

InnoCell at Kowloon West

FAQ

1. **Where is the location of InnoCell at Kowloon West?**

The location of InnoCell at Kowloon West is at **Weave Studios – Kowloon West**, 86 Tai Kok Tsui Road, Tai Kok Tsui, Kowloon.

2. **Am I eligible to apply for InnoCell at Kowloon West?**

InnoCell at Kowloon West is open for fulltime employees of existing park companies who are principally engaged in R&D area, existing park companies and prospective companies to apply for.

Details of eligibility of each category could be checked out at our website: <https://www.hkstp.org/en/rental/space/accomodation/innocell/admission>.

3. **How to apply InnoCell at Kowloon West?**

Please follow the application procedure of InnoCell. Details could be checked at our website <https://www.hkstp.org/en/rental/space/accomodation/innocell>.

4. **What room types are available at InnoCell at Kowloon West?**

Studio Queen with a Queen Bed and for maximum occupancy of 2 persons (including the Licensee).

Studio Double with a Double Bed and for maximum occupancy of 2 persons (including the Licensee).

5. **What is included in the monthly rental?**

Monthly rental includes utilities (with air-conditioning), a fully furnished room with a private bathroom, refrigerator, smart TV, Wi-Fi, etc.

Housekeeping service and changing of bed linen & towels will be provided once a week. It is subject to Housekeeping schedules of each floor.

6. **Any advance payment and deposit are required before check-in?**

Yes, 1 month rental as security deposit plus 1-2 months advance rental will need to be settled within 7 days upon receiving confirmation of the booking.

7. **Can I cancel or amend the booking after confirmation?**

Once the booking is confirmed upon licence agreement is signed or payment is settled, cancellation nor amendment of the booking is NOT allowed. All prepaid payments could not be refunded.

8. **Can the licence agreement be terminated after move-in?**

Yes, resident can early terminate the licence agreement during stay by serving two (2) months' written notice to the Licensor, in which event all Licence Fee paid in advance (if any) and the Licence Deposit should be forfeited.

In the event that the resident no longer works in park company or the park company is moving out from Science Park. The resident and his/her Company need to inform us immediately, resident needs to move out from InnoCell at Kowloon West upon Licence termination, in which event all Licence Fee paid in advance (if any) and the Licence Deposit should be forfeited. An additional administrative fee of HK\$1,500 will be charged on the Licensee whenever the Licence is terminated (by either the Licensor or the Licensee). No refund of rent if resident check-out earlier than the licence expiry date.

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9. **Can I apply the rooms of both InnoCell and InnoCell at Kowloon West at the same time?**

No, one applicant only can apply for one room for the same period, however you can prioritize the room selection under the same account application.

10. **Can I choose my own room?**

No, applicant can only choose their preferred room type while the exact room is assigned by InnoCell Team.

No room change is allowed after assignment (except room upgrade back to InnoCell at Science Park, an administrative cost of HK\$1,500 will be charged for each room upgrade).

11. **Can I renew the licence after existing one expired?**

There is NO renewal policy at InnoCell at Science Park nor InnoCell at Kowloon West. Existing residents need to submit a new application if they wish to continue the stay after licence expired.

12. **Is InnoCell at Kowloon West Agreement qualifying for tax deduction for domestic rent?**

We are not sure if it is qualified and suggest resident to check with Inland Revenue Department directly for the accurate information. However, please be informed that InnoCell at Kowloon West agreement is a **Licence Agreement** instead of Tenancy Agreement.

13. **What are the transportation methods between InnoCell at Kowloon West and Science Park?**

SP Bus (fares applied) ([Schedule of Non-Franchised Bus](#))

Nearest Location	SP Bus No.	Schedule
Weave Studios – Kowloon West → Science Park	SP15	08:15 / 08:20 / 08:30
Science Park → Weave Studios – Kowloon West	SP3	18:20 / 18:30

KMB Bus ([Schedule](#))

Nearest Location	Route No.
Science Park → Chung Wui Street Tai Kok Tsui	272X
Harbour Green → Science Park	

Green Minibus ([Schedule](#))

Nearest Location	Route No.
Mong Kok East Station ↔ Cosmopolitan Estate	12A

MTR

MTR Station	Distance from Weave Studios – Kowloon West
Olympic Station	~7 mins walk
Mongkok Station	~15 mins walk

14. **Are children allowed in InnoCell at Kowloon West?**

No, residents and visitors must be 18 years old or above.

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15. Is InnoCell at Kowloon West pet friendly and allowed smoking?

No, pet and smoking are not allowed. Any violation of the policy may result in penalties.

16. Is it allowed to open window in InnoCell at Kowloon West' rooms?

Yes, in-room windows can be opened.

17. What is the co-occupant policy of InnoCell at Kowloon West?

Licensee may have up to two persons to occupy, reside or stay in the room and be entitled to use the common areas in the Building while **Licensee must be one of the occupants** and the other occupant must be registered as the "Registered Occupant" of the room. The Registered Occupant must be 18 years old or over.

Any change to the Registered Occupant shall be subject to HKSTP approval with a minimum of 7 working days prior notice and an administration fee of **HK\$1,500** per change.

18. Are visitors allowed?

Yes, it is subjected to terms and conditions in the House Rules of InnoCell at Kowloon West and all visitors must go through an admin procedure at the security counter on arrival and departure.

19. What are the floor levels of the rooms?

Floor levels are from 6/F to 29/F, room allocation is by assignment only.

20. What are the common facilities in InnoCell at Kowloon West?

There are one common kitchen, laundry room, gym and some other common facilities available on 1/F – 3/F of InnoCell at Kowloon West.

Also, the **MINDROOM on 30/F** is an exclusive lounge for residents of Science Park with complimentary refreshments provided.

21. Can I use the common facilities and join the resident events held in InnoCell?

Yes, residents of InnoCell at Kowloon West can access InnoCell at Science Park to use the common facilities as a visitor, registration procedure is required at reception of InnoCell upon arrival. Residents of InnoCell at Kowloon West are welcome to join the resident events of InnoCell.

22. Can I schedule a tour to visit InnoCell at Kowloon West?

Yes, site visit could be arranged by appointment only and subject to availability, please check available time slots and make reservation in advance with InnoCell Team.

23. Enquiry

InnoCell Team:
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