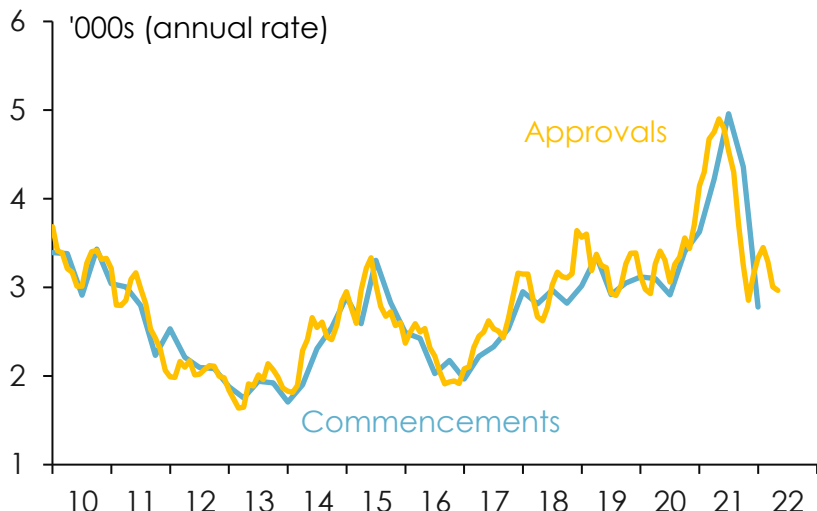
## Victoria



## Western Australia



## Tasmania



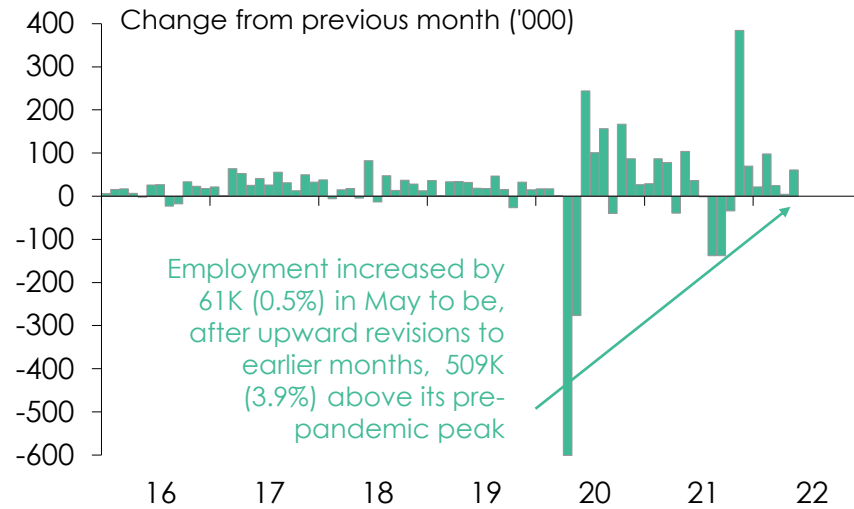
Note: Approvals data are shown as three-month moving averages; approvals data for the NT and ACT are not seasonally adjusted. Commencements data are quarterly (and the most recent data is for the September quarter last year). Sources: ABS, [Building Approvals](#) and [Building Activity](#). [Return to "What's New"](#).

# The labour market

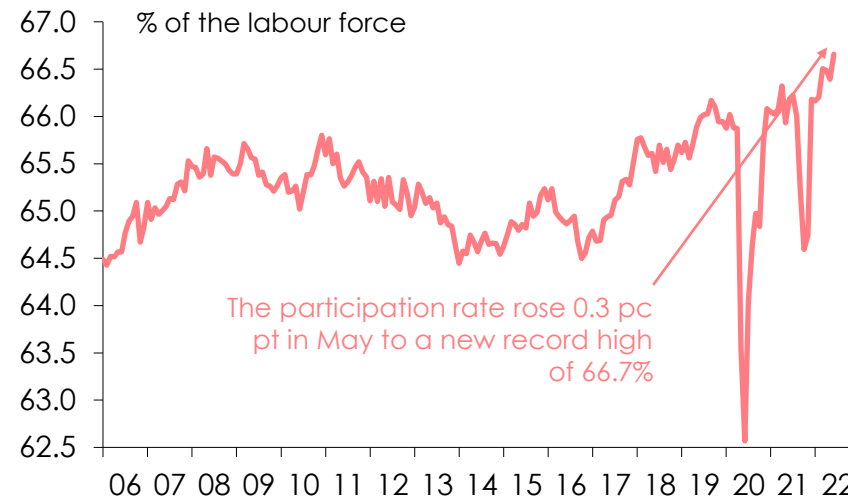
# Employment grew another 61K (0.5%) in May, the unemployment rate was steady at 3.9% but under-utilization fell to its lowest in 40 years

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

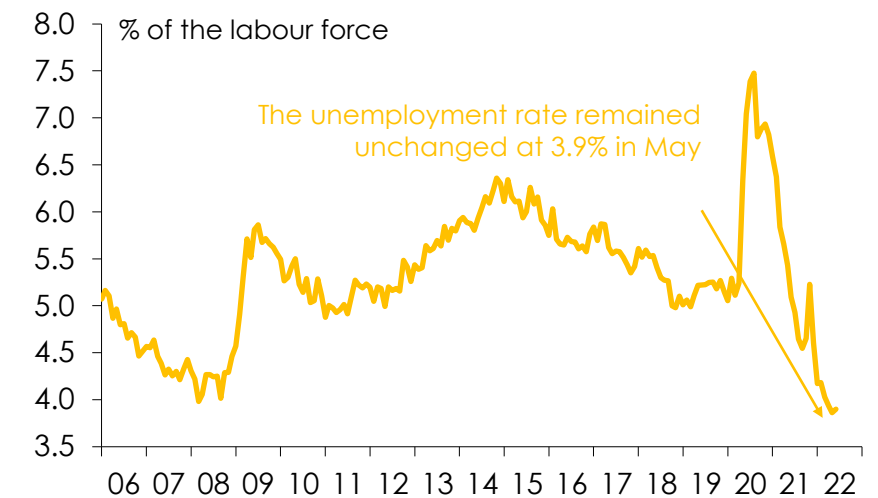
## Employment



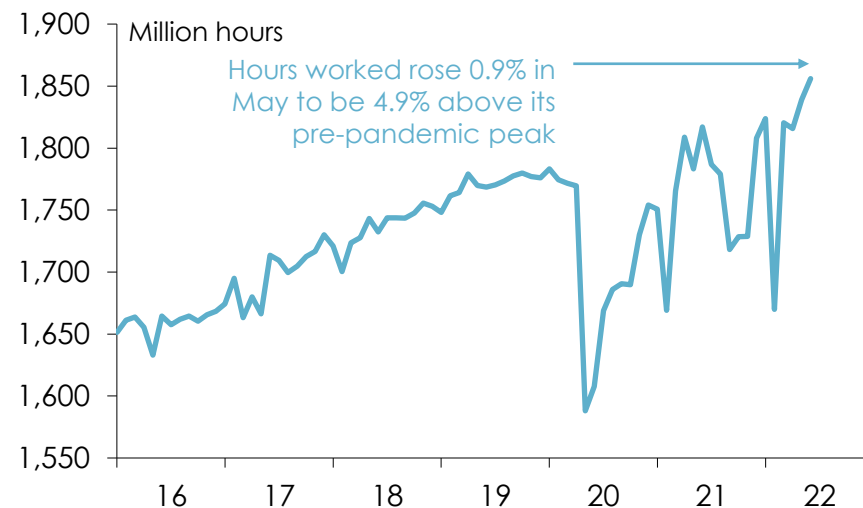
## Labour force participation rate



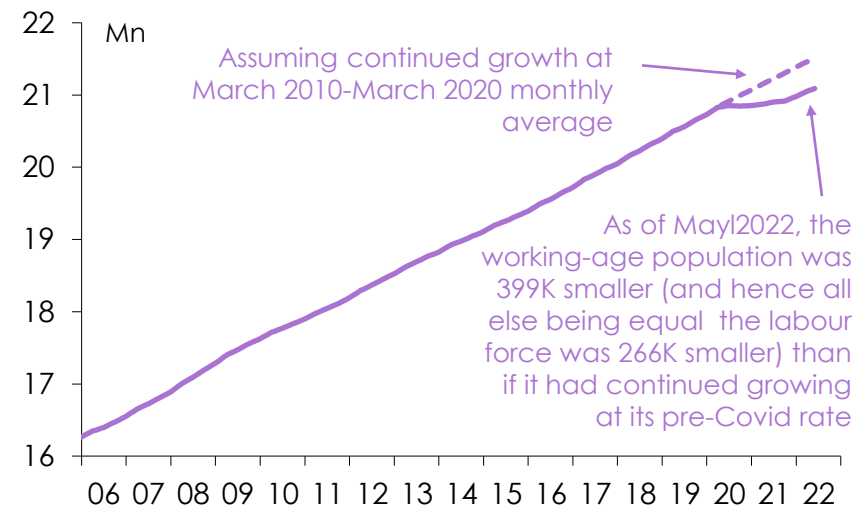
## Unemployment rate



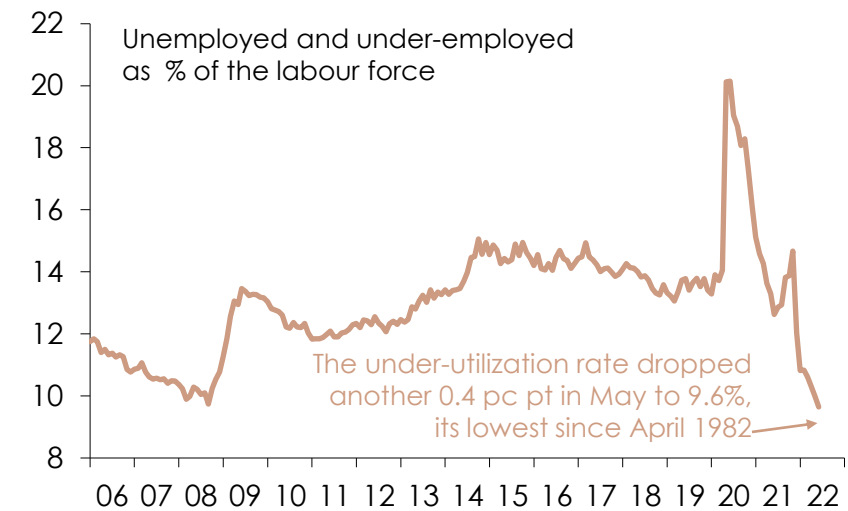
## Total hours worked



## Civilian working-age population



## 'Under-utilization' rate

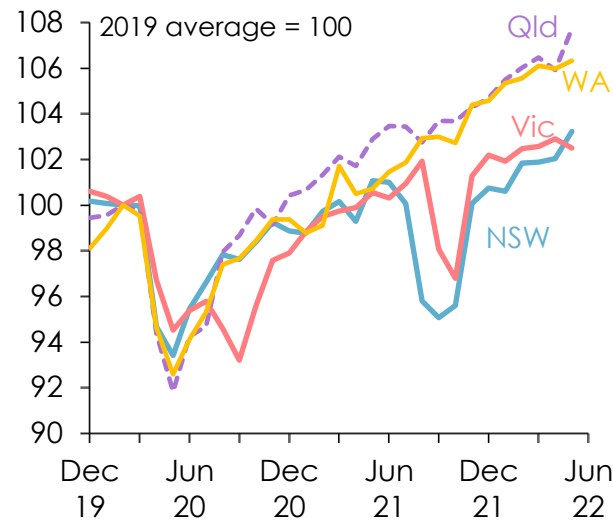


Source: ABS, [Labour Force, Australia](#), May. June data will be released this coming Thursday, 14<sup>th</sup> July. [Return to "What's New"](#).

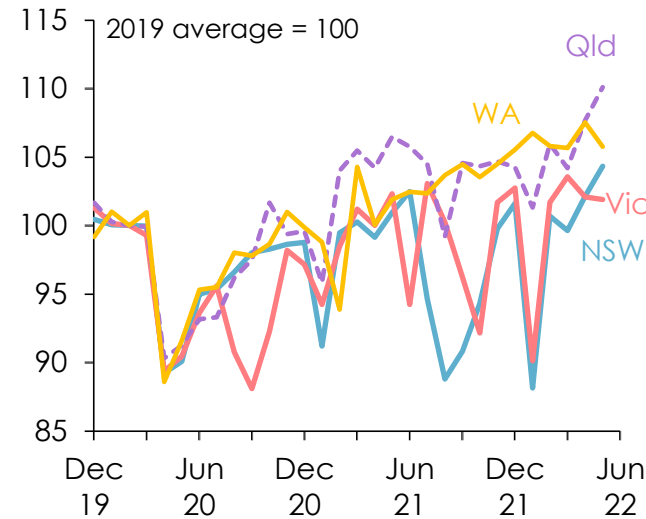
# NSW, Queensland and Western Australia have accounted for most of the job gains over the first five months of 2022

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

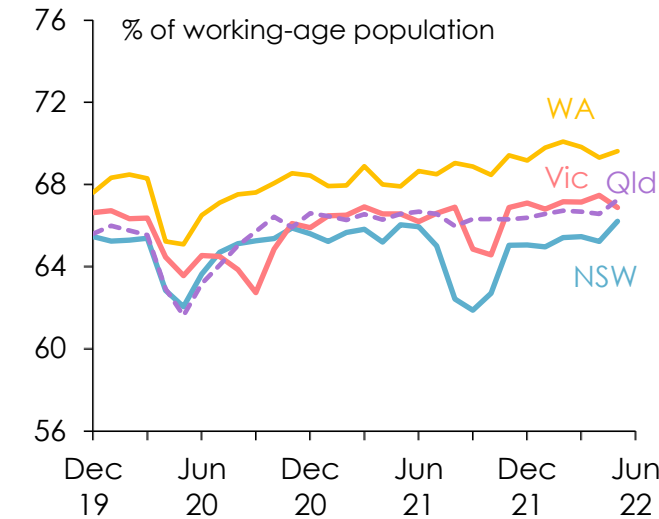
## Employment



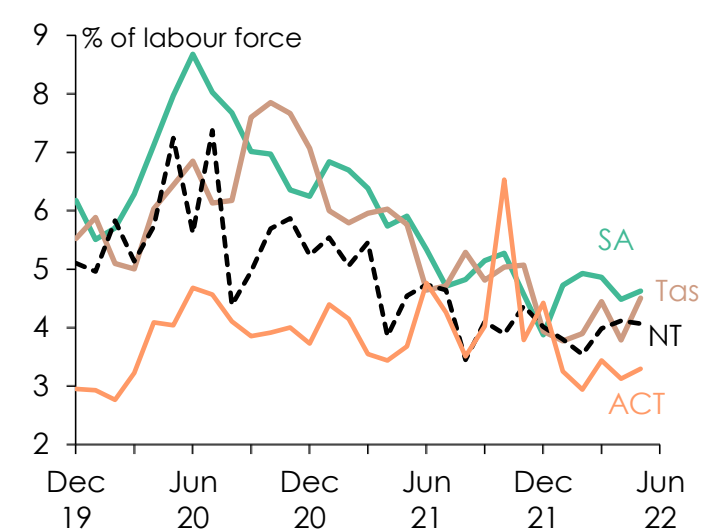
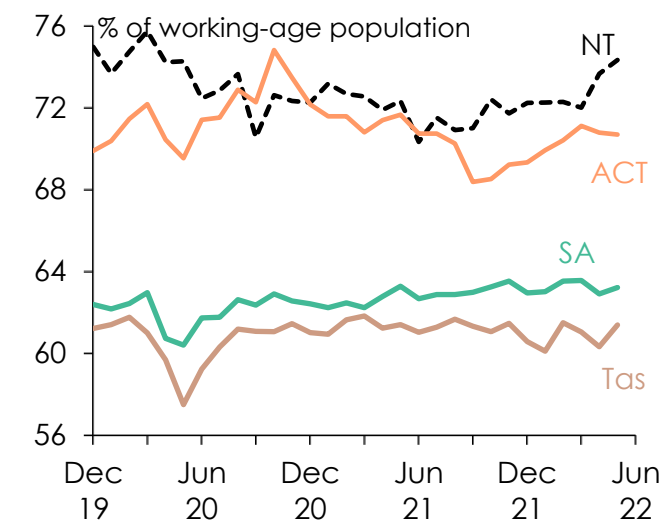
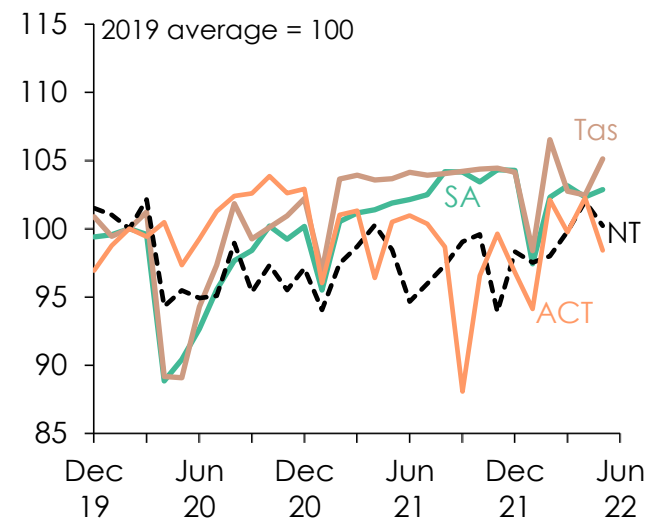
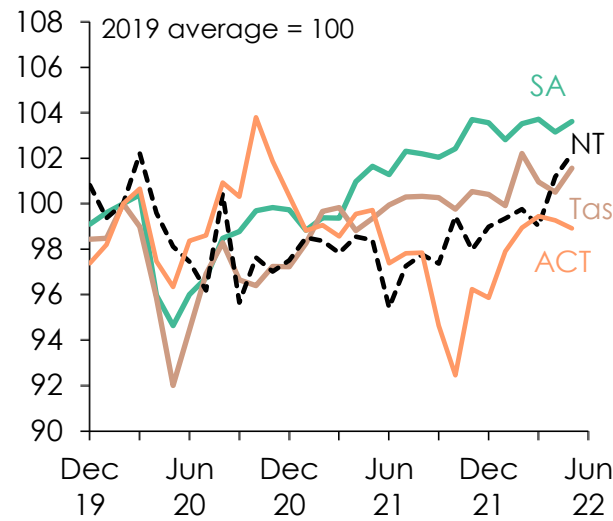
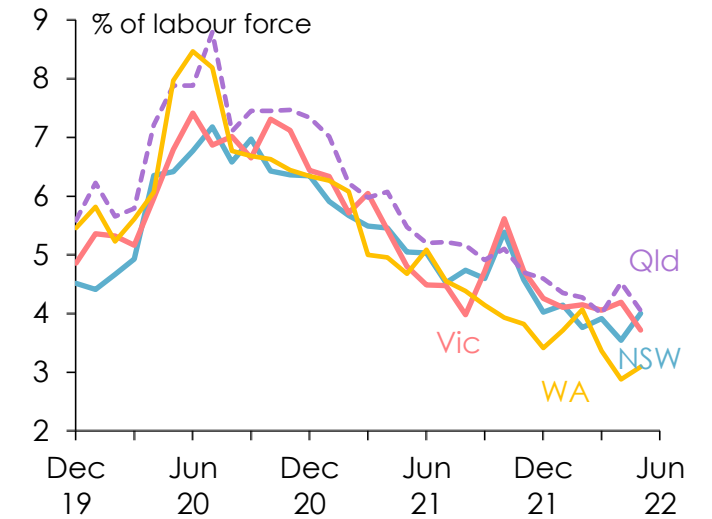
## Hours worked



## Participation rates



## Unemployment rates



Source: ABS, [Labour Force, Australia](#), May. June data will be released this coming Thursday, 14<sup>th</sup> July. [Return to "What's New"](#).

# The 'effective' unemployment rate fell 0.1 pc pt in May, to 4.5%, well down from the peak of 10.5% in August last year and 5.8% in January

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## The 'effective' unemployment rate



- ❑ 46K people were counted as 'employed' despite having worked zero hours for 'economic reasons' (no or insufficient work, or 'stood down') in May, virtually unchanged from 49K in April (but well down from the most recent peak of 249K in August last year)
- ❑ There were another 43K people counted as 'employed' in April despite also working zero hours for reasons other than 'economic' ones, or having been on some form of leave, down from 52K in April and well below the most recent peak of 371K last August
- ❑ The number of people who (at face value) 'dropped out' of the workforce after the lockdowns began in NSW, and then Victoria and the ACT, and thus weren't counted as 'unemployed', peaked at 358K in September last year – but has fallen to zero as of February
- ❑ Adding these to the 'official' tally of unemployed, the 'effective' unemployment rate peaked most recently at 10.5% last August, remained at 10.3% in September and October, fell to 5.0% in December, rose to 5.8% in January as a result of the 'shadow lockdown' induced by the spread of the omicron variant, but fell to 4.6% in March and April and to 4.5% in May
- ❑ These estimates don't include the 312K people who worked zero hours because they were on some form of sick leave – down from a most recent peak of 454K in January, but still high by historical standards, suggesting that Covid is still disrupting work patterns

Note: the data on people working zero hours is not seasonally adjusted.

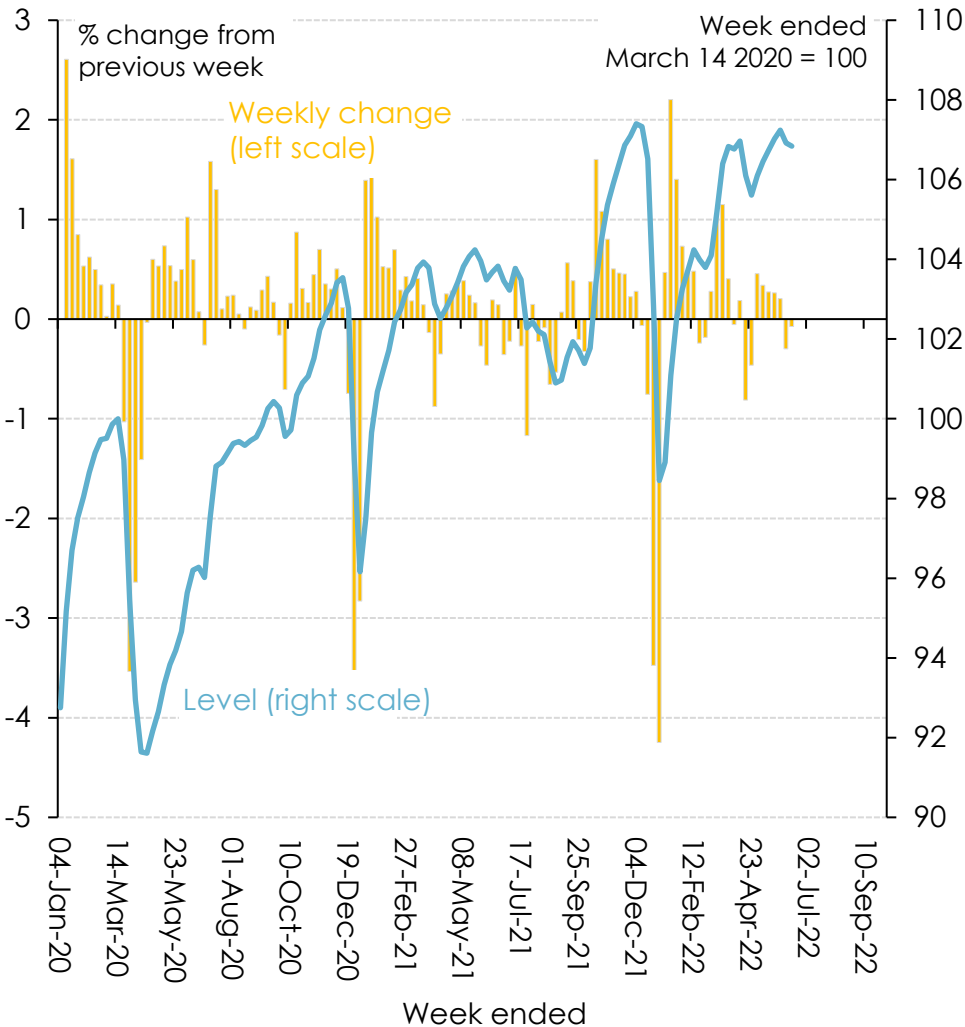
Source: ABS, [Labour Force, Australia](#), May. June data will be released next Thursday, 14<sup>th</sup> July.

[Return to "What's New"](#).

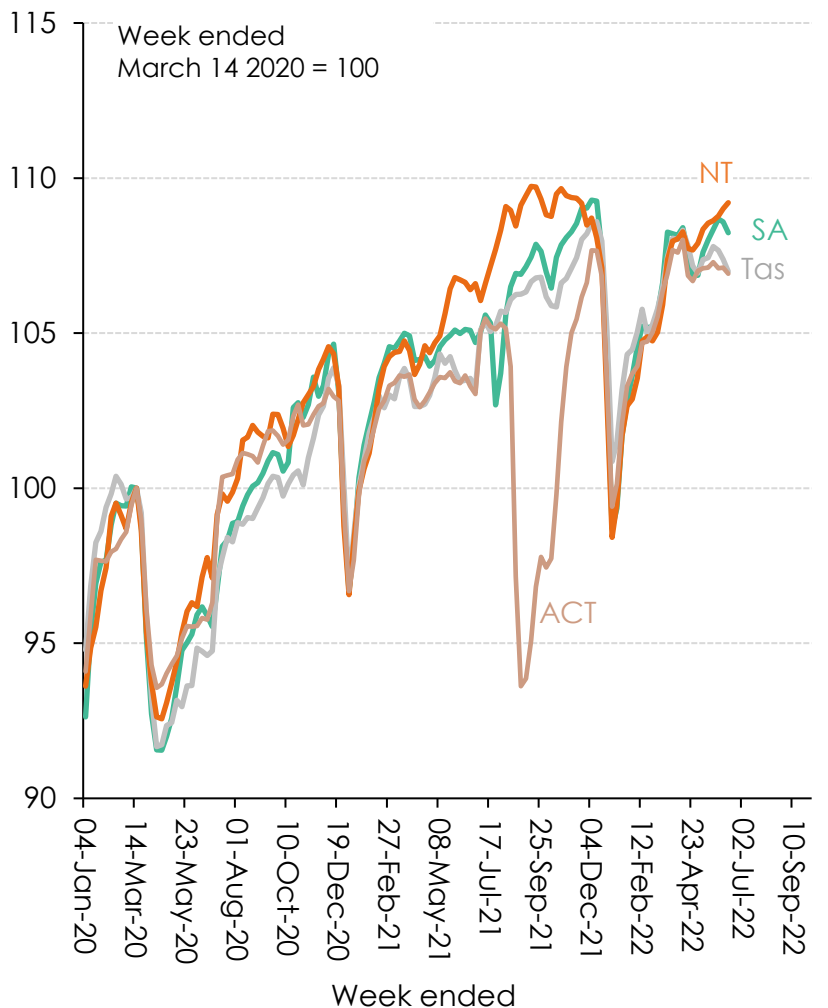
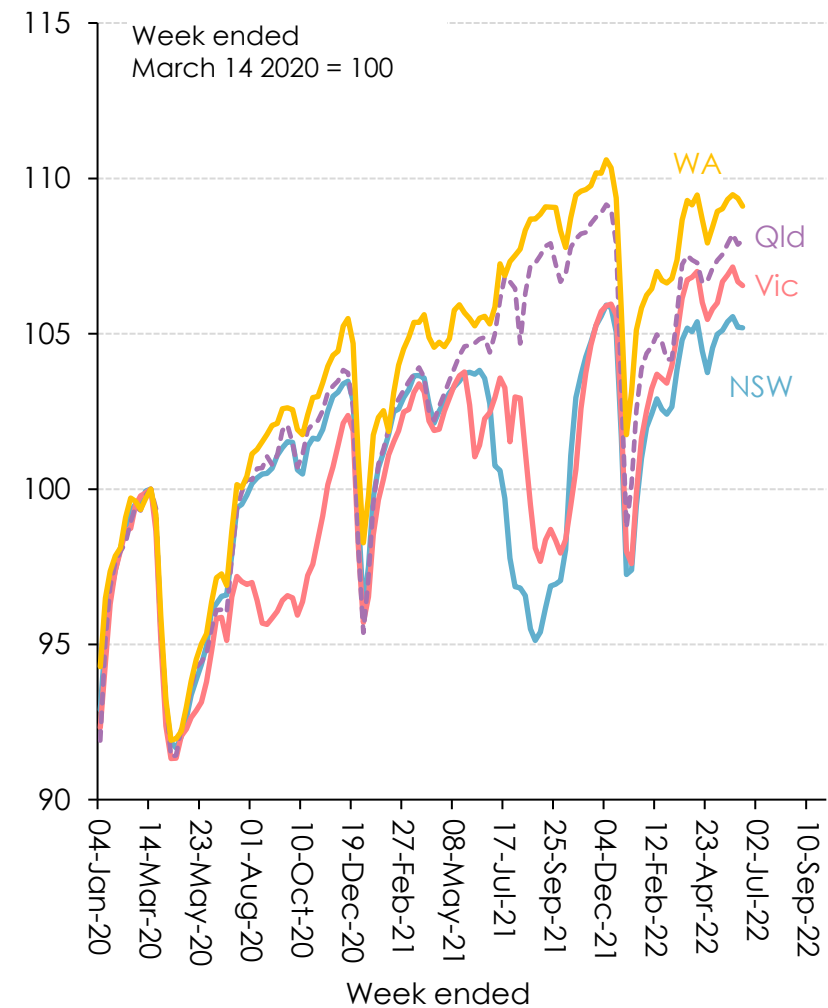
# The number of payroll jobs was little changed, on net, between mid-May and mid-June, with gains in Qld & the NT offset by falls in Victoria & Tasmania

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

Level and weekly change in the number of payroll jobs



Payroll jobs by State & Territory



Source: ABS, [Weekly Payroll Jobs and Wages in Australia](#). Data refers to the number of payroll jobs at businesses participating in the Australian Taxation Office's Single Touch Payroll system, which covers 99% of employers with 20 or more employees and about 71% of smaller employees. People with two or more jobs (about 6% of the total) are double-counted; employers and the self-employed are not included. Data are not seasonally adjusted (so at least some of the week-to-week variations could be due to 'normal' seasonal factors); and the two most recent weeks are subject to (what have often been large) revisions. [Return to "What's New"](#).

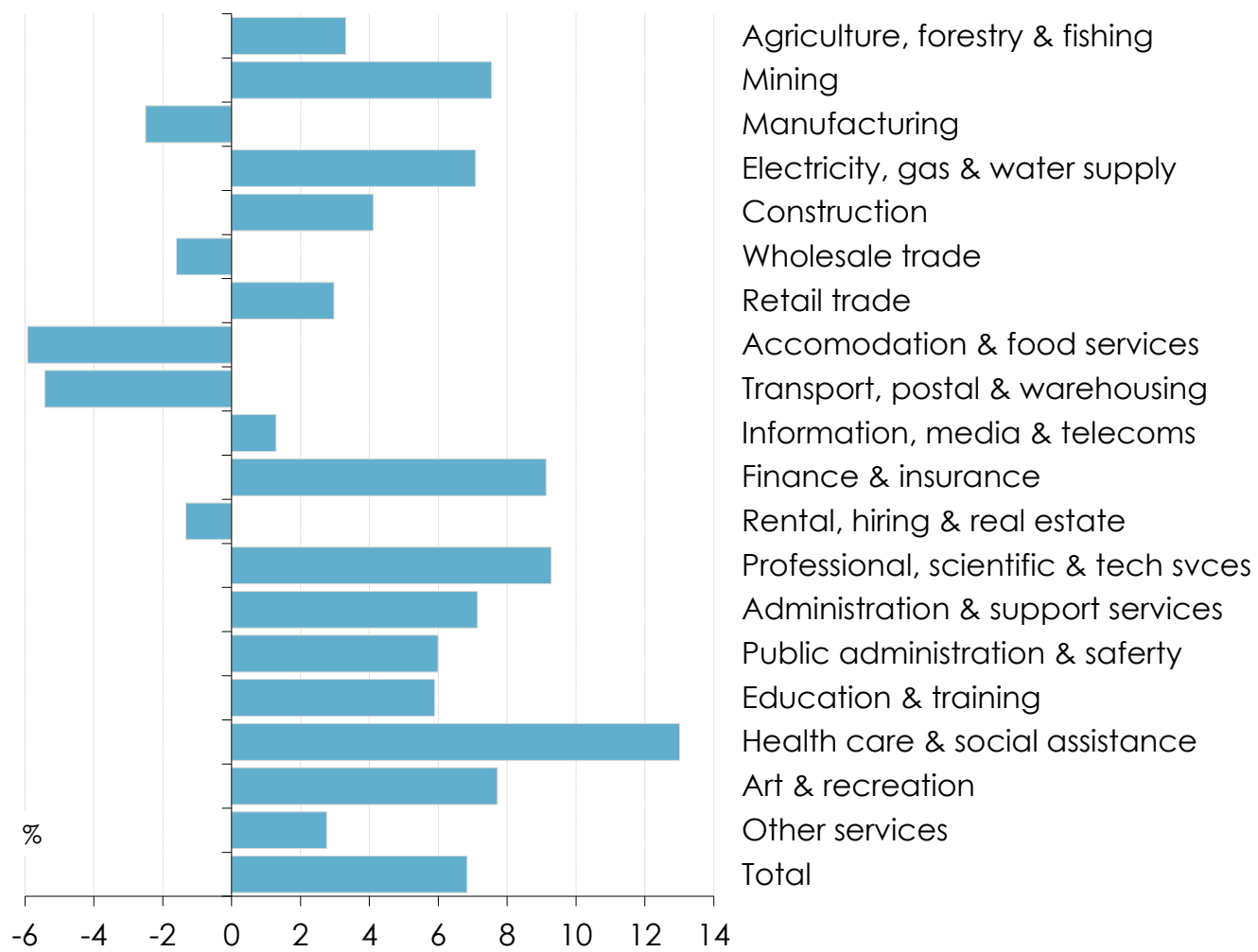


# There are still fewer payroll jobs in hospitality, transport, manufacturing, wholesaling, and rental, hiring & real estate than pre-Covid

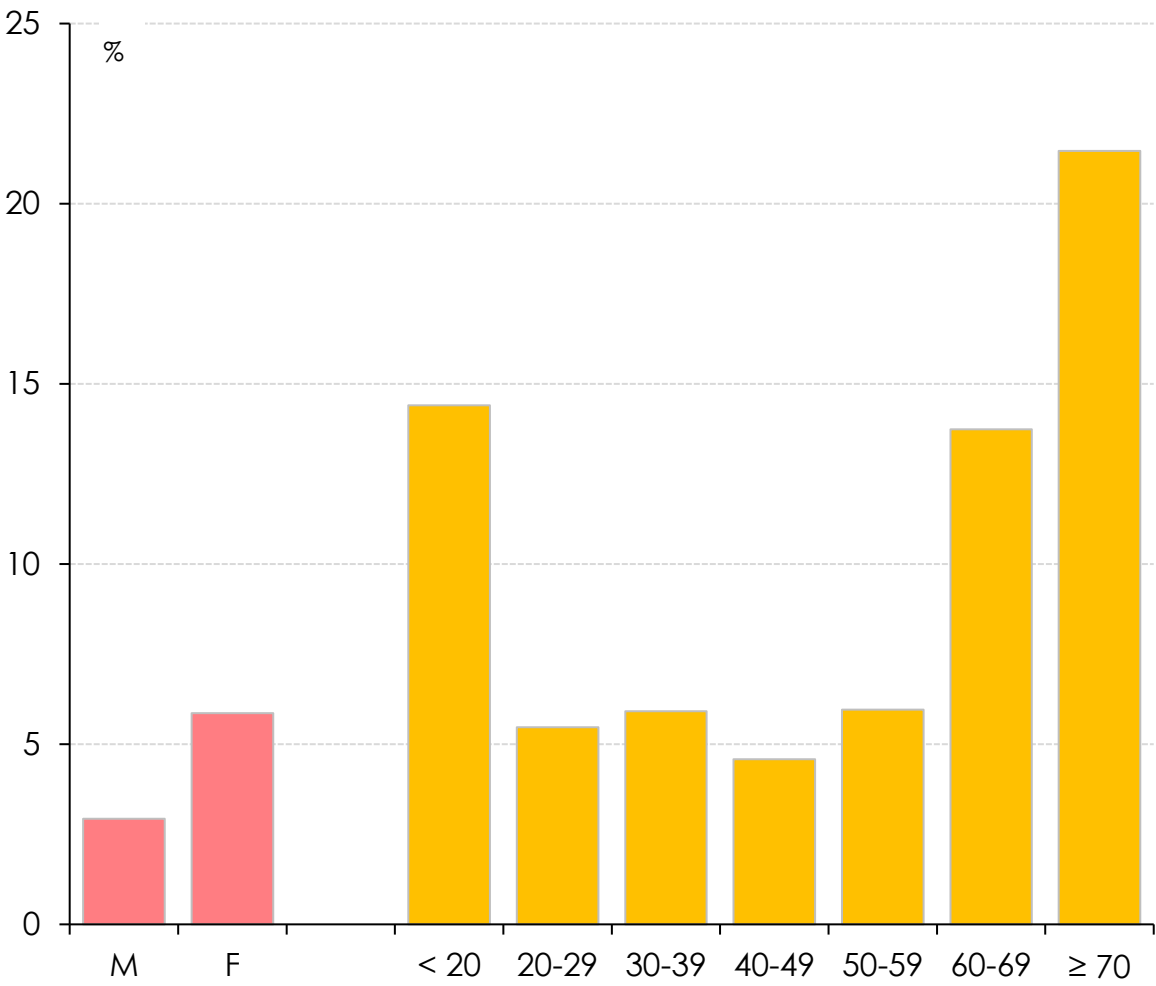
THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Net change in payroll jobs between week ended 14<sup>th</sup> March 2020 and week ended 11<sup>th</sup> June 2022

### By industry



### By gender and age



Source: ABS, [Weekly Payroll Jobs and Wages in Australia](#). Data refers to the number of payroll jobs at businesses participating in the Australian Taxation Office's Single Touch Payroll system, which covers 99% of employers with 20 or more employees and about 71% of smaller employees. People with two or more jobs (about 6% of the total) are double-counted; employers and the self-employed are not included. [Return to "What's New"](#).

