



# First*Light*

Edition 2

unios®



Edition 2

# First*Light*

A publication by Unios





## Introduction

From the first light of the day to the artificial light that emanates from a building in the evening, the transformational nature of light is undeniable. It has the capacity to shape the way we experience architecture and the environments we occupy. This is the story of how light and space intertwine to create places of residence, of solace, of work, of play.

Light, in many ways, can be considered a medium that allows us to appreciate and experience the environment around us. There is an experiential quality to it that helps define everything around us. It can draw attention to colours, textures, forms and shapes within a space. It can help create a sense of volume just as much as it can dramatise architectural elements.

Light plays an important role beyond illumination and decoration. It is a central factor in the concept of comfort and even the well-being of those who occupy these spaces. It can adapt to promote a sense of productivity and activity. You can think of the difference between the warmth required for a hotel environment in comparison to the requirements for an emergency operating room in a hospital environment.

This second volume of *First Light* tells the stories of light and architecture and the variety with which spaces

can be shaped by it. These case studies examine lighting in a range of historical sites, hotels, retail outlets, places of work, family homes, restaurants and bars.

There are always two dimensions to every space — one of daylight and one of night. When the sun is up, natural light fills rooms, buildings and landscapes. As the sun recedes, these spaces are revealed with new perspectives. Artificial lighting becomes an essential tool to shape how we experience the indoors and the outdoors. Designers and consultants have the ability to shape the experience to create desired effects — whether they be of comfort, safety or something else entirely.

The case studies within this book explore the creativity and collaboration of all that are involved in the art of lighting — architects, interior designers, engineers, contractors, builders. It is a celebration of lighting in all forms and how it informs the built environment.



About the publisher

Unios is simplifying lighting for a brighter future. We empower you with digital tools, jargon-free knowledge and premium products with honest value to take the stress out of lighting.

Founded in Perth in 2011, Unios has quickly established itself as one of the fastest-growing lighting brands in the APAC region. Paley Ho, Unios' founder, started the business with a sketch on a sheet of fax paper and a vision to build a lighting brand solely focused on LED technology.

From the outset, Paley believed in a digital-first, education-led approach. In the way products are developed to the way you find the right product for a project, it should be simple, accessible and convenient. With that mindset, the company has quickly expanded to eight offices in five countries — from Australia through Southeast Asia.

In recent years, Unios has worked with global brands such as Nike, Hilton, L'Occitane and Mercedes-Benz on

fitting out prestigious hotels, retail stores and showrooms with world-class lighting products. That simple formula of innovative products, jargon-free knowledge and digital tools has seen the brand become a digital and education innovator within the industry.

Embracing its foundations in Perth, Australia, Unios built a state-of-the-art lighting facility in 2020. With a new lighting production facility, the company has an increased capacity to fabricate products in Australia with stringent quality assurance and minimal lead times. With an environmentally conscious headquarters, the brand is committed to improving its sustainability credentials while continuing to innovate on the digital and education fronts.





JARtB House	12–25	52/3 Kitchen & Bar	58–71	Oval Hotel	116–127
<i>Where art moves beyond cultural expression and becomes architectural syntax.</i>		<i>The place to be for comfort and healing in the heart of a restless city.</i>		<i>The first hotel in Australia completely integrated into the footprint of a stadium.</i>	
Residential		Hospitality		Hotel	
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<i>Where traditional Vietnamese craftsmanship intersects with contemporary high fashion.</i>		<i>Creating architectural intrusions with nature, water and light.</i>		<i>Evolving education means evolving the learning space.</i>	
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<i>A bespoke, collaborative studio that welcomes innovation and creative solutions.</i>		<i>Creating a healthy planet, active communities and an equal playing field.</i>		<i>Space for innovation, ambition and greatness.</i>	
Office		Retail		Commercial	
Sydney, Australia		Australia		Sydney, Australia	

Moss	46–57	The District	102–115	SwanCare	158–167
<i>Nature’s respite and solace in the contemporary art scene of Hobart.</i>		<i>Housing the first and only microbrewery in a casino in Australia and New Zealand.</i>		<i>Investing in the long term future of our community.</i>	
Hotel		Hospitality		Aged Care	
Hobart, Australia		Adelaide, Australia		Perth, Australia	

Unios	168–183	Launceston Office	226–235
<i>A one-of-a-kind new headquarter for a leading lighting brand.</i>		<i>Where contemporary architecture makes the perfect working environment.</i>	
Commercial		Office	
Perth, Australia		Launceston, Australia	

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<i>Going beyond expected standards, with individual touches that surprise and delight.</i>			
Hotel			
Perth, Australia			

Hallmarc	202–213
<i>Where modern design makes a state-of-the-art office space.</i>	
Office	
Melbourne, Australia	

Zephyr + Stone	214–225
<i>A partnership with interior design powerhouse duo, Ania Forster and Kasia Clarke.</i>	
Residential	
Gold Coast, Australia	

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**More Information**  
For additional technical information and to access our full library, visit **unios.com**. Our library contains a comprehensive database of BIM objects, IES files and product imagery.

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**Facebook:** facebook.com/unioslight  
**LinkedIn:** linkedin.com/company/unios  
**YouTube:** unios.com/youtube  
**Pinterest:** pinterest.com/unioslight

Unios acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located, where we conduct our business and where many of these buildings are resting. We pay our respects to ancestors and Elders, past, present and emerging. Unios is committed to honouring Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society.





Residential

# JARtB House

*Where art moves beyond  
cultural expression and becomes  
architectural syntax.*

Melbourne, Australia



JARtB residence – part house,  
part gallery – located in the inner  
Melbourne suburb of Toorak,  
challenges the traditional  
notion of housing with its bold  
interdisciplinary approach to  
architecture, design and art.

**Shift In**  
Adjustable Downlight  
10W  
Textured White/Black



**Titanium G2**  
Downlight  
11W  
Textured Black

The mural glass facade at the top of the house, created by Spanish urban artist PichiAvo, is a clever play on the idea that art can be experienced in two ways, internally and externally. From the outside, this artwork casually steals glances from passers-by and acts as a great conversation starter. From the inside, the mural is experienced softly with the colours filtering through in the most enjoyable way.

With the north-south orientation, every opening of this home was carefully calculated so that natural light can penetrate and interact with the interior in various ways. Throughout, we can see the geometric interplay and contrast between sharp-edged structures and the delicate round framings. The ostentatious spiral staircase positioned at the centre of the house is one of those structures that softens the space's overall design.

**Size**  
525m<sup>2</sup>

**Date of Completion**  
February 2020

**Architecture & Interior Design**  
Kavellaris Urban Design (KUD)

**Civil & Structural Engineering**  
O'Neill Group

**Custom Timber Flooring,  
Stairs & Ceiling**  
Made by Storey

**Stone**  
G-Lux

**Glass Façade**  
Cooling Brothers

**Lighting Supplier**  
Light & Tracks

**Photographer**  
Peter Bennetts





**Titanium G2**  
Downlight  
11W  
Various Finishes

Running from the back to the front, the white hallway strip provides a circulation space and acts as an art gallery. This idea was inspired by Billy Kavellaris' ethos of "living in and amongst the art" as every artwork or sculpture plays a role in interacting with the space that helps define the character of the home.

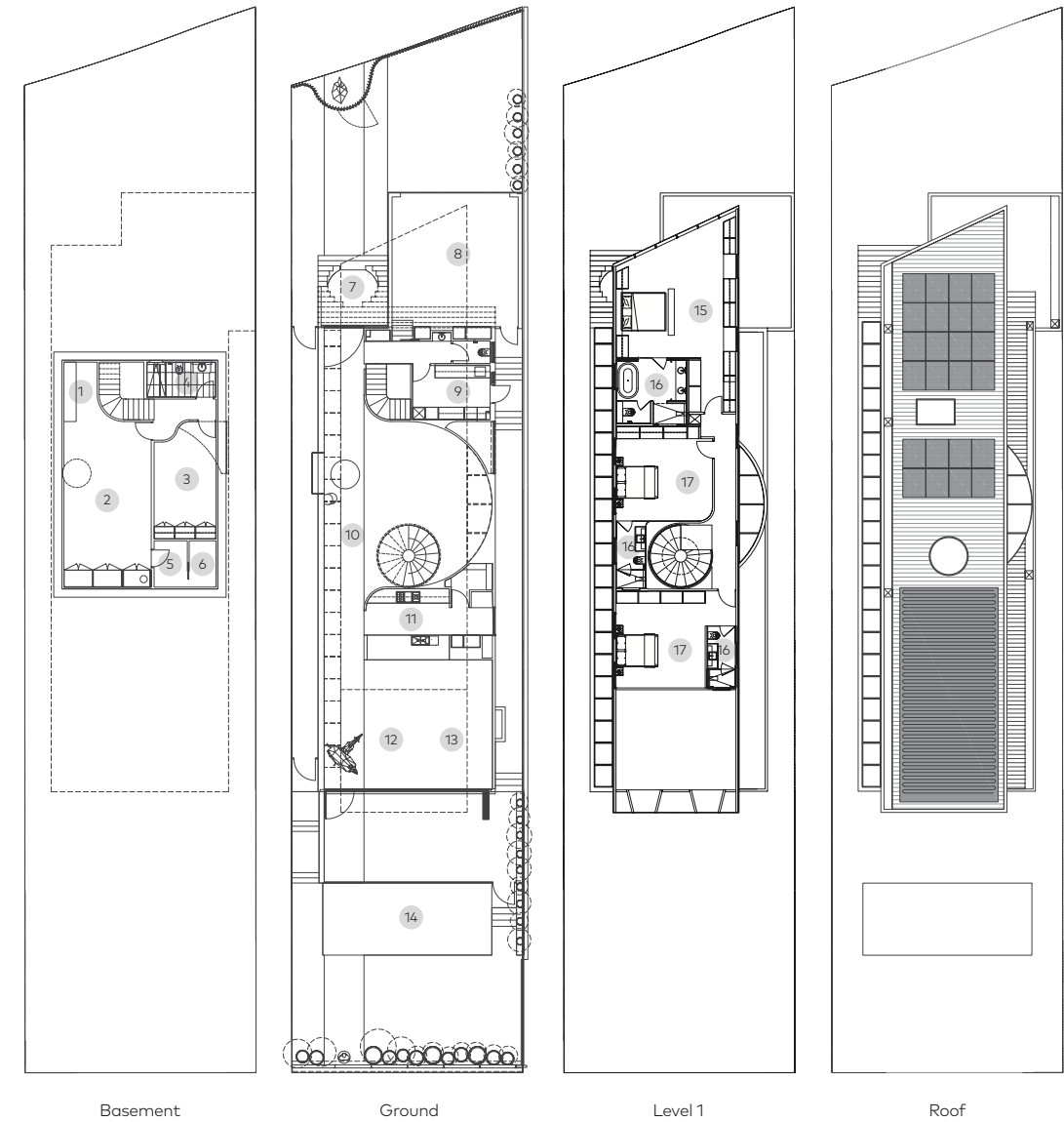
In an interview, the lead architect and homeowner of JArtB discusses his aspirations behind this project, "the idea is that when you walk through the house wherever you are, you will experience art, it actually becomes a program which is the art gallery. As such, we wanted to feel that we were a part of the art gallery experience throughout the house."











Staying true to its aspiration, the JARtB house is spaced over three floors, with the entrance being a circular concrete door. Into the first-floor level curated for social gatherings and family activities, the home instantly makes an impression with the long gallery corridor and true-to-life-size giraffe installations. The open layout allows seamless interconnection between the open-plan kitchen and a double-height dining and living space filled with grandeur, furniture and artworks. This space opens onto an outdoor swimming pool and al-fresco dining area.

For the best viewing and living experience, much of the furniture and interiors were custom-designed and made to fit the space as they double as installations. The vision of JARtB came to life with the various materials used, with concrete and steel playing a pivotal role in the palette, as well as the timber floors and wall panelling.

- 1 Study
- 2 Theater Room
- 3 Guest Bed
- 4 Bath
- 5 Solar Storage
- 6 Mechanical Plant
- 7 Porch
- 8 Garage
- 9 Laundry
- 10 Art Gallery
- 11 Kitchen
- 12 Dining
- 13 Lounge
- 14 Pool
- 15 Master Bed
- 16 Ensuite
- 17 Bedroom









# Key Products

## JARtB House

1



2



3



4



1	Titanium G2	Downlight	11W	Various Finishes	See unios.com/titaniumdownlight for more details
2	Shift In	Adjustable Downlight	10W	Textured White/Black	See unios.com/shiftin for more details
3	Axis	Surface Mounted Downlight	7 - 15W	Textured Black	See unios.com/axism for more details
4	Onyx	Spotlight	7 - 14W	Textured Black	See unios.com/onyxspot for more details





Retail

# Gia Studios

*Where traditional Vietnamese  
craftsmanship intersects with  
contemporary high fashion.*

Hanoi, Vietnam



Located on one of Hanoi city's most notable intersections, Gia Studios attracts passers-by with its lavish yet minimalist exterior.



**Titanium G2**  
Downlight  
11W  
Textured White

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**Eclipse G2**  
Linear Light  
10W/m  
Aluminium

**Date of Completion**  
January 2021

**Design & Build**  
MQD Interior Decoration

**Special Effect Painting**  
Kiến Thạch

**Developer**  
Lâm Gia Khang

**Photographer**  
Đỗ Sỹ







Gia Studios is a contemporary luxury fashion brand created by Vietnam's emerging designer, Lâm Gia Khang. "Gia" means "home" in Vietnamese, which appeals to the brand's mission of being the design house to traditional-inspired luxury fashion.

In 2021, Gia Studios expanded to open its first store in Hanoi, the capital city of Vietnam. Following a minimalist aesthetic, the design runs a consistent theme, with ivory white being the primary tone. In contrast to what one might assume of the palette choice, Gia Studios does not appear cold; instead, it radiates a warm and amiable atmosphere throughout.

From simple lines to intricate structures, every detail in the architecture of Gia Studios matters. One of Gia Studio's architectural high points is the curving line of illuminance running across the perimeter of the plaster ceiling, adding that layer of luxury.

**Titanium G2**  
Downlight  
11W  
Textured White

**Kobe**  
Track Light  
15W  
Textured White

**Eclipse G2**  
Linear Light  
10W/m  
Aluminium







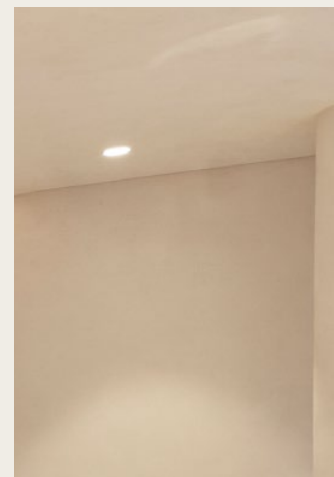


## Key Products *Gia Studios*

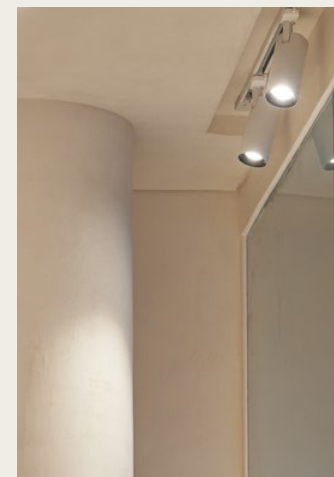
1



2



3



1	<b>Eclipse G2</b>	Linear Series	10W/m	Aluminium	See <a href="https://unios.com/eclipse">unios.com/eclipse</a> for more details
2	<b>Titanium G2</b>	Downlight	11W	Textured White	See <a href="https://unios.com/titaniumdownlight">unios.com/titaniumdownlight</a> for more details
3	<b>Kobe</b>	Track Light	15W	Textured White	See <a href="https://unios.com/kobetrack">unios.com/kobetrack</a> for more details





Office

# fitzpatrick + partners

*A bespoke, collaborative studio  
that welcomes innovation and  
creative solutions.*

