

ONE HOT HAPPO

A ski chalet with
secret-agent style
AND smarts

Against the majestic backdrop of the Japan Alps, right on the crest of the Nagano Olympic ski slopes, you'll find the unmistakable One Happa residence—a strikingly gorgeous silhouette of a chalet. But this exclusive Alpine residence in Asia boasts so much more than its jaw-dropping good looks. If you're lucky enough to step inside, design and architecture aside, it's clear that One Happa goes above and beyond your "average" world-class home.

PHOTOS: ONE CHALETS



In each en suite bathroom, you'll find an iPad or touch screen next to the tub. Queue up your favorite music and stream it through the ceiling speakers as you soak your cares away.

“I’m not ashamed to admit that we set out with utter perfection in mind for all aspects of building One Happon, but the home automation aspect is the piece that has guests consistently enthralled.”

Buzz on the mountain about this property began the minute construction commenced in the summer of 2010. The owner, Bernie Schiemer, had a very clear and grand master plan for this unique pocket of the planet: To create a world-class ski lodge that would not just put Hakuba firmly on the map for the discerning luxury traveler... but also, as some insiders knew, for the James Bond wanna-

be. (And really now, who wouldn’t want to BE?)

Bernie envisioned iPad tablets discreetly positioned throughout the property, all within easy reach, as a moment might mandate: Dim the lights with a finger swipe; command a 3D plasma TV to descend from the ceiling at the touch of a button; call up thousands of songs or movies, from any corner of the house, to create just the right

mood for your guests.

But this James Bond fantasy was never meant to be just a fantasy. Today, Bernie’s vision is a very real—and really amazing—ski chalet, part of One Chalets’ collection of luxury rental lodges. Undoubtedly Asia’s most exclusive Alpine address. The zenith of world-class ski accommodations. And despite its fantastical features, it’s powered not by James Bond gadgetry, but by one very robust Control4 home automation system.

A “KILLER IDEA” WITH INTERNATIONAL INTRIGUE

Luxuries aside, one mission that absolutely had to be accomplished in the building of this chalet was what Bernie calls “intelligent sustainability.” “The goal was to shrink One Chalet’s carbon footprint and minimize power wastage,” he explains.

Enter The Automated Lifestyle Pte Ltd, a Singapore-based company that provides a full range of automation and control solutions for hotels and homeowners alike. But hang on... from Singapore?

Indeed. Bernie looked all over Asia Pacific for a suitable installer before deciding on The Automated Lifestyle. Much like Bond’s own Q, a team of specialist engineers were flown in from Singapore on six different occasions and spent more than four weeks wiring the house to be the next generation of home automation. “We were very fortunate to work with them,” said Schiemer. “Nothing was too much trouble for them and they greeted each new challenge with enthusiasm.”

“We understood his vision,” said James Chan, Technical Director of The Automated Lifestyle. “And environmental sustainability is a



PHOTOS: ONE CHALETS

subject close to our hearts. We were excited to dive in.”

And a very deep and most vivid dive it was, as this chalet found itself featured in an Italian lifestyle magazine before its owners had even moved in. “We are really proud of the end result,” said Esther Wong, Marketing Director, Automated Lifestyle. “How everything works together seamlessly. And how our installation did more than just deliver the ‘wow factor.’”

LIVE AND LET AUTOMATE...

Thanks to the programming power of Control4, the system also turned up (and down) the heating and cooling—automatically. Hakuba is known for its extreme weather conditions. Not just freezing winters, but sweltering summers, so this was a big deal for Bernie.

“The automation of the blinds, lighting and heaters optimize light and heat in the house, through every season,” explains Esther. “Of course, all this would not have been possible without Control4.”

In fact, the Control4 system is so user friendly, the owners themselves programmed all 30 blinds to operate on their own throughout the year. “We program our comfort settings at the beginning of each season and let One Happo do the rest,” said Bernie. Each blind lifts or drops at a designated time every day, and at different schedules for each season. On top of that, air-conditioners and heaters are programmed to turn off whenever optimal temperature is achieved, which translates into savings, no matter what the season—a major coup in these parts of the world.

But don’t think for a nanosecond that the system could ever control the owners: “We travel a lot and



The expansive wine room, including multiple bottles of Dom Perignon, is climate controlled by the programmed shades, which open and close accordingly—and automatically—all year long.

are often away from home, so while on one hand we wanted the home automation to manage a lot for us, on the other hand, we wanted the ability to override the system at any time. It was critical for us to be able to control just about everything in the house, from anywhere in the world,” Bernie continues. “It just makes sense.”

