



SCAN TO OPEN

DIGITAL HANDOVER

41a-carlotta-handover.pages.dev

HOME AUTOMATION HANDOVER

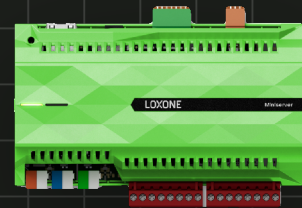
YOUR HOME, MADE SIMPLE.

A clear guide to the lighting, climate, shading, audio, wellness, access and security systems at 41A Carlotta Road, Double Bay NSW.

INTEGRATDLIVING 

RESIDENTIAL HANDOVER

 SYSTEM READY



Project

41A CARLOTTA ROAD

Double Bay, New South Wales

PLATFORM

Loxone home
automation

PREPARED BY

Integratd Living



THE FIVE ACTIONS WORTH KNOWING FIRST.

The automation handles most routines in the background. These wall-control shortcuts cover the moments you are most likely to adjust manually.



WALL CONTROL

Centre for scenes. Sides for shading and audio.

The assigned functions depend on the room. The Loxone app provides the same controls with more detail.

01 SINGLE TAP - CENTRE

Choose a lighting scene

Tap the centre of a Loxone wall control to move through the lighting scenes configured for that room.

02 SINGLE TAP - LEFT SIDE

Move blinds or curtains

Use the upper and lower left touch points for shading. A normal press starts movement; use the opposite direction to stop it.

03 SINGLE TAP - RIGHT SIDE

Adjust the room audio

Use the upper and lower right touch points to raise or lower volume where room audio is installed.

04 DOUBLE TAP - CENTRE

Turn the room off

Double-tap the centre touch point to switch off the room's active lighting scene.

05 TRIPLE TAP - CENTRE

Use the assigned whole-home action

On configured switches, a triple tap runs the assigned all-off, Night or Away action. The exact action depends on the switch location.

GOOD TO KNOW

**Presence sensors and schedules continue working automatically.
Manual app or switch control remains available whenever you want it.**

COMFORT IN THE BACKGROUND. CONTROL WHEN YOU WANT IT.

These behaviours coordinate multiple systems or explain how the home adapts over time. Use them as the starting point before adjusting individual functions.

01

AT BEDTIME

NIGHT

Turns off the main lighting, activates soft pathway lighting and prepares the home for overnight comfort and security.

WHAT TO DO

Activate from the Loxone app or from a wall control that has been configured with the Night action.

02

WHEN THE HOME IS EMPTY

AWAY

Places the home into its away state and supports security by coordinating lighting, blinds and the alarm behaviour.

WHAT TO DO

Activate from the app or from the nominated leaving-home control. Check the app before leaving to confirm the mode is active.

03

DURING EVERYDAY MOVEMENT

PRESENCE

Presence sensors help the home respond automatically by adjusting lighting and selected climate behaviour when a space is occupied.

WHAT TO DO

This runs in the background. Use the app or wall controls whenever you want to override an automatic response.

04

DURING THE FIRST WEEKS

CLIMATE

The climate system learns how quickly each space heats and cools so it can reach target temperatures more accurately over time.

WHAT TO DO

Choose a comfortable setpoint and let the automation settle. Small temperature overshoots during the learning period are normal.

CENTRAL CONTROLS

Adjust one system or the whole home.

01

Lighting

Choose room scenes, adjust brightness and control colour where colour-capable fittings are installed.

02

Shading

Control blinds and curtains manually or allow the home to respond automatically to sunlight and temperature.

03

Climate

View room temperatures, adjust setpoints and allow the system to manage comfort and efficiency in the background.

04

Audio

Choose music sources, set room volume and group supported areas from the Loxone app.

05

Access & security

Answer the intercom, manage supported entry points and monitor the alarm and access-control functions available to your user.

FIND A FEATURE. SEE WHAT IT DOES.

Search or filter the guide, then open any item for a concise explanation of the controls and automatic behaviour available in your home.