Sydney, Australia

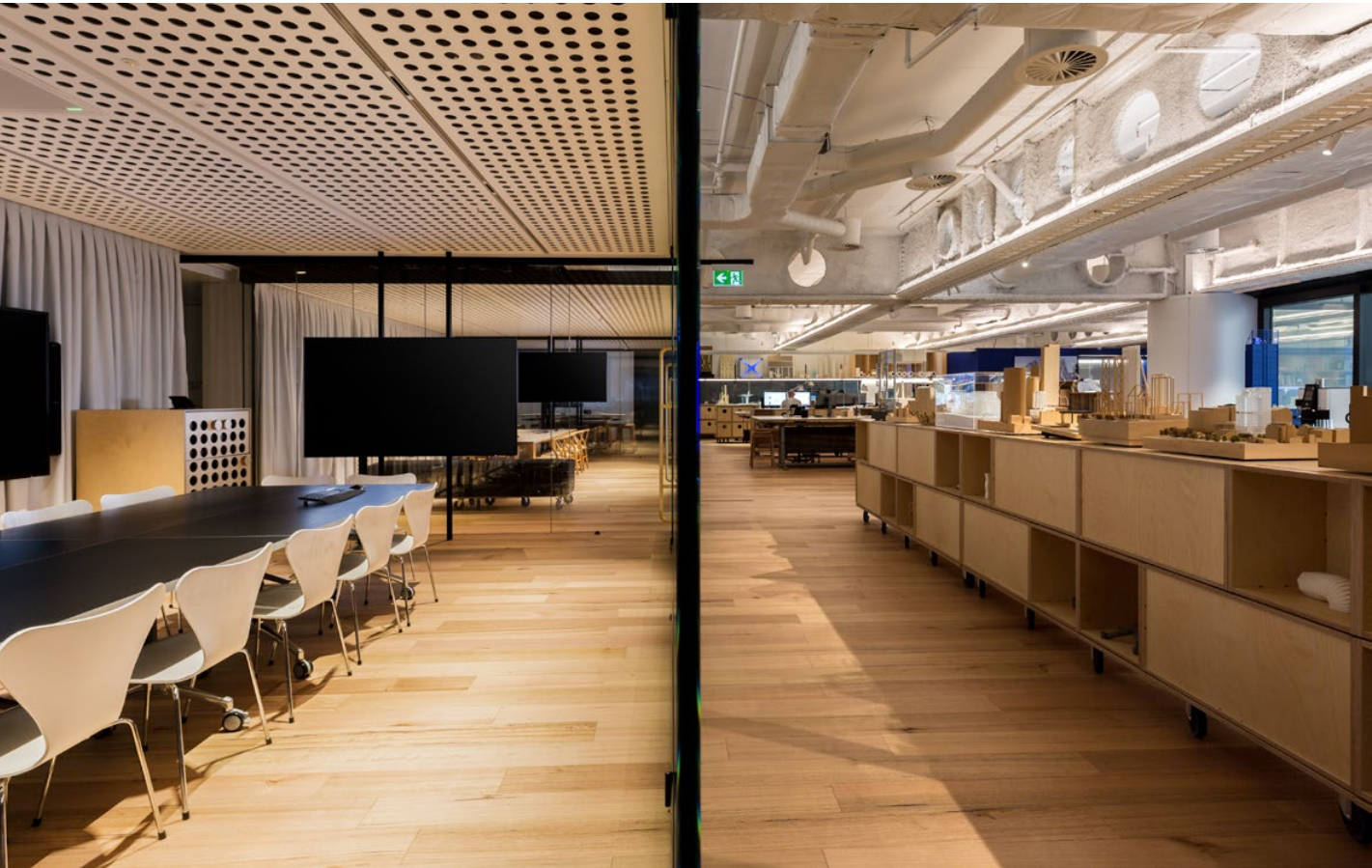


The intent of the studio space is one of equality, agility and innovation. Breaking away from a uniformly lit office, the indirectly lit ceilings reveal the tower’s elegant Seidler castellated steel beam structure.

**FX**  
48V Dark Light  
15W  
Textured White

**FX**  
48V Spotlight  
11W  
Textured White

**Eclipse G2**  
Linear Light  
10W/m  
Aluminium



**FX**  
48V Spotlight  
11W  
Textured Black

As the lift doors open to fitzpatrick + partners studio, you are greeted by the expansive co-working space filled with liveliness and collaborative activities. There is no structured reception desk – no receptionist for that matter. Everything about this studio supports collaboration, creativity and agility.

Each component, each element has been meticulously considered and executed. The elevated work stations with high stools encourage team members to move more freely throughout the studio. Perched on high stools, colleagues maintain ‘equality’ with no one towering over someone seated in an old-fashioned office chair. Moveable walls are actually storage cabinets on casters that enable ‘building’ new spaces and collaboration areas. No detail is left to chance, from the precise and elegant joinery to bespoke door handles.



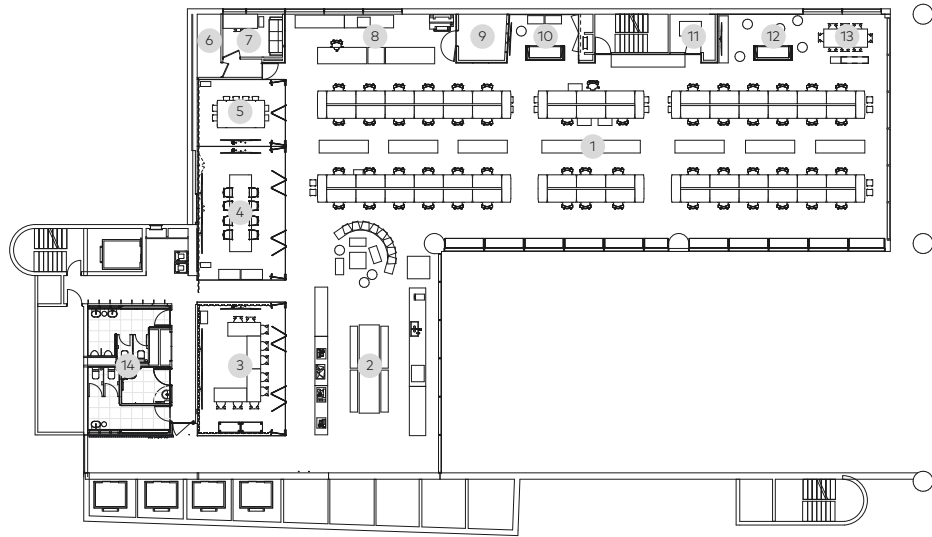


Complementing this unique design is a functional, yet variable lighting solution that preserves the studio's raw and honest feel. Subtly lighting the space, the indirect illuminance perfectly balances the daylight ingress from large window panels. Individually controllable lights directed at each workstation provide sufficient task lighting. Considering every detail, the lighting is automated to follow natural circadian cycles with gently shifting colour temperatures throughout the day. As the day winds down, there is a noticeably warmer studio atmosphere.

With an organisational commitment to equality, innovation and agility, this is a true one-of-a-kind architectural studio.



- 1 Work Space
- 2 Break Out
- 3 Black Meeting Room
- 4 Grey Meeting Room
- 5 White Meeting Room
- 6 File Secure Storage
- 7 Quiet Space
- 8 Model Making
- 9 Machine Shop
- 10 The Cave
- 11 Server Room
- 12 VR
- 13 Workshop
- 14 Restroom



**Size**  
650m<sup>2</sup>

**Date of Completion**  
October 2020

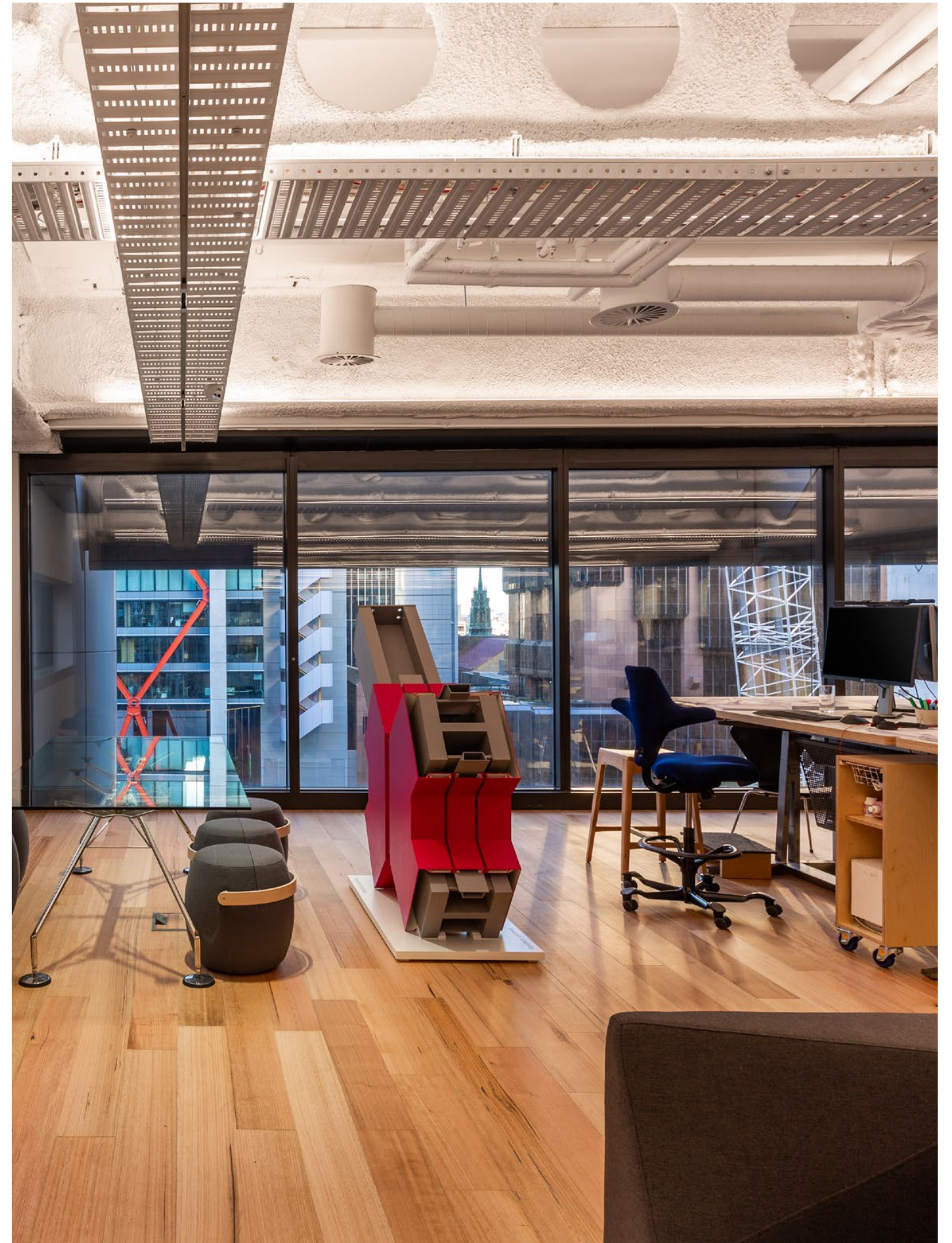
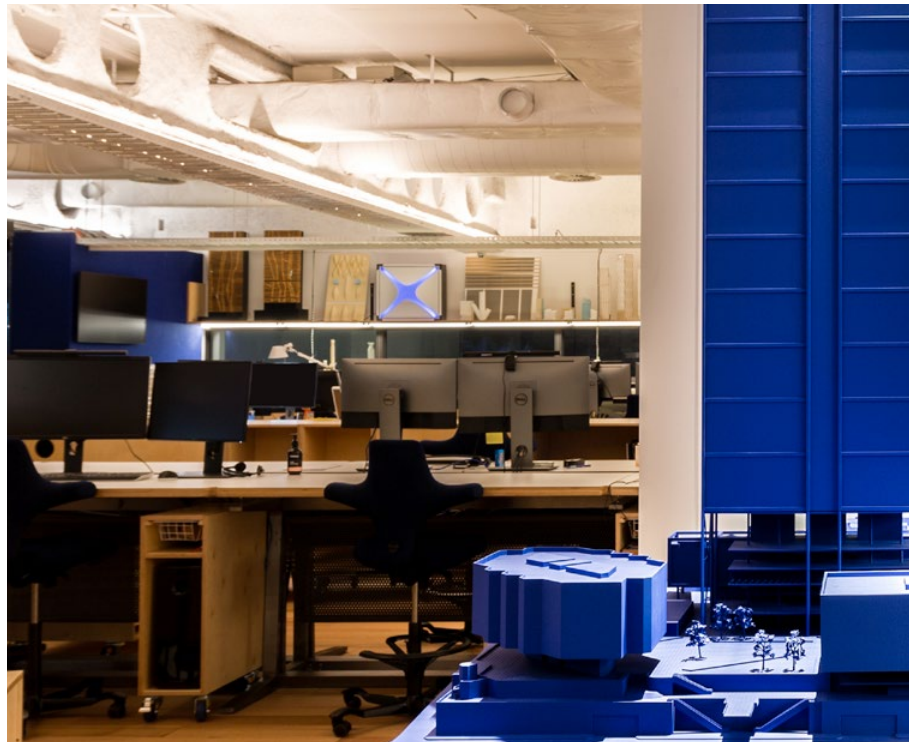
**Architect**  
fitzpatrick + partners

**Lighting Design**  
Steensen Varming

**Casambi Commissioning**  
Afterglow Lighting

**Lighting Supplier**  
HI Lighting NSW

**Photographer**  
Simon Whitbread

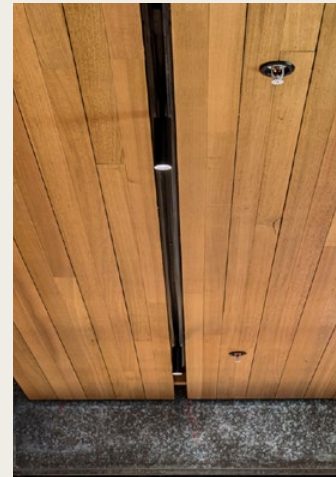






## Key Products *fitzpatrick + partners*

1



2



3



1	<b>FX</b>	48V Spotlight	11W	Various Finishes	See <a href="https://unios.com/fxspotlight">unios.com/fxspotlight</a> for more details
2	<b>FX</b>	48V Dark Light	15W	Textured White	See <a href="https://unios.com/fxdarklight">unios.com/fxdarklight</a> for more details
3	<b>Eclipse G2</b>	Linear Series	10W/m	Aluminium	See <a href="https://unios.com/eclipse">unios.com/eclipse</a> for more details





Hotel

# Moss

*Nature's respite and solace  
in the contemporary  
art scene of Hobart.*

Hobart, Australia





**Aeon Flex Pro**  
Flexible Linear Light  
5W/m  
Polyurethane

In line with modernising the heritage buildings, Moss's visual identity reflects the making of old new again with green as the colour of life, renewal and nature. It represents a vibrant new way of bringing natural elements and historical fabric together.







**Apex**  
Downlight  
8W  
Textured Black

**Kinetic**  
Surface Mounted Downlight  
9W  
Textured Black

**Date of Completion**  
August 2019

**Architect**  
Circa Morris-Nunn Architects

**Interior Design**  
Studio Ongarato

**Builder**  
Vos Construction &  
Joinery Builders

**Electrical Contractor**  
Energy Solutions

**Developer**  
Behrakis Group

**Lighting Supplier**  
Southern Lighting & Distribution

**Photographer**  
Adam Gibson



One of the most impressive aspects of Moss's design is how effortlessly the hotel fits into the original surroundings. The hotel is housed entirely inside the old heritage buildings and with very few indications of what will be experienced as guests step through the front door.

From the first impression, guests are welcomed by a cosy lobby area with an open fireplace and indoor gardens. Drawing on the island state's reputation as a natural refuge, the hotel features a double-storey living wall with plants sourced from local nature reserves. It extends from the ground through to the first floor, making a unique outlook for Moss's Pod rooms.

Throughout the estate, a colour palette of deep forest greens interplay with raw Tasmanian timbers . The timber from the original structure was restored and maintained to preserve the qualities and character of the existing heritage, which was crucial for the re-envisioned hotel.

**Codex**  
Reading Wall Light  
4W  
Textured Black



**Eclipse G2**  
Linear Light  
10W/m  
Textured Black

The hotel comprises 41 warm and welcoming rooms, all uniquely designed to fit within the existing build.

Making it their mission to honour the artistic character of Hobart and Tasmania, each Moss room features a print by Australian photographer, Derek Henderson, who captures unexpected angles of the local scenery. Locally sourced material is also a pivotal signature of Moss Hotel, with blackwood joinery and Tasmanian stone side tables incorporated in the bedrooms. With the hand-crafted furniture, cushions and luxurious blankets, each stay at Moss is an immersion in the rich local culture and natural beauty.

To complement the overall moodiness of the space, the lighting scheme is warm yet functional with the skilful synthesis of indirect lighting, decorative luminaires and reading lights positioned by each bedside.





Snow Green	<div></div>
Leticiaz Green	<div></div>
Apple Leaf Green	<div></div>

**A remarkable history**

Tucked in the 2<sup>nd</sup> and 3<sup>rd</sup> floors of a Georgian sandstone warehouse in the heart of Salamanca Place, Moss Hotel's original building was built in 1835 and 1841, as evidenced by the Georgian facades.

From its historical backgrounds, Moss's goal is to create a unique experience that can immerse visitors into a rich cultural retreat tailored for escapism and respite. Thanks to its prime location, Moss Hotel becomes the ideal starting point for visitors to begin their adventure discovering Hobart and Tasmania.

