

Selamat Hari Raya NYEPI

Tahun Baru Saka 1944 / 2022



RSM NOTE

Dear Residents,

Warmest Greetings from The Pakubuwono House!

We would like to give the warm welcome for those who have moved into The Pakubuwono House, we hope your move already lasted with a comfortable and safe. We would like to introduce you, your family members, and your domestic staffs with all the rules and restrictions inside the House Rules and Regulations. “Inside” will be the bridge from us to informing the various aspects of the House Rules.

Last but not least, we wish you a Happy Holy Day Nyepi for all Hindus. May a self-reflection restore a clean and holy soul, to peace of mind.

We wish you happy and health!

Sincerely,

Birgitta Adisty
Resident Service Manager

“REGULATION”

Parking and Washing Area

3.1 Parking Area

3.1.1 The vehicles of Residents shall be parked only at the slots assigned to them. Resident must provide a photocopy of their vehicle registration (STNK) to the Building Management. The Building Management shall not be responsible for damages caused arising from clamping of the construed improper parking.

3.1.2 The Building Management shall not allow any special parking arrangement between Residents whereby a vehicle is allowed to park in a parking slot designated for another apartment Unit.

3.1.3 Any unauthorized vehicle found in a parking slot or valet parking area will be wheel-clamped without prior notice subject to a penalty as determined by the Building Management prior to release of the clamp.



3.1.4 All vehicles must be registered with the Building Management for the issuance of parking stickers which shall be renewable yearly at the beginning of each year.

Re-registration of vehicles and drivers will be required prior to issuance of new parking stickers. The sticker must be placed on the bottom right hand corner of the windshield of the vehicle.

3.1.5 The vehicle number should be the same number as the sticker on the bottom right hand corner of the windshield.

3.1.6 Please contact Tenant Relations for any changes in vehicle registration or replacement of any lost sticker.

3.1.7 Residents are not allowed to park along the entrance ramp and/or the driveways.

Unauthorized parking of vehicle at the above Common Area shall be wheel-clamped without prior notice subject to a penalty prior to release of the clamp.

3.1.8 The Building Management has full authority to refuse any vehicle to enter The Pakubuwono House.

3.1.9 Residents are not allowed to use the parking slots for any other purpose except to park.

3.1.10 Residents are not allowed to park or leave their vehicles in such a way that blocks another vehicle.

3.1.11 Loading and unloading zones are provided at the designated area at basement level adjacent to the service lift.

3.1.12 Residents must observe and comply with all traffic regulations as indicated.

3.1.13 Visitors can only park in the designated Visitor’s car park or through valet parking.

3.1.14 Testing of the car alarm systems is strictly prohibited.

3.1.15 The Building Management is not liable for any loss of your vehicle and/or valuables.

3.1.16 The parking slot should be kept clean at all times, free from mud, debris, oil drips, etc. The vehicle Owners should, at their own expense, furnish a pan to collect dripping oil.

3.1.17 No cycling, skateboarding, rollerblading in the driveways and parking lot.

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3.1.19 Parked cars are not allowed to leave the engine idle while at the parking area to avoid air pollution.

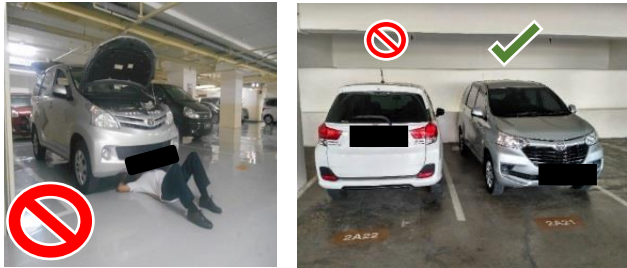
3.1.20 The vehicles must be parked backwards into the parking slot.

3.1.21 Taxis shall not be allowed to access the car park area except during medical or other form of emergencies as authorized by the Building Management.

3.1.22 Parking area in general is a “Non Smoking Area”. Smoking is only allowed at designated places with the appropriate “Smoking Area” regulation signs.

NOTE:

The height of the car, including any devices installed, such as TV/radio antenna, allowed to enter the parking area cannot be higher than 2.1 meters. If Owners/Residents/drivers cause damages to any building devices/signs, the cost of repairing/replacement will be charges to the Owners/Resident concerned.



