

Australian net private wealth

Treasury has published annual estimates of Australian net private sector wealth since the *Summer 1990 Economic Roundup*. This article updates previous estimates and provides preliminary estimates for net private sector wealth as at June 2005.

The market value of Australian net private sector wealth grew by 11.8 per cent in the year to 30 June 2005. In real terms (that is, after allowing for inflation), wealth grew by 9.9 per cent. Real wealth per Australian grew by 8.6 per cent.

Wealth definitions and uses

From an economic perspective, wealth can be defined as 'a store of spending power that can be carried into the future' (Jones and Perkins 1986, p 150). Therefore, wealth includes a wide variety of assets, both financial assets, such as cash, shares and bonds, and non-financial assets, such as dwellings, factories and other business assets that can be used to generate future income.

Measurements of the *store* (or 'stock') of spending power, such as wealth, complement measurements of the *production* (or 'flow') of income, such as gross domestic product (GDP). Wealth thus provides a useful additional measure of living standards as well as a benchmark for examining trends in such aggregates as external liabilities and private sector debt. In addition, wealth appears to be a significant determinant of current and future aggregate private consumption.

Wealth can also include a variety of other less tangible assets that are sometimes referred to as 'human wealth'. Human wealth includes, for example, the skills, education and social structures that contribute to an individual's capacity to generate income in the future. In addition, a broader definition of wealth might include such assets as natural resources or aesthetic qualities.

The change in real net wealth of households from one period to the next is the pure economic definition of saving.¹ Therefore, the annual change in real private sector wealth can be interpreted as the annual economic saving of the private sector.

Measuring wealth

From a practical perspective, some components of wealth can be extremely difficult to quantify. In particular, it is difficult to value those assets that are not readily tradable and hence for which there are no readily observable prices. This is often the case for the various components of human wealth and some natural resources. As a result, the estimates in this article relate only to financial assets and non-financial (or physical) assets in those cases where there are well-developed markets and observable prices.

The scope of the estimates presented in this article is the Australian private sector. This consolidation of the private household and business sectors greatly simplifies the calculation of private sector wealth.² However, this consolidation does result in a loss of detail on the liabilities of these two sectors. Consequently, the data on asset types

1 See the article, 'The Measurement of Saving in Australia', in the *Economic Roundup*, Spring 1999.

2 Consolidating the private household and business sectors implies that the bulk of financial instruments held by households (such as bank deposits, debt instruments and superannuation) are netted out in the analysis.

contained in the attached tables and charts should not be used to infer relative ownership by either the household or business sectors, or the level of personal wealth.³

A number of assumptions and approximations are required to construct these estimates, particularly for the latest year where many of the data remain provisional. Together with inevitable revisions to historical data, these limitations imply that the estimates should be interpreted as indicative of trends and broad orders of magnitude, rather than precise estimates.

The Australian Bureau of Statistics (ABS) also publishes estimates of wealth. The appendix has a discussion of the relationship between these estimates and the Treasury estimates.

Methodology — how is wealth measured?

The wealth estimates presented in this article are a measure of the net value of domestic and foreign assets owned by the Australian private sector. These estimates are constructed using the inventory approach⁴, largely following the methodology of Callen (1991). This approach involves aggregating across different asset types and adjusting for the public and/or foreign ownership of assets.⁵ The estimates are largely based on ABS estimates of the dwelling stock, business capital stock⁶, stock of consumer durables and Australia's international investment position. Reserve Bank of Australia (RBA) data are used for holdings of public securities and RBA liabilities. Some private sector data and estimates from previous studies also enter the estimates.

Treasury estimates of net private sector wealth are calculated on both a market value and replacement cost basis. The market value of an asset represents the value that would be obtained if assets were to be sold in current market conditions. For example, dwelling wealth will move with house prices while business wealth will move with stock market prices. In contrast, the replacement cost of an asset is the cost of reproducing that asset. That is, it is the price which would have to be paid for an identical asset which is in the same condition and expected to yield the same flow of services as the original asset. It is the relevant concept for physical assets such as consumer durables, the stock of dwellings and the business capital stock. The

3 Details on assets by sector are available in the ABS publication *Australian System of National Accounts* (cat. no. 5204.0), and Bacon (1998) discusses household wealth estimates in detail.

4 Other approaches for constructing estimates of wealth include the portfolio and estate methods. Piggott (1987) provides a useful summary of these approaches.

5 The wealth estimates presented in this article measure wealth owned by Australians, regardless of where that wealth is located. For example, an Australian-owned factory located overseas contributes to Australian net private wealth, while an overseas-owned factory located in Australia does not.

