

**RSM NOTE**

Dear Residents,

*Warmest Greetings from The Pakubuwono House!*

In this opportunity, we would like to give a very warm welcome for our new residents and the gratitude for all residents for the supports toward the Building Management. In this regard, we would like to remind all the residents with all the rules and restrictions inside the House Rules and Regulations.

Once again, we thank you for your continuous support and cooperation during this difficult time. Please do not hesitate to contact me and my team for any concerns. We will be more than happy to assist.

We wish you happy and health!

Sincerely,

Birgitta Adisty  
Resident Service Manager



**“REGULATION”**

**13. Access Card**

**13.1 Residents and Their Domestic Helpers**

- 13.1.1 All Residents and domestic helpers must have access cards.
- 13.1.2 Residents must give a list of their family members and domestic helpers living with them and include the photo copy of their identification card (KTP) and 2 (two) color photo of each person to the Building Management. For further details, please contact Tenant Relations.
- 13.1.3 Lost of access card must be reported immediately to the Building Management. Please contact Tenant Relations.
- 13.1.4 Any change in their family member and domestic helper access card need to be reported to the Building Management. Please contact Tenant Relations.
- 13.1.5 Access cards for Residents and domestic helpers including nannies, drivers are not transferable.
- 13.1.6 The Building Management reserves the right to deactivate access card if it is not accordance with the registered identity.
- 13.1.7 The maximum access cards that can be obtained by one apartment Unit are. as follows:

Types	Access Cards for Resident	Access Cards for Staff of the Resident
Townhouse	4	3
2 Bedroom	2	2

13.1.8 The access cards for the above-mentioned will be given without any charge. If Residents require more access cards, please contact Tenant Relations. Maximum additional chargeable access card that can be acquired are, as follows:

Types	Access Cards for Resident	Access Cards for Staff of the Resident
Townhouse	3	Unlimited
2 Bedroom	2	Unlimited

**13.2 Building Management Staffs and Appointed Outside Agencies of The Building Management**

All staff members and appointed outside agencies of the Building Management will use access cards with a photo attached.

THE PAKUBUWONO HOUSE



**13.3 Fit Out Contractors**

All Fit Out contractors are only given one access card. This access card will be given to the person in charge who will be responsible for all fit out workers. The access card will have access only to the respective service lift within the areas where work will be performed. The period of the access will be limited according to the period of the fit out work to be done in the respective Units. Identification (ID) cards will be given to the workers for the period of fit out only. Periods are to be determined between the Residents and the Building Management. Please contact Tenant Relations.

THE PAKUBUWONO HOUSE



# INFORMATION

## VISITOR REGULATION FOR USING FACILITIES

In accordance with the easing health protocol Covid 19 in Jakarta area and also with the previous regulation adjustment in The Pakuwono House, we are glad to inform you that effective on 25 April 2022 Visitors are admitted to use the gym facilities. Please find the terms and conditions below to be admit:

1. Visitors are had been vaccinated twice and required to present the certificate of COVID-19 vaccine from Peduli Lindungi Application.
2. Visitor who wants to use any of facilities will be charged IDR 100.000,- per person.
3. Visitor who intend to use the facilities must be accompanied by the respective Residents at all times.
4. Use of facilities by the Visitors shall be limited to a maximum of two Visitors per day.
5. Visitors must observe proper attire and footwear, decorum and respect, and shall strictly adhere to the Rules and Regulations on use of the common facilities.

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



## New: Smart Locker PopBox

We would like to inform you, in order to increase the package delivery service, we provide the smart locker (PopBox) in Ground Floor area (close to ATM). The smart locker will available for 24 hours. Every package that arrived could be directly collected individually to the PopBox counter with the following steps:

1. Users will get a “pick up code” notification via PopBox / Whatsapp application if the package already in the locker.
2. Select the AWB/Receipt number you want to collect on the “Your Transactions” menu at PopBox App
3. Select the “pick up” menu at the locker
4. Scan the pick up barcode
5. Open the door and take the package
6. Close the locker door and click “Done” on the monitor

**Note: (for large dimensions packages which can not be put into PopBox, the pick up point remains in the Package Room operation hour)**

To facilitate the pickup and delivery transaction, we urge to all resident to download and install the PopBox application (PopBox - Box and Beyond). Follow the instructions below for account registration:

1. Select “create account”
2. Enter your Whatsapp number and Email
3. Enter the verification code
4. Fill in your personal data correctly and completely
5. Create a PopBox PIN
6. After that, please login with your account

For the complete procedure of PopBox lockers you may access through: [bit.ly/detailpopbox](http://bit.ly/detailpopbox)

**Thank you for your kind attention and cooperation, for any further question and assistant please contact Tenant Relation Officer.**



## OUTDOOR CHILDREN PLAYGROUND & BBQ AREA ARE OFFICIALLY OPEN

We are glad to inform you that Outdoor Children Playground and BBQ Area are officially open since August 17, 2022.