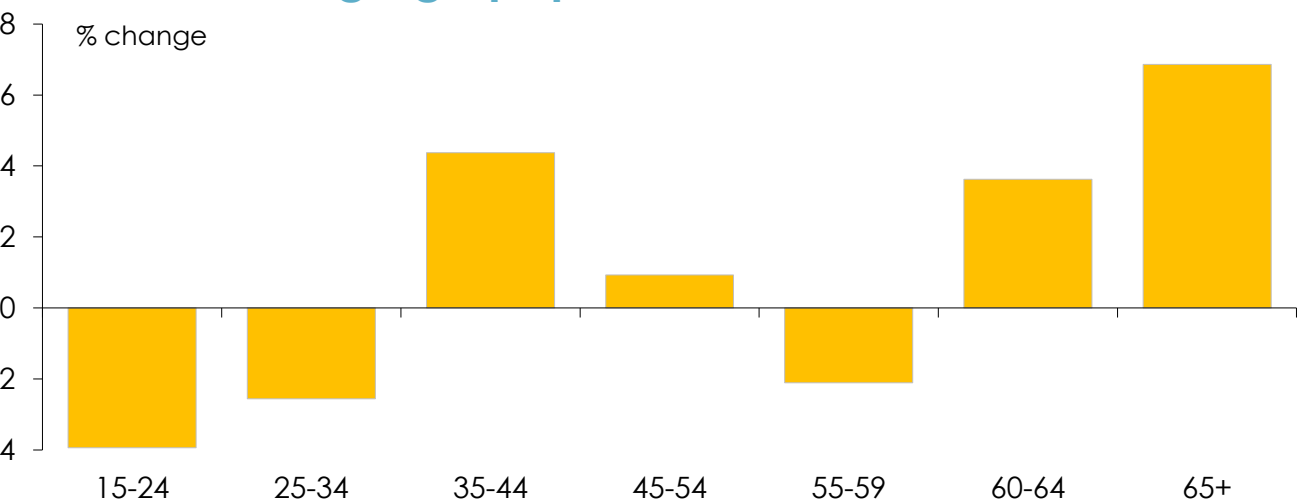


# There are 224K (3¼%) fewer 15-34 year-olds in Australia than there were two years ago – which has helped speed reductions in unemployment

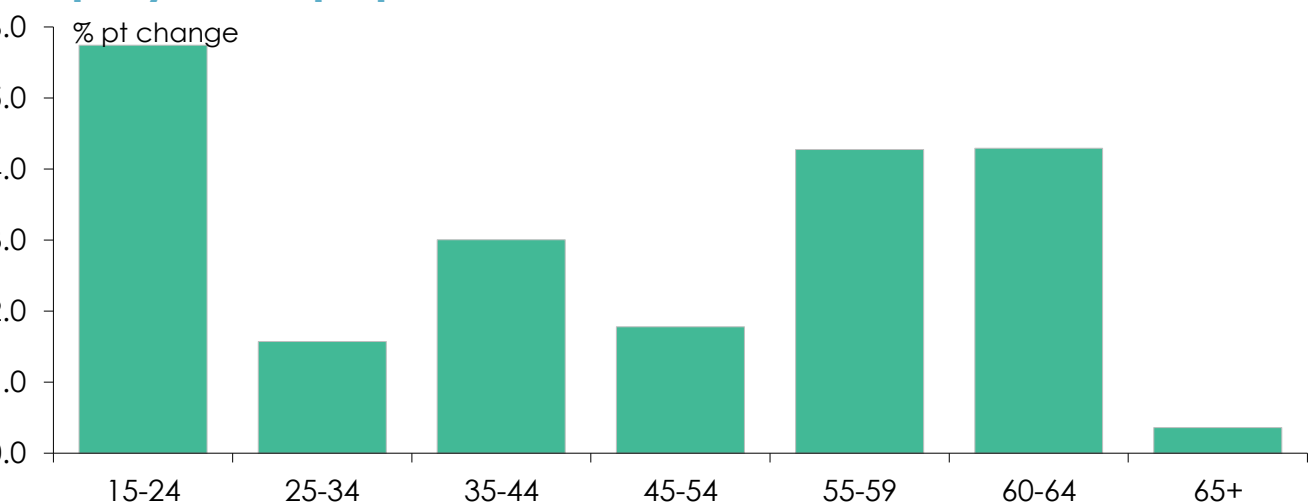
THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Changes from March 2020 to May 2022

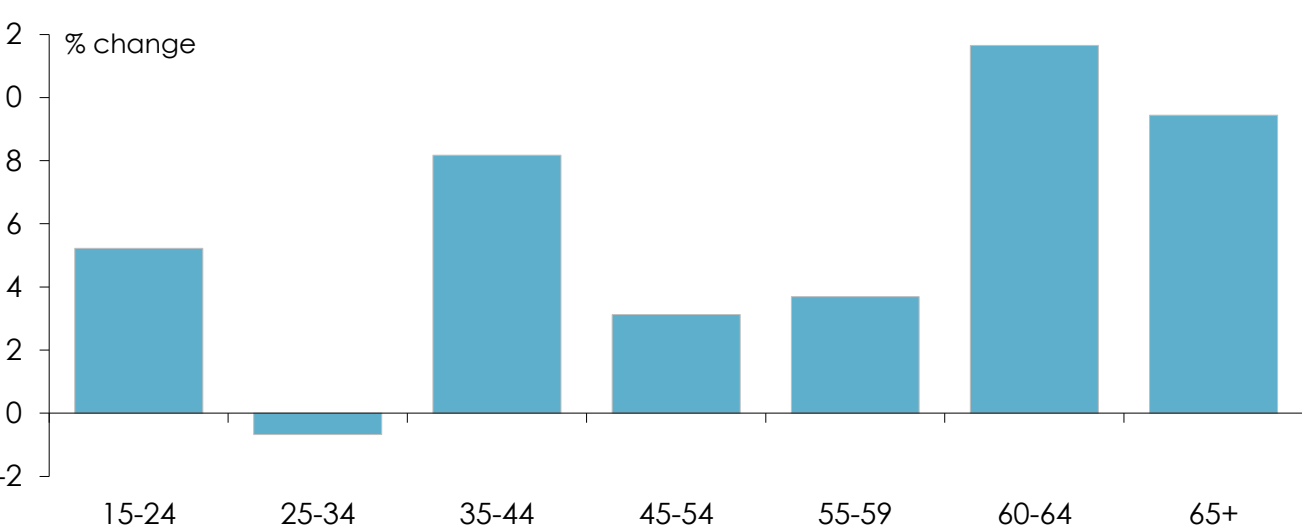
### Civilian working age population



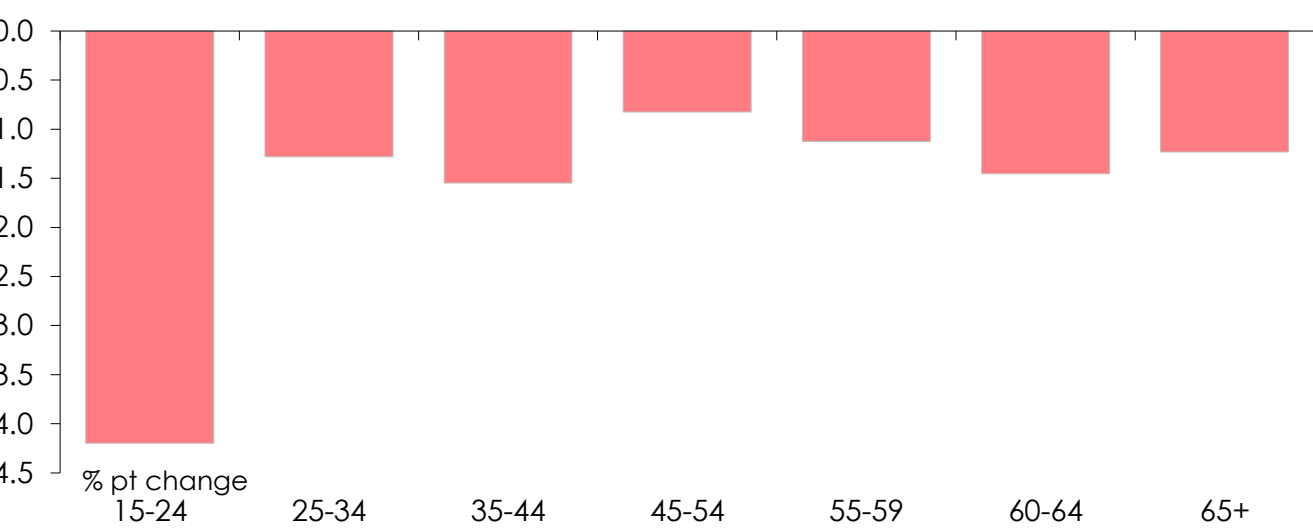
### Employment-population ratio



### Employment



### Unemployment rates

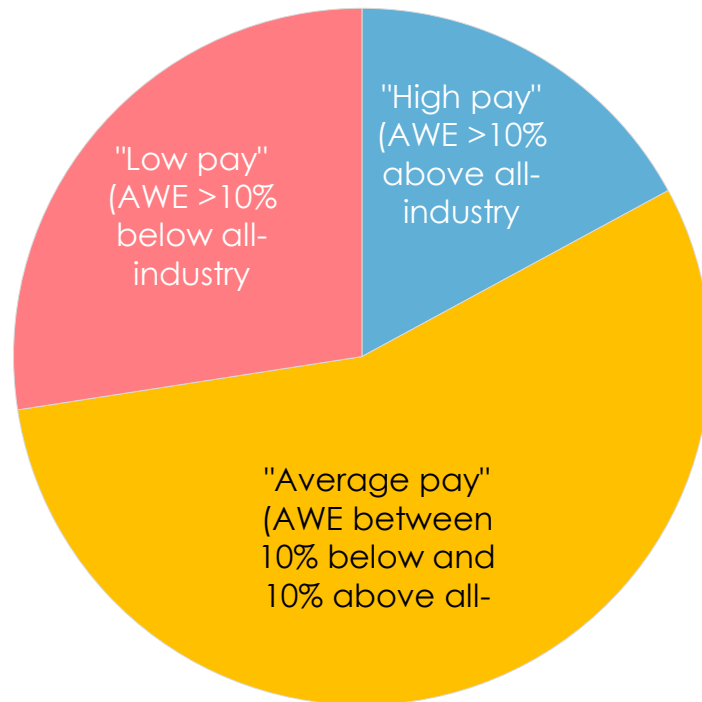


Note: The data from which the above charts are derived isn't seasonally adjusted.  
Source: ABS, [Labour Force, Australia, Detailed](#), May; June data will be released on 21<sup>st</sup> July. [Return to "What's New"](#).

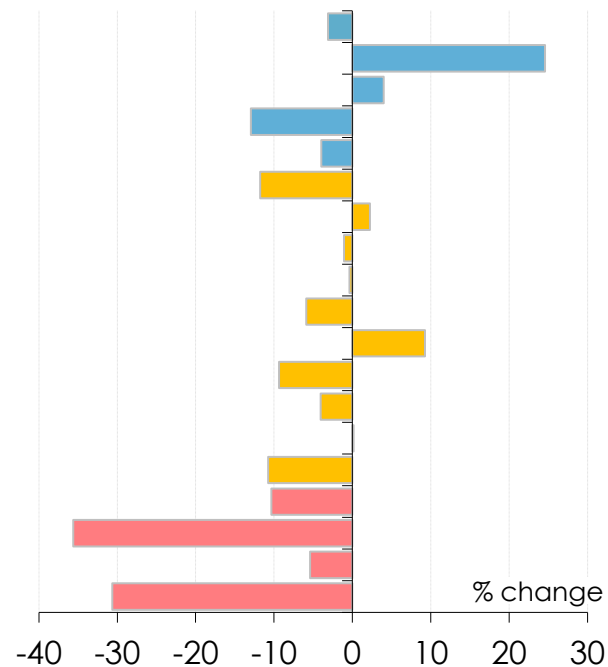
# Workers in low-pay industries experienced the bulk of job losses during the downturn and the greatest difficulty regaining them since then

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

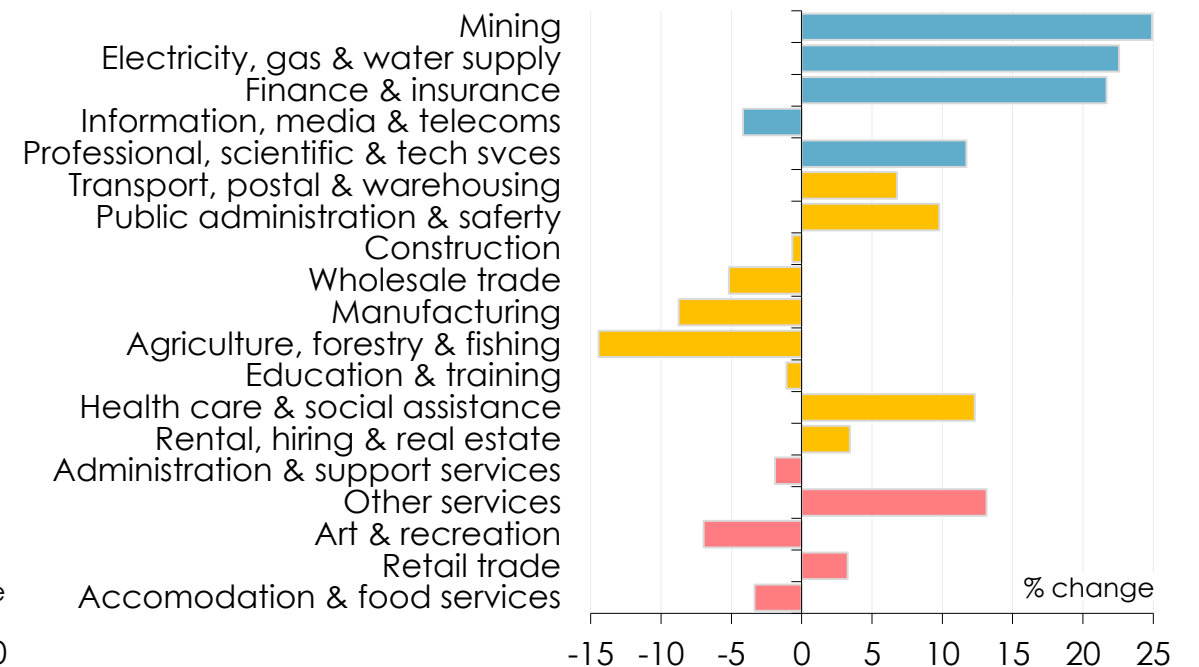
Composition of employment by industry ranked by average weekly earnings, February 2020



Change in employment by industry  
February-May 2020



February 2020 – May 2022



- ❑ Industries with average earnings which are 10% or more below the economy-wide average accounted for 27½% of the pre-pandemic workforce, but experienced 64% of the job losses between February & May 2020 – and 86% of job losses between May & August 2021
- ❑ Employment in these 'low-pay' industries was, by May 2022, only 1.6% above what it had been in February 2020
- ❑ By contrast, employment in 'average-pay' industries was 2.9% above its February 2020 level, while employment in 'high-pay' industries (those where average earnings are 10% or more above the all-industries average) was up by 14.4%, accounting for 45% of the growth in total employment since February 2020

Source: ABS, [Labour Force, Australia, Detailed](#), May 2022 and [Average Weekly Earnings, Australia](#), November 2021. Labour force survey data on employment by occupation are available only for the middle month of each quarter: August data will be released on 22<sup>nd</sup> September. [Return to "What's New"](#).

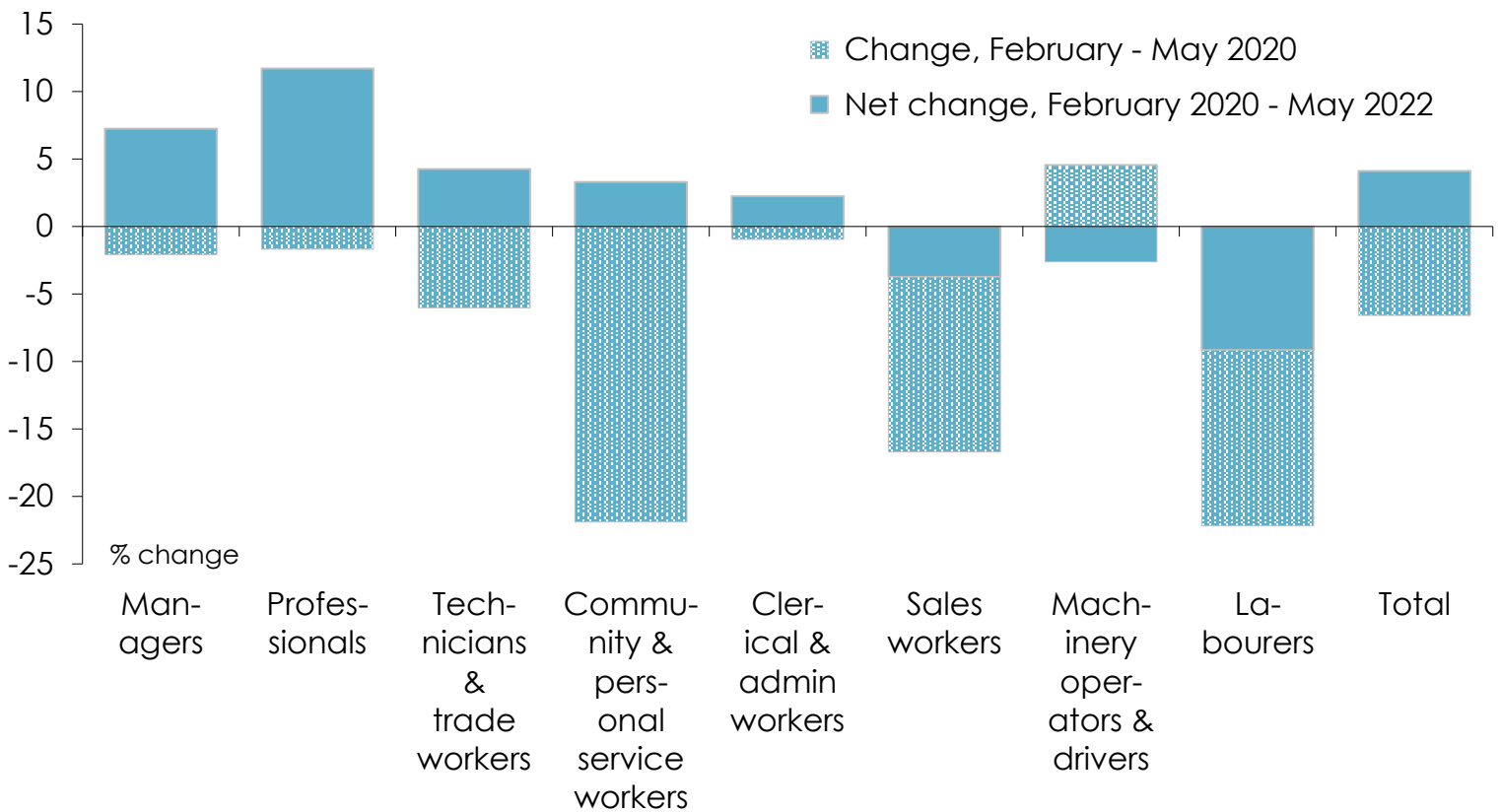
# Community & personal service workers, sales workers and labourers have borne the brunt of job losses since the onset of the pandemic

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

Employment by major occupation category, February 2020



Change in employment between February 2020 and May 2022, by occupation



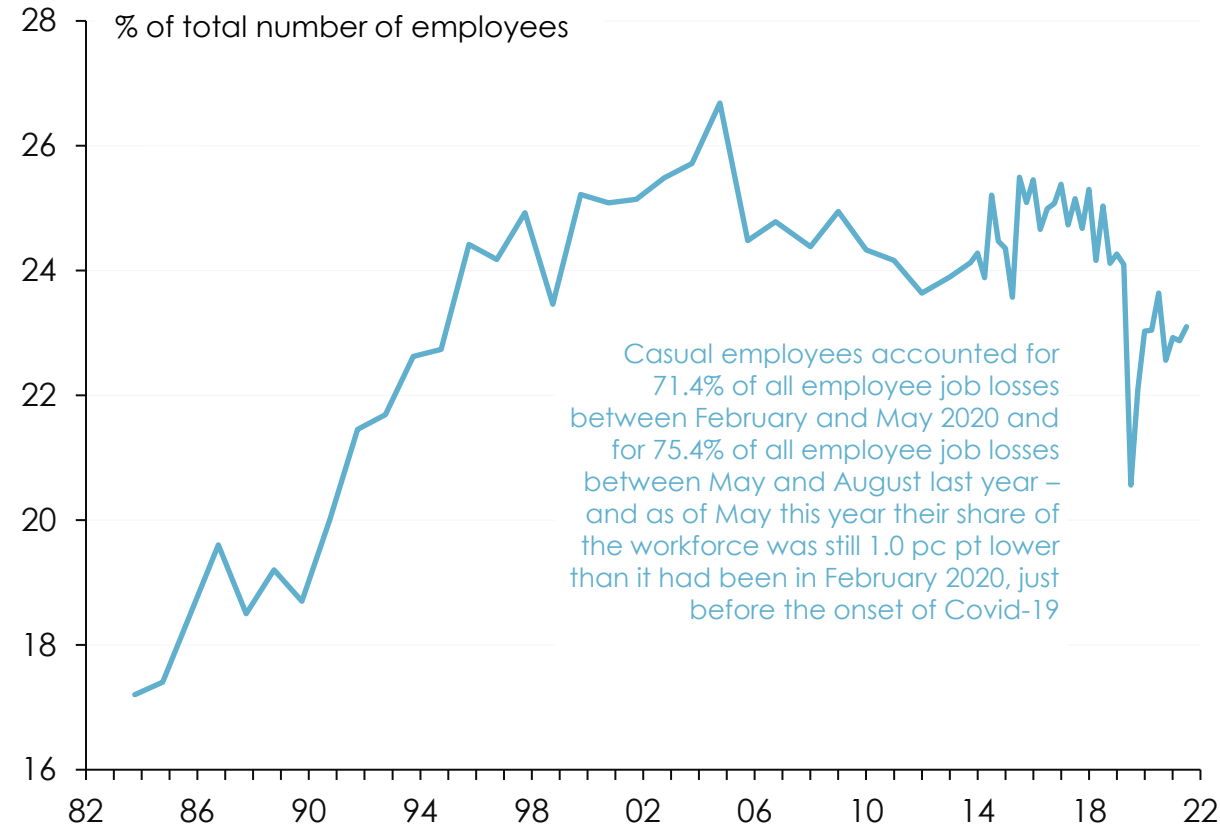
- ❑ Community & personal services workers, sales workers and labourers accounted for 29% of the pre-covid work force, but experienced 73% of the job losses between February and May 2020 – and for 71% of job losses between May and August 2021 – and there were 2.9% fewer of them in May this year than in February 2020
- ❑ ... whereas there are now 10.2% more employed managers and professionals than there were in February 2020

Source: ABS, [Labour Force, Australia, Detailed](#), May 2022 . Labour force survey data on employment by occupation are available only for the middle month of each quarter: August data will be released on 22<sup>nd</sup> September. [Return to "What's New"](#).

# Contrary to popular belief neither casual jobs nor 'gig economy' jobs have become more commonplace during the past two decades

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## 'Casual' employees (those without any kind of paid leave entitlement) as a pc of total



- ❑ Casual employment increased significantly as a share of the total during the 1980s, 1990s and early 2000s but has not changed significantly since then – except for a sharp drop during the 2020 recession

## Owner-managers of unincorporated enterprises with no employees as a pc of total employment



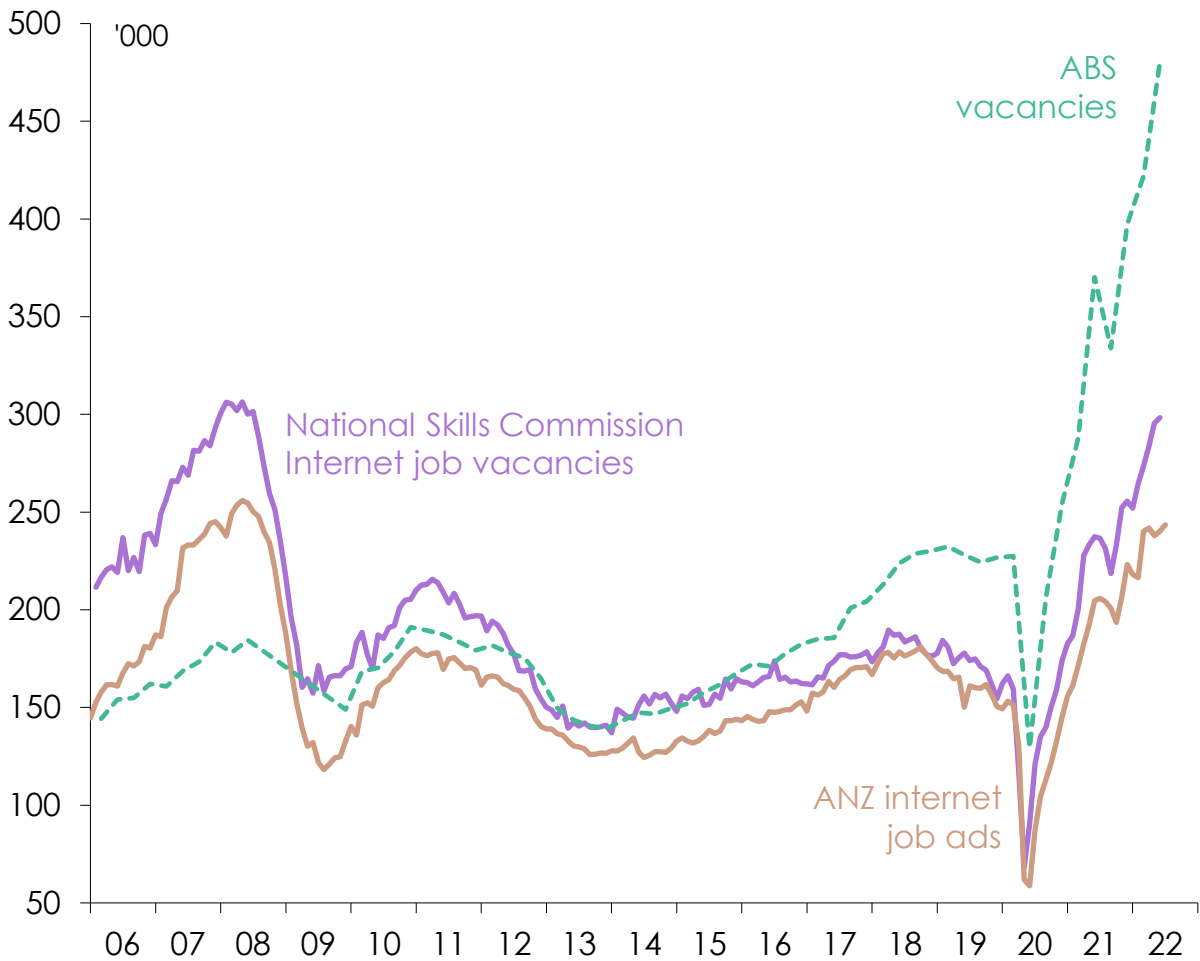
- ❑ 'Independent contractors' have actually declined as a share of the workforce since the early 2000s – and haven't increased since the onset of Covid-19

Note: data on casual employment are for August between 1984 and 2008; for November between 2009 and 2013; and for the middle month of each quarter since then; data on owner-managers are for the middle month of each quarter. Sources: ABS, [Characteristics of Employment, Australia](#), and earlier equivalents; [Labour Force, Australia, Detailed](#); and [Employee Earnings, Benefits and Trade Union Membership, Australia](#). August data will be published on 29<sup>th</sup> September. [Return to "What's New"](#).

# In May there were just 11 unemployed people for every 10 job vacancies – the lowest ratio since at least February 1978

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

Measures of job vacancies



❑ Job vacancies are at their highest level since before the GFC (or ever, according to the ABS count)

Ratio of unemployed people to job vacancies



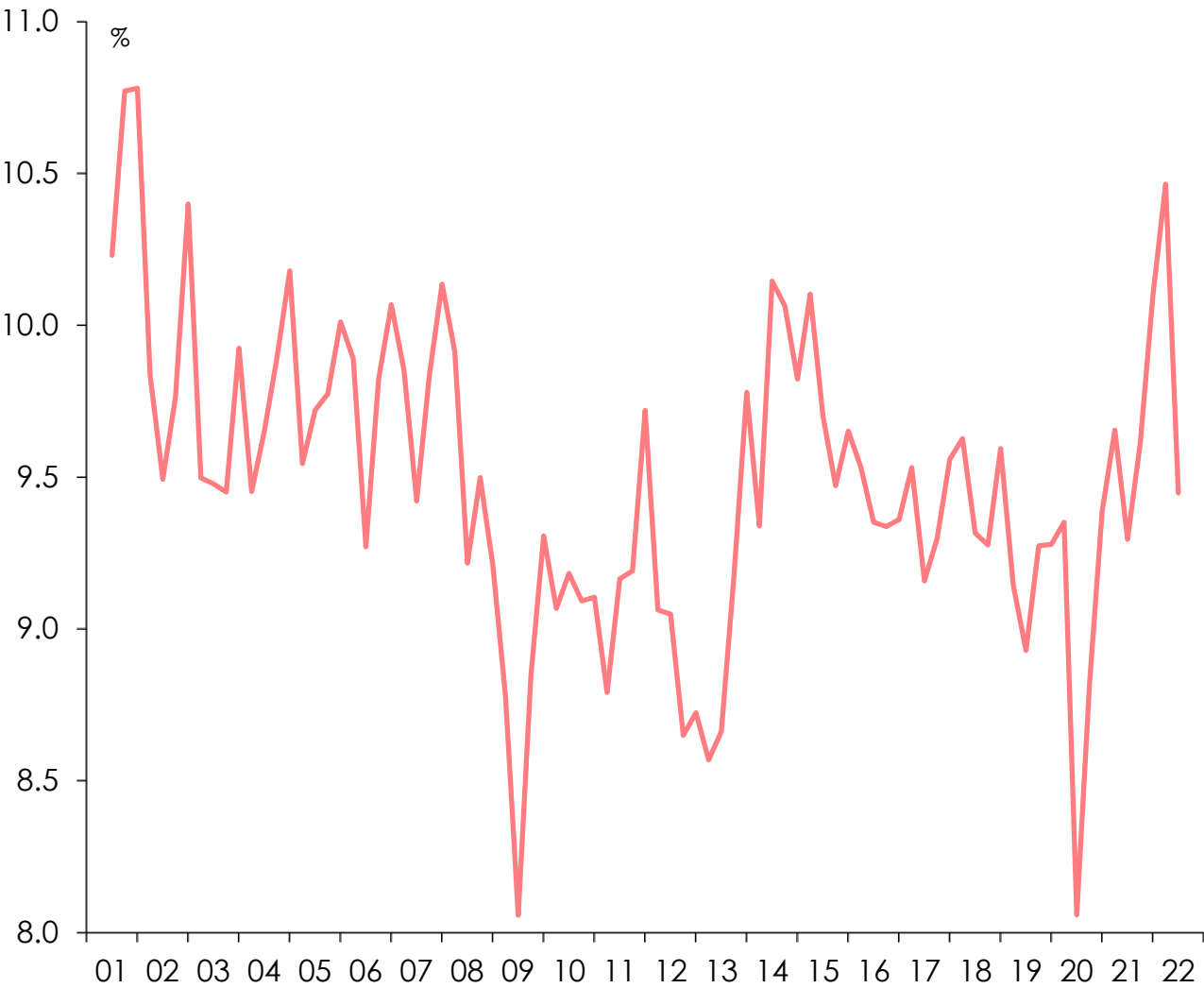
❑ There are fewer unemployed people for every job vacancy than at any other time in the past 43 years

Sources: Australian Government, [Labour Market Information Portal](#); [ANZ Research](#); ABS, [Job Vacancies, Australia](#). The ABS vacancies series is only published for the middle month of each quarter: August data will be published on 29<sup>th</sup> September. [Return to "What's New"](#).

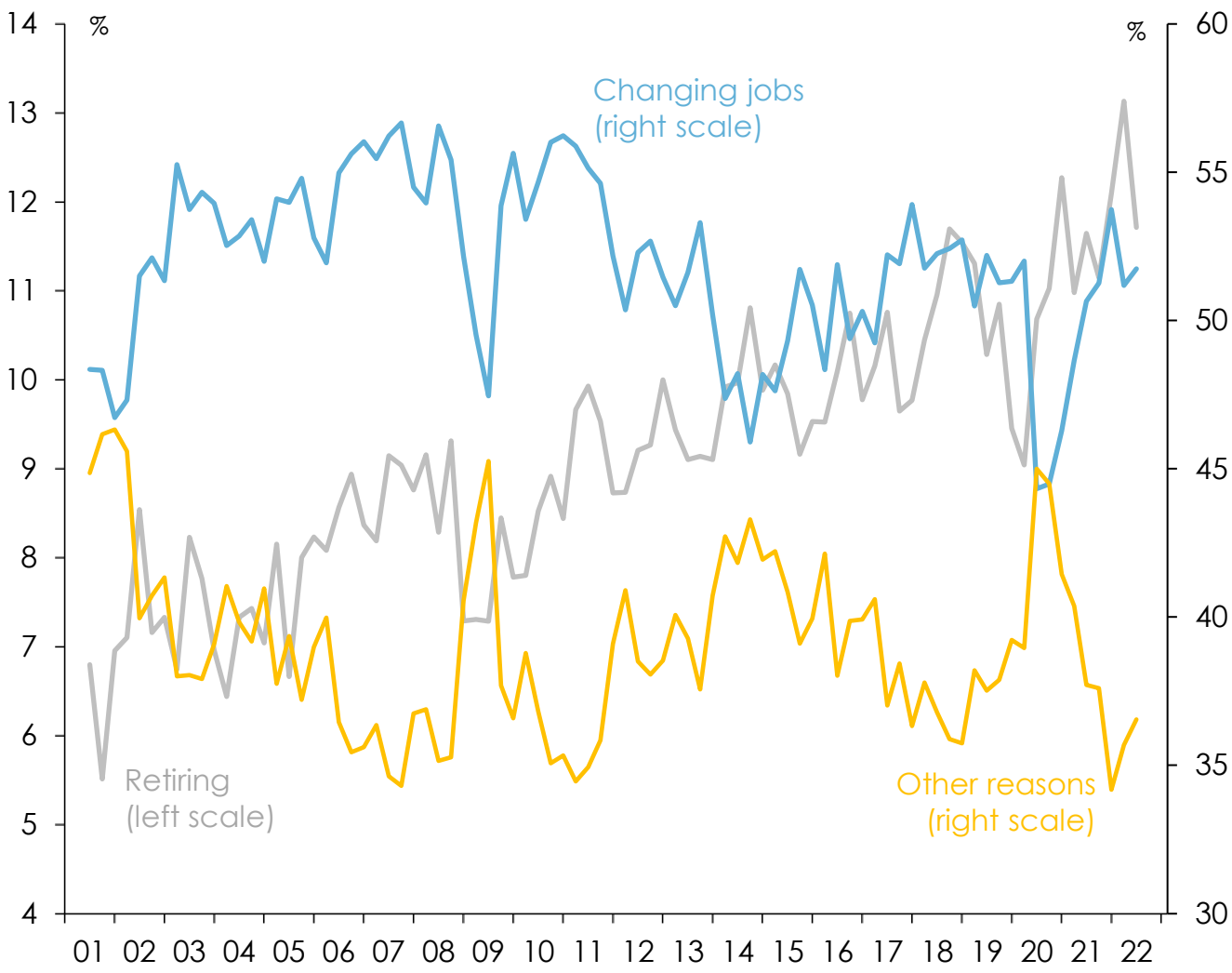
# There's no evidence of a US-style 'Great Resignation' in Australia – especially when allowance is made for retirements

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

Proportion of employees who don't expect to be with their current employer or business in 12 months' time



Reasons for not expecting to be with their current employer or business in 12 months' time



Note: 'other reasons' for not expecting to be with current employer or business in 12 months' time include employer closing or down-sizing; study, travel or family reasons; and the seasonal, casual or temporary characteristics of current employment. Source: ABS, [Labour Force, Australia, Detailed, Table 17](#), May 2022. August data will be published on 29<sup>th</sup> September.

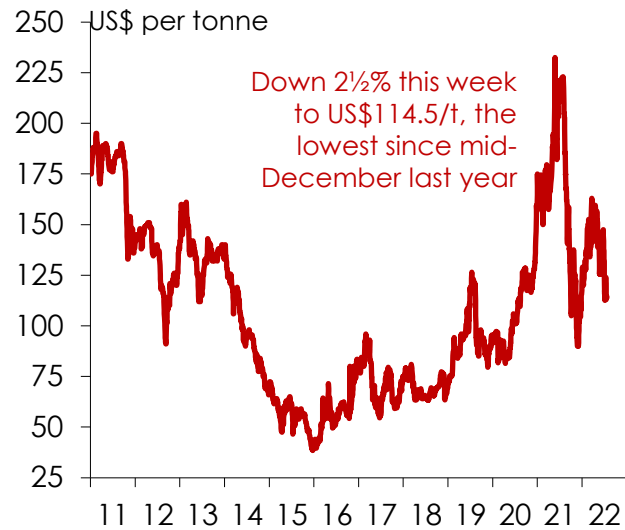
# Trade and the balance of payments



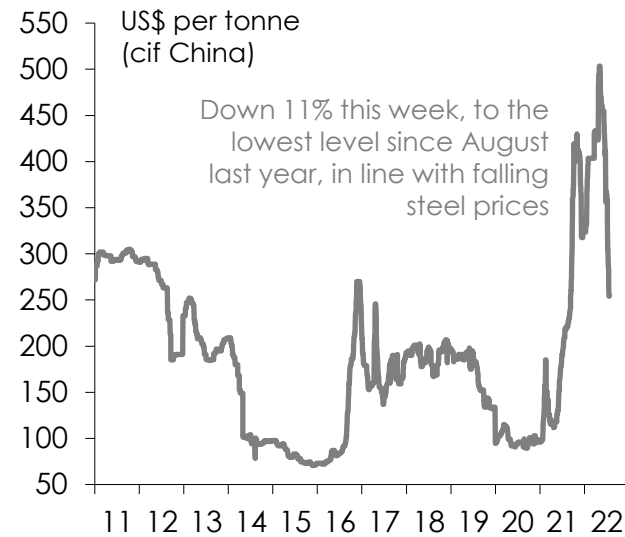
# Commodity prices continued to decline this week, on continuing concerns about weaker demand resulting from slower global economic growth

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

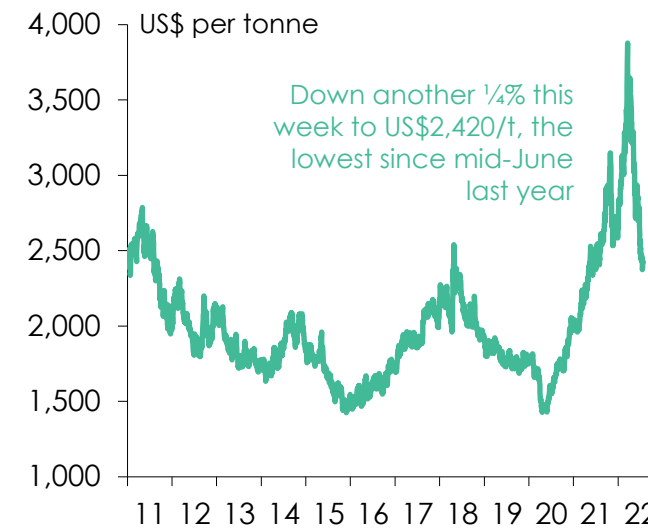
## Iron ore



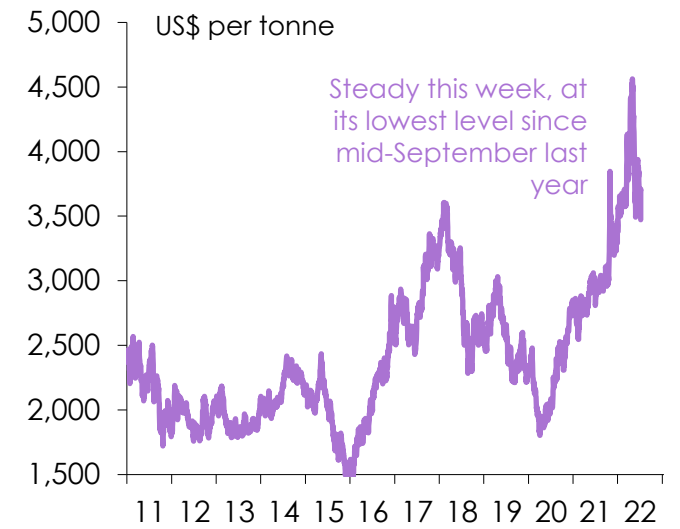
## Metallurgical coal



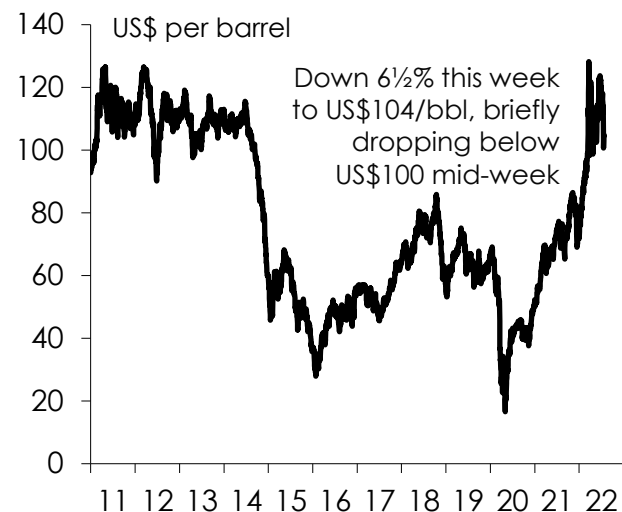
## Aluminium



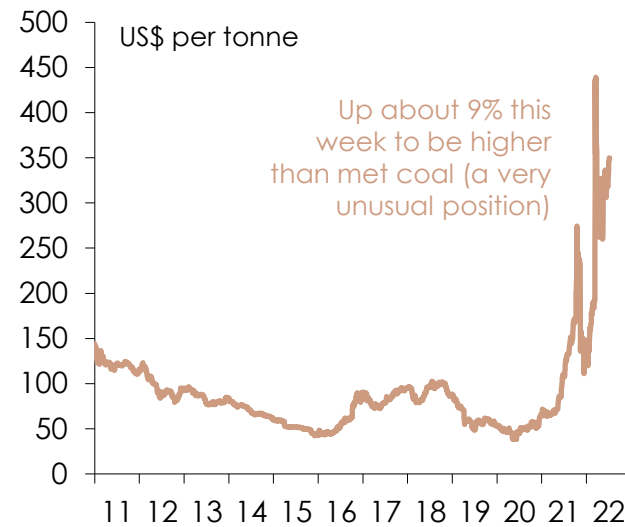
## Zinc



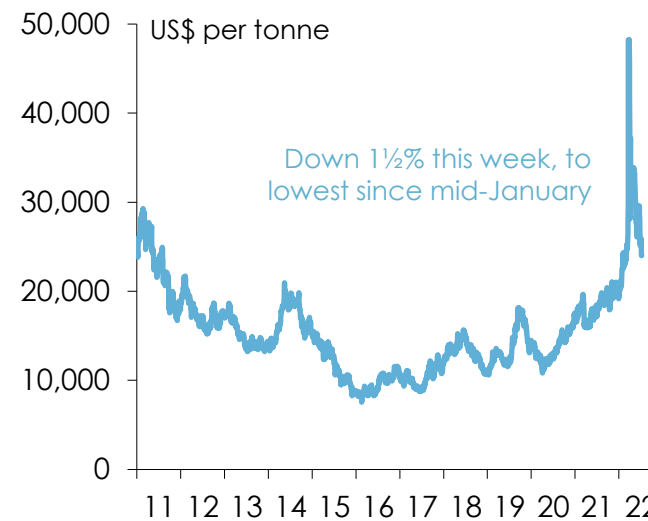
## Brent crude oil



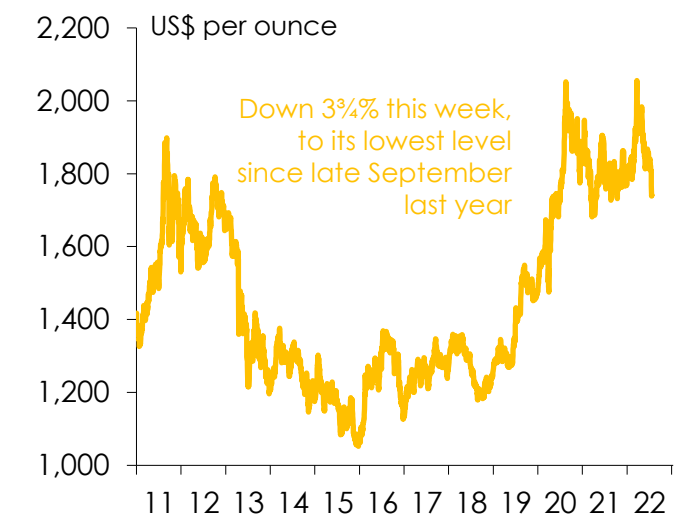
## Thermal coal



## Nickel



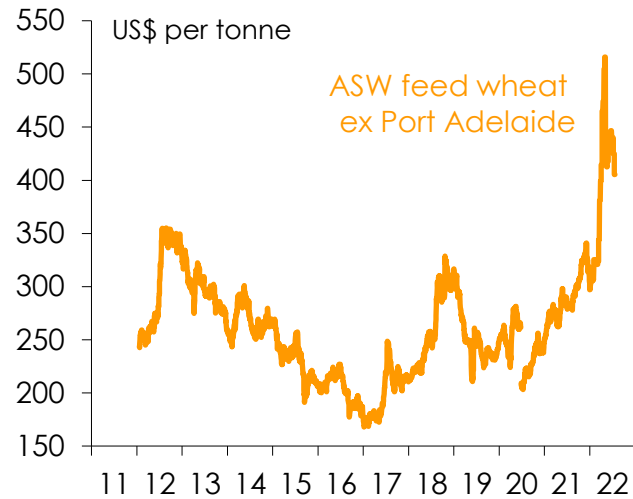
## Gold



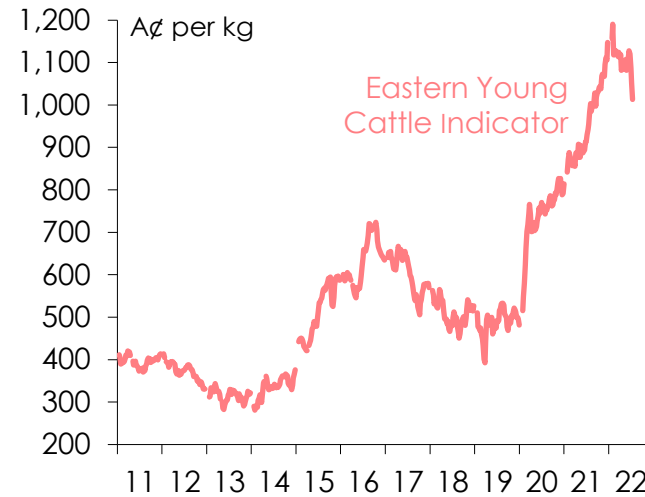
# Most agricultural commodity prices have declined significantly (from elevated levels) over the past three or four weeks

