

16 April 2025

Hancock's landmark property development in the City of Perth

Hancock Prospecting Pty Ltd (**Hancock**) confirms that a landmark property development in West Perth is currently under consideration.

With sustained business successes, and substantial future growth activities underway, Hancock continues to evaluate the longer-term office space and amenities needs for its people – with its business interests now spanning across mining, energy, agriculture, apparel, property, and various other strategic investments.

Hancock's existing premises in West Perth have served as the company's headquarters since the late 1980s, with the Hancock family's ties to the West Perth area going back many decades. In recent years, a series of strategic property acquisitions of nearby premises has seen Hancock secure a sizeable and valuable consolidated footprint.

This provides Hancock with the opportunity (subject to approvals) to progress a landmark property development. Plans for a potential significant development have recently been shared with the City of Perth, the State Development Assessment Unit, and lodged with the WA Planning Commission for approval.

Underpinning those plans is a trailblazing building which would be the future centrepiece of a long-term Hancock Business Hub in West Perth, and with flexibility to include prime commercial leasing where there is capacity. The vision is to create a precinct where 'work meets wellness', an unparalleled workplace to support Hancock's dynamic business and commensurate with its standing as Australia's most successful private company.

The plans feature strong and unique architectural forms, and well-proportioned office and amenity areas. There is an emphasis on greenery and lush landscape that is visible and accessible from all parts of the building – a truly exciting office design, well beyond what is typically encountered in the City of Perth. The development seamlessly integrates into the surrounding garden setting of West Perth, with around 60% of the site dedicated to landscaping and publicly accessible open space. A key feature is the unique green veil of planting which envelops the paired towers, enhancing the connection to natural elements.

The new development would offer comfortable, welcoming spaces that will unite and enable collaboration of people across Hancock's varied business interests. The workplace experience is enhanced by a strong focus on amenities such as gyms, wellness spaces, swimming pools, and a child-minding area, as well as cafes, restaurants, alfresco dining, and some serviced apartments. The design fosters engagement and productivity, and allows for effective delivery and operation.

Open spaces at the building's heart bring natural light deep into the floorplates via atria on two sides, while passive solar shading optimises daylight, views, and energy efficiency, reducing the need for artificial lighting and cooling. The project exemplifies an exceptional environment for both its users and visitors, and would be a true landmark in the City of Perth.

Subject to timely approvals, Hancock expects to progress this opportunity further during 2025.

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