We invite all Residents to enjoy the Facilities located at Ground Floor area. Outdoor Children Playground is open from **08:00 - 18:00**. Meanwhile prior booking is needed for BBQ Area.

Please contact Tenant Relation for further information.

Thank you for your kind attention and cooperation.



## New: Price for Function Room

Please be informed that there will be a new price for Function Room. For any further question and reservation please contact Tenant Relation Officer.

**Thank you for your kind attention and cooperation.**

### Price List Function Room 2022

Function Room	Duration	Price	Promo*
Room Only	Per 4 hour	1,000,000	
Additional hour	Per 1 hour	100,000	
Room include facilities	Per 4 hour	2,000,000	1,000,000
Additional hour	Per 1 hour	200,000	
<b>Chef Room</b>			
Room Only	Per 5 hour	2,000,000	
Additional hour	Per 1 hour	100,000	
Room include facilities	Per 5 hour	2,500,000	1,500,000
Additional hour	Per 1 hour	200,000	
<b>BBQ Area</b>			
Bbq area include facilities	Per 4 hour	1,500,000	1,000,000
Additional hour	Per 1 hour	200,000	
<b>Deposit Event Fee</b>			
		1,000,000	

**“ THE PAKUBUWONO HOUSE X HAMERA LAB “**

As part of our effort to maximize the service and facilities, we, in collaboration with Hamera Laboratories, are providing the Home Service Covid-19 Testing only for Tenant at Pakubuwono Group. These service will available for everyday (Monday -Sunday) from 08:00 - 16:00. For registration please directly contact our Tenant Relation Officer at Ground Floor Lobby. Please find the price list below for your references:

**Hamera LABORATORIES** THE PAKUBUWONO HOUSE

Lab. C.719 E-Hac Indonesia

**PCR HOME SERVICE (VISIT TO UNIT)**

1 X 24 Hours	IDR 275.000
1 X 12 Hours	IDR 475.000
EXPRESS	IDR 775.000

**CUT OFF SAMPLE**

SWAB PCR 24 Hours	16.00 pm
SWAB PCR 12 Hours	12.00 pm
SWAB PCR EXPRESS	10.00 am

**DATE AND TIME OF RESULT SWAB EXPRESS**

SWAB PCR EXPRESS	Max. 16.00 pm
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**RAPID ANTIGEN**

REGULAR	IDR 75.000
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**OPERATIONAL HOURS :**  
Monday - Sunday  
( 08.00 am - 16.00 pm )

**BCA ACCOUNT :**  
4522702211 a/n Hamera Sarana Indonesia

**CALL CENTER HAMERA LAB :**  
(021) 2213-5420 (Call)  
0812-8591-5264 (Whatsapp & Call)

VISA Mastercard

**“Lojin Organic Store X The Pakubuwono House “**

We would like to inform you that in a collaboration with LOJIN Organic Store, there will be a special 10% discount for all product only for all residents of The Pakubuwono House.

This is link for the detail menu <https://www.lojin.co.id/menu/> . For purchase order please contact directly to 0822-3777-2800 in everyday at 08.00-16.00 and for the delivery order 3 times in a week on Monday, Wednesday and Friday. Thank you for always supporting us, should you have any questions please do not hesitate to contact our Tenant Relation Officer at Ground Floor Lobby.

Sincerely,  
Building Management

**LOJIN Organic Store**

**ESPECIALLY FOR YOU**

THE PAKUBUWONO HOUSE

FREE HOME DELIVERY

Asparagus Rp. 42.500 (Rp. 38.250)

Broccoli Rp. 35.000 (Rp. 31.500)

Kyuri Rp. 15.500 (Rp. 13.950)

Horehka Rp. 14.500 (Rp. 13.050)

DISCOUNT **10%** ALL PRODUCT

STAY HOME & WHATSAPP US FOR DELIVERY  
**0822-3777-2800**  
WWW.LOJIN.CO.ID

ORDER & PRODUCT LIST  
SCAN THE QR CODE  
直接注文

WWW.LOJIN.CO.ID LOJIN ORGANIC STORE

**“Rezeki Privilege Membership Program”**

We are excited to announce that all of the Pakubuwono Apartments under The Pakubuwono Property Development (**The Pakubuwono Residence, The Pakubuwono View, The Pakubuwono House, The Pakubuwono Spring**) in a collaboration with REZEKI Fresh Market are launching “PRIVILEGE MEMBERSHIP” for all residents of The Pakubuwono.