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

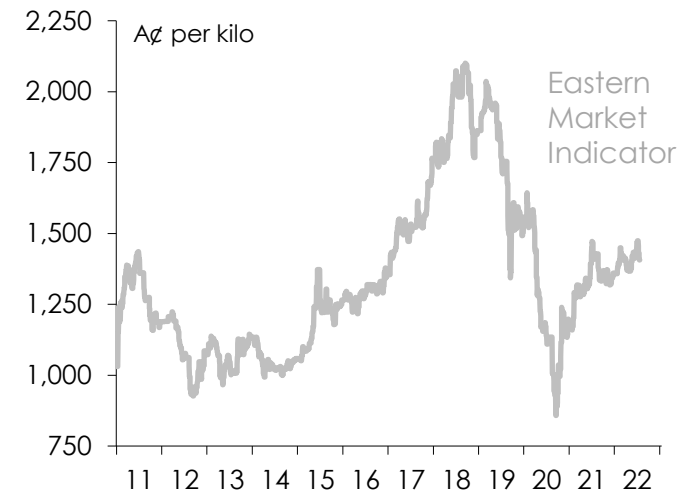
## Wheat



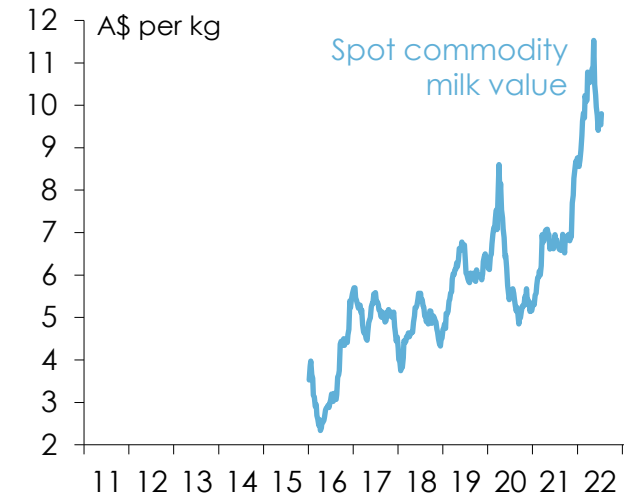
## Beef cattle



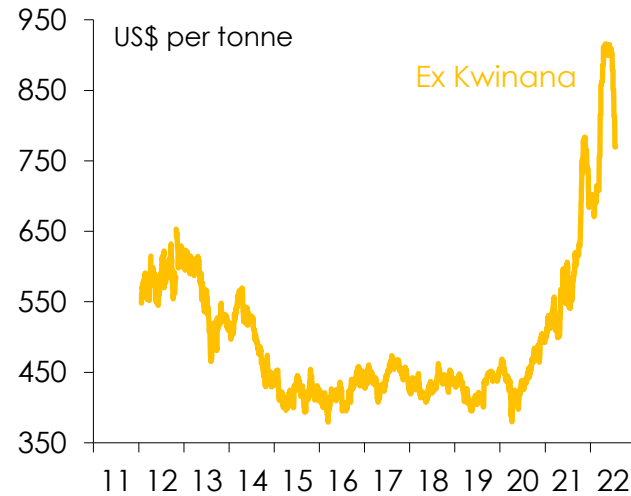
## Wool



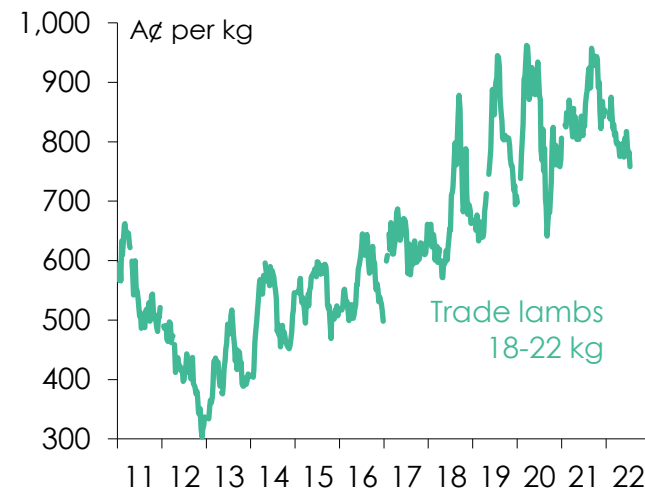
## Milk



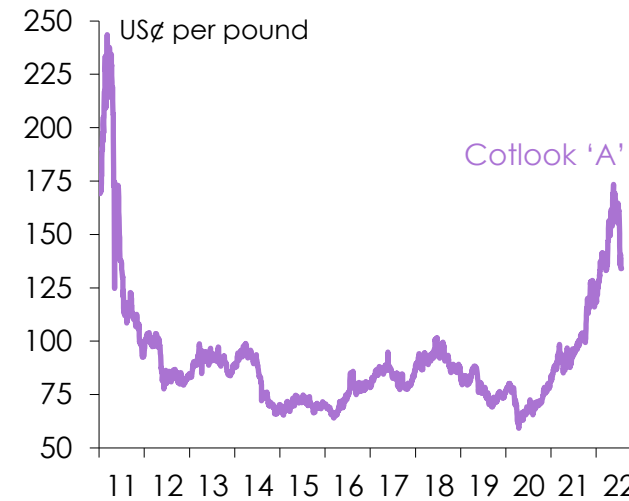
## Canola



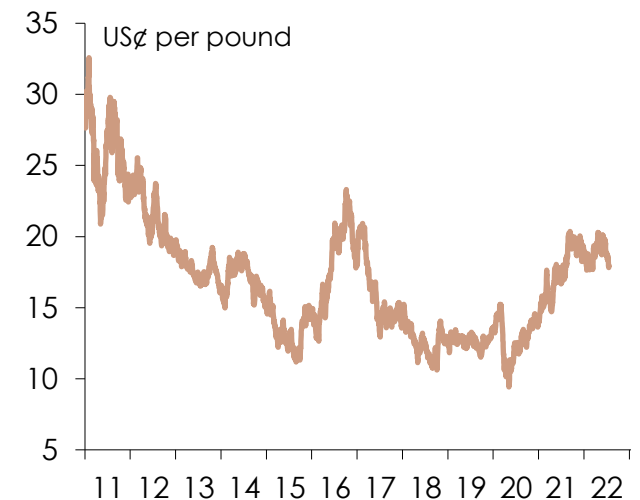
## Sheep



## Cotton



## Sugar

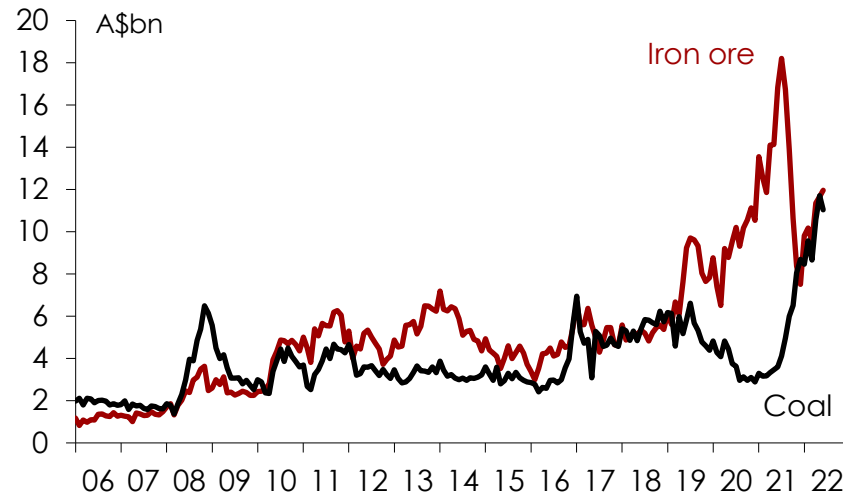


Sources: Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES), [Weekly Commodity Price Update](#); Australian Wool Innovation Ltd, [Market Intelligence Weekly](#); Meat & Livestock Australia, [Market Information Statistics Database](#); Australian Dairy Products Federation, [Milk Value Portal](#). Data up to 8<sup>th</sup> July.  
[Return to "What's New"](#).

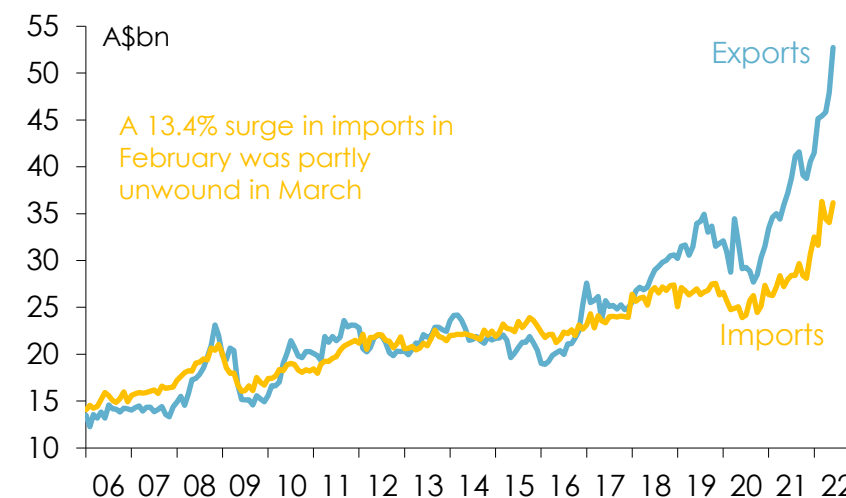
# Australia's trade surplus widened by \$2.7bn to a record \$16bn in June, buoyed by large increases in the value of coal and gas exports

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

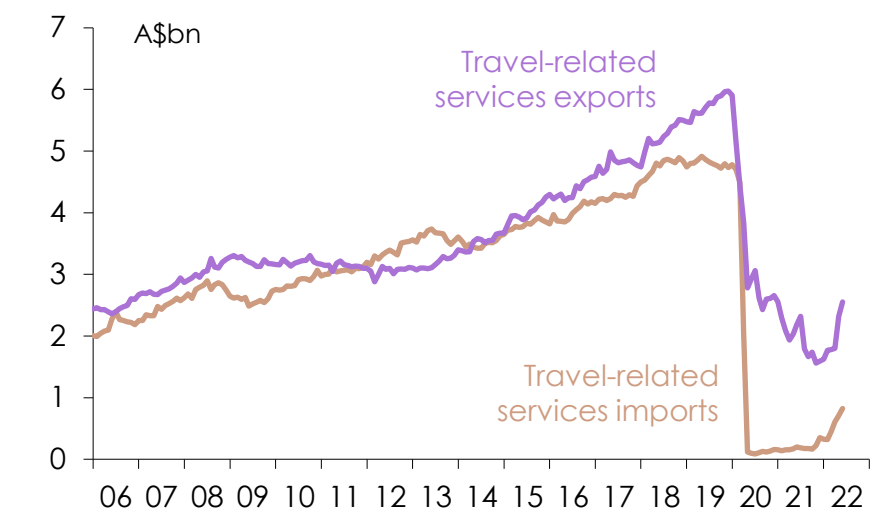
## Iron ore and coal exports



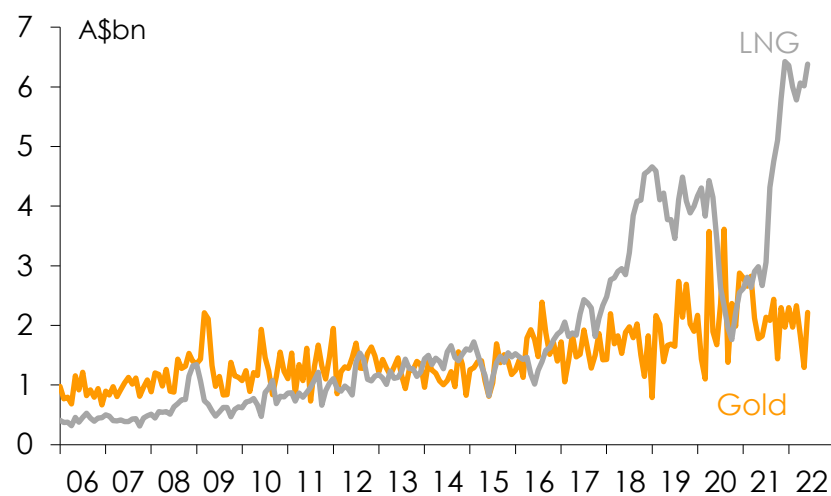
## Merchandise exports and imports



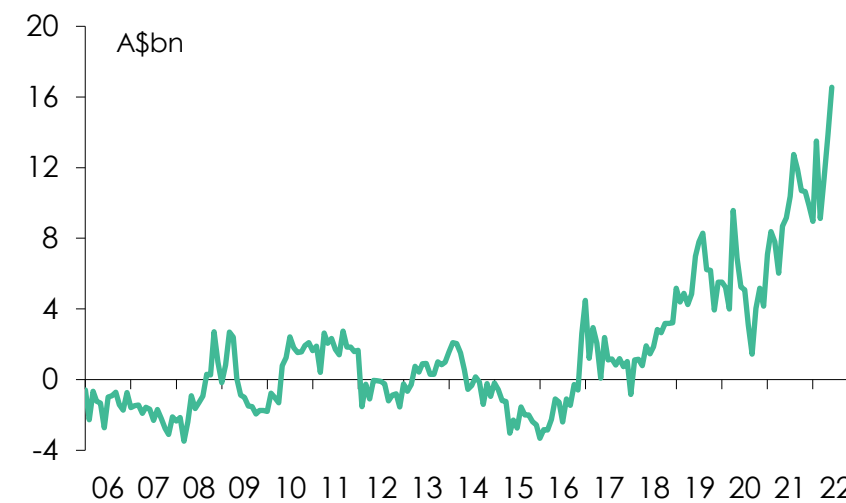
## Tourism-related services trade



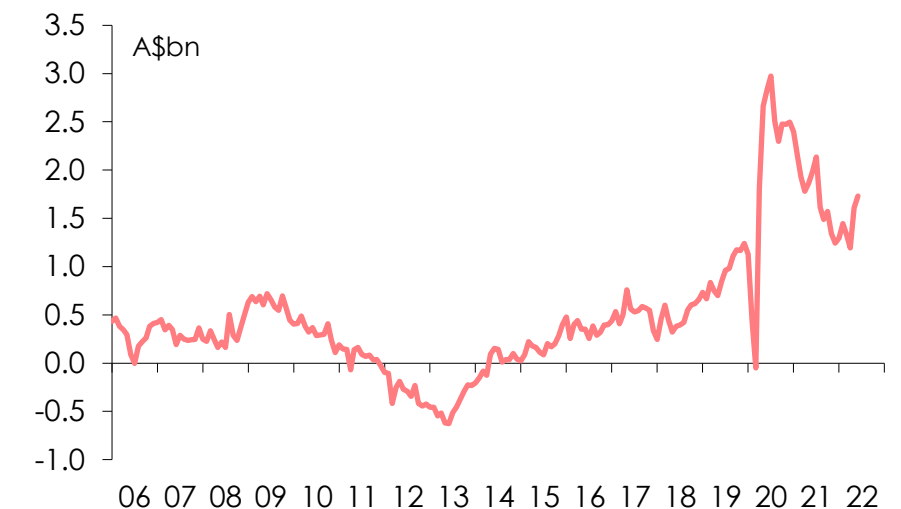
## LNG and gold exports



## Merchandise trade balance



## Tourism services trade balance

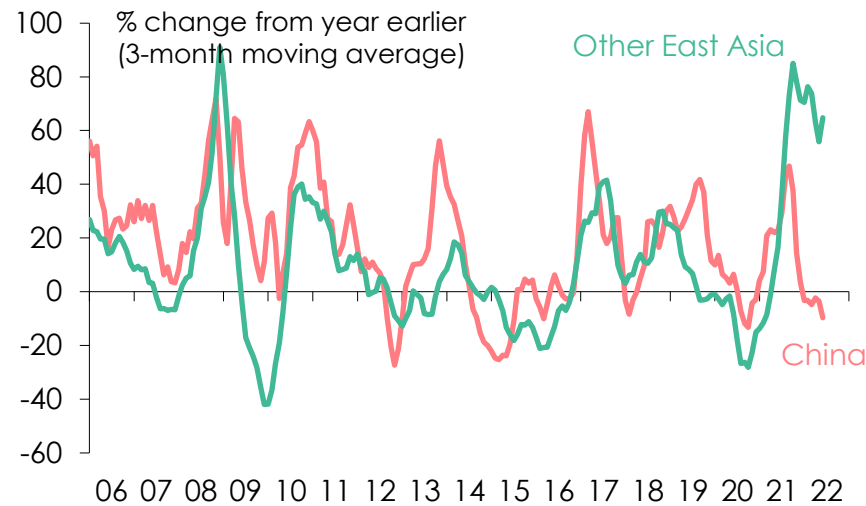


Source: ABS, [International Trade in Goods and Services, Australia](#), May 2022. June data will be released on 4<sup>th</sup> August. [Return to "What's New"](#).

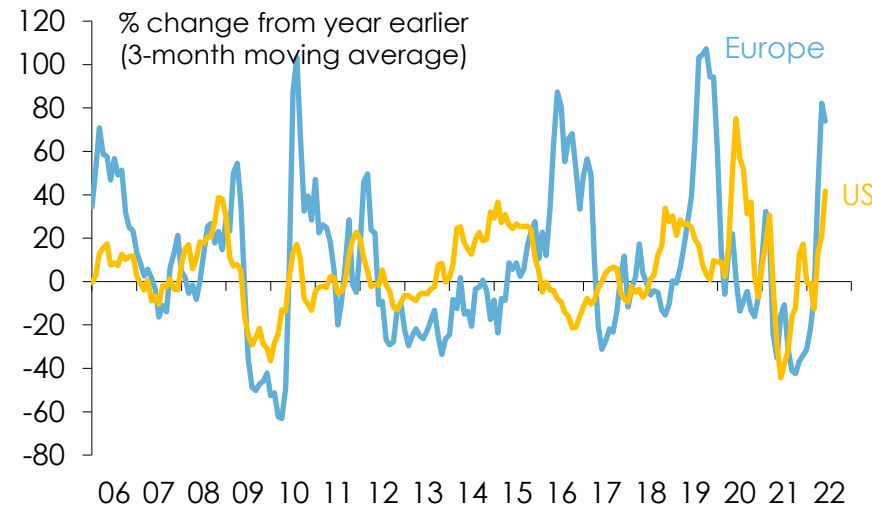
# Australia's trade surplus with China is now declining (though it's still large) but bilateral surpluses with other Asian economies are rising strongly

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

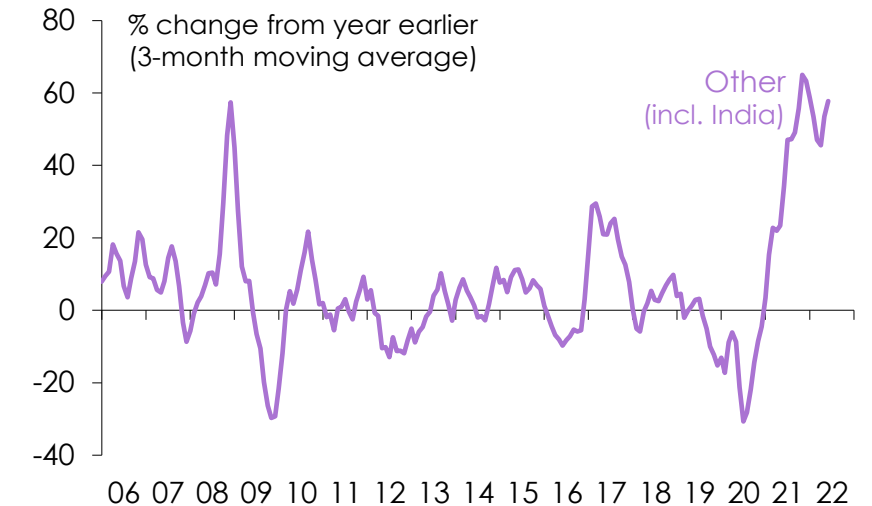
## Merchandise exports – East Asia



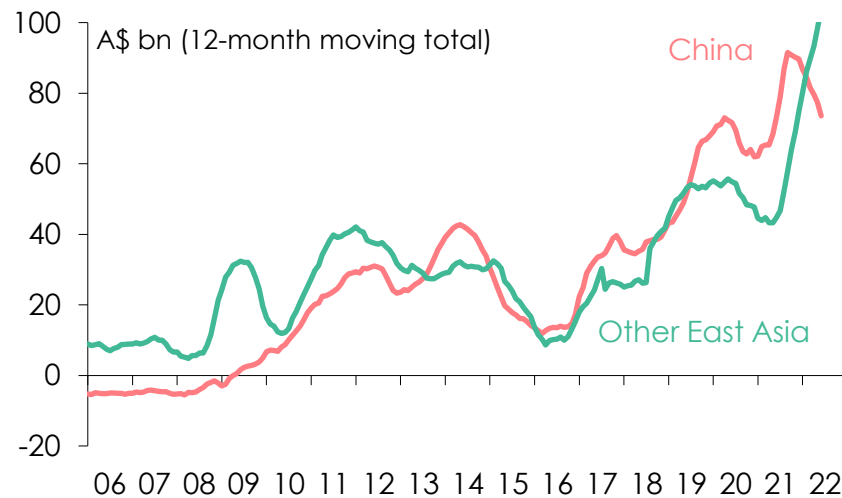
## Merchandise exports – US & Europe



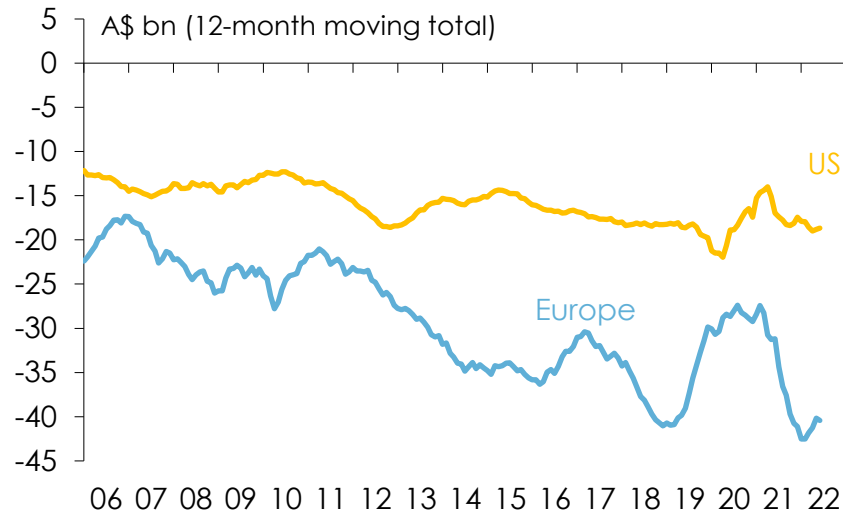
## Merchandise exports – other



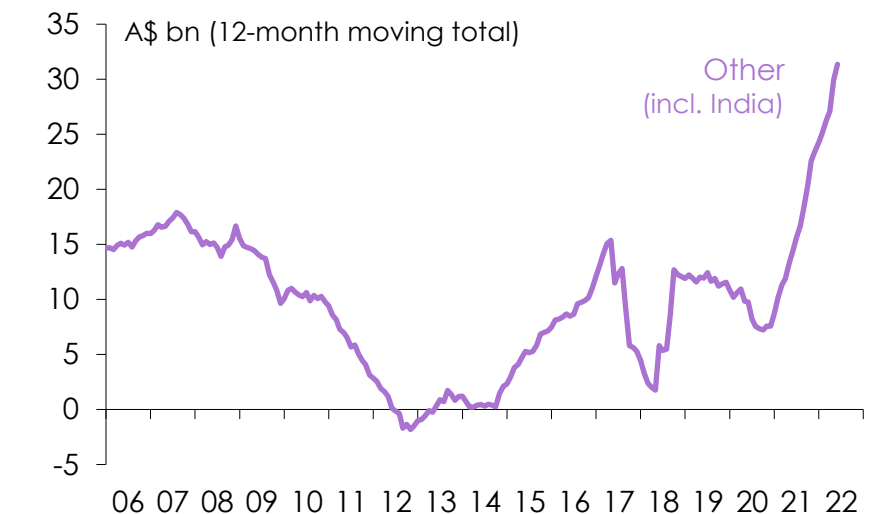
## Goods trade balance – East Asia



## Goods trade balance – US & Europe



## Goods trade balance – other

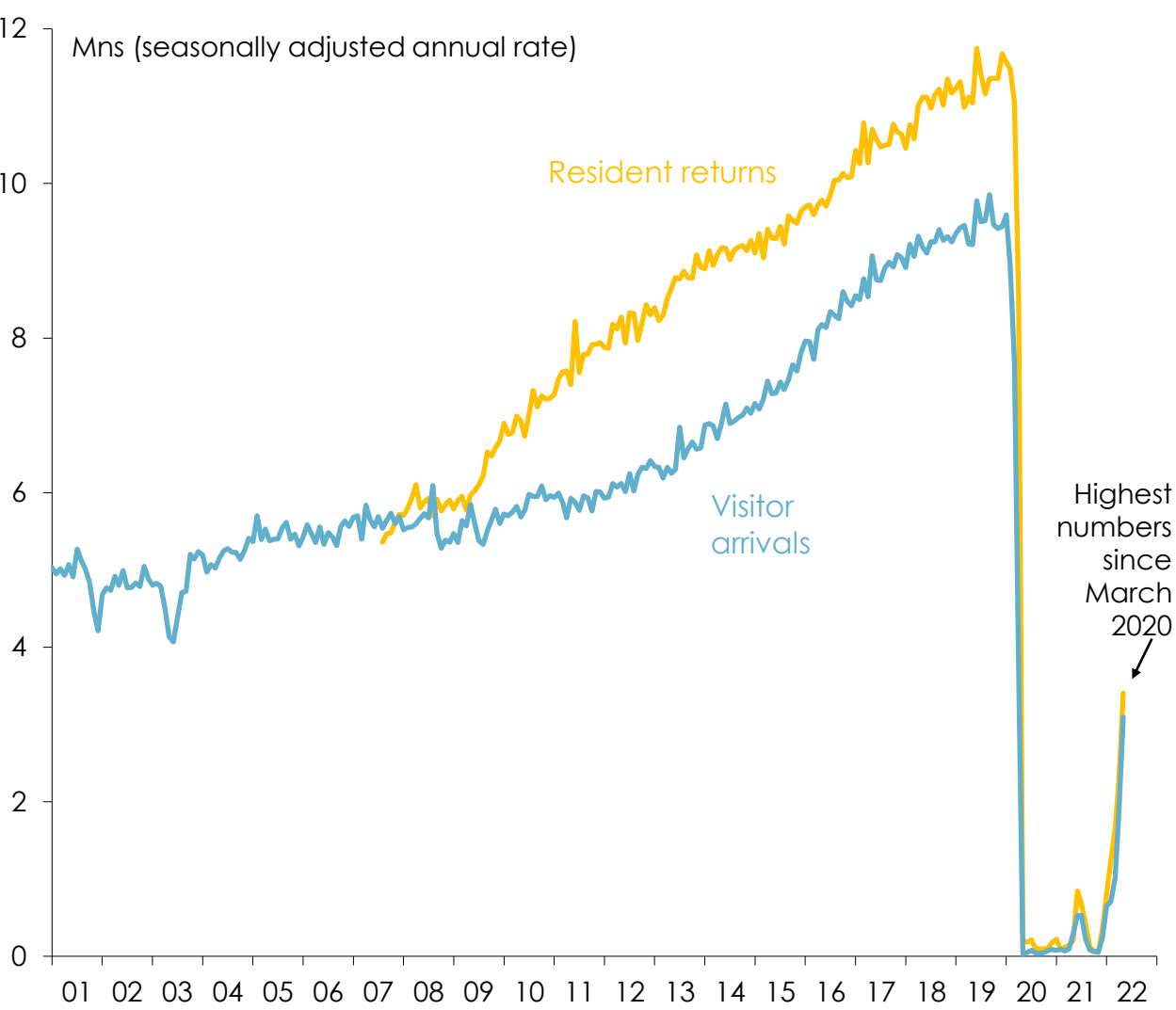


Note: 'Other East Asia' includes Japan, Korea, Taiwan, Hong Kong and ASEAN. 'Europe' includes the EU, UK and Switzerland. 'Other' includes India, New Zealand and the Pacific, Canada, Latin America, Africa, the Middle East and others not included in the foregoing. Source: ABS, [International Trade in Goods and Services, Australia](#), May 2022. June data will be released on 4<sup>th</sup> August. [Return to "What's New"](#).

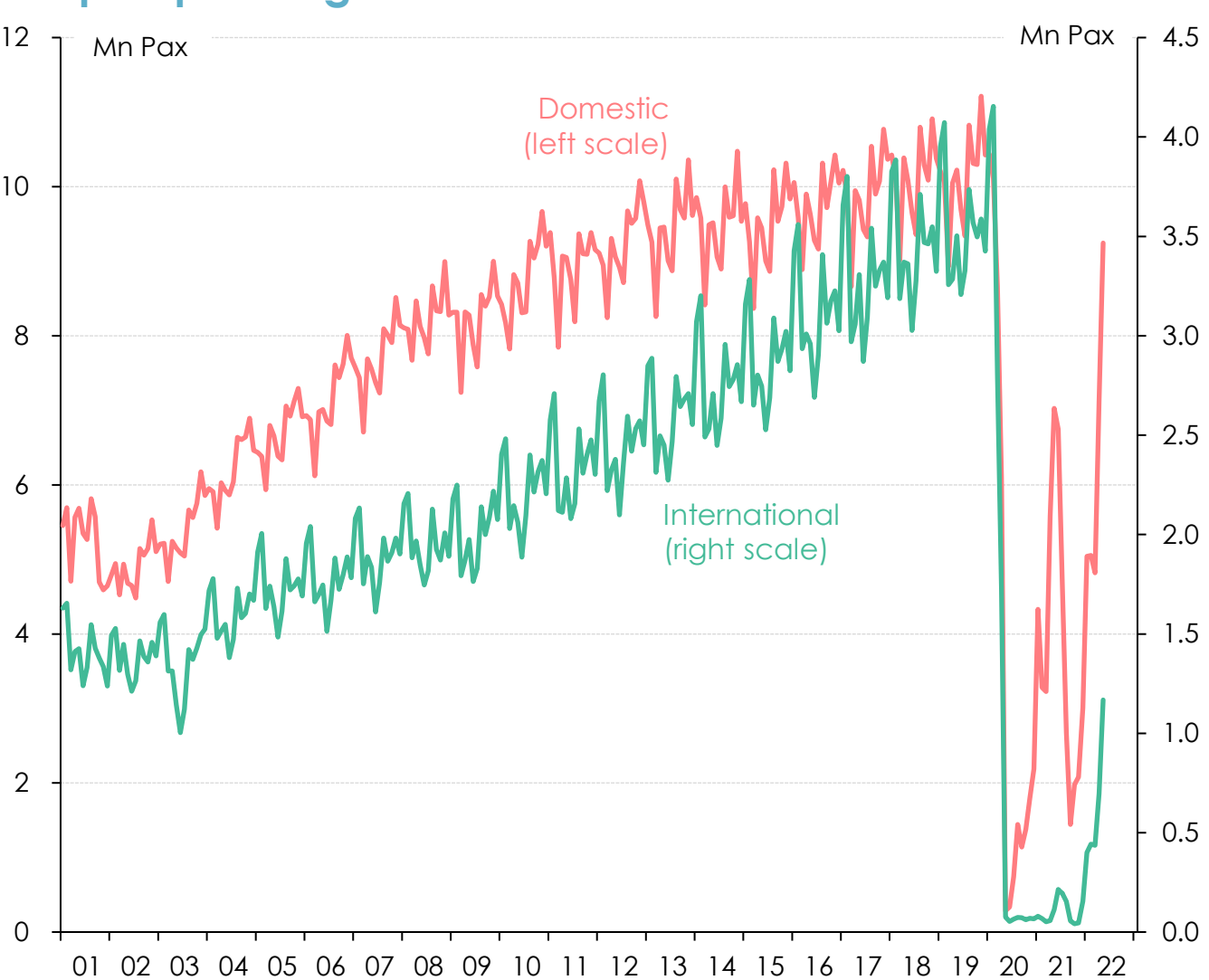
# Domestic aviation levels in April were back to more than 90% of 2019 levels, but international movements still have a long way to recover

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

Short-term visitor arrivals and resident returns



Airport passenger movements



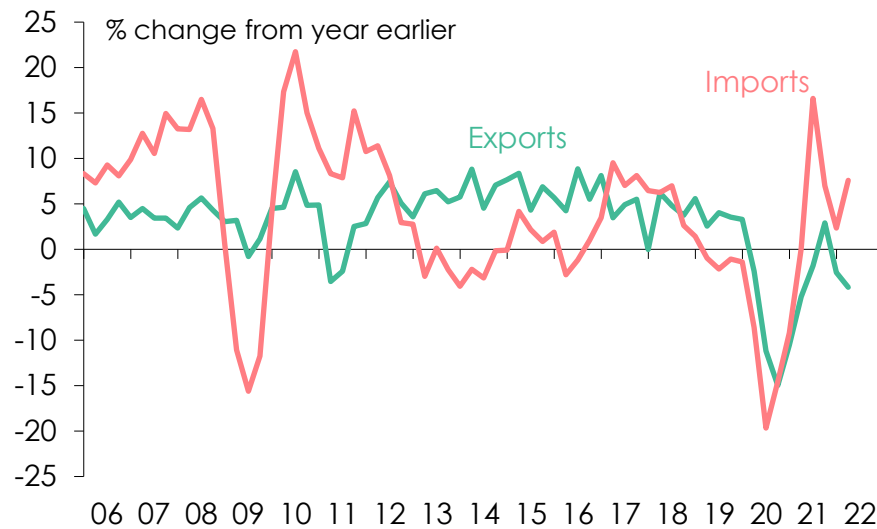
Note: The ABS has suspended publication of seasonally adjusted estimates of short-term visitor arrivals and resident returns, so published original estimates for April 2020 (and beyond) have been seasonally adjusted by Corinna using the same seasonal factors as for the corresponding month of 2019. Latest ABS data on arrivals and departures are for April 2022; latest BITRE data on airport passenger movements are for April 2022. Sources: [ABS](#); [Bureau of Industry, Transport and Regional Economics \(BITRE\)](#); Corinna. [Return to "What's New"](#).



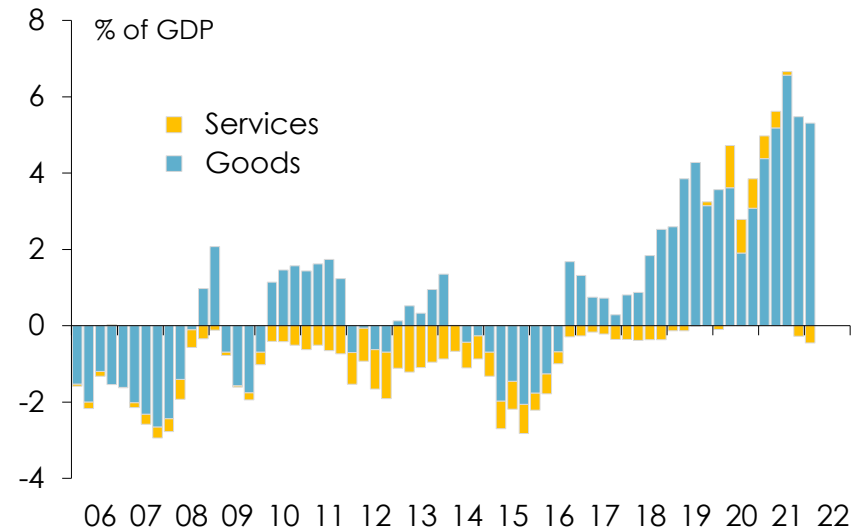
# Australia's Q1 current account surplus was the smallest since Q4 2019, with an 8% surge in import volumes outweighing a 6% terms of trade gain

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

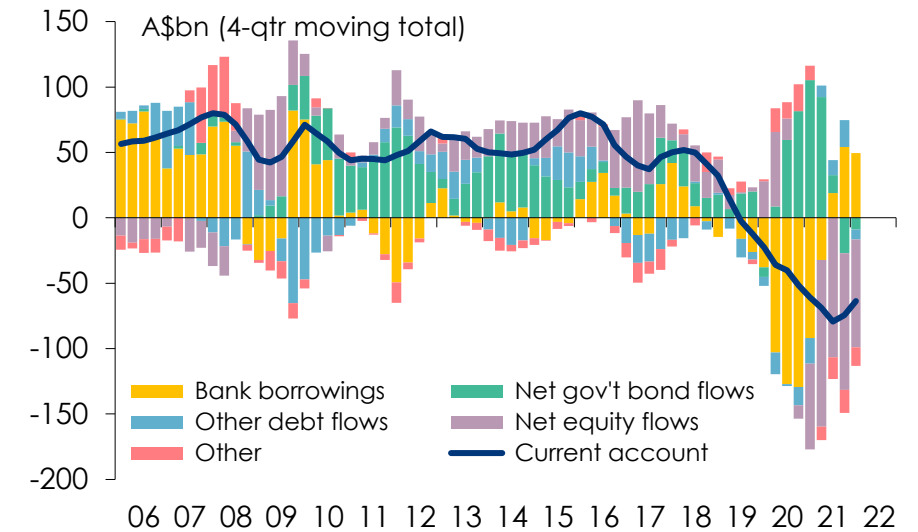
## Export and import volumes



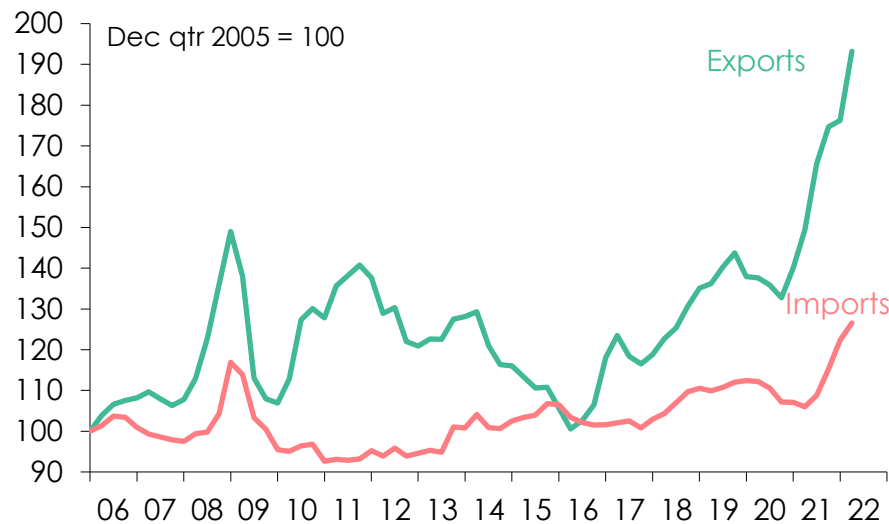
## Goods & services trade balances



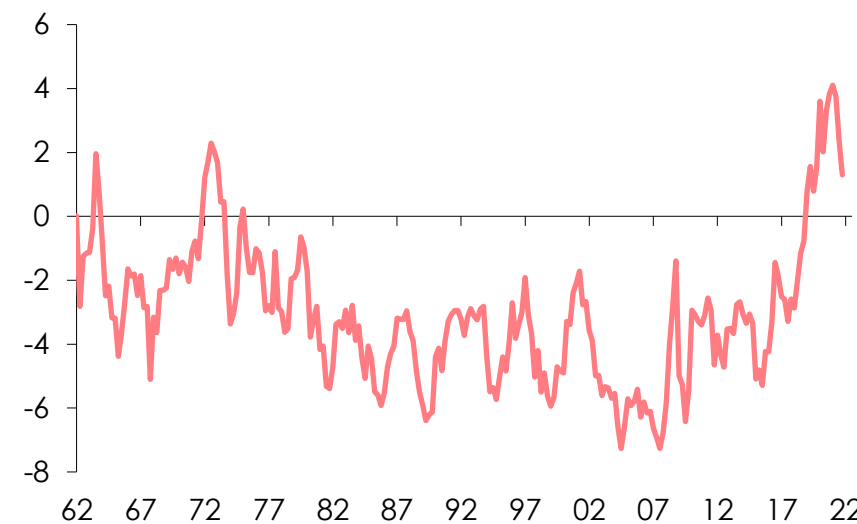
## Capital flows



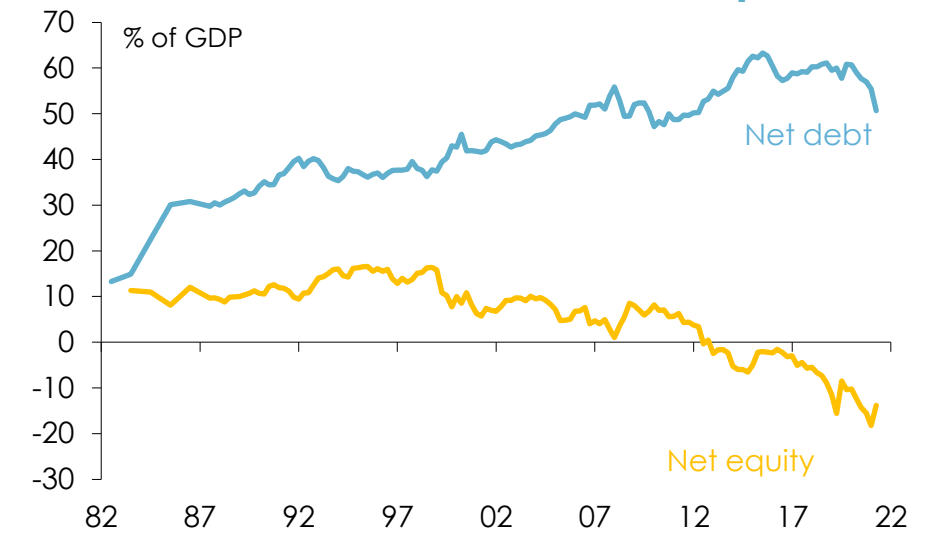
## Export and import prices



## Current account balance



## Net international investment position



Note: The chart of Australia's international capital flows shows inflows (eg borrowings from abroad) as a positive and outflows (eg repayments of debt, or purchases of foreign equity assets) as a negative. Likewise the chart of Australia's international investment position shows net foreign debt as a positive and net equity assets as a negative. Latest data are for the March quarter 2022; June quarter data will be released on 6<sup>th</sup> September. Source: ABS, [Balance of Payments and International Investment Position, Australia](#). [Return to "What's New"](#).

