The Red Book

March 2014

Westpac Economics
with the
Institutional
Bank.

Westpac

Contents

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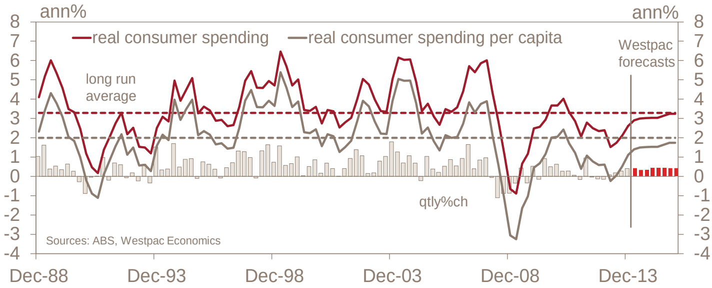
Executive summary

- The **Westpac–Melbourne Institute Index of Consumer Sentiment** declined by 0.7% in Mar from 100.2 in Feb to 99.5, slipping into net pessimistic sub-100 territory for the first time since May last year.
- The main them in early 2014 continues to be a sharp loss of confidence in the economic outlook and escalating job-loss fears. The run of 'bad news' around the motor vehicle industry, Qantas etc has clearly rattled consumers.
- Additional questions this month on consumers' news recall found very high readings for news on 'business profitability' and 'employment', with the latter the highest since we began running these questions in 1975. The news on both fronts was seen as negative.
- Updates on the 'wisest place for savings' question show a shift towards more risk averse attitudes between Dec and Mar. The main move was a 4ppt swing out of 'equities' and into 'pay down debt'. However, at 15%, the proportion nominating debt repayment is still well below the 20-25% readings sustained through 2008-12.
- The mix resulted in a 6.3pt rise in the **Westpac Risk Aversion Index** – our measure that combined these responses into a single gauge of risk aversion. Despite the rise, the Index continues to show a significant easing in risk aversion since the start of last year.
- Our **CSI**± measure, which we favour as a guide to actual spending, recorded a 1.4% fall in Mar, following similar declines in Feb and Jan. The measure is broadly consistent with the pick up in spending seen since mid-2013 but suggests momentum is more likely to fade than accelerate.
- The sub-index on 'time to buy a major item' declined 1.0% in Mar but remains well above its long-run average. Recent data releases show a notable pick-up in spending on 'major household items', including furniture, appliances and small renovations.
- The index tracking views on 'time to buy a dwelling' fell heavily in Mar, the 6.7% decline underscoring what now appears to be a turning point in Sep last year. The Index is now a touch below its long-run average and points to a flattening in housing market activity by the middle of the year. Any cooling off is likely to be apparent first in NSW which led the initial decline in house purchase sentiment.
- The **Westpac Melbourne Institute House Price Expectations Index** also moved lower, declining 2.7% following similar falls in the previous 2mths. However, at 155.1, the Index remains at a very high level.
- The most alarming aspects of the consumer survey continue to be around jobs. The **Westpac Melbourne Institute Unemployment Expectations Index** surged a further 5.5% in Mar to a new cycle high of 164.4. Job loss fears were already high but are now extreme, at levels only seen during the GFC and recessions. While some of this may be an over-reaction to the aforementioned negative news around specific industries, the intensity of job loss fears is such that it is likely to have a significant bearing on financial decisions near term.

Consumer spending: growth firming



This month's **Westpac–Melbourne Institute Consumer Sentiment survey** shows confidence slipping back to 'slightly pessimistic' levels and consumer risk aversion ticking up a notch.

The detail is considerably more downbeat, with a sharp fall in views on the near term economic outlook, a very negative outlook for unemployment and a cooling-off in 'time to buy a dwelling' that point to a flattening out in the resurgent housing market.

The picture on jobs is particularly bleak. No doubt this reflects the bad news around Australia's vehicle industry (announced closures by Holden and Toyota), other manufacturers and Qantas. Extra questions on news recall show news on 'business profits' and 'employment' dominated in March and was perceived as very negative.

The question of course is how much of this is an unjustified 'over-reaction' to a string of poor headlines and how much is a more fundamental ongoing concern. 'Parsing' individual news reports into a realistic macro view is difficult at the best of times. At times of heightened media hyperbole it can be almost impossible.

The survey history provides mixed evidence around 'news-related' spikes in unemployment expectations. Bad news on jobs does not always translate into a shift in expectations, which have only shown a clear over-reaction in 2008-09. That episode likely has more to do with the success of aggressive policy stimulus than a misreading of the jobs threat by consumers.

What is clear is that the consumer view on jobs is out of step with readings on current activity and the forward view coming from recent business surveys.

Accordingly, it is still possible to envisage an upbeat consumer scenario for 2014: the spike in job loss fears could reverse quickly without impacting decision-making which instead follows the cue from easing risk aversion over the last year and resurgent housing markets. That could see consumer spending growth well above our 3% forecast.

But to our minds the main risks are to the downside. Whether assessments are right or not, the intensity of job-loss fears is such that it is very likely to influence consumers' decisions. That in turn suggests demand is likely to lose momentum in coming months.

The consumer mood: 'skittish'?

