



RSM NOTE

Dear Residents,

Warmest Greetings from The Pakubuwono House!

We would like to express our gratitude to all Tenants for choosing us as a places to stay. To our new Residents, we would like to send a very warm welcome, and we hope you find a new home living up to your expectation.

In this opportunities, we would like to say "Happy Chinese New Year". May in this year of tiger you will get more happiness and prosperity in the coming year.

"Gong zhu jian kang, xing yun, xin nian kuai le!"

Sincerely,

Birgitta Adisty
Resident Service Manager

"REGULATION"

2. General Restrictions and Limitations

2.1 Units

The Unit shall be strictly used for residential purpose only. The Residents shall be responsible for the conduct of their family members and Visitors.

2.1.1 The Building Management does not allow any unlawful and/or scandalous activity to be committed on the Complex; nor allow the Unit to be used as a lodging house, nor for instruction of music, nor allow the holding of vigils and wakes therein, nor allow the Unit to be used for any purpose which will injure the reputation of The Pakubuwono House or which will disturb the peace and convenience of the other Residents.

2.1.2 Owners or Residents shall not bring any material of a highly flammable or explosive in nature to the Complex (i.e., fireworks, ammunition, etc), nor install in their Units any apparatus, machinery or equipment which may cause foul odors, tremors, or noise, or expose the Units and/or the building to fire, nor brint into the Complex any other dangerous articles.

2.1.3 Owners or Residents shall not place any machinery, cabinets, and/or any object exceeding 200 kh per square meter.

2.2 Common Area

2.2.1 The Building Management will keep clean and defect free at all times. Please help Building Management to keep it that way. Any damages done by the Resident or Visitor of Resident will be replaced by the Building Management at the expense of the Resident.

2.2.2 Owners or Residents shall not affix or inscribe or paint any sign, notice, poster, illumination or other advertising medium anywhere.

2.2.3 Owner or Residents are not permitted to take, bring, and remove any Common Property at all times.

2.2.4 Residents cannot block any entrances and exits.

2.2.5 In no event shall the facilities in the Common Area (i.e., function room, etc) be used for any function other than purely social private parties hosted by the Residents or shall the same be used for functions which are religious, charitable, political, non-political commercial, or such activities in nature for private profit or gain.



SELF VACCINATION STATUS REPORT

In conjunction with the vaccination program run by Government, we would like to ask the support from all Residents to inform our Tenant Relation Officer regarding the vaccination status of yourself, family and staff. We will report this information to the Housing and Settlement Area Office regarding the update number of person that been vaccinated in Jakarta area. We would like to send our gratitude for all Tenant that had been report this matter to Tenant Relation.

Thank you very much for your kind attention and support.



INFORMATION

GENTLY REMINDER OF COVID-19 PROVISIONS

We would like to remind our Residents, especially those who just recently moved to The Pakubuwono House that there are following restrictions must be adhered during this Covid-19 period:

1. During work, all lived-out maid can only be inside the Unit. They are not allowed to be in all public areas, except the route to the Unit through the service lift.
2. Indoor Children Playground and Indoor Pool is open for reservation only.
3. Limitation on a number of users allowed in each of the facilities at one time is still enforced, as well as a reservation is still needed prior to use the facilities.
4. Personal trainers are still not allowed to enter.

We thank you to all Residents who have been very cooperative in dealing with the applicable provisions we set. We ask your continuation support and participation in preventing the spread of Covid-19 in the Pakubuwono House by always wearing masks, maintaining social distancing, and washing hands frequently.

Rest assured we will always apply self-disinfecting coating on all frequent touched surface consistently such as lift buttons and door handles. Spraying of disinfectants is also carried out throughout the complex every single day.

Thank you for your understanding and cooperation. Stay Safe & Stay Healthy!