3.2 Car Washing Area

3.2.1 Car washing can only be carried out in the areas designated by the Building Management. Residents or drivers are responsible to keep the car washing area free from dripping oil, debris, and mud at all times.

3.2.2 Access to car washing area is on a first come first served basis.

3.2.3 If Residents or drivers fail to keep the car washing area clean, the cost of cleaning up will be charged by the Building Management to the Resident concerned.

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

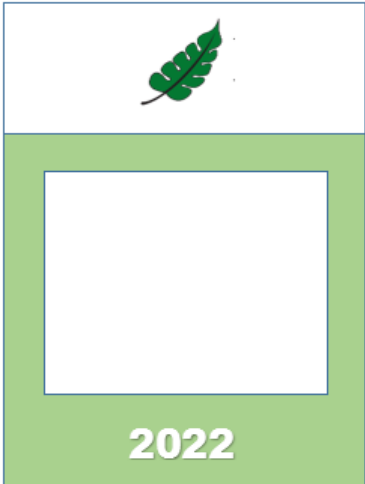
Please be informed that we will be replacing all parking stickers with one-year validity starting January 2022. We kindly inform you that current 2021 parking stickers will soon be invalid at the end of this year. These changes are part of the security and safety system enhancements. Valid access to 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.

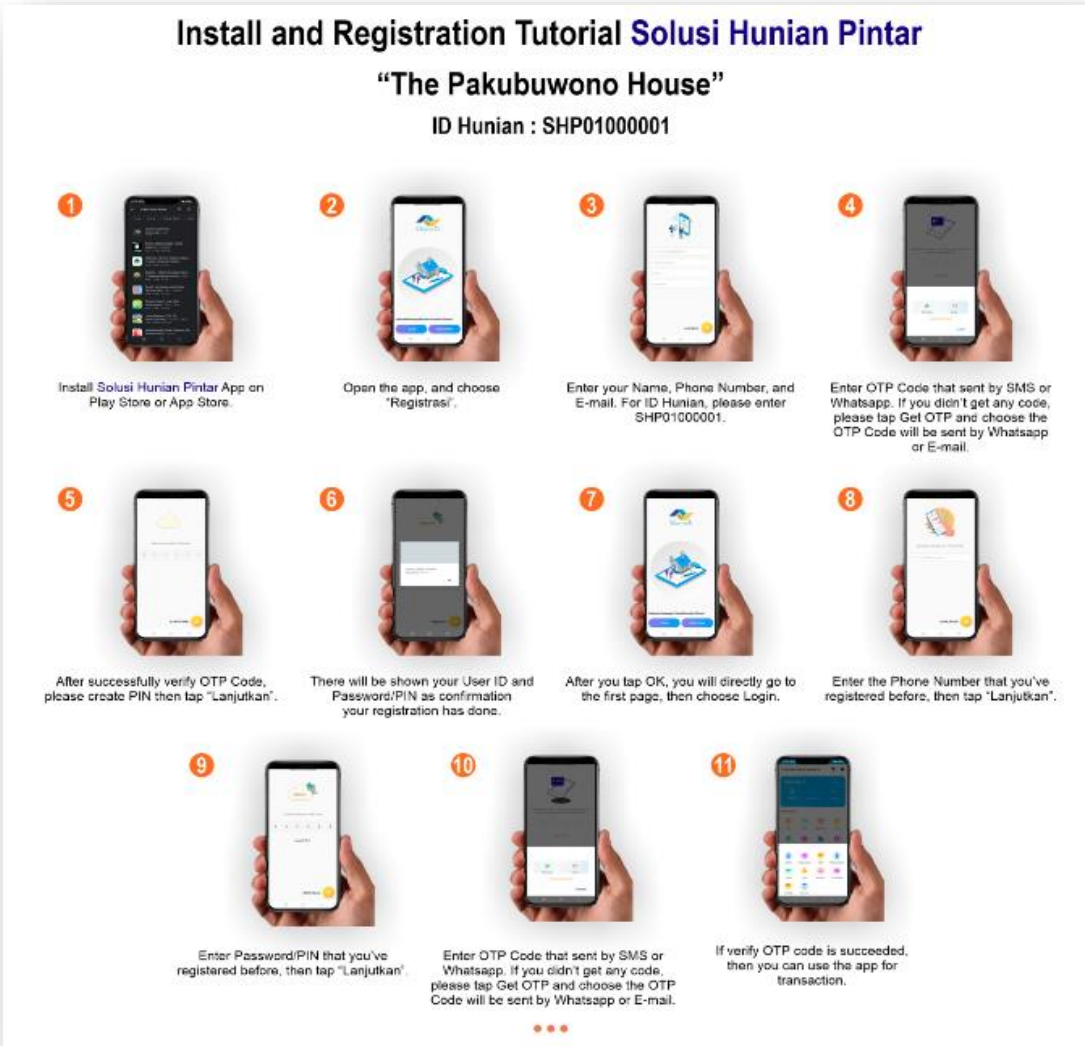


New: E-residence Application

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



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)
- Keuntungan 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

An air fryer is a small countertop convection oven designed to simulate deep frying without submerging the food in oil. A fan circulates hot air at high speed, producing a crisp layer via browning reactions such as the Maillard reaction. Here are things you need to know about using air fryer, from cooking perfectly crisp veggies to how often you should actually be cleaning it.

Tips & Tricks

Air Fryer Tricks

1. Preheat your air fryer before adding your food

Just like an oven, an air fryer benefits from a few minutes of preheating. To do so, just turn it on before adding your food to the basket. It's a simple step that many people overlook but can help shed a few minutes off your cooking time.
2. Make sure to grease your air fryer basket with oil (don't use nonstick aerosol cooking sprays)

Even though most air fryer baskets have nonstick coatings, you'll still want to grease the basket to make sure nothing sticks. Oils with high smoking points (such as safflower or soybean oil) are ideal for using in air fryers, as the temperatures within the machine can get very hot.
3. Add water to air fryer drawer when cooking fatty foods (like chicken thighs or bacon)

Items that render off a lot of fat (such as burgers, bacon, or meatballs) might cause your air fryer to start smoking, because of the fat that collects in the air fryer pan and heats up. If this happens, you can turn off the machine, drain the fat, and start cooking again. Or you can add water to the tray before you start cooking to prevent it from happening. The water will prevent the grease from getting too hot and smoking.
4. Shake the basket a few times during cooking