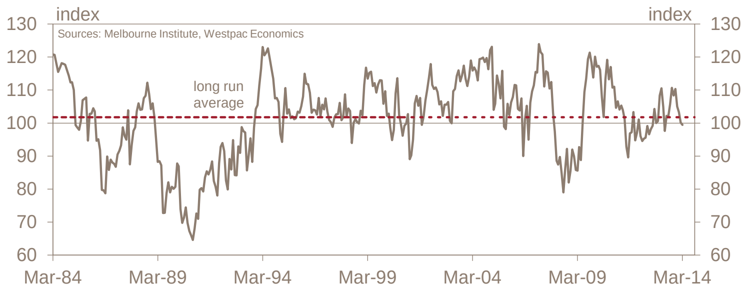
– The **Westpac Melbourne Institute Index of Consumer Sentiment** declined by 0.7% in Mar from 100.2 in Feb to 99.5.

– Aside from traversing the 100-line – meaning pessimists now outnumber optimists for the first time since May last year – the Index has now fallen 10.9% from its Nov peak of 110.3. Initial declines looked to be an unwind of the election-related sentiment boost. More recent falls though have had a very clear theme centring on a sharp loss of confidence in the economic outlook and escalating job-loss fears. The run of 'bad news' around the motor vehicle industry, Qantas etc has clearly rattled consumers.

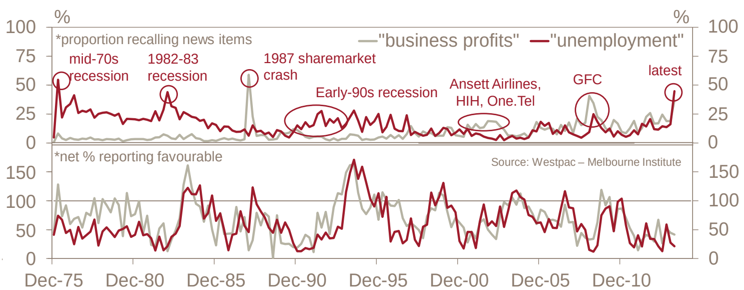
– Additional questions surveyed this month on news recall found over two thirds of consumers heard news on 'economic conditions' with most viewing the news as negative. Within this broad topic, 37% recalled news specifically about 'business profitability' – the highest reading since the GFC and, prior to that, since the 1987 sharemarket crash. Consumers also had very high recall for 'employment'-related news: the 45% recall rate in Mar is the highest since we began running these questions in 1975.

– These concerns appear to be behind a sharp deterioration in near term expectations for the economy and unemployment.

1. Consumer sentiment back below 100

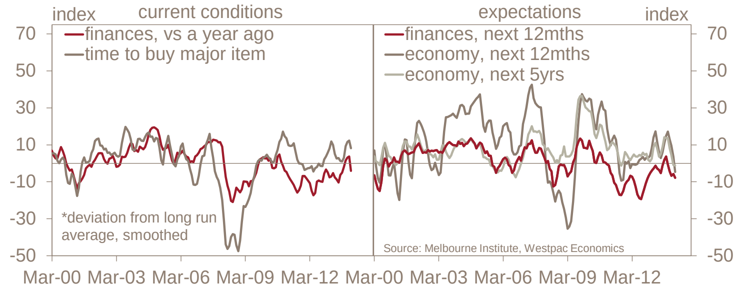


2. Consumer news recall: business profits, unemployment

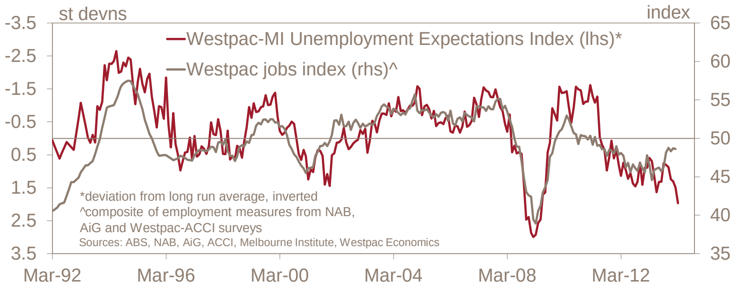


- The sub-index tracking views on the 'economic outlook, next 12mths' dropped 4.0%, hitting its lowest level since Dec 2011, when Europe's sovereign debt crisis was at its worst. The sub-index tracking views on the 'economic outlook, next 5yrs' rose 4% in Mar but is still down 12.2% since Nov. Other sub-index moves were minor.
- Stepping back from monthly shifts, the main driver since Nov has been a sharp loss of confidence in the economic outlook. The last 4½yrs have seen expectations for the economy support sentiment overall, sometimes in the face of quite dire readings around consumers' own finances. That support now looks to have gone.
- Overall sentiment is still only a touch below the neutral 100 level. The resilience of responses on family finances suggests that, while people are more concerned about the economy and jobs, so far these concerns are not seen to be directly impacting their own budgets. It may be being viewed more as a risk than an expectation.
- Job loss fears are intense with unemployment expectations jumping to a new cyclical extreme. That contrasts with actual jobs data and business surveys which show conditions improving. How the situation resolves is unclear but even if consumers have over-reacted, fear alone can have a big influence on decisions.