6 Business capital stock includes both rural and non-rural assets.

Australian net private wealth

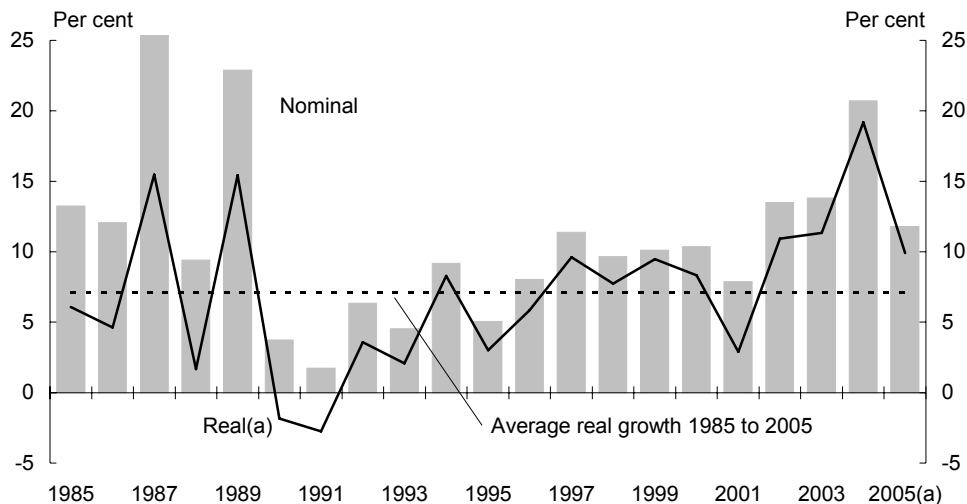
equivalent concept for financial assets is the face value, which in the case of debt, for example, represents the price (excluding any accrued interest or dividends) which the borrower promises to repay the lender on expiry of the loan.

Detailed wealth estimates since 1960 are presented in the attached tables.

Movements in Australian private sector wealth in 2004–05

Through the year to 30 June 2005, Australian net private sector wealth at market value grew by 11.8 per cent in nominal terms, 9.9 per cent in real terms and 8.6 per cent in real per capita terms. The growth rate in nominal net private sector wealth during the year to June 2005 was lower than the very high rates of the previous three years but above the average of the past two decades (Chart 1). The tables in the appendix provide further details.

Chart 1: Growth in Australian net private sector wealth at market value



(a) Real wealth is determined using the consumption deflator. This includes the transitional impacts of The New Tax System.

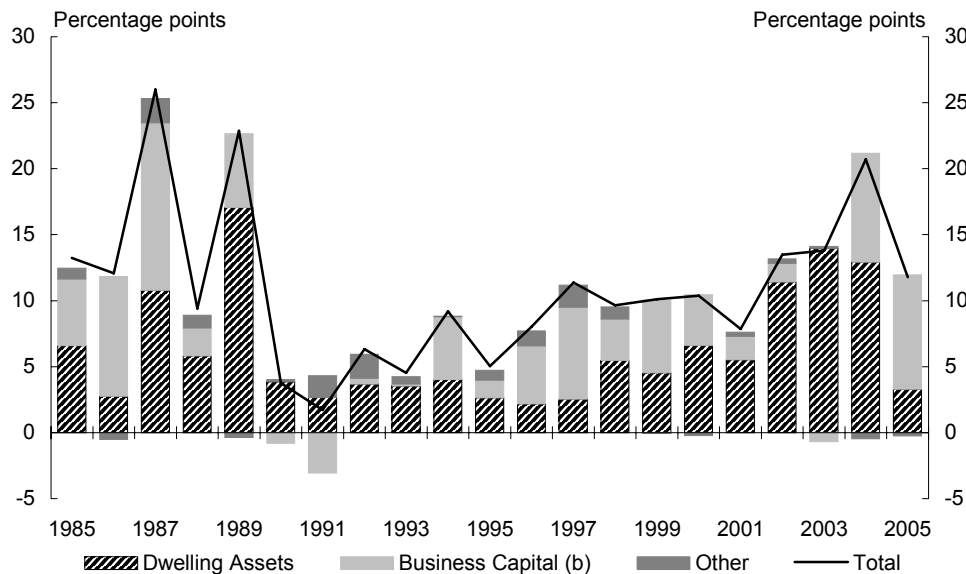
Source: Australian Government Treasury.

In current prices, Australian net private sector wealth was approximately \$6,217 billion at market value as at 30 June 2005. This represents around \$305,000 per Australian and 7.0 times the value of the annual nominal gross domestic product of the economy. Real net wealth per Australian has increased for 14 consecutive years and has risen by over \$86,000 in the past three years alone.

In the year to June 2005, growth in the market value of dwelling assets contributed 3.3 percentage points to the growth in private wealth (Chart 2). This contribution is much smaller than in recent years and reflects a levelling-off in house prices since the

beginning of 2004. The ABS House Price Index for established houses in capital cities fell marginally in the year to June 2005, following double-digit rises in the previous two years. Nevertheless, the number of dwellings continued to grow at a solid rate in the year to June 2005.

Chart 2: Contributions to growth in nominal Australian net private sector wealth at market value^(a)



(a) Over the year to June 30.
 (b) Includes Australian investment abroad and excludes foreign liabilities.
 Source: Australian Government Treasury.

