

**Senate Economics Legislation Committee**

**ANSWERS TO QUESTIONS ON NOTICE**

**Treasury Portfolio**

Supplementary Budget Estimates

2016 - 2017

**Department/Agency:** Australian Prudential Regulation Authority

**Question:** 186

**Topic:** SMSF investment in housing - APRA

**Reference:** Written

**Senator:** Whish-Wilson, Peter

**Question:**

1. Does ASIC have any data on recent growth in investment—either directly or indirectly—by self-managed superannuation funds (SMSFs) in property?
2. What powers does APRA have to regulate SMSFs providing ‘shadow banking’ for investment in property?

**Answer:**

1. APRA does not collect data on growth in investment in property by SMSFs.
2. APRA is not responsible for regulating SMSFs; SMSFs are regulated by the Australian Taxation Office.

APRA recently released for consultation draft amendments to *Prudential Practice Guide APG 223 Residential Mortgage Lending* (APG 223), which includes guidance for authorised deposit-taking institutions (ADIs) when lending to SMSFs. APRA has also proposed for consultation additional reporting for ADIs on the volume of their residential mortgage lending to SMSFs.