3. Consumer sentiment: sub-indexes



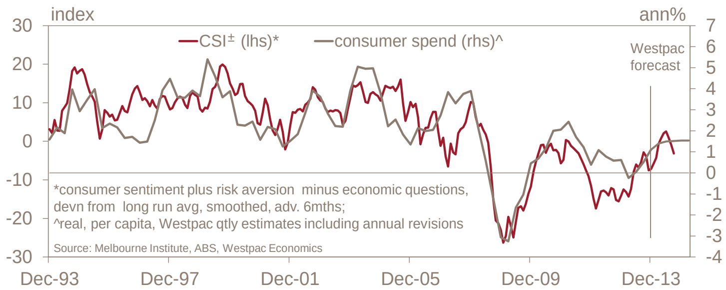
4. Labour market expectations: consumers vs businesses



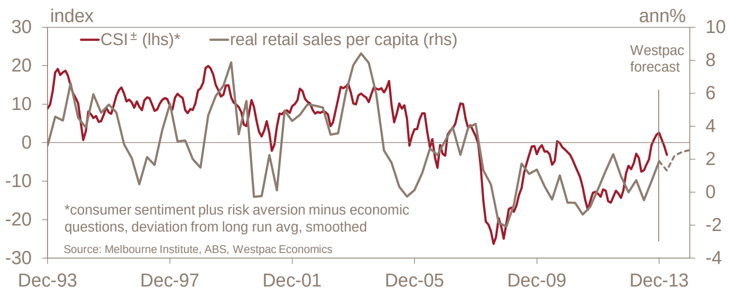
Sentiment indicators: spending

- Our **CSI±** composite combines sub-indexes tracking views on 'family finances' and 'time to buy a major item' with the **Westpac Risk Aversion Index** and provides a good guide to spending with a lag of about 6mths.
- **CSI±** declined 1.4% in Mar with similar declines for the previous 3mths. The Mar Index includes updated figures on risk aversion that showed a moderate return to consumer caution (see p13). Despite this and a weak run since Dec, **CSI±** remains broadly consistent with growth in total spending tracking at around 2.5%yr (1%yr in per capita terms). That in turn is broadly consistent with the pick-up seen in 2013.
- Data updates over the last month have cast a very different light on consumer spending, albeit against a backdrop of continued pressure on incomes and a cautious approach to finances.
- The Q4 national accounts showed total consumer spending up 0.8%qtr, a touch better than expected. Revisions significantly altered the spending profile over 2013. Q3's weak 0.4%qtr gain has been marked up to a more respectable 0.7%, bringing annual growth to 2.6% in Q4 (vs our forecast of 2.2%). With the Q3 'pothole' gone spending growth now looks to have bottomed out at 1.5% in Q1 last year and recovered steadily since.

5. CSI± vs total consumer spending



6. CSI± vs retail sales



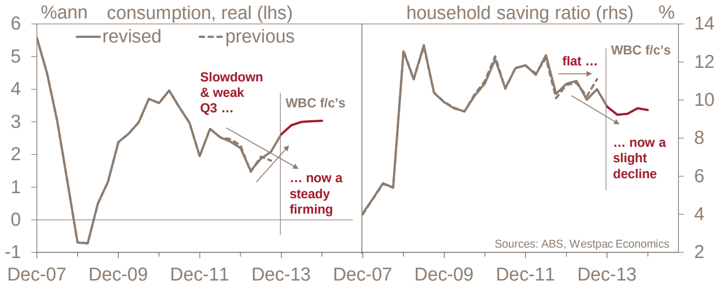
– The Jan retail report showed momentum has carried into 2014 and may have picked up. Total sales rose 1.2%mth, the strongest gain so far in the resurgence that began in Aug, with the detail also showing a notable improvement in 'cyclical' categories. That said, Jan readings are less reliable due to issues with seasonal adjustment.

– Coming back to the Q4 national accounts, the picture on household incomes is less comforting. Total labour income rose 1%qtr to be up 2.8%yr. However, with flat employment, declining hours worked (–0.4%qtr) and weak wages growth, we suspect the gain may be a temporary boost from lump-sum redundancy payments.

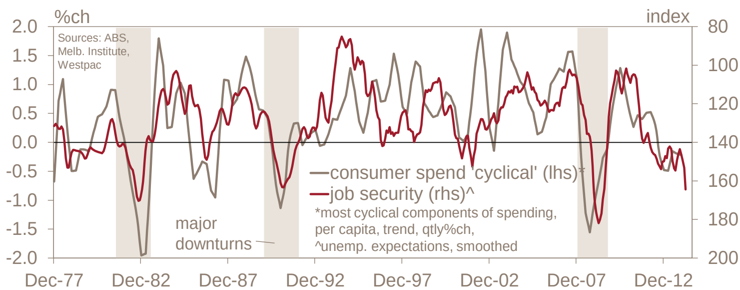
– Total household income after tax and interest payments and adjusted for inflation showed a 0.2%qtr decline with annual growth slowing to 1.1%yr (a 0.7% fall in per capita terms). The household savings ratio declined from 10.6% in Q3 to 9.7% in Q4, the lowest reading since 2010. There are some tentative signs of a downtrend in the savings rate, although moves are well within the margin of error for a measure that is often subject to large revisions.

– The Q4 detail showed a mixed bag on 'cyclical' spending with vehicles flat but gains in durables and 'discretionary' services. 'Cyclical' spending is still down 0.2%yr in trend, per capita terms.