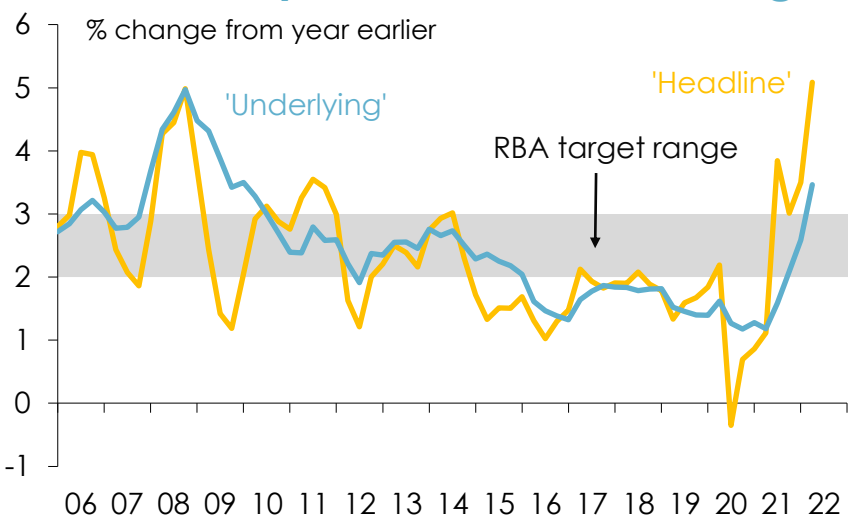
# Inflation



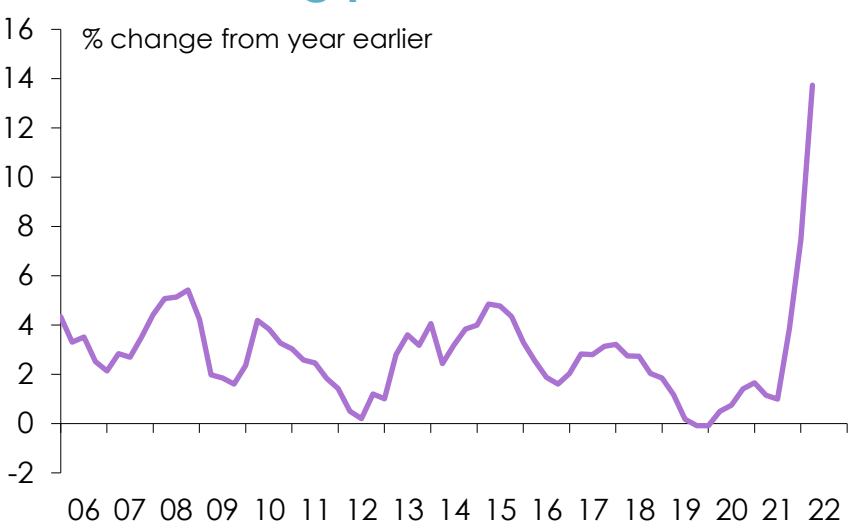
# The CPI rose 2.1% in Q1, pushing annual 'headline' inflation to 5.1%, while annual 'underlying' inflation rose to a 13-year high of 3.7%

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

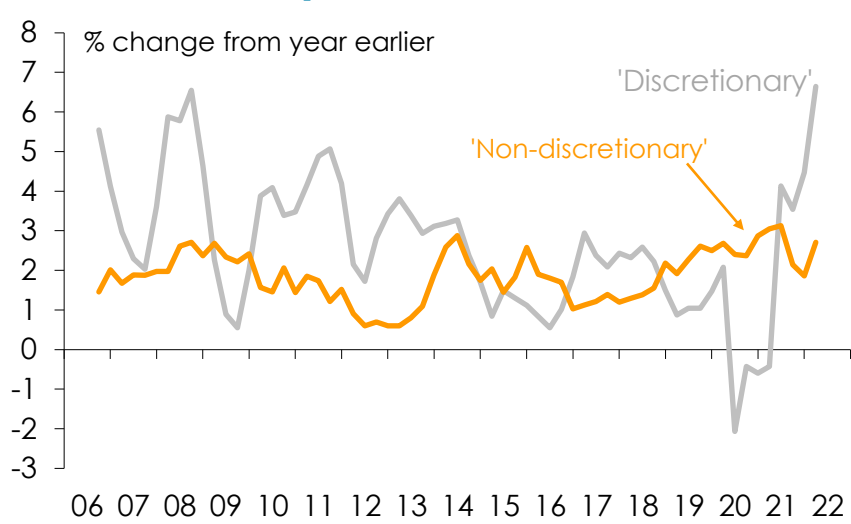
## Consumer prices – annual change



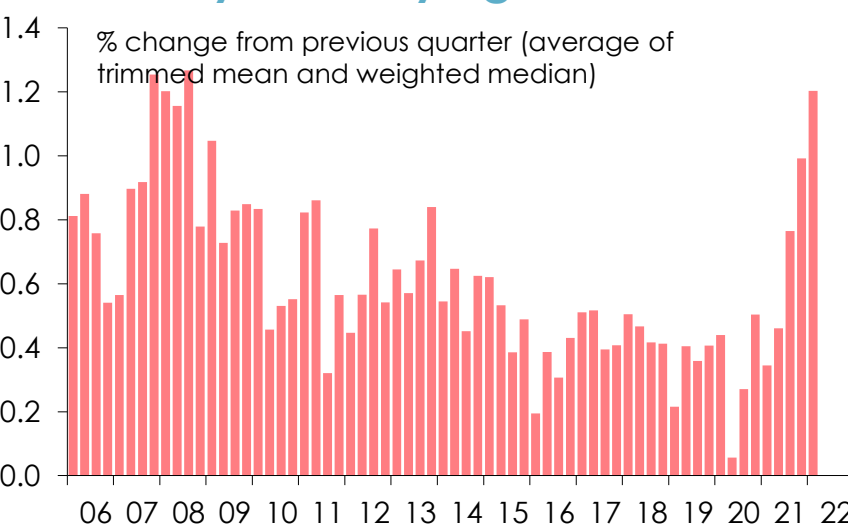
## New dwelling purchase costs



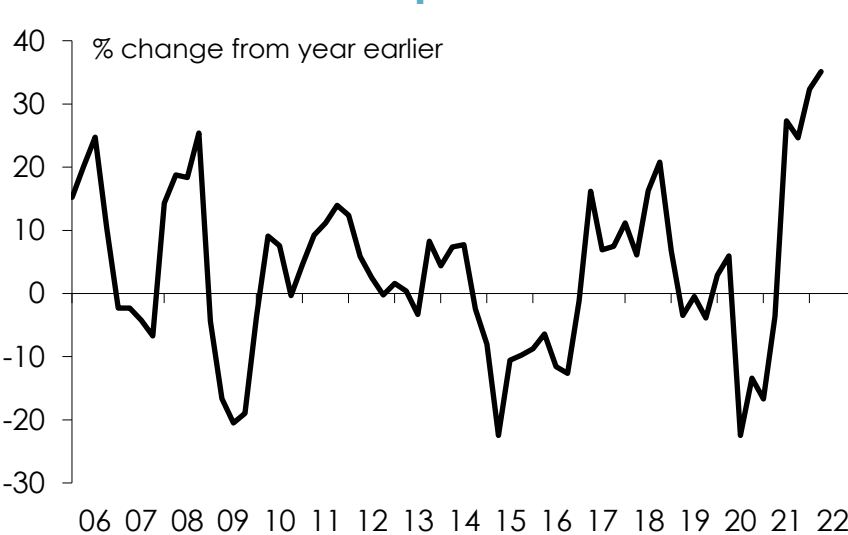
## 'Discretionary' vs 'essential' items



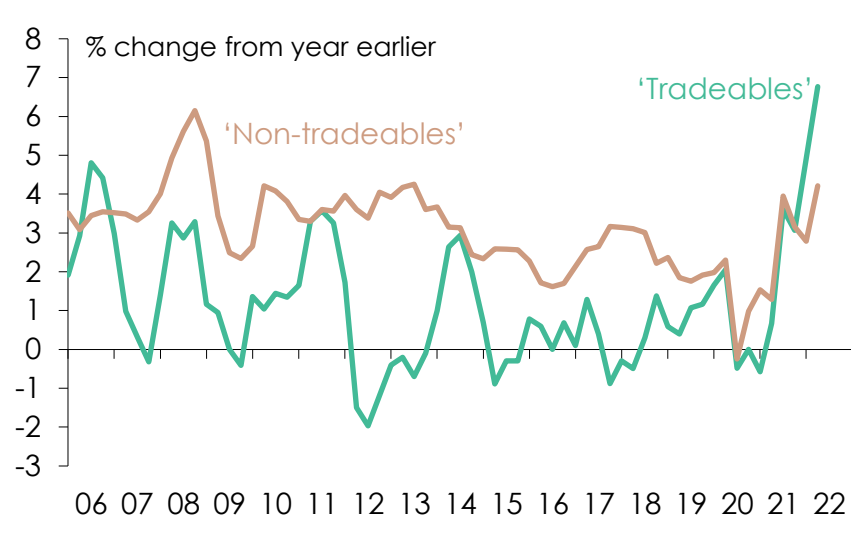
## Quarterly 'underlying' inflation



## Automotive fuel prices



## 'Tradeables' vs 'non-tradeables'

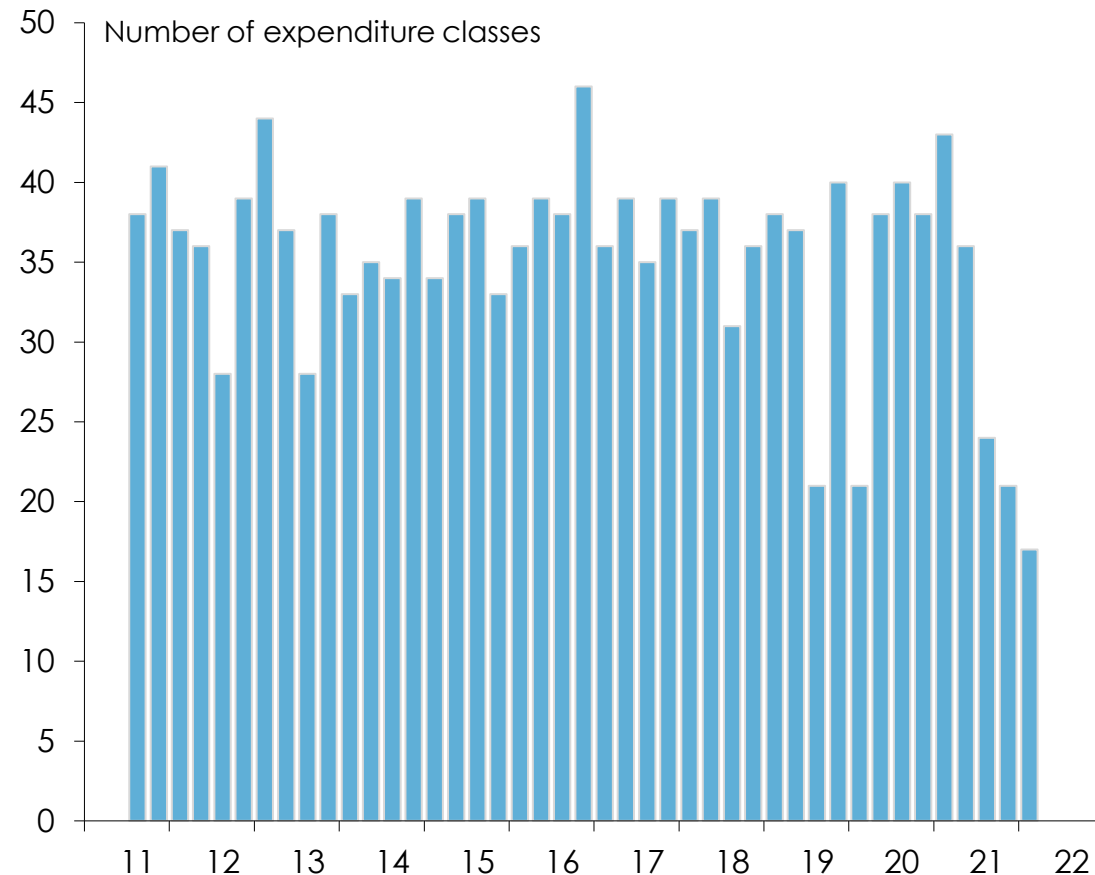


Note: 'Underlying' inflation is the average of the weighted median and trimmed mean CPIs. For definitions of 'discretionary' and 'non-discretionary' items see [here](#). Source: ABS, [Consumer Price Index, Australia](#), March (June quarter CPI will be released on 27<sup>th</sup> July). [Return to "What's New"](#).

# A particularly striking aspect of the March quarter CPI figures was how broadly-based inflation has become over the past two quarters

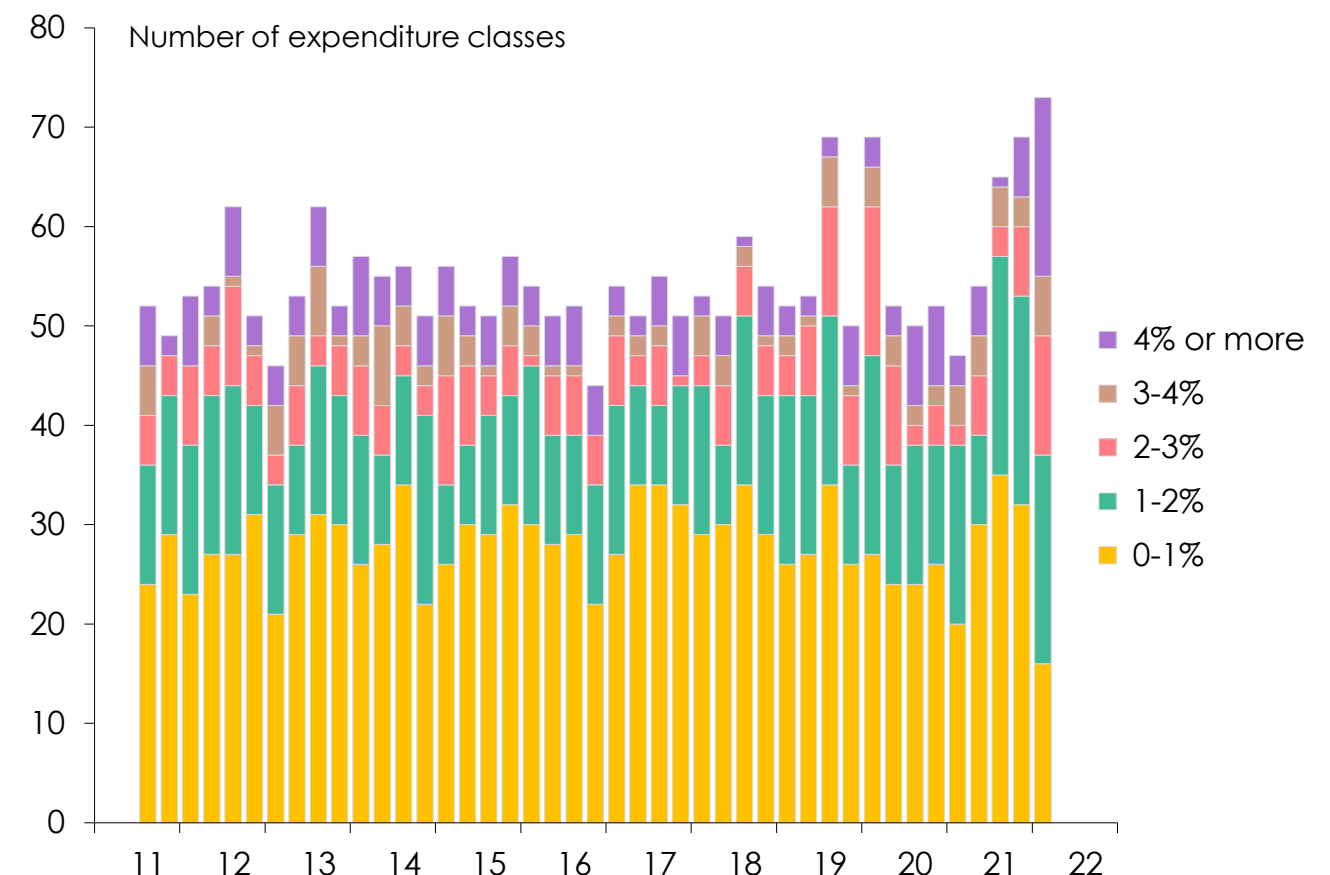
THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Number of CPI 'expenditure classes' registering falls in prices from previous quarter



- ❑ Only 17 of the 92 'expenditure classes' in the CPI saw falls in prices in the March quarter – the lowest number in at least 10 years

## Number of CPI 'expenditure classes' registering increases in prices from previous quarter

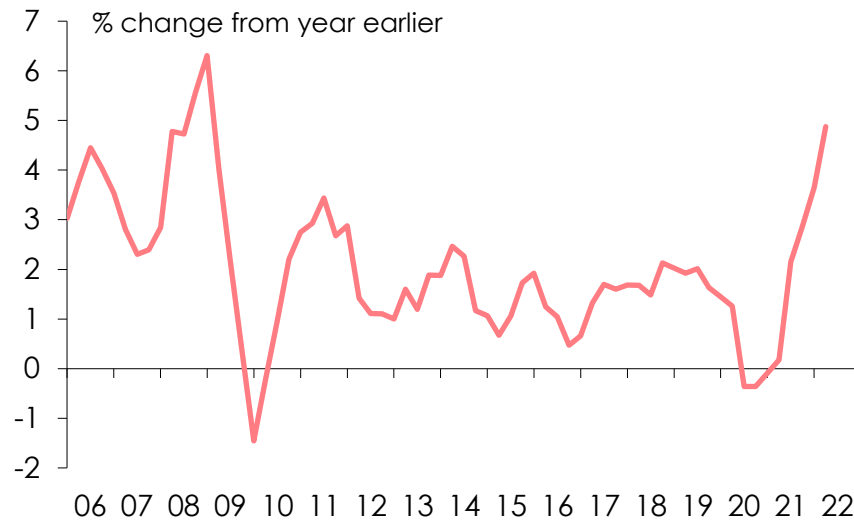


- ❑ 75 of the 92 'expenditure classes' in the CPI recorded price rises in the March quarter (of which 18 recorded rises of more than 4%), in each case the highest in at least 10 years

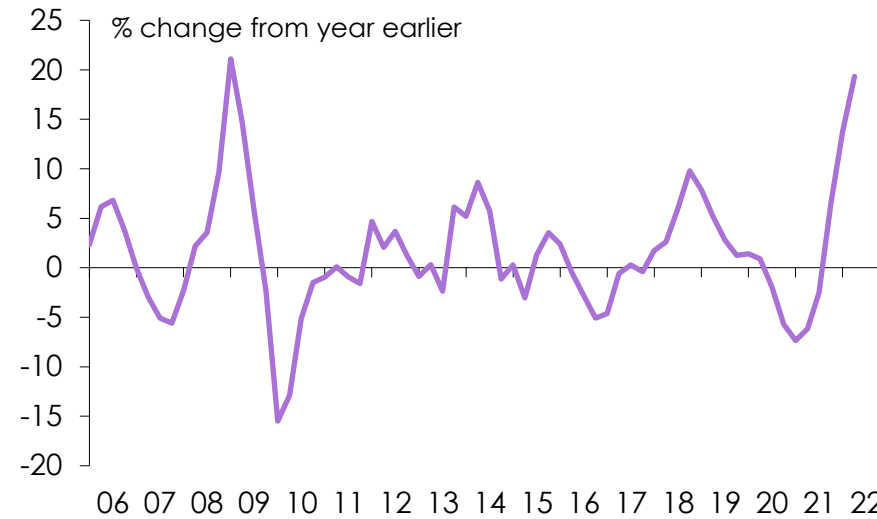
# Except for construction, domestic 'upstream' price pressures have been less intense than in other countries, but import prices have risen sharply

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

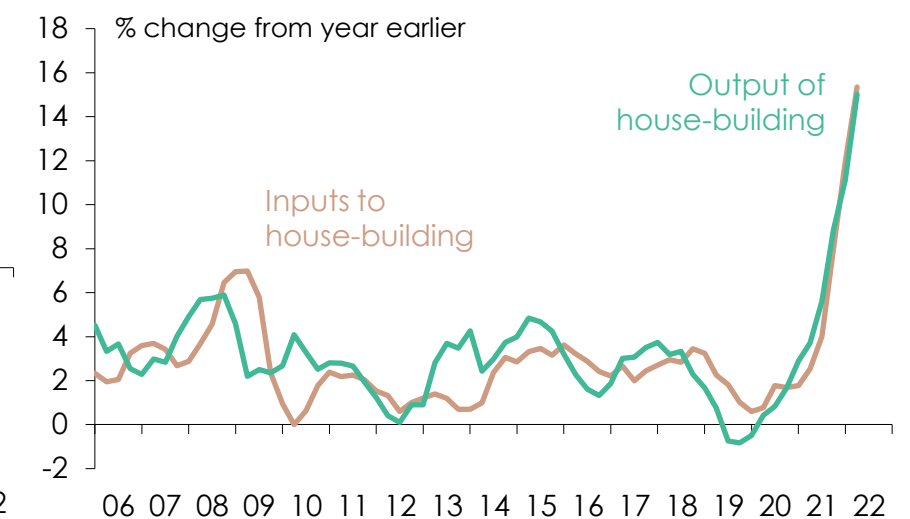
## Producer price index



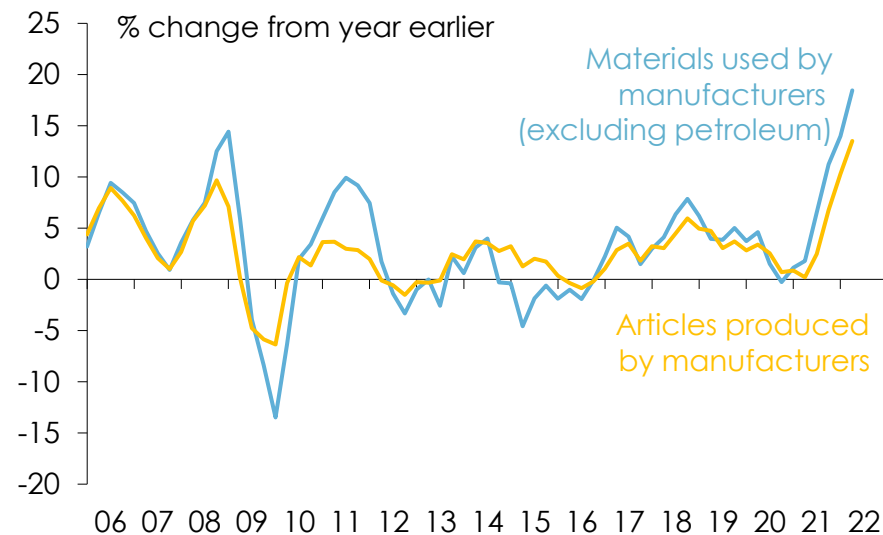
## Import price index



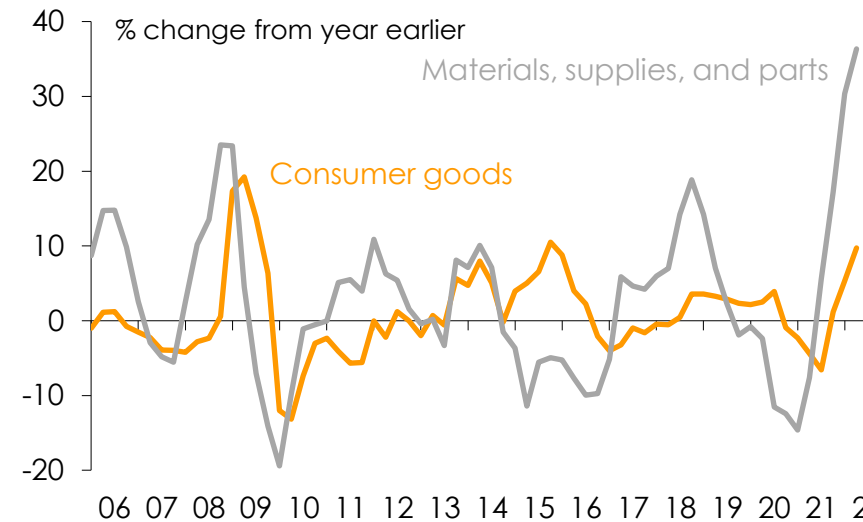
## Construction input & output prices



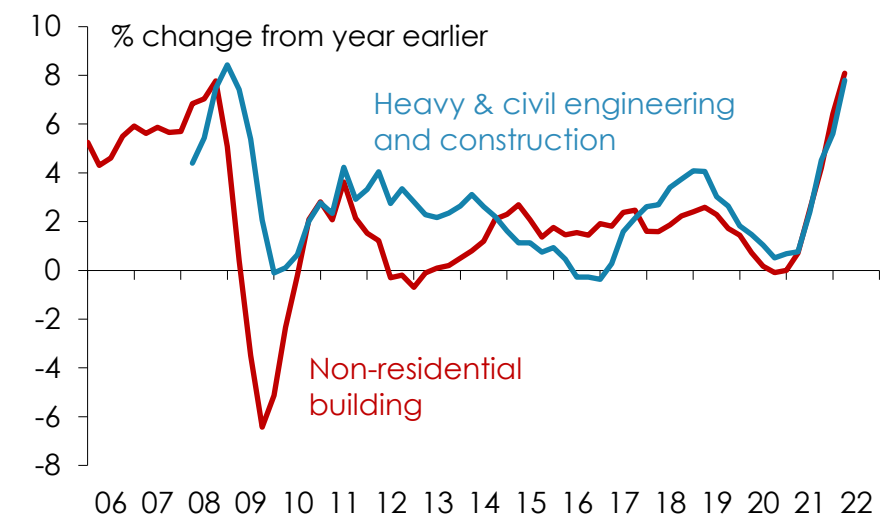
## Manufacturing input & output prices



## Imported consumer goods prices



## Non-residential construction prices

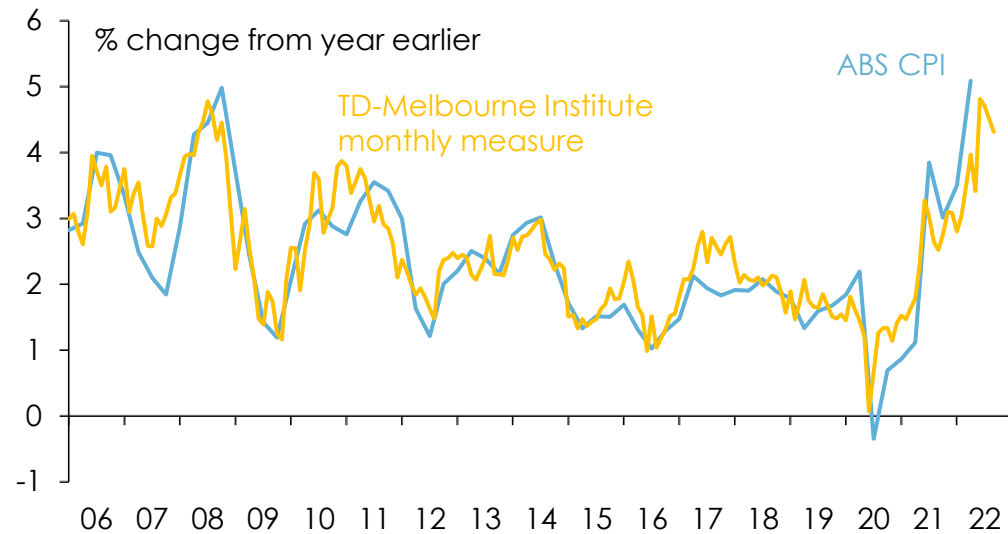


Sources: ABS, [Producer Price Indexes, Australia](#) and [International Trade Price Indexes, Australia](#), March quarter 2022. June quarter import and producer price indices will be released on 28<sup>th</sup> and 29<sup>th</sup> July, respectively. [Return to "What's New"](#).

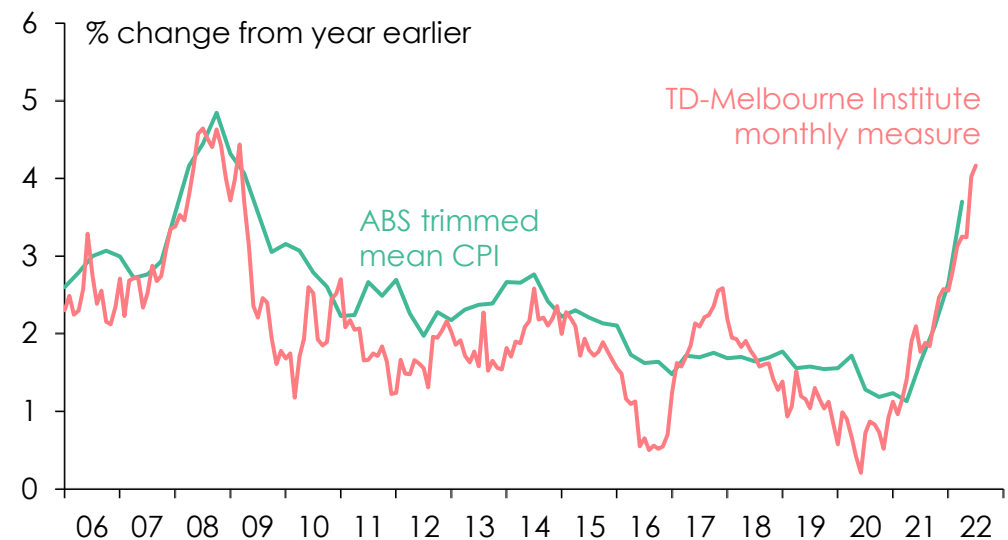
# Unlike almost every other economy except NZ, Australia doesn't have a monthly 'official' CPI, and the only available proxy isn't always accurate

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## 'Unofficial' & ABS 'headline' inflation



## 'Unofficial' & ABS trimmed mean inflation



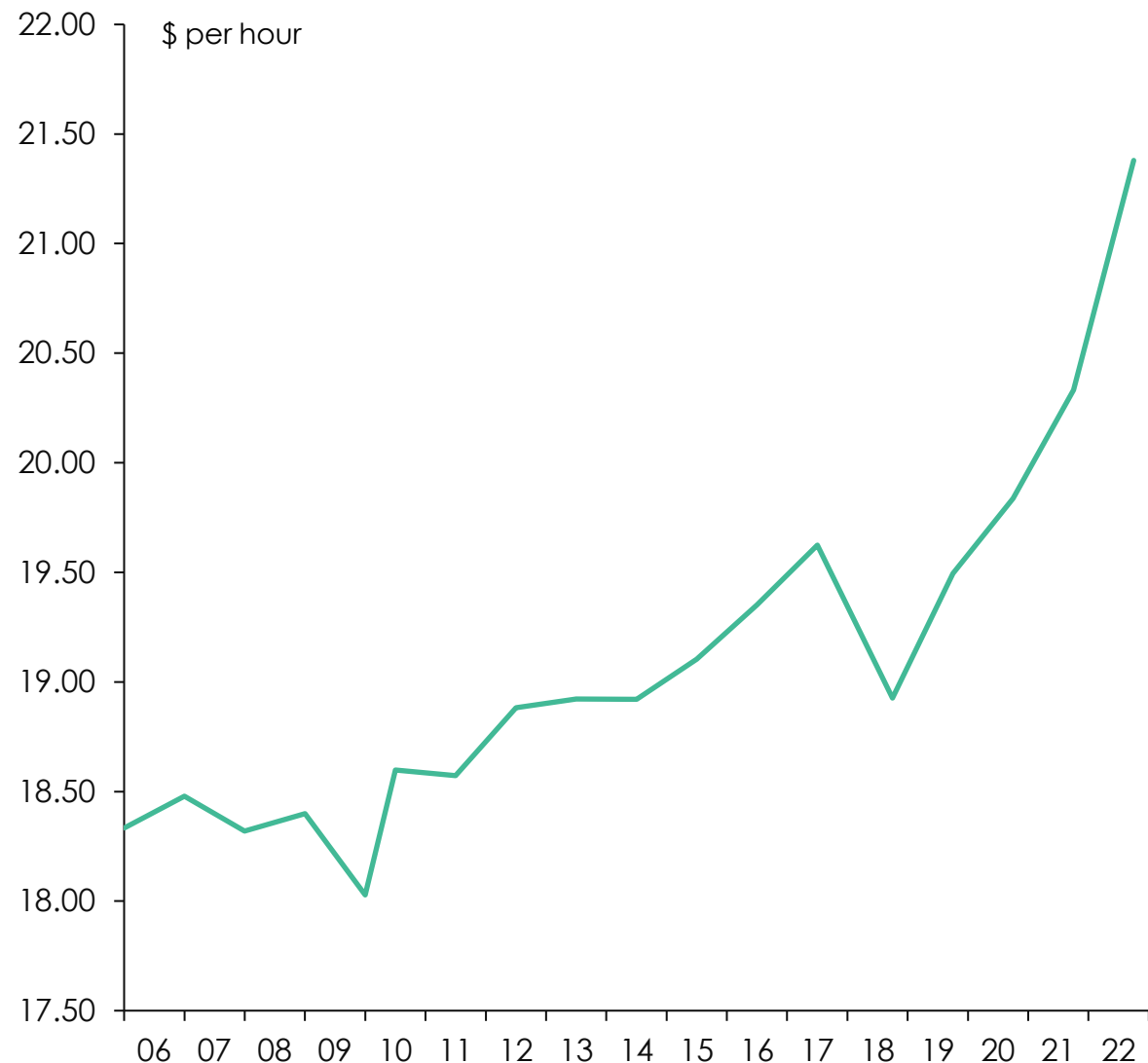
Source: ABS, [Consumer Price Index, Australia](#); Melbourne Institute of Applied Economic & Social Research, [Monthly Inflation Gauge](#). [Return to "What's New"](#).

- ❑ Australia is, along with New Zealand, one of very few countries in the world whose statistical agencies do not publish a monthly consumer price index
  - even small emerging economies like Cambodia & Laos, Paraguay & Uruguay, and Georgia & Armenia, publish monthly CPIs
  - RBA Governor Philip Lowe [reportedly](#) attracted laughter when he told a [forum in Zurich](#) that “we only have one reading on inflation every three months”
- ❑ The ABS [indicated](#) in March that it was “examining the feasibility of producing a monthly Consumer Price Index (CPI) that would include the most significant items in the full CPI basket of goods and services and complement the current, quarterly CPI”
- ❑ In the absence of more timely ‘official’ inflation data, the only source of more frequent data on trends in consumer prices is the [Monthly Inflation Gauge](#) compiled by the Melbourne Institute of Applied Economic & Social Research (sponsored by TD Securities)
- ❑ The ‘headline’ version of this series tracks the ‘official’ CPI reasonably well, although it isn’t a completely accurate proxy for it
  - for example, it rose by 1.3% in the three months to March, and by 4.3% from the corresponding period of last year – significantly less than the 2.1% and 5.1% increases in the ‘official’ CPI in and over the year to the March quarter
  - the monthly trimmed mean has given some misleading indications of the ‘underlying’ inflation rate during the past decade although it picked up the most recent acceleration in inflation fairly well
- ❑ The ‘headline’ TD-MI measure rose 0.3% in June, and by 1.5% in the June quarter, to be 4.3 higher than in the June quarter 2021

# The Fair Work Commission awarded a 5.2% increase in the national minimum wage and a 4.6% increase in other award wages from 1<sup>st</sup> July

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Federal minimum wage



- ❑ The Fair Work Commission awarded a 5.2% increase in the national minimum wage, to \$21.38 per hour (equivalent to \$812.60 per week for a 38-hour week) in its [annual review](#) of award wages
  - there are about 180,000 employees (about 1¾% of the total work force) on the minimum wage
- ❑ The Commission also awarded an increase in so-called ‘modern award minimum wages’ of 4.6% for workers earning \$869 per week or more (with those earning less than this amount to receive a flat \$40 per week increase)
  - this increase will apply to about 2.7 million employees on ‘modern awards’ (about 23% of all employees)
- ❑ The increase was the largest since the Fair Work Commission was established (originally with the title ‘Fair Work Australia’) in 2009
  - the FWC justified its decision by reference to the “sharp rise in the cost of living since last year’s review”, to which “the low paid are particularly vulnerable”; and
  - the “current strength of the labour market”, which it concluded meant that the recommended increases in minimum wages would not have a significant adverse effect on ‘the performance and competitiveness of the national economy’
- ❑ The recommended minimum wage increases will take effect from 1<sup>st</sup> July, except for the aviation, tourism and hospitality industries where it will be delayed until 1<sup>st</sup> October

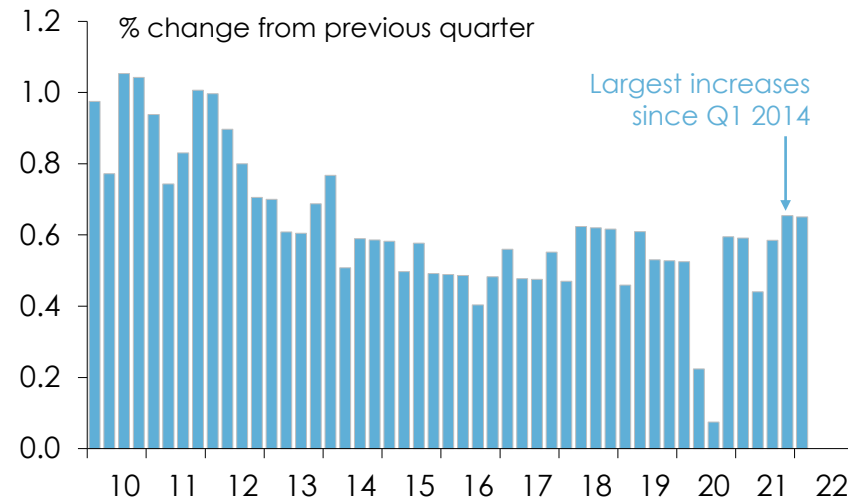
Source: Fair Work Commission, [Annual Wage Reviews](#). [Return to "What's New"](#).