To make sure your items are cooking evenly, give the basket a few shakes. You can keep the air fryer running and just remove the basket without any problems. This is especially useful for small items that you want to crisp all over, like fries or small roasted veggies.
5. Use oil sparingly than douse food in olive oil

You might think that coating your food in lots of oil will cause it to become more crispy in the air fryer, but less actually more when it comes to oil. Too much olive oil and your food could actually get soggy instead of crisp. Go easy on the olive for maximum flavor and texture.
6. Don't overcrowd your air fryer basket

If you add too many items to your air fryer basket, the air won't be able to circulate properly and your food won't get crispy. If you're making a large amount of something, cook items in batches instead of all at once. This advice is especially important for fries, diced veggies, and other small items you want to get super crispy.
7. For larger items (like whole chicken cutlets/pork chops), cook them in a single layer. Don't stack them.

Things like steaks, pork chops, fish fillets, and burgers need to be cooked in a single layer in the air fryer. If you stack them, the sides that are touching will end up colorless and soggy. If you can only fit three steaks at a time in the bottom of your air fryer basket and want to cook more, you'll need to cook them in batches.
8. Use foil or parchment paper to make cleanup easier

For super messy items (like wings coated in a sticky sauce) you can place them on a sheet of tinfoil or parchment paper on top of the air fryer basket to make cleanup easier. The force of the hot air circulating can cause the sheets to fly around, so just make sure the food is heavy enough to weigh it down.
9. Make sure there's at least 5 inches of space around your air fryer

Air fryers rely on hot air circulation to crisp up food, so it's important that you give your machine enough space on all sides to account for proper air flow. A good rule of thumb is to allow 5 inches of clearance on all sides, and make sure your surfaces are heat-proof. You don't want to cook with an air fryer that's pushed against a wall.
10. Mix your seasonings with oil before adding them to your foods to prevent them from blowing around

Because the air circulation within an air fryer is so strong, lightweight spices have a tendency to be blown off of food. One way to avoid this is to mix your spices with oil, and then coat your items in that mixture. The oil helps weigh them down and glue them to the food.
11. Clean your air fryer after use (not in a dishwasher)

After using your air fryer, you'll want to let it cool and clean it. You'll need to clean the basket, the drawer that collects any oil/drippings, and the machine itself. If you notice smoke starting to come out of your machine as you use it, this is a sign that your air fryer has oil buildup and needs to be cleaned. Cleaning the machine is fairly straightforward and can be done with regular soap and water. Just avoid sticking the pieces in a dishwasher.