7. Spending & saving: revised vs previous



8. Job security and cyclical consumer spending



Sentiment indicators: durables, cars

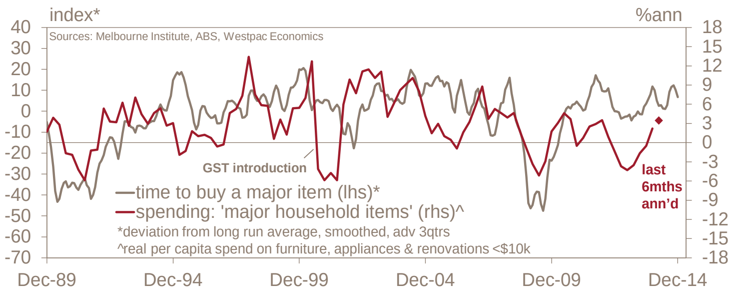
– The sub-index tracking views on 'time to buy a major item' declined 1.0% in Mar to be 5.5% below Nov's high but still comfortably above its long-run average.

– Despite this softening, actual spending on durables has shown a clear pick-up over the last year. Our preferred measure – covering furniture, major appliances and small renovations – has seen per capita spending growth turn around from –4.3% in 2012 to +2.2% in 2013 with 2013H2 posting a solid +3.5% annualised pace. Jan retail sales also showed a solid 1.5%mth gain for household goods retail, centred on housing-related segments.

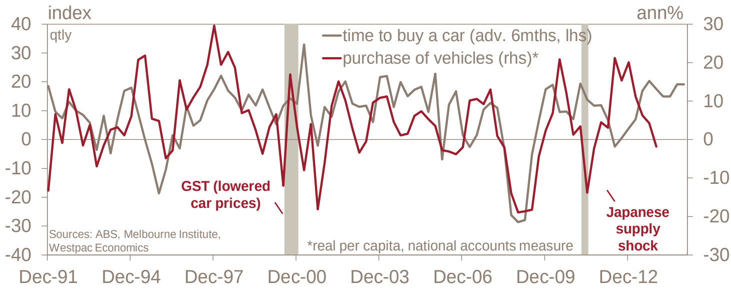
– The sub-index tracking views on 'time to buy a car' has been discontinued from the survey as part of a recent redesign. Going forward, we will use a modelled estimate based on readings on 'time to buy a major item' which has been highly correlated with the 'time to buy a car' index in the past. For Mar, this implies a slight 0.5% decline to a still positive Index reading of 140.7.

– Consumer spending on vehicles was flat in Q4 to be down 0.3% for 2013 as a whole (–1.8%yr in per capita terms). More recent figures on monthly sales suggest the number of consumer sales have declined 4.1% in Jan-Feb (Westpac's estimate of seasonally adjusted sales).

13. 'Time to buy a major item' vs spending



14. 'Time to buy a car' vs vehicle purchases



Sentiment indicators: housing

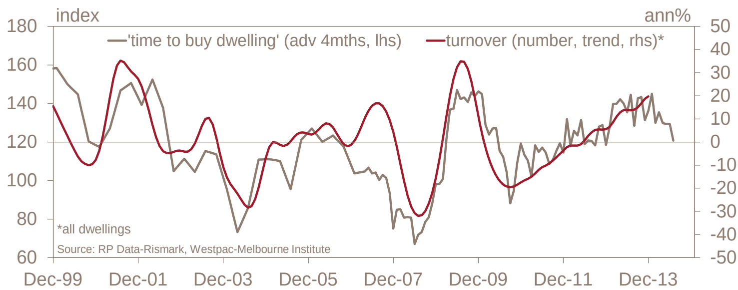
– Assessments of ‘time to buy a dwelling’ fell heavily in Mar. The 6.7% decline follows a 10.8% fall since Sep’s peak and takes the index back below its long-run average for the first time since Aug 2012.

– Although monthly volatility has been high, the Index now looks to have more clearly passed a turning point. The cooling-off in house purchase attitudes since Sep points to growth in housing market turnover stalling flat by mid-year, i.e. a ‘topping out’ in activity. With growth trending at around 20%yr as at Dec, that marks a fairly abrupt slowdown in growth. That said, the level of activity will still be well up on 2yrs ago.

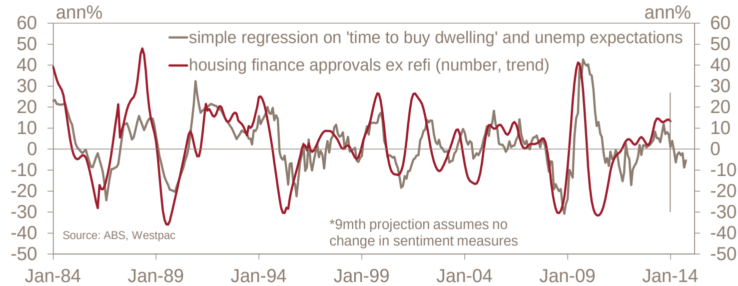
– There are notable variations by state. Sentiment turned earlier in NSW and has been below-average since Dec. The Mar decline was driven by sharp falls in Vic (–13.2%) and WA (–12.2%). The pattern likely reflects a mix of market performance (Sydney led the resurgence with Melbourne picking up later in the year) and WA’s exposure to the mining downturn. It suggests the ‘cooling’ off will be apparent in Sydney first.