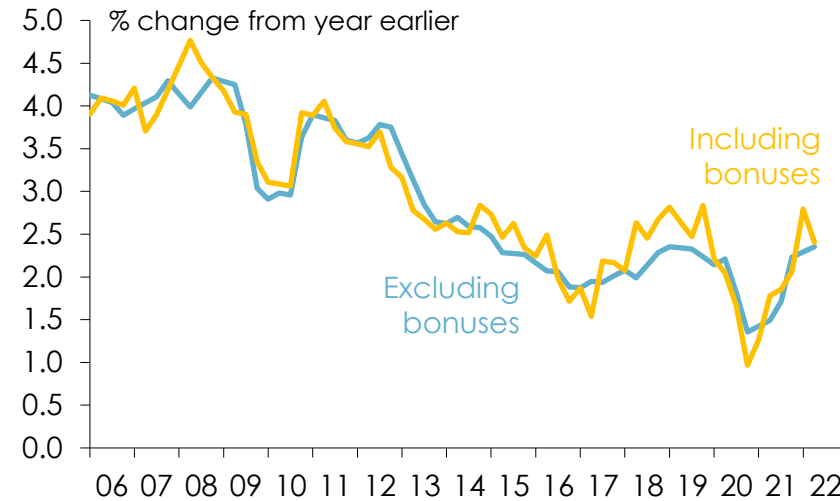
# Wages growth as measured by the wage price index remains sluggish but the RBA's business liaison suggests it is now starting to pick up

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Wage price index excluding bonuses



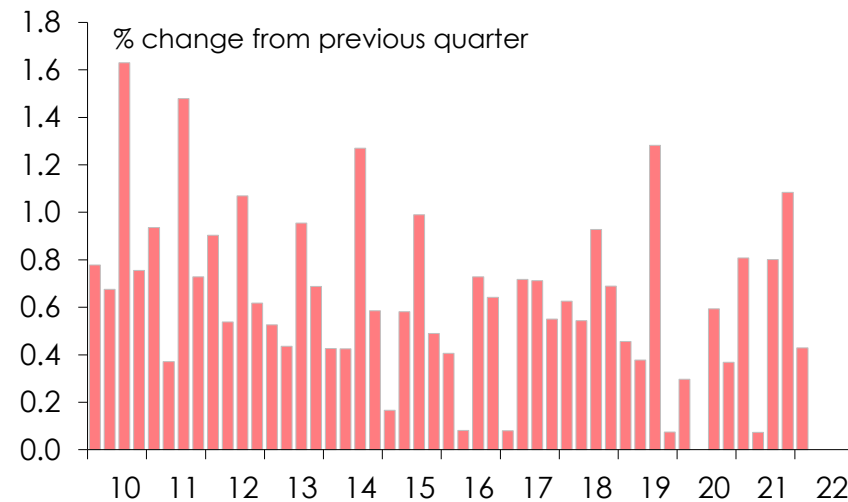
## Wage price index – all sectors



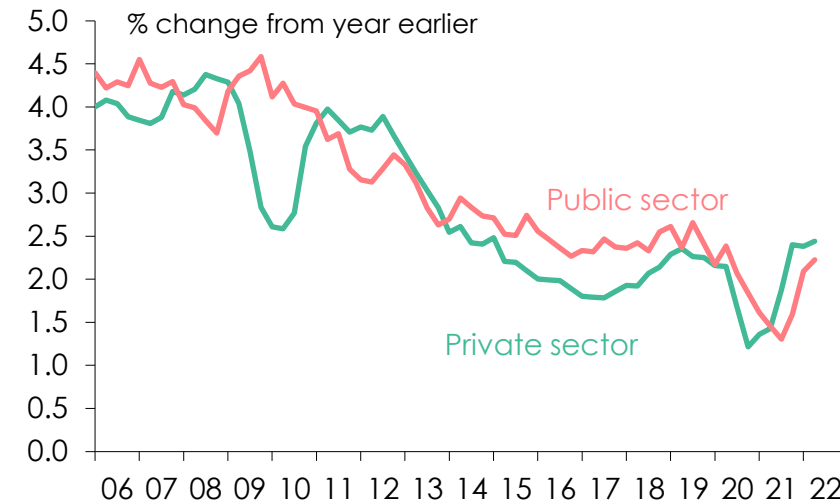
## Distribution of wages growth



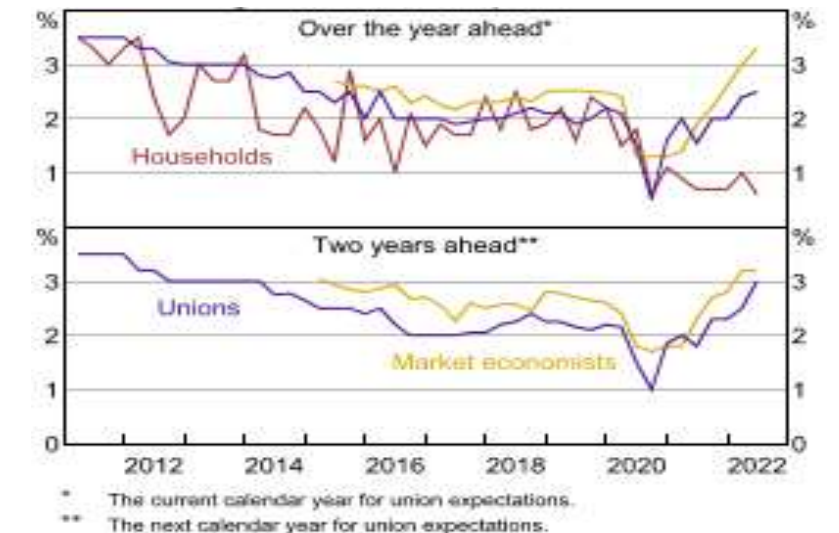
## Wage price index including bonuses



## WPI – private vs public sectors



## Wage growth expectations



Sources: ABS, [Wage Price Index, Australia](#), March quarter 2022; June quarter WPI data will be released on 17<sup>th</sup> August; Reserve Bank of Australia, [Statement on Monetary Policy](#), 6<sup>th</sup> May 2022, p. 57. [Return to "What's New"](#).

# Employers in some sectors affected by staff shortages do appear to have lifted wages a bit over the past 2 quarters but it's far from across-the-board

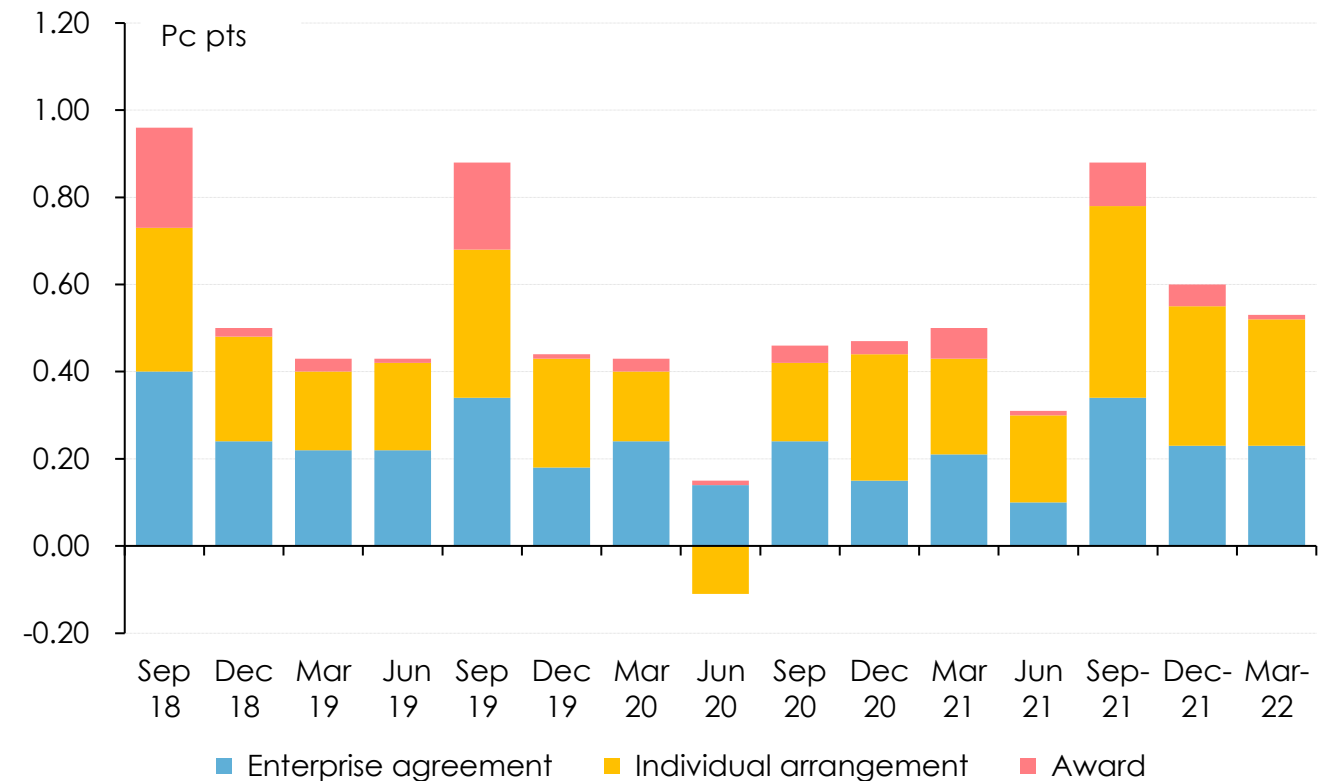
THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Increase in wage price index over year to Q1 by sector



- ❑ Wages growth has picked up in sectors where employers have had the greatest difficulty filling job vacancies

## Contribution to quarterly changes in wage price index, by method of setting pay



- ❑ Individual agreements have been the main contributor to the pick up in wages growth over the past three quarters – while multi-year enterprise agreements inject a degree of inertia into wage-bargaining outcomes

Sources: ABS, [Wage Price Index, Australia](#), March 2022; June quarter WPI data will be released on 17<sup>th</sup> August. [Return to "What's New"](#).

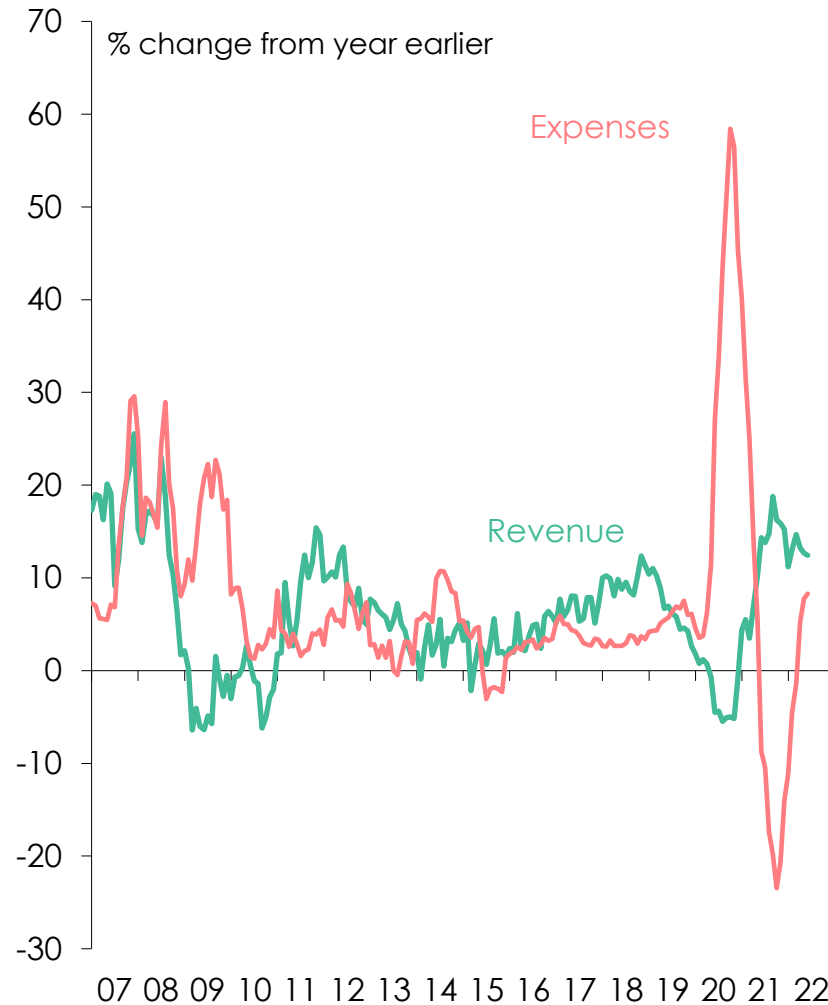


**Fiscal policy**

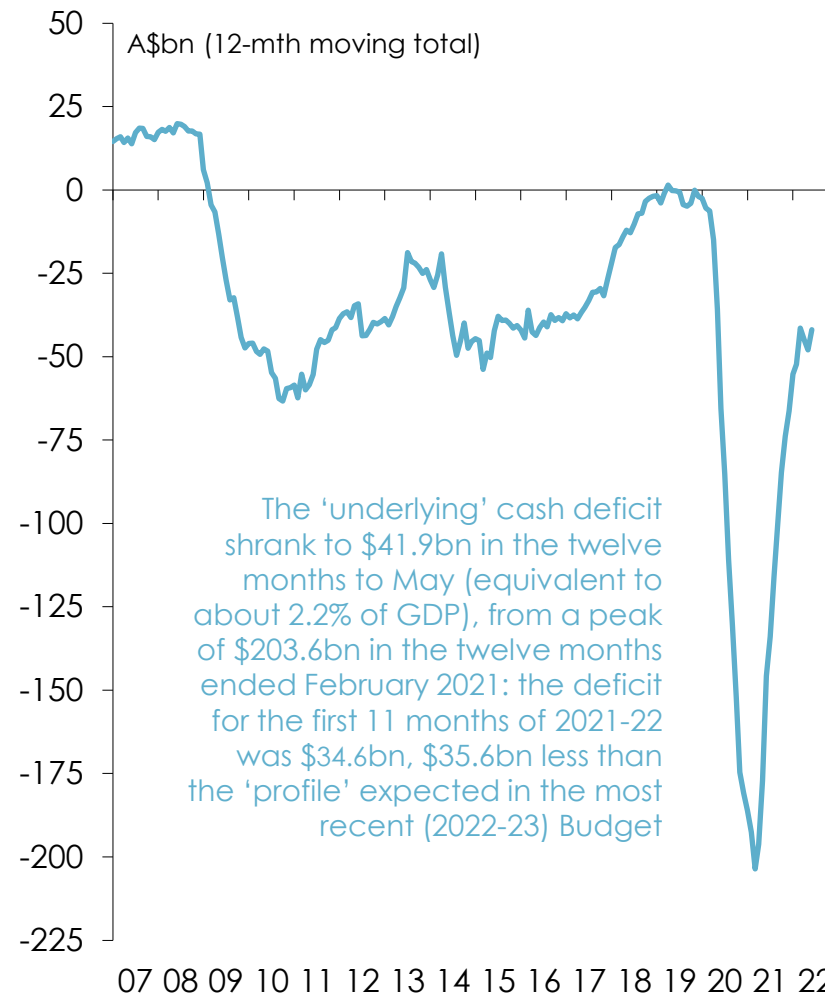
# The Federal budget deficit has declined sharply since peaking early last year – with net debt down by \$85bn from its peak last August

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

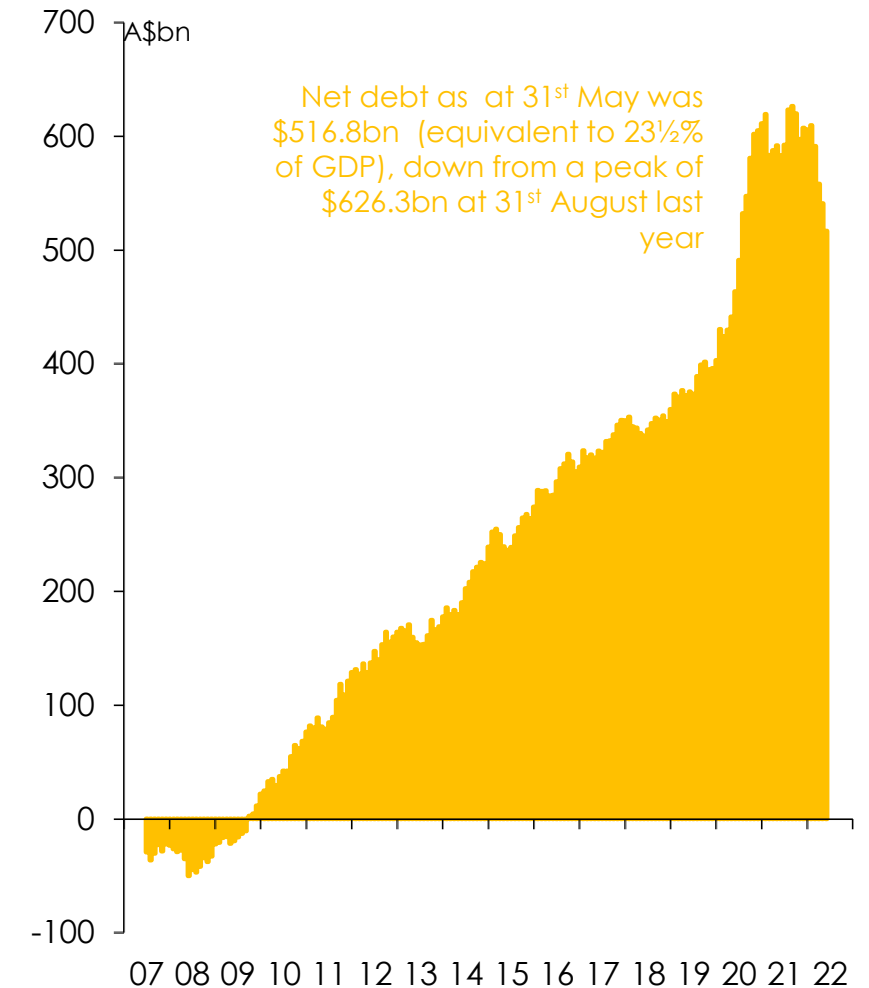
## Australian Government revenue and expenses



## Australian Government 'underlying' cash balance



## Australian Government net debt



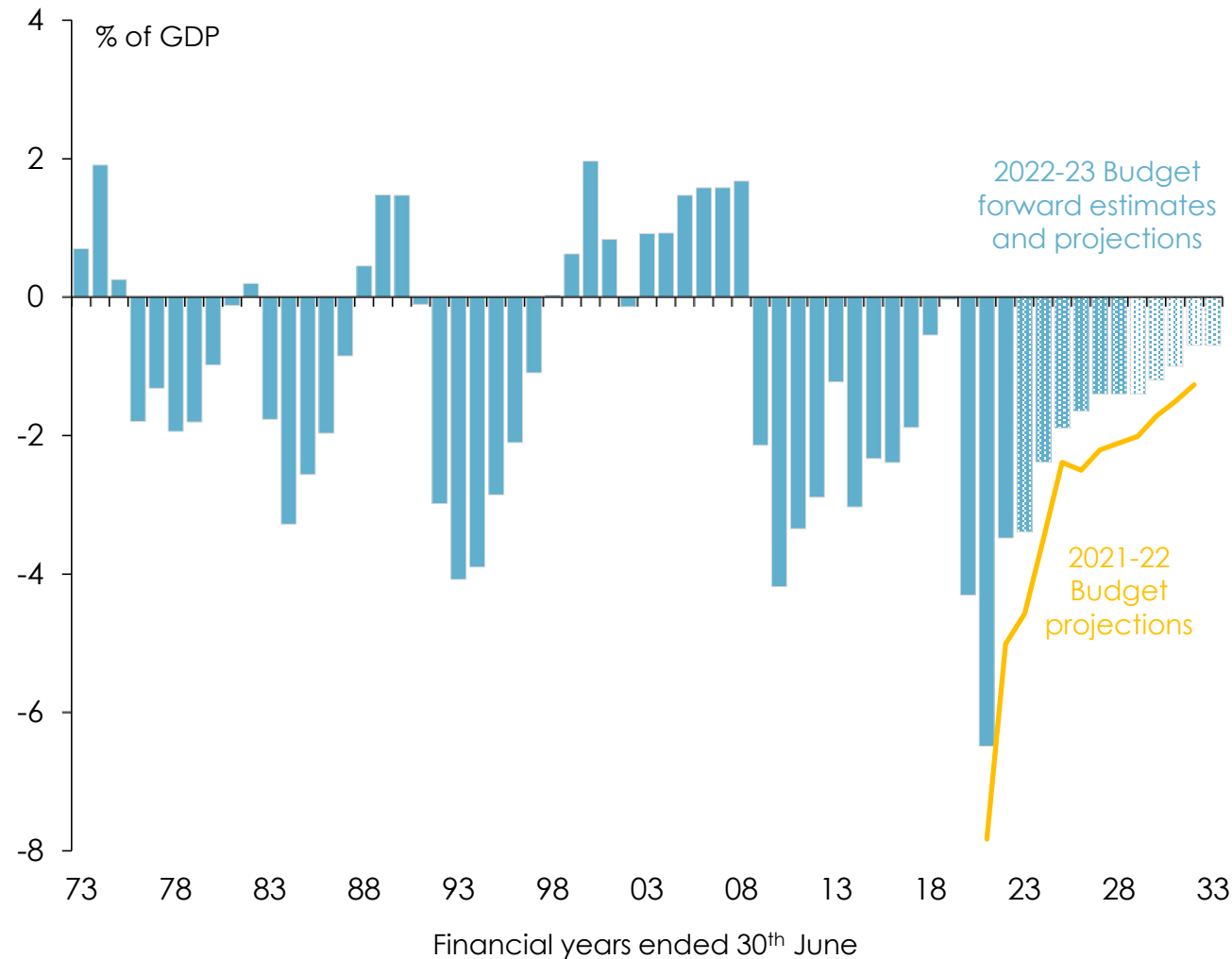
Note: Revenue and expenses are accrual accounting items. The 'underlying' cash balance is (cash) receipts minus payments, excluding transactions in financial assets for policy purposes and net earnings of the Future Fund. Net debt is total interest-bearing liabilities (government securities, deposits, loans and other borrowing) minus cash and deposits, advances paid, and (interest-bearing) loans, placements and investments. Source: Department of Finance, [Commonwealth Monthly Financial Statements](#). [Return to "What's New"](#).

# Nonetheless, the budget was projected to remain in deficit over the next decade, in the previous Government's last Budget presented in March

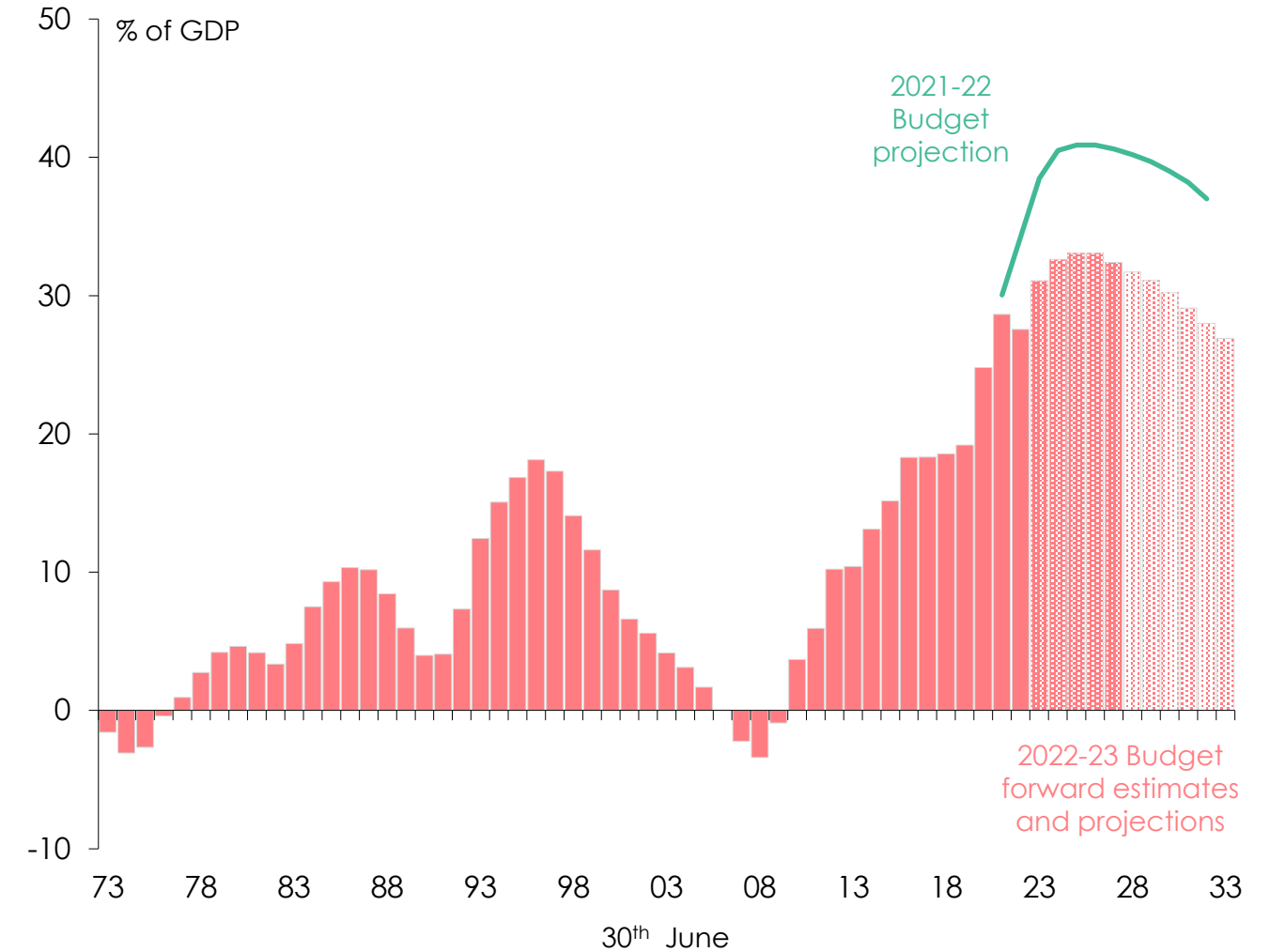
THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## 'Medium-term' projections of the 'underlying cash balance' and net debt

### 'Underlying' cash balance



### Net debt



Source: Australian Government, 2022-23 [Budget Paper No. 1, Statement No. 3](#) and [Statement No. 10](#), 29<sup>th</sup> March 2022. [Return to "What's New"](#).

# Treasury Secretary Steven Kennedy made three very important points about the medium-term budget outlook in a speech last month

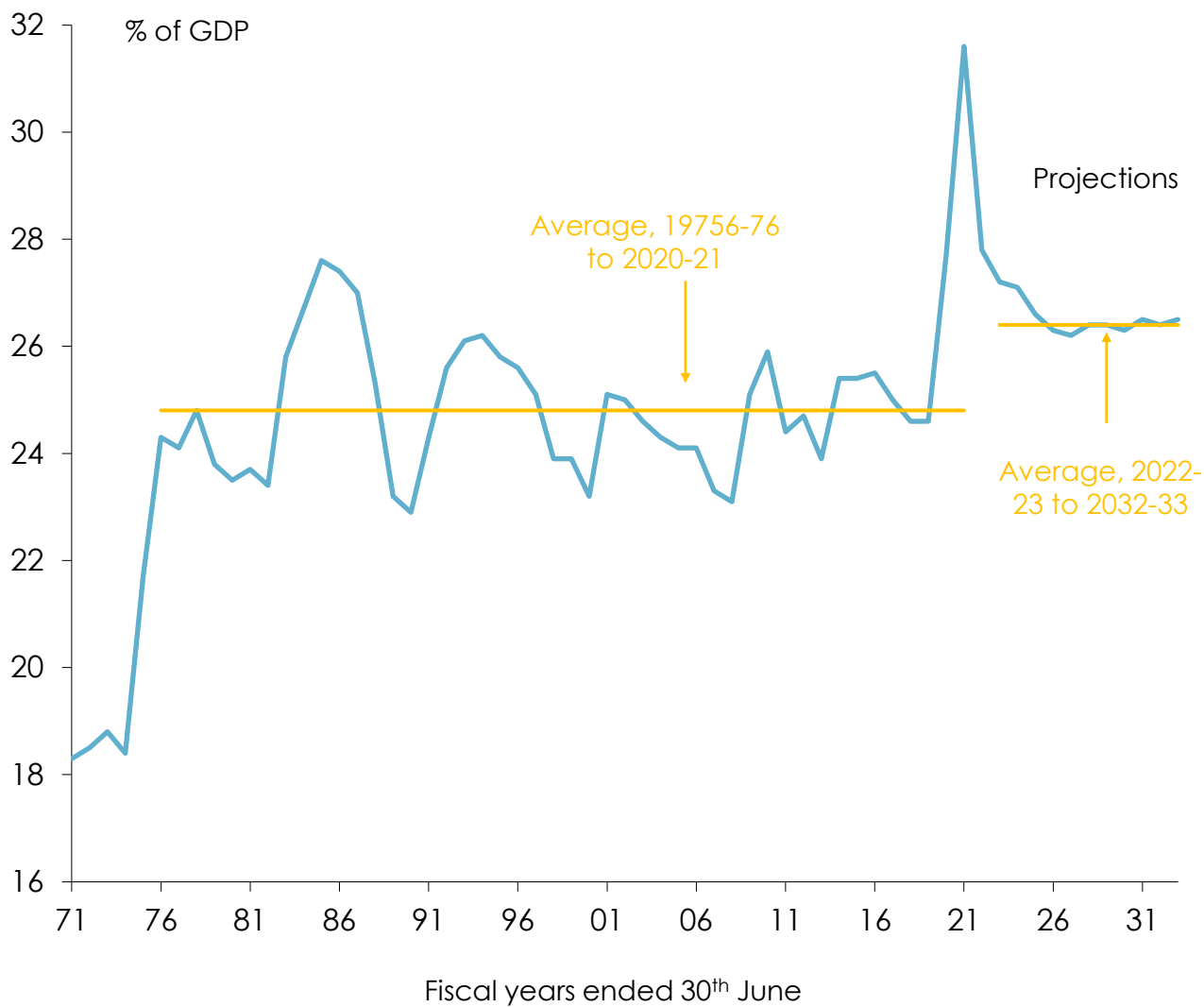
THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

- ❑ Treasury Secretary Dr Steven Kennedy made three important points about the medium term fiscal outlook in a [speech](#) to business economists on 8<sup>th</sup> June
- ❑ First, he highlighted that “commitments to additional structural spending and stronger-than-expected growth in spending on [existing] major programs will see government spending as a share of the economy remain at a higher level than prior to the pandemic” (see [slide 73](#))
  - largely as a result of increased outlays on the NDIS, aged care, health, defence and infrastructure, government spending is likely to average 26.4% of GDP over the next decade, 1.6 pc pts higher than during the decades prior to the pandemic
- ❑ Second, he observed that current projections showing a reduction in government debt as a proportion of GDP over the next decade are “unusual” in that they “rely solely on favourable growth and interest rate dynamics to reduce this ratio”, rather than on achieving budget surpluses as in every previous episode of debt reduction over the past century ([slide 74](#))
  - noting that “Australia needs to rebuild fiscal buffers to ensure that the Government can respond effectively to future crises”, he said that “a more prudent course ... would be for the budget to assist more over time”
- ❑ Third, while acknowledging that the Government “could identify structural savings in the budget”, he appeared to indicate a preference for raising “additional tax revenues”, the effects of which could be “minimized by ensuring that the design of the tax system is optimal”
  - he noted that the projected improvement in the budget balance over the medium term “relies largely on increases in personal income tax receipts”, with average personal income tax rates likely to “increase towards record levels” ([slide 75](#))
  - and argued that there seemed to be “little case to lower taxes elsewhere, including company taxes”, especially when “we are experiencing a record ... terms of trade and the banking sector is highly profitable”
  - instead, he advocated “ongoing review of the tax base and tax expenditures to ensure the tax system remains adequate to fund spending commitments and is equitable including from an inter-generational perspective”

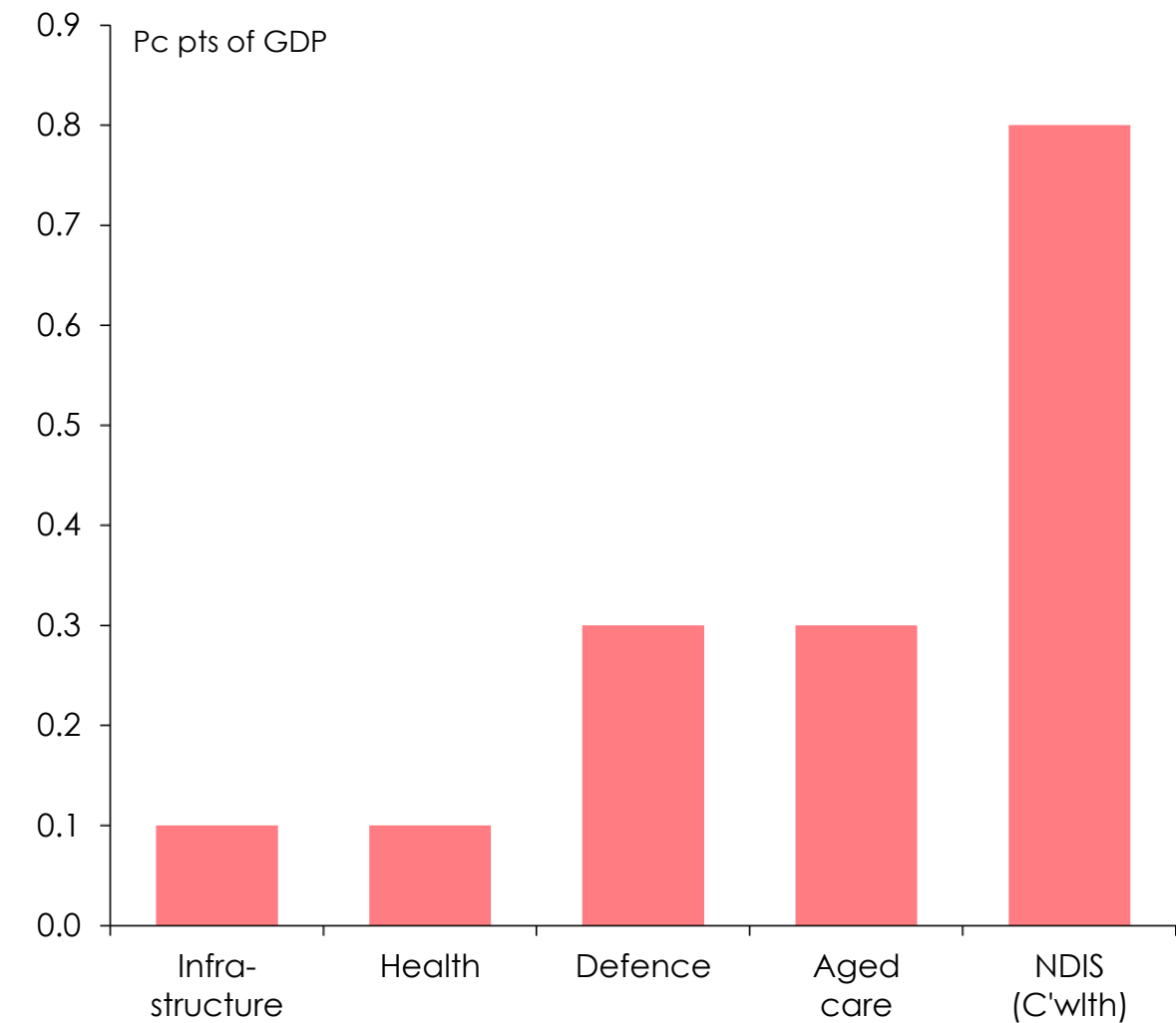
# Federal Government spending seems likely to be around 1½ pc pts of GDP higher over the next decade than over the past 45 years

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## ‘Underlying’ cash payments as a pc of GDP



## Changes in payments between 2018-19 and 2025-26

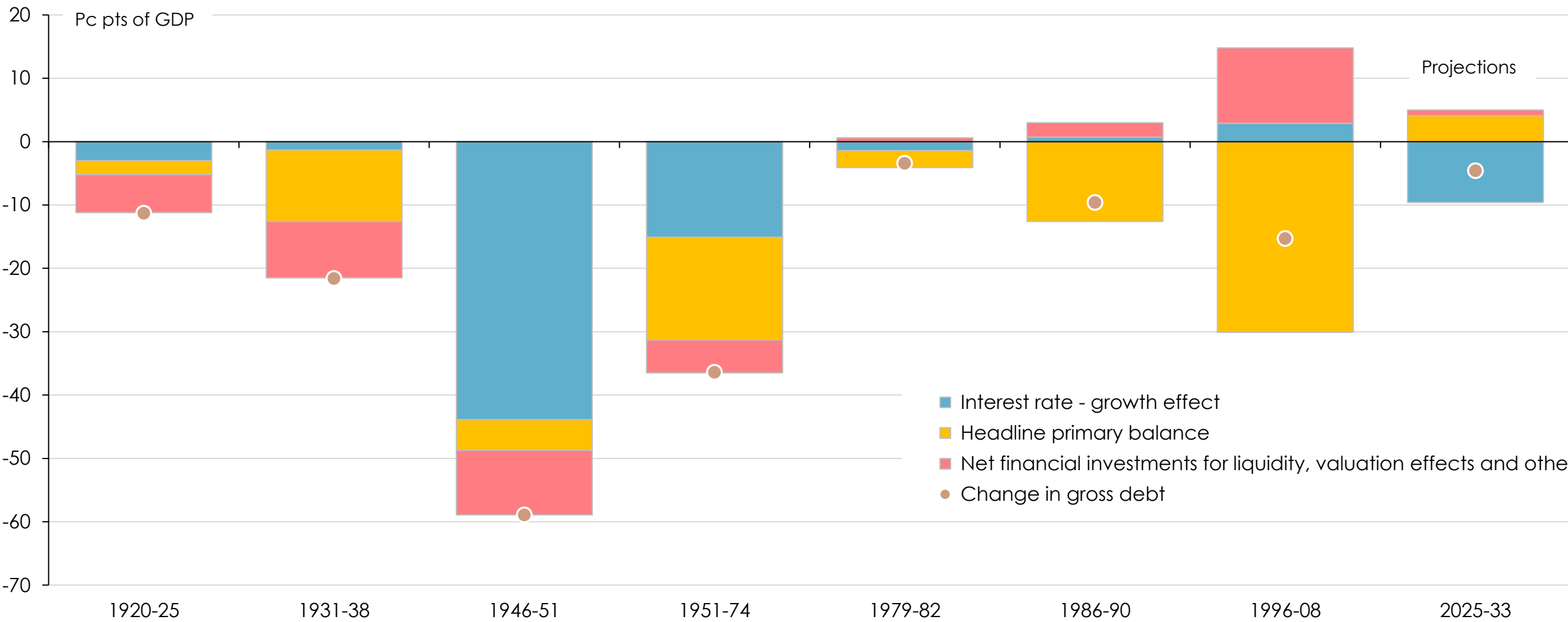


Note: Averages for government spending as pc of GDP exclude temporary Covid support measures since 2019-20. Source: Steven Kennedy (Secretary to the Treasury), [Post-Budget economic briefing - opportunities and risks](#), address to Australian Business Economists, 8<sup>th</sup> June 2022.

# Current projections of declining debt-to-GDP rely solely on interest rates being less than GDP growth, with no contribution from budget surpluses

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

Sources of reductions in Federal Government gross debt as a pc of GDP during previous episodes of debt reduction, compared with projections for the period 2025 (when debt is currently forecast to peak) and 2033

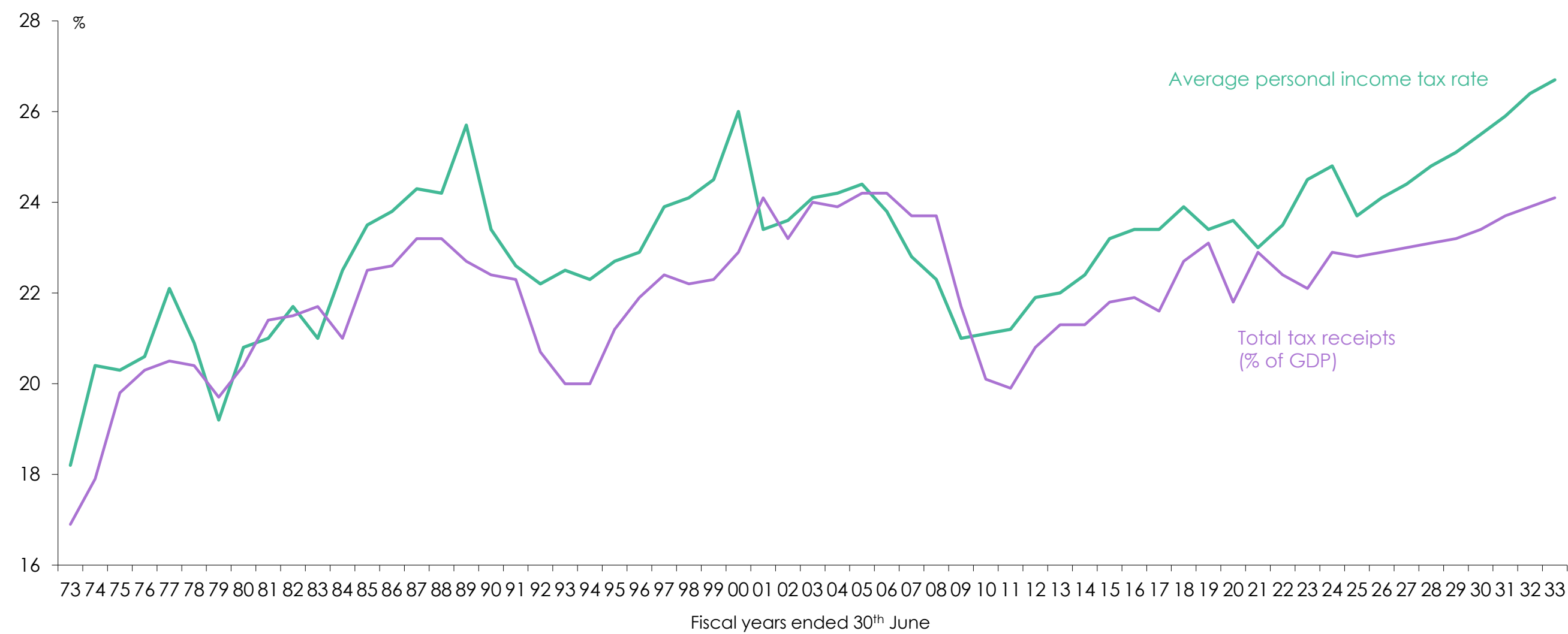


Note: Data are in financial years. Debt excludes issuance for the states. The contribution of interest rates less growth captures the combined direct effect of the former increasing debt and of the latter growing GDP, but not their effects on the headline primary balance (the budget balance excluding interest payments). Source: Steven Kennedy (Secretary to the Treasury), [Post-Budget economic briefing - opportunities and risks](#), address to Australian Business Economists, 8<sup>th</sup> June 2022.