The other main influence on wealth over the period was business assets (net of Australian investment abroad and foreign liabilities), which contributed 9.6 percentage points, more than double its long-term average contribution. This follows a similar-sized contribution in 2004. These rises in business assets coincided with large increases in the value of the stock market. The ASX 200 has risen by 16.7 per cent and 21.1 per cent in the years to June 2004 and 2005, respectively. Movements in non-rural business assets, which make up over 80 per cent of total business assets, reflect changes in stock market prices and are, therefore, quite volatile.⁷

Composition of Australian net private wealth by asset type

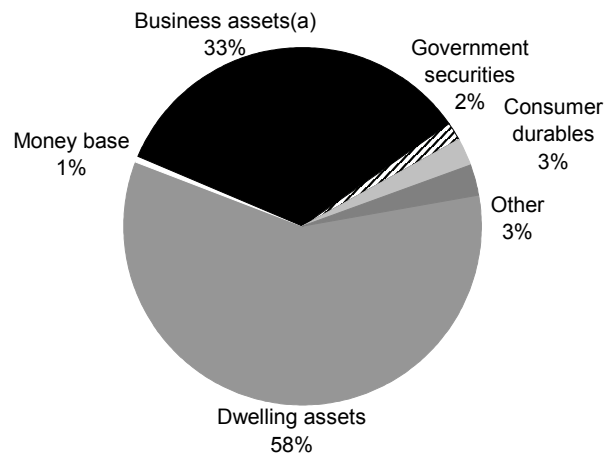
The composition of wealth at market value by asset type changed slightly during the year to 30 June 2005 (Chart 3). Dwelling assets comprised a smaller proportion of

⁷ It is assumed that the market valuations of listed and non-listed companies move together.

Australian net private wealth

Australian net private sector wealth (down 3 per cent compared with 2004) while the share of business assets rose (up 5 per cent).

Chart 3: Composition of Australian net private sector wealth by asset type



(a) Includes Australian investment abroad and excludes foreign liabilities.
Source: Australian Government Treasury.

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APPENDIX

Relationship with the ABS national balance sheets

The Treasury net wealth estimates presented in this article are broadly consistent with those published in the ABS publication, Australian System of National Accounts (cat. no. 5204.0). The main differences are that the scope of the Treasury estimates is the aggregate private sector and that the Treasury estimates are prepared using a consistent basis for valuing the assets. In addition, the Treasury estimates are available for a much longer time period, thus allowing longer term analysis of past changes in wealth.

In terms of scope, the Treasury estimates cover the total private sector in Australia. In contrast, the ABS balance sheets are prepared for a range of institutional sectors and for Australia as a whole, but not for the private sector as such. In terms of the ABS institutional sector classifications, the private sector is the sum of the ABS household and unincorporated enterprise sector and the private sector components of each of the non-financial corporation and financial corporation sectors.

In terms of scope, the major difference is that the ABS estimates include the value of demonstrated sub-soil assets and timber in native forests. These assets are not included within the Treasury estimates for two reasons. First, the ABS estimates for these assets only go back to 1989; the Treasury wealth estimates are calculated for each year back to 1960. Second, the valuation of these assets is difficult. The ABS valuations involve 'calculating the expected future net income flow generated by the asset, and then discounting at some interest rate for the life of the asset'. These figures cannot easily be added to the tables below, since it is unclear to what extent these assets are already included in the valuations of businesses. In addition, comparisons with pre-1989 data will obviously not be possible.

Another important difference between the ABS and Treasury estimates is the valuation basis that is used. As noted earlier in this article, the Treasury estimates are compiled on both a market value and replacement cost basis. In contrast, the ABS uses a replacement cost basis for produced assets and a market value basis for financial assets and liabilities. As a result, the ABS estimates of 'net worth' (or wealth) are actually based on a mix of these two valuation methodologies.

Table A: ABS valuations of sub-soil and native timber assets

As at June	Subsoil assets (\$billion)	Native standing timber (\$billion)
1989	63.6	1.1
1990	52.0	1.3
1991	55.9	1.7
1992	56.9	1.5
1993	68.2	1.7
1994	72.8	1.9
1995	93.7	2.1
1996	95.6	2.1
1997	116.2	2.2
1998	131.2	2.2
1999	141.0	2.2
2000	165.3	2.4
2001	202.6	2.6
2002	245.0	2.8
2003	257.3	3.0
2004	278.8	3.4
2005(a)	343.8	3.4

(a) Preliminary figures.

Source: Australian Bureau of Statistics, 2004-2005, *Australian System of National Accounts*, cat. no. 5204.0, ABS, Canberra.

