
THE PAKUBUWONO HOUSE

INSIDE



RSM NOTE

Dear Residents,

Warmest Greetings from The Pakubuwono House!

Welcoming year of 2023 as a fresh start. A time for a new beginning and new spirit also come with a time of reflection. The New Year has brought another chance for us to set the things right and to open up the new chapter in our lives.

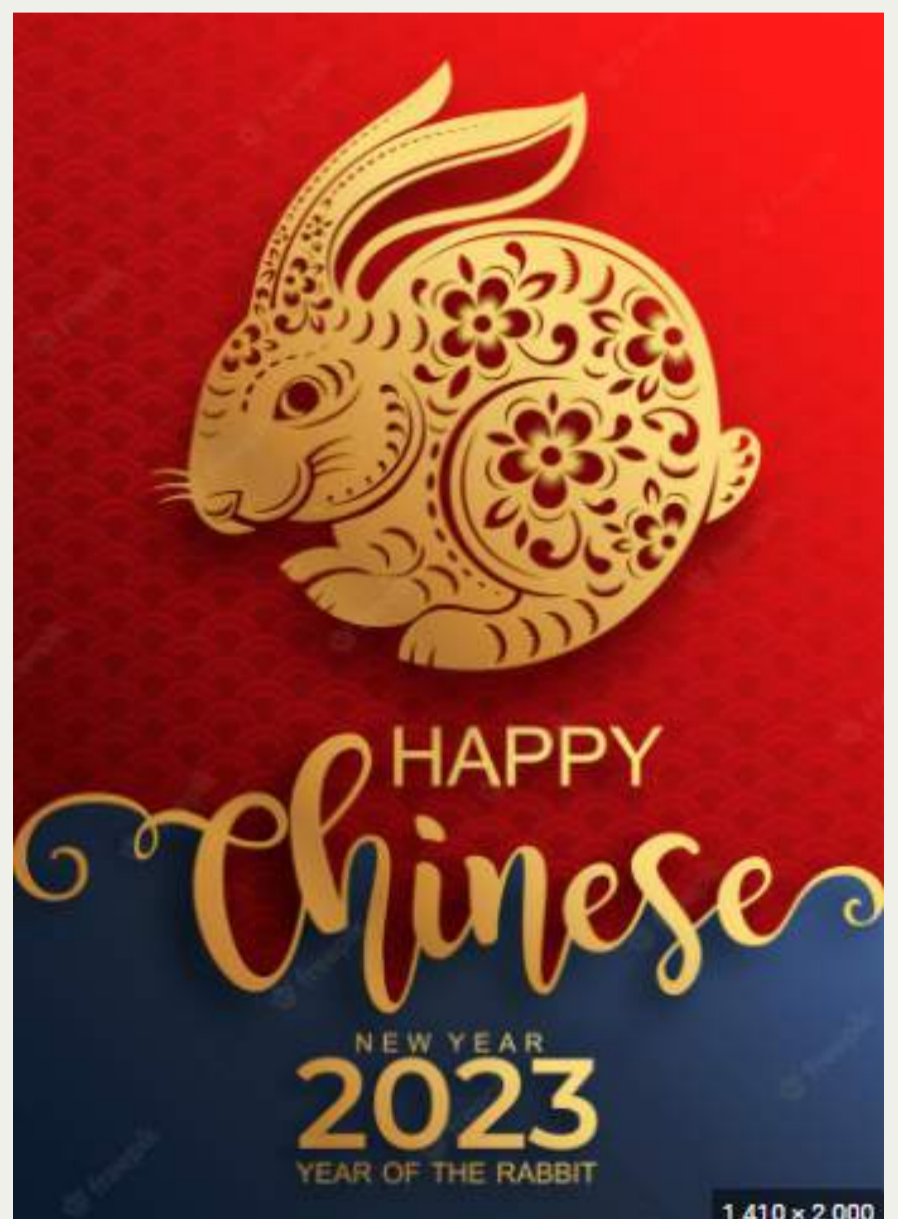
In this opportunities, we also would like to say "Happy Chinese New Year". May in this year of rabbit, you will get more happiness and prosperity in the coming year.

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

We wish you happy and health!