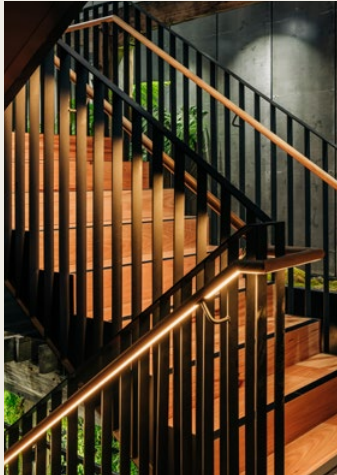




# Key Products

## Moss

1



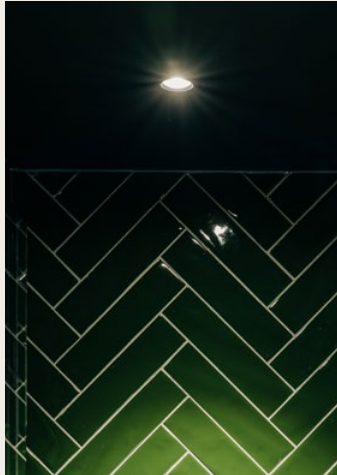
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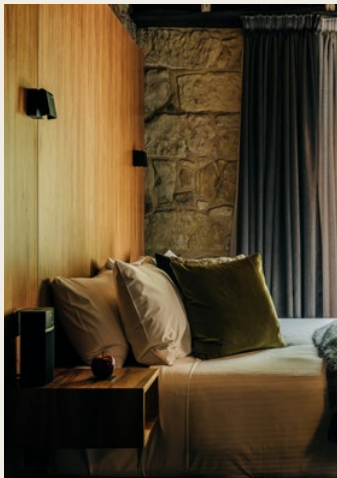
3



4



5



1	<b>Aeon Flex Pro</b>	Flexible Linear Series	5W/m	Polyurethane	See <a href="https://unios.com/aeonflexpro">unios.com/aeonflexpro</a> for more details
2	<b>Kinetic</b>	Surface Mounted Downlight	9W	Textured Black	See <a href="https://unios.com/kinetic">unios.com/kinetic</a> for more details
3	<b>Eclipse G2</b>	Linear Series	5 - 15W/m	Textured Black	See <a href="https://unios.com/eclipse">unios.com/eclipse</a> for more details
4	<b>Apex</b>	Downlight	8W	Textured Black	See <a href="https://unios.com/apex">unios.com/apex</a> for more details
5	<b>Codex</b>	Reading Wall Light	4W	Textured Black	See <a href="https://unios.com/codex">unios.com/codex</a> for more details





Hospitality

# 52/3 Kitchen & Bar

*The place to be for comfort and  
healing in the heart of  
a restless city.*

Ho Chi Minh, Vietnam



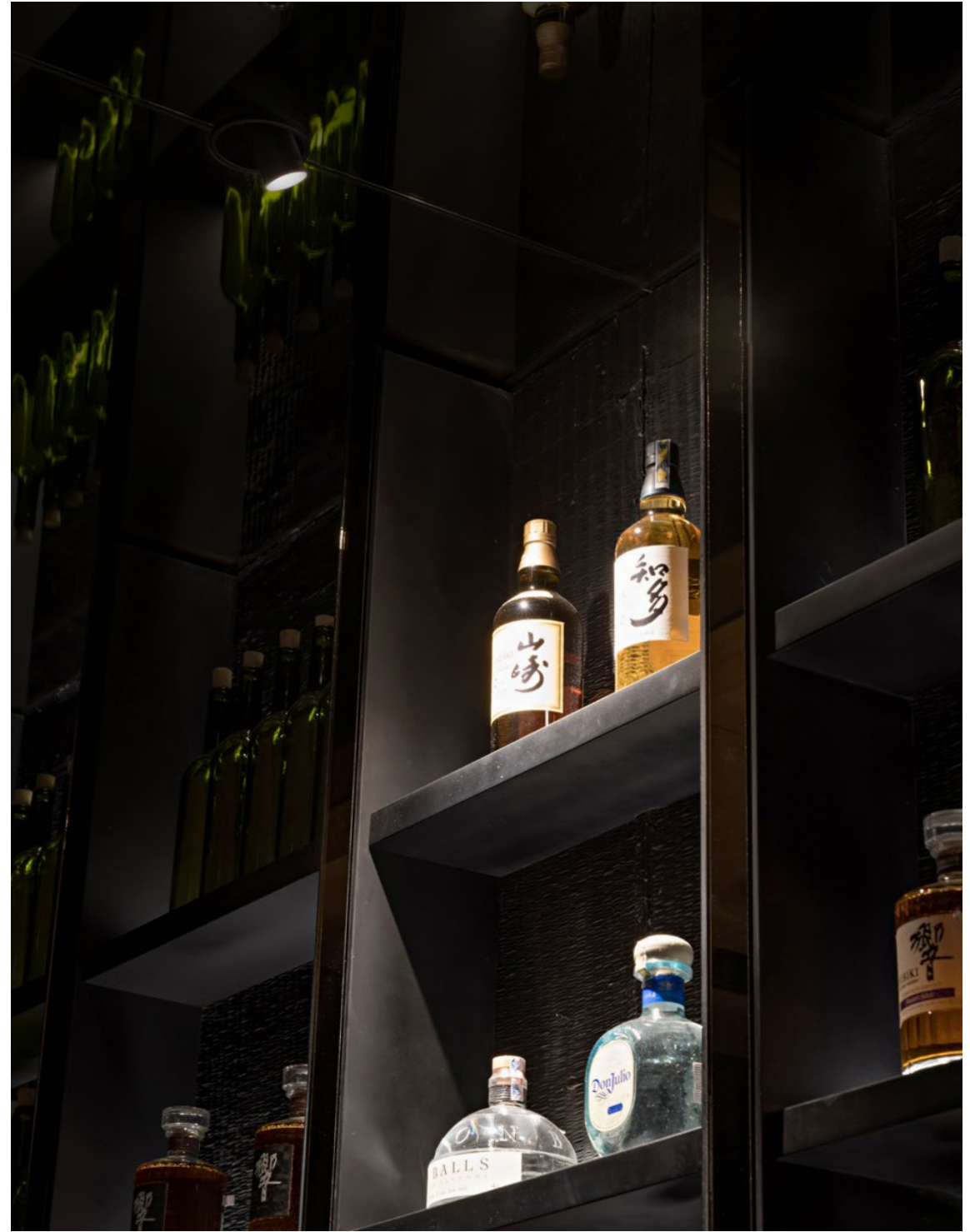


**Aeon Flex Pro**  
Flexible Linear Light  
10W/m  
Polyurethane

Located in the hustle and bustle of central Ho Chi Minh City, 52/3 Kitchen & Bar is an ideal destination for those in need of a break after a long day.

**Size**  
100m<sup>2</sup>  
**Date of Completion**  
October 2019  
**Developer**  
B Bright Food and Beverage  
**Architect & Interior Design**  
Nguyễn Quốc Long  
**Photographer**  
Valor Studio





**Titanium G2**  
Downlight  
11W  
Textured Black

**Eclipse G2**  
Linear Light  
10W/m  
Textured Black

**Tourmaline**  
Wall Light  
6W  
Textured Black

**Shift Out**  
Adjustable Downlight  
8W  
Textured Black



As a collaborative project between Vietnamese architect Nguyen Quoc Long and B Bright, 52/3 Kitchen & Bar exists as a place of comfort and healing for Saigonese as they wrap up a long day filled with the worries of everyday life.

Despite its resemblance to a speakeasy with the main entrance silently tucked away in a small alley with low foot traffic, 52/3 Kitchen & Bar is well-known amongst Saigonese.

Upon entry, visitors are greeted with a dark staircase dimly lit by a single lineage of handrail luminance, guiding them towards the bar. The stairs act as a transition between the noisy exterior and the quiet interior. Once visitors reach the reception, the enigmatic character of this place slowly unfolds and reveals itself. As the night falls, the bar subtly lights up. The two-storey space becomes perfect for patrons to kick back, enjoy good food and bespoke cocktails while perching on bar stools to crowd watch.

One of the architectural visions for 52/3 Kitchen & Bar is to demonstrate an appreciation of the value of traditional Vietnamese crafts and cultural artefacts. From the ratan-textured wall surrounding the entire premise to the bamboo pendant lights spanning across the two stories, visible from any seating arrangements.







<b>Eclipse G2</b> Linear Light 10W/m Textured Black	<b>Titanium G2</b> Downlight 11W Textured Black
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# Key Products

## 52/3 Kitchen & Bar

1



2



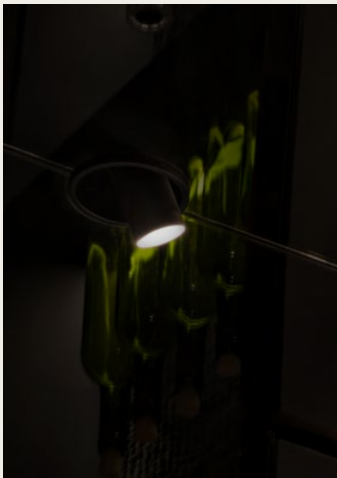
3



4



5



1	<b>Aeon Flex Pro</b>	Flexible Linear Series	10W/m	Polyurethane	See <a href="https://unios.com/aeonflexpro">unios.com/aeonflexpro</a> for more details
2	<b>Eclipse G2</b>	Linear Series	10W/m	Textured Black	See <a href="https://unios.com/eclipse">unios.com/eclipse</a> for more details
3	<b>Titanium G2</b>	Downlight	11W	Textured Black	See <a href="https://unios.com/titaniumdownlight">unios.com/titaniumdownlight</a> for more details
4	<b>Tourmaline</b>	Wall Light	6W	Textured Black	See <a href="https://unios.com/tourmaline">unios.com/tourmaline</a> for more details
5	<b>Shift Out</b>	Adjustable Downlight	8W	Textured Black	See <a href="https://unios.com/shiftout">unios.com/shiftout</a> for more details





Residential

# Sky House

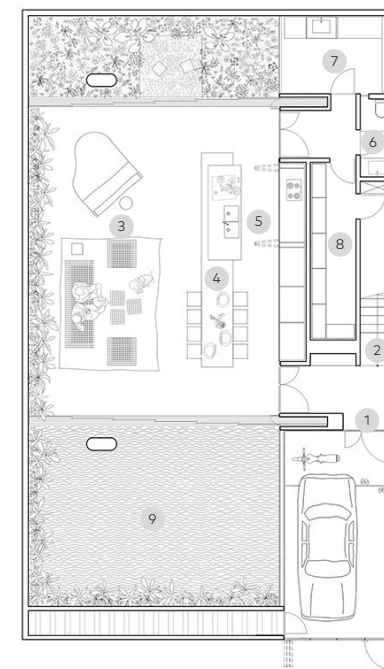
*Creating architectural  
intrusions with nature,  
water and light.*

Ho Chi Minh, Vietnam

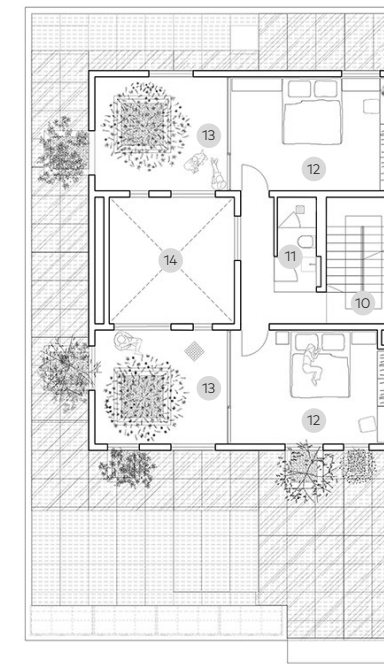








First Floor



Second Floor

Ho Chi Minh has the highest density of construction, vehicles and population in Vietnam. Consequentially, this leads to a lack of green spaces, which is essential for one's physical and mental well-being. Inspired by the idea of a place where residents can seek tranquility and sit in harmony with nature, MIA Design Studio came to actualise Sky House, a dwelling designed to create a sense of being close to nature within its busy urban surroundings.

The design divides the house into two parts. The first half is devoted to the sun, wind, water and trees, or simply empty spaces, while the other is dedicated to family activities. Replacing conventional windows, Sky House utilised wooden slats across the ceiling to delicately filter through natural light, avoiding overt brightness during summer days.

A large living, kitchen and dining area sits in the centre of this ground floor space, flanked by a pond and a small garden and illuminated from above by the central void that cuts through the full height of the home. The void provides a vertical connection between the house and the sky, enabling an appreciation for seasonal changes and the everyday transitions from day to night.

## MIA

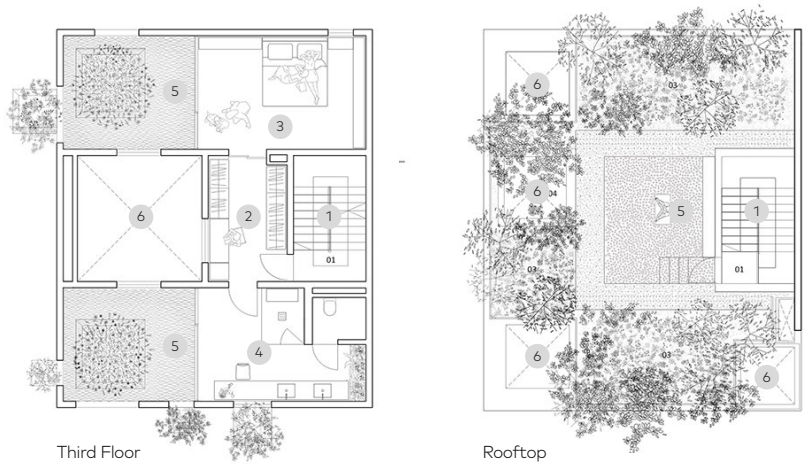
MIA Design Studio is an innovative Master Planning, Architecture and Interior Design Studio in Asia. In February 2020, the masterminds behind Sky House won the Realized Award at the 33<sup>rd</sup> World Architecture Community Awards in London.

The team of architects and designers has great admiration for the modernist movement as they seek to fulfil the difficult task of rethinking and giving continuity to this iconic generation. The projects curated and designed by MIA Design Studio are valued for their formal simplicity and fluidity through seamless integration between the interior and exterior, with particular attention to each project's landscape and climate conditions.

- 1 Entrance
- 2 Staircase
- 3 Living Room
- 4 Dining Table
- 5 Kitchen
- 6 Restroom
- 7 West Kitchen & Laundry
- 8 Storage
- 9 Koi Fish Pond
- 10 Staircase
- 11 Bathroom
- 12 Bedroom
- 13 Terrace
- 14 Void



- 1 Staircase
- 2 Hallway
- 3 Bedroom
- 4 Bathroom
- 5 Terrace
- 6 Void



Third Floor

Rooftop

**Size**  
450m<sup>2</sup>

**Date of Completion**  
April 2019

**Lead Architect**  
Nguyễn Hoàng Mạnh

**Architects**  
MIA Design Studio

**Architecture Concept Design**  
Trương Nguyễn Quốc Trung &  
Nguyễn Tấn Phát

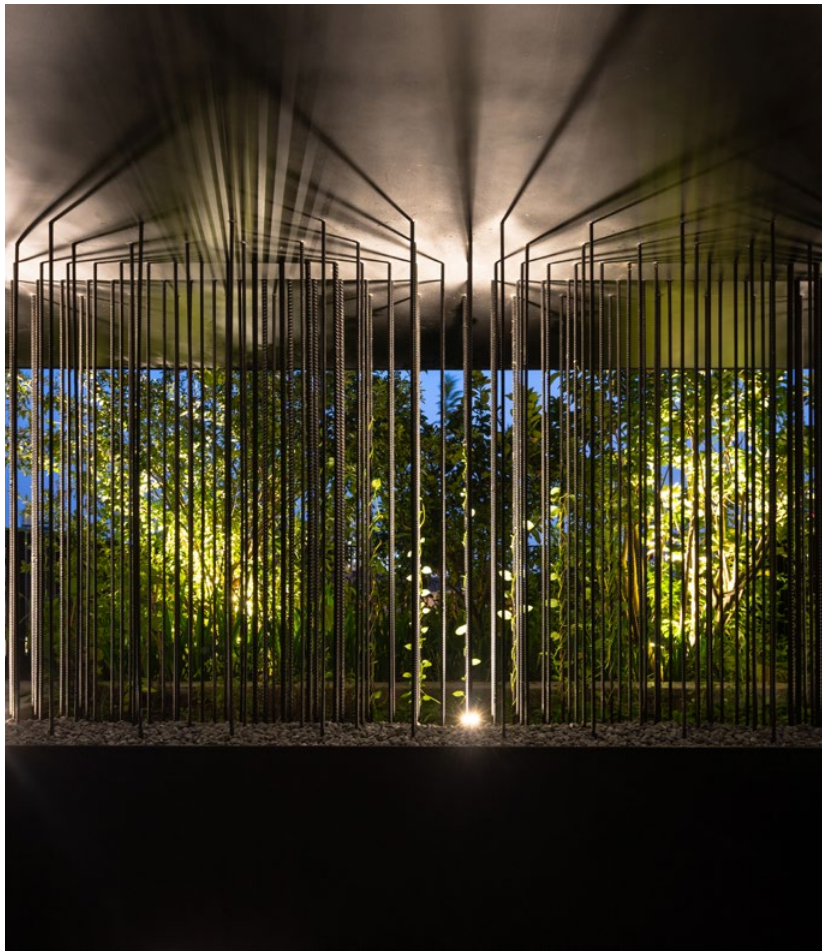
**Interior Design**  
Lê Vũ Hải Triều

**Technical Design**  
Bùi Hoàng Bảo & Nguyễn Quang Duy

**Structural Design Consultant**  
AVDH

**M&E Design Consultant**  
Boydens Engineering Vietnam

**Photographer**  
Triệu Chiến, Oki Hiroyuki & Hoàng Lê









With the focus of bringing nature into the home, Sky House is the perfect representation of MIA Design Studio's architectural ethos of sustainable living through simplicity and methodical composition.