It is possible to reconcile the main components of the Treasury estimates of wealth at replacement cost with the estimates of produced assets in the ABS balance sheets, although allowance needs to be made for the differences in scope and coverage. While it is not generally possible to derive estimates of wealth at market value from the ABS balance sheets, it is possible to infer an estimate of the valuation ratio (the ratio of the market value of an asset to its replacement cost) for business assets. This is because the net financial assets held by the combined household and unincorporated, general government and foreign sectors (valued at market prices) should represent claims over the net physical assets held by the financial and non-financial corporation sectors (valued at replacement cost). The ratio so derived is reasonably similar to the valuation ratio for business assets which can be derived from the data presented in this article, thus confirming that, apart from the scope and coverage issues noted above, the Treasury wealth estimates are broadly consistent with the ABS estimates in the national balance sheets.

Australian net private wealth

Table A1: Nominal private sector wealth at market value

As at June	\$billion								\$000s
	Dwelling assets	Business assets	Consumer durables	Government securities	Money base	Australian investment abroad	Foreign liabilities	Total wealth	Wealth per person
1960	21.6	31.8	5.4	7.4	1.8	0.4	-3.6	66.8	6.4
1961	23.3	33.9	5.7	7.5	1.7	0.5	-3.2	71.5	6.7
1962	25.8	34.6	5.6	8.3	1.8	0.5	-3.4	75.5	6.9
1963	27.1	37.5	5.8	9.3	1.8	0.7	-4.2	80.5	7.2
1964	31.2	43.8	6.0	9.8	2.1	0.9	-5.5	91.0	8.0
1965	34.0	42.7	6.5	10.0	2.1	0.8	-4.9	94.2	8.1
1966	36.1	47.2	6.8	10.8	1.9	1.0	-5.2	101.8	8.6
1967	37.7	49.8	7.1	11.7	2.1	1.0	-6.1	106.8	8.9
1968	41.4	72.7	7.5	12.3	2.2	1.6	-9.5	132.2	10.8
1969	46.7	84.6	8.2	13.0	2.4	1.5	-10.7	150.0	12.0
1970	53.9	85.2	8.9	12.5	2.7	1.7	-10.3	159.5	12.5
1971	61.5	84.8	9.8	13.7	2.8	2.1	-11.4	168.8	12.9
1972	70.8	95.5	10.8	16.2	3.0	2.8	-14.8	190.5	14.3
1973	86.3	96.8	12.1	16.5	4.0	2.5	-15.1	210.0	15.5
1974	113.4	92.4	14.3	14.5	4.5	2.1	-13.2	236.0	17.2
1975	128.6	83.5	17.7	17.4	4.1	2.7	-13.5	249.7	18.0
1976	147.8	93.5	21.4	20.1	5.1	3.1	-19.2	282.7	20.1
1977	164.6	94.7	24.8	21.7	6.3	4.1	-20.4	308.6	21.7
1978	176.8	108.4	27.6	25.9	5.9	4.9	-22.5	341.7	23.8
1979	199.7	126.0	29.3	29.1	6.4	6.2	-25.9	387.7	26.7
1980	232.9	169.0	33.2	30.5	6.9	7.1	-35.0	464.2	31.6
1981	277.8	205.1	37.0	33.4	7.6	7.4	-42.9	548.1	36.7
1982	302.3	192.6	42.0	34.5	8.7	9.5	-49.6	567.0	37.3
1983	322.3	224.0	47.0	44.3	9.1	11.8	-62.3	627.7	40.8
1984	359.4	253.1	50.3	60.2	10.2	13.9	-70.4	713.0	45.8
1985	406.4	303.6	55.1	59.8	11.8	19.8	-90.9	807.4	51.1
1986	428.7	382.5	63.3	46.2	13.0	33.5	-110.2	904.8	56.5
1987	526.4	515.2	70.0	55.1	14.1	49.4	-144.2	1,140.1	70.1
1988	592.6	541.0	74.9	59.5	15.8	65.2	-161.5	1,247.4	75.5
1989	805.5	633.0	80.5	48.3	16.7	78.1	-196.7	1,532.8	91.2
1990	864.6	636.0	86.9	43.3	17.7	85.5	-219.5	1,590.2	93.2
1991	907.1	606.9	90.3	64.9	18.7	84.3	-238.0	1,617.7	93.6
1992	966.5	617.9	93.1	91.2	19.1	100.2	-257.6	1,720.2	98.3
1993	1,027.2	618.4	96.8	95.4	20.5	124.0	-279.1	1,798.2	101.8
1994	1,099.5	715.7	100.2	91.7	22.0	148.8	-315.8	1,963.3	110.0
1995	1,151.4	748.9	106.3	99.0	23.5	169.0	-343.0	2,062.3	114.1
1996	1,196.3	858.6	111.1	116.8	24.5	178.7	-372.0	2,227.8	121.7
1997	1,253.0	1,030.5	113.0	142.4	34.1	218.2	-428.4	2,481.3	134.0
1998	1,389.2	1,126.5	118.2	162.8	31.4	285.4	-514.3	2,721.0	145.4
1999	1,512.3	1,310.9	122.7	156.5	31.8	312.8	-575.8	2,996.1	158.3
2000	1,710.3	1,438.5	128.4	147.6	28.1	420.3	-695.8	3,306.9	172.7
2001	1,892.7	1,546.9	137.0	147.5	29.6	465.0	-789.6	3,566.8	183.7
2002	2,300.3	1,626.5	145.5	145.3	34.9	462.5	-816.4	4,047.9	206.1
2003	2,865.2	1,664.5	152.5	144.3	35.1	464.6	-884.5	4,606.8	231.8
2004	3,460.8	2,090.0	157.6	115.8	37.2	557.0	-1,022.4	5,561.0	276.5
2005(a)	3,644.1	2,626.1	164.6	93.3	38.7	549.7	-1,069.1	6,216.6	305.5

(a) Preliminary figures.