01	EVERYDAY Lighting scenes and dimming Set the mood without controlling every fitting individually. SCENES Choose from the lighting scenes prepared by Integratd Living for everyday comfort and entertaining. BRIGHTNESS Adjust dimmable lighting manually from the app or supported wall controls. COLOUR Multi-coloured lighting is available in the lower and upper pool areas and can be adjusted from the app.	ENERGY Solar energy management Use available solar energy more intelligently across the home. ENERGY AWARENESS The automation can coordinate supported loads with available solar production to improve self-consumption. BACKGROUND OPERATION Normal energy logic runs automatically. Contact Integratd Living before changing technical energy settings.
03	COMFORT Heated towel rails Warm, dry towels on a practical schedule without unnecessary runtime. SCHEDULED COMFORT Towel rails operate at the configured times to balance comfort with energy use. MANUAL CONTROL Use the Loxone app when a temporary manual override is available for the relevant bathroom.	WELLNESS Pool control Bring the pool's everyday controls into one place. FILTRATION View and control supported pool filtration functions from the Loxone app. LIGHTING Control the pool-area lighting, including available colour settings. HEATING Manage supported pool-heating controls and monitor the configured operating state.
05	WELLNESS Ice bath control Keep recovery water at a consistent, repeatable temperature. TEMPERATURE Monitor and adjust the supported ice-bath temperature controls from the Loxone app. CONSISTENCY Allow the automation to maintain the configured setting rather than repeatedly switching the system manually.	WELLNESS Spa control Prepare the spa and manage its key functions from the app. TEMPERATURE View and adjust the supported spa temperature controls. OPERATION Manage the available spa functions, including configured jets and operating modes.

07	SECURITY Intercom, access and alarm See visitors, manage supported entry points and keep access personal. INTERCOM Answer calls, communicate with visitors and unlock configured doors from the app or Loxone tablet. USER ACCESS Give every person an individual app user, code or NFC tag so access can be changed without affecting anyone else. ALARM Monitor and control the alarm functions available to your user. Use Away mode when the home is empty.
08	SECURITY Garage integration Control the supported garage door from the same home interface. APP CONTROL Open or close the configured garage door from the Loxone app when your user has permission. SECURITY Check the door state before operating it remotely and never share general administrator credentials.

04 · LOXONE APP & USERS

GIVE THE RIGHT PEOPLE THE RIGHT ACCESS.

Administrators can add family, guests and service users. Keep every person separate so access can be changed or removed without affecting anyone else.

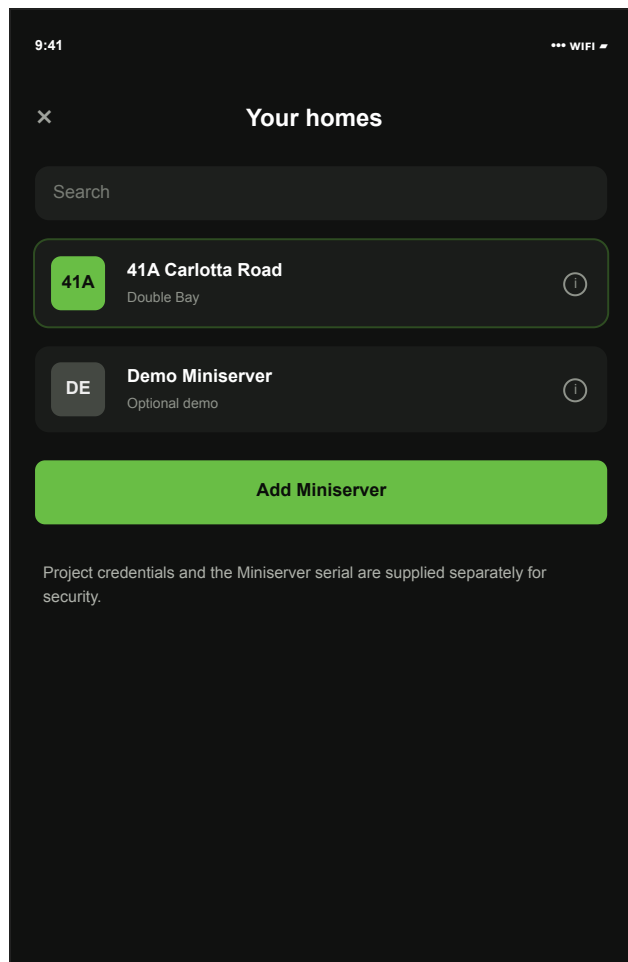
SECURITY RULE

Passwords, access codes and the Miniserver serial are supplied securely and are not printed in this public handover.