**Titanium G2**  
Downlight  
11W  
Textured White

**Eclipse G2**  
Linear Light  
10W/m  
Aluminium







**Axis**  
Surface Mounted Downlight  
7W  
Textured Black

**Zeron Mini**  
Wall Light  
7W  
Textured White



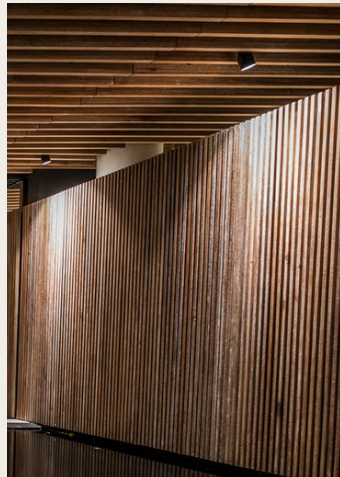




# Key Products

## *Sky House*

1



2



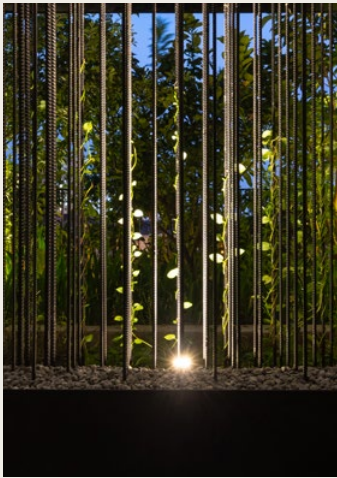
3



4



5



1	Axis	Surface Mounted Downlight	7W	Textured Black	See unios.com/axism for more details
2	Zeron Mini	Wall Light	7W	Textured White	See unios.com/zeronmini for more details
3	Titanium G2	Downlight	11W	Textured White	See unios.com/titaniumdownlight for more details
4	Eclipse G2	Linear Series	10W/m	Aluminium	See unios.com/eclipse for more details
5	Emerald	Spike Spotlight	5 - 10W	Textured Black	See unios.com/emeraldspike for more details





Retail

# Nike

*Creating a healthy planet,  
active communities and an  
equal playing field.*

Australia





**Kobe**  
Track Light  
26W  
Textured Black

**MX**  
Three Circuit Track  
Textured Black

**Date of Completion**  
2019 - 2021

**Lighting Supplier**  
Red Socks Design

**Shop Fitter**  
Johns Lyng Shopfit

**Master Retail Franchise**  
Retail Prodigy Group

**Retail Design**  
ACRD

**Branding & Graphics**  
Space Between

**Photographer**  
Alessandro Cerutti,  
Simon Whitbread & Mitch Fong

**Artist**  
John C Morton

Nike's mission is to bring inspiration and innovation to every athlete in the world. If you have a body, you are an athlete.











Nike is one of the largest and most recognisable brands on the planet. It's of little surprise that Nike is the leader in athletic apparel, accessories and footwear. To support everyone's athletic ambitions, Nike needs to be accessible and connect people with the brand. This is why you will find Nike stores in shopping centres and malls around the world.

Nationally, Nike store across Australia are being refurbished. Nike understands that stores are not only a transaction channel but that retail provides a unique opportunity for interactions and experiences with the brand.





Often Nike stores engage high-value customers and entice them to physically experience the brand. In this case, there is a bottom-line justification as the brand experience provides a share of customer value whether the sale takes place in-store or online.

Nike stores use track lighting extensively throughout as it is the most versatile solution which is important in retail. Suspended arrays are perfect for industrial ceilings with exposed services, while the surface mounted track continues the aesthetic across the areas with lower ceiling height. Distributing the track lights throughout delivers high colour rendering CRI 97+ and superior light quality to ensure that the merchandise is perfectly lit. Due to the versatility of the track and luminaire solution, lighting can be rotated or moved along the track to highlight the latest promotion.





**Kobe**  
Track Light  
26W  
Textured Black

**MX**  
Three Circuit Track  
Textured Black



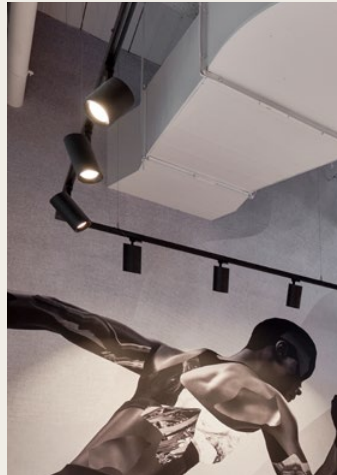




# Key Products

## Nike

1



2



3



1	<b>Kobe</b>	Track Light	26W	Textured Black	See <a href="https://unios.com/kobetrack">unios.com/kobetrack</a> for more details
2	<b>MX</b>	Track	Three Circuit	Textured Black	See <a href="https://unios.com/mxtrack">unios.com/mxtrack</a> for more details
3	<b>Apex</b>	Downlight	15 - 25W	Textured Black	See <a href="https://unios.com/apex">unios.com/apex</a> for more details





Hospitality

# The District

*Housing the first and only  
microbrewery in a casino in  
Australia and New Zealand.*

Adelaide, Australia



As the final piece of the puzzle at SkyCity Adelaide, The District adds a layer of vibrant live entertainment to the heritage building.

**Kobe**  
Track Light  
15W  
Textured Black

**Axis**  
Surface Mounted Downlight  
15 - 26W  
Textured Black



**Date of Completion**  
December 2020

**Architect**  
Studio Nine Architects

**Developer**  
SkyCity Casino

**Managing Contractor**  
Shape

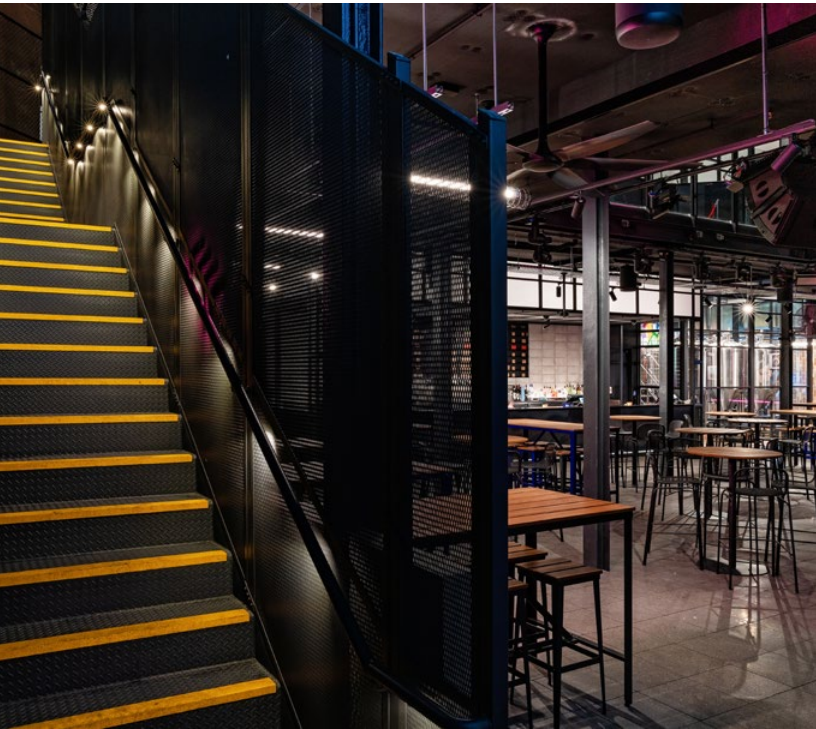
**Electrical Contractor**  
SKS Technologies

**Lighting Supplier**  
HI Lighting SA

**Photographer**  
Brad Griffin Photography







**Pilot**  
Handrail Light  
1.5W  
316L Stainless Steel

---

**Axis**  
Surface Mounted Downlight  
26W  
Textured Black



**Location:** Adelaide, South Australia

**Established in:** 2015

Pirate Life Brewing's story is one of the most exceptional in the Australian craft beer scene. The journey began with two friends, Jack Cameron and Jared "Red" Proudfoot, in Aberdeenshire, Scotland. They honed their skills and knowledge during their apprenticeships at BrewDog.

In 2014, they visited Western Australia and decided to launch a craft beer company in Adelaide. From the city's history, bar culture, to the festivities, everything was just right to make their dream of Pirate Life Brewing to reality.

After a whirlwind six years, in 2020, Pirate Life Brewing grew and celebrated its new expansion in The District Bar at SkyCity – becoming the first microbrewery installed in a casino in Australia and New Zealand.



→

Featuring a fully-functioning microbrewery, The District Bar is the first and only of its kind in Australia and New Zealand.

Located on Level 1 of SkyCity Adelaide Casino, The District is a collective entertainment destination including the Sports Bar, Poker Zone and Bistro – all in one unique setting. The venue also features a fully-functioning Pirate Life microbrewery, the first and only of its kind in Australia and New Zealand.

With a fun and laid-back vibe, The District is the place to be for a good night out. Upon entrance, guests are greeted by an opulent graffiti wall painted with an eye-popping shade of blue. Following the industrial-esque design, The District adopts an open layout with black and deep timber as primary in their material palette.

Throughout the premise, track lights are skilfully arranged to provide the most comfortable dining experience with subtle illumination focused on table surfaces.

For a more intimate and lowkey evening, guests can travel up a flight of stairs to the mezzanine level which boasts an outdoor bar area. As the best of both worlds, from the mezzanine, diners can have a full view of the life happening below while enjoying their private moments.







**Kobe**  
Track Light  
15W  
Textured Black

**Aeon Flex Pro**  
Flexible Linear Light  
10W/m  
Polyurethane

With careful planning and attention to detail, The District at SkyCity uses handrail luminaires emitting a soft radiance to create the most pleasant yet safe experience for guests transitioning through the different areas. At the same time, along hallways, there are parodic decorations and drawings that further accentuate the brand identity of The District at SkyCity.

The revamped space includes a 450 capacity live entertainment venue to host live music and international performances. The District guarantees an experience like no other for guests as it has taken a mix of styles and functions and unified them within one location.



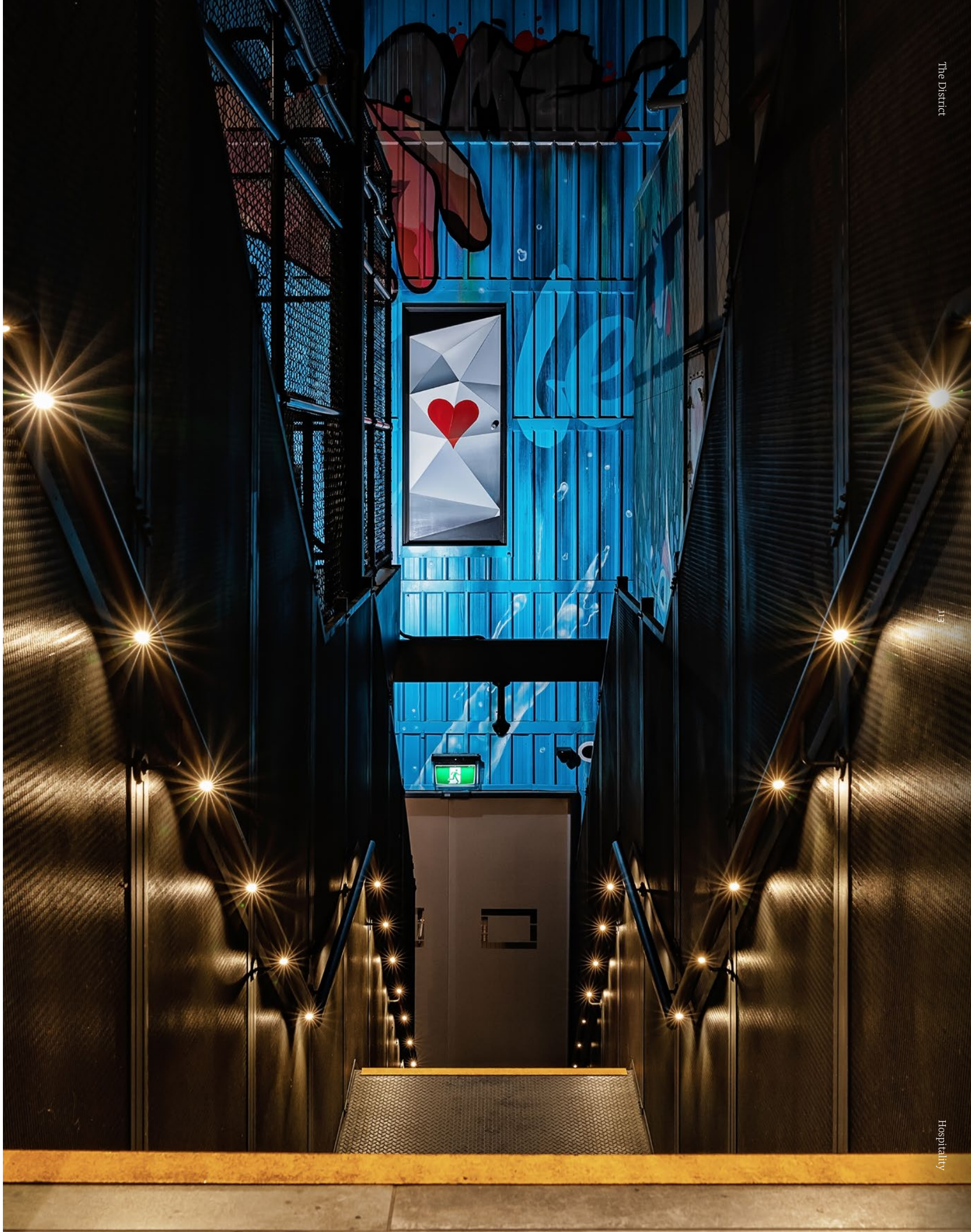


**Scope**  
Surface Mounted Downlight  
15W  
Textured Black

**Aeon Flex Pro**  
Flexible Linear Light  
10W/m  
Polyurethane

**Axis**  
Surface Mounted Downlight  
15W  
Textured Black

**Pilot**  
Handrail Light  
1.5W  
316L Stainless Steel

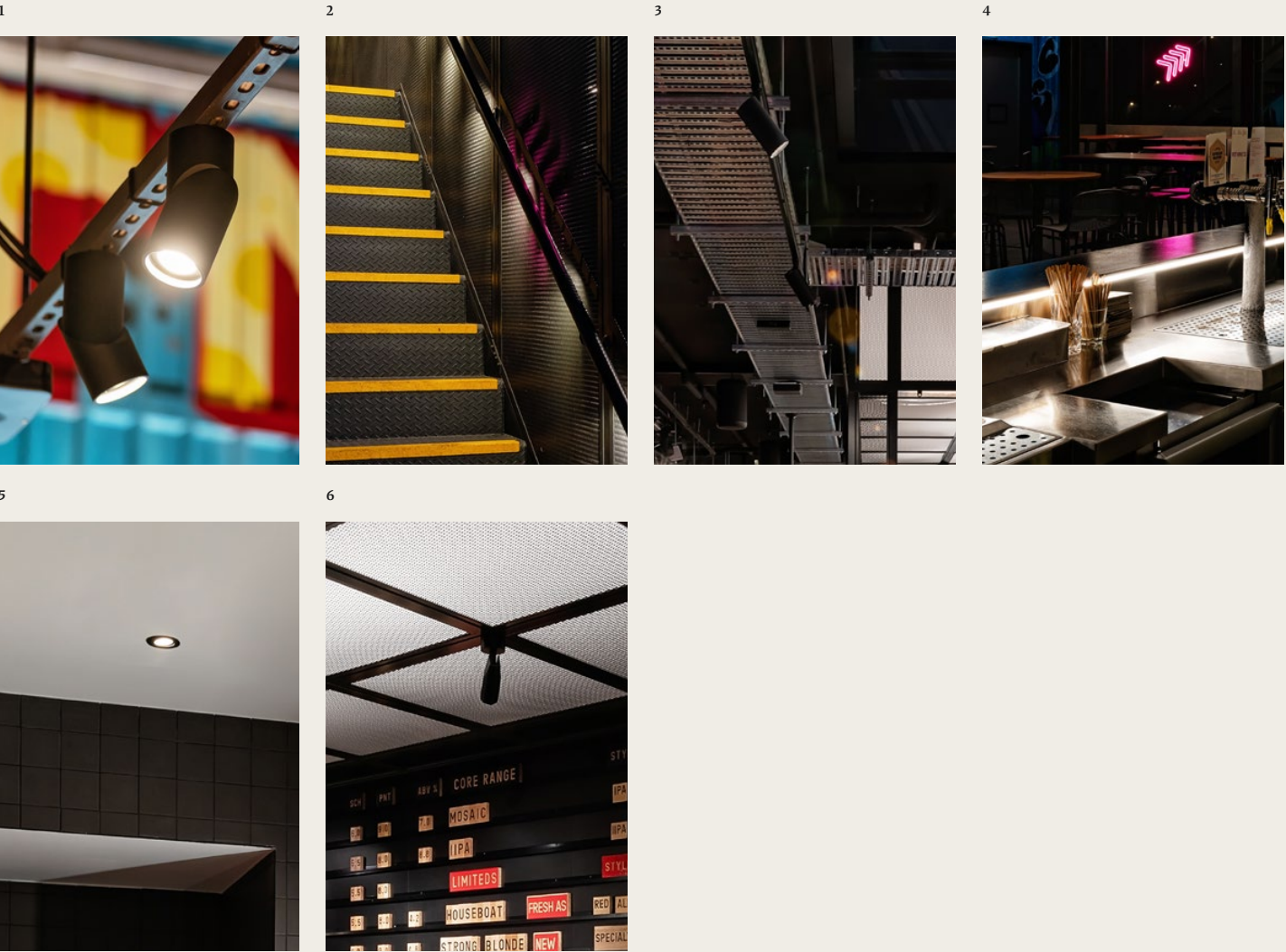






# Key Products

## *The District*



1	Axis	Surface Mounted Downlight	15 - 26W	Textured Black	See <a href="https://unios.com/axis-sm">unios.com/axis-sm</a> for more details
2	Pilot	Handrail Light	1.5W	316L Stainless Steel	See <a href="https://unios.com/pilot">unios.com/pilot</a> for more details
3	Kobe	Track Light	15W	Textured Black	See <a href="https://unios.com/kobe-track">unios.com/kobe-track</a> for more details
4	Aeon Flex Pro	Flexible Linear Series	5 - 10W/m	Polyurethane	See <a href="https://unios.com/aeonflexpro">unios.com/aeonflexpro</a> for more details
5	Particle	Downlight	9W	Textured Black	See <a href="https://unios.com/particle-downlight">unios.com/particle-downlight</a> for more details
6	Scope	Surface Mounted Downlight	15W	Textured Black	See <a href="https://unios.com/scope-sm">unios.com/scope-sm</a> for more details





