



Empty buildings opened · zero tax years 1–3 · BAS abolished · \$0 GP · power halved · 80% loan guarantee · main streets live again

ZERO

Income tax years 1–3
New business free start

2%

Annual vacant levy
On empty commercial bldgs

6 months

Vacancy trigger
Then CEA activates

1/10

Year 1 program rent
Rising to full over 3 years

THE PROBLEM — THREE FAILURES KILLING SMALL BUSINESS AND MAIN STREETS

EMPTY BUILDINGS, EMPTY MAIN STREETS

Buildings sit empty for years while asking rents stay unreachable. Landlords have no incentive to negotiate. Businesses cannot afford to start. Main streets lose shops one by one.

HIGH RENTS, EMPTY SHOPS, NO BUSINESS

Landlord holds asking rent. No tenant for two years. No pressure to negotiate. The business owner cannot start. The building stays dark. The street dies around it.

CITIES AND TOWNS — THE SAME PROBLEM

From CBD to country town: buildings empty, rents high, no start. Vacant shopfronts blight city precincts. Empty anchor stores kill country blocks. Everywhere, the same deadlock.

THE MMP SOLUTION — EMPTY BUILDINGS OPENED · MAIN STREETS LIVE AGAIN

CEA — COMPULSORY ENTERPRISE ACTIVATION

Any commercial building vacant for 6+ months is subject to Compulsory Enterprise Activation. The owner must lease it to a verified registered business at 10% of market rate. Not negotiable. Not optional. The building opens. The business pays a fraction of normal rent. The main street comes back to life.

THE RENT ESCALATION — 3 YEAR RUNWAY

Year 1: 1/10 of market rent. Year 2: 3/10 of market rent. Year 3: 6/10 of market rent. Year 4: full market. The business has three years to build revenue before paying full rent. The landlord receives income from a building that was earning nothing. Both parties benefit. At any point, a full-rent offer displaces the program tenant.

EMPTY COMMERCIAL SPACE TAX

Any commercial building vacant for 6+ months pays an annual empty space tax. The tax stops the moment a tenant moves in — under the program or at full rent. Holding a building dark now has a cost. Filling it removes that cost immediately.

ZERO TAX — YEARS 1 TO 3

Every new business: zero income tax for the first three years of operation. No BAS for businesses under \$2M turnover. A single annual return replaces the quarterly compliance burden. The accountant's bill for year one drops from thousands to hundreds. Starting a business in a country town becomes financially viable.

80% LOAN GUARANTEE — NO PERSONAL GUARANTEE

The government guarantees 80% of any small business loan up to \$500,000 — without requiring the owner's home as collateral. The bank lends against the business, not the family home. The dairy farmer who wants to open a processing facility does not have to risk the farm to do it.

POWER AT HALF PRICE — TODAY

Power legislated at 15c/kWh by end of first term. 6c/kWh at SBC maturity. For a small business paying \$2,000/month in electricity today: \$800/month by Year 2, then \$480/month at SBC maturity. Power is the single largest controllable input cost for most regional small businesses. Half price changes everything.

BAS ABOLISHED

The Business Activity Statement is abolished for all businesses with turnover under \$2 million. A single annual return replaces four quarterly lodgements. Time spent on BAS compliance: gone. Accountant fees for BAS: gone. The small business owner spends that time running the business instead of feeding the ATO.

\$0 GP — WORKFORCE STAYS HEALTHY

Every Australian GP visit is free. For a small business in Griffith or Deniliquin, this means the owner and every staff member can see a doctor without the cost being a barrier. Presenteeism — working sick because you can't afford the gap fee — ends. Workforce productivity in regional businesses improves.

MAIN STREETS — FARRER SPECIFICALLY

Albury, Wagga Wagga, Griffith, Hay, Deniliquin, Wentworth — every Farrer main street has empty shopfronts held by landlords waiting for rents that will never come. CEA activates them. The 2% levy motivates owners to negotiate. The 10% rate makes entry viable for the baker, the mechanic, the bookshop. Farrer's main streets live again.

SINGLE WINDOW APPROVALS — 90 DAYS MAX

Every new business application: one government portal, 90-day maximum decision. No state/council/federal duplication. The food business in Leeton does not navigate three different licencing systems. The tradie in Wagga does not wait 6 months for an ABN and a licence. Apply once. Get a decision. Start trading.

SUPERMARKET DUOPOLY BROKEN

Mandatory divestiture powers for the ACCC where supermarket market share exceeds 40% in any regional town. Woolworths and Coles cannot hold monopoly position in regional communities and dictate supplier terms. Independent grocers are protected. Local produce suppliers get fair access to shelf space.

THE COMPOUND EFFECT

Zero tax years 1-3 + vacant levy opening empty buildings + 80% loan guarantee + BAS abolished + power at half price + \$0 GP + 90-day approvals. Each removes one barrier. Together they make starting and running a small business — anywhere in Australia — easier than it has ever been.

CURRENT FAILURE vs MMP FIX — SMALL BUSINESS AND MAIN STREETS

CURRENT — THE FAILURE	MMP — THE FIX
Commercial building vacant 2 years. No cost to landlord. No mechanism to act.	2% annual vacant levy + program: fill it at 1/10 rent or pay the levy. Both ways the building opens.
Landlord holds out for asking rent. No tenant. Building dark for years in city or town.	Program business pays 1/10 rent Year 1. Building opens. Landlord earns something. Street lives.
New business: income tax from dollar one. BAS every quarter. Accountant from month one.	Zero income tax years 1–3. BAS abolished under \$2M. Single annual return only.
Small business loan: bank requires home as collateral. Family home at risk.	80% government loan guarantee. No personal guarantee required. Lend against the business.
Power: 28–35c/kWh for small business. Input cost destroying margins.	Power legislated 15c/kWh this term. 6c/kWh at SBC maturity. Bills more than halved.
GP visit: \$40–80 gap fee. Staff work sick. Owner skips check-ups.	\$0 GP. Every staff member, every owner, sees a doctor without cost barrier.
Business approvals: state + council + federal. 6–12 months. Multiple portals.	Single window. 90-day maximum decision. One portal. One application.
Supermarket duopoly: Woolworths/Coles control regional towns. No competition.	ACCC divestiture powers where market share exceeds 40%. Independents protected.
Country town shopfront empty 2 years: pharmacy next door loses foot traffic, closes.	CEA fills the anchor store. Foot traffic returns. Adjacent businesses survive.
Regional small business: isolated, expensive, over-regulated, under-supported.	Zero tax + CEA + 80% guarantee + BAS gone + cheap power + \$0 GP + 90-day approvals.

"A building empty for six months is a failure of policy, not a failure of the market. Compulsory Enterprise Activation opens it. Zero tax keeps the business alive. Power at half price makes the numbers work. Main streets live again." — MMP Federal Platform

★ VOTE 1 — BRETT MURRELL — FARRER — SATURDAY 9 MAY 2026 ★

Moral Majority Party — Sovereign Builder | moralmajority.com.au | 0406 852 054