This program provides extra discounts special for Resident of The Pakubuwono who shop at all Rezeki Fresh Market outlets. Please register yourself by filling in the Privilege Membership registration that will be available at our Tenant Relation Officer.

Thank you for always supporting us, should you have any questions please do not hesitate to contact our Tenant Relation Officer at Ground Floor Lobby.

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/NIKAS/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 Kepenghunan 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)

**“Zumba Class “**

Let's sweat together!  
Please join our Zumba Class (for FREE) on every Thursday at 18:30 - 19:30. It will be held on Aerobic Room at 35th Floor. Should you have any questions please do not hesitate to contact our Tenant Relation Officer at Ground Floor Lobby.

Sincerely,  
Building Management

Please join our **FREE class !!**

**ZUMBA CLASS**

sweat together

on Every Thursday  
Starting 2nd June 2022  
18.30 - 19.30  
At GYMNASIUM 35th Floor

**Join Now**

For Further Information  
Please Contact Tenant Relation Officer

For many people in the world, food waste has become a habit: buying more food than we need at markets, letting fruits and vegetables spoil at home or taking larger portions than we can eat. These habits put extra strain on natural resources and damage our environment. When we waste food, we waste the labour, effort, investment and precious resources (like water, seeds, feed, etc) that go into producing it, not to mention the resources that go into transporting and processing it. In short, wasting food increases greenhouse gas emissions and contributes to climate change.

## Tips & Tricks

*“Quick Tips for Reducing Food Waste and Becoming a Food Hero”*

It's a big problem. In fact, worldwide, tonnes of edible food are lost or wasted every day. Between harvest and retail alone, around 14 percent of all food produced globally is lost. Huge quantities of food are also wasted in retail or at the consumer level. The part of food that is lost from harvest up to, but not including, the retail level is called food loss. The part wasted at the consumer or retail level is referred to as food waste. We make this distinction to address the root causes of this problem, a problem that everyone from farmers and producers to customers and shop-owners can help end.

Reducing food loss and waste is essential in a world where millions of people go hungry everyday. When we reduce waste, we respect that food is not given for the millions of people who go hungry every day. It's up to us to change our habits to make not wasting food a way of life. Here are some easy actions you can take to reconnect to food and what it stands for:

1. **Adopt a healthier, more sustainable diet**  
Life is fast-paced and preparing nutritious meals can be a challenge, but healthy meals don't have to be elaborate. The internet is full of quick healthy recipes that you can share with your family and friends.
2. **Buy only what you need**  
Plan your meals. Make a shopping list and stick to it, and avoid impulse buys. Not only will you waste less food, you'll also save money.
3. **Pick ugly fruit and vegetables**  
Don't judge food by its appearance. Oddly shaped or bruised fruits and vegetables are often thrown away because they don't meet arbitrary cosmetic standards. Don't worry, they taste the same. Use mature fruit for smoothies, juices and desserts.
4. **Store food wisely**  
Move older products to the front of your cupboard or fridge and new ones to the back. Use airtight containers to keep open food fresh in the fridge and ensure packets are closed to stop insects from getting in.
5. **Understand food labelling**  
There's a big difference between "best before" and "use-by" dates. Sometimes food is still safe to eat after the "best before" date, whereas it's the "use-by" date that tells you when it is no longer safe to eat. Check food labels for unhealthy ingredients such as trans fats and preservatives and avoid foods with added sugar or salt.
6. **Start small**  
Take smaller portions at home or share large dishes at restaurants.
7. **Love your leftovers**  
If you don't eat everything you make, freeze it for later or use the leftovers as an ingredient in another meal.
8. **Put your food waste to use**  
Instead of throwing away your food scraps, compost them. This way you are giving nutrients back to the soil and reducing your carbon footprint.
9. **Respect food**  
Food connects us all. Re-connect with food by knowing the process that goes into making it. Read about food production and get to know your farmers.
10. **Support local food producers**  
By buying local produce, you support family farmers and small business in your community. You also help fight pollution by reducing delivery distances for trucks and other vehicles.
11. **Use less water**  
We can't produce food without water. While it's important that farmers use less water to grow food, reducing food waste also saves all the water resources that went into producing it. Reduce your water intake in other ways too: fixing leaks or t
12. **Keep our soils and water clean**  
Some household waste is potentially hazardous and should never be thrown in a regular rubbish bin. Items such as batteries, paints, mobile phones, medicine, chemicals, fertilizers, tires, ink cartridges, etc. can seep into our soils and water supply, damaging the natural resources that produce our food.
13. **Eat more pulses and veggies**  
Once a week, try eating a meal based on pulses or 'ancient' grains like quinoa.
14. **Sharing is caring**  
Donate food that would otherwise be wasted. For example, apps can connect neighbours with each other and with local business so surplus food can be shared, not thrown away.