# In the absence of tax reform, current budget projections imply personal income tax rates rising to record levels by the late 2020s

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Average personal income tax rates, and total tax receipts as a percentage of GDP



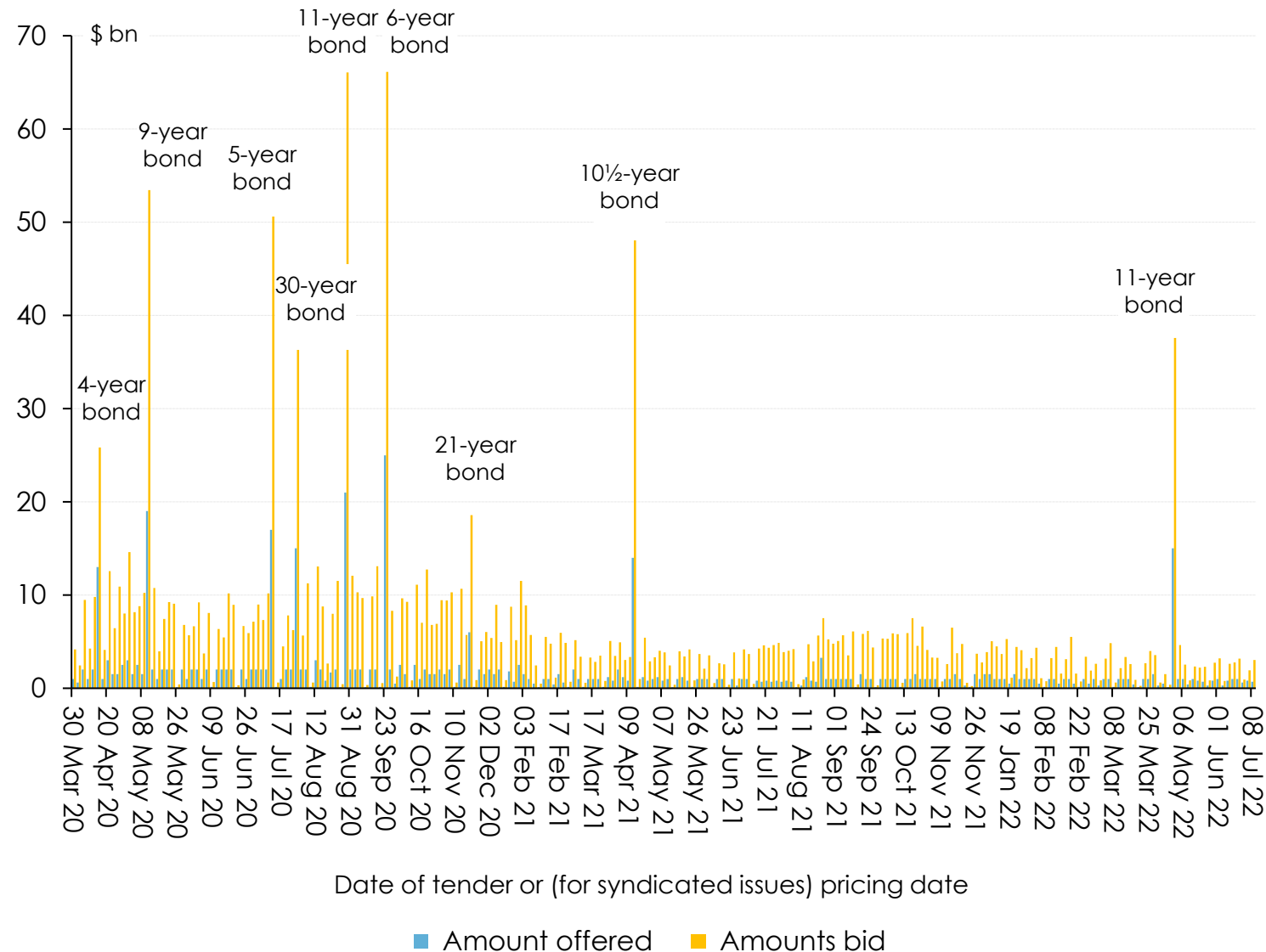
Source: Steven Kennedy (Secretary to the Treasury), [Post-Budget economic briefing - opportunities and risks](#), address to Australian Business Economists, 8<sup>th</sup> June 2022.



# The Government continues to have no trouble selling new debt, but the 'bid cover ratio' has slipped, and it's having to pay noticeably higher yields

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Australian government bond issuance since March 2020



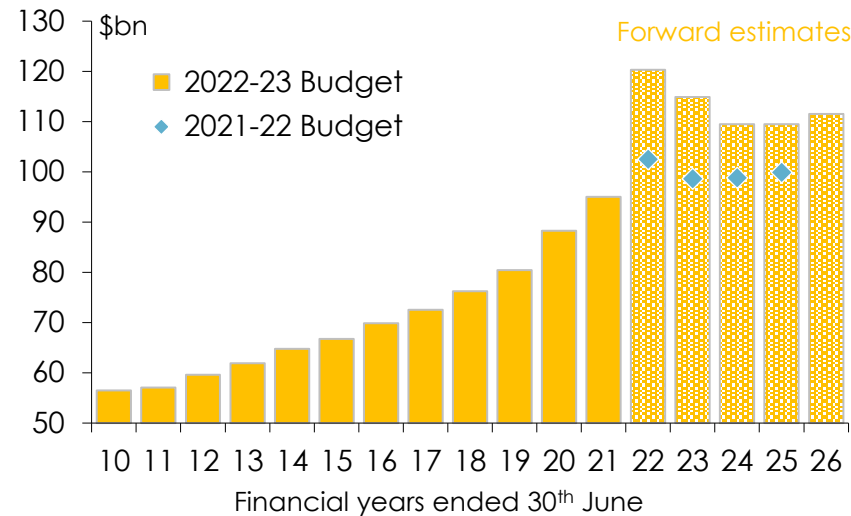
- ❑ The AOFM continues to have no difficulty issuing new debt, but the 'coverage ratio' (the ratio of bids received to bonds offered) at tenders has slipped from 4.3x in the first seven months of 2021-22 to below 2<sup>3</sup>/<sub>4</sub>x since mid-March
- ❑ And AOFM is having to pay higher yields
- ❑ This week AOFM sold \$700mn of November 2024s, and \$800mn of April 2033s
  - the November 2024s were issued at an average yield of 2.80%, up from 2.03% when last issued in late March, 1.42% in early March and 0.88% in December last year
  - the April 2033s were issued at an average yield of 3.44%, compared with 2.26% in mid-February and 1.75% at the beginning of December last year
- ❑ AOFM head Rob Nicholl last week warned that "market conditions will present some challenging periods" for AOFM over the year ahead,
  - observing that "After nearly 10 years of significant central bank asset purchases ... it is hard to imagine that unwinding this, even partially, will not involve significant relative asset price readjustment on a broad scale

Source: Australian Office of Financial Management [data hub](#); Corinna. [Return to "What's New"](#).

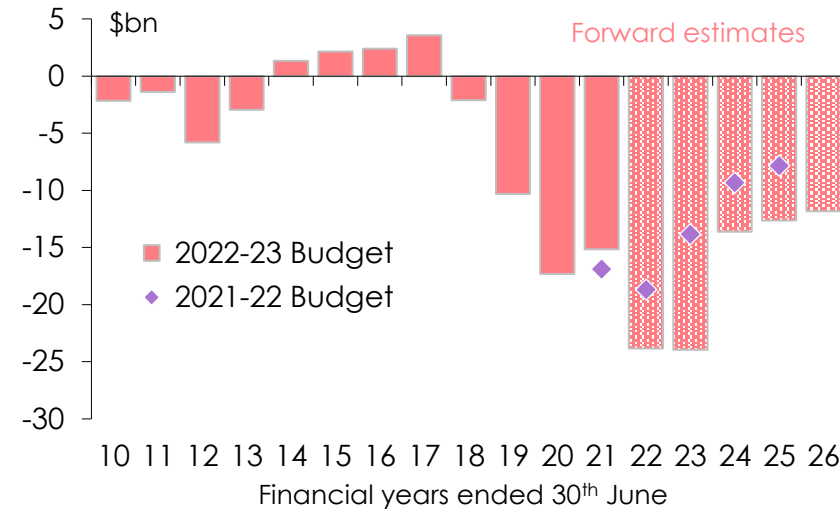
# The 2022-23 New South Wales State Budget funds significant increases in spending, but without materially adding to net debt

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

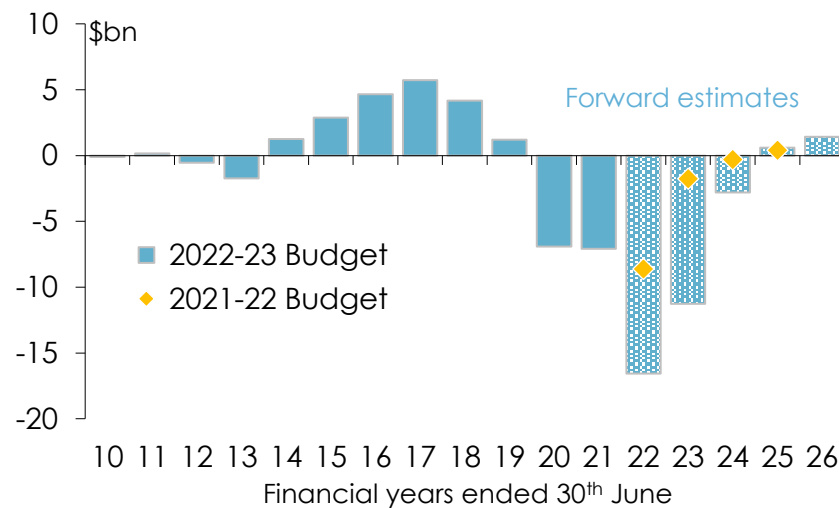
## Operating expenses



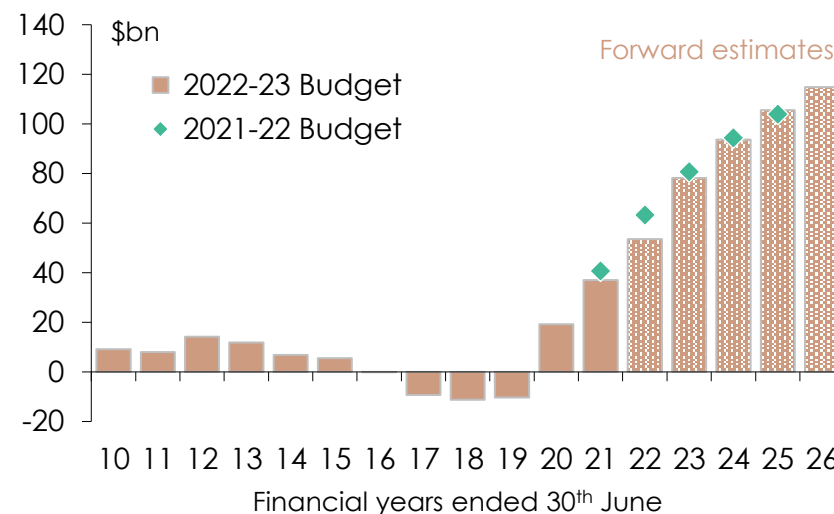
## Cash balance



## Net operating balance



## Net debt



- This year's NSW State Budget includes new 'operating' spending averaging \$11¼bn pa (over 13%) to fund increased pay for public sector employees, early childhood education, greater economic opportunities for women, commuter road toll relief, and a new 'shared equity' home ownership scheme
- Some of this is funded by upward revisions to estimates of state taxation and GST revenues, increased betting taxes, compliance measures and higher land tax on foreign investors
  - partly offset by a 'property tax option' (annual land tax instead of stamp duty) for first home buyers – a smaller reform than previously flagged
- Nonetheless, the Budget projects larger 'operating' deficits in 2021-22 and 2022-23, before returning to an 'operating' surplus in 2024-25
- The 2022-23 Budget also provides for an additional \$12½bn in infrastructure spending over the four years to 2025-26, which results in larger cash deficits than forecast in last year's Budget
- Despite the larger cash deficits, net debt projections for 2020-21 and 2021-22 have been revised down slightly from last year's Budget, due to strong growth in NSW's 'Generations Fund' assets

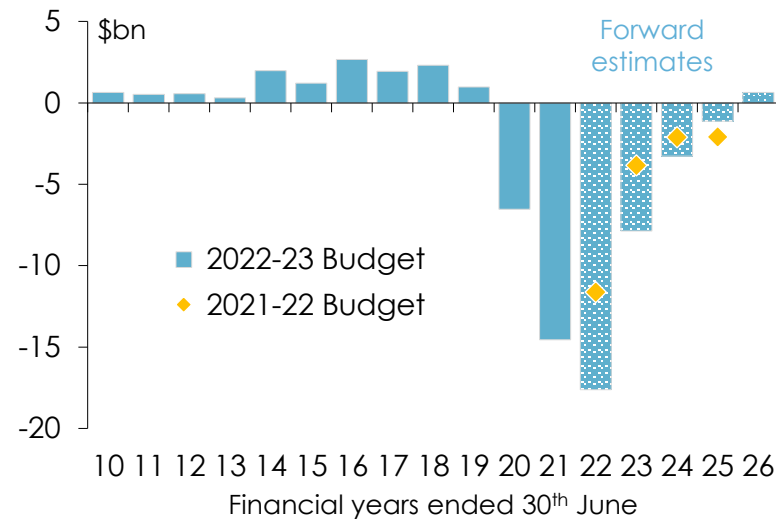
Note: Aggregates shown in the above charts refer to NSW's 'general government' sector (ie, excluding public corporations).

Source: New South Wales Government, [Budget Paper 1: Budget Statement](#). [Return to "What's New"](#).

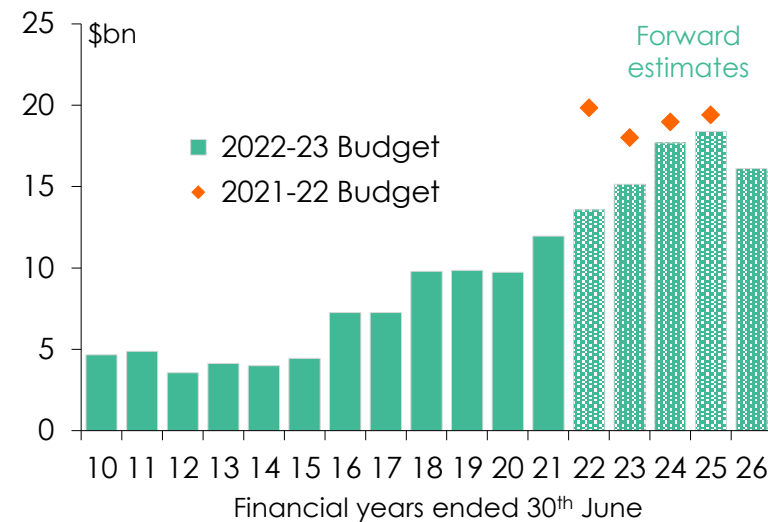
# Victoria's 2022-23 Budget uses upward revisions to revenue projections to fund additional spending while projecting an eventual return to surplus

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

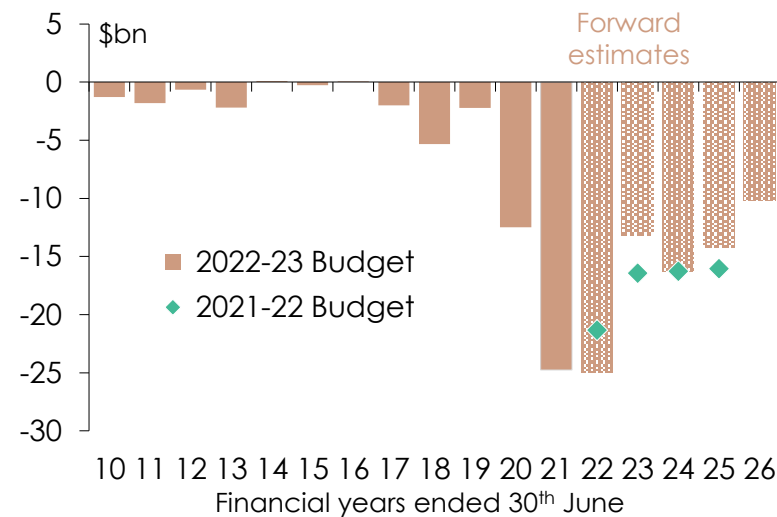
## Net operating balance



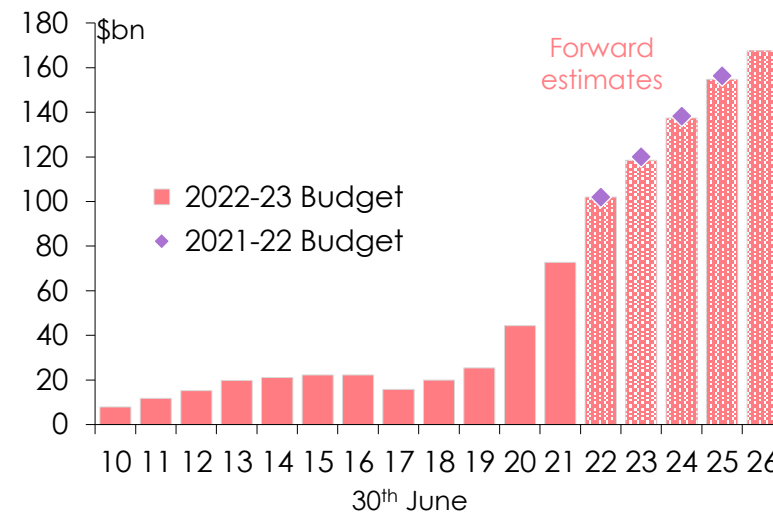
## Infrastructure spending



## Cash balance



## Net debt



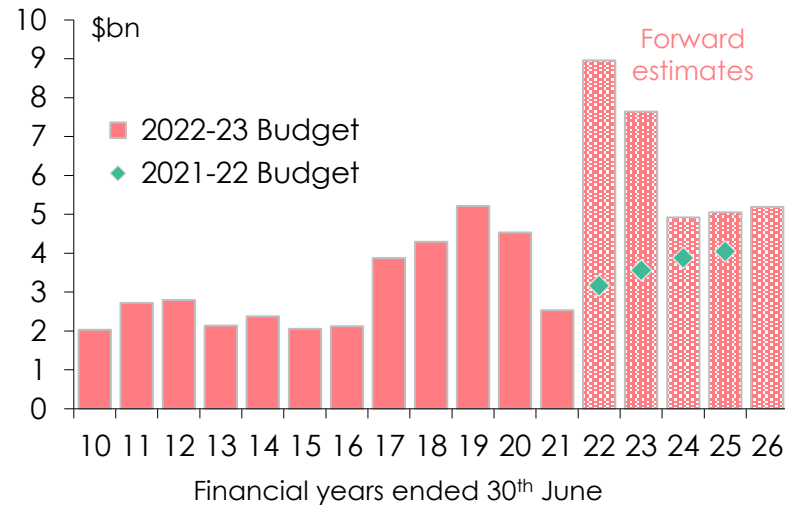
- ❑ Victoria's 2022-23 State Budget provides for \$16.3bn of additional spending over the four years to 2025-26 (of which \$6.4bn is for 2022-23) compared with that envisaged in the Mid-Year Review of last year's Budget
  - of which just under half is funded by 're-prioritization' of other spending, or draw-downs from previously unallocated funds
- ❑ The Budget also benefits from almost \$10bn in favourable 'parameter variations' over the four years to 2025-26, of which almost half is attributable to upward revisions to stamp duty, land tax and payroll tax revenues
- ❑ These allowed the Government to project a return to 'net operating surplus' by 2025-26
- ❑ However despite reductions in projected infrastructure spending of almost \$12bn cf. what had been included in last year's Budget, Victoria will still be running large cash deficits over the next four years ...
- ❑ ... as a result of which net debt is still expected to rise to \$168bn (26.5% of GSP) by June 2026
- ❑ Victoria's finances remain in worse condition than any other jurisdiction except the Northern Territory (see [slide 84](#))

Note: Budgetary aggregates shown in the above charts refer to Victoria's 'general government' sector (ie, excluding public corporations). Source: Victorian Government, [2022-23 State Budget - Strategy and Outlook](#) and [Statement of Finances](#), 3<sup>rd</sup> May 2022. [Return to "What's New"](#).

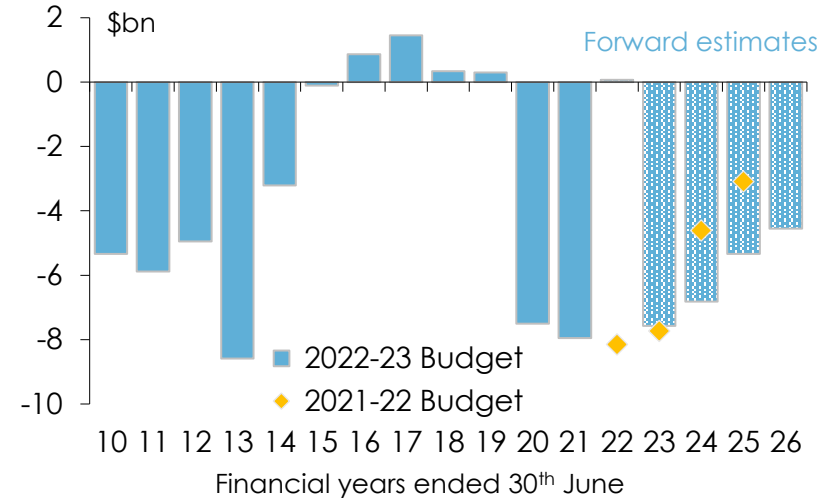
# Queensland's 2022-23 Budget uses substantial increases in coal royalty revenues and higher payroll tax rates to fund health spending and cut debt

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

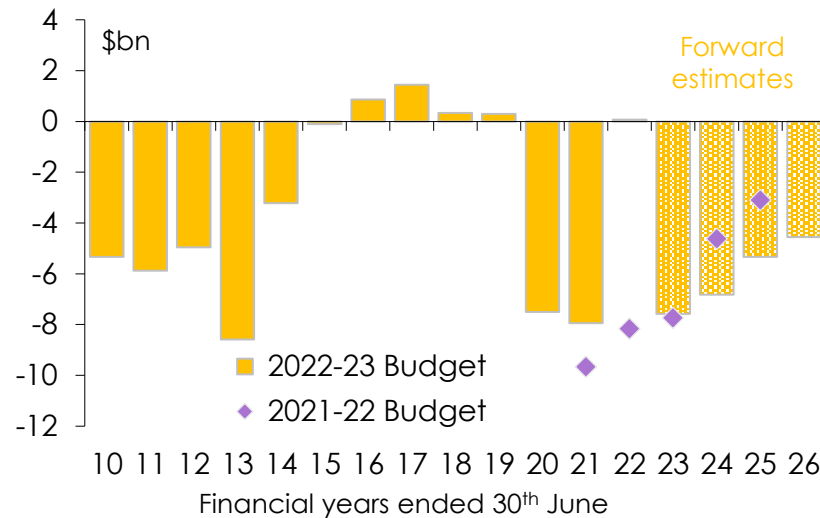
## Mining & gas royalties



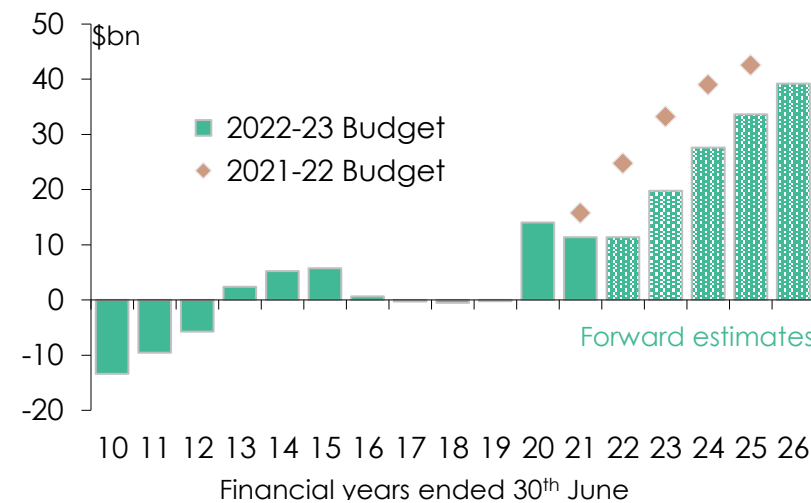
## Cash balance



## Net operating balance



## Net debt



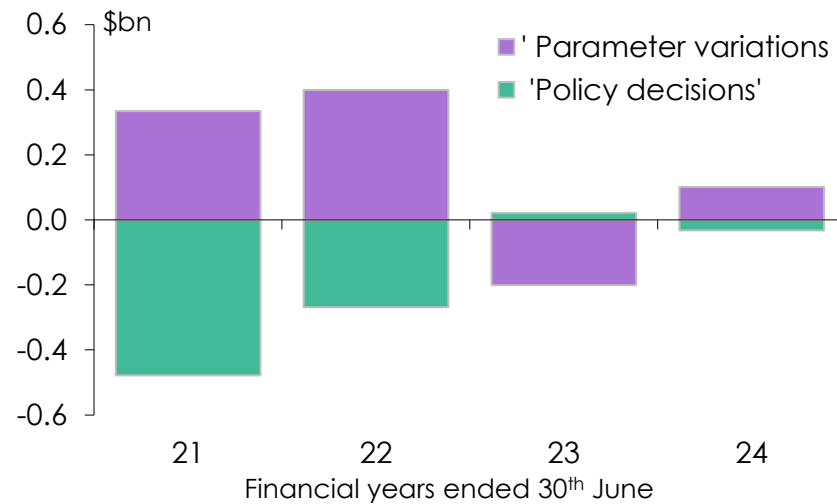
- ❑ The Queensland Government expects to collect an additional \$12bn in coal royalties over the four years to 2024-25 than forecast in last year's Budget (partly as a result of sharply higher royalty rates on prices over A\$225 and \$300/tonne), as well as increased revenue from stamp duties
- ❑ The 2022-23 Queensland Budget also imposes an additional payroll tax surcharge of 0.25% on annual payrolls of over \$10mn, and 0.50% on payrolls of over \$100mn, to fund additional spending on mental health services
- ❑ These increased revenues will fund some \$10<sup>3</sup>/<sub>4</sub>bn in additional 'operating' expenses over the four years to 2024-25, particularly in health, school education, recovery from floods earlier this year, and assistance to households with increased electricity costs
- ❑ The Budget forecasts that Queensland will record small 'operating' and cash surpluses in the 2021-22 financial year (which ends next Thursday) largely as a result of windfall coal royalty revenues, before returning to deficits (albeit smaller than forecast a year ago) from 2022-23 through 2025-26
- ❑ But as a result of the surpluses forecast for 2021-22 projections of net debt have been lowered significantly from last year's Budget

Note: Aggregates shown in the above charts refer to NSW's 'general government' sector (ie, excluding public corporations).  
Source: Queensland Government, [Budget Paper 2: Budget Strategy and Outlook](#). [Return to "What's New"](#).

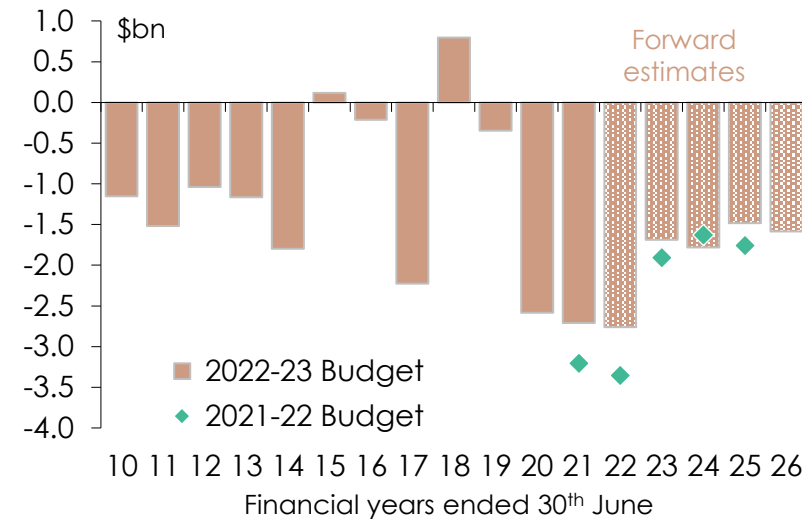
# South Australia's 2022-23 Budget delivers the new Labor Government's election commitments with very little change to the 'bottom line'

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

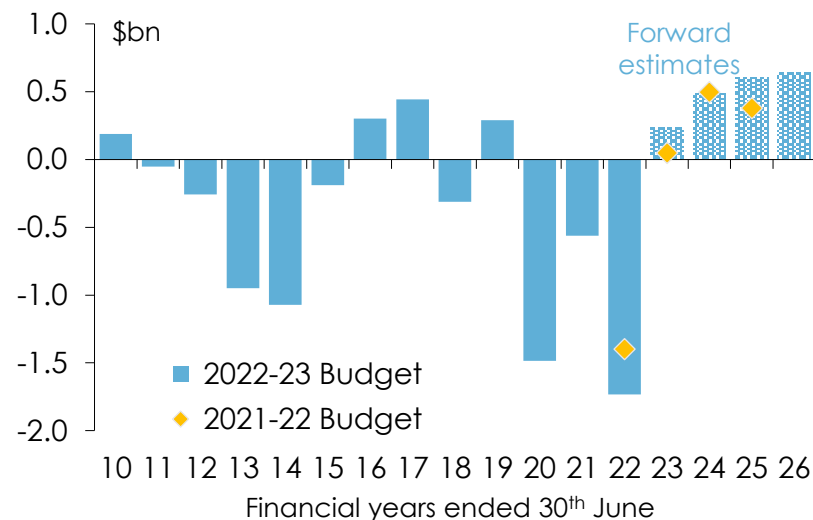
## Impacts on net operating balance



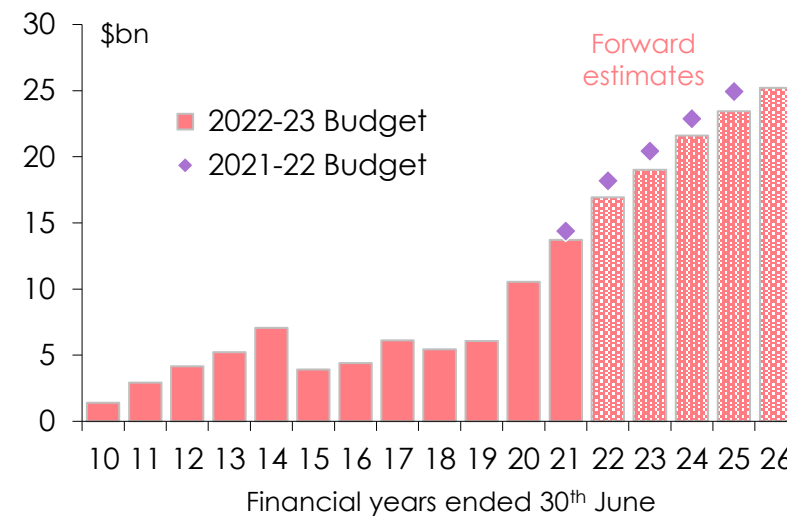
## Cash balance



## Net operating balance



## Net debt



- ❑ The first Budget of the new South Australian Labor Government elected in March delivers on its election spending commitments (particularly in health) whilst also foreshadowing some small improvements in SA's fiscal position
- ❑ Favourable 'parameter variations' (upward revisions to estimates of state taxation and SA's share of GST revenues), savings from the previous Government's spending programs, and 'revenue offsets' have allowed the Government to fund some \$2¼bn in new 'operating' spending and \$2¾bn in new capital investments over the four years to 2024-25
- ❑ The Budget maintains the previous Government's projection of a return to 'net operating surplus' in 2022-23, with slightly larger surpluses over the forward estimates period than forecast in last year's Budget, while forward estimates of the overall cash deficit are little changed from last year's
- ❑ Projections of net debt have been revised down by \$1¼-1½bn over the next four years, leaving SA's debt-to-GDP ratio some 3-4 pc pts above the average for all state & territories, though well below Victoria and the NT ([slide 84](#))

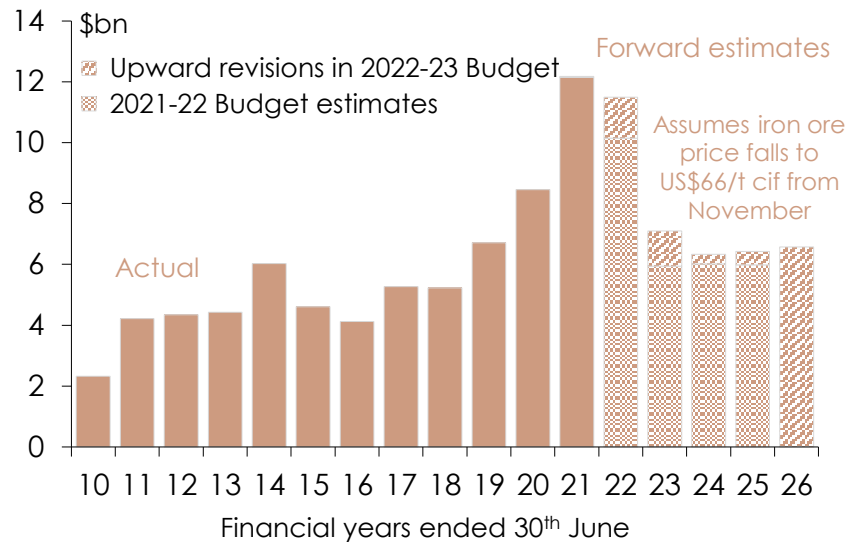
Note: Budgetary aggregates shown in the above charts refer to the 'general government' sector (ie, excluding public corporations). Source: South Australian Government, [Budget Statement: Budget Paper 3](#). [Return to "What's New"](#).



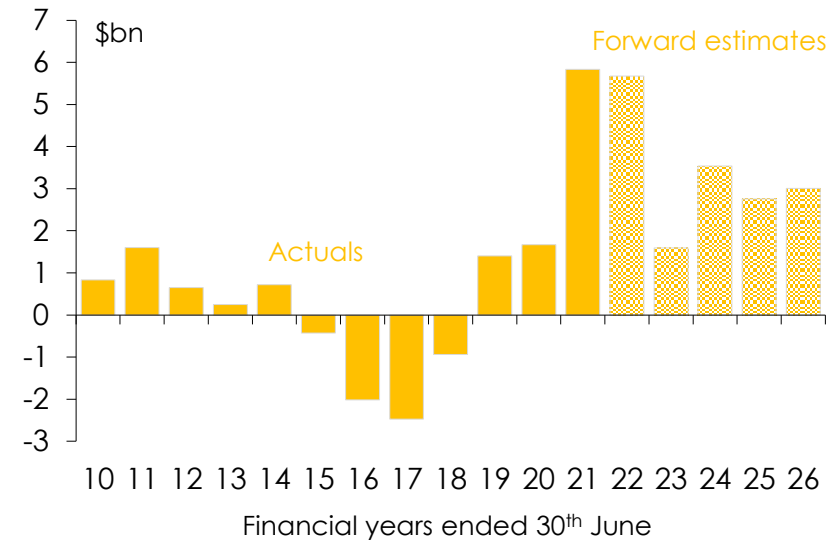
# Buoyant iron ore royalty revenue and the corruption of the GST revenue sharing arrangements have put WA's Budget in a very strong position

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

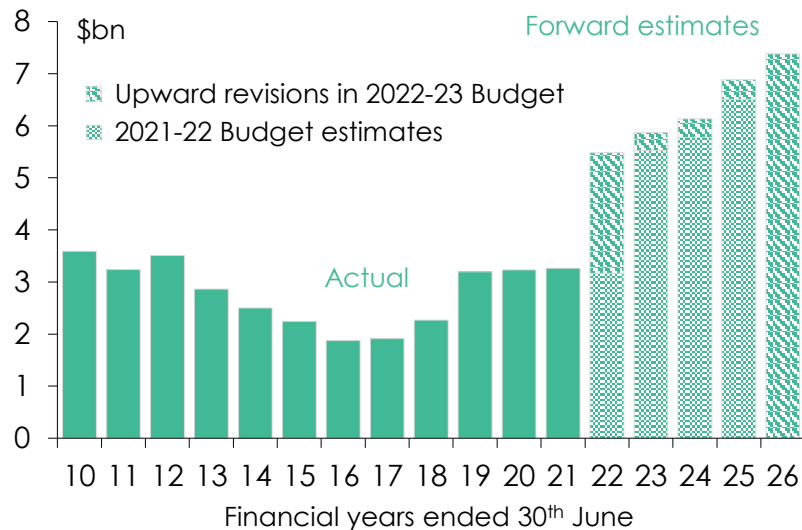
## Mineral royalty revenues



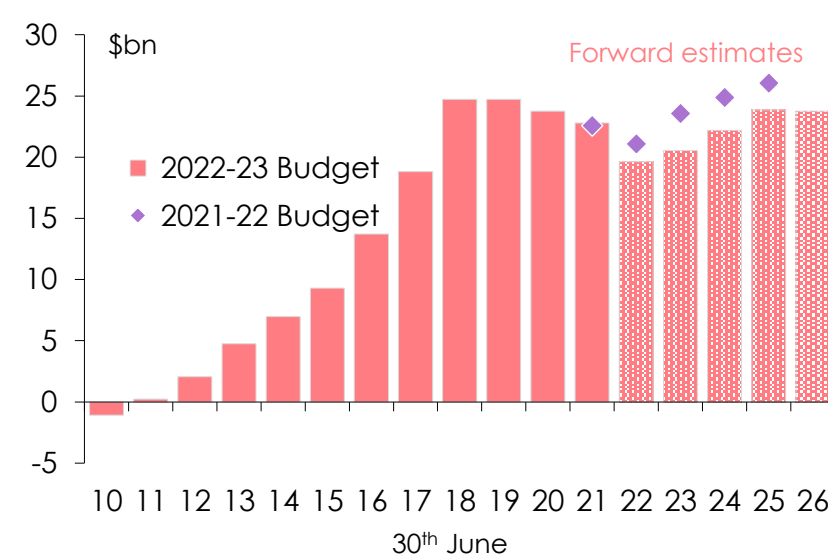
## 'Net operating balance'



## GST revenues



## Net debt



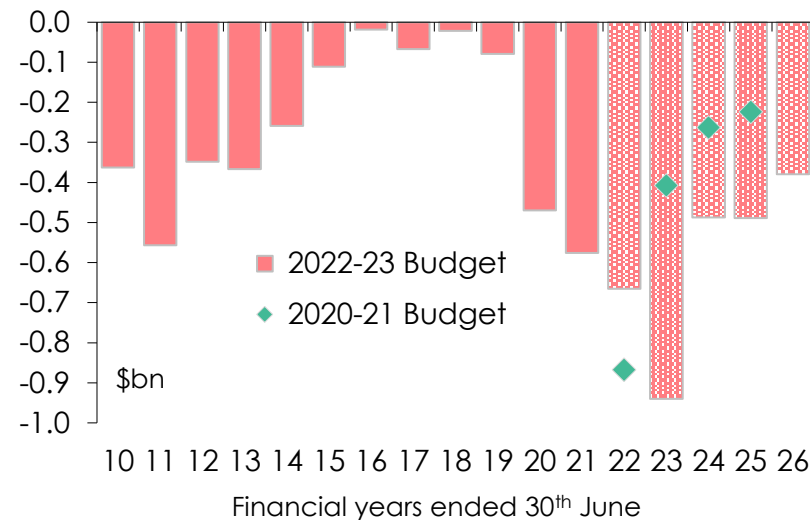
- ❑ Western Australia's 2022-23 Budget again benefits from buoyant mineral royalty revenues (even under conservative iron ore price assumptions), and changes in GST revenue-sharing arrangements which greatly favour it
- ❑ These have allowed this year's Budget to fund almost \$6bn in additional spending (including \$445mn for a one-off \$400 per household 'electricity credit') whilst still projecting 'net operating surpluses' in each of the five years to 2025-26
  - WA is the only state or territory projecting 'operating surpluses' over its budget forward estimates period
- ❑ These surpluses have in turn allowed the WA Government to 'retire' \$1.2 bn of debt during 2022-23, and to revise forecasts of net debt in subsequent years downwards by \$2-3bn
- ❑ As a proportion of GSP, WA's public sector net debt is significantly lower than that of other jurisdictions ([slide 84](#))
- ❑ WA's budgetary position may turn out even stronger if iron ore prices remain above the assumed US\$66/5 cif from November'
  - each US\$1/t boosts mineral royalty revenues by \$81mn

Note: Budgetary aggregates shown in the above charts refer to the 'general government' sector (ie, excluding public corporations).  
 Source: Government of Western Australia, [2022-23 Budget Paper No 3 - Economic and Fiscal Outlook](#). [Return to "What's New"](#).