– Owner-occupier activity may slow more abruptly. Our model based on the ‘time to buy a dwelling’ index and the unemployment expectations index points to annual growth in finance approvals turning negative from Q2.

15. ‘Time to buy a dwelling’ vs turnover



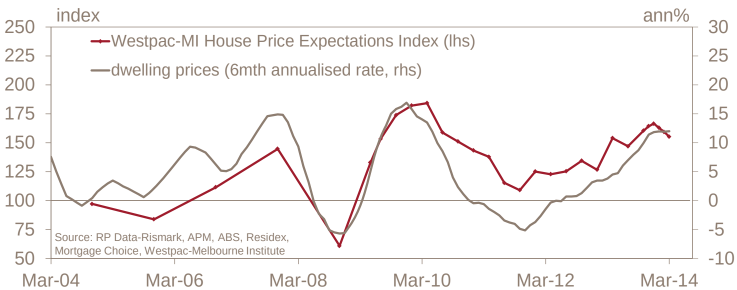
16. Model of housing finance approvals



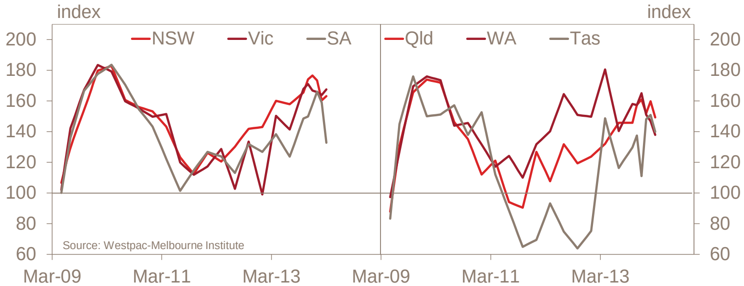
Sentiment indicators: house prices

- The **Westpac-Melbourne Institute Consumer House Price Expectations Index** slipped 2.7% in Mar following back to back 2.2% declines in Feb and Jan. Despite the run, the Index remains at a high level, the 155.1 reading well above average which looks to be around 120-130 (allowing for changes in the frequency of survey readings and incorporating other survey information prior to 2009).
- The latest data suggests price growth may be starting to level out after accelerating through 2013. The 6mth annualised pace of growth is still strong though with our 'all dwellings' national composite measure running at 10.8% in Feb.
- The main shift between Feb and Mar was a 5ppt decline in the proportion expecting prices to rise 0-10%, with a 4ppt rise in the proportion expecting no change and a 1ppt rise in the proportion expecting 10%+ gains. A steady 10% expect prices to decline.
- The detail show a mixed bag by state with a particularly sharp fall in SA (–16.4%) likely reflecting concerns of spillover effects from announced vehicle industry closures. Price expectations were down a little more sharply in Qld and WA compared to NSW and Vic. Consumers in Vic are the most optimistic about prices. Other sub-group variations were small.

17. House prices: actual vs expected



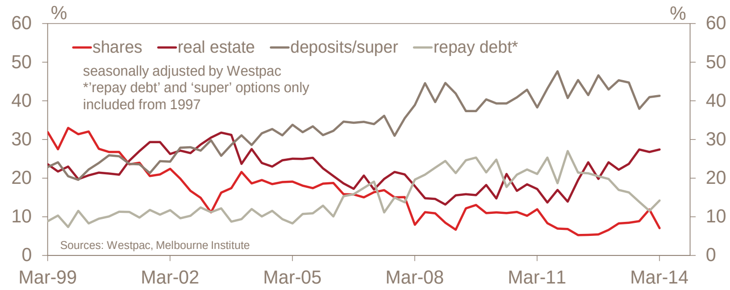
18. House price expectations by state



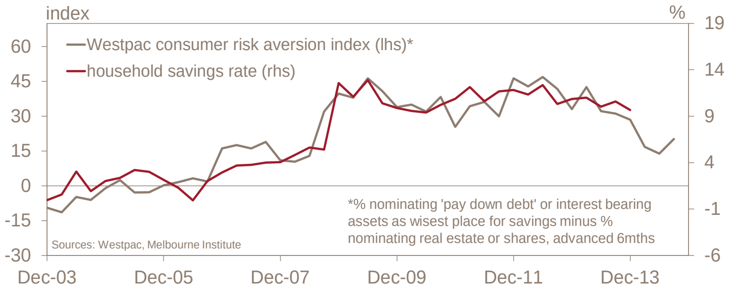
Sentiment indicators: risk aversion

- The Mar survey included an update of questions on the 'wisest place for savings' used to construct the **Westpac Consumer Risk Aversion Index**. The results show a modest shift back towards risk aversion although most of the sustained improvement seen in 2013 remains intact.
- The main shift between Dec and Mar was a rise in the proportion favouring 'pay down debt' from 11.3% in Dec to 15.0% in Mar – up but still well below the 20-25% readings sustained between 2008 and 2012. The proportion favouring 'shares' fell from 11.6% to 7.4% with only slight changes in other categories.
- The Index continues to point to a significant decline in household savings behaviour over 2014. That said, it is unclear how well this relationship will hold, especially given pressures on incomes and the intensity of consumers' job loss concerns.
- The Q4 national accounts did show a modest easing in the savings rate from 10.6% in Q3 (revised from 11.1%) to 9.7% in Q4. While there are hints of a downtrend, that variation is well within the margin of error for this revision-prone measure. More generally, the decline appears to be mostly buffering an income slowdown rather than driving a strong pick-up in spending.