Table A2: Contributions to annual percentage change in nominal private sector wealth at market value

As at June	Dwelling assets	Business assets	Consumer durables	Government securities	Money base	Australian investment abroad	Foreign liabilities	Total wealth
1961	2.5	3.1	0.4	0.1	-0.1	0.1	0.6	7.0
1962	3.5	1.0	-0.1	1.1	0.1	0.0	-0.3	5.6
1963	1.7	3.8	0.3	1.3	0.0	0.3	-1.1	6.6
1964	5.1	7.8	0.2	0.6	0.4	0.2	-1.6	13.0
1965	3.1	-1.2	0.5	0.2	0.0	-0.1	0.7	3.5
1966	2.2	4.8	0.3	0.8	-0.2	0.2	-0.3	8.1
1967	1.6	2.6	0.3	0.9	0.2	0.0	-0.9	4.9
1968	3.5	21.4	0.4	0.6	0.1	0.6	-3.2	23.8
1969	4.0	9.0	0.5	0.5	0.2	-0.1	-0.9	13.5
1970	4.8	0.4	0.5	-0.3	0.2	0.1	0.3	6.3
1971	4.8	-0.3	0.6	0.8	0.1	0.3	-0.7	5.8
1972	5.5	6.3	0.6	1.5	0.1	0.4	-2.0	12.9
1973	8.1	0.7	0.7	0.2	0.5	-0.2	-0.2	10.2
1974	12.9	-2.1	1.0	-1.0	0.2	-0.2	0.9	12.4
1975	6.4	-3.8	1.4	1.2	-0.2	0.3	-0.1	5.8
1976	7.7	4.0	1.5	1.1	0.4	0.2	-2.3	13.2
1977	5.9	0.4	1.2	0.6	0.4	0.4	-0.4	9.2
1978	4.0	4.4	0.9	1.4	-0.1	0.3	-0.7	10.7
1979	6.7	5.2	0.5	0.9	0.1	0.4	-1.0	13.5
1980	8.6	11.1	1.0	0.4	0.1	0.2	-2.3	19.7
1981	9.7	7.8	0.8	0.6	0.2	0.1	-1.7	18.1
1982	4.5	-2.3	0.9	0.2	0.2	0.4	-1.2	3.4
1983	3.5	5.5	0.9	1.7	0.1	0.4	-2.2	10.7
1984	5.9	4.6	0.5	2.5	0.2	0.3	-1.3	13.6
1985	6.6	7.1	0.7	-0.1	0.2	0.8	-2.9	13.2
1986	2.8	9.8	1.0	-1.7	0.1	1.7	-2.4	12.1
1987	10.8	14.7	0.7	1.0	0.1	1.8	-3.8	26.0
1988	5.8	2.3	0.4	0.4	0.1	1.4	-1.5	9.4
1989	17.1	7.4	0.4	-0.9	0.1	1.0	-2.8	22.9
1990	3.9	0.2	0.4	-0.3	0.1	0.5	-1.5	3.7
1991	2.7	-1.8	0.2	1.4	0.1	-0.1	-1.2	1.7
1992	3.7	0.7	0.2	1.6	0.0	1.0	-1.2	6.3
1993	3.5	0.0	0.2	0.2	0.1	1.4	-1.2	4.5
1994	4.0	5.4	0.2	-0.2	0.1	1.4	-2.0	9.2
1995	2.6	1.7	0.3	0.4	0.1	1.0	-1.4	5.0
1996	2.2	5.3	0.2	0.9	0.0	0.5	-1.4	8.0
1997	2.5	7.7	0.1	1.1	0.4	1.8	-2.5	11.4
1998	5.5	3.9	0.2	0.8	-0.1	2.7	-3.5	9.7
1999	4.5	6.8	0.2	-0.2	0.0	1.0	-2.3	10.1
2000	6.6	4.3	0.2	-0.3	-0.1	3.6	-4.0	10.4
2001	5.5	3.3	0.3	0.0	0.0	1.4	-2.8	7.9
2002	11.4	2.2	0.2	-0.1	0.1	-0.1	-0.8	13.5
2003	14.0	0.9	0.2	0.0	0.0	0.1	-1.7	13.8
2004	12.9	9.2	0.1	-0.6	0.0	2.0	-3.0	20.7
2005(a)	3.3	9.6	0.1	-0.4	0.0	-0.1	-0.8	11.8

(a) Preliminary figures.