PARKING STICKER 2022 FOR VEHICLES

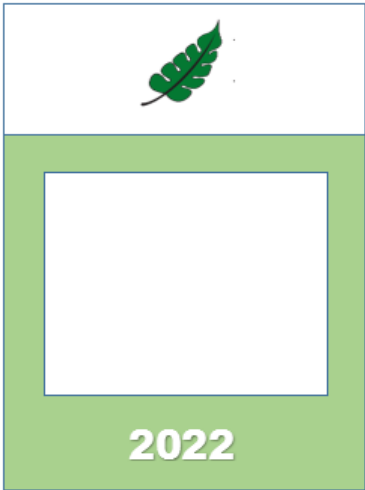
Please be informed that we will be replacing all parking stickers with one-year validity starting January 2022. We kindly inform you that current 2021 parking stickers will soon be invalid at the end of this year. These changes are part of the security and safety system enhancements. Valid access to the parking area is only given to current Tenants and Owners of The Pakubuwono House. Please be remind if the valid sticker has not been installed, the security team will do the 3 points checking on your vehicle when entering The Pakubuwono House.

In this regards, we will carry out an annual registration process of all vehicles of the Residents/Owners currently reside at The Pakubuwono House. All you need to do is fill in the registration form that is available at TRO Ground Floor Lobby, and give us the copy of vehicle licenses of those that have not been registered on 2021 parking list.

Please submit the completed registration form including the required documents at TRO by the latest on December 25, 2021. We will only issue new parking stickers, if all submitted application forms have met the requirements. The number of maximum free stickers issued will be based on the number of entitlement parking slots per each type of Unit. Extra sticker for additional vehicles will be chargeable at IDR 30,000 (thirty thousand rupiah) each.

We thank you for your support and cooperation.

For any further assistance and information please contact our Tenant Relation Officer.

