



case study | The Lily, 129 Repulse Bay Road, Luxury Residential Property



The Challenge

“ To provide an unimpeded 180° panoramic sea view day and night out of one of Hong Kong’s most striking and expensive residential developments. A key requirement on lighting design is to deploy a sophisticated lighting control system to counter strong daylight glare and eliminate distracting internal lighting reflections at night on an expansive curtain glass window so as not to detract from the stunning views out to sea. ”

Background

The Lily at 129 Repulse Bay Road is one of the most exclusive developments on the Southside of Hong Kong Island. The flagship property of the Chinachem Group, the city’s largest private developer, the building occupies a prime site in front of one of Hong Kong’s most famous beaches with extensive views out across the South China Sea. Considerable sums were spent on land purchase and site formation.

World-renowned architect, Norman Foster was brought in to design the building, the first residential development he has undertaken in Hong Kong. Seeking inspiration from the Calla Lily flower, he envisaged a 24-storey structure with elegant curves sitting in harmony with the gentle sweep of Repulse Bay and showcased through a massive curtain glass window installed on its gently bow-forward wall. The

interior design focus emphasizes the softness and fluidity of its extraordinary curved structure and the uniqueness of its presence in the environment. Lighting ambience plays a critical role in this, which is why lighting control systems from Lutron Electronics were considered and eventually specified by the design consultant.

Nick So, the design director and founder of Design Othering CL (DOCL), recognized the specific lighting challenges brought by the curtain wall and dynamic positioning of the building. Working closely together on a reflective ceiling design and a smart lighting control system, they eventually settled on Lutron’s GRAFIK Integrale™ and HomeWorks® Lighting Control System for serviced apartments and duplexes in the building.



Project Requirements

- To offer a clear panoramic scenery by eliminating the distracting reflections and glare
- To create and enhance different ambiances for various activities at home
- To create a sustainable living environment
- To complete installation of the lighting system on a tight schedule

Tight Schedule Made Possible with Lutron

The Lily consists of four interlinked residential towers together offering more than 100 luxury units with comprehensive facilities. Each tower features serviced apartments and unfurnished residences, ranging in size from 1,816 to 8,000 square feet.

For the interior design of the building, Nick and his team worked scrupulously on every detail including lighting design and deployment to aesthetically satisfy Foster's romanticism to bring back the soft human factor into reality.

With Lutron's professional support and prompt feedback, the project was completed within a tight deadline – 15 months from design inception stage to site implementation. This includes lighting scenes programming at 33 serviced apartment units in eight styles, as well as four penthouse suites show flats. Lutron's HomeWorks® and GRAFIK™ Integrale were chosen to give a new dimension of comfort and convenience to this luxurious residence.



“GRAFIK Integrale supports the interior design in a three dimensional way, giving depth and layering effects to the decorative wall furnishings and loose furniture fittings, making them more vivid in the space and visually appeal to the occupant,” said Nick. “Dedicated light zone effects highlight different activities while spotlight is strategically recessed to cheer up the artifacts and adds accent to the focal point of space.”

User-friendly Lighting System for Come-and-Go Residents

In the case of serviced apartments, as tenants tend to rotate fairly frequently, a simple and user-friendly lighting system which allows them to operate easily and adapt quickly is essential. Lutron's GRAFIK Integrale was used as its easy operation allows users to control electric light effortlessly, even for the first-time. Instead of tapping individual switches like a standard apartment, users can turn on individual or group of lights through a central control unit. The system also helps occupants create different ambiances for different activities at the touch of a button. By dimming the lights to a comfortable level, GRAFIK Integrale can tackle the problems of glare and internal reflection on

windows commonly found in homes without lighting controls.

Lutron introduced the original GRAFIK Eye® system in 1987 and it quickly became the standard for single-room preset lighting control. Then came GRAFIK Integrale which can control not only traditional incandescent and halogen lamps, but also compact fluorescent lamps without the need for any interfaces. Users can control the lights directly from the main control unit or add as many keypads as they want wherever they find necessary.



Extraordinary experience for extraordinary residents of penthouse suites

In the penthouse suites, which are the most exclusive units within the Lily, there is a glass top skylight that adds natural light, a view and a sense of grandeur to the apartment. Considering the elegant lifestyles of the penthouse suites residents, DOCL has deployed another sophisticated Lutron system called HomeWorks to meet their needs.

HomeWorks provides integrated control of a home's lighting environment, regardless of home size. All lights and motorized shades in the system can be controlled individually or operated together at the touch of a button, according to preset scenes for different activities such as party, movie or dinner.

To quote dinner scene as an example, lights can be turned on to 50% brightness in the living room, 80% in the kitchen and 65% in the dining room, while turning lights off in areas without any activities going on, by simply pressing designated buttons on Lutron keypads and remote controls or an icon on the Apple iPhone and iPod Touch.

HomeWorks system can be integrated with other systems including audio/video products, fire and security systems to provide additional convenience and safety.

Creating Different Ambiences for Various Activities at Home

Not only can the lighting control system enhance the interior ambience and highlights the work of architects and designers, but also take good care of the residents at the Lily, even without their notice. With the built-in timeclock of HomeWorks, from the moment a resident wakes up until the day is over, the lighting control system works behind the scenes to establish a luxurious, elegant and efficient living environment day in and day out.



The Master of Light in the Market

“We started specifying Lutron products more than 20 years ago. I found Lutron extremely helpful when coping with the design changes and challenges at the Lily and we consider its system a master of light in the market,” said Nick. “Thanks to Lutron’s professional engineers and technicians who tackled the lighting design problems throughout the entire process efficiently, together with their pre-sales and post-sales support, promptness and hustle-free reliability, this iconic project was finished within the tight schedule.”



Sustainability Counts

Today, energy costs are everyone’s concern, especially managed properties so it is no surprise that sustainability is one of the key considerations for the Lily development. As a national member of the United States Green Building Council, Lutron is dedicated in its commitment to a green and sustainable environment. All Lutron lighting controls are environmentally responsible and capable of reducing energy consumption and extending lamp life.

The Lily residents can easily make their home greener with Lutron’s lighting control systems. By dimming their lights by 10%, they can double the life of their incandescent lamps even without noticing the difference in light level as human pupils will enlarge to let in more light as compensation. While enhancing the aesthetics of different rooms, dimming can allow the Lily to reduce energy consumption without sacrificing any comfort of the residents.

With HomeWorks’ built-in astronomic timeclock, tenants can conserve energy by presetting lighting scenes according to sunrise and sunset per seasonal changes, which can turn lights on and off automatically and make best use of available daylight.

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