



Hong Kong Science and Technology Parks Corporation

InnoCell Admission Guide

(Part B)

for

Existing Park Company under Special Programme/Project

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1. Introduction

The Hong Kong Science and Technology Parks Corporation (“**HKSTP**”) has built a residential building “InnoCell”, in Science Park to provide short to medium term accommodation to the employees of our partner companies (each a “**Company**”) at an affordable rental rate so as to cater for the growth and diversifying needs of Hong Kong’s innovation and technology ecosystem. HKSTP’s objectives are to attract mainland/overseas R&D companies to relocate to Hong Kong as well as to facilitate the cross-fertilization of ideas and experience among the InnoCell residents. This Guide sets out the details of the Programme.

2. Description of InnoCell

InnoCell is a 17-storey building which provides 392 rooms (511 bed spaces). InnoCell is a smart building offering shared working spaces, recreational areas, laundry room and many other facilities to our residents. There are four (4) types of fully furnished units of different sizes, namely The Solo, the Twin, The Suite and The PowerHub. Details of these units can be found on our website at this link <https://innocell.hkstp.org/>

3. Definitions

- 3.1 “**Authorized Signatory**” means any person of an Existing Park Company who is authorized to sign a lease agreement with HKSTP for the leasing of premises at Hong Kong Science Park.
- 3.2. “**Existing Park Company**” means any partner company that has a valid lease with HKSTP for premises with Hong Kong Science Park including any companies occupying premises located in HKSTP’s Industrial Estates and/or InnoCentre.
- 3.3 “**Special Programme/Project**” means any specific programmes that are designed, launched and managed by the Corporate Development Division of HKSTP from time to time to promote the research and development of innovation technology (I&T), such as, InnoHK and InnoAcademy.
- 3.4 “**Work Permit**” means any valid work permit/visa for employment, training, investment as entrepreneurs that is issued by the Immigration Department of the Government of the HKSAR.

4. Admission Application

4.1. Eligibility Criteria

4.1.1 All applications for admission into InnoCell under the category of “Existing Park Company under Special Programme/Project” shall be by invitation only. The Corporate Development Division of HKSTP shall have the sole and absolute discretion to select and invite individuals employed by Existing Park Companies participating in Special Programmes/Projects to apply.

4.1.2 The Applicant must meet the following criteria:

- (a) Must be employed by an Existing Park Company on a full-time basis; and
- (b) If the Applicant is a non-Hong Kong permanent resident, the Applicant must hold a valid Work Permit.

4.2. Application Procedure

4.2.1 The Applicant must complete and submit the InnoCell Application Form (**Form B**) a copy of which is shown in the **Appendix 1** to this Admission Guide.

4.2.2 The Application Form must be declared by an Authorized Signatory of the Existing Park Company. It is important to note that the name of the Authorized Signatory must correspond to the name of the authorized person who represented the Existing Park Company in executing its lease agreement with HKSTP. The Existing Park Company shall be solely responsible and liable for the truthfulness, accuracy and completeness of all information submitted by its Applicant.

4.2.3 The Application Form must also be endorsed by the Corporate Development Division of HKSTP supported by written justification for its endorsement.

4.2.4 HKSTP reserves the right to request for additional information from an Applicant for the purposes of reviewing the Applicant’s application that may include, without limitation, additional supporting information and documents from the Applicant and/or its Existing Park Company.

4.2.5 Should the Applicant and/or the Existing Park Company fail to provide the additional information, documents and/or clarifications requested by HKSTP within 7 working days of HKSTP making such request, HKSTP has the full right and final discretion to cease processing the Applicant’s application.

4.3. Enquiries

- 4.3.1 For further enquiries relating to the application, the Applicant and/or the Existing Park Company employing the Applicant is/are welcome to contact us via e-mail at innocell.general@hkstp.org

5. Selection

- 5.1 The Applicant and/or its Existing Park Company shall be selected according to the nature of the Special Programme/Project and subject to the approval of the Admission Assessment Panel that will be held once every calendar month.
- 5.2 HKSTP has the full, absolute and final discretion to accept or reject any applications submitted by Applicants on any grounds and for any reasons whatsoever and such decision shall be final, conclusive and binding on Applicants and their Existing Park Companies.
- 5.3 HKSTP shall inform each Applicant and/or its Existing Park Company the result of its admission application via email.