01

Open your home

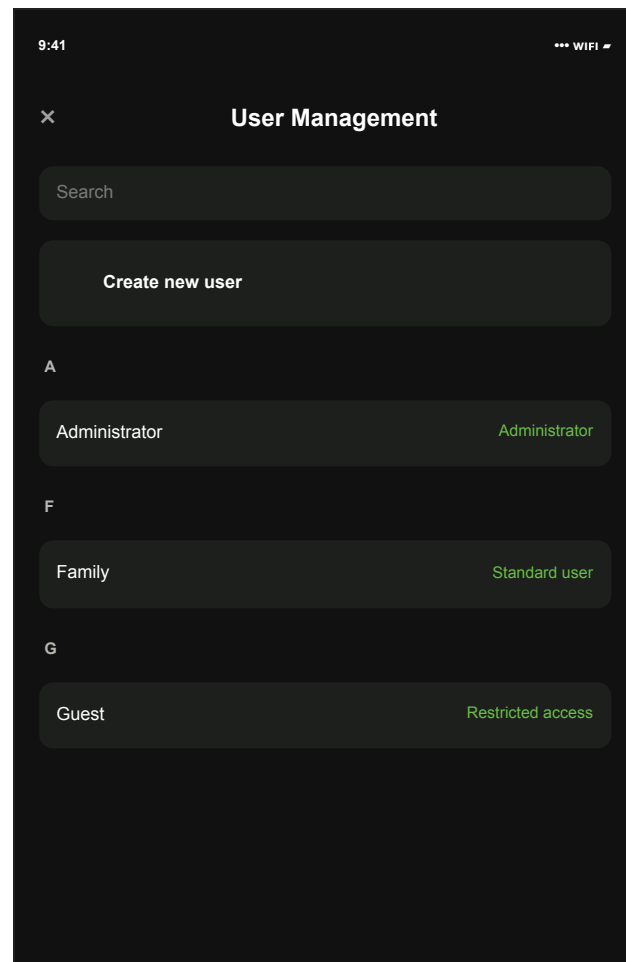
Open the Loxone app and select 41A Carlotta Road. If you are reconnecting a device, use the Miniserver serial supplied securely by Integratd Living.



02

Open User Management

From the main menu, choose User Management. Administrator access is required to add or change users.



03

Create the user

Choose Create new user, enter the person's name and keep the user active.

The screenshot shows the 'User Management' app interface. At the top, there's a title bar with a close button (X) and the text 'User Management'. Below the title bar is a search bar with a magnifying glass icon and the text 'Search'. A green plus icon is followed by the text 'Create new user'. Below this, there's a green circle with a white 'i' icon. The text 'New User' is displayed. Below 'New User' is the text 'Enter the name of the new user.' followed by a text input field containing 'User1'. At the bottom, there are two buttons: a green 'Create user' button and a grey 'Cancel' button.

04

Add contact details

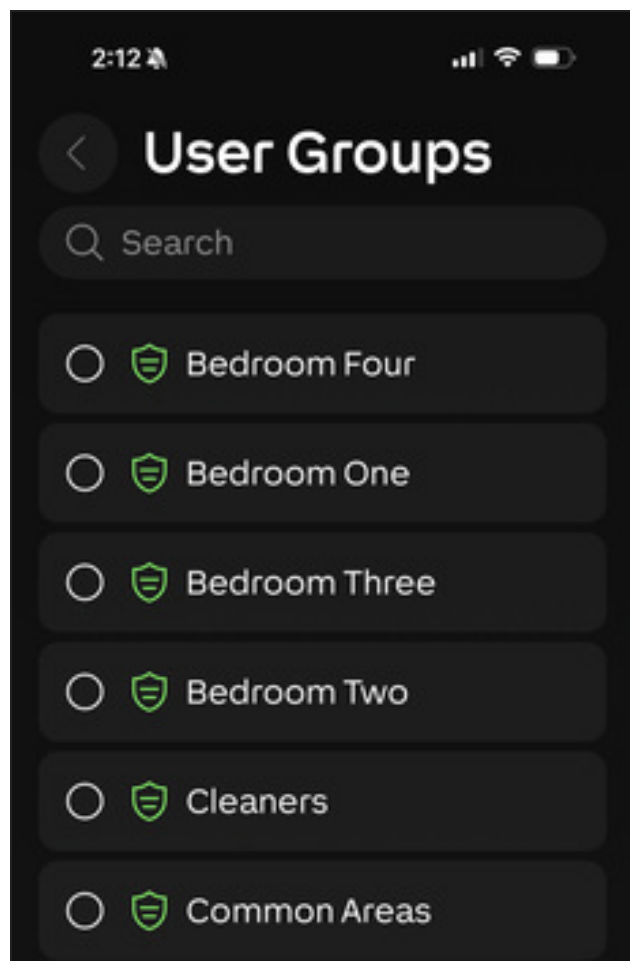
Add the person's email and phone number where required. This makes the account easier to identify later.