Australian net private wealth

Table A3: Real private sector wealth at market value^(a) (2003-04 \$billion)

As at June	Dwelling assets	Business assets	Consumer durables	Government securities	Money base	Australian investment abroad	Foreign liabilities	Total wealth
1960	225.1	331.4	56.3	77.1	18.8	4.2	-37.5	696.1
1961	235.5	342.7	57.6	75.8	17.2	5.1	-32.3	722.8
1962	260.8	349.8	56.6	83.9	18.2	5.1	-34.4	763.2
1963	269.9	373.5	57.8	92.6	17.9	7.0	-41.8	801.9
1964	304.1	427.0	58.5	95.5	20.5	8.8	-53.6	887.1
1965	320.0	401.9	61.2	94.1	19.8	7.5	-46.1	886.6
1966	328.4	429.4	61.9	98.3	17.3	9.1	-47.3	926.2
1967	332.0	438.5	62.5	103.0	18.5	8.8	-53.7	940.4
1968	353.1	620.1	64.0	104.9	18.8	13.6	-81.0	1,127.6
1969	384.0	695.6	67.4	106.9	19.7	12.3	-88.0	1,233.3
1970	422.8	668.3	69.8	98.0	21.2	13.3	-80.8	1,251.1
1971	451.3	622.3	71.9	100.5	20.5	15.4	-83.7	1,238.7
1972	490.5	661.6	74.8	112.2	20.8	19.4	-102.5	1,319.8
1973	555.6	623.2	77.9	106.2	25.8	16.1	-97.2	1,352.0
1974	639.5	521.1	80.6	81.8	25.4	11.8	-74.4	1,331.0
1975	615.8	399.9	84.8	83.3	19.6	12.9	-64.6	1,195.7
1976	615.0	389.1	89.0	83.6	21.2	12.9	-79.9	1,176.3
1977	618.9	356.1	93.2	81.6	23.7	15.4	-76.7	1,160.3
1978	614.0	376.4	95.8	89.9	20.5	17.0	-78.1	1,186.6
1979	633.9	399.9	93.0	92.4	20.3	19.7	-82.2	1,230.6
1980	669.2	485.6	95.4	87.6	19.8	20.4	-100.6	1,333.8
1981	730.5	539.4	97.3	87.8	20.0	19.5	-112.8	1,441.3
1982	723.8	461.2	100.6	82.6	20.8	22.7	-118.8	1,357.6
1983	699.4	486.1	102.0	96.1	19.7	25.6	-135.2	1,362.0
1984	733.2	516.4	102.6	122.8	20.8	28.4	-143.6	1,454.6
1985	776.7	580.2	105.3	114.3	22.6	37.8	-173.7	1,543.0
1986	764.9	682.5	112.9	82.4	23.2	59.8	-196.6	1,614.3
1987	860.7	842.3	114.4	90.1	23.1	80.8	-235.8	1,864.0
1988	900.4	822.0	113.8	90.4	24.0	99.1	-245.4	1,895.2
1989	1,149.6	903.4	114.9	68.9	23.8	111.5	-280.7	2,187.7
1990	1,167.6	858.9	117.4	58.5	23.9	115.5	-296.4	2,147.5
1991	1,170.9	783.4	116.6	83.8	24.1	108.8	-307.2	2,088.2
1992	1,215.3	777.0	117.1	114.7	24.0	126.0	-323.9	2,163.0
1993	1,261.2	759.3	118.8	117.1	25.2	152.2	-342.7	2,207.8
1994	1,338.7	871.4	122.0	111.7	26.8	181.2	-384.5	2,390.5
1995	1,374.8	894.2	126.9	118.2	28.1	201.8	-409.6	2,462.4
1996	1,399.6	1,004.5	130.0	136.6	28.7	209.1	-435.2	2,606.3
1997	1,442.5	1,186.4	130.1	163.9	39.3	251.2	-493.2	2,856.6
1998	1,571.2	1,274.1	133.7	184.1	35.5	322.8	-581.7	3,077.5
1999	1,700.8	1,474.3	138.0	176.0	35.8	351.8	-647.6	3,369.5
2000	1,887.7	1,587.7	141.7	162.9	31.0	463.9	-768.0	3,649.8
2001	1,992.7	1,628.6	144.2	155.3	31.2	489.6	-831.3	3,755.3
2002	2,367.5	1,674.0	149.7	149.5	35.9	476.0	-840.2	4,166.1
2003	2,884.8	1,675.9	153.5	145.3	35.3	467.8	-890.5	4,638.2
2004	3,440.3	2,077.6	156.7	115.1	37.0	553.7	-1,016.3	5,528.0
2005(b)	3,561.5	2,566.5	160.9	91.2	37.8	537.2	-1,044.9	6,075.6

(a) Real wealth is calculated by dividing nominal wealth by the household consumption deflator.

(b) Preliminary figures.