Hotel

# Oval Hotel

*The first hotel in Australia  
completely integrated into the  
footprint of a stadium.*

Adelaide, Australia



Oval Hotel adds an exciting and innovative layer to the history of the Adelaide Oval and its unique setting. As the first of its kind in Australia, Oval Hotel sets a new benchmark for premium hotel accommodation and tourism.

<b>Shift Out</b> Downlight 8W Textured Black/Gold	<b>Eclipse G2</b> Linear Light 10W/m Textured Black
<b>Particle</b> Downlight 9W Textured Black	<b>Aeon Flex Pro</b> Linear Light 10W/m Polyurethane







**Eclipse G2**  
Linear Light  
10W/m  
Textured Black

**Particle**  
Downlight  
9W  
Textured Black



Situated within the historic Adelaide Oval — also known as the most beautiful cricket ground around the world, the Oval Hotel is the first of its kind in Australia. This expansion sets a new benchmark in premium hotel accommodation — one that simply cannot be replicated. Embracing the tagline "The moment is yours", Oval Hotel offers an accommodation experience unique from anywhere in the world. Inspired by the magical moments experienced by sporting fans and concert goers who live for music, Oval Hotel's mission is to be a part of these remarkable memories that will last a lifetime.

Wrapping gently around the eastern façade of Adelaide Oval and interfacing seamlessly with the existing structure, each suite at Oval Hotel is positioned to enjoy the surrounding serene parkland. The Oval also boasts the very latest amenities as well as the very best food and wine that South Australia has to offer.

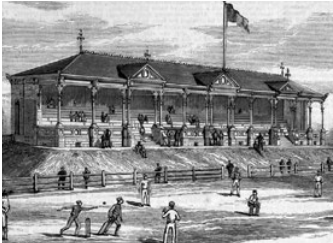




The 138-room hotel is intended to be a significant contributor in making Adelaide oval an all-year-round event destination. The Oval Hotel is an expression of the architect's ethos of maximising the utilisation of venue design where materiality blends seamlessly into the existing structure.

One challenge that comes with integrating a hotel into the footprint of a stadium is the ambivalence in identity. However, with the expert hotel designer, Carr, the guest experiences at the Oval Hotel was so carefully designed that there is a feeling extending from the park. The hotel honours the Oval while holding a sense of uniqueness. On one side, visitors to the Oval Hotel get to look out and celebrate the scenic outlook towards St Peter's Cathedral and the River Torrens, two of East Park Lands inner-city's landmarks. On the other, they have the opportunity to explore the 53,500-person Adelaide Oval Stadium.

An enviable address, Oval Hotel is within walking distance to Adelaide's retail centre and the Riverbank entertainment precinct, which includes the Adelaide Casino, the Convention Centre and Festival Theatre complex.



Adelaide Oval

Established in: 1871

After the formation of the South Australian Cricket Association, the Adelaide Oval was established in 1871. Even today, many of the artefacts remain from the early years. Some of the leafy Moreton Bay fig trees in the stadium precinct were planted in the 1890s. The 1911 heritage-listed wooden scoreboard, built in Edwardian style, still proudly stands at the northern end of the ground.

Interestingly, before the international Test Cricket match between Australia and England in 1884, the Adelaide Oval hosted intercolonial Australian rules football matches. St Kilda journeyed interstate and beat Adelaide on their home turf in 1877. Over the years, an impressive 16 sports have been played at the Adelaide Oval, including baseball, cycling, gridiron, hockey, lacrosse, tennis and archery.

Outside of the sporting pedigree, the Adelaide Oval has played host to major concerts from globally recognised artists such as Michael Jackson, Elton John, Madonna, and Paul McCartney. The Adelaide Oval was the first Southern Hemisphere venue where David Bowie performed in November 1978. Also notable is Bowie's first open-air gig of the tour and the first large scale outdoor concert he had ever played.



- 1 Dining
- 2 Kitchenette
- 3 Lounge
- 4 Bed
- 5 Bathroom
- 6 Restroom

**Date of Completion**  
September 2020

**Architect**  
COX Architecture

**Consulting Engineer**  
Mott MacDonald

**Interior Design**  
Carr

**Head Contractor**  
Built Environs

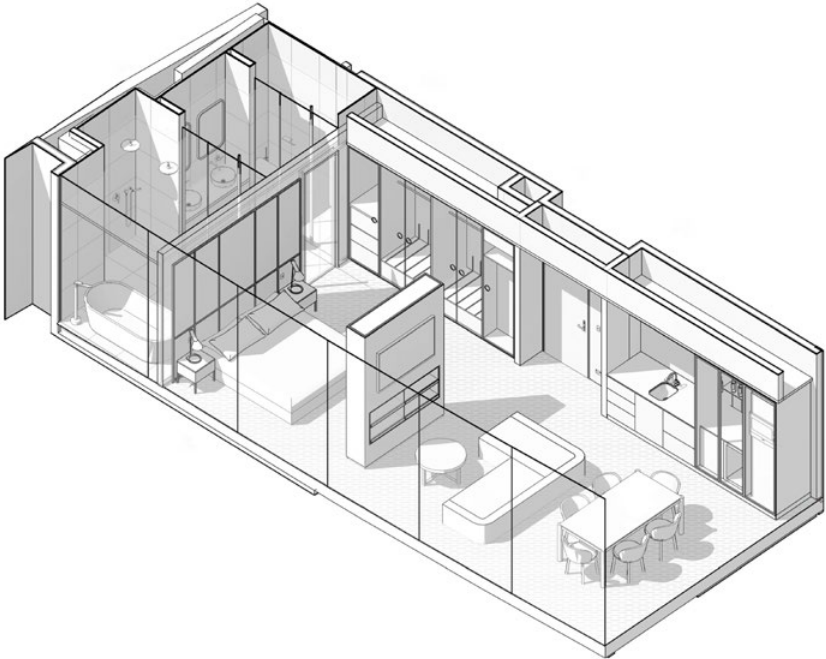
**Electrical Contractor**  
NILSEN

**Developer**  
Adelaide Oval Stadium  
Management Authority

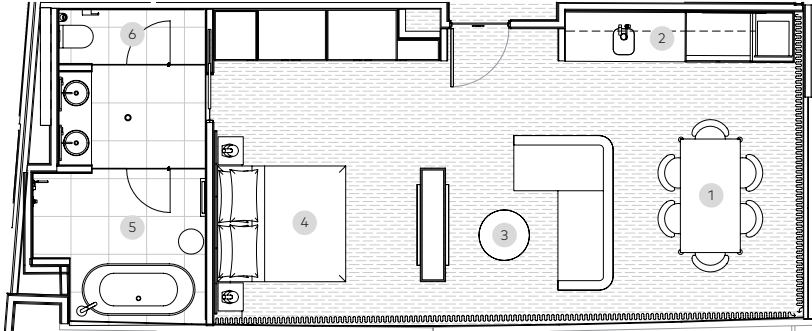
**Lighting Supplier**  
HI Lighting SA

**Photographer**  
Brad Griffin Photography

Hotel Room Type 4 - AXO Diagram



Hotel Room Type 4 - Floor Plan

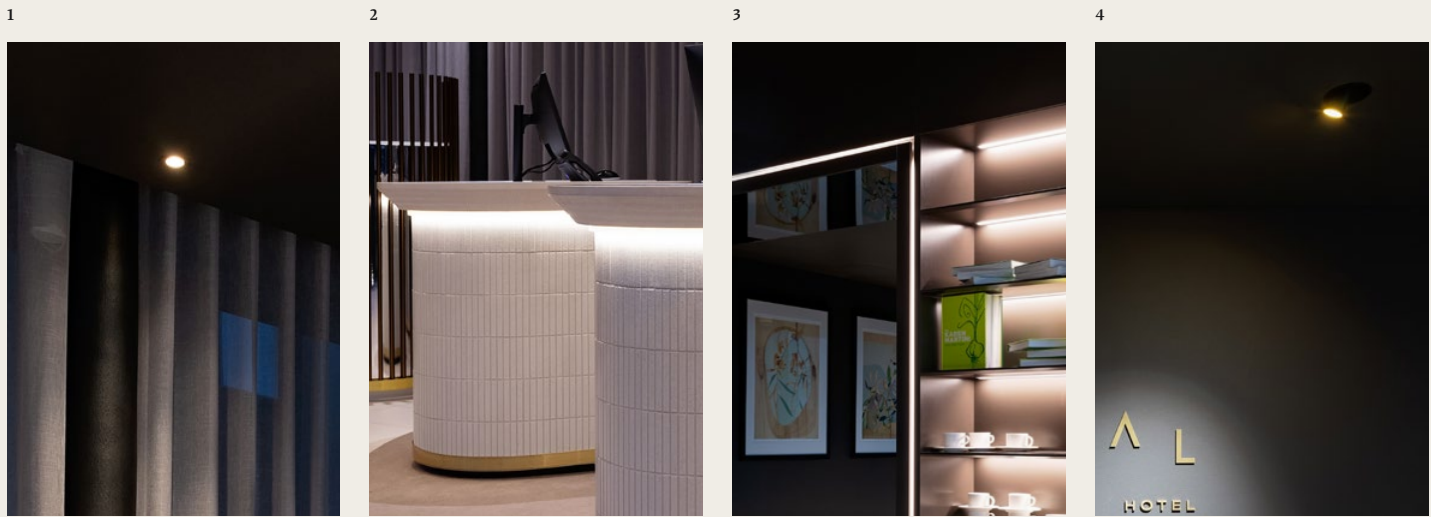






# Key Products

## *Oval Hotel*



1	Particle	Downlight	2 - 9W	Textured Black	See unios.com/particledownlight for more details
2	Aeon Flex Pro	Flexible Linear Series	10W/m	Polyurethane	See unios.com/aeonflexpro for more details
3	Eclipse G2	Linear Series	5 - 10W/m	Textured Black	See unios.com/eclipse for more details
4	Shift Out	Downlight	8W	Textured Black/Gold	See unios.com/shiftout for more details





Education

# Iona

*Evolving education means  
evolving the learning space.*

Perth, Australia



Iona Presentation College has taught students for over 110 years. Iona appreciates that today's students require different skills and therefore a different education to ignite a passion for lifelong learning.

**LX S62/B62**  
Linear Light  
30W - 60W  
Various Finishes

**Titanium G2**  
Surface Mounted Downlight  
13W  
Textured Black







←  
The classrooms of 1901 would never be considered acceptable for today's students, and as such, teaching environments have also evolved.

Iona Presentation College recognises students learn far better with hands-on activities and individualised experiences. Traditional tutelage involving repetition and memorisation of the syllabus to educate students is outdated. In the rapidly changing and interconnected world, Iona Presentation College offers cross-curriculum learning and education in modern skills and capabilities. The teachers connect with students to engage their sense of curiosity and embed the necessary skills to facilitate decision making, problem solving and critical thinking. Immersion in learning increases engagement and enables exploration, reflection, creativity, and achievement to ignite a lifelong passion.





**Axis**  
Surface Mounted Downlight  
15W  
Textured Black

The physical requirements of learning spaces have greatly evolved over the past century. Contemporary learning environments need to support the needs of students in a digital age. The school environment needs to be flexible to provide opportunities for collaboration and independent 'thinking' time with connectivity to global resources.

Lighting plays a critical role in the brain's ability to focus. Iona Presentation College's carefully balanced lighting solution provides the optimal learning conditions. The new Senior School Learning Centre, the Albeus Fahey Building, uses natural light to connect the students to the outside world, enhance the perception of the space, and importantly, increase the brain's power to gather data.







**Kobe**  
Track Light  
8W  
Textured Black

**Paragon**  
Wall Light  
15W  
Textured Black

**Axis**  
Surface Mounted Downlight  
15W  
Textured Black

**Shift Out**  
Adjustable Downlight  
8W  
Textured White

**Size**  
7000m<sup>2</sup>

**Date of Completion**  
September 2020

**Architect**  
EIW

**Builder**  
PS Structures

**Electrical Engineering  
& Lighting Design**  
Lucid Consulting Australia

**Electrical**  
Eltech Services

**Lighting Supplier**  
Monduluce

**Photographer**  
Andrew Purvis









The use of flicker-free lighting in educational settings is important to ensure the best learning outcomes. Both visible and invisible flicker is attributed as a major cause of migraines and headaches, along with eye strain and general discomfort in spaces where people spend prolonged lengths of time, e.g. the classroom. Using high-frequency drivers removes the cause of the flicker, and limits the temporal light artefacts that can affect visual perception.

In the classrooms, the combination of downlights and linear lighting ensures adequate task lighting no matter the desk configuration. While in collaborative spaces, using a DALI control system, the lights can be dimmed or brightened to create the perfect environment. With a warmer colour temperature in the reading areas, the students can decompress in a more relaxed ambiance. For the screen-based and focused learning areas, the lights are brightened to 4000K. In addition to the task lighting, Iona Presentation College has honoured the architectural design intent and integrated both accent and ambient lighting into the space.



Life at Iona Presentation College

Established in: 1907

For over 110 years, Iona Presentation College's ethos has guided and shaped so many. At the very core is aspiring for excellence in everyday life and inspiring a commitment to service and justice for all. Students are afforded a holistic education using contemporary pedagogies, first-class facilities and supported learning.