Sincerely,

Birgitta Adisty
Resident Service Manager



SAFETY & SECURITY



1.2 Keys

The Building Management will not hold any key for the Units. In case of loss of keys, please contact Tenant Relations. The Building Management is authorized to force open the door using emergency tools without prior permission from Owner or Resident in case of an emergency indication such as fire, smoke, flooding, strong odors and other life threatening emergency conditions. The repair / replace,emt costs of the broken parts of the door because of this condition will be charge automatically to the respective Owner or Residents.

1.3 Emergencies

In case of an emergency, please contact Tenant Relations immediately. In case of government authority's visit to the property such as police or other government agencies supported by a proper warrant or such other similar documents, the concerned Resident is highly encourages to fully coopera based on the requirements of the warrant or summon which has to be executed by the relevant authority.

The Building Management shall not be responsible for any damages or losses inflicted to the Resident's Unit as it relates to the execution of the warrant by the government authority in so long as it is properly supported by an official warrant or summon issued by the relevant government authority.

1.4 Alarm and Fire Fighting Systems

Each Unit except Townhouse is provided with a sprinkler system and smoke detectors, which are connected to the central fire alarm system. Any modification or concealment of any fire detection and fire fighting equipment by the Residents is strictly prohibited. If the operation of the main fire alarm and fire fighting systems is hampered in any way by unauthorized modification of changes or any tampering to such equipment caused by the Residents, the Building Management shall charged the Residents all costs resulting from such damages, tampering and the like. Security staff as authorized by the Building Management will verify directly to the affected Unit for any fire alarm activated as indicated in the Master Control Fire Alarm system.

1.5 Fire Extinguishers

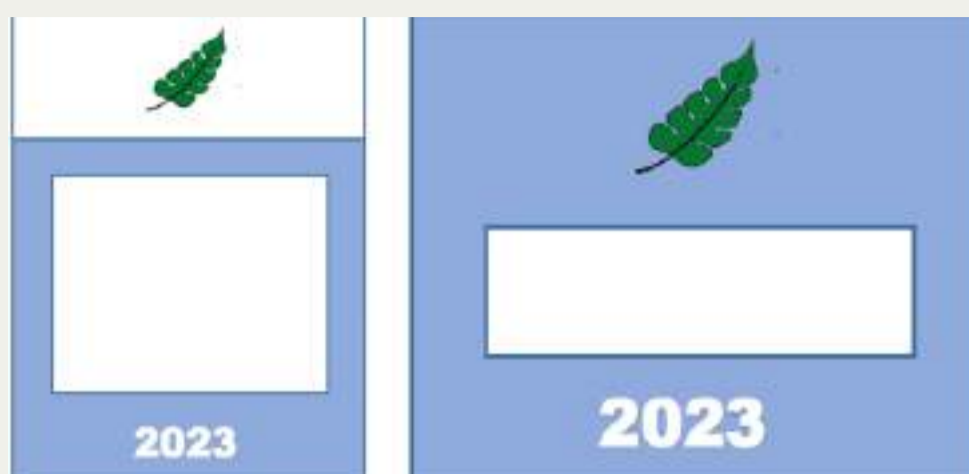
Residents must at all times keep at least one tank of 3 kg fire extinguisher in their respective Unit and must be responsible for keeping the fire extinguisher in good work condition. Fire extinguishers are to be used only in emergencies. In theevent of fire or If you detect smoke or discover a fire, please contact Tenant Relations immediately and activate the alarm provided for at the hose reel panels at the corridor. Two 3 kg dry chemical are provided at the corridor and severak 5 kg dry chemical are provided along parking areas for Townhouse Units.

1.6 Fire Stairs

Fire stairs are to be used for emergency evacuation only. No blocking of the access door or storing of any item insede or outside the fire stairs.



PARKING STICKERS 2023



We would like to send our gratitude to all Residents who already updated the parking sticker 2023. Please be remind to Resident who are not updating the parking sticker 2023 that we will be replacing all parking stickers with one-year validity starting January 2023. We kindly inform you that 2022 parking stickers is already invalid. 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.

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 2022 parking list.