17. Consumers: 'wisest place for savings'



18. Westpac Consumer Risk Aversion Index



Sentiment indicators: job security

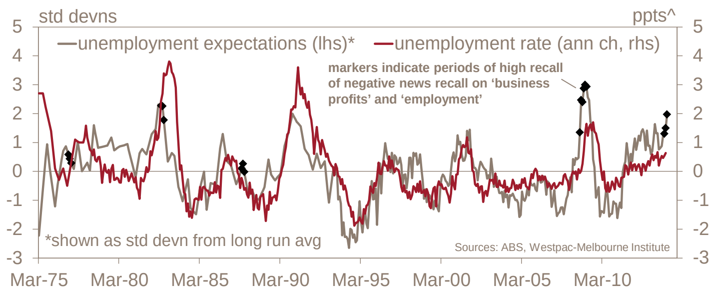
– The **Westpac-Melbourne Institute Unemployment Expectations Index** rose another 5.5% in Mar following a 2.3% gain in Feb to be up 8.6% in the year to date. The Index, which was already at a very high starting point is now at its highest level since May 2009. Prior to that, similar readings have only been seen during the recessions in the early 1990s, the early 1980s and the mid 1970s.

– The latest reading is clearly being influenced by a string of corporate lay-off announcements by the likes of Holden, SPC, Toyota and Qantas. Uncertainty surrounding the timing and scale of jobs cuts would also added to anxiety.

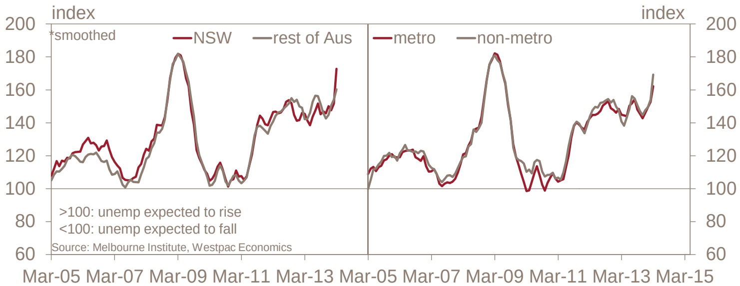
– The question of course is whether the sharp rise is an over-reaction to these events. This is a difficult question to answer. Actual labour market outcomes and other survey-based indicators suggest current conditions and near term prospects are better than consumers' unemployment expectations indicate.

– Looking at historical periods when there have been spikes in 'bad news' on jobs or business profits is inconclusive. In some instances, unemployment expectations appeared to over-react (2008-09) but in others the reaction was very muted (1987, Ansett-HIH-One.Tel collapses in 2001).

19. Unemployment change: actual vs expected



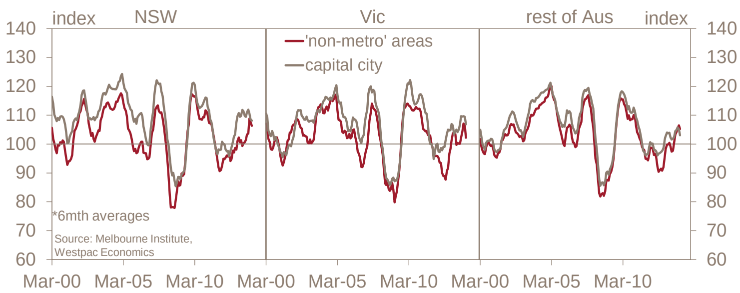
20. Unemployment expectations: selected groups



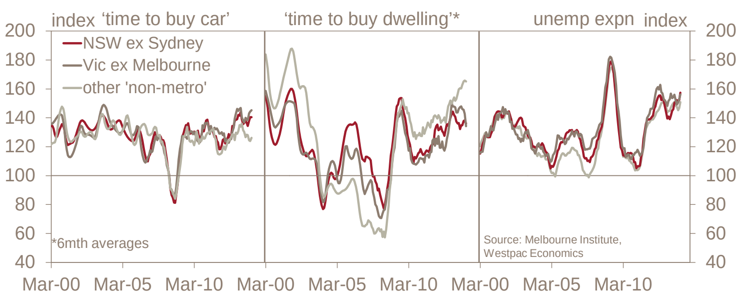
State snapshot: ‘non-metro’ areas

- As well as measures for the major states, the consumer sentiment survey also provides some more granular sub-regional detail on consumer views. More specifically it provides estimates for consumers in ‘non-metro’ areas as opposed to capital cities.
- The split is available for NSW and Vic, with a combined figure for the ‘rest of Aus’ that is dominated by Qld which makes up 64% of the category by population (note that the Gold and Sunshine Coasts are included here). Because sample sizes are typically smaller for these measures we tend to view sentiment indicators as 6mth averages to reduce ‘noise’.
- Latest readings shows some intriguing trends. In NSW for example, the gap between consumer sentiment in non-metro areas and Sydney has narrowed markedly despite drought conditions in many rural areas. In Vic, sentiment in ‘non-metro’ areas has fallen more sharply, likely reflecting the impact of Holden’s announced closure of its vehicle assembly plant in Geelong.
- Non-metro areas across the rest of Aus are also showing notably firmer sentiment reads than their capital city peers. Views on ‘time to buy a dwelling’ are particularly strong. We suspect this reflects more buoyant conditions in the previously struggling Gold & Sunshine Coasts.