6. General Conditions

- 6.1 Period of stay (ranging from 1 day to 1 year) shall be subject to the duration of the Special Programme/Project in question and shall always be conditional upon the lease/license agreement between HKSTP and the Applicant's Existing Park Company being valid and subsisting throughout the Applicant's entire period of stay at InnoCell.
- 6.2 The successful Applicant and/or the Existing Park Company shall be notified of the offer and confirm the move-in date by email. The successful Applicant and/or the Existing Park Company shall settle payment of the deposit (which shall be based on the period of stay at InnoCell) and the first payment of rent within 2 weeks of receiving the notification.
- 6.3 A declaration form signed by the Applicant and the authorized person of the Existing Park Company (i.e. the person who was authorized to signed HKSTP's tenancy agreement on behalf of the Existing Park Company employing the Applicant) should be submitted.
- 6.4 HKSTP has the sole and absolute discretion to offer other types of units that may not be the successful Applicant's choice, in which case, the successful Applicant and/or the Existing Park Company will be free to determine whether or not it wishes to proceed with its application.

- 6.5 The lease/license term of the Applicant for InnoCell may be terminated by HKSTP if the relevant Existing Park Company ceases to be a tenant at Science Park.
- 6.6 The Applicant of the Existing Park Company employing the Applicant shall comply with the terms and conditions of its lease/licence agreement and house rules of InnoCell that are applicable from time to time.

7. Recovery of Loss

HKSTP reserves the right to recover from any Applicant, any damage, loss and/or expense that are incurred by the Applicant in relation to or arising out of the Applicant's stay at InnoCell.

8. Audit Right

An Applicant and/or its Existing Park Company shall permit any person authorized by HKSTP to have access to the Applicant's unit and the right to inspect, discuss, monitor and evaluate whether an Applicant has complied with and fulfilled all of the conditions under this Admission Guide and under the lease/license agreement for the Applicant's unit at InnoCell. In this regard, both the Applicant and the Existing Park Company are required to fully co-operate with HKSTP including, without limitation, to provide HKSTP with relevant information and explanations (be it in writing or verbally) in a timely and truthful manner.

9. Prevention of Fraudulent and Corrupt Activities

- 9.1 The Applicant and/or the Existing Park Company shall jointly and individually ensure and undertake to HKSTP that it shall not engage in or commit any of the following acts and practices:
- (a) "corrupt practices" refer to the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of another party;
 - (b) "fraudulent practices" is an act or omission, including misrepresentation, that knowingly or recklessly misleads, or attempts to mislead, a party to obtain financial or other benefit or to avoid an obligation;
 - (c) "collusive practices" is an arrangement between two or more parties designed to achieve an improper purpose, including to influence improperly the actions of another party;

- (d) “coercive practices” is impairing or harming, or threatening to impair or harm, directly or indirectly, persons or their property to influence their participation in a procurement process, or affect the execution of a contract; and
- (e) “obstructive practices” is deliberately destroying, falsifying, altering, or concealing of evidence material to the investigation or making false statements to investigators in order to materially impede an investigation into allegations of a corrupt, fraudulent, coercive, or collusive practice; and/ or threatening, harassing, or intimidating any party to prevent it from disclosing its knowledge of matters relevant to the investigation or from pursuing the investigation, or acts intended to materially impede the exercise of inspection and audit rights.

(collectively defined as “**Fraudulent and Corrupt Activities**”)

9.2 The Applicant and/or the Existing Park Company employing the Applicant are advised to observe and comply with the relevant legal and regulatory requirements and practices in Hong Kong relating to Fraudulent and Corrupt Activities, in particular, the following Ordinances under the Laws of Hong Kong:

- (a) The Prevention of Bribery Ordinance (Cap 201)
- (b) The Theft Ordinance (Cap 210)

10. Personal Information

10.1 All personal data that are collected by HKSTP from any Applicant and/or the Existing Park Company employing an Applicant shall be used solely in relation to an Applicant’s application for admission into InnoCell. Please read the Privacy Policy of HKSTP @ <https://www.hkstp.org/term-of-use/> for more information.