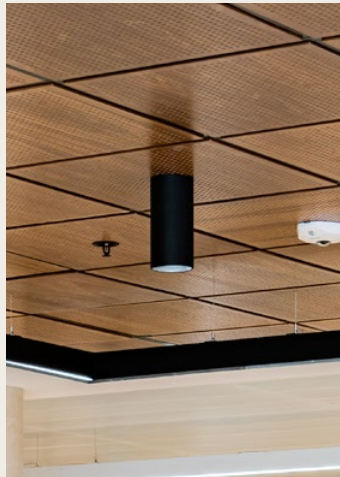
# Key Products

## *Iona Presentation College*

1



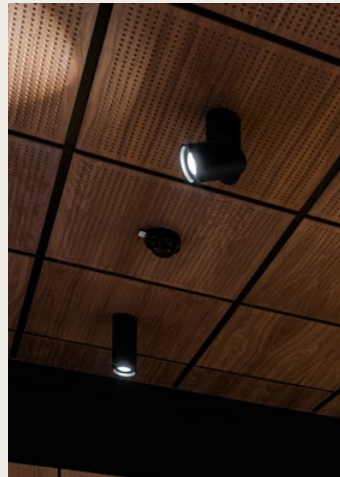
2



3



4



5



6



7



1	<b>LX S62/B62</b>	Linear Series	30 - 60W	Various Finishes	See <a href="https://unios.com/lx">unios.com/lx</a> for more details
2	<b>Titanium G2</b>	Surface Mounted Downlight	13W	Textured Black	See <a href="https://unios.com/titaniumsm">unios.com/titaniumsm</a> for more details
3	<b>Kobe</b>	Track Light	8W	Textured Black	See <a href="https://unios.com/kobetrack">unios.com/kobetrack</a> for more details
4	<b>Axis</b>	Surface Mounted Downlight	15W	Textured Black	See <a href="https://unios.com/axisrm">unios.com/axisrm</a> for more details
5	<b>Shift Out</b>	Adjustable Downlight	8W	Textured White	See <a href="https://unios.com/shiftout">unios.com/shiftout</a> for more details
6	<b>Paragon</b>	Wall Light	15W	Textured Black	See <a href="https://unios.com/paragon">unios.com/paragon</a> for more details
7	<b>Akira</b>	Surface Mounted Ceiling Light	28W	Textured Black	See <a href="https://unios.com/akirasm">unios.com/akirasm</a> for more details





Commercial

# The Hayesbery

*Space for innovation, ambition  
and greatness.*

Sydney, Australia





**Kobe**  
Surface Mounted Spotlight  
15W  
Textured Black/Gold

**Emerald**  
Spike Spotlight  
5W  
Textured Black

**Size**  
3,800m<sup>2</sup>  
**Date of Completion**  
April 2020  
**Architect**  
Woods Bagot  
**Builder**  
Intermain  
**Lighting Design**  
Hurley Palmer Flatt  
**Lighting Supplier**  
HI Lighting NSW  
**Photographer**  
Rohan Venn

The project's 'touch lightly' approach minimised waste of both resources and capital through a holistically considered design process.











**Kobe**  
Track Light  
26W  
Textured White/Black

Goodman's move to the industrial site in Rosebery brought together a confluence of the company's ethos, business and heritage.

Located just 5km from \$3.7bn of Goodman properties, the new Australian headquarters is housed in a former dye works, felt mill and hat factory. By transforming four old-style industrial buildings into a modern sustainable workspace, Goodman once again demonstrated their focus on innovation and sustainability.



With large-scale logistics facilities as part of their portfolio, Goodman understands that the world is changing fast. Goodman prides itself on adaptability – to a rapidly changing world, to customers' evolving requirements, and new ways of consuming and working. With flexible working being the new normal, The Hayesbery optimises collaboration, creativity, wellness and showcases sustainable design initiatives.

Goodman's approach was to touch lightly, minimise waste and reduce their carbon footprint by reusing where possible, creating a modern, sustainable workspace that captures the nostalgic heritage of the buildings.

The site's industrial heritage was celebrated through the use of materials – timber, metal and brick. Refined finishes paid tribute to the original craftsmanship of the building's heritage as a hat manufacturer that specialised in woven straw and felt hats. These finishes included woven metalwork, hand-stitched leather details and solid timber joinery, hand finished with expressed connections.

To deliver the 5-star hotel ambience, Goodman's lighting solution brought the soul back to the warehouse that was constructed in 1921.







**Kobe**  
Surface Mounted Spotlight  
15W  
Textured Black

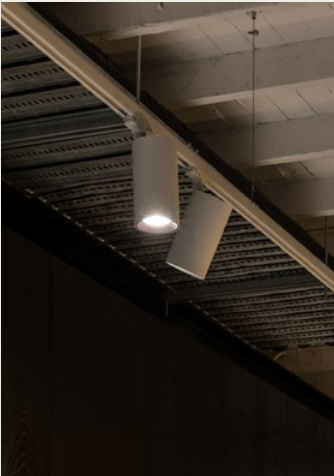




# Key Products

## *The Hayesbery*

1



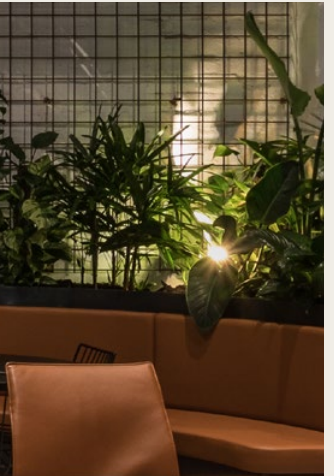
2



3



4



1	Kobe	Track Light	26W	White/Black	See unios.com/kobetrack for more details
2	Kobe	Surface Mounted Spotlight	15W	Textured Black/Gold	See unios.com/kobesm for more details
3	Compass	Adjustable Inground Uplight	6W	Textured Black	See unios.com/compass for more details
4	Emerald	Spike Spotlight	5W	Textured Black	See unios.com/emeraldspike for more details





Aged Care

# SwanCare

*Investing in the long term future  
of our community.*

Perth, Australia



Informed by the ongoing research into the needs of our elders, SwanCare offers a community where every person has the freedom and choice to live the life they desire.

**Athena**  
Wall Light  
20W  
Textured Black

**Cuadro**  
Wall Light  
8W  
Textured Black



**Eclipse G2**  
Linear Light  
20W/m  
Textured Black

With a vision to enrich the lives of everyone in our community, SwanCare's new Ningana facility and activation of the new Leisure Precinct means that the Bentley Park site is WA's largest aged care and retirement campus with over 1,000 residents. The 15-hectare site is comprised of three aged care facilities, one retirement village and the SwanCare At Home service.

SwanCare Ningana provides some of the best aged care services within a welcoming environment, designed to keep people together in the latter part of life.



**Date of Completion**  
May 2020

**Architect**  
Cameron Chisholm Nicol  
& Iredale Pederson Hook

**Builder**  
ADCO Constructions

**Consulting Engineer**  
Best Consultants

**Electrician**  
Team Electrical

**Lighting Supplier**  
Mondoluce

**Photographer**  
Peter Bennetts & Greg Hocking

The new Ningana four-storey, 124-bed aged care facility embraces the ongoing research into the complex needs of senior care, dementia and palliative care. A significant issue for aged care residents is disorientation, which can lead to confusion and distress. The design concept imitates the familiar surroundings of the outside world with a safe, secure and engaging environment, mutually supportive of residents and staffs.

The whole-of-building approach uses the analogy of a home, street, neighbourhood, village and town. For the residents, they live in rooms designed to feel like homes in a street, with indoor gardens, resident-use kitchens, reading nooks, lounge spaces and an enclosed fireplace on each level.

Clusters of eight to ten 'homes' are positioned on a short corridor, a 'street', with adjacent dedicated living, dining and kitchenette spaces, also known as, the 'neighbourhood'. Four 'neighbourhoods' create a 'village' on each of the four floors. The entire building becomes the 'town', centred on an active central courtyard. Communal or public spaces and amenities are on the ground floor, the 'town' centre. These include an allied services hub; a hairdresser; a refurbished café; and multiple landscaped outdoor spaces.

Thoughtful design techniques have been deployed to improve wayfinding by using sensory cues that accommodate different levels of cognitive impairment. Sight, hearing and touch are engaged to assist residents with understanding where they are, and finding where they want to go. Decision points are minimised with alcoves to allow residents and visitors to sit, watch and pass the day.



**Apex**  
Downlight  
10W  
Textured White

**Eclipse G2**  
Linear Light  
20W/m  
Textured Black







Behind each cluster is a designated back-of-house area used for trolleys, stores, laundry, and the staff hub. The space behind the decorative screens allow the staff to perform the facility's operational requirements without the feeling of an institutional setting in the living area.

Engagement and enhancement of residents' quality of life are also essential. At SwanCare Bentley Park, there are over 30 social and recreational activities and clubs on offer. The new two-storey Leisure Centre is designed for the modern retiree, incorporating a library, gymnasium, indoor heated pool, fitness centre, club room with a resident lounge, and multi-functional rooms. Other amenities include two cafés, a grocery store, op shop, hairdresser and beauty salon, and outdoor and indoor bowling greens.

Lighting is an important component of an environment that supports comfort and well-being, adding to the homey feel. The built environment optimises sun penetration and ventilation into the communal and public spaces. To complement the natural light, luminaires are used throughout the facility. The flicker-free lights assist in limiting temporal light artefacts, which are undesired effects on a person's visual perception. High-frequency drivers create a more comfortable and enjoyable living space. The layered light throughout the facility provides the task lighting required with ambient and accent illuminance to provide an extra level of support, safety and well-being for our elders.





# Key Products

## SwanCare

1



2



3



4



5



1	<b>Cuadro</b>	Wall Light	8W	Various Finishes	See <a href="https://unios.com/cuadro">unios.com/cuadro</a> for more details
2	<b>Athena</b>	Wall Light	20 - 24W	Textured Black	See <a href="https://unios.com/athena">unios.com/athena</a> for more details
3	<b>Eclipse G2</b>	Linear Series	10 - 20W/m	Various Finishes	See <a href="https://unios.com/eclipse">unios.com/eclipse</a> for more details
4	<b>Aeon Flex Pro</b>	Flexible Linear Series	10W/m	Polyurethane	See <a href="https://unios.com/aeonflexpro">unios.com/aeonflexpro</a> for more details
5	<b>Apex</b>	Downlight	10 - 15W	Various Finishes	See <a href="https://unios.com/apex">unios.com/apex</a> for more details





Commercial

# Unios

*A one-of-a-kind new  
headquarter for a leading  
lighting brand.*

Perth, Australia



The building is inspired by the spaces Unios light up. Every part of the building was carefully considered as a demonstration of best practice; the cafeteria is itself a showroom for hospitality lighting, the office a demonstration of workplace lighting.

**LX Infinity**  
Honeycomb Linear Light  
34W/m  
Textured Black

**Titanium G2**  
Surface Mounted Downlight  
13W  
Textured Black

**Orbit**  
Wall Light  
1W  
Textured White







At the outset, the design approach was to re-imagine what an Australian lighting facility could be. Traditionally, these types of buildings are practical but lacking inspiration and failing to factor in the people who will occupy the spaces everyday. Unios sought to rethink the concept of a lighting headquarters, taking the industrialness out of an industrial area. It is a true representation of a people-first philosophy — ergonomic and adjustable workstations, generous recreation facilities (including a half court basketball court) and green spaces in an eye-shot from every position.



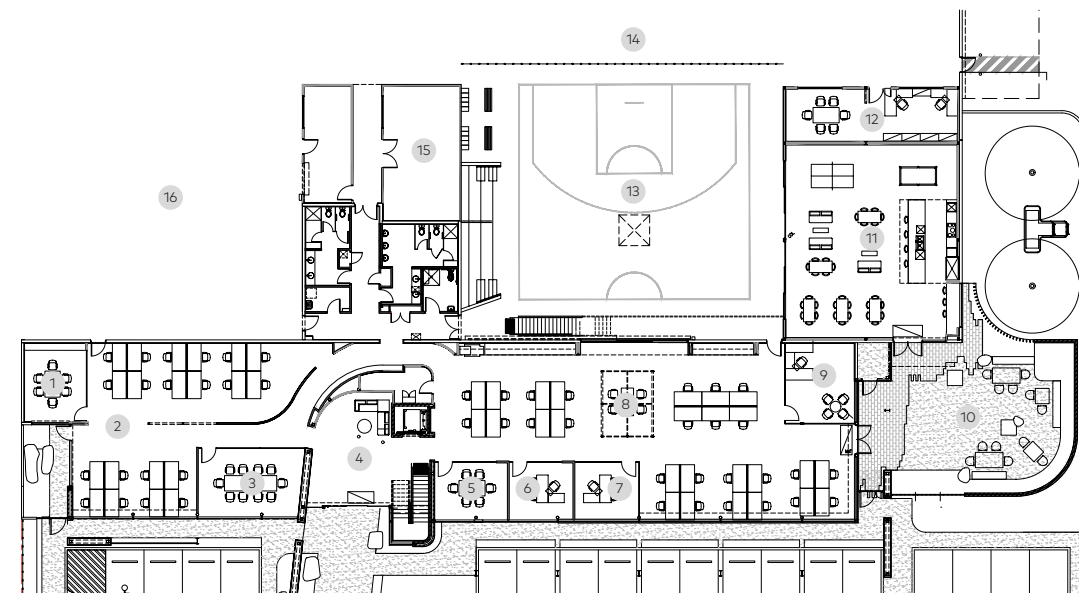


**Iris**  
Wall Light  
5 - 15W  
Various Finishes

**LX Infinity**  
Linear Light  
34W/m  
Textured Black

**Athena**  
Surface Mounted Downlight  
20W  
Textured Black





Ground Floor

Principally, each area of the building was thought of as a showroom in addition to its core function. A cafeteria is a place of recreation and congregation but also an opportunity to demonstrate hospitality lighting. An open plan office is a place of work and collaboration but also an opportunity to demonstrate well-being concepts such as tunable white. The idea of a traditional showroom was expanded into this concept of a building-wide illustration of lighting best practice.

Working with architecture firm CDM, Unios and lead architect Joseph Panetta collaboratively developed a delicate balance of industrialness and warmth. This was reflected in a material palette that incorporated industrial materials such as exposed steel beams and burnished concrete, in contrast to warmer materials such as timber and a functional carpet in work areas.

At the core of the project was a desire to put the Unios team first, providing a workplace that fostered collaboration, connectivity and relaxation. As part of this, Unios founder Paley Ho brought to life his vision of a basketball court that connects the building. The court becomes a focal point in the building and symbolises the work culture as much as it is a place to play basketball.

A key focus for the project was this idea of flow. The building is visited by architects, consultants and developers year-round, from all corners of Australia through Asia and beyond. From stepping into the foyer, into the open plan office and out onto the basketball court, a narrative unfolds that communicates the brand's ethos. There is clear intent to put people first, surrounded by beautiful yet functional design and engineering.

- 1 6-Person Meeting Room
- 2 Open Plan Office (West)
- 3 12-Person Meeting Room
- 4 Foyer
- 5 6-Person Meeting Room
- 6 Private Office 1
- 7 Private Office 2
- 8 Open Plan Office (East)
- 9 Private Office 3
- 10 Garden
- 11 Cafeteria
- 12 Warehouse Office
- 13 Half Court Basketball Court
- 14 Warehouse
- 15 R&D Lab
- 16 Fabrication & Customisation



**Size**  
6000m<sup>2</sup>

**Date of Completion**  
May 2020

**Architect**  
Commercial Design  
Management (CDM)

**Lighting Design**  
David Ho

**Consulting Engineer**  
ESC Engineering

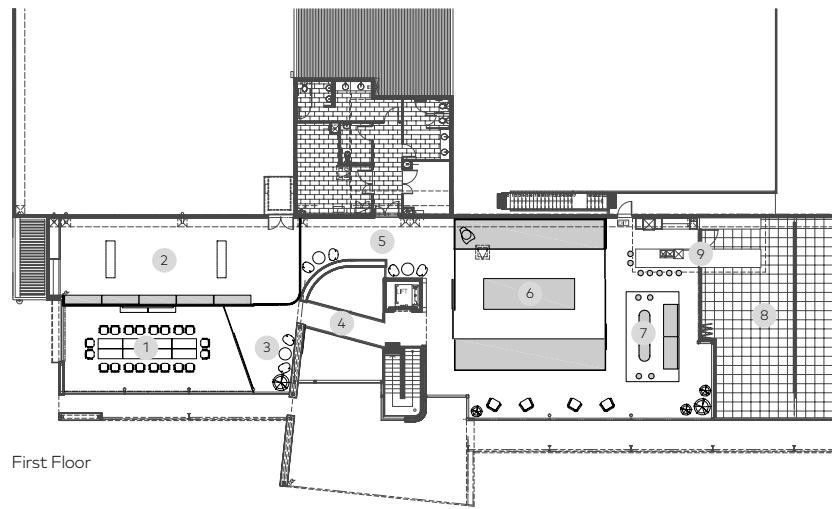
**Builder**  
Pirone

**Electrical Contractor**  
Team Electrical

**Interior Design**  
Mata Design Studio

**Photographer**  
Andrew Purvis & Richie Lu

- 1 Boardroom
- 2 Technical Showroom
- 3 Waiting Area
- 4 Catwalk
- 5 Gallery
- 6 Concept Showroom
- 7 Entertainment Space
- 8 Terrace
- 9 Indoor/Outdoor Kitchen







**Titanium G2**  
Surface Mounted Downlight  
13W  
Textured Black

**Eclipse G2**  
Linear Light  
10W/m  
Various Finishes

The lighting scheme puts to practice all the latest research and technology that Unios preaches. The entire building is controlled through a Casambi Bluetooth system, which enables more granular dimming and the ability to create custom scenes directly from a mobile device. Throughout the office, all luminaires are equipped with tunable white technology, allowing for colour tuning from 2700K to 6000K. Combined with the Casambi app, a custom circadian scene has been enabled to closely match natural circadian rhythms — for subtle colour changing throughout the day to help regulate melatonin levels.