Please submit the completed registration form including the required documents at TRO. 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. Please do not hesitate to contact TRO for further assistance.

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.



MELAS DINING & LOUNGE X THE PAKUBUWONO HOUSE

We would like to inform you that in a collaboration with Melas Dining & Lounge, there will be a special 20% discount for minimum purchases 125K++ only for all residents of The Pakubuwono House (by showing the access card).

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

THE PAKUBUWONO HOUSE

"Only For Guest & Members of
The Pakubuwono Apartment Group
(show your access card)"

MELÁS

*DISC 20% MIN. ORDER 125K++
Order: 0813 24248500/0811 1916 8222
(free delivery for takeaway)

Operational Hours
9 AM - 11 PM

VIP ROOM | IN & OUT DOOR | LUNCH & DINNER | MUSIC
GATHERING | PRIVATE EVENT

A SOPHISTICATED, ELEGANT & CLASSY DINING VENUE

MELAS DINING & LOUNGE Jl. Pakubuwono VI no. 77 Rt.11
Rw.2, Gunung, Kec. Kby. Baru, Kota Jakarta Selatan 12120

@melaspakubuwono | www.melasdining.com | 021-2751-7722 / 0811-1916-8222

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
CLINIC & LAB

THE PAKUBUWONO
HOUSE

PCR HOME SERVICE (VISIT TO UNIT)

1 X 24 Hours	IDR 275.000
1 X 12 Hours EXPRESS	IDR 400.000 IDR 775.000

CUT OFF SAMPLE

SWAB PCR 24 HOURS	16:00 pm
SWAB PCR 12 HOURS	11:00 am
SWAB PCR EXPRESS	10:00 am

DATE AND TIME OF RESULT SWAB EXPRESS

SWAB PCR EXPRESS	Max. 30:00 pm
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RAPID ANTIGEN

RAPID ANTIGEN	IDR 70.000
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KEMENKES
Insiditer
C775

PeduliLindungi

MORE INFO
0813-9925-7503

LOJIN ORGANIC STORE X THE PAKUBUWONO HOUSE

LOJIN
Organic Store

ESPECIALLY FOR YOU

THE PAKUBUWONO
HOUSE

FREE HOME DELIVERY

Broccoli
Rp. 29.000
Rp. 26.100

Asparagus
Rp. 42.500
Rp. 38.250

Kyuri
Rp. 14.500
Rp. 13.950

Horensa
Rp. 14.200
Rp. 12.780

Mengapa Lojin Organic Store?

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

DISCOUNT
10%
ALL PRODUCT

ORDER & PRODUCT LIST
SCAN THE QR CODE
直接注文

WWW.LOJIN.CO.ID

LOJIN ORGANIC STORE

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

FUNCTION ROOM PRICE

Please be informed the Function Room price. For any further question and reservation please contact Tenant Relation Officer.

Thank you for your kind attention and cooperation.

Price List Function Room 2023			
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	
Chef Room			
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	
BBQ Area			
Bbq area include facilities	Per 4 hour	1,500,000	1,000,000
Additional hour	Per 1 hour	200,000	
Deposit Event Fee			
		1,000,000	

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 Pakubuwono 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.

ANNUAL FIRE & EVACUATION DRILL

The annual Fire & Evacuation drill was happened on 15 December 2022. This activity allows staff to practice evacuation procedures in a simulated situation, to ensure they are fully aware of how to safely exit the building. The more familiar staff are with fire drill procedures, the higher the chance that staff remains safe and well during an emergency.

Building Management always concerned about the safety of Residents and Staff. We continue this type of practice regularly.



YOGA CLASS

Healing and relaxing yoga!

Please join our Yoga Class (for FREE) on every Sunday at 07:30 – 09:00. It will be held on Outdoor Lounge 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



YOGA FOR BEGINNERS
[REGULAR CLASSES]
"Learn to feel and listen to body and mind
reborn the inner balance"

THE PAKUBUWONO HOUSE

REFRESH BODY
RELAX MIND AND ENJOY THE INNER PEACE

EVERY SUNDAY

07.30 - 09.00
At Sky Lounge, 35th Floor

For Reservation
Please Contact Tenant Relation Officer
*Limited Participants