21. Consumer sentiment: ‘non-metro’ vs capital city



22. ‘Non-metro’ consumers: buyer sentiment & job fears



Westpac household barometer

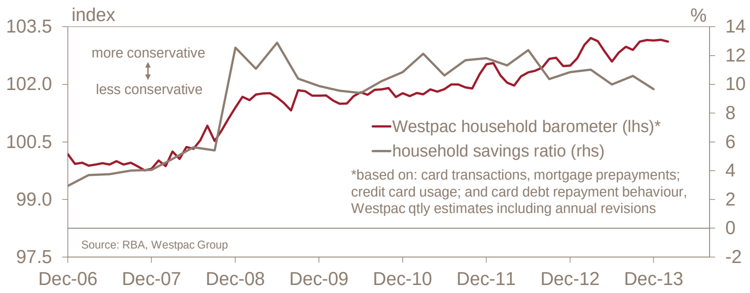
– The **Westpac Household Barometer** draws on a range of data – including system-wide credit and debit card usage from the RBA, and the mortgage repayment behaviour and credit card usage of Westpac customers – to give a broad proxy for consumers' financial behaviour.

– The **Barometer** has basically flattened out at a high level since Nov, dipping every so slightly in the first 2mths of 2014. Readings continue to indicate a very conservative approach to finances. Historical benchmarks indicate that a significant 'relaxation' in consumer caution would be consistent with a decline in the **Barometer** of a full percentage point or more.

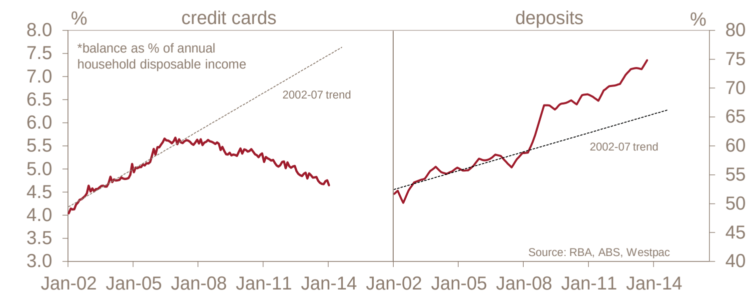
– The RBA's published system-wide data on the value of credit and debit card transactions shows annual growth in the real value of transactions holding at 4.3% in Jan, a touch below the average recorded over the 5yrs. The transaction data is showing less convincing momentum than recent retail sales and estimates of total consumer spending.

– The same data shows consumers continuing to eschew credit in favour of debit cards. The latter accounted for 44% of all transactions in Jan. Although other factors are at work, this shift is apparent in declining credit card balances and rising deposit account holdings.

23. Westpac household barometer



24. Consumers: credit card balances & deposits



Economic and financial forecasts

Interest rate forecasts

	Latest (14 Mar)	Jun 14	Sep 14	Dec 14	Mar 15	Jun 15
Cash	2.50	2.50	2.25	2.00	2.00	2.00
90 Day Bill	2.64	2.55	2.15	2.10	2.10	2.10
3 Year Swap	3.12	3.30	3.10	3.00	3.30	3.60
10 Year Bond	4.06	3.90	3.70	4.00	4.20	4.50
10 Year Spread to US (bps)	142	130	110	120	120	130
International						
Fed Funds	0.125	0.125	0.125	0.125	0.125	0.125
US 10 Year Bond	2.64	2.60	2.60	2.80	3.00	3.20
US Fed balance sheet USDtrn	4.22	4.48	4.61	4.75	4.88	4.95
ECB Repo Rate	0.25	0.25	0.25	0.25	0.25	0.25

Exchange rate forecasts

	Latest (14 Mar)	Jun 14	Sep 14	Dec 14	Mar 15	Jun 15
AUD/USD	0.9020	0.88	0.87	0.86	0.85	0.85
NZD/USD	0.8540	0.84	0.84	0.83	0.82	0.82
USD/JPY	101.70	104	103	102	103	104
EUR/USD	1.3860	1.33	1.31	1.29	1.27	1.27
AUD/NZD	1.0565	1.05	1.04	1.04	1.04	1.04

Sources: Bloomberg, Westpac Economics.

Economic and financial forecasts

Australian economic growth forecasts

	2013			2014			
	Q2	Q3	Q4	Q1f	Q2f	Q3f	Q4f
GDP % qtr	0.8	0.6	0.8	0.7	0.6	0.6	0.8
Annual change	2.4	2.4	2.8	2.9	2.7	2.7	2.7
Unemployment rate %	5.6	5.7	5.8	6.0	6.2	6.4	6.3
CPI % qtr	0.4	1.2	0.8	0.7	0.6	0.8	0.4
Annual change	2.4	2.2	2.7	3.0	3.2	2.8	2.4
CPI underlying % qtr	0.6	0.6	0.9	0.6	0.7	0.5	0.6
ann change	2.5	2.3	2.6	2.7	2.8	2.6	2.4

	Calendar years			
	2012	2013	2014f	2015f
GDP % ann change	3.6	2.4	2.7	3.0
Unemployment rate %	5.3	5.8	6.3	6.0
CPI % ann change	2.2	2.7	2.4	2.5
CPI underlying % ann change	2.4	2.6	2.4	2.2

Calendar year changes are (1) period average for GDP, employment and unemployment, terms of trade (2) through the year for inflation and wages.
* GDP & component forecasts are reviewed following the release of quarterly national accounts.
** Business investment and government spending adjusted to exclude the effect of private sector purchases of public sector assets.