“And the feeling of arriving home after a long journey to a toasty house when it is minus 10 degree Celsius outside is amazing,” adds Bernie.

THE SPA THAT LOVED ME

Undoubtedly, One Happo showcases the absolute cutting-edge in hi-tech home automation that makes it easy to “go green,” but James Bond would never sacrifice luxury. To that end, you’ll find plenty of automation touches

designed especially to dazzle and delight.

“The house is a private residence, but we do open it up for selected rentals for about 6 weeks over the ski season,” explains Bernie. “We want everyone who stays here—ourselves, guests, friends or family—to have an amazing experience.”

The Experience—and yes, we’ll capitalize that E, thank you—starts the second you wake up, not to a shrill alarm, but to the gentle sunlight let in by the automated blinds, followed by the music of your choosing to rouse the senses before the TV kicks in with the morning news.

The music, by the by, can move with you to any part of the property—to the gym, bedroom, dining room, the viewing deck... With one tap on a touch screen, you can access a media library including thousands of movie

and music titles—something to suit even the most discerning entertainment enthusiast.

On the ground floor is a huge state-of-the-art gymnasium, a far-infra-red sauna and an 8-person onsen that faces out onto the Happo mountain. And why, yes... it is automated to shut off when optimally filled—and to clean itself once you’re suitably soaked.

Up one floor, in all five bedrooms, you’ll find a 3D plasma screen that descends from the ceiling at your command. Tap on the iPad next to your bed and you’ll turn the same TV into an Apple MacMini-

powered computer where, perhaps after a long day on the slopes, you can check your email or browse the web. That same iPad will let you control blinds, lighting, under floor heating and why, look... there’s a one-touch button option called “Duvet Day,” which will automatically close the blinds and lower the lights, creating just the right atmosphere for those times when all you want to do is enjoy a good old-fashioned hibernation.

On the third floor, western red cedar, black granite and glass frame a perfect version of paradise looking out over the Happo



Ah, the panoramic view from the state-of-the-art gymnasium alone is bound to get any blood pumping!

mountain. Cook in the kitchen, relax at the marble bar and lounge

Q&A WITH OWNER BERNIE SCHIEMER

Q. Tells us about the control features you’ve incorporated into One Happo.

A. We’ve gone for a combination of the ‘functional’ with the ‘fun’. Functionally the roof, driveway and ground heating are all managed through an automatic snow sensor management system. This has eliminated the need for any snow clearing, which was previously a big expense and headache for us. We have also automated the blinds for energy management, lighting controls (we set all lights 80% capacity), which not only lowers electricity demands but extends bulb lifetimes by up to 300%. We implemented a comprehensive security system, plus the floor heating and air conditioners all turn on/off at preset times and/or temperatures to further enhance the energy efficiency of the house.

As for the fun, we have large LCD screens that retract from the ceiling of each room, via iPads or touch-screen. Guests have jokingly called these the Playboy televisions, and they never fail to be impressed. An eight person hot-tub which fills, heats and cleans itself; iPad manipulated lighting and media (audio and visual) throughout, and a gymnasium with internet access on each cardio machine, great for checking emails on your morning workout.

Q. What are your favorite features?

A. From the point of view of someone who needs to travel on business frequently, I appreciate the world-class security system we have in place: a network of cameras, plus the option to receive an text to my mobile phone every time someone enters, which is great if I’m not there and/or my

family are. The peace of mind this brings is invaluable to me. We have hundreds of on-demand movies and thousands of songs available at the touch of a screen so there’s never a dull moment. Again, this is a feature that guests love.

The far-infra-red lamps on our top level deck doubles our living space during the Winter months, we can sit out there comfortably warm, with the direct view of the Hakuba Olympic ski slopes directly ahead, controlling music playlists from our iPads... a pretty cool experience and something I don’t think we will ever get bored with.

Q. Now that you’re moved in, what’s the final word?

A. Amazing! We look forward to going home. Through all of my research into home automation there is simply nothing like this in the world. We love it!



A heated outdoor deck on the third level keeps you comfortably warm even in the chilliest winter.

in the living area by the fireplace. Or, for that matter, outside on the sprawling deck: Far-infra-red

heat lamps, also connected to the automation system, will keep you terrifically toasty as you breathe in

the fresh mountain air—and sip a cocktail—wearing only a sweater.

MAKE YOUR SCENE

And then, there was light. Easy control of the LED lights gives you quick and convenient access to lighting control with one-touch buttons that turn off groups of lights with a tap on an iPad or touch screen. Turn off the entire house on your way out the door. Or, if you've already found yourself comfortably tucked into the 600-count Egyptian cotton sheets, no problem—turn off the lights two floors down from exactly where you are.

And just as every hero brandishes his or her own signature style, every One Happo visitor can customize his or her guest experience by choosing a “mood”

PHOTO: ONE CHALET'S

from a menu of pre-programmed environment scenarios. Want to get the blood pumping for a day on the slopes? Press “Party.” Ready to unwind after chasing the bad guys? Opt for “Cocktail” and all you have to do is pour the martinis. There's also “Cook-Along” if you're ready for a culinary adventure in the fully equipped kitchen, including three ovens, two refrigerators and why yes, the wine room, featuring more than 700 imported global wines, from iconic to boutique labels.

So whether you truly are an international jet-setter with a briefcase full of disguises, or just a regular person who enjoys nothing less than the best, the One Happo home is a must for your do-or-die list. Between the majesty of the mountain, the magnificence of the house, and the cutting-edge high-tech system, a stay here is bound

PHOTO: ONE CHALET'S



Entertain with elegance and ease. A one-touch button titled “Time to Dine” will set the perfect scene.

to leave you stirred... never shaken. For more info on One Happo, visit onechalets.com. And for more info

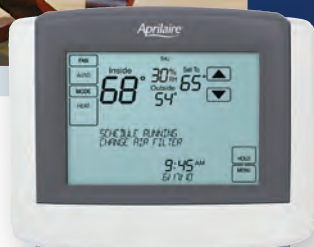
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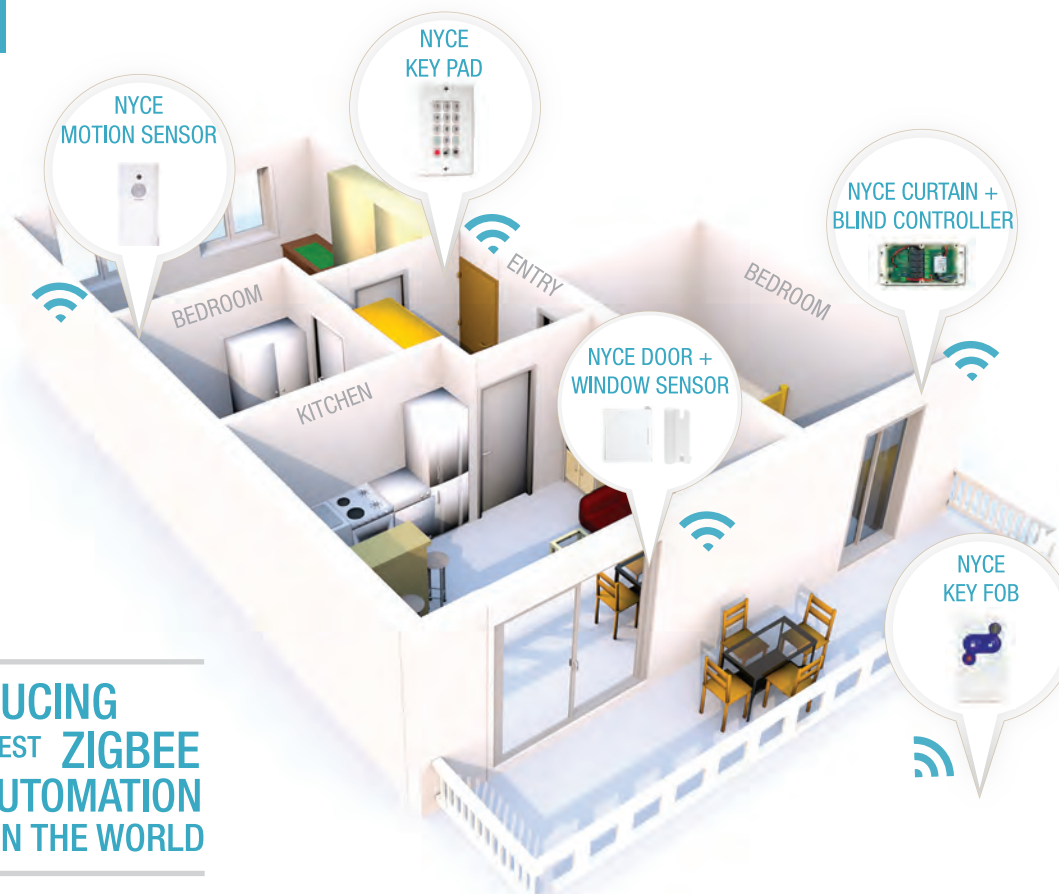
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