Ever wondered how to make simple ground beef tacos that are as good as the ones you enjoy at your local taqueria? This Easy Beef Tacos recipe is your answer. You can serve up ten delicious yet simple beef tacos.

Lean ground beef is the best beef to use for making tacos because you don't need to drain off any fat after cooking it. There is just enough fat in the beef to make it super flavorful, but not so much to make it greasy.

Skipping the step to drain the fat makes this a quick and easy taco recipe. Of course, if you have ground beef more fat, you can still use it in this recipe. Just cook the beef and drain off the fat before you add the taco seasonings.

- Ingredients
- 1 lb 90% to 93% lean ground beef
 - 1 tablespoon chili powder
 - 1 teaspoon ground cumin
 - ¾ teaspoon salt
 - ½ teaspoon dried oregano
 - ½ teaspoon garlic powder
 - ¼ teaspoon ground black pepper
 - ½ cup tomato sauce
 - ¼ cup water
 - 12 taco shells – either hard shells or small 6-inch soft flour tortillas will work
 - Optional taco toppings: shredded cheese, shredded lettuce, chopped tomatoes, diced red onion, taco sauce, sour cream, guacamole, etc.

- Instructions
1. Add the beef to a large skillet over medium-high heat. Break the meat apart with a wooden spoon. Add the chili powder, cumin, salt, oregano, garlic powder, and pepper to the meat. Stir well. Cook until the meat is cooked through, about 6-8 minutes, stirring occasionally.
 2. Reduce the heat to medium. Add the tomato sauce and water. Stir to combine. Cook, stirring occasionally for 7-8 minutes, until some of the liquid evaporates but the meat mixture is still a little saucy. Remove from the heat.
 3. Warm the taco shells according to their package directions.
 4. Fill the taco shells with 2 heaping tablespoons of taco meat. Top with desired taco toppings: shredded cheese, shredded lettuce, chopped tomatoes, diced red onion, taco sauce, sour cream, guacamole, etc.



ACTIVITIES AT THE PAKUBUWONO HOUSE



To : All Residents

Subject : Restriction and Tightening Health Protocol during PPKM Level 3

Dear Residents,

In line with the recent announcement from the Indonesian Government on the PPKM Level 3, the following measures will be implemented starting on Friday, February 11, 2022:

1. All Resident's staff (maid, baby sitter and driver) are required to take Antigen Test every week and would be charged.
2. Visitors are required to submit Negative Antigen Test results which are valid for 2 X 24 hours to be able to enter The Pakubuwono House area, otherwise Visitors can take an Antigen Test facilitated by Building Management.
3. For the Owners who are not stay in Pakubuwono House (Weekend Home) are required to submit the proof of negative test (Antigen/PCR) which is valid at least 2 X 24 hours prior the arrival if wants to use the Facilities.
4. The staff for Moving In/Out activity required to get Antigen Test directly in the Building Management & will be charged.
5. Unit Renovation:
 - a. New submissions will be postponed until further notice
 - b. Ongoing renovations will be tested for Antigen Test every weeks for all the works & will be charged
6. The Building Management performed Antigen Test as schedule below:
 - a. Monday – Friday : 09:00 – 16:00 (11:30 – 13:00 break time)
 - b. Saturday : 09:00 – 13:00 (11:00 – 12:00 break time)
 - c. Sunday/Public Holiday : OFF
7. The cost of the Antigen Test facilitated by The Building Management is Rp. 50,000/person and will be charged to each individual of Residents and we also would like to inform you that The Pakubuwono House Building Management will not issue any letter regarding the results of the Antigen Test.
8. Event or functions under authority of The Building Management will be no longer available or facilitate.
9. Personal Trainer is prohibited to enter the facilities.
10. Window at corridor will be open from 09:00 – 12:00
11. Show Unit is allowed with maximum 3 person (1 agent + 2 visitors) and not allowed to go to the Facilities.