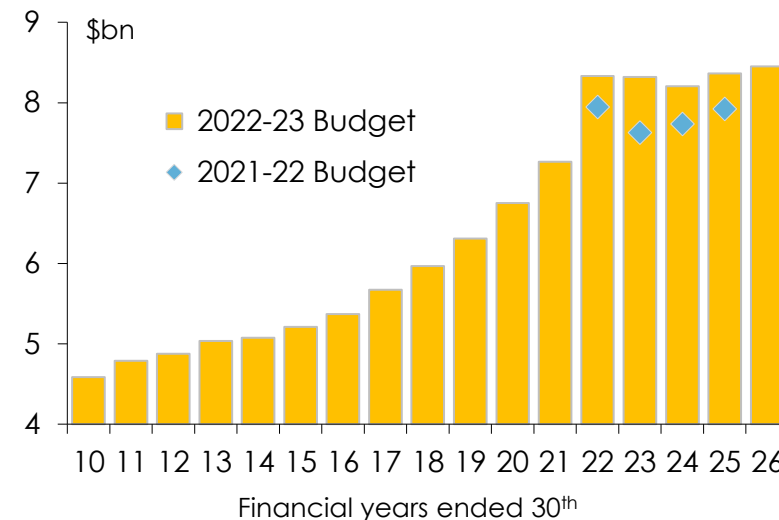
# Tasmania's 2022-23 Budget consciously increases forecast deficits and net debt in order to fund additional 'operating' and infrastructure spending

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

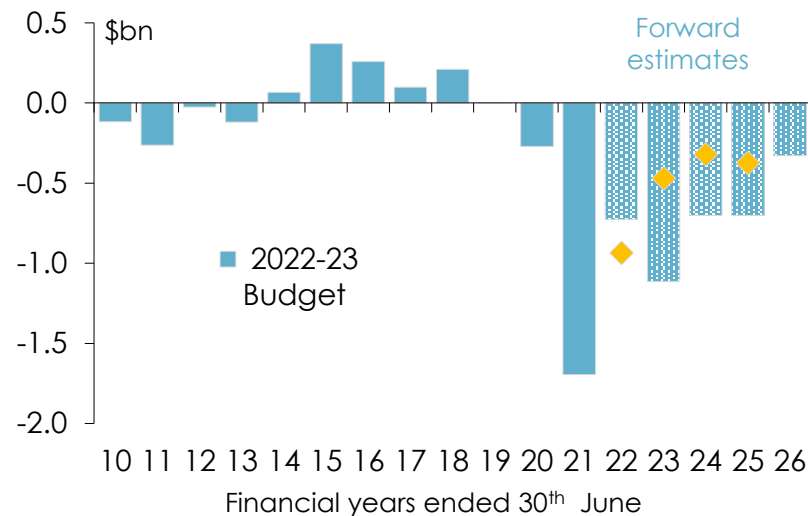
## 'Underlying' net operating balance



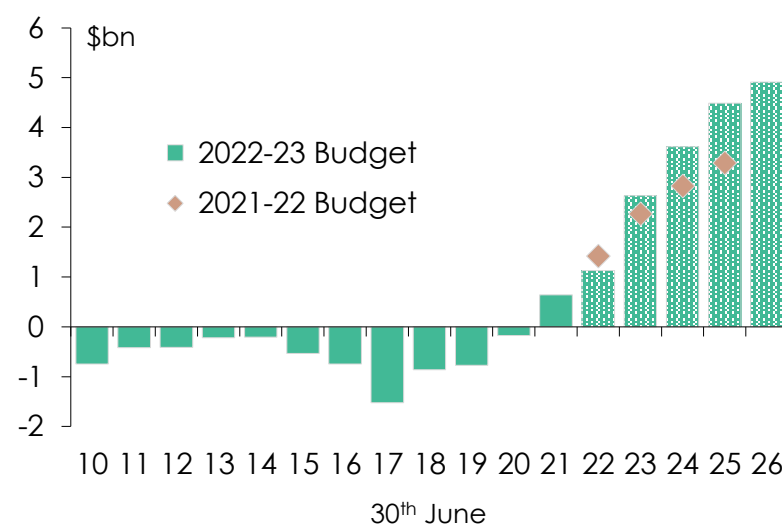
## 'Operating expenses'



## Cash balance



## Net debt



- ❑ Tasmania's 2022-23 Budget included \$957mn of new 'operating' spending, \$304mn of new capital spending, and \$173mn of tax cuts (mostly to land tax) over the four years to 2025-26
- ❑ As a result, and despite upward revisions to forecasts of revenue from State taxation and Federal grants (including Tasmania's share of GST revenues), the Tasmanian Government will be running significantly larger 'operating' and cash deficits than previously projected ...
- ❑ ... which in turn means that net debt will rise more rapidly than projected, to \$4.9bn by June 2026, equivalent to over 11% of forecast GSP (the highest proportion since 1998-99)
  - though this would still be lower than for any other jurisdiction except Queensland & WA ([slide 84](#))
  - total non-financial public sector debt (including GBEs) is projected to more than double, to \$10.2bn, by June 2026
- ❑ On these projections, spending on interest plus unfunded superannuation payments will exceed the Government's fiscal strategy ceiling of 6% of revenues in 2025-26, in the absence of corrective action
  - to their credit, the new Premier & Treasurer appear willing to consider tax reform to this end

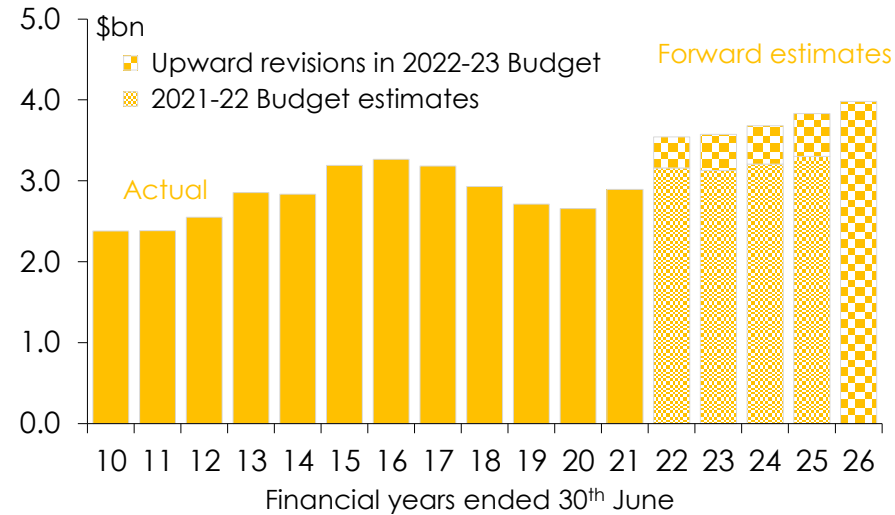
Note: Budgetary aggregates shown in the above charts refer to Tasmania's 'general government' sector (ie, excluding public corporations). The 'underlying' net operating balance excludes one-off capital grants from the Federal Government (Tasmania is the only jurisdiction which discloses these amounts). Source: Tasmanian Government, [The Budget - Budget Paper No. 1](#), 26<sup>th</sup> May 2022. [Return to "What's New"](#).



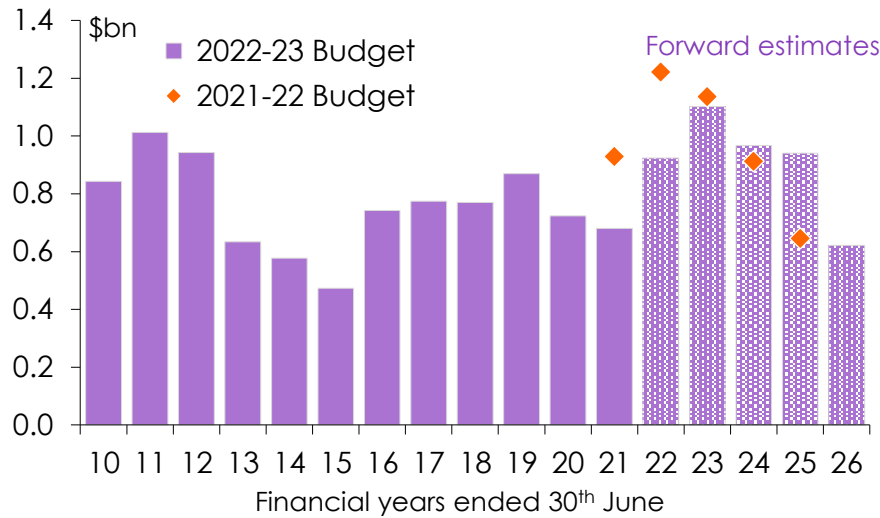
# The Northern Territory's 2022-23 Budget portrays a significant improvement in its financial position, largely thanks to stronger GST revenues

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

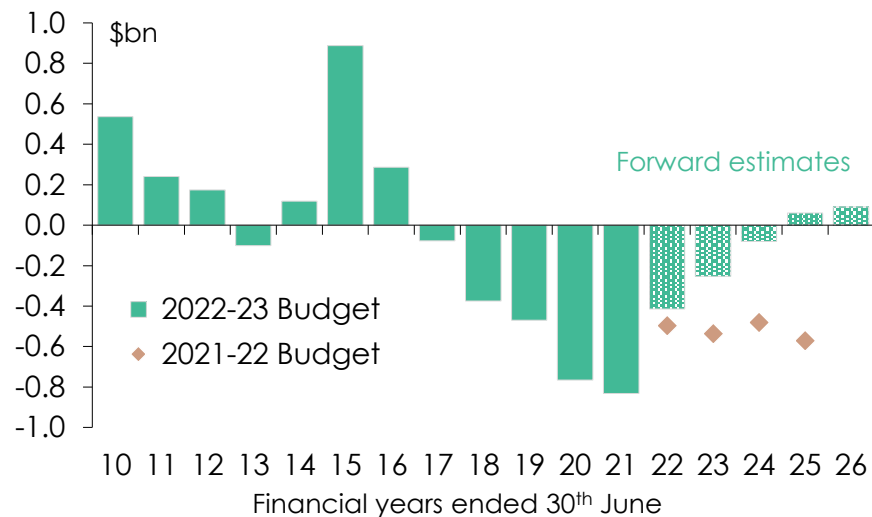
## GST revenue



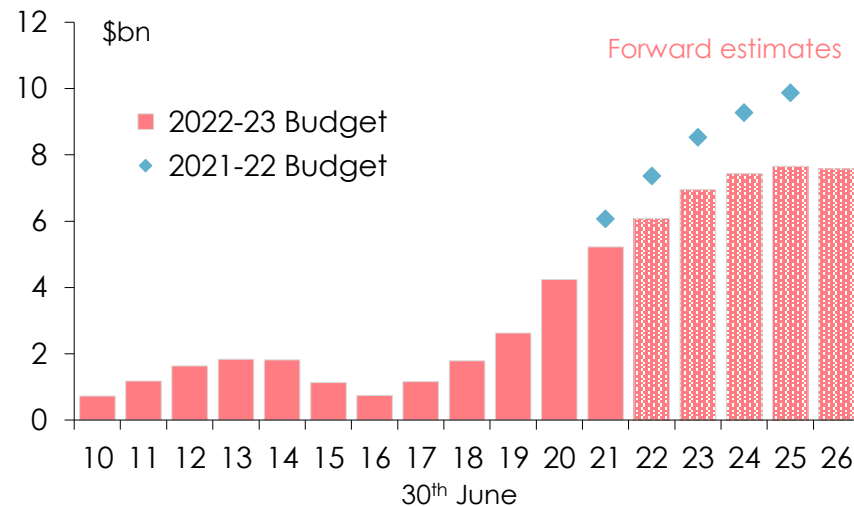
## Infrastructure spending



## 'Net operating balance'



## Net debt



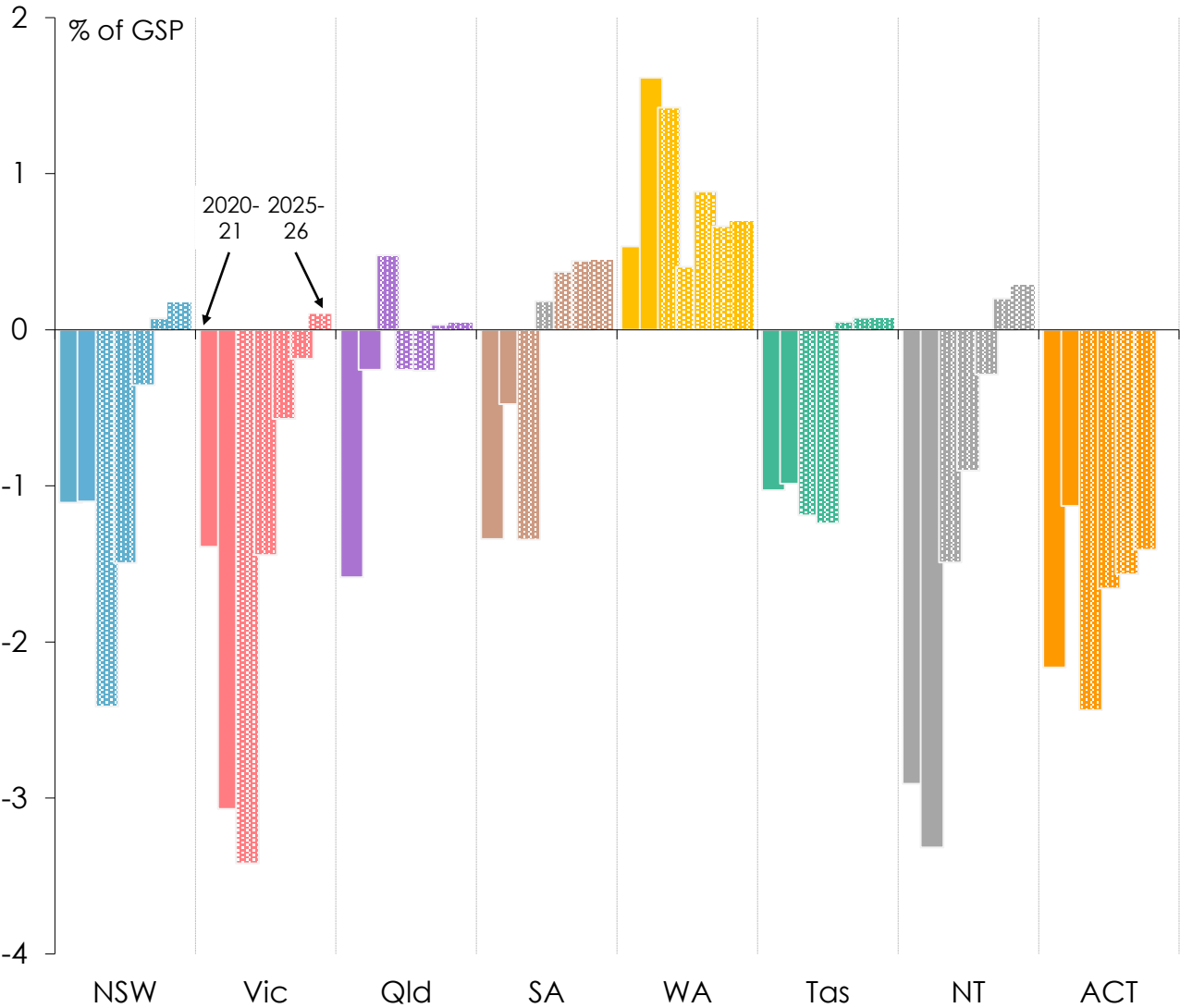
- The Northern Territory's (in recent years fairly parlous) financial position has benefited from upward revisions to revenue from the GST (due to increases in total GST collections and in the NT's share of the 'pool') which accounts for around 55% of its total revenues, together with tight control of non-Covid-related spending)
- As a result the Territory's 2022-23 Budget foreshadows a significant improvement in its 'net operating' position, returning to surplus in 2024-25 (as against prospective on-going deficits in last year's Budget)
- Together with some re-profiling of infrastructure spending, this improved 'operating' position has enabled significant downward revisions (of 15-20% pa) in the Territory's net debt position – which is now expected to stabilize at a slightly lower level (as a proportion of GSP) than Victoria's by 2025-26 (see [slide 84](#))
- The Territory's economy remains highly sensitive to the profile of major resources and infrastructure project investments, while its public finances are very vulnerable to shifts in GST distribution

Note: Budgetary aggregates shown in the above charts refer to the Territory's 'general government' sector (ie, excluding public corporations). Source: Northern Territory Government, 2022-23 [Budget Strategy and Outlook](#). [Return to "What's New"](#).

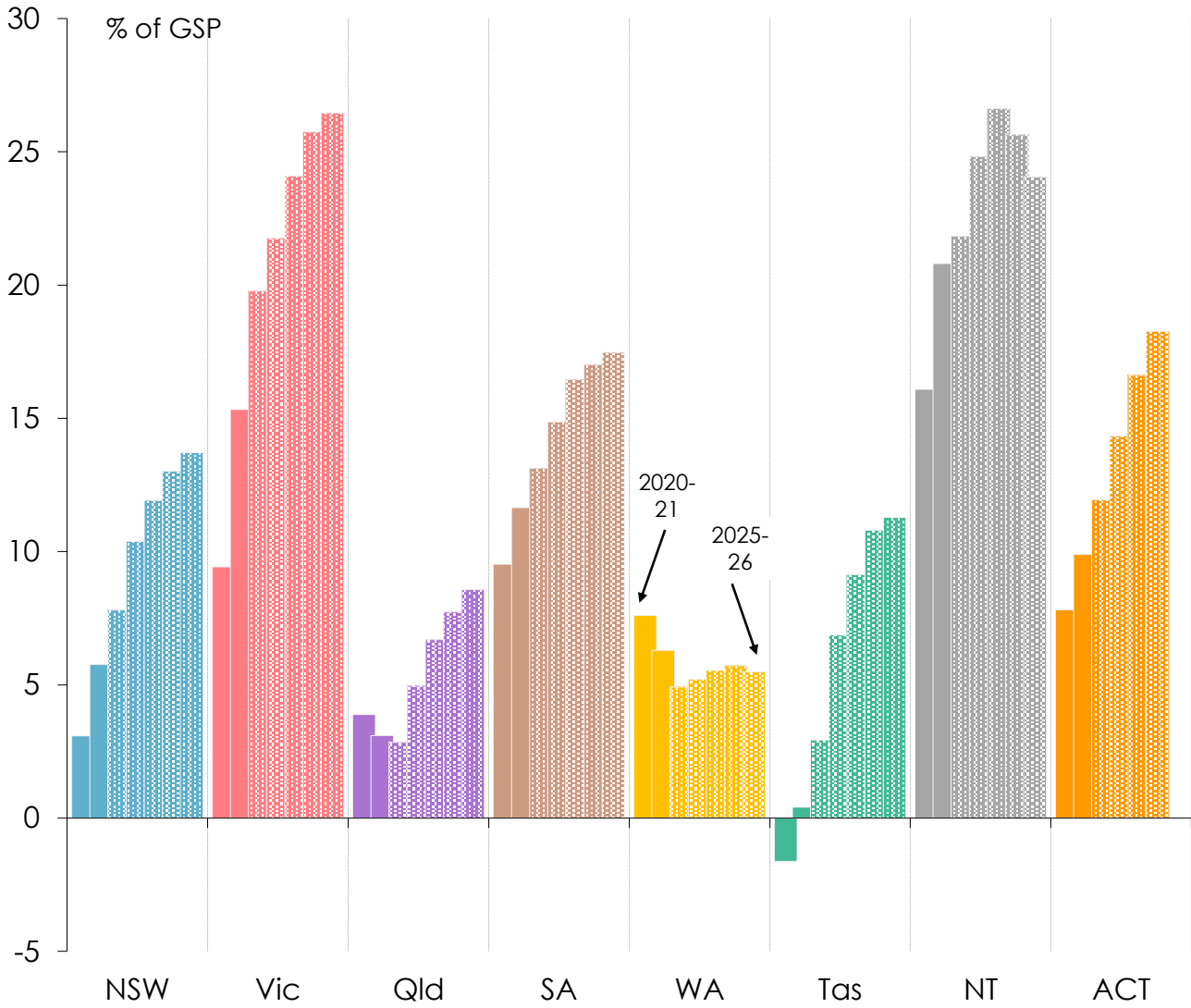
# Victoria and the Northern Territory have more onerous fiscal positions than the other jurisdictions

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

States and territories – ‘net operating balances’



States and territories – net debt



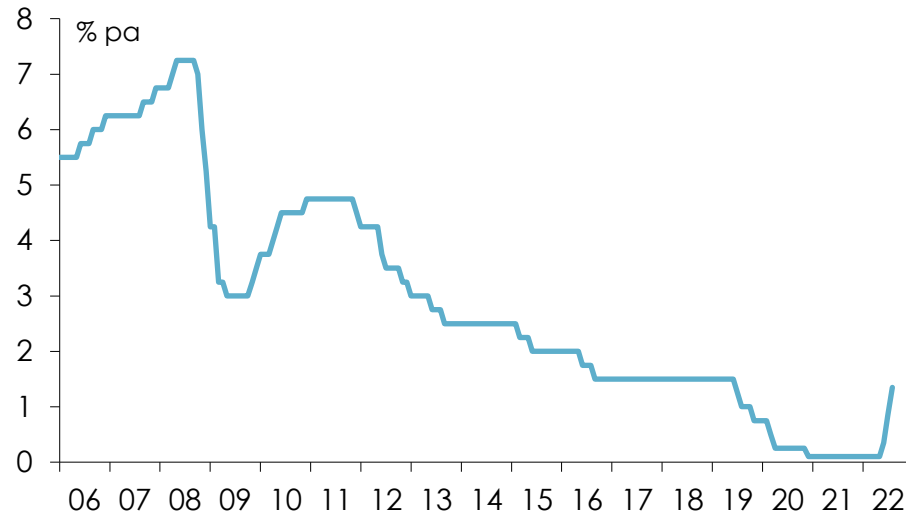
Note: Estimates are for the ‘general government’ sector, ie excluding GBEs, etc. ‘Net operating balance’ is the difference between ‘operating expenses’ (ie excluding net purchases or leases of non-financial assets). Estimates of nominal gross state product (GSP) for states and territories other than NSW and Victoria are derived from State or Treasury estimates of real GSP growth combined with Federal Treasury estimates of the (national) GDP price deflator. Sources: State and Territory 2022-23 Budget Papers, except for the ACT which is the 2021-22 Mid-Year Review. [Return to "What's New"](#).

# Monetary policy and the RBA

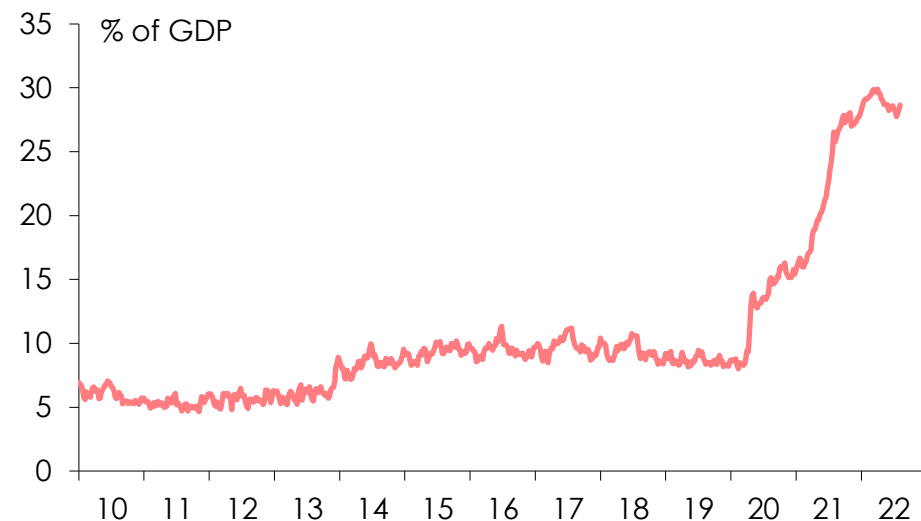
# The RBA raised its cash rate another 50 bp, to 1.35%, at Tuesday's Board meeting, and foreshadowed more increases in coming months

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Reserve Bank cash rate



## Reserve Bank assets as a pc of GDP



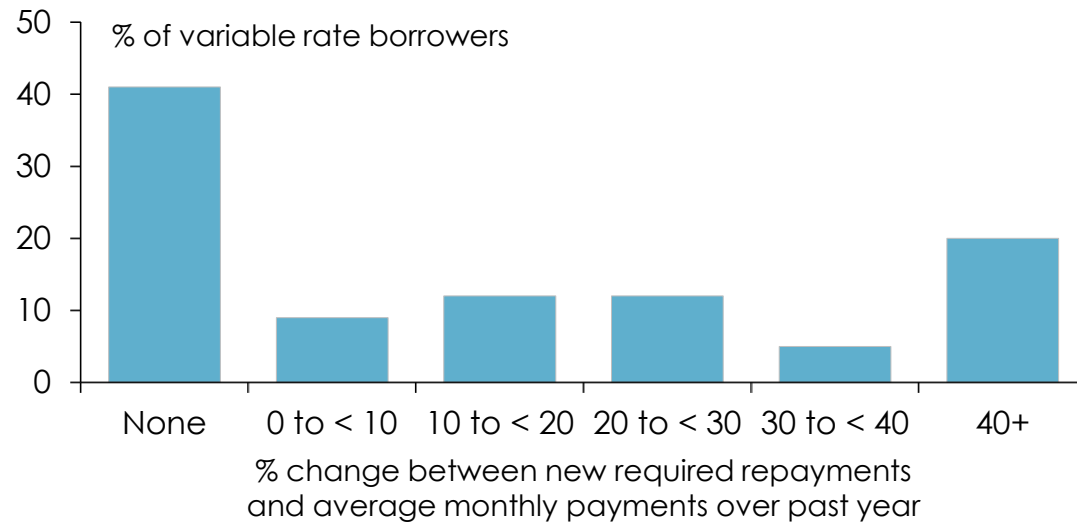
Source: Reserve Bank of Australia, [Statistical Tables](#) A3 and F1.1; ABS, [Consumer Price Index, Australia](#). [Return to "What's New"](#).

- ❑ The Reserve Bank raised its cash rate another 50 basis points, to 1.35%, at its Board meeting on Tuesday, following increases of 25 bp in May and 25 bp in June
- ❑ In his [post-meeting statement](#), RBA Governor Philip Lowe depicted the move as “a further step in the withdrawal of the extraordinary monetary support that was put in place to help insure the Australian economy against the worst possible effects of the pandemic”
  - in fact, that “extraordinary support”, at least as indicated by the level of the cash rate, had been more than fully “withdrawn” last month – the cash rate is now well above where it was just before the onset of Covid-19 (0.75%) and indeed the highest since May 2019
- ❑ Dr Lowe again warned that the RBA “expects to take further steps in the process of normalizing monetary conditions in Australia over the months ahead”, with the “size and timing of future rate increases” being “guided by the incoming data and the Board’s assessment of the outlook for inflation and the labour market”
  - he also nominated “the behaviour of household spending” in response to higher prices, higher interest rates and lower property prices as something to which the Board “will be paying close attention”, as well as to “the global outlook”, and “ongoing uncertainties related to Covid, especially in China”
- ❑ It appears that the RBA is seeking to move monetary policy settings to a level broadly consistent with ‘neutral’ – that is, neither stimulating nor restraining economic activity – by the end of this year
- ❑ ‘Neutral’ probably implies a cash rate of around 2½% – equivalent to a ‘real’ cash rate, using the mid-point of its target range, of zero, although the real interest rates actually paid by households and businesses would then be in the range 3-6%
  - whether the RBA goes then goes beyond ‘neutral’ will likely depend on how the economy has responded to the series of rate increases required to get there, and on whether the RBA remains of the view that inflation will “decline back towards the 2–3 per cent range next year”

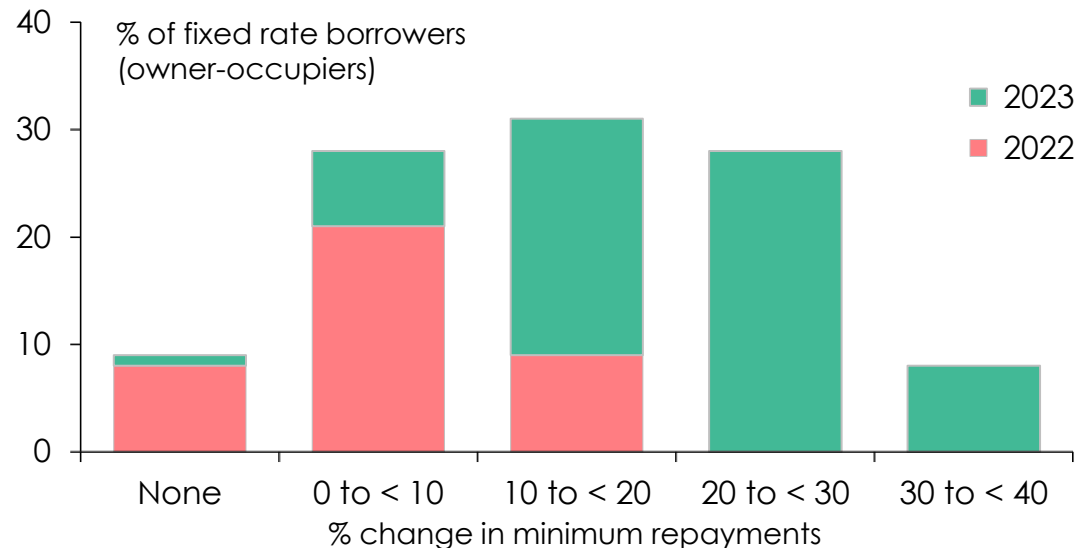
# The RBA's latest *Financial Stability Review* gives some idea of household sensitivity to prospective increases in interest rates

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Repayment increases for variable-rate loans



## Repayment changes on expiring fixed-rate loans



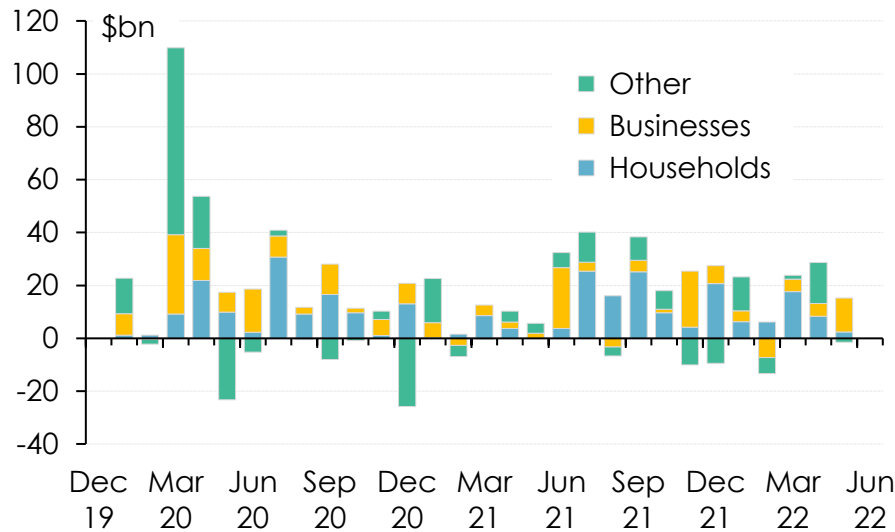
- ❑ 60% of all mortgage borrowers have variable-rate loans
- ❑ The RBA estimates that if variable mortgage rates were to rise by 200bp, just over 40% of those borrowers would not have to increase their monthly payments (because they've been paying more than contractually required)
  - whereas about 25% of these borrowers would see their repayments increase by more than 30% - although around half of these have 'excess payment buffers' equivalent to one year's worth of current repayments which could smooth that transition
- ❑ With a 200bp increase in variable rates, the share of borrowers with a debt service ratio of over 30% would increase from around 10% to just under 20%
- ❑ The share of mortgage borrowers with fixed rate loans has doubled, to 40%, since the beginning of 2020
  - about ¾ of those loans expire by the end of 2023
- ❑ The RBA estimates that about 90% of fixed rate loans due to expire by the end of 2023 will face increased repayments
  - though for more than half these borrowers, the increase in repayments would be less than 20% from current levels
- ❑ The RBA concludes that "the majority of indebted households are well placed to manage higher minimum loan repayments"

Source: Reserve Bank of Australia, [Financial Stability Review](#), 8<sup>th</sup> April 2022, pp. 27-28.  
[Return to "What's New"](#).

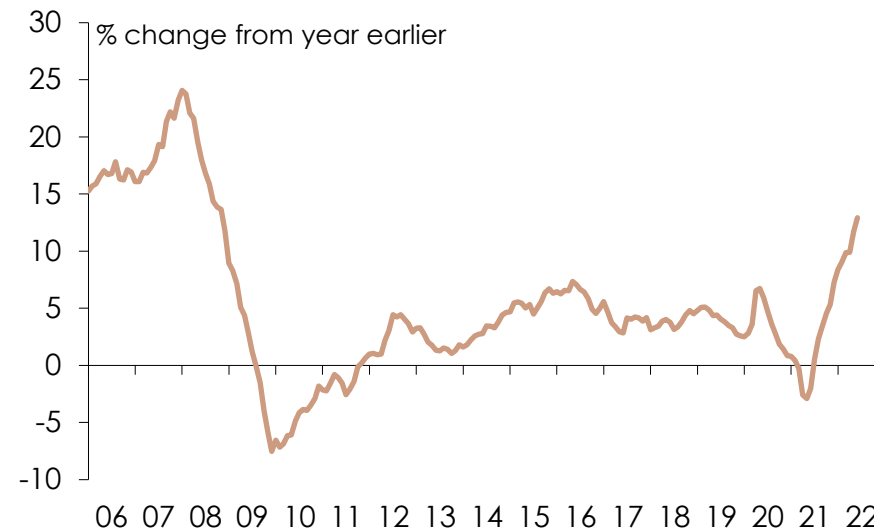
# Banks have been swamped with deposits since the beginning of the pandemic, and have lent readily to both households and businesses

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

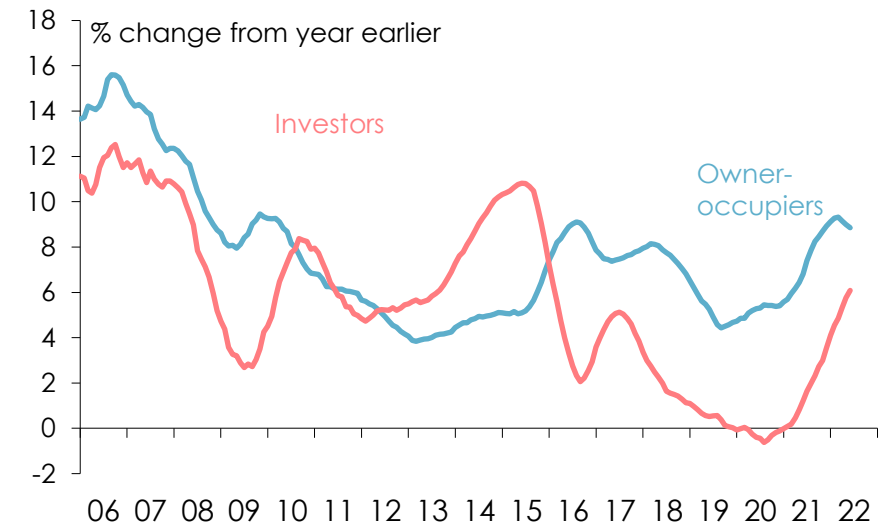
## Monthly change in bank deposits



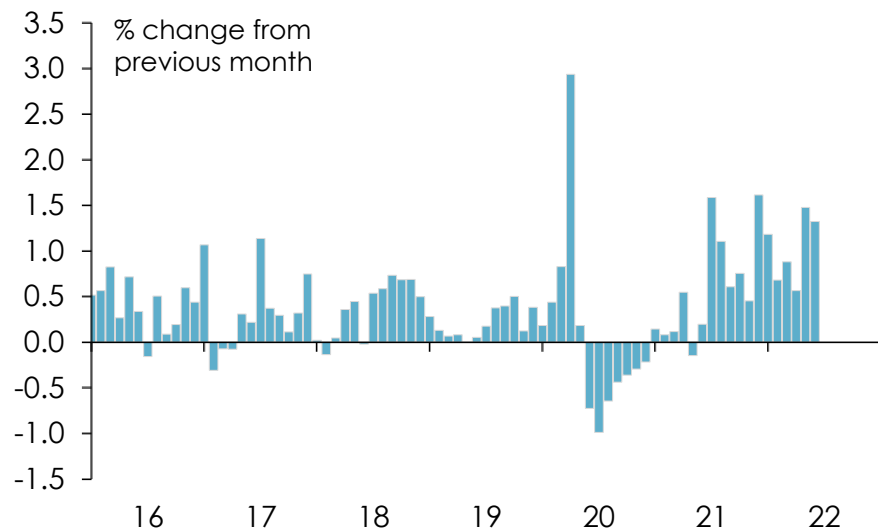
## Annual growth in business credit



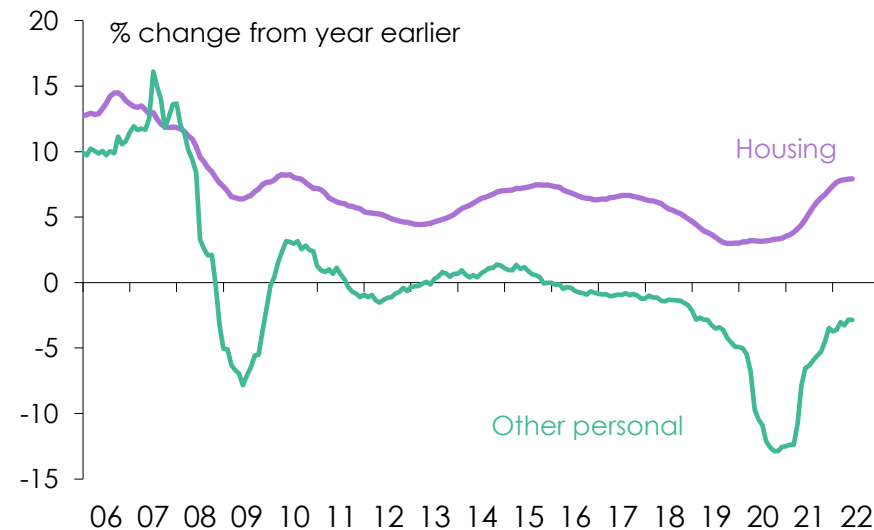
## Annual growth in housing credit



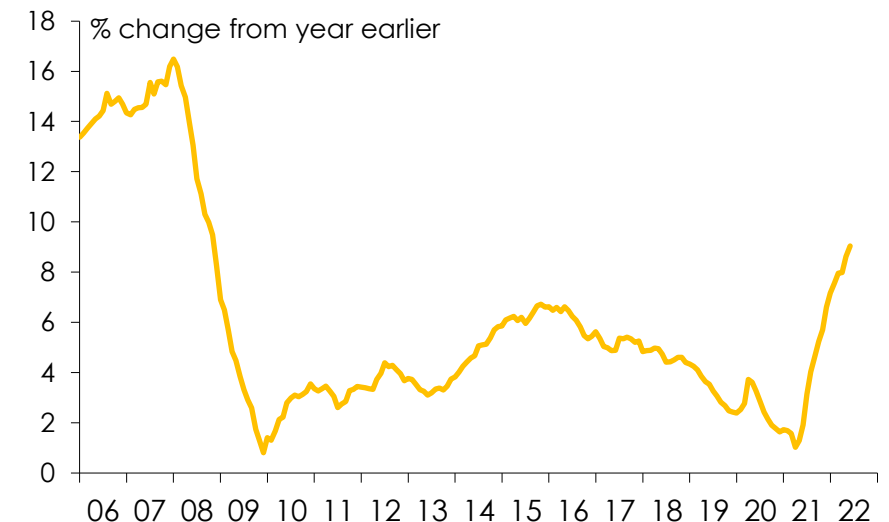
## Monthly change in business credit



## Annual growth in household credit



## Annual growth in total credit



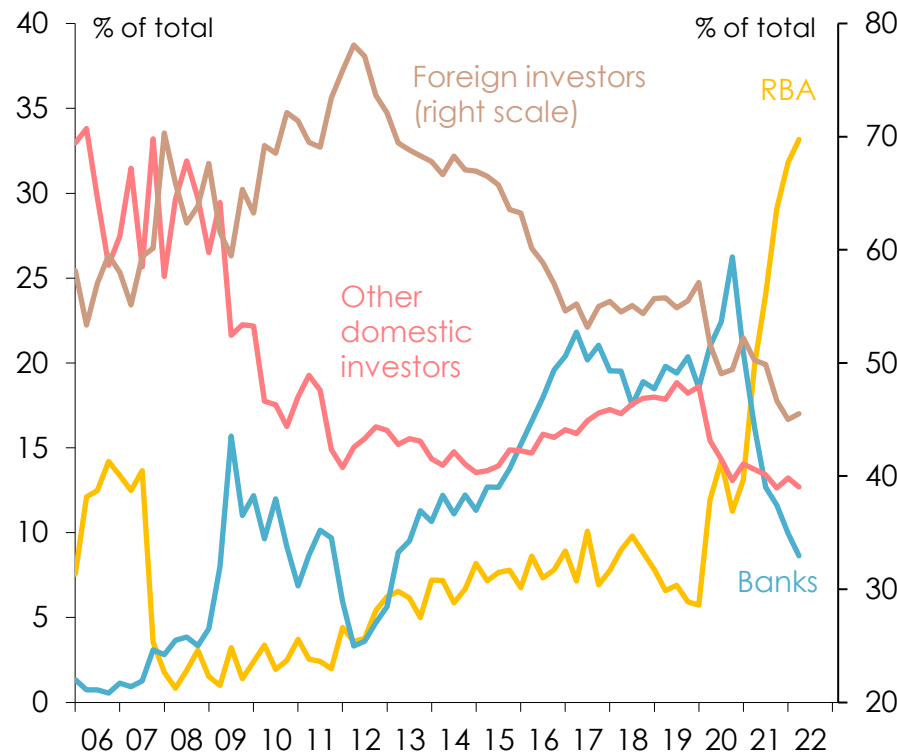
Sources: [Reserve Bank of Australia](#); [Australian Prudential Regulation Authority](#). [Return to "What's New"](#).