**Table A4: Real private sector wealth per person at market value^(a)
(2003-04 \$ per person)**

As at June	Dwelling assets	Business assets	Consumer durables	Government securities	Money base	Australian investment abroad	Foreign liabilities	Total wealth
1960	21,483	31,628	5,371	7,360	1,790	398	-3,581	66,439
1961	21,984	31,985	5,378	7,076	1,604	472	-3,019	67,460
1962	23,903	32,056	5,188	7,690	1,668	463	-3,150	69,948
1963	24,273	33,588	5,195	8,330	1,612	627	-3,762	72,102
1964	26,818	37,649	5,157	8,424	1,805	774	-4,728	78,220
1965	27,674	34,755	5,291	8,139	1,709	651	-3,988	76,672
1966	27,771	36,310	5,231	8,308	1,462	769	-4,000	78,312
1967	27,568	36,417	5,192	8,556	1,536	731	-4,461	78,098
1968	28,794	50,563	5,216	8,555	1,530	1,113	-6,607	91,946
1969	30,637	55,500	5,379	8,528	1,574	984	-7,020	98,404
1970	33,025	52,202	5,453	7,659	1,654	1,042	-6,311	97,726
1971	34,538	47,623	5,504	7,694	1,572	1,179	-6,402	94,796
1972	36,869	49,732	5,624	8,436	1,562	1,458	-7,707	99,203
1973	41,142	46,148	5,769	7,866	1,907	1,192	-7,199	100,114
1974	46,604	37,973	5,877	5,959	1,849	863	-5,425	96,988
1975	44,327	28,781	6,101	5,998	1,413	931	-4,653	86,068
1976	43,825	27,724	6,345	5,960	1,512	919	-5,693	83,826
1977	43,607	25,089	6,570	5,749	1,669	1,086	-5,405	81,757
1978	42,760	26,217	6,675	6,264	1,427	1,185	-5,442	82,641
1979	43,667	27,552	6,407	6,363	1,399	1,356	-5,663	84,776
1980	45,540	33,045	6,492	5,964	1,349	1,388	-6,844	90,766
1981	48,954	36,143	6,520	5,886	1,339	1,304	-7,560	96,586
1982	47,671	30,372	6,623	5,440	1,372	1,498	-7,822	89,413
1983	45,433	31,576	6,625	6,245	1,283	1,663	-8,782	88,484
1984	47,065	33,144	6,587	7,883	1,336	1,820	-9,219	93,370
1985	49,193	36,750	6,670	7,239	1,428	2,397	-11,003	97,733
1986	47,751	42,605	7,051	5,146	1,448	3,731	-12,275	100,783
1987	52,917	51,792	7,037	5,539	1,417	4,966	-14,496	114,611
1988	54,462	49,720	6,884	5,468	1,452	5,992	-14,842	114,641
1989	68,374	53,732	6,833	4,100	1,418	6,629	-16,697	130,111
1990	68,421	50,330	6,877	3,427	1,401	6,766	-17,370	125,842
1991	67,745	45,325	6,744	4,847	1,397	6,296	-17,775	120,814
1992	69,465	44,410	6,691	6,555	1,373	7,202	-18,514	123,635
1993	71,385	42,976	6,727	6,630	1,425	8,617	-19,396	124,966
1994	74,978	48,806	6,833	6,253	1,500	10,147	-21,535	133,883
1995	76,074	49,480	7,023	6,541	1,553	11,166	-22,662	136,257
1996	76,432	54,856	7,098	7,462	1,565	11,417	-23,767	142,335
1997	77,898	64,066	7,025	8,853	2,120	13,565	-26,633	154,261
1998	83,974	68,094	7,145	9,841	1,898	17,252	-31,088	164,478
1999	89,866	77,898	7,291	9,300	1,890	18,588	-34,216	178,038
2000	98,557	82,894	7,399	8,505	1,619	24,220	-40,096	190,561
2001	102,648	83,894	7,430	7,999	1,605	25,219	-42,823	193,440
2002	120,537	85,229	7,624	7,614	1,829	24,235	-42,780	212,111
2003	145,159	84,328	7,726	7,311	1,778	23,538	-44,811	233,394
2004	171,065	103,307	7,790	5,724	1,839	27,532	-50,536	274,876
2005(b)	175,036	126,139	7,906	4,481	1,859	26,404	-51,352	298,601

(a) Real wealth is calculated by dividing nominal wealth by the household consumption deflator.

(b) Preliminary figures.