10.2 The Personal Data (Privacy) Ordinance (Cap 486 of the Laws of Hong Kong), you have the right to request access to and correction of the personal data supplied by you. Please read the Privacy Policy of HKSTP @ <https://www.hkstp.org/privacy-policy/> for more information.

11. Termination

The lease agreement for InnoCell entered into with the successful Applicant may be terminated by HKSTP in any one or more of the following situation(s):

- (a) The Applicant and/or the Existing Park Company fail to comply with any of the terms and conditions contained in this Guide and the lease and/or license agreement with HKSTP and in all other instructions and correspondences

issued by HKSTP or its representative from time to time in respect of this Guide

- (b) The Applicant and/or the existing Park Company misrepresent or provide any wrongful or incorrect or inaccurate statement(s) in its (i) Application Form; and (ii) any other matters relating to the eligibility for such Applicant continued use and enjoyment of InnoCell.
- (c) If HKSTP forms the opinion that the termination of the lease/license of the Applicant at InnoCell must be carried out on the grounds of public interest

12. Changes to Guidelines

HKSTP reserves the right to make changes to this Admission Guide and any documents and mechanisms related to or contemplated by this Admission Guide , as and when determined by HKSTP without the need to give any prior notice to any Applicants or Existing Park Companies. Please visit www.innocell.org.hk for the update.

**Appendix 1 - InnoCell Application Form for
Existing Park Company under Special Programme / Project**

Form B

Section 1 - Particulars of the Company / Organization		
Company / Organization Name		
Special Programme / Project Name		
Address		
Lease/License Agreement Term	Commencement Date: _____ (dd/mm/yr) Expiry Date: _____ (dd/mm/yr)	
Contact of Authorized person	Full Name	Position
	Tel. No. Office: Mobile:	Email

** Must be the person who signed the tenancy/lease/license agreement with HKSTP*

Section 2 - Particulars of the Applicant	
Applicant Full Name (same as on ID / Passport) (e.g. Chan Tai Man)	
Gender	
Nationality	
ID/Passport No	
Mobile Phone Contact No (with country code)	
Position	
Local / Non-Local	For non-local residents, please provide a copy of your valid visa/work permit
Company Email Address	
Check-in Date	
Check-out Date	
Room Type	
No. of Adults	
No. of Children (Aged under 18)	

Reference No: _____

Remark	For "The Twin" application, please provide the full name of the other applicant who is applying to share this room type. If none, please leave blank. (1) _____(Full Name) <input type="checkbox"/> I am willing to share the room with another applicant randomly selected by InnoCell who is of the same gender as I am.
	For "The PowerHub" application, please provide the full names of the seven (7) other applicants who are applying to share "The PowerHub". (1) _____(Full Name) (2) _____(Full Name) (3) _____(Full Name) (4) _____(Full Name) (5) _____(Full Name) (6) _____(Full Name) (7) _____(Full Name)

Important Note:

- (a) The minimum length of stay is one (1) month. The maximum length of stay is one (1) year.
- (b) The application will be subject to the final review and approval of the InnoCell Committee.

Reference No: _____

Appendix 1 - InnoCell Application Form for Existing Park Company under Special Programme / Project

Section 3 – Declaration	
1.	I declare that I have read and understood the InnoCell Admission Guide.
2.	I declare that the information contained in this application together with any supporting documents and materials provided are, to the best of my knowledge, true, accurate and complete. I also understand that the giving of false or misleading information is a serious criminal offence.
3.	I understand that I may be requested to provide further clarification or documentation to verify the information supplied in this form and that Hong Kong Science and Technology Parks Corporation (“HKSTP”) may, during the application process, consult with other parties on the information I have provided in this application.
4.	I acknowledge and accept that this application may be reviewed and vetted by HKSTP personnel,, professional advisors appointed by HKSTP and/or members of the InnoCell Committee.

