

**By Email**

Clerk to the Finance Committee  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road, Central, Hong Kong  
(Attn: Ms Anita SIT)

4 June 2018

Dear Ms SIT,

**Finance Committee Meeting on 2 February 2018****Matters to follow up regarding “Equity in the Hong Kong Science and  
Technology Parks Corporation for an InnoCell”  
(FCR(2017-18)54)**

At the Finance Committee Meeting held on 2 February 2018, Members requested the Administration to provide supplementary information regarding the equity in the Hong Kong Science and Technology Parks Corporation (“HKSTPC”) for an InnoCell. The relevant information is provided in the ensuing paragraphs.

*An explanation on the difference of the elaboration in paragraph 11 of the supplementary paper to the Panel on Commerce and Industry CB(1)212/17-18(03) in November 2017 and paragraph 17 of the Finance Committee paper which stated that any surplus arising from the InnoCell development will be credited to the general revenue reserve account of the HKSTPC for financing its operations*

2. For the InnoCell development, any surplus arising from its operation will be credited to the “general revenue reserve account” of the HKSTPC. This reserve is to be used for the daily operation as well as the development and improvement of the facilities of the Hong Kong Science Park (“Science Park”), the three Industrial Estates, the InnoCentre and the InnoCell.

3. In paragraph 11 of the supplementary paper to Panel on Commerce and Industry CB(1)212/17-18(03), it was mentioned that “Any surplus arising will be credited to the general revenue reserve account of the HKSTPC for the sustained development of the Science Park, the InnoCell, the InnoCentre and the three Industrial Estates”. This means that the relevant surplus will be used for the development, improvement and maintenance of premises and facilities managed by the HKSTPC and its operations, rather than for the development of major works projects. Paragraph 17 of the Finance Committee paper FCR(2017-18)54 mentions that “Any surplus arising from the InnoCell development will be credited to the general revenue reserve account of the HKSTPC for financing its operations”. This also bears the same meaning.

4. The “general revenue reserve account” mentioned in the above two papers refers to the same account. The deviation in the Chinese version of the papers was caused by textual and translation errors. We apologize for the misunderstanding arising therefrom.

*Details of similar residential facilities provided by other science parks around the world including the Hsinchu Science Park in Taiwan, the Zhangjiang InnoPark in Shanghai and the WeLive in New York as mentioned in paragraph 5 of the Finance Committee Paper and their comparison with Hong Kong*

5. Details of the residential facilities at the Hsinchu Science Park in Taiwan, the Zhangjiang InnoPark in Shanghai and the WeLive in New York and their comparison with the InnoCell are at the **Enclosure**.

Yours sincerely,



(Joyce CHAN)

for Commissioner for Innovation and Technology

c.c.

ITB (Attn: Ms Emily Ng)

LegCo Secretariat (Attn: Mr Derek Lo, Mr Raymond Szeto, Ms Ada Lau)

FSTB (Attn: Ms Emily Tsang, Ms Katherine Yeung)

**A Comparison of Residential Facilities between the InnoCell and Other Science Parks around the World**

Location Attribute	Adjacent to Hong Kong Science Park	Taiwan Hsinchu Science Park	Shanghai Zhangjiang InnoPark	New York WeWork
	InnoCell	Worker's Dormitory	Talent Apartment	WeLive
<b>Operation and management model</b>	<ul style="list-style-type: none"> <li>Owned and operated by the Hong Kong Science and Technology Parks Corporation ("HKSTPC")</li> </ul>	<ul style="list-style-type: none"> <li>Developed and operated by the Hsinchu Science Park Bureau, including construction and allocation of dormitories</li> </ul>	<ul style="list-style-type: none"> <li>Policy making, background checking and operational management by Management Committee of Zhangjiang InnoPark and Office of the Zhangjiang Hi-tech Park Development Co. Ltd</li> <li>Daily operation by developers of the talent apartments or their appointed property management companies</li> </ul>	<ul style="list-style-type: none"> <li>Owned and operated by private start-up company "WeWork" (Note: WeWork and WeLive are located in the same building)</li> </ul>
<b>Capacities</b>	<ul style="list-style-type: none"> <li>About 500 units</li> </ul>	<ul style="list-style-type: none"> <li>952 single dormitories</li> </ul>	<ul style="list-style-type: none"> <li>400,000 sq. m.</li> </ul>	<ul style="list-style-type: none"> <li>About 600 tenants</li> </ul>

Location Attribute	Adjacent to Hong Kong Science Park	Taiwan Hsinchu Science Park	Shanghai Zhangjiang InnoPark	New York WeWork
	InnoCell	Worker's Dormitory	Talent Apartment	WeLive
		<ul style="list-style-type: none"> <li>• 700 family dormitories</li> </ul>		
<b>Provision of facilities and services</b>	<ul style="list-style-type: none"> <li>• Basic furniture</li> <li>• Common facilities, such as rooms for reading/computers, gymnasium, laundry mart, lounges, etc. on mezzanine floor and ground floor</li> <li>• Resting areas on mezzanine floor and small common rooms on individual floors</li> </ul>	<ul style="list-style-type: none"> <li>• Basic furniture</li> </ul>	<ul style="list-style-type: none"> <li>• Basic furniture</li> </ul>	<ul style="list-style-type: none"> <li>• Fully furnished service apartments</li> <li>• Space-saving features (e.g. murphy beds, collapsing coffee tables and customised storage cabinets)</li> <li>• Common areas on every floor, including kitchen, laundry, yoga studio, etc.</li> </ul>
<b>Application procedures</b>	<ul style="list-style-type: none"> <li>• Applicants need to comply with a set of pre-determined admission criteria which are to be reviewed from time to time by the assessment panel</li> </ul>	<ul style="list-style-type: none"> <li>• Applicants must apply through their companies</li> </ul>	<ul style="list-style-type: none"> <li>• Employees to submit their applications with recommendation from the employers</li> <li>• Background checking by office and management committee</li> </ul>	<ul style="list-style-type: none"> <li>• Applicants can apply directly through online application</li> <li>• Entry requirements are not strict as the operator aims to maximise rents and utilisation</li> </ul>

Location Attribute	Adjacent to Hong Kong Science Park	Taiwan Hsinchu Science Park	Shanghai Zhangjiang InnoPark	New York WeWork
	InnoCell	Worker's Dormitory	Talent Apartment	WeLive
	<ul style="list-style-type: none"> <li>Details of the application procedures to be announced</li> </ul>		of the Park	
<b>Lease term</b>	<ul style="list-style-type: none"> <li>Lease length of a tenancy from 1 month up to 24 months</li> <li>Maximum 2 tenancies</li> </ul>	<ul style="list-style-type: none"> <li>Rental period ends on 31 December regardless of the start date</li> <li>Option to extend rental period for 1 year or 5 years</li> </ul>	<ul style="list-style-type: none"> <li>Lease length at low rent up to 2 years</li> <li>Option to extend 1 year at normal market rents</li> </ul>	<ul style="list-style-type: none"> <li>Flexible lease length</li> <li>Rental period can be daily or monthly</li> </ul>
<b>Target tenant</b>	<ul style="list-style-type: none"> <li>Principals of tenants / incubatees of Hong Kong Science Park; Overseas or Mainland employees of tenants / incubatees; Overseas or Mainland scientists / researchers</li> </ul>	<ul style="list-style-type: none"> <li>Staff of Park Bureau and tenant companies of the Park</li> </ul>	<ul style="list-style-type: none"> <li>Employees of the Shanghai Zhangjiang InnoPark's tenant companies</li> <li>An applicant should have a bachelor degree or above with a working contract valid for at least 1 year</li> </ul>	<ul style="list-style-type: none"> <li>No specific target tenants</li> </ul>

Location Attribute	Adjacent to Hong Kong Science Park	Taiwan Hsinchu Science Park	Shanghai Zhangjiang InnoPark	New York WeWork
	InnoCell	Worker's Dormitory	Talent Apartment	WeLive
<b>Types of room and pricing</b>	<ul style="list-style-type: none"> <li>• 250 sq. ft. (about 23 sq. m.) to approximately 610 sq. ft. (about 57 sq. m.)</li> <li>• The rent for a 250 sq. ft. unit is anticipated to be about HKD9,000 in 2021</li> <li>• The rents covering management fees, furniture, rates, water, electricity and fees for using common facilities will be set by HKSTPC with reference to the market conditions, rents for property of similar quality in vicinity and the affordability of applicants at that time</li> </ul>	<ul style="list-style-type: none"> <li>• Single dormitories (15 - 21 sq. m.): about HKD620 - 900/month</li> <li>• Family dormitories (83 - 132 sq. m.): about HKD2,540 - 21,300/month</li> </ul>	<ul style="list-style-type: none"> <li>• Units of different sizes to accommodate different needs, standardised studios from about 30 to 35 sq. m.</li> <li>• About HKD1,240 - 1,600/month</li> </ul>	<ul style="list-style-type: none"> <li>• Rooms: starting from about HKD14,800/month</li> <li>• Apartments: about HKD24,000/month</li> </ul>