



200 new towns · \$150/wk rent-to-own · 6c/kWh power · Sovereign Economic Zones · housing crisis solved inland

**200**

New towns — 6 corridors  
One every 100km

**\$150**

Per week rent-to-own  
vs \$650/wk Sydney median

**15%**

Corporate tax SEZ rate  
10% green manufacturing

**6c**

Per kWh SEZ power  
Cheapest in the world

## THE PROBLEM — INLAND DYING, COAST UNAFFORDABLE, NO PLAN FOR EITHER

### INLAND TOWNS DYING

Australia's inland towns are dying. Young people leave for cities. Main streets empty. Schools close. Medical services withdrawn. The towns that remain are getting older, poorer, and smaller —

### HOUSING CRISIS — CITIES ONLY

Median Sydney house price: \$1.4 million. Melbourne \$900,000. Rents rose 30% in three years. Young Australians cannot afford to buy or rent in cities where the jobs are. The result:

### NO SOVEREIGN ECONOMIC ZONES

Australia has never designated a Sovereign Economic Zone — a region with different tax and approval conditions designed to attract industrial activity. China built Shenzhen from 30,000 to 17

## THE SBC SOLUTION — 200 TOWNS DESIGNED FROM SCRATCH · ALL SERVICES FROM DAY 1

### 200 TOWNS — ONE EVERY 100KM

Every SBC corridor includes a new town node at regular intervals — approximately every 100km, with major nodes every 200km. 200 towns total across six corridors. Each designed from scratch: not a camp, not a service depot, but a permanent community with all 11 services from Day 1.

### SOVEREIGN ECONOMIC ZONES

Every corridor town is a Sovereign Economic Zone under the SBC Act — legislated for 200 years: Corporate tax 15% (10% green manufacturing). Personal income tax 20% (15% for first 10 years). Payroll tax: zero. BAS: abolished. Approvals: 90 days maximum. Energy: 6c/kWh.

### 6c/kWh — THE COMPETITIVE ADVANTAGE

Every corridor town powered by the renewable energy precinct. 6c/kWh industrial — the cheapest green power on earth. For a 100MW data centre: \$70-100M/yr in power savings vs Singapore or Sydney. For aluminium smelting: viable again. For battery manufacturing: globally competitive.

### \$150/WEEK RENT-TO-OWN

Housing built at cost by the SBC — not by developers extracting profit. \$150/wk rent-to-own: 30-year lease converts to freehold ownership. Every corridor town resident accumulates equity. The housing crisis is not solved by subsidising the existing market — it is solved by building a new one.

### HEALING CENTRES — HEALTH FROM DAY 1

Every corridor town includes a Healing Centre: GP, mental health, dental, allied health, pharmacy — all in one building, open outside business hours, no referral required. 200 public psychiatry positions across the network. The regional health crisis ends at the corridor boundary.

### SCHOOLS, BROADBAND, AGED CARE

Every town: a school from Day 1, gigabit fibre, aged care integrated into the community centre. Young families move to corridor towns knowing their children have a school, their parents have aged care, and they have internet as fast as Sydney. The inland becomes a genuine choice.

### SHENZHEN MODEL — APPLIED TO AUSTRALIA

Shenzhen 1980: 30,000 people. Shenzhen 2024: 17 million. Mechanism: Sovereign Economic Zone with different tax, approval, and infrastructure conditions. Australia has better land, better climate, better resources. The SBC provides the infrastructure. The SEZ provides the economics. The towns fill.

### HOUSING CRISIS SOLVED INLAND

The housing crisis is not a mystery — it is the result of 40 years of underbuilding in the wrong places. Sydney and Melbourne cannot absorb 400,000 new residents per year. Corridor towns can. 200 towns at 5,000 residents each = 1 million Australians housed at \$150/wk. Pressure on cities collapses.

### MANUFACTURING RENAISSANCE

Corridor town SEZs attract energy-intensive manufacturing that cannot compete in Sydney at 28-35c/kWh. Aluminium smelting. Battery gigafactories. Green steel. Green ammonia. Data centres. All viable at 6c/kWh. Each major corridor town becomes an industrial hub with guaranteed energy and water supply.

### NATIONAL SERVICE — BUILDS THE TOWNS

National service participants — engineering track — build the corridor towns as their service contribution. Young Australians gain construction skills, a trade qualification, and first access to rent-to-own housing in the town they helped build. The youth unemployment problem and the labour shortage are the same problem.

### CORRIDOR TOWNS IN FARRER

SBC#1 runs directly through Farrer. New towns at Balranald, Hay, Griffith node, Wentworth. Each with power at 6c/kWh, Alice Hub water, electrified freight access, Healing Centre, school, and \$150/wk housing. The Farrer communities that are currently declining become the first generation of corridor towns.

### THREE MMP ASKS ON TOWNS

1. Legislate the SEZ framework: 200-year lock, 15% corporate tax, 20% income tax, 90-day approvals.
2. Commence Phase 0 town design: first four nodes on the Melbourne-Brisbane spine.
3. Reform national service to include construction track building the first corridor town by 2027.

**INLAND DECLINE vs SBC CORRIDOR TOWNS — THE CHOICE**

TODAY — INLAND DYING, COAST UNAFFORDABLE	SBC — 200 NEW TOWNS, ALL SERVICES, DAY 1
Median Sydney house: \$1.4M. Melbourne: \$900K. Rents up 30% in 3 years.	<b>\$150/wk rent-to-own. 30-year lease converts to freehold ownership. Built at cost.</b>
Inland towns declining. Young people leaving. Schools closing. Services gone.	<b>200 new towns: school, hospital, Healing Centre, broadband, housing from Day 1.</b>
No Sovereign Economic Zones anywhere in Australia.	<b>Every corridor town: SEZ. 15% corporate tax. 20% income tax. Zero payroll tax. 200-yr lock.</b>
Industrial power: 28-35c/kWh. Manufacturing uncompetitive globally.	<b>6c/kWh SEZ power. Aluminium, batteries, green steel, data centres all viable again.</b>
No integrated health services in regional towns. Hours to a GP or specialist.	<b>Healing Centre in every corridor town: GP, mental health, dental, allied health.</b>
Housing approved one project at a time. Developers extract margin. Cost stays high.	<b>SBC builds housing at cost. No developer margin. \$150/wk rent-to-own for all residents.</b>
No model for new city creation in Australia since Canberra in 1908.	<b>Shenzhen model applied: SEZ + infrastructure + housing = 200 towns across 6 corridors.</b>
Youth unemployment and infrastructure workforce shortage treated separately.	<b>National service construction track builds corridor towns. Youth get skills and housing.</b>
Regional aged care: under-resourced, understaffed, hours from families.	<b>Aged care integrated into every corridor town community from Day 1.</b>
400,000 new residents per year. Sydney and Melbourne cannot absorb them.	<b>200 towns at 5,000 residents each = 1M Australians housed at \$150/wk. Cities breathe.</b>

*"200 new towns. All 11 services from Day 1. \$150 per week rent-to-own. 6 cents per kilowatt hour. The housing crisis is not solved by subsidising the existing market. It is solved by building a new one." — MMP Federal Platform*

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

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