Applicant

(Signature)

Name: _____

Date: _____

Existing Park Company

(*Authorized Signature with Company Stamp)

Name of Park Company: _____

Name of Authorized Signatory: _____

Position/Designation of Signatory: _____

Date: _____

** Must be the person who signed the tenancy/lease/license agreement with HKSTP*

Section 4 – HKSTP’s Recommendation (to be filled-in by HKSTP)		
<u>Supporting Reasons and Justifications</u>		
Proposed by <i>(Must be Manager grade or above)</i>	Full name	Position
	Signature	
Recommended by <i>(Must be Division Head or Director grade)</i>	Full name	Position
	Signature	

Reference No: _____

**Admission Assessment for
 Existing Park Company under Special Programme / Project
 (for Internal Use)**

Result of InnoCell Committee		
Reference No. _____		
Special Programme / Project Name: _____		
Existing Park Company: _____		
No. of Room: _____		
Period of Stay: _____		
Approved / Disapproved by the InnoCell Committee at its meeting held on _____		
<u>Reason(s) for Disapproval</u>		
<u>Signed by the InnoCell Committee</u>		
Approved / Disapproved by:	Approved / Disapproved by:	Approved / Disapproved by:
_____	_____	_____
Member (1) Name:	Member (2) Name:	Member (3) Name:
_____	_____	_____
Approved / Disapproved by:	Approved / Disapproved by:	Approved / Disapproved by:
_____	_____	_____
Member (4) Name:	Member (5) Name:	Member (6) Name:
_____	_____	_____
_____ no. of Approval Votes	_____ no. of Disapproval Votes	
Checked by:	Endorsed by:	
_____	_____	
Committee Secretary Name:	Committee Chairperson Name:	
_____	_____	

Reference No: _____

**Rate Card for Existing Park Company
 under Special Programme / Project**

Rate Card LONG TERM STAY

ROOM TYPE	DESCRIPTION		PER MONTH
THE SOLO <i>248-sqft</i>	Low Zone	Mountain View	6,930 HKD
		Sea View	7,755 HKD
	High Zone	Building View	6,710 HKD
		Mountain View	7,095 HKD
		Sea View	8,030 HKD
THE TWIN <i>248-sqft</i>	Low Zone	Building View	8,030 HKD for twin share
THE SUITE <i>497-sqft</i>	Low Zone	Mountain View	24,900 HKD
		Sea View	27,800 HKD
	High Zone	Mountain View	25,300 HKD
		Sea View	28,300 HKD
*THE POWERHUB <i>2,184-sqft</i>	Low Zone	Building View/ Mountain View	105,100 HKD
	High Zone	Building View/ Mountain View	106,700 HKD

***IMPORTANT NOTE:**

Powerhub consists of 8 x Studios (183-sqft per room) and 1 x Private Working Area (720-sqft).



**Rate Card for Existing Park Company
 under Special Programme / Project**

Rate Card SHORT TERM STAY

ROOM TYPE	DESCRIPTION		PER NIGHT
THE SOLO <i>248-sqft</i>	Low Zone	Mountain View	319 HKD
		Sea View	357 HKD
	High Zone	Building View	309 HKD
		Mountain View	327 HKD
		Sea View	370 HKD
THE TWIN <i>248-sqft</i>	Low Zone	Building View	370 HKD for twin share
THE SUITE <i>497-sqft</i>	Low Zone	Mountain View	1,146 HKD
		Sea View	1,280 HKD
	High Zone	Mountain View	1,164 HKD
		Sea View	1,303 HKD
*THE POWERHUB <i>2,184-sqft</i>	Low Zone	Building View/ Mountain View	4,837 HKD
	High Zone	Building View/ Mountain View	4,911 HKD

***IMPORTANT NOTE:**

Powerhub consists of 8 x Studios (183-sqft per room) and 1 x Private Working Area (720-sqft).



innocell.general@hkstp.org | www.innocell.hkstp.org