Skillet Strawberry Shortcake combines honeyed strawberries, flaky shortcakes, and lightly whipped cream for all of the flavors of a classic strawberry shortcake in one pan. This impressive skillet strawberry shortcake recipe eliminates much of hassle and mess of traditional strawberry shortcakes. Instead of flavouring the counter and rolling and cutting out individual biscuits, you'll bake one giant skillet biscuit cake that's topped with macerated strawberries and whipped cream.

# Recipe

*“Making Skillet Strawberry Shortcake”*

## Ingredients:

### Shortcake

- 3 cups all-purpose flour
- ½ cup white sugar
- 1 tablespoon baking powder
- 1 teaspoon salt
- 1 cup cold buttermilk
- 1 large egg yolk
- 1 teaspoon vanilla extract
- 12 tablespoon cold unsalted butter, cubed
- ½ cup sliced strawberries

### Strawberry topping

- 4 cups ripe strawberries, hulled and quartered
- 2 tablespoons white sugar
- 1 medium lemon, zested

### Whipped cream

- 1 cup heavy whipping cream
- 1 tablespoon white sugar, or more to taste
- ¼ teaspoon vanilla extract

## Directions:

1. Preheat the oven to 400 degrees F (200 degrees C). Lightly grease a 10-inch cast iron skillet; line the bottom with a round of parchment paper.
2. Whisk flour, sugar, baking powder, and salt for shortcake together in a large mixing bowl. Whisk buttermilk, egg yolk, and vanilla together in a glass measuring cup until evenly combined; set aside.
3. Scatter the butter pieces over the flour mixture. Use a rubbing motion with your fingertips and cut the butter into the flour mixture to distribute. Create a well in the center of the flour mixture. Pour the buttermilk mixture into the center of the well. Use a rubber spatula to mix the flour into the buttermilk mixture to form a moist, shaggy dough.
4. Transfer the dough to prepared skillet. Smooth the dough to distribute evenly the pan. Press the sliced strawberries gently into the surface.
5. Bake in the preheated oven until golden brown and baked through, 25 to 30 minutes. Cool for 10 minutes.
6. To prepare the topping, stir together the quartered strawberries, sugar, and lemon zest in a medium mixing bowl to macerate.
7. To prepare the whipped cream, combine whipping cream, sugar, and vanilla in a chilled mixing bowl. Using an electric mixer fitted with a whisk attachment, beat at medium speed until soft peaks form.
8. Spoon the strawberries and juices over the shortcake. Serve with whipped cream.

## Did U Know ?

### “The International Day of Sign Languages”



The International Day of Sign Languages is a unique opportunity to support and protect the linguistic identity and cultural diversity of all deaf people and other sign language users. According to World Federation of the Deaf, there are more than 70 million deaf people worldwide. More than 80% of them live in developing countries. Collectively, they use more than 300 different sign languages.

Sign languages are fully fledged natural languages, structurally distinct from the spoken languages. There is also an international sign language, which is used by deaf people in international meetings and informally when travelling and socializing. It is considered a pidgin form of sign language that is not as complex as natural sign languages and has a limited lexicon.

The Convention on the Rights of Persons with Disabilities recognizes and promotes the use of sign languages.

It makes clear that sign languages are equal in status to spoken languages and obligates states parties to facilitate the learning of sign language and promote the linguistic identity of the deaf community.

The UN General Assembly has proclaimed **23 September** as the International Day of Sign Languages in order to raise awareness of the importance of sign language in the full realization of the human rights of people who are deaf.

The resolution establishing the day acknowledges that early access to sign language and services in sign language, including quality education available in sign language, is vital to the growth and development goals. It recognizes the importance of preserving sign languages as part of linguistic and cultural diversity. It also emphasizes the principle of “nothing about us without us” in terms of working with deaf communities.