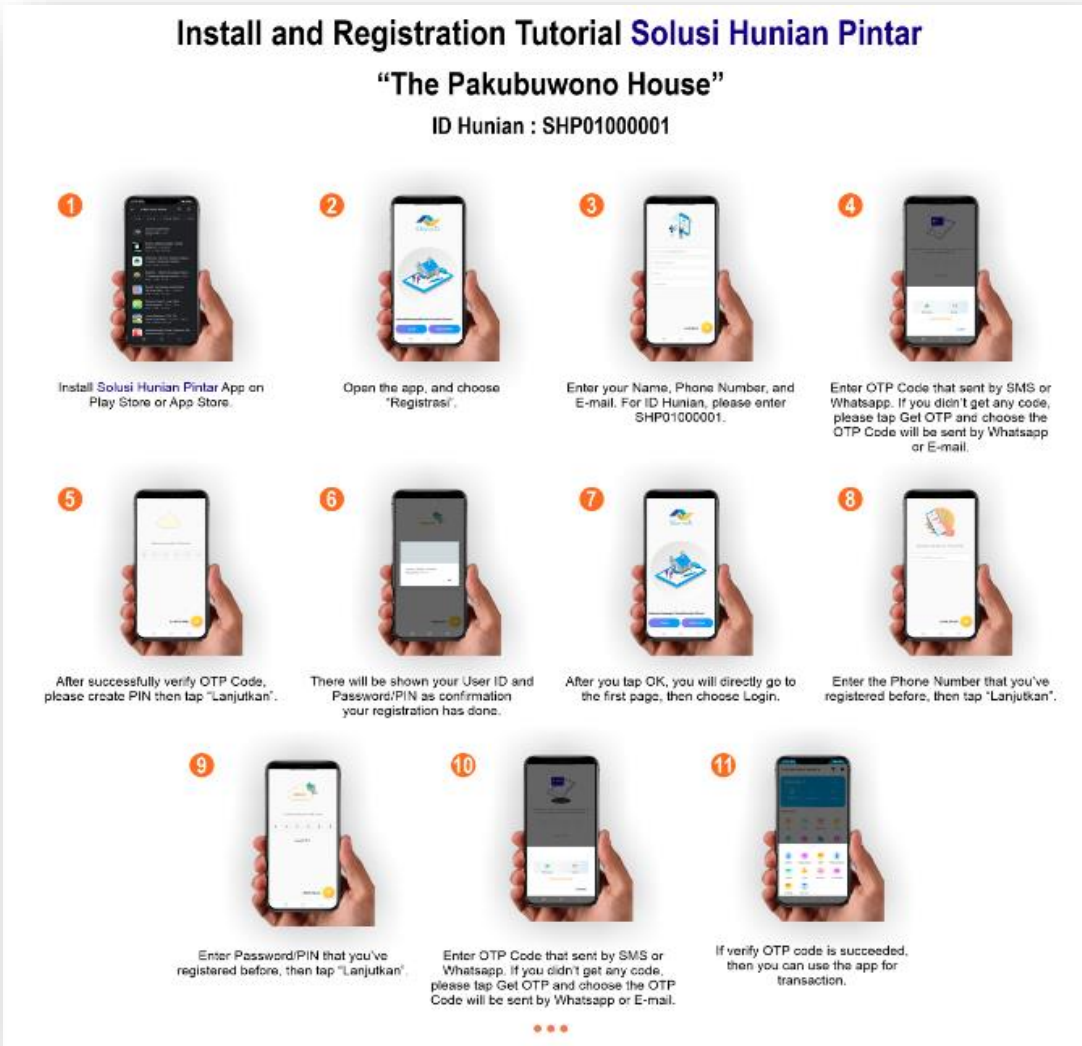


New: E-residence Application

In order to improve the facility and service, we would like to inform you that we are now publishing the new mobile application that can be downloaded at Play Store or App Store for handling an invoice payment and also for reporting any defects inside or outside the Unit. Please follow the steps below to access the application:

1. Install **“Solusi Hunian Pintar”** App on Play Store or App Store.
2. Open the app and choose **“Registrasi”**.
3. Enter your Name, Phone Number, and E-mail. For ID Hunian, please enter: **SHP01000001**.
4. Enter OTP Code that sent by SMS or Whatsapp. If you didn't get any code, please tap Get OTP and choose the OTP Code will be sent by Whatsapp or E-mail.
5. After successfully verify OTP Code, please create PIN then tap **“Lanjutkan”**.
6. There will be shown your User ID and Password/PIN as confirmation your registration has done.
7. After you tap **OK**, you will directly go to the first page, then choose **Login**.
8. Enter the **Phone Number** that you've registered before, then tap **“Lanjutkan”**.
9. Enter **Password/PIN** that you've registered before, then tap **“Lanjutkan”**.
10. Enter **OTP Code** that sent by SMS or Whatsapp. If you didn't get any code, please tap **Get OTP** and choose the OTP Code will be sent by Whatsapp or E-mail.
11. If verify OTP code is succeeded, then you can use the app for transaction.

This application is keep updating and developing. We do apologize if you find any difficulties during the process. Please do not hesitate to contact Tenant Relation Officer for any further information and questions.



“Clean & Tidy Partnership Program”




SHOW RESIDENT PARKING STICKER



THE  PAKUBUWONO

Signature

THE  PAKUBUWONO

HOUSE

THE  PAKUBUWONO

Residence

THE PAKUBUWONO

View 

THE  PAKUBUWONO SPRING

THE PAKUBUWONO

MENTENG 


GET

25% CARWASH

20% DETAILING & COATING

“Fresh Fruit”

Sincerely,
Building Management



rezeki
fresh market

**PRIVILEGE MEMBERSHIP REGISTRATION FORM
REZEKI FRESH MARKET – THE PAKUBUWONO GROUP**

THE PAKUBUWONO
View

THE

PAKUBUWONO
Signature

THE PAKUBUWONO
HOUSE

THE PAKUBUWONO SPRING

THE PAKUBUWONO
Residence

Nama/Name* : _____

No. KTP /KITAS/KITAP/ID NO* : _____

Tanggal Lahir/ Date of Birth* : _____ (tanggal/date) _____ (bulan/month) _____ (tahun/year)

Jenis Kelamin/ Gender* : ☐ Laki-Laki/Male ☐ Perempuan/Female

Apartment The Pakubuwono* : ☐ View ☐ House

☐ Signature ☐ Spring

☐ Residence

Tower / Apartment Unit No. : _____

No. Mobile Phone* : _____

Alamat Email/Email Address* : _____

(*) wajib diisi/mandatory to be filled in

Terms & Conditions:

- Keanggotaan khusus ini hanya untuk penghuni group The Pakubuwono.
(This privilege membership is valid only for the Residents of The Pakubuwono Group)
- Satu unit hanya untuk satu kartu keanggotaan. (Each unit entitled of 1 (one) membership card).
- Keanggotaan ini dapat digunakan di semua toko Rezeki Fresh Market
(The membership can be used in all the Rezeki Fresh Market outlet)
- Keuntungan/discount member (Privilege for discount membership):
10% Sayuran (Vegetables), 5% Buah-Buahan (Fruits), 5% Daging & Hidangan Laut (Meat & Seafood)
- Keanggotaan berlaku untuk 2021 – 2023. (The membership is valid for 2021 – 2023)
- Formulir yang telah diisi dapat diserahkan kepada Bagian Kepenghuanan di The Pakubuwono property
(Please submit registration form to your Tenant Relations Officer at your The Pakubuwono Property)
- Keanggotaan member ini tidak dapat dialihkan. (This privilege membership is non transferable)

Syarat & ketentuan privilege member baik berupa diskon, atau promo lainnya dapat berubah sewaktu-waktu sesuai kebijakan Rezeki Fresh market.

(The Terms & Conditions of the privilege, either if the form of discounts or other promotions, can change at anytime according to the policies of Rezeki Fresh Market).

Dengan menandatangani formulir pendaftaran privilege membership, saya mengakui bahwa seluruh data yang diberikan dalam formulir ini adalah benar dan tepat yang dapat digunakan oleh Rezeki Fresh Market untuk memberikan pelayanan dan informasi terkini sehubungan dengan Rezeki Fresh Market.

(By signing the Privilege registration form, I acknowledge that all data provided in this form is true and correct which can be used by Rezeki Fresh Market to provide up-to-date services and information in connection with Rezeki Fresh Market)

Jakarta, _____, _____, 20____

Tanda Tangan & Nama Jelas
(Signature & Name)



THE PAKUBUWONO HOUSE

We hereby announce that there will be a pre-order system

ここでは、予約注文システムがあることをお知らせします

for any kind of high quality fruit varieties

品種の種類の高品質の果

(Orange, Sunkist, Lemon, Apple, Pear, Mango, Avocado, etc)

(オレンジ、サンキスト、レモン、梨、りんご、マンゴー、アボカド など)

Which will be delivered on every Monday/Wednesday/Saturday from 11am-5pm

(それは11時ごろから5時午後まで毎週月曜日/水曜日/土曜日に配信されます)

Open order the latest one day before delivery

At 4pm

予約は配達の前日の午後4時まで営業しています

Order Number: WA/Mobile: 0816-1882-934 & 0815-6530-008

注文番号：WA/電話：0816-1882-934 & 0815-6530-008

Scented candles are easy and cheap to make. You can get all the materials online, or at your local craft store, and you can by candle fragrance online, too, in small or large batches. Some favorite scents like pine and spruce.

Materials

- Heat-resistant pouring pitcher
- Old saucepan
- 8 oz canning jars
- Cooking thermometer
- Soy wax flakes
- Candle wicks
- Fragrance or essential oils
- Pencil or chopsticks (to hold wicks in place)

Instructions

1. Melt 1 lb of soy wax in the pitcher over a double-boiler setup in the saucepan. Heat to 185 F.
2. When the melted wax is at 185F, add 1 oz of your fragrance of choice. Remove from heat.
3. As the wax cools, place the wicks inside the 8 oz jars, centering as best as you can. Secure in place with pencils or chopsticks.
4. When the wax has cooled to 135 F, carefully pour it into the prepared jars.
5. Let the jars cool overnight. Before lighting your candles, trim the wicks to ¼ inch.
6. Light and enjoy!



Tips & Tricks

Making Homemade Scented Candles

Earthquake Treat:

Every high-rise building had been designed to sustain flexibility hence it can “swing” to anticipate wind attack and earthquake shock in certain tolerance level. Of course, it applies to The Pakubuwono House apartment, as well.

The effect of an earthquake to a building depends on the site distance of the building from the epicenter, degree of shock, duration of earthquake shock, type of shock (swing aside, fluctuate or both combination), design and structure of building and quality of material used.