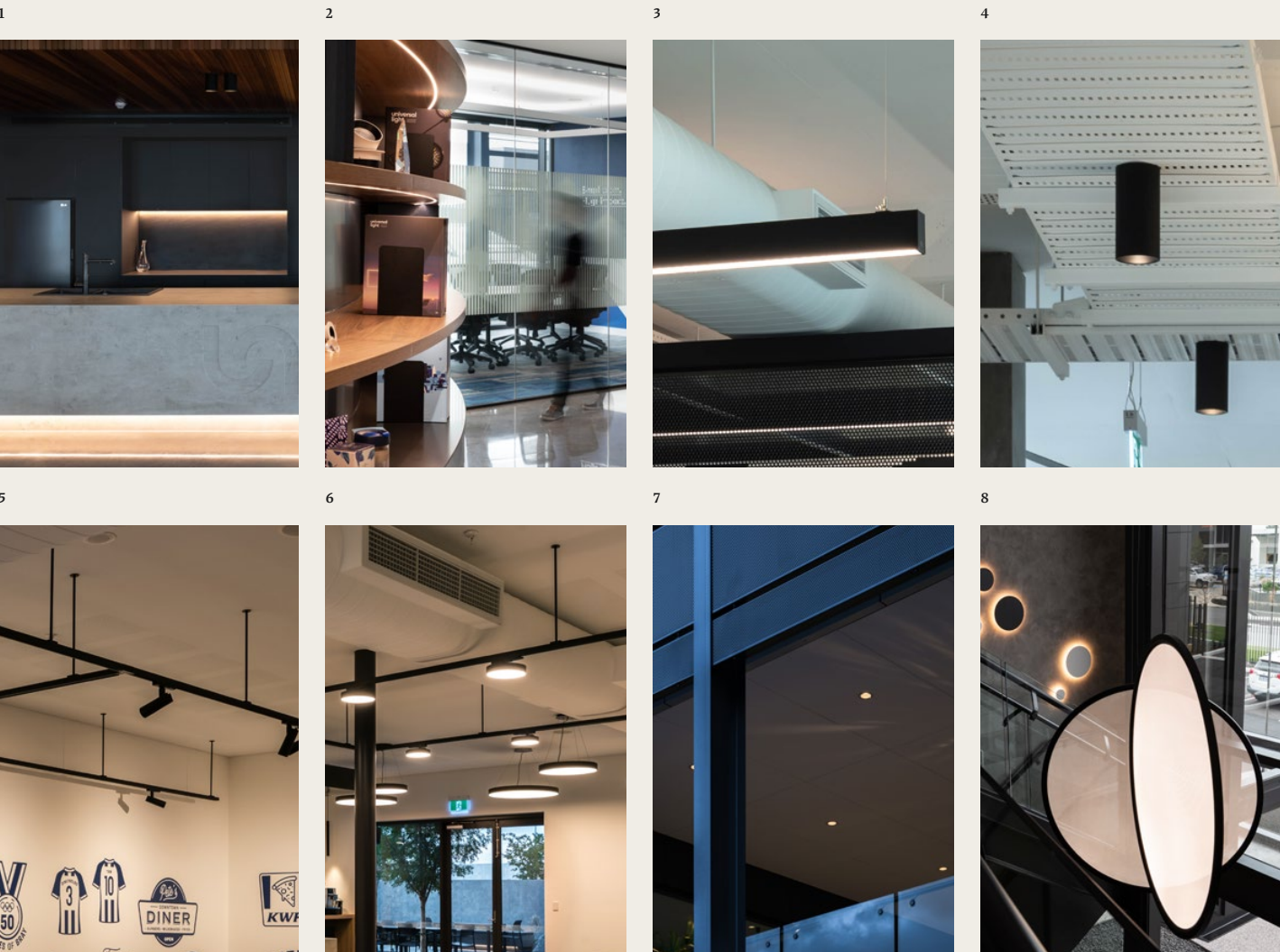






# Key Products

## Unios



1	Eclipse G2	Linear Series	5 - 20W/m	Textured Black	See <a href="#">unios.com/eclipse</a> for more details
2	Aeon Flex Pro	Flexible Linear Series	5 - 15W/m	Polyurethane	See <a href="#">unios.com/aeonflexpro</a> for more details
3	LX Infinity	Honeycomb Linear Series	34W/m	Textured Black	See <a href="#">unios.com/lxhoneycomb</a> for more details
4	Titanium G2	Surface Mounted Downlight	13W	Textured Black	See <a href="#">unios.com/titaniumsm</a> for more details
5	Scope	Track Light	15W	Textured Black	See <a href="#">unios.com/scopetrack</a> for more details
6	Akira	Series	15 - 90W	Textured Black	See <a href="#">unios.com/akirasm</a> for more details
7	Particle	Downlight	2 - 30W	Various Finishes	See <a href="#">unios.com/particledownlight</a> for more details
8	Portal	Pendant Light	47 - 72W	Textured Black	See <a href="#">unios.com/portal</a> for more details





Hotel

# DoubleTree by Hilton

*Going beyond expected standards,  
with individual touches that  
surprise and delight.*

Perth, Australia



The banks of the Derbal Yerrigan provide a tranquil and picturesque setting for a hotel that strives to fill the earth with the light and warmth of hospitality.

**Titanium G2**  
Downlight  
13W  
Textured Black

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**Eclipse G2**  
Linear Light  
10W/m  
Aluminium

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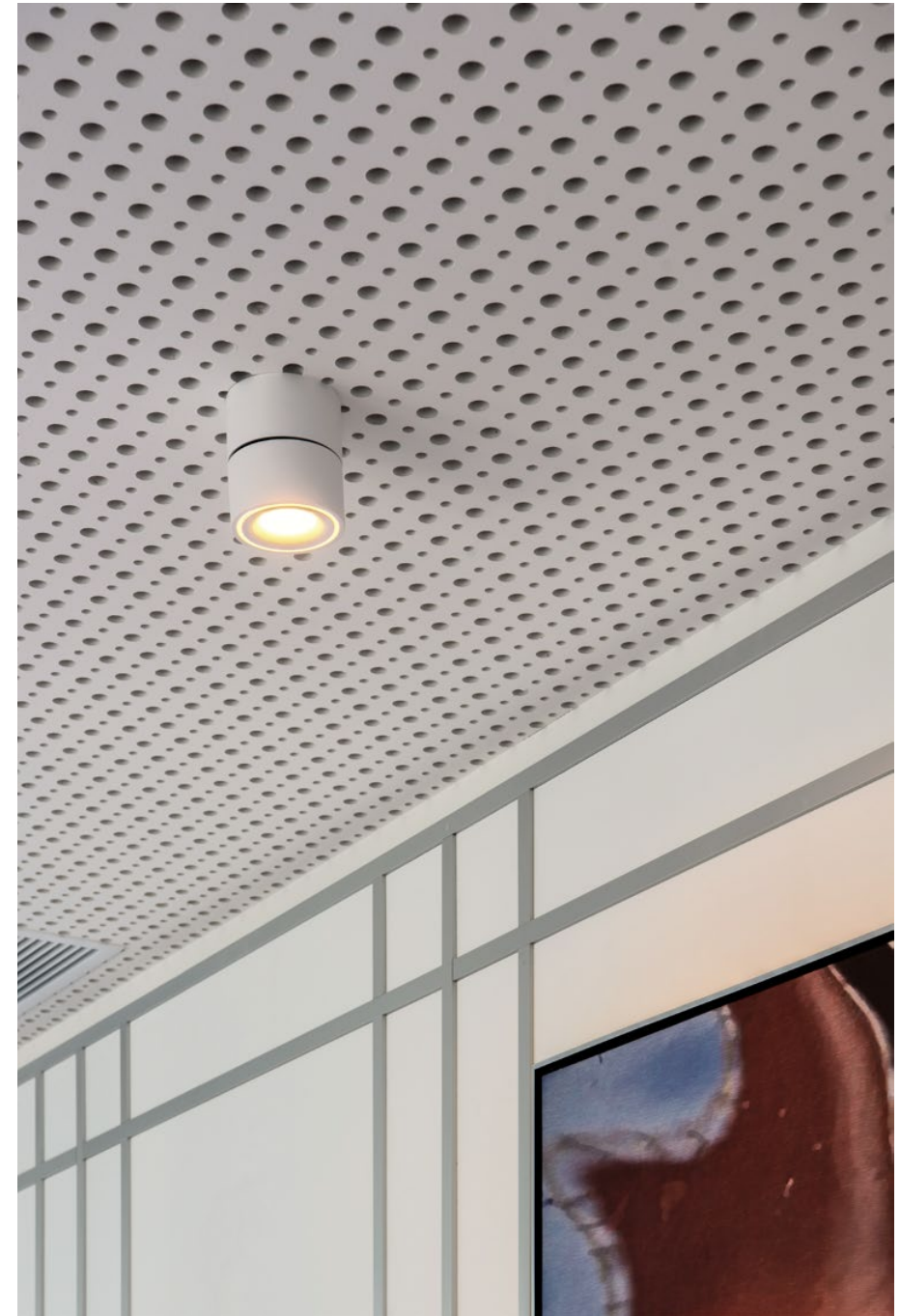


The landmark waterfront development, Elizabeth Quay, neighbouring Barrack Square, reconnects the city with the Swan River (Derbarl Yerrigan) to create a more linked, vibrant Perth.

The architectural design has considered all factors, such as the location and the well-being and comfort of the guests. In a nod to the nearby Bell Tower, architectural fins on the exterior create a ripple façade on the hotel. Inspired by the Swan River's peaks and shapes, the ripples also disperse, not absorb, the chiming bells' sound. The shape of the fins creates architectural detail and movement across the building.

Walking into the DoubleTree by Hilton Perth Waterfront, there is an instant sense of lightness and brightness. The sand-coloured floor is reminiscent of a meandering creek. The abstract seagull lights fly overhead, providing unique wayfinding to the marble front desk. The lobby is sympathetically clad in a mixture of white panels decorated with chrome struts juxtaposition to natural wood finishes. The furniture provides bold pops of colour to move your eye throughout the space. The neutral palette of white, chrome and wood is carried throughout the hotel, with the floor changing to timber and carpet printed with a flowing pattern to continue the water theme.



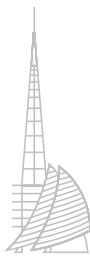


**Titanium Slotter**  
Downlight  
10W  
Textured White/Black

**Eclipse G2**  
Linear Light  
10W/m  
Aluminium

**Kinetic**  
Surface Mounted Downlight  
9W  
Textured White





Elizabeth Quay Development

Established in: 2015

Rekindling Perth's love affair with the Swan River, Elizabeth Quay is transforming the foreshore. Complementing the Barrack Square Precinct, these neighbouring destinations are perfect for all ages to enjoy Perth's active lifestyle, abundant sunshine, amazing views, alfresco dining, outdoor markets and lively festival scene. The Elizabeth Quay development covers nearly ten hectares of riverfront land with a 2.7-hectare inlet surrounded by a split level promenade and garden island. Also notable in the precinct is the 82.5m Bell Tower, protecting one of the world's largest musical instruments, the Swan Bells from Saint Martin-in-the-Fields Church, London.



**Kobe**  
Track Light  
15W  
Textured Black

**Titanium Slotter**  
Downlight  
10W  
Textured White/Black

The lighting adds a layer of comfort and well-being to maintain lightness and brightness, even in the absence of natural light. The reception desk uses a combination of task lighting from the overhead downlights with accent lighting to emphasise the desk design. The hallways are lit with downlights and flexible surface mounts that can be easily rotated and tilted to illuminate the artwork. Similarly, the rooms use a combination of several luminaires for a layered lighting solution. The downlights are complemented with linear light used behind the bedhead as ambient light, providing a gentle indirect glow.

The 18 Knots Rooftop bar is reminiscent of a ship's crow's nest. This lookout point ensures the best view of the river, the city, South Perth and even the escarpment. The semi-recessed black tracks with adjustable luminaires add geometric interest by day and provide warm, comfortable lighting when the sun has finally set for the night.

Lighting also plays an important role in the exterior of the DoubleTree by Hilton Perth Waterfront. The exterior façade glows softly after dark. The external footpaths are lit for safety and wayfinding, while outdoor dining areas are veiled in a soft glow of ambient light.







**Titanium Slotter**  
Downlight  
10W  
Textured White/Black

---

**Tourmaline**  
Wall Light  
6W  
Black/Gold Trim

---

The DoubleTree by Hilton Perth Waterfront is the second in Perth, with the first located in Northbridge. The Waterfront hotel consists of accommodation, riverfront pedestrian access, a rooftop terrace and restaurants that aim to interact with the surrounding Swan River. The 4.5-star, 229-room DoubleTree by Hilton Perth Waterfront on Riverside Drive is the eastern gateway to Elizabeth Quay. The five-storey base, coupled with an 18-storey tower, faces west, with each room having either a city or river view. For 360° views, head to 18 Knots Rooftop Bar for the perfect spot to enjoy the sunset.



**Size**  
15,941m<sup>2</sup>

**Date of Completion**  
November 2020

**Architect**  
DesignInc & Box Architects

**Developer**  
SKS Group

**Engineering**  
Lucid Consulting Australia

**Electrical Contractor**  
Fredon Electrical

**Façade Engineering & Documentation**  
Inhabit Group

**Interior Design**  
EDC Environmental Design Consultants (Malaysia)

**Photographer**  
Richie Lu & Andrew Purvis



- LX R56**  
Linear Light  
30W  
Textured White
- Apex**  
Adjustable Downlight  
10W  
Textured Black
- Kinetic**  
Surface Mounted Downlight  
9W  
Textured White
- Eclipse G2**  
Linear Light  
10W/m  
Aluminium
- Apex**  
Downlight  
10W/m  
Textured White







**Zeron Mini**  
Wall Light  
7W  
Textured Black

**Altair**  
Wall Light  
6W  
Textured Black

**Eclipse G2**  
Linear Light  
10W/m  
Aluminium

**Astro**  
Wall Light  
3W  
Textured Grey

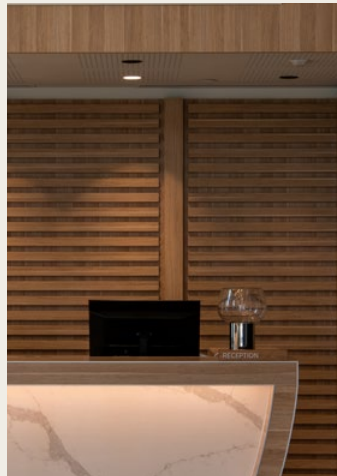




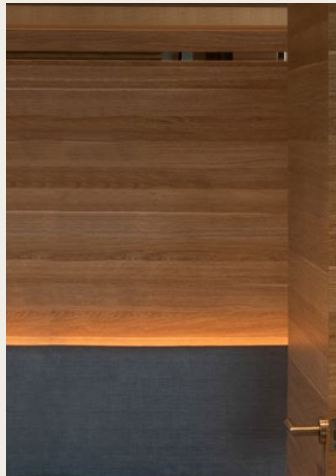
# Key Products

## *DoubleTree by Hilton*

1



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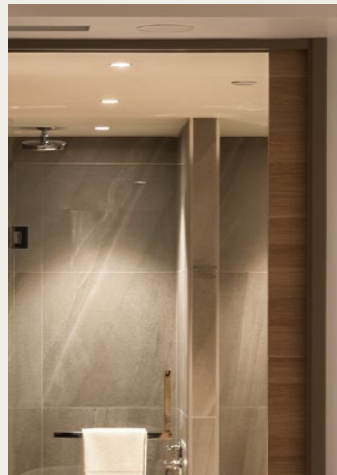
5



6



7



8



1	<b>Titanium G2</b>	Downlight	11 - 13W	Various Finishes	See <a href="https://unios.com/titaniumdownlight">unios.com/titaniumdownlight</a> for more details
2	<b>Eclipse G2</b>	Linear Series	5 - 10W/m	Aluminium	See <a href="https://unios.com/eclipse">unios.com/eclipse</a> for more details
3	<b>Titanium</b>	Slotter Light	10 - 20W	Textured White/Black	See <a href="https://unios.com/titaniumslotter">unios.com/titaniumslotter</a> for more details
4	<b>Kinetic</b>	Surface Mounted Downlight	9W	Textured White	See <a href="https://unios.com/kinetic">unios.com/kinetic</a> for more details
5	<b>LX R56</b>	Linear Series	30W	Textured White	See <a href="https://unios.com/lx">unios.com/lx</a> for more details
6	<b>Apex</b>	Adjustable Downlight	10W	Textured Black	See <a href="https://unios.com/apexadjustable">unios.com/apexadjustable</a> for more details
7	<b>Apex</b>	Downlight	10W	Various Finishes	See <a href="https://unios.com/apex">unios.com/apex</a> for more details
8	<b>Kobe</b>	Track Light	15W	Textured Black	See <a href="https://unios.com/kobetrack">unios.com/kobetrack</a> for more details





Office

# Hallmarc

*Where modern design creates a  
state-of-the-art office space.*

Melbourne, Australia





**LXR90**  
Linear Light  
30W  
Textured White

**Eclipse G2**  
Linear Light  
10W/m  
Aluminium







**LX S62/B62**  
Linear Light  
30W  
Textured Black

**Eclipse G2**  
Linear Light  
10W/m  
Textured Black

**Titanium G2**  
Downlight  
13W  
Textured White

Hallmarc Office is located in the prominent Melbourne CBD landmark, Emirates House. It is the embodiment of interior cultivation and architectural elegance in office design.