Australian net private wealth

Table A5: Nominal private sector wealth at replacement cost

As at June	billion								\$000s	Per cent
	Dwelling assets	Business assets	Consumer durables	Government securities	Money base	Australian investment abroad	Foreign liabilities	Total wealth	Wealth per person	Growth in total wealth
1960	40.9	33.0	5.4	7.5	1.8	0.4	-4.3	84.8	8.1	
1961	43.9	36.0	5.7	7.7	1.7	0.5	-3.7	91.8	8.6	8.3
1962	45.9	37.5	5.6	8.2	1.8	0.5	-3.7	95.9	8.8	4.5
1963	48.8	40.2	5.8	8.9	1.8	0.7	-4.7	101.6	9.1	5.9
1964	52.7	44.3	6.0	9.6	2.1	0.9	-6.8	108.7	9.6	7.0
1965	57.5	47.2	6.5	10.1	2.1	0.8	-5.1	119.2	10.3	9.7
1966	60.3	51.1	6.8	10.8	1.9	1.0	-5.9	126.0	10.7	5.7
1967	62.7	54.0	7.1	11.6	2.1	1.0	-7.0	131.4	10.9	4.3
1968	65.8	63.7	7.5	12.2	2.2	1.6	-12.1	140.8	11.5	7.2
1969	68.7	70.9	8.2	13.2	2.4	1.5	-13.3	151.5	12.1	7.6
1970	72.5	75.0	8.9	13.6	2.7	1.7	-12.7	161.6	12.6	6.7
1971	77.5	79.5	9.8	14.6	2.8	2.1	-13.5	172.7	13.2	6.9
1972	85.0	87.1	10.8	16.1	3.0	2.8	-16.7	188.0	14.1	8.9
1973	95.2	92.8	12.1	17.3	4.0	2.5	-17.4	206.5	15.3	9.8
1974	113.2	105.0	14.3	17.9	4.5	2.1	-15.5	241.5	17.6	16.9
1975	134.9	118.4	17.7	20.3	4.1	2.7	-12.8	285.3	20.5	18.1
1976	155.7	134.0	21.4	23.0	5.1	3.1	-20.8	321.4	22.9	12.7
1977	177.4	148.8	24.8	25.3	6.3	4.1	-18.9	367.8	25.9	14.4
1978	196.7	166.7	27.6	27.9	5.9	4.9	-21.0	408.8	28.5	11.1
1979	214.1	187.3	29.3	32.4	6.4	6.2	-27.3	448.5	30.9	9.7
1980	229.7	216.6	33.2	35.5	6.9	7.1	-43.5	485.6	33.0	8.3
1981	262.7	245.0	37.0	39.4	7.6	7.4	-53.0	546.1	36.6	12.5
1982	296.0	281.0	42.0	42.9	8.7	9.5	-79.7	600.4	39.5	9.9
1983	320.9	309.6	47.0	50.9	9.1	11.8	-98.6	650.8	42.3	8.4
1984	339.8	332.0	50.3	64.1	10.2	13.9	-106.1	704.2	45.2	8.2
1985	386.4	370.9	55.1	64.3	11.8	19.8	-121.9	786.3	49.8	11.7
1986	422.4	406.5	63.3	48.1	13.0	33.5	-125.1	861.7	53.8	9.6
1987	479.3	451.6	70.0	57.4	14.1	49.4	-140.3	981.6	60.4	13.9
1988	598.7	517.0	74.9	60.1	15.8	65.2	-171.8	1,159.9	70.2	18.2
1989	702.9	605.4	80.5	51.4	16.7	78.1	-212.3	1,322.6	78.7	14.0
1990	740.1	635.5	86.9	45.7	17.7	85.5	-239.7	1,371.5	80.4	3.7
1991	779.7	622.5	90.3	64.0	18.7	84.3	-251.1	1,408.4	81.5	2.7
1992	795.4	615.6	93.1	83.2	19.1	100.2	-257.9	1,448.7	82.8	2.9
1993	845.4	636.9	96.8	85.0	20.5	124.0	-288.0	1,520.6	86.1	5.0
1994	904.1	659.8	100.2	90.3	22.0	148.8	-296.0	1,629.2	91.2	7.1
1995	954.4	691.7	106.3	96.9	23.5	169.0	-319.6	1,722.1	95.3	5.7
1996	971.9	720.4	111.1	113.8	24.5	178.7	-322.8	1,797.6	98.2	4.4
1997	1,057.4	761.1	113.0	128.5	34.1	218.2	-338.1	1,974.3	106.6	9.8
1998	1,129.6	813.0	118.2	141.9	31.4	285.4	-388.0	2,131.6	113.9	8.0
1999	1,231.5	862.9	122.7	142.7	31.8	312.8	-407.0	2,297.4	121.4	7.8
2000	1,346.5	920.1	128.4	136.6	28.1	420.3	-467.5	2,512.4	131.2	9.4
2001	1,505.0	961.6	137.0	137.6	29.6	465.0	-508.7	2,727.2	140.5	8.5
2002	1,690.1	1,022.1	145.5	137.3	34.9	462.5	-536.1	2,956.4	150.5	8.4
2003	1,989.6	1,113.0	152.5	131.9	35.1	464.6	-610.0	3,276.7	164.9	10.8
2004	2,333.7	1,226.6	157.6	111.5	37.2	557.0	-630.3	3,793.3	188.6	15.8
2005(a)	2,568.5	1,338.5	164.6	88.4	38.7	549.7	-609.2	4,139.2	203.4	9.1

(a) Preliminary figures.