The Impact of Shock

Some impacts which can be evoked by an earthquake shock among others:

- Residents have disorientation of equilibrium, dizzy, queasy
- The objects fall down
- Table, chair and other furniture are move away
- Higher cupboard and furniture are spilled and inverted
- Ceiling / plafond lose and fall down
- Mirror cracked and broken
- Sprinkler is broken and extinguisher water inundate a room
- A false alarm from fire and security system occurred
- Power probably will be disconnected / switch off
- Telephone probably is not functioning
- Lift will stop and open automatically in nearby floor
- Panic occurred

Readiness

Several aspects that are necessary for everyone to know in dealing with an earthquake among others:

- Knowing a relatively safe places to take cover
- Knowing emergency exit and all routes precisely
- Ready with flashlight, portable radio and battery in settled sites
- Mobile phone (or moveable communication gadget) which is fully charged
- A reachable personal medicines and identity card

At the Time of Earthquake

The Response at Time of Earthquake Occurs

Don’t panic, earthquake usually occur without prior warning. When earthquake and shock are taking place, what you should do immediately is:

>>> Take Over ... Not Straight To Evacuate <<<

While the shaking still occurs, people could feel disorientation of balance and danger threat from the struck of ruins, downfall of an object or hit by a fraction of glass. Evacuation is needed to avoid aftershock and undertaken at time for-shock have already stopped.

General Rules Inside the Building

- Keep away from glass window, glass partition or other glasses
- Keep away from hanging lamp or other hanging objects
- Keep away from cupboard or objects which are high staked
- Wait until the shock stopped, then evacuate through Emergency Exit
- Put out cigarette
- In case of lamp turn off, don’t use a match (afraid there’s gas leaks)

When in High Floor (Upstairs)

- Don’t go straight to Emergency Exit
- Don’t use lift
- Take cover under an enough sturdy table and hold on due to probably such table also push forward and move out

When Inside Lift

- Don’t panic, lift will stop in nearby floor (can be fluctuate automatically depend on lift’s destination when the shock taking place)
- Wait the door opened automatically then get out immediately
- In case of lift stopped / blocked, press call or EMERGENCY button to communicate with officer. Follow a further direction from the officer
- Don’t forced open the door lift
- In earthquake situation, usually is required time to remove you. Keep on calm and wait for help

Tips & Tricks

Earthquake Emergency Response

When In Corridor

- Get close to corridor wall that free from hanging object
- Kneel and bow into floor but hold by elbow, get close head to arm and take cover head by hands

When in Crowded Space / Ballroom / Hall / Conference

- Don’t scream out “earthquake” to others
- Keep on cooling down the others and ask for him/her to take cover immediately

When Inside Toilet

- Stay still
- Keep away from glassware which are hung and suspended
- Get close into the wall and take cover head by hands

When in Parking Area

- Get close into wall or building column
- Be careful to vehicle that could move as a result of a shock

When Outside Building

- In case of enough tremendous shock, don’t run out to the side of building (afraid a lot of glass / wall fall down)
- Keep away from pole, brittle branch of tree, billboard or street light
- Don’t run across the road
- Take cover head by hands
- Don’t enter into building

After Earthquake Stop

At time a shock had already stopped, please evacuate through Emergency Exit and pay attention to messages relayed over through public address system by the Building Management (Don’t use lift)

Before Evacuation

In case of having still enough calmness, voluntarily you can undertake several thing as follows:

- Check the surrounding, are there people who need a help
- Provide a help in case you able to record victims location and report to building officers who you meet

In Time of Evacuation

- Give a help to handicapped person, elder, pregnant woman and children
- Use telephone only for emergency to avoid busy lines in case needed to provide emergency aid
- Keep on careful to ruins
- Keep on wary of aftershocks
- Give information about building damage (fire, hydrant/water/gas leakage, ruins, etc.) if any, to building officers.
- Tenant, guests and employee are required to follow instruction or direction from evacuation personnel
- Not carrying excess goods/heavy goods
- Do not wear high heels
- Directing other tenants to a designated assembly point



ACTIVITIES AT THE PAKUBUWONO HOUSE



To : All Residents

Subject : Function Room and Chef Room are Available for Reservation

Dear Residents,

In accordance with the Covid 19 level in Jakarta area which already decreased to PPKM level 3 and also with the previous regulation adjustment in The Pakubuwono House, we are glad to inform you that effective on 15 October 2021, Function Room and Chef Room will be available for reservation. Please find the procedure of making the reservation with the terms and conditions when using the Function Room and Chef Room below:

- 1. Booking should be made to Tenant Relation Officer at least 3 days before the event, with a *first come first serve basis*.
- 2. Function Room and Chef Room rental are include tables, chairs and sound system. No rental fee will be charged for Tenant and/or lived-in Owner. Residents will only pay the utility fee charged IDR 1.000.000 for Function Room and IDR 1.500.000 for Chef Room (This term is only valid 1 time per year for every Residents who wants to use Function Room and Chef Room).
- 3. The maximum capacity for using the Function Room is 30 persons and Chef Room is 15 persons.
- 4. The maximum capacity of using the Visitor Parking area is 4 slots during the event.
- 5. Residents are required to submit the event's list participant to Building Management at least 1 day before the event.
- 6. Guest who come and not on the list are not allowed to join the event.
- 7. Guest are admitted to enter the premise by showing certificate of COVID-19 vaccine from *Peduli Lindungi* Apps and for those who have not been vaccinated yet, must show proof of negative test (Antigen/PCR) no more than 7 (seven) days from the test result issued.
- 8. The event layout should be guided by the health protocol from Government which has a minimum distance about 1 meter.
- 9. Guest are prohibited to use other Facilities during the event.
- 10. Residents are responsible for the health protocol of the participants and keep everything in order during the event.
- 11. Building Management reserves the right to suspend this privilege to anybody violating the policies as herein adopted and/or as detailed in the House Rules and Regulations.
- 12. Building Management reserves the right to change the regulation, terms and condition in accordance with the latest update situation.

We are looking forward of your participants through this matter. Thank you for your kind attention and cooperation.

Sincerely,

Building Management



Kepada : Seluruh Penghuni

Hal : Pelatih Kebugaran/Pelatih Olah Raga Diiijinkan Masuk Area Pusat Kebugaran

Dengan hormat,

Dengan telah ditetapkannya PPKM level 2 Covid 19 di wilayah DKI Jakarta dan penyesuaian peraturan sebelumnya di The Pakubuwono House, kami informasikan bahwa efektif per tanggal 1 November 2021, pelatih kebugaran ataupun pelatih olah raga diijinkan masuk area pusat kebugaran dengan ketentuan sebagai berikut:

- 1. Pelatih kebugaran/pelatih olah raga sudah melakukan vaksin Covid-19 sebanyak 2 kali dan dapat memperlihatkan Serifikat Vaksin dari aplikasi *Peduli Lindungi*.
- 2. Pelatih kebugaran/pelatih olah raga wajib menunjukkan hasil swab antigen/PCR negative oleh instansi yang dikeluarkan maksimal satu hari sebelum kedatangan pada kunjungan pertama nya. Dan untuk berikutnya, wajib melaporkan swab antigen/PCR nya setiap bulannya kepada Club Attendant yang bertugas.
- 3. Jumlah pelatih kebugaran/pelatih olah raga maksimal adalah 2 orang pada area kebugaran di waktu bersamaan. Dengan total kapasitas pengguna fasilitas kebugaran adalah 5 orang pengguna + 2 orang pelatih.

Demikian pemberitahuan ini kami sampaikan, apabila ada pertanyaan lebih lanjut, mohon hubungi bagian Tenant Relation. Atas perhatian dan kerjasamanya kami ucapkan terima kasih.

Hormat kami,

Badan Pengelola

Dear Residents,

In accordance with the Covid 19 level in Jakarta area which already decreased to PPKM level 2 and also with the previous regulation adjustment in The Pakubuwono House, we are glad to inform you that effective on 1 November 2021, coach or personal trainer are admitted to use the gym facilities. Please find the terms and conditions below to be admit:

- 1. Coach/personal trainer are had been vaccinated twice and required to present the certificate of COVID-19 vaccine from *Peduli Lindungi* Application.
- 2. Coach/personal trainer are required to present the proof of negative test (Antigen/PCR) no more than 1 day from the test result issued for the first visit.
And required to present the proof of negative test (Antigen/PCR) every month to the Club Attendant in the future.
- 3. The maximum numbers of coach/personal trainer in the gym area are 2 persons at the same time. With the total maximum capacity is 5 gym users + 2 coaches.