**Date of Completion**  
June 2019  
**Builder & Architect**  
Hallmarc  
**Electrical Contractor**  
Next Generation Electrical  
**Lighting Supplier**  
Lights & Tracks  
**Photographer**  
Alessandro Cerutti







→

Illuminating the general space with the combination of Titanium G2 Downlight and Eclipse G2 Linear Light



Spaced across two levels, Hallmarc's office design works to complement the natural vibrancy of the building's existing architecture while providing a working environment that balances ambience and productivity.

One of the project's architectural highlights is the symmetrical architectural features present at the front desk and reception area. From the imperial staircase, linear luminaires to furniture placement, every element of this space was curated to strike an aesthetic balance pleasing to both the eye and the creative mind. Hallmarc utilised white as the primary hue throughout the office and sensibly accented the space with furniture articles in darker shades – from light grey sofas to deep ebony tables. Simple yet elegant, this monochromatic scheme was curated to effectively add visual complexity to the space while maintaining a sense of aesthetic coherence.

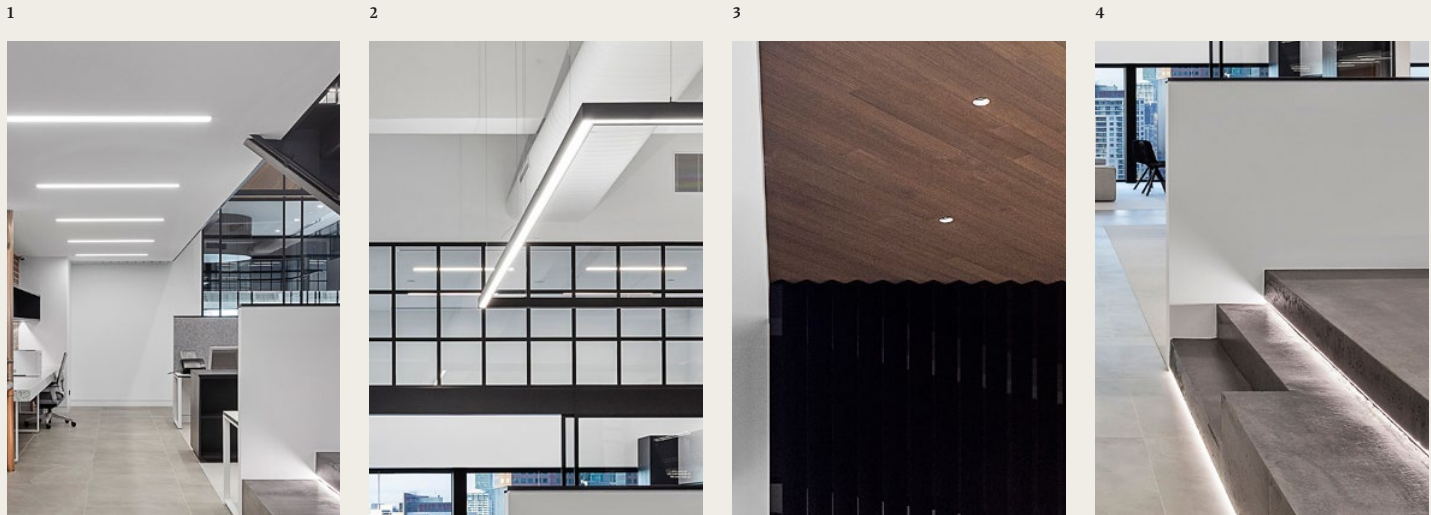
Complementing this unique design is an integrated lighting solution that blends into the surrounding structures while ensuring an optimal working environment with correct colour balancing and optimum colour temperature.





# Key Products

## *Hallmarc*



1	<b>LX R90</b>	Linear Series	30W	Textured White	See unios.com/lx for more details
2	<b>LX S62/B62</b>	Linear Series	30W	Textured Black	See unios.com/lx for more details
3	<b>Titanium G2</b>	Downlight	13W	Textured Black	See unios.com/titaniumdownlight for more details
4	<b>Eclipse G2</b>	Linear Series	10W/m	Various Finishes	See unios.com/eclipse for more details





Residential

# Zephyr + Stone

*A partnership with interior  
design powerhouse duo, Ania  
Forster and Kasia Clarke.*

Gold Coast, Australia



A specialist in kitchen, bathroom  
and laundry design, Zephyr  
+ Stone strives to make good  
interior design accessible.

**Iris**  
Wall Light  
8W  
Textured White

**Ori**  
Wall Light  
6W  
Textured White



**Project**  
Classic & Contemporary Coastal

**Date of Completion**  
February 2020

**Designer**  
Zephyr + Stone

**Architectural Design**  
Ania Forster

**Builder**  
Les Forster

**Lighting Supplier**  
Lights Lights lights

**Photographer**  
Mindi Cooke & Villa Styling

**Project**  
Scandi & Resort

**Date of Completion**  
February 2020

**Designer**  
Zephyr + Stone

**Architect**  
Ben Wade

**Builder**  
Baz Clarke & Luxbuilt

**Lighting Supplier**  
Lights Lights Lights

**Photographer**  
Villa Styling







**Orbit**  
Wall Light  
6W  
Textured White

Zephyr + Stone appreciates that building and construction are very resource-heavy. When approaching any project, a key consideration is the longevity of the materials and design.

With the world changing quickly around us, there's an increasing demand for homes to be a sanctuary. And with the booming real estate prices, there is also a clear shift to smaller homes. This means that homes increasingly need to be designed with smart, space-saving solutions. When a space is designed with the occupants' needs in mind, it is functional and supports the quality of their everyday life.









**Titanium G2**  
Surface Mounted Downlight  
13W  
Textured Black/Gold

To maintain aesthetic appeal in small spaces, there is a shift towards minimal lines, and uncomplicated designs with a clear resurgence in natural finishes and neutral colour palettes. Zephyr + Stone urges renovators to choose a style and colour as a baseline and flow it throughout the space.

Lighting is the layer that accentuates and creates a homey atmosphere. Not to be bright and bold, but soft and sublime. Task lighting over the kitchen bench and in the laundry is essential to support functionality. Where a wall light adds dimension and accent, decorating an otherwise barren space. The bathroom is a wonderful complex space that requires layered lighting to provide task lighting when required or ambient lighting for a relaxing bath.







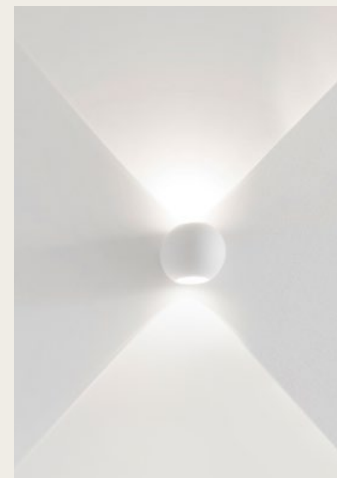
## Key Products

### *Zephyr + Stone*

1



2



3



4



1	<b>Titanium G2</b>	Surface Mounted Downlight	13W	Various Finishes	See <a href="https://unios.com/titaniumsm">unios.com/titaniumsm</a> for more details
2	<b>Ori</b>	Wall Light	6W	Textured White	See <a href="https://unios.com/ori">unios.com/ori</a> for more details
3	<b>Orbit</b>	Wall Light	6W	Textured White	See <a href="https://unios.com/orbitplus">unios.com/orbitplus</a> for more details
4	<b>Iris</b>	Wall Light	8W	Textured White	See <a href="https://unios.com/iris">unios.com/iris</a> for more details





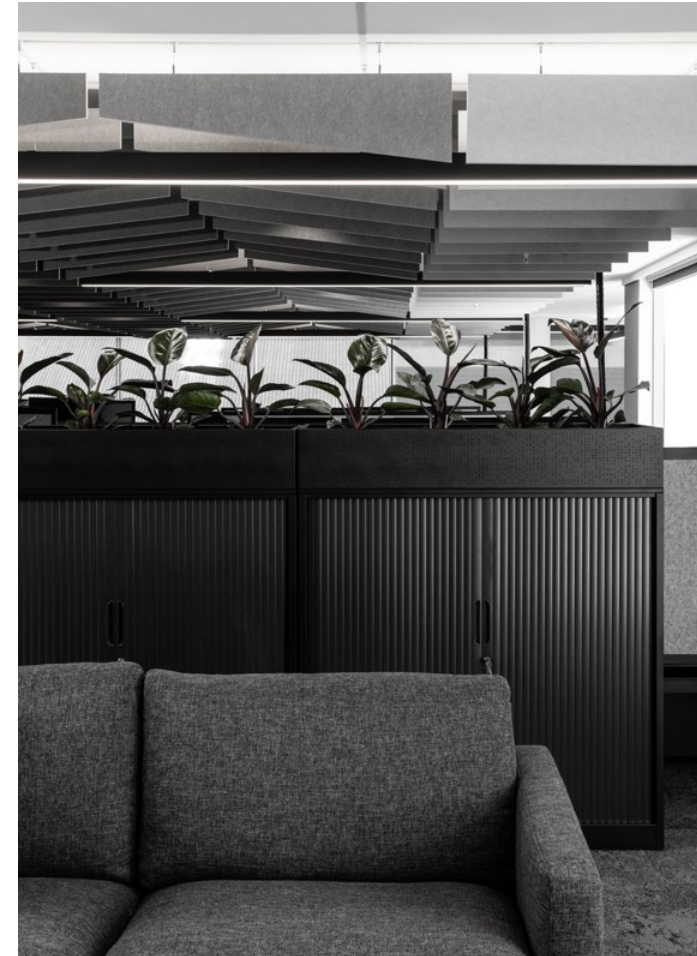
Office

# Launceston Office

*Where contemporary  
architecture makes the perfect  
working environment.*

Launceston, Australia





**Eclipse G2**  
Linear Light  
15W/m  
Textured Black

**LX 578/B78**  
Linear Light  
60W/30W  
Textured Black

Located in Launceston,  
this office was designed to  
provide a healthy, functional  
and collaborative working  
environment for all occupants.

**Size**  
1200m<sup>2</sup>  
**Date of Completion**  
2019  
**Architect**  
Cumulus Studio  
**Electrical Engineer**  
Engineering Solutions Tasmania  
**Builder**  
Anstie Constructions  
**Lighting Supplier**  
Southern Lighting & Distribution  
**Photographer**  
Anjie Blair



→

Eclipse G2 Linear Light mounted in-between slots sourced from Tasmanian timber to create a unique lighting effect.

As an award-winning architecture and interior design practice, Cumulus Studio's core value lies in collaborative work and appreciating the importance of generating shared inputs through conversations and open discussions. Therefore, while working on the Launceston Office project, the studio worked very closely with the client to discuss and meet the requirements of the collective as well as the individual for this busy office space.

The outcome is nothing short of a perfect working environment. Cumulus Studio utilised natural materials and a calming, neutral colour palette to simplify this modern workspace without relying on solid partitions. The office is a combination of open and private areas strategically compartmentalised into clusters of interrelated teams. While the open layout and workstations encourage engagements and communication, the meeting rooms and small "hubs" ensure privacy for vibrant and robust brainstorming sessions that don't disrupt the wider office.

This flexible workspace design supports regular engagement among team members daily. At the same time, it allows staff to spend time outside of their cubicles and in zones better adapted to their tasks at hand, which can elevate mood and productivity.







**LX 578/B78**  
Linear Light  
60W/30W  
Textured Black

**Switch**  
Downlight  
7W  
Textured Black

The overall space uses monochromatic and timber tones throughout – grey carpets, dark timber walls, black furniture – to define workspaces and their functionality. The timber trimmed glass walls provide airiness and depth of field not found in offices of the past. Similarly, luminaires used to reflect these tones and, in some areas, recessed entirely into the ceiling to maintain the overall aesthetic coherence.

One of the office's architectural signatures is the timber batten ceiling with the linear lights mounted in-between slats for a unique lighting effect. Intended to draw attention to the locally sourced Tasmanian timber, the strips of illuminance also add depth and dimensions to elongate the entrance, main hallways and meeting rooms.

With great attention to details, Launceston Office's overall design brings about an interesting visual effect that emphasises the vertical sense of the space.

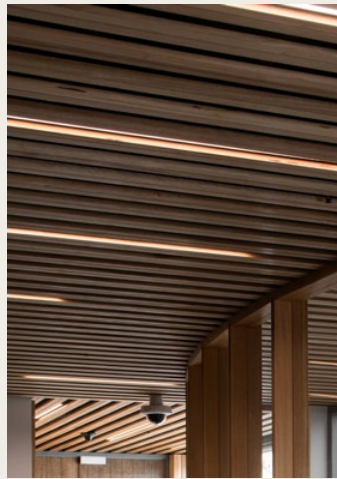




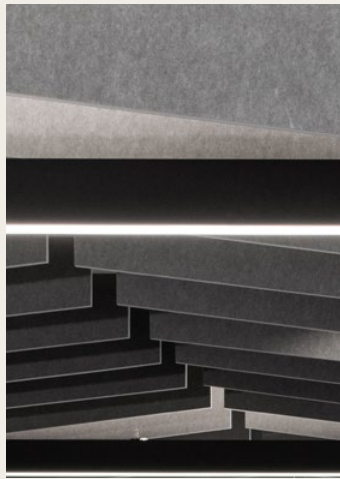
# Key Products

## *Launceston Office*

1



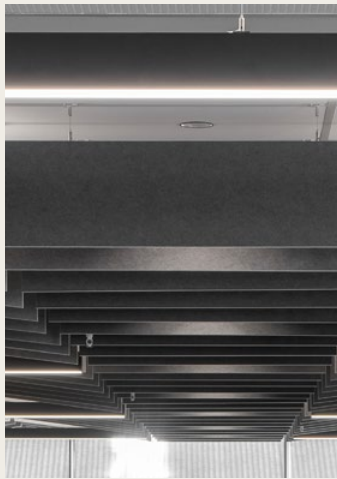
2



3



3



1	Eclipse G2	Linear Series	15 - 20W/m	Textured Black	See unios.com/eclipse for more details
2	LX S78/B78	Linear Series	60W/30W	Textured Black	See unios.com/lx for more details
3	Switch	Downlight	7W	Textured Black	See unios.com/switch for more details
4	Titanium G2	Downlight	13W	Textured Black	See unios.com/titaniumdownlight for more details



Contributors

ACRD	EIW	MQD Interior Decoration
Adam Gibson	Eltech Services	Next Generation Electrical
ADCO Constructions	Energy Solutions	Nguyễn Hoàng Mạnh
Adelaide Oval Stadium Management Authority	Engineering Solutions Tasmania	Nguyễn Quang Duy
Afterglow Lighting	ESC Engineering	Nguyễn Quốc Long
Alessandro Cerutti	fitzpatrick + partners	Nguyễn Tấn Phát
Andrew Purvis	Fredon Electrical	NILSEN
Ania Forster	G-Lux	O’Niell Group
Anjie Blair	Greg Hocking	Okii Hiroyuki
Anstie Constructions	Hallmarc	Peter Bennetts
AVDH	HI Lighting NSW	Pirone
B Bright Food and Beverage	HI Lighting SA	PS Structures
Baz Clarke	Hoàng Lê	Red Socks Design
Behrakis Group	Hurley Palmer Flatt	Retail Prodigy Group
Ben Wade	Inhabit Group	Richie Lu
Best Consultants	Intermain	Rohan Venn
Box Architects	Iredale Pedersen Hook	Shape
Boydens Engineering Vietnam	John C Morton	Simon Whitbread
Brad Griffin Photography	Johns Lyng Shopfit	SKS Group
Bùi Hoàng Bảo	Kavellaris Urban Design (KUD)	SKS Technologies
Built Environs	Kiến Thợch	SkyCity Casino
Cameron Chisholm Nicol	Lâm Gia Khang	Southern Lighting & Distribution
Carr	Lê Vũ Hải Triều	Space Between
Circa Morris-Nunn Architects	Les Forster	Steensen Varming
Commercial Design Management (CDM)	Lights & Tracks	Studio Nine Architects
Cooling Brothers	Lights Lights Lights	Studio Ongarato
COX Architecture	Lucid Consulting Australia	Team Electrical
Cumulus Studio	Luxbuilt	Triệu Chiến
David Ho	Made by Storey	Trương Nguyễn Tuấn Trung
DesignInc	Mata Design Studio	Valor Studio
Đỗ Sỹ	MIA Design Studio	Villa Styling
EDC Environmental Design Consultants (Malaysia)	Mitch Fong	Vos Construction & Joinery Builders
	Mondoluce	Woods Bagot
	Mott MacDonald	Zephyr + Stone



From the first light of the day to the artificial light that emanates from a building in the evening, the transformational nature of light is undeniable. It has the capacity to shape the way we experience architecture and the environments we occupy. This is the story of how light and space intertwine to create places of residence, of solace, of work, of play.



5<sup>2</sup>3