Consumer data and forecasts

Consumer demand

	2013				2014			
% change	Q1	Q2	Q3	Q4f	Q1f	Q2f	Q3f	Q4f
Total private consumption*	0.5	0.6	0.7	0.8	0.8	0.7	0.7	0.8
annual chg	1.5	1.7	2.1	2.6	2.9	3.0	3.0	3.0
Real labour income, ann chg	-0.3	-0.2	0.7	-0.1	0.5	0.4	1.1	1.4
Real disposable income, ann chg**	0.9	-0.4	2.5	1.0	0.9	1.7	1.8	2.6
Household savings ratio	11.0	10.0	10.6	9.7	9.2	9.3	9.6	9.5
Real retail sales, ann chg	2.5	1.2	2.3	3.4	2.8	3.7	3.9	4.1
Motor vehicle sales ('000s)***	895.6	902.5	807.0	834.9	839.1	847.4	864.4	881.7
annual chg	4.2	3.3	-8.6	-8.4	-6.3	-6.1	7.1	5.6

	Calendar years			
	2011	2012	2013	2014f
Total private consumption, ann chg*	3.1	2.5	2.0	3.0
Real labour income, ann chg	5.3	3.2	0.0	0.8
Real disposable income, ann chg**	4.5	1.8	1.0	1.8
Household savings ratio, %	11.6	11.2	10.3	9.4
Real retail sales, ann chg	0.8	3.1	2.5	3.6
Motor vehicle sales ('000s)	805.9	881.7	860.0	895.0
annual chg	-2.7	9.4	-2.5	4.1

Notes to pages 20 and 21:
* National accounts definition.
** Labour and non–labour income after tax and interest payments.
*** Passenger vehicles and SUVs, annualised
^ Average over entire history of survey.
^^Seasonally adjusted.
Net % expected rise next 12 months minus % expecting fall (wage expectations is net of % expecting wages to rise and % expecting flat/decline).
Note that questions on mortgage rate, house price and wage expectations have only been surveyed since May 2009.

Consumer data and forecasts

Consumer sentiment

		2013				
% change	avg^	Jun	Jul	Aug	Sep	Oct
Westpac–MI Consumer Sentiment Index	**101.8**	**102.2**	**102.1**	**105.7**	**110.6**	**108.3**
family finances vs a year ago	89.8	83.2	78.6	88.8	87.1	87.7
family finances next 12 months	108.5	105.9	103.0	113.0	114.8	108.5
economic conditions next 12 months	90.6	94.3	95.1	100.3	109.0	106.8
economic conditions next 5 years	91.0	94.3	103.0	102.5	109.8	101.8
time to buy major household item	128.1	133.3	131.1	123.9	132.5	136.8
time to buy a motor vehicle	122.8	138.4	124.2	130.9	133.4	135.5
time to buy a dwelling	123.5	143.3	131.3	136.2	145.0	130.0
Westpac–MI Consumer Risk Aversion Index^^	**11.7**	**28.5**	**–**	**–**	**16.7**	**–**
CSI±	**103.5**	**98.5**	**97.0**	**101.2**	**104.4**	**104.3**
consumer mortgage rate expectations#	143.6	–	145.6	–	–	159.2
Westpac–MI House Price Expectations Index#	43.4	8.7	–	17.4	–	–
Westpac–MI Unemployment Expectations	**128.6**	**158.5**	**152.8**	**152.7**	**142.6**	**143.5**

	2013		2014		
continued	Nov	Dec	Jan	Feb	Mar
Westpac–MI Consumer Sentiment Index	**110.3**	**105.0**	**103.3**	**100.2**	**99.5**
family finances vs a year ago	99.4	91.6	89.4	85.7	86.0
family finances next 12 months	99.9	103.8	101.2	102.9	100.6
economic conditions next 12 months	107.3	96.7	96.3	89.4	85.9
economic conditions next 5 years	102.4	93.5	90.5	86.3	89.9
time to buy major household item	142.8	139.5	139.0	136.3	134.9
time to buy a motor vehicle	141.8	140.8	142.8	–	–
time to buy a dwelling	135.5	129.8	129.4	129.3	120.7
Westpac–MI Consumer Risk Aversion Index^^	**–**	**13.9**	**–**	**–**	**20.2**
CSI±	**106.8**	**105.3**	**103.4**	**101.7**	**100.3**
consumer mortgage rate expectations#	164.2	166.5	162.8	159.3	155.1
Westpac–MI House Price Expectations Index#	–	–	–	54.2	–
Westpac–MI Unemployment Expectations	**144.7**	**151.4**	**152.4**	**155.9**	**164.4**

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