The proposal for the Day came from the World Federation of the Deaf (WFD, a federation of 135 national associations of deaf people, representing approximately 70 million deaf people’s human rights worldwide. The resolution A/RES/72/161 was sponsored by the Permanent Mission of Antigua and Barbuda to the United Nations, co-sponsored by 97 United Nations Member States and adopted by consensus on 19 December 2017.

### “World Heart Day”

Every year, over 17 million people die from heart disease. As a way to fight this, the World Heart Federation created World Heart Day. It’s an event held every year on **September 29**. People around the world can find events raise awareness about cardiovascular disease (CVD)- its warning signs, the steps you can take to fight it, and how to help those around you who may be suffering. So on September 29, fight CVD by getting involved with a World Heart Day event near you.

World Heart Day is observed and celebrated annually on September 29. With the aim of increasing awareness of cardiovascular diseases and how to control them to negate their global impact. The international holiday was established by the World Heart Federation in collaborations with the World Health Organization. The president of the World Heart Federation from 1997 to 1999, Antoni Bayes de Luna, had conceived this idea. The first celebration of the annual event took place on September 24, 2000, and until 2011, World Heart Day was observed on the last Sunday in September.

Cardiovascular diseases (CVD) are the most common cause of death globally. An estimated 17 million people die from CVD every year. Coronary heart disease or strokes were the major causes of these deaths. A common misconception about CVD is that it impacts more people in developed countries who are more reliant on technology and lead sedentary lifestyles. But more than 80% of the deaths occur in middle-income and low-income countries. Fortunately, the main causes of cardiovascular disease are modifiable factors, which include lack of exercise, smoking, and a poor diet. Economic systems of countries are also majorly impacted by cardiovascular diseases – the cost of treatment is high and failure to treat the diseases timeously results in loss of productivity and long absences from work.

More than 90 countries take part in this international observance every year. As a result, World Heart Day has proven to be an effective means for disseminating information about CVD. The high level of involvement from governments and organizations is most important for developing countries, which are heavily affected by these diseases.



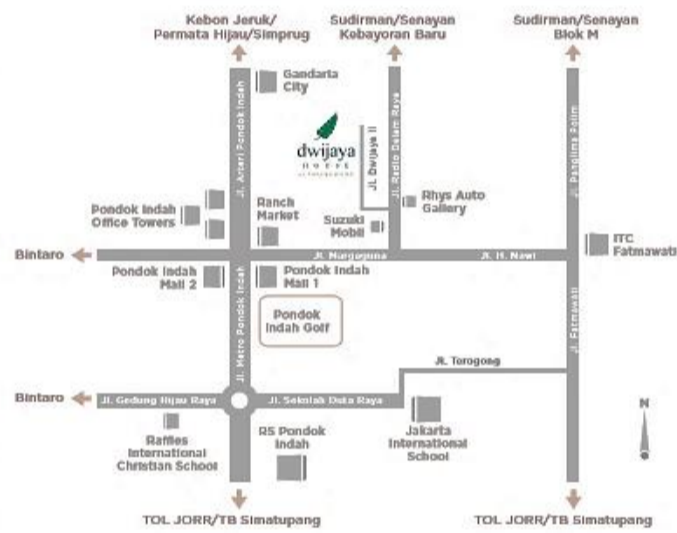


FULLY-FURNISHED UNITS AVAILABLE FOR LEASE

SINCE APRIL 2016  
Open Plan, 1-Bedroom, 2-Bedroom



LOCATION



FACILITIES & AMENITIES

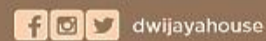
- Indoor Swimming Pool • Fitness Center • Relaxation Sauna
- Children Playground • BBQ Area • Rooftop Garden • Laundry
- High Speed Wireless Internet Access • TV Cable/Satellite
- 24-Hrs Receptionist • 24-Hrs Security
- CCTV System • Housekeeping Service • 1 Carpark per Unit
- Full Generator Backup •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

For more information & inquiry:

**(021) 2751 3800**

Jl. Dwijaya II No. 7, Kebayoran Baru  
Jakarta Selatan 12140, Indonesia

E : [inquiry@dwijayahouse.com](mailto:inquiry@dwijayahouse.com)  
W : [www.dwijayahouse.com](http://www.dwijayahouse.com)



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Jakarta Selatan 12120

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Building Management

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