We encourage your continuous participation in line with our commitment to break through the Covid-19 exposure in The Pakubuwono House and please always wear face mask, maintain social distancing and wash your hands frequently.

For any further question and information please do not hesitate to contact Tenant Relation.

Thank you for your kind attention and support.

Best regards,

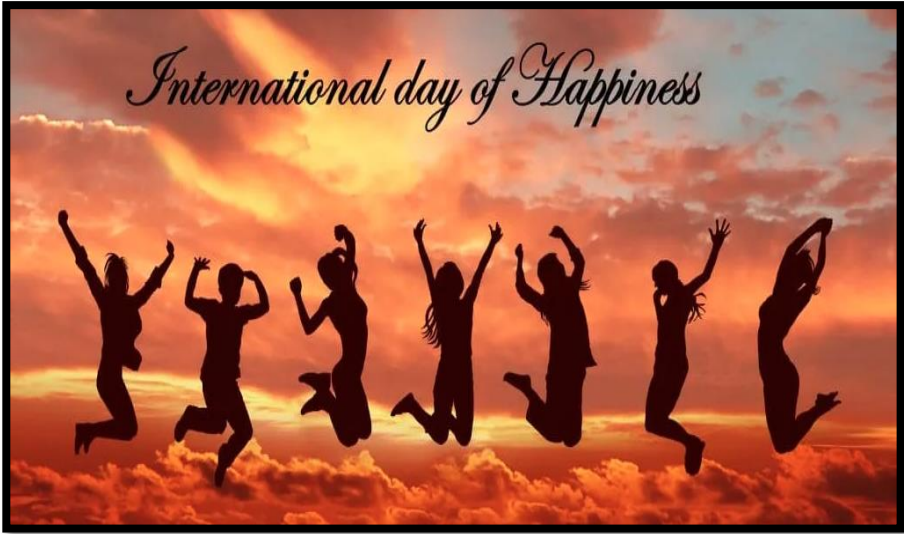
Building Management

Did U Know ?

“International Day of Happiness”

The International Day of Happiness is celebrated throughout the world on 20 March. It was established by the United Nations General Assembly on 28 June 2012. The International Day of Happiness aims to make people around the world realize the importance of happiness within their lives. In 2015, the United Nations launched 17 Sustainable Development Goals to make people’s lives happier. Its main development goals are eradicate poverty, reduce inequality and protect our planet.

Before the International Day of Happiness was established, together with Luis Gallardo, President of the World Happiness Foundation, Jayme Illien founded “Happytalism.” Illien ran a campaign at the United Nations from 2006 to 2012 to encourage and advance the primacy of happiness, well-being, and democracy.