# The RBA has (indirectly) absorbed all of the increased in federal government debt, and then some, since the end of 2019

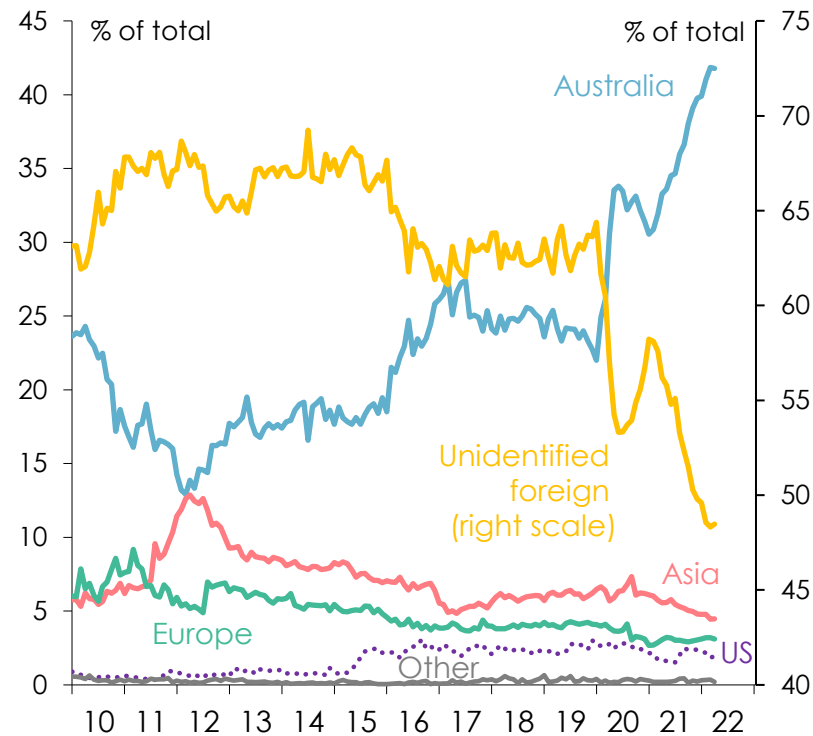
THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Holder of Australian Government bonds



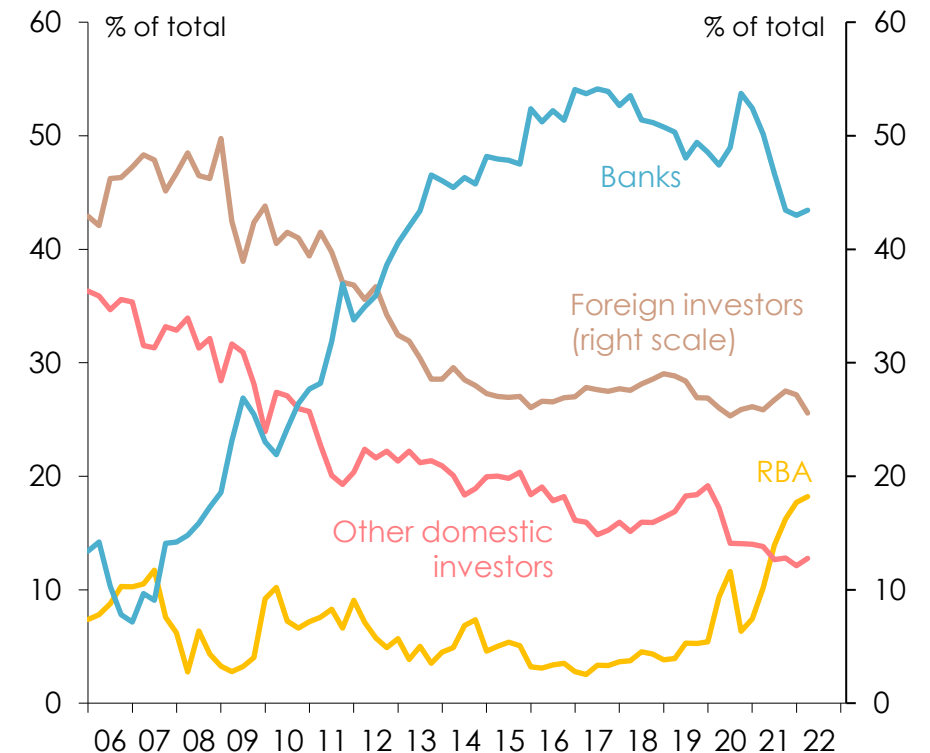
Australian Gov't bonds on issue have increased by \$215bn since the end of 2019 – the RBA's holdings have increased by \$245bn, and foreigners' by \$24bn, while banks' holdings have fallen by \$44bn

## Nationality of Australian Government bond holders



Largely as a result of the RBA's purchases, the proportion of total Australian Gov't bonds owned by foreigners fell to 58.2% at end-March, down from 78% at the end of 2019 and a peak of 85.6% in July 2012

## Holder of State and Territory Government bonds



State & Territory Gov't bonds on issue have increased by \$113bn since the end of 2019, of which \$58bn have been absorbed by the RBA, \$34bn by banks and \$25bn by foreigners

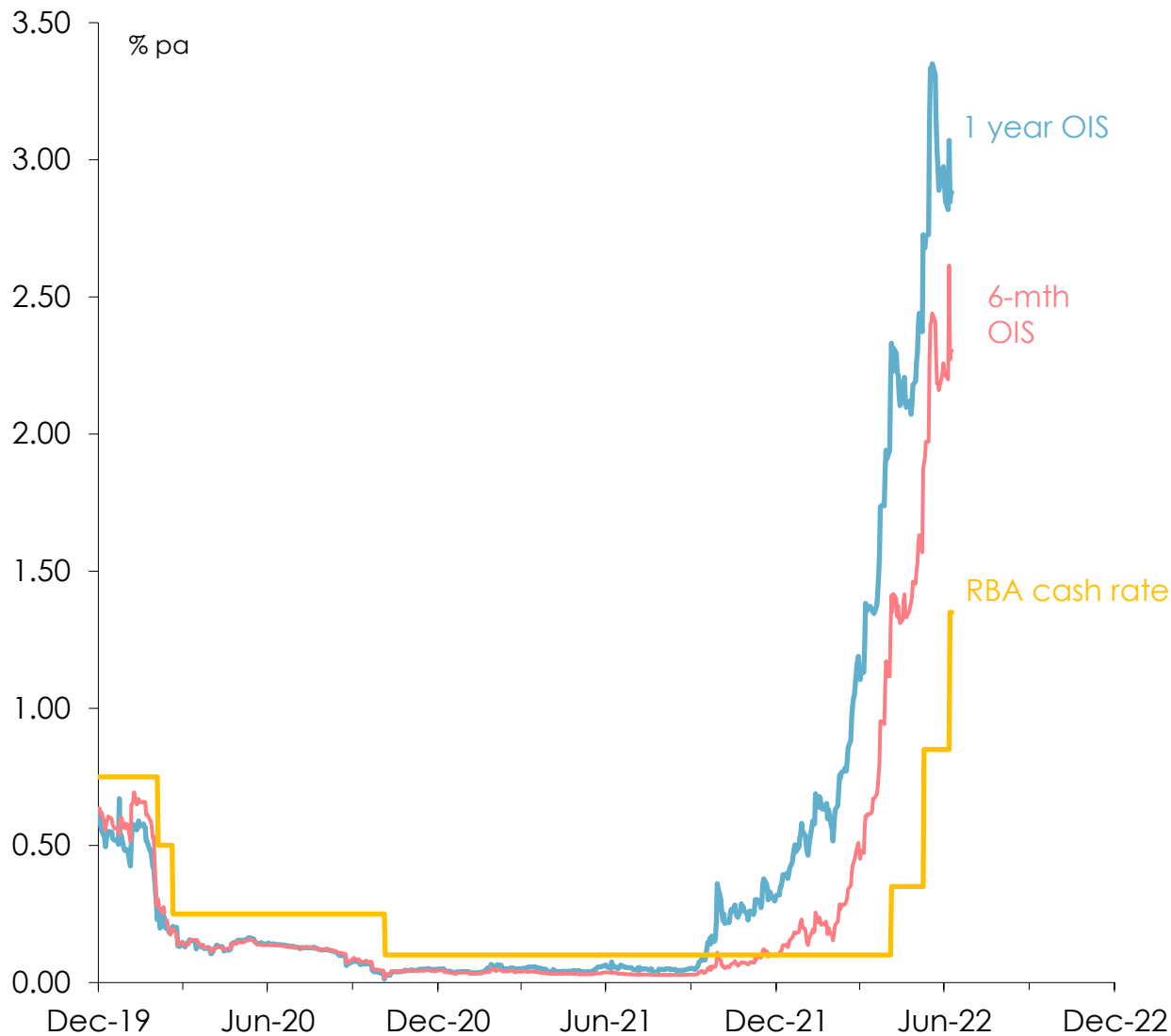


# Australian financial markets

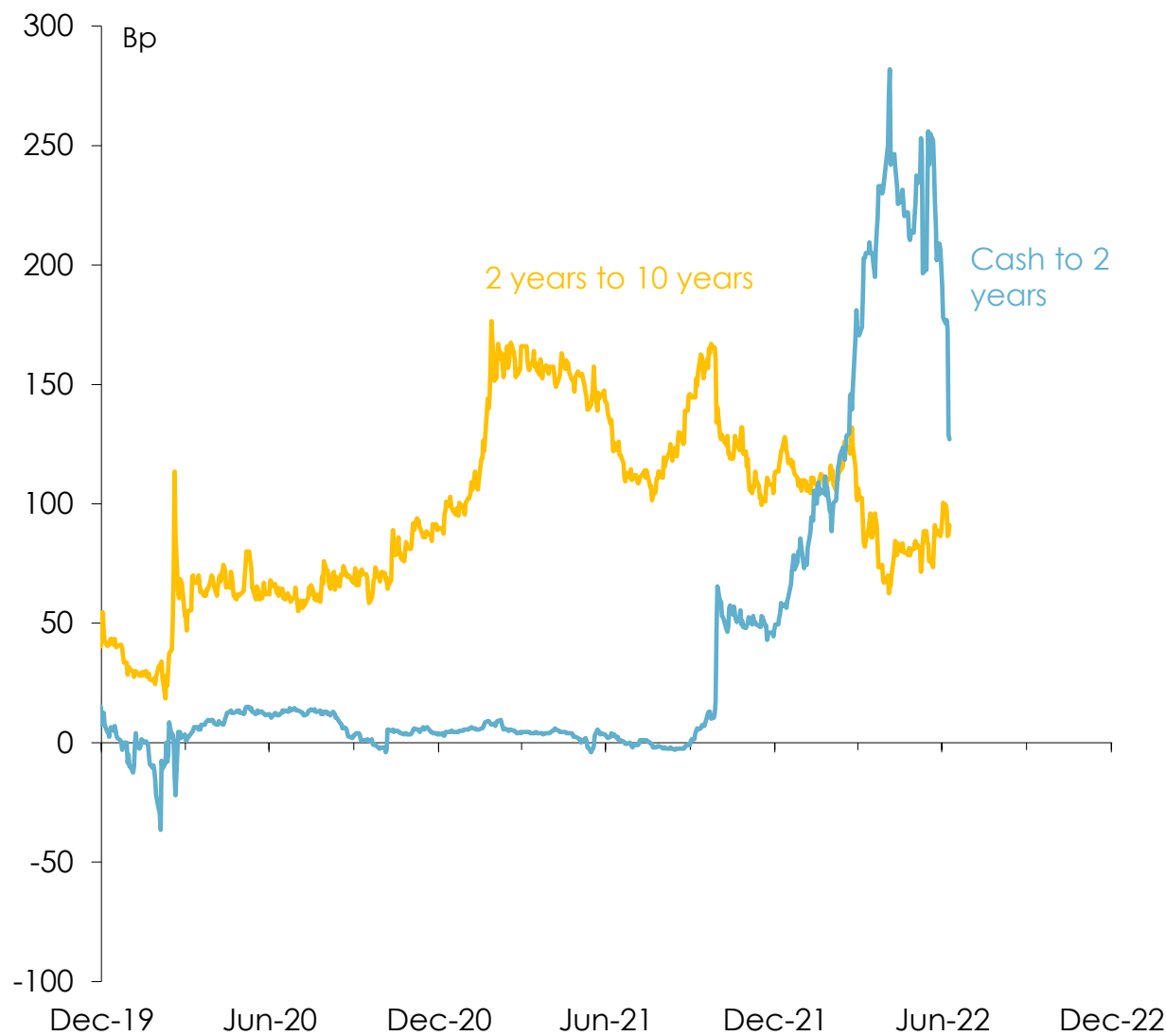
# Financial markets are expecting the RBA cash rate to be close to 2½% by December and almost 3% by the middle of next year

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Overnight index swap rates



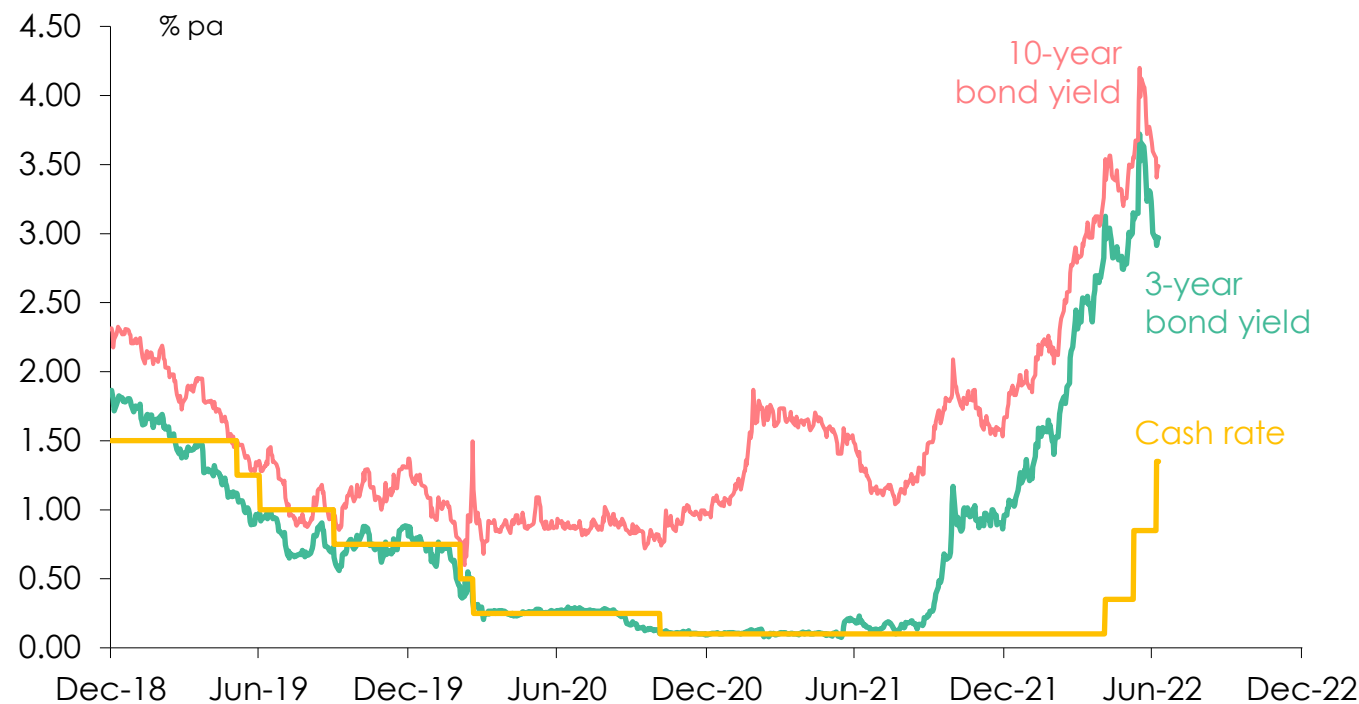
## Yield curves



# Short- and longer-term bond yields fell further over the first three days of this week, following US trends, but then reversed some of those declines

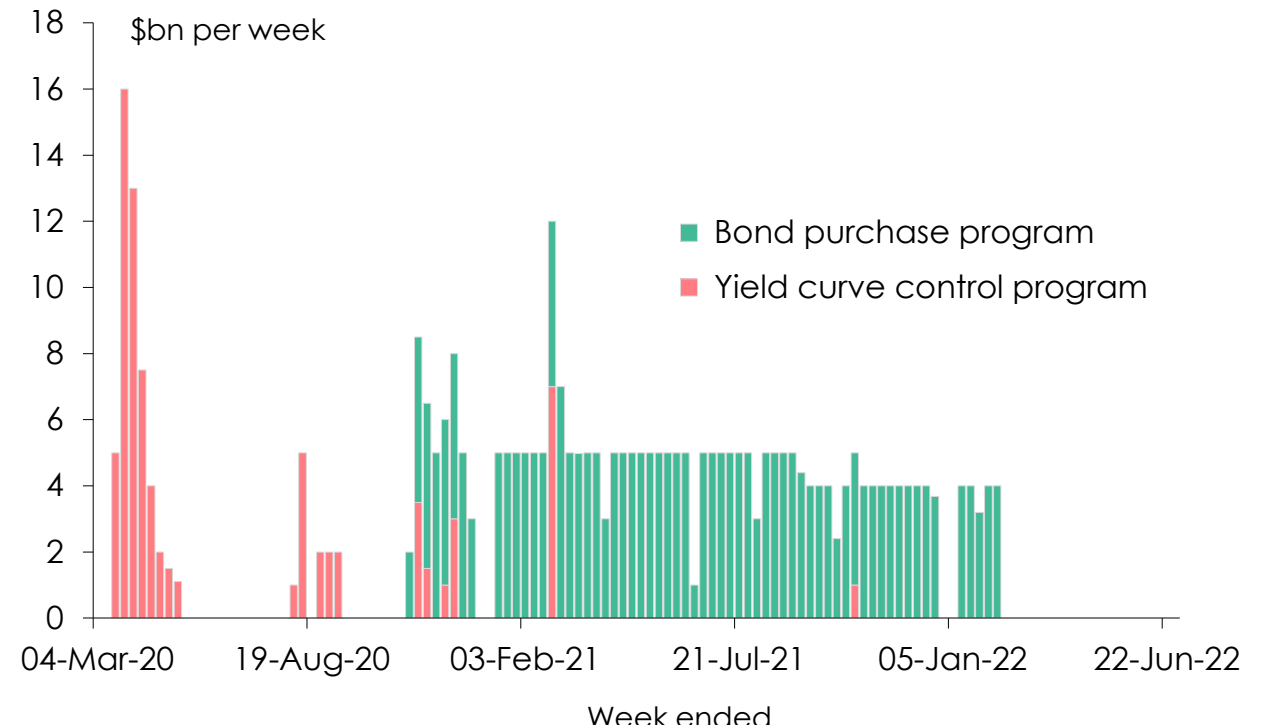
THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## Interest rates



- ❑ 3-year bond yields fell another 9bp to 2.92% over the first three days of this week, but then backed up 5bp to finish down 4bp
- ❑ 10-year bond yields fell 19bp over the first three days of this week, following the direction set by US yields, but then rose 8bp over Thursday and Friday
- ❑ The spread between Australian and US 10-year yields narrowed by about 6bp to just under 60bp

## RBA open market bond purchases



- ❑ The RBA last month released the findings of an internal [review](#) of the 'yield curve target' program which it ran between March 2020 and November 2021
- ❑ The review concluded that while this program succeeded in "lowering funding costs and supporting the provision of credit", the exit from it in late 2021 was "disorderly and ... caused some reputational damage" to the RBA
- ❑ It also rated the likelihood of the RBA using a yield target again in the future as "low"

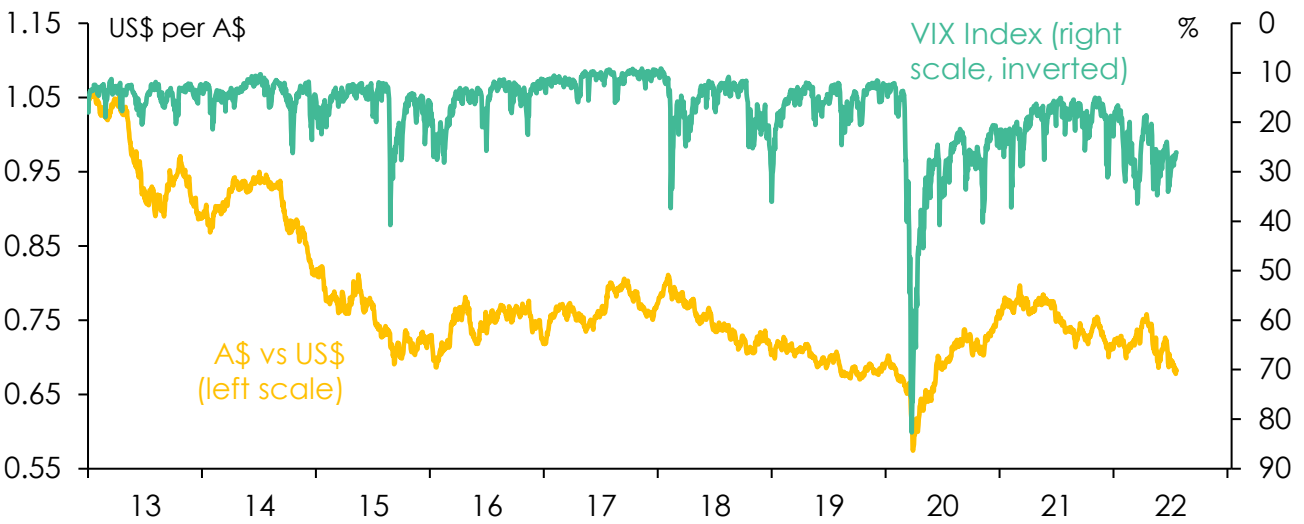
# The A\$ dropped below US67¢ in the middle of this week, but finished almost unchanged from the previous week at just above US68¢

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

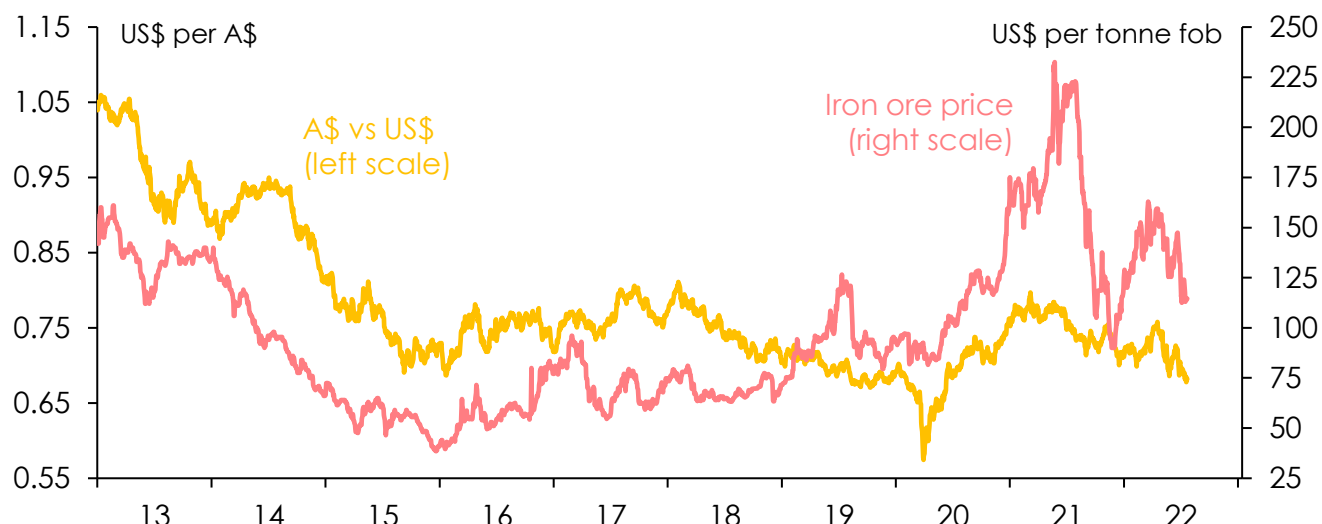
## A\$-US\$ and US\$ trade-weighted index



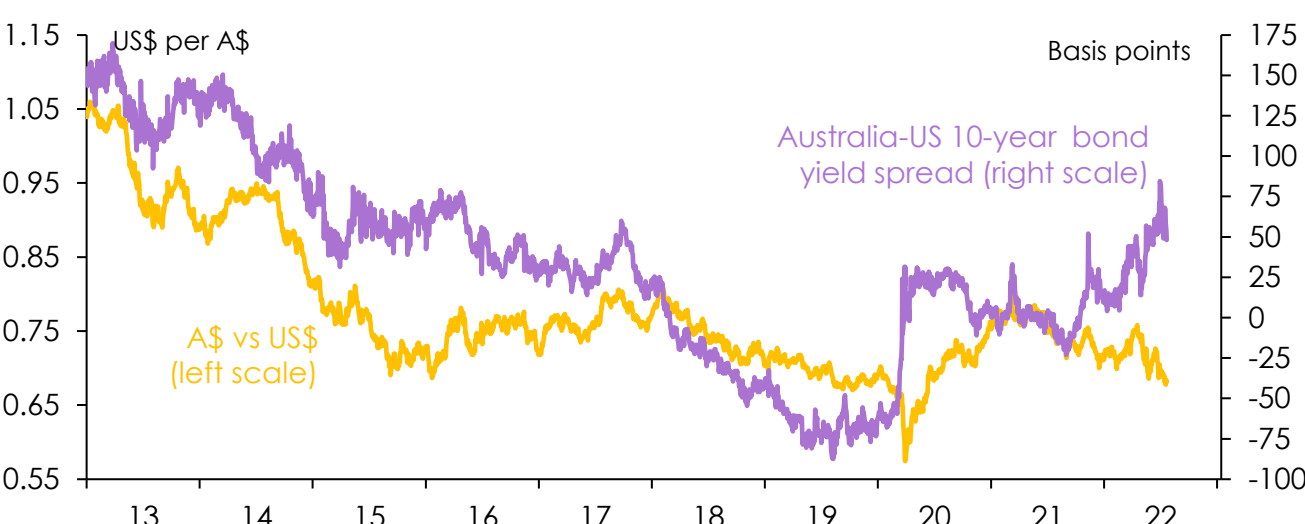
## A\$-US\$ and US equity market volatility



## A\$-US\$ and spot iron ore prices



## A\$-US\$ and Australia-US 10-year bond yield spread

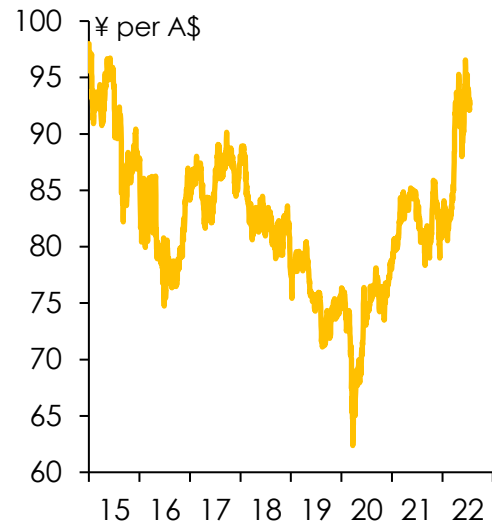


Note: The DXY is an index of the value of the US dollar against 6 other currencies (the euro, yen, pound, Canadian dollar, Swedish krona and Swiss franc). The VIX index is a measure of the implied volatility of S&P500 options and is widely interpreted as an indicator of investor risk appetite or aversion. Source: Refinitiv Datastream. Data up to 8<sup>th</sup> July. [Return to "What's New"](#).

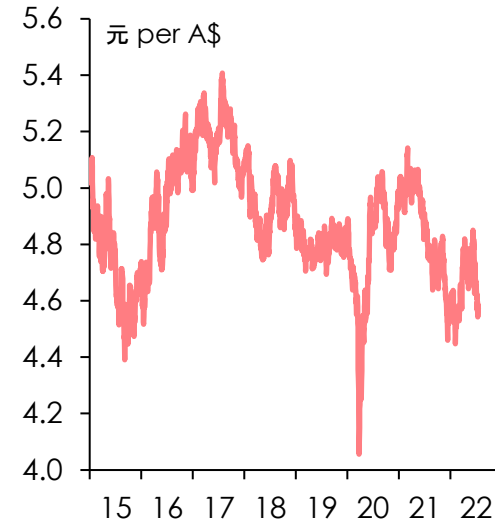
# The A\$ rose against most third currencies this week, gaining 2¾% vs a much weaker euro, just over 1% vs sterling, and ½% vs the yen

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

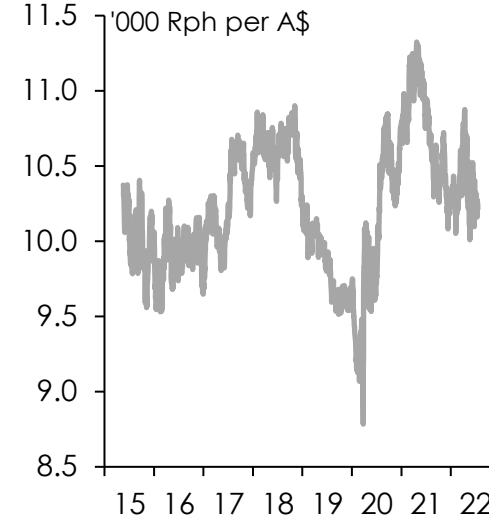
## A\$ vs Japanese yen



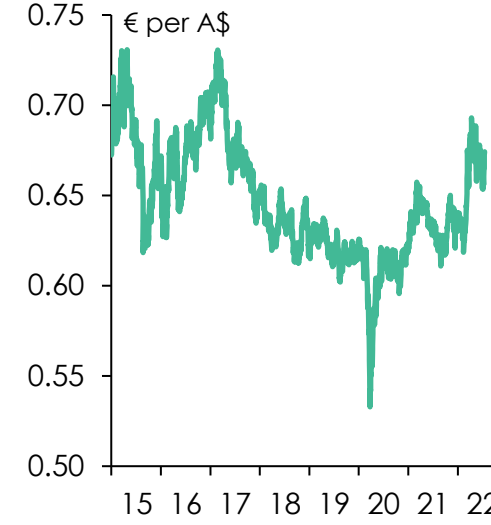
## A\$ vs Chinese yuan



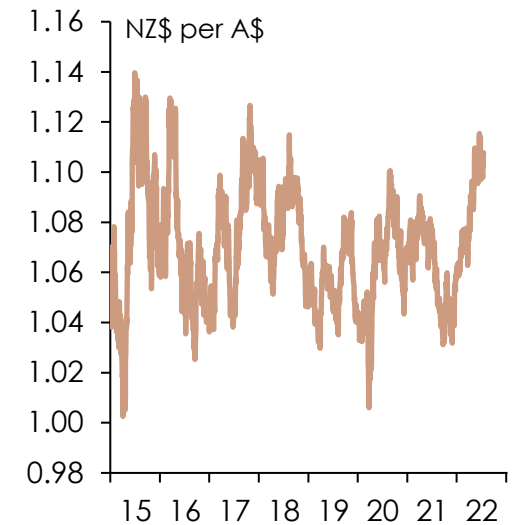
## A\$ vs Indo rupiah



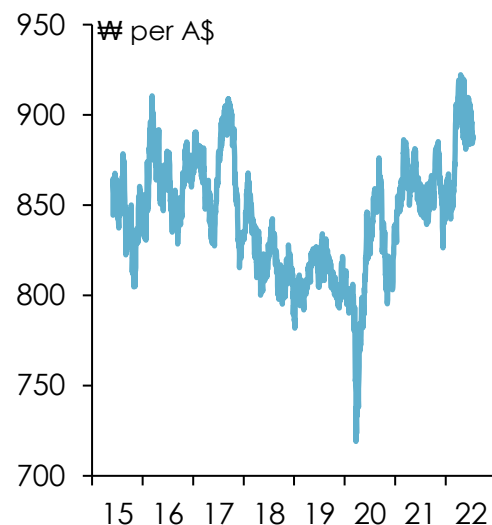
## A\$ vs Euro



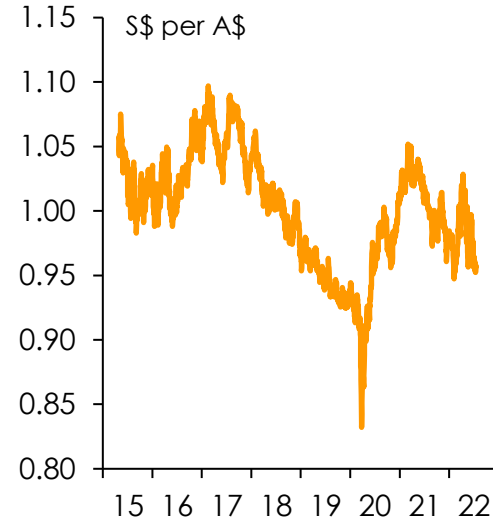
## A\$ vs NZ\$



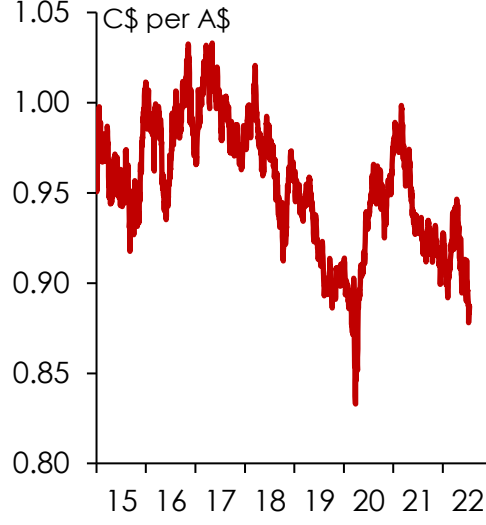
## A\$ vs Korean won



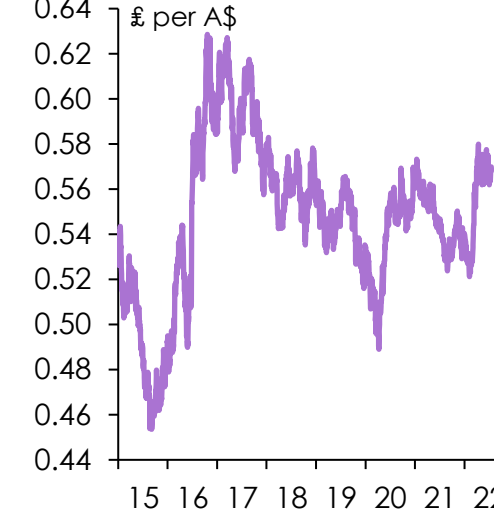
## A\$ vs Singapore \$



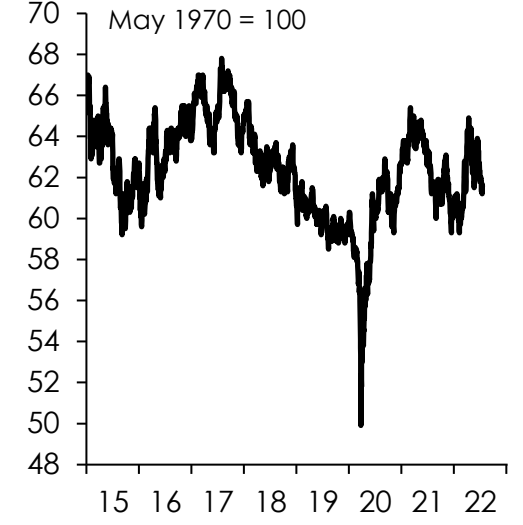
## A\$ vs Canadian \$



## A\$ vs British pound



## A\$ TWI

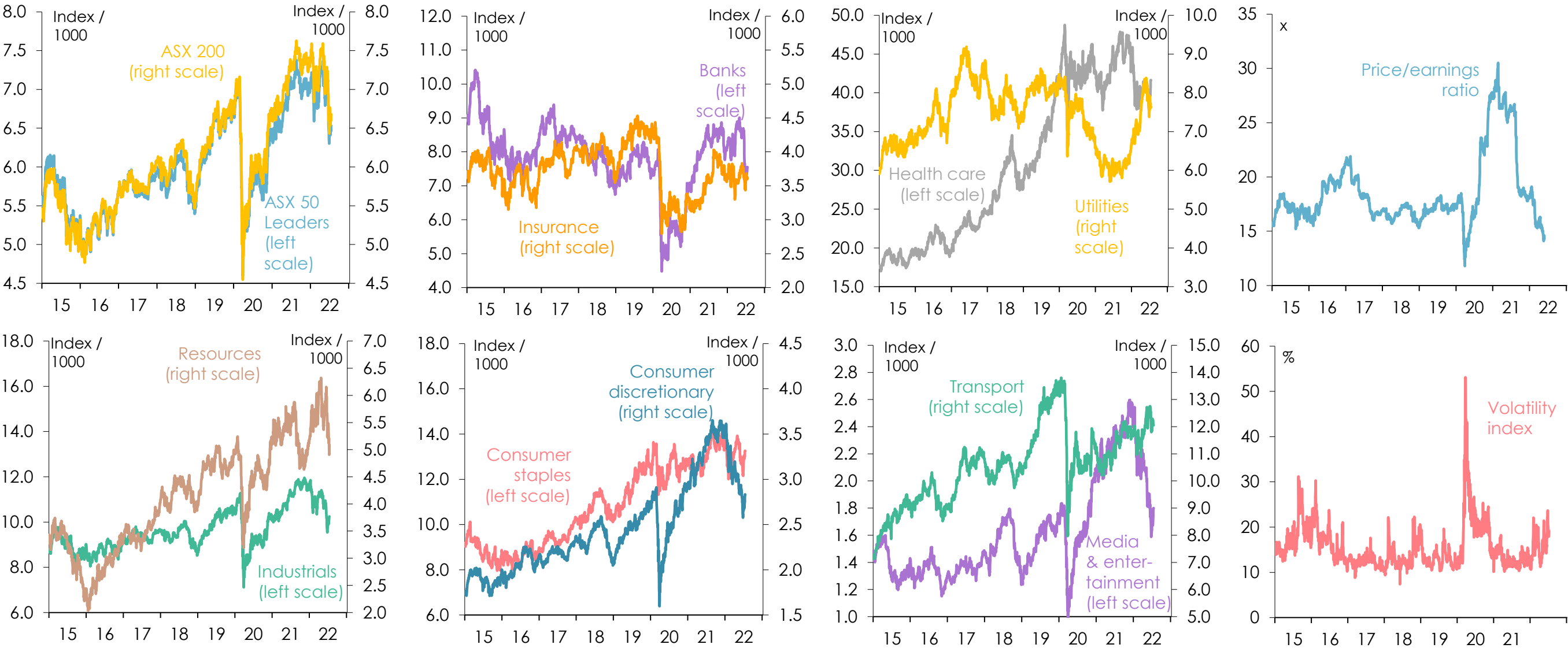


Note: The 'TWI' is the RBA's [trade-weighted index](#) of the A\$. Source: Refinitiv Datastream. Data up to 8<sup>th</sup> July. [Return to "What's New"](#).

# The ASX 'bounced' 2% this week, following overseas trends, led by domestically-oriented stocks, and despite falls in resources stocks

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

## ASX indices



# Key data and events next week



# Key data and events for week ended 15<sup>th</sup> July

THE AUSTRALIAN ECONOMY THIS WEEK – 8<sup>TH</sup> JULY 2022

Tuesday 12 <sup>th</sup> July	June NAB business conditions & confidence; May ABS monthly household spending indicator (based on bank transactions data); May overseas arrivals & departures
Wednesday 13 <sup>th</sup> July	July Westpac-Melbourne Institute consumer confidence; March quarter residential building commencements & completions, and building activity; June HIA new home sales
Thursday 14 <sup>th</sup> July	June labour force survey (employment, unemployment and hours worked); July Westpac-Melbourne Institute household inflation expectations

## Other important upcoming events

Late July	Treasurer's economic update to Parliament (date TBA)
Wednesday 20 <sup>th</sup> July	RBA Governor speech to Australian Strategic Business Forum, Melbourne
Wednesday 27 <sup>th</sup> July	June quarter CPI
Tuesday 2 <sup>nd</sup> August	RBA Board meeting
Friday 5 <sup>th</sup> August	RBA <i>Statement on Monetary Policy</i>
Tuesday 6 <sup>th</sup> September	RBA Board meeting
Wednesday 7 <sup>th</sup> September	June quarter GDP
September	'Employment summit' (date TBA)
Tuesday 4 <sup>th</sup> October	RBA Board meeting
Tuesday 15 <sup>th</sup> October	Updated & revised Federal Budget

Note: This calendar includes data releases and policy events which are likely to be included in next week's edition of this Chart Pack. [Return to "What's New"](#).

## Important information

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