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05

Choose access groups

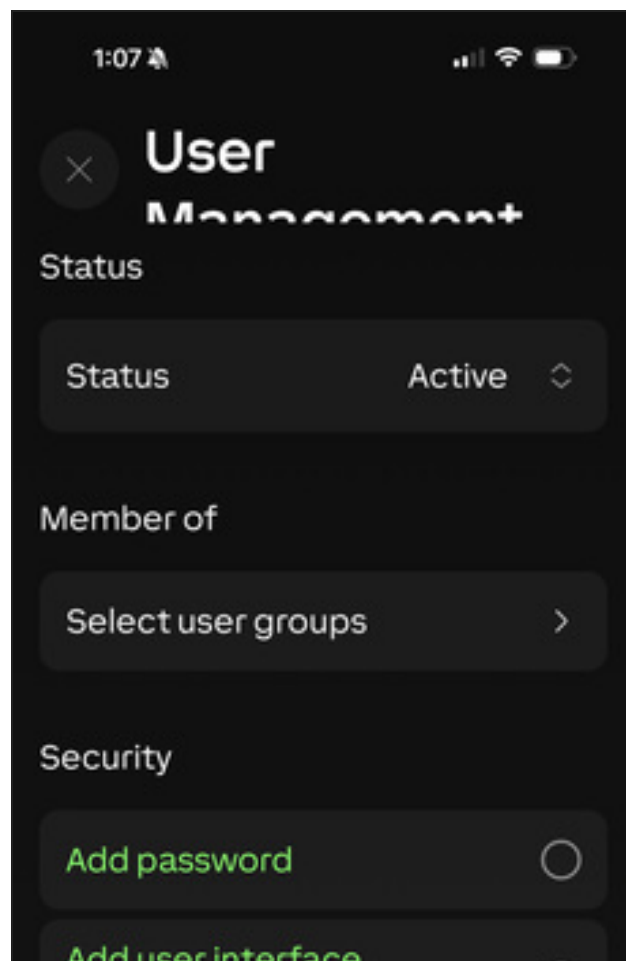
Select only the rooms and functions the person needs. Reserve administrator and full-access groups for trusted household administrators.



06

Set security

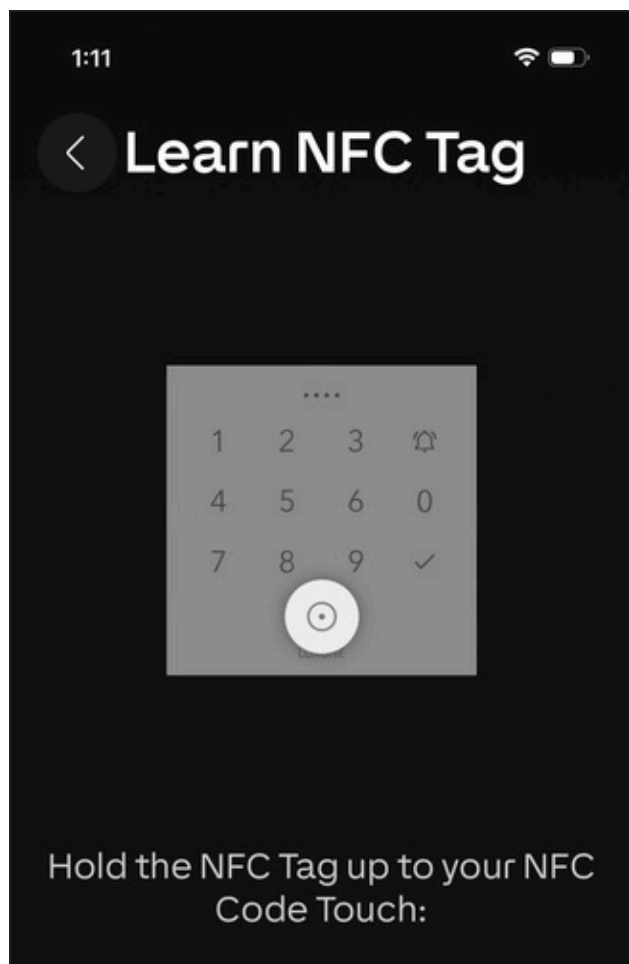
Add a strong account password. Add a separate user-interface password only when the user needs one.