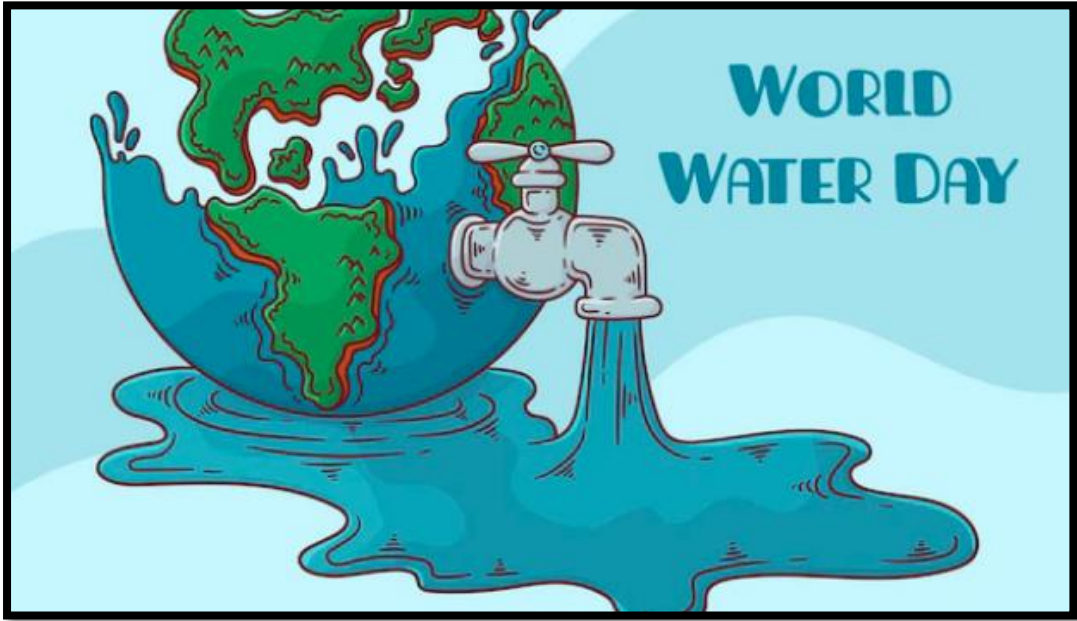


In 2011, Jayme Illien proposed the idea of the International Day of Happiness at the United Nations General Assembly. He wanted the United Nations General Assembly to promote happiness economics around the world by improving the economic development of all countries. The idea was adopted by the United Nations General Assembly. On 19 July 2011, the United Nations General Assembly passed UN resolution, Happiness Toward A Holistic Approach To Growth, an initiative of then-Prime Minister Jigme Thinley of Bhutan, a country that has famously pursued the target of “Gross National Happiness” since the 1970s.

On World Happiness Day, the United Nations General Assmbly calls for people to make more continous progress and the small things that continue to make their lives better.

Share happiness with friends and family on the International Day of Happiness. Taking the time to note and appreciate what oneself have to be thankful for, even the little things, will make people feel happier and more fulfilled in life. Consider making this a daily habit, such as keeping a gratitude log. Spend time with loved ones and try to repair any relationships that are going through a tough patch since good quality relationships are crucial to happiness. Tru a step by step program, whre ypu meet with like-minded individuals on adaily basis to assist each other in taking action and living healthier lives. You may also donate to or work with a charity that encourages good deeds of your choosing. Social networking is another way to connect with others. It’s a particularly powerful tool on this day because it helps us to instantly share and spread our activites, as wee as the joy they bring, all over the world.

“World Water Day”



World Water Day, held on 22 March every year since 1993. The idea for this international day goes back to 1992, the year in which the United Nations Conference on Environment and Development in Rio de Janeiro took place. The same year, the United Nations General Assembly adopted a resolution by which 22 March of each year was declared World Day for Water, to be observed starting in 1993. Later on, other celebrations and events were added. For instance, the International Year of Cooperation in the Water Sphere 2013, and the current International Decade for Action on Water for Sustainable Development. These observances serve to reaffirm that water and sanitation measures are key to poverty reduction, economic growth, and environmental sustainability.

Today, water is under extreme threat from a growing population, increasing demands of agruculture and industry, and the worsening impacts of climate change. As societies balance the demands on water resources, many people’s interests are not being taken into account.

One of theme of the World Water Day is about what water means to people, it’s true value and how we can better protect this vital resource. The value of water is about much more than its price – water has enormous and complex value for our households, culture, health, education, economics and the integrity of our natural environment. If we overlook any of these values, we risk mismanaging this finite, irreplaceable resource.

- Facts:
- 1 in 3 people live without safe drinking water
 - By 2050, up to 5.7 billion people could be living in areas where water is scarce for at least one month a year
 - Climate-resilient water supply and sanitation could save the lives of more than 360,000 infants every year
 - If we limit global warming to 1.5oC above pre-industrial levels, we could cut climate induced water stress by up to 50%
 - Extreme weather has caused more than 90% of major disasters over the last decade
 - By 2040, global energy demand is projected to increase by over 25% and water demand is expected to increase by more than 50%

[illegible]

Indoor Swimming Pool • Fitness Center • Relaxation Sauna
Children Playground • BBQ Area • Rooftop Garden • Laundry
High Speed Wireless Internet Access • TV Cable/Satellite
24-Hrs Receptionist • 24-Hrs Security
CCTV System • Housekeeping Service • 1 Carpark per Unit
Full Generator Backup • No Smoking Environment

Jl. Dwijaya II No. 7, Kebayoran Baru
Jakarta Selatan 12140, Indonesia
E : Inquiry@dwijayahouse.com
W : www.dwijayahouse.com