For any further questions please do not hesitate to contact Tenant Relation. Thank you for your kind attention and cooperation.

Sincerely,

Building Management

Did U Know ?

“Chinese New Year Myths”

We are all familiar with myths, legends and fairytales. It's always interesting to see how they explain traditions that we still have in modern society today. The things we feel are normal, but are actually quite weird if we think about it. So why do the Chinese celebrate the Spring Festival (Chinese New Year) the way they do? Why do people put up red decorations and light firecrackers? What's the point of malt candy? The stories date back to thousand of years ago. Here is a collection of a few popular and interesting Chinese New Year myths.

The Monster and New Year's Eve

In ancient times, there was a monster named Nian. It usually lives at the bottom of the sea and comes up once a year to feast on animals and humans. On this day, the villagers would all escape into the mountains. One year, a beggar came to seek shelter, but every one was hurrying away. Only an old woman took him in and he promised to chase Nian away. He busied himself with decorating the homes.



Fortune has Arrived

Another decoration is calligraphy. The most common word is 'fu', meaning happiness of fortune. But you'll rarely see it upright. It is said that in the Ming dynasty, the Emperor ordered every household to decorate by pasting *fu* onto their doors. On New Year's Day, he sent soldiers to check. They found that one illiterate family pasted the word upside down. The Emperor ordered the family to be punished by death. Thankfully, the Empress was there and came up with an explanation: "Upside down" (*dao*) is a homophone of "here" (*dao*). When it's upside down, it means that *fu* is here. The explanation made sense to the Emperor and he set the family free. From then on, people would hang the word upside down, both for fortune and in remembrance of the kind Empress.



Evil Spirits and Poetry

One of the red decorations that Chinese people love is Spring Festival couplet poems (*chun lian*). They are pasted on both sides of the doorframe. And Nian isn't the only monster that these poems protect you against. More specifically, they guard against demons who wander around the human world at night looking for trouble. They must return the underworld at dawn. The gods guard the entrance, which is under a giant peach tree. Any demons that harmed humans during the night would be seized and fed to the tigers.

To safeguard their homes, people began to carve the god's names into peach wood tablets. By placing them outside their doors, they were able to scare the demons away.



Origin of Spring Festive Wine

There are some drinks specific to the Chinese New Year. One of them is Tusu wine. In one story, there was a plague going through villages, taking many lives. A man put some herbs, leaves and grains into bags. He brought one to each of his neighbors, telling them to soak the bag in water.

They were to drink the water on New Year's Day. And they found that this magical drink saved them from the plague. It became known as Tusu wine, named after the Tusu-structured home of the man. No one knows if this story is true, but wine is often used as a part of traditional Chinese medicine. And it won't hurt to take a sip of this rich drink during the holidays.

Origin of Red Pockets

According to legends, there used to be an evil spirit named Sui. It would appear on New Year’s Eve and pat the heads of sleeping children three times. The children would end up with fever. Even if they recovered from the fever, they’d never be the same again. One couple entertained their child with some coins at night. When he fell asleep, they placed the coins on red paper and left it by the pillow. When Sui came, the coins flashed and frightened it away. From then on, parents would give children money wrapped in red paper every New Year’s Eve.



The Swan and the Lantern Festival

The Lantern Festival is fifteen days after the Spring Festival. It marks the end of Chinese New Year celebrations. As you may guess from the name, everyone lights lanterns for the festival. It’s a beautiful night, but why lanterns?

As the story goes, a heavenly swan was killed by a hunter when it visited the human world. To avenge its death, the Jade Emperor planned to send his knights and burn the earth down.

The lesser gods were horrified at this plan and secretly went to warn the humans. On that night, the humans lit firecrackers and each household hung lanterns. From the heavens, it seemed like Earth was in flames. It tricked the Jade Emperor and humanity was saved from his wrath.

THE  PAKUBUWONO
HOUSE

inquiry@pakubuwono6.com
www.pakubuwono6.com

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