07

Add an access code or NFC tag

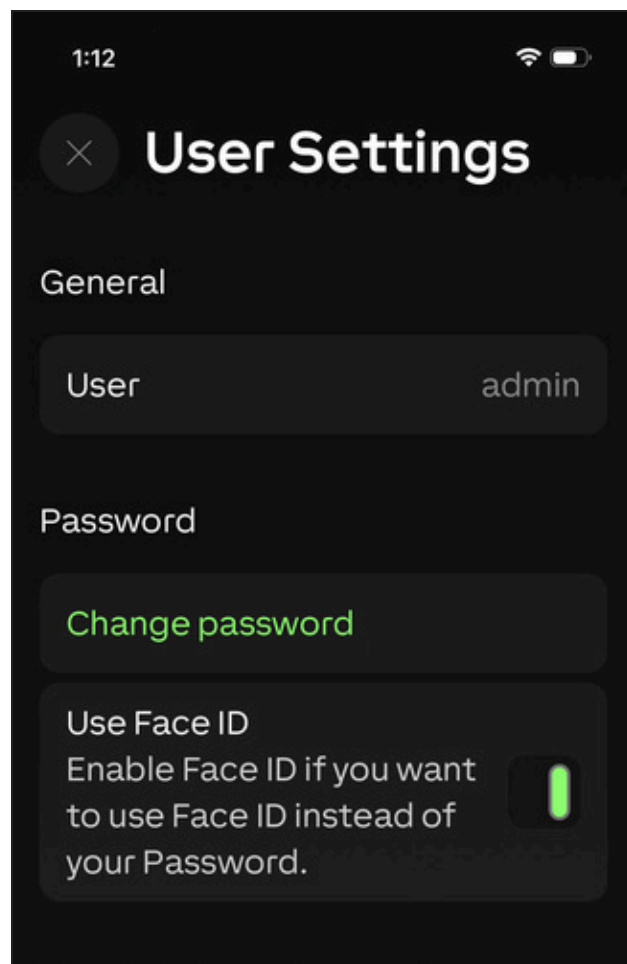
If door access has been assigned, create the person's unique code or learn their NFC tag. Never share one person's credential with another.



08

Finish on their device

On the user's own device, they can change their password and enable Face ID from User Settings.



ADMINISTRATOR CHECKLIST

Keep access tidy and secure.

- 01 Use a unique user for every person.
- 02 Give only the room groups and functions they need.
- 03 Remove users and credentials when access is no longer required.
- 04 Keep administrator access to trusted household members.
- 05 Do not send passwords or door codes in a group message.

WHEN YOU NEED US, START HERE

For assistance, note the affected room or system, what you expected to happen and what happened instead. A photo or short video helps us resolve the issue faster.

PHONE

1300 393 060

AFTER-HOURS WHATSAPP

+61 485 010 110

EMAIL

living@integratd.com

WEB

integratd.com

01

Before calling

Check the same function in the app and confirm whether the issue affects one room or the whole home.

02

Let climate learn

During the first weeks, small temperature overshoots are normal while the home learns each room.

03

Secure details

Share serial numbers, passwords and access codes only through the secure method agreed with our team.