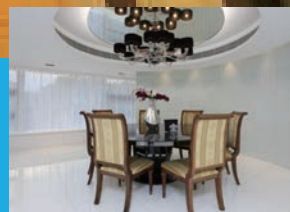




Case Study A Luxury Residential Property in Kowloon Tong, Hong Kong



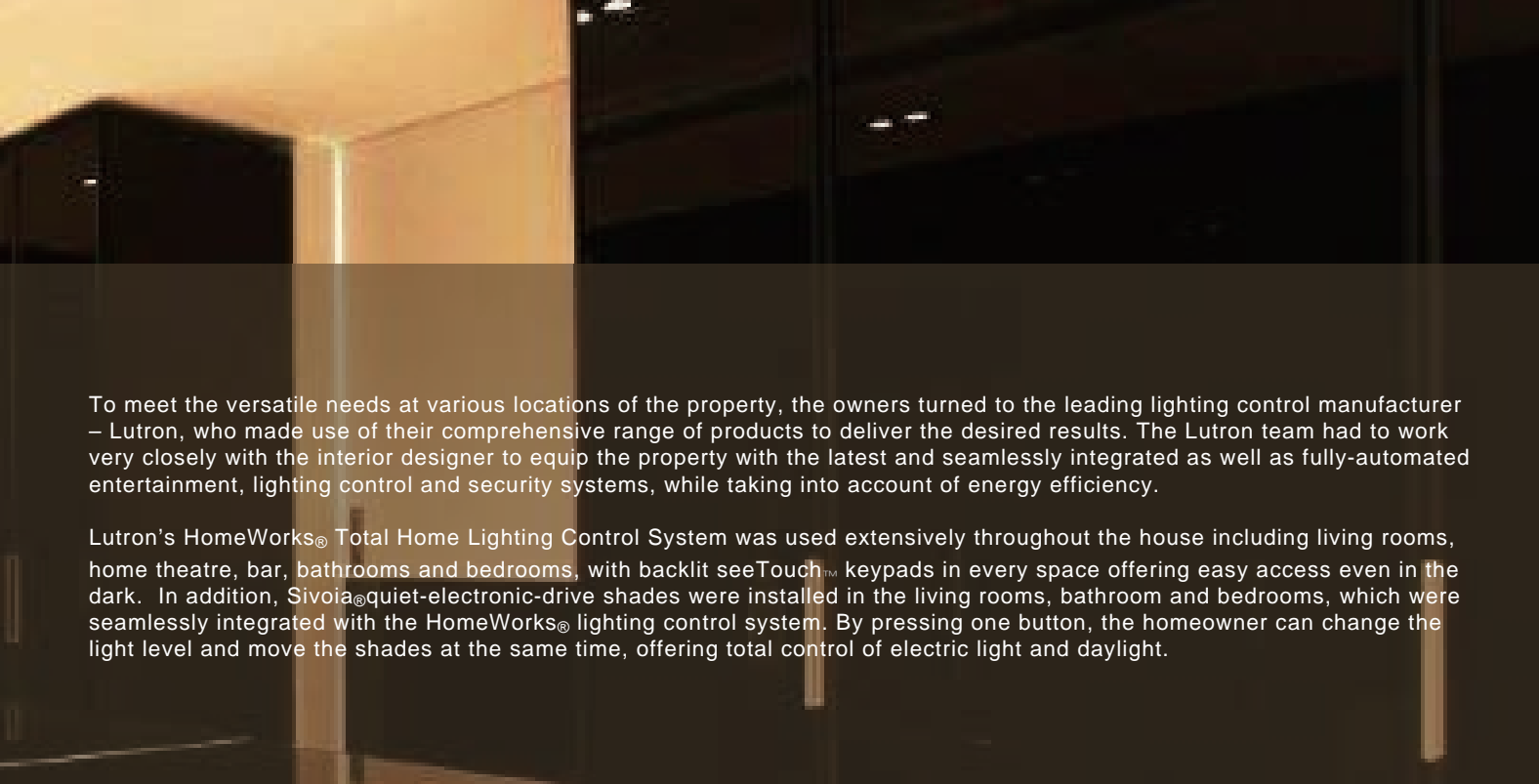


## The Challenge:

To provide a sophisticated lighting ambience throughout a modern glass-sided townhouse located in one of Hong Kong's most exclusive low-density residential districts – Kowloon Tong. A state-of-the-art lighting and home control system was required to showcase a variety of luxurious design features across the property and create precise lighting moods for different activities in the house. The challenge was to find a system that could control all lights, AV equipment, motorised shades and other elements together with just the touch of a button.

## Background:

Situated in the heart of kowloon tong, this 3-storey luxury townhouse comprises two big living rooms, an open kitchen, an entertainment area, a master bedroom, three smaller bedrooms, a home theatre, a gym and a stunning bar that could rival many commercial establishments in the entertainment districts of this dynamic city. With such a big area to manage, an integrated and intelligent control system covering all living areas was necessary for total control of the different activities taking place in the home.



To meet the versatile needs at various locations of the property, the owners turned to the leading lighting control manufacturer – Lutron, who made use of their comprehensive range of products to deliver the desired results. The Lutron team had to work very closely with the interior designer to equip the property with the latest and seamlessly integrated as well as fully-automated entertainment, lighting control and security systems, while taking into account of energy efficiency.

Lutron's HomeWorks® Total Home Lighting Control System was used extensively throughout the house including living rooms, home theatre, bar, bathrooms and bedrooms, with backlit seeTouch™ keypads in every space offering easy access even in the dark. In addition, Sivoia® quiet-electronic-drive shades were installed in the living rooms, bathroom and bedrooms, which were seamlessly integrated with the HomeWorks® lighting control system. By pressing one button, the homeowner can change the light level and move the shades at the same time, offering total control of electric light and daylight.



## Project Requirements:

- To offer an integrated, high-tech and intelligent lighting system for whole-home control
- To create and enhance different ambiances for various activities within the property
- To offer a system that is able to handle various lighting sources and loads
- To create a sustainable living environment





### Home Theatre and Lounge:

The owners of the property are hospitable and enjoy inviting guests for meals and leisure activities including computer games, movies and live-broadcast sporting events such as motor racing and soccer. HomeWorks® lighting control system is called into action from the moment a visitor rings the doorbell. By pressing the "welcome" button, the homeowner can create a warm and welcoming ambience immediately. By pressing another "entertainment" button, all lights will be dimmed instantly and shades closed to create a movie and disco ambience for the home theatre and bar respectively.

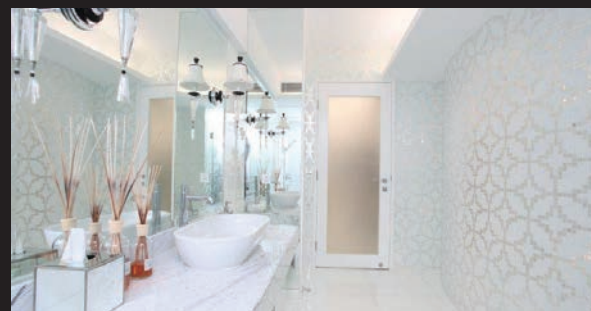
The fun doesn't stop here. Taking into consideration of popularity of electronic gadgets like iPhone® and iPad®, Lutron HomeWorks® offers the flexibility to control all the lightings and shades via Wi-Fi connection system using an iPhone or iPad. Just download the free app and you can press an icon on your iPhone® or iPad® to create the right ambience instantly, just like pressing the button on the seeTouch™ keypad.

"I can experience what a truly integrated home is like. Sitting on the sofa, I can control the blinds and curtains, turn on the TV, adjust the AV systems and dim the lights with just the touch of a single button," said Dion, the owner of this luxury house.

The powerful HomeWorks processor is the centre of the system and communicates with keypads, shades and central dimming modules to provide the best lighting environment day in and day out. It comes with a built-in timeclock which allows automatic change of lighting scenes per preset schedule. It can even simulate an "occupied" status by turning the lights on and off at specific times when the home occupants are actually away, say for a long vacation. The HomeWorks system can also be integrated with fire and security systems to provide additional convenience and safety by lighting up an escape path or flashing the exterior lights in case of intrusion to alert people outside.

### Master Bathroom:

UMU glass was installed in bathroom areas where privacy is a critical issue. Lutron's seeTouch™ Keypads featuring large engraved buttons with backlighting for readability at any time of the day. A series of events begin when someone enters the bathroom and presses the keypad buttons. The space will be lit up gradually, shades come down, UMU glass becomes translucent. The owners can then enjoy their private moment in a relaxing ambience.





## Guest Restroom:

For the guest restroom, Lutron's Rania™ dimmer is deployed to turn the light softly on and off. Stylishly-designed and equipped with LED light-level indicator, it recalls preset light level at the touch of a button and turns light fully on when someone double taps the button. Rania™ comes in a variety of colours including the metallic silver which matches perfectly with the glittering look of the restroom.

## Integration of natural and electric light:

The owners of the property share Lutron's green vision and hence picked Lutron's total light control approach to achieve a sustainable living. Lutron's lighting control systems save energy and extend lamp life by dimming the light to just the right light level for every activity. The built-in astronomic timeclock of HomeWorks System optimizes lights and shades adjustment according to the seasonal sunrise and sunset time. The quiet-electronic-drive shades can block solar heat gain and lower indoor temperature to reduce the energy consumption of air-conditioning system..

## Project Name:

Luxury House in Kowloon Tong, Hong Kong

## Interior Design:

Joey Ho Design Limited

## Lighting Design:

BAP Technology Consultants Limited

## Lighting Control Systems:

HomeWorks® Total Home Lighting Control System

seeTouch™ Keypads

Rania™ Intelligent Dimmers

Sivoia® Quiet-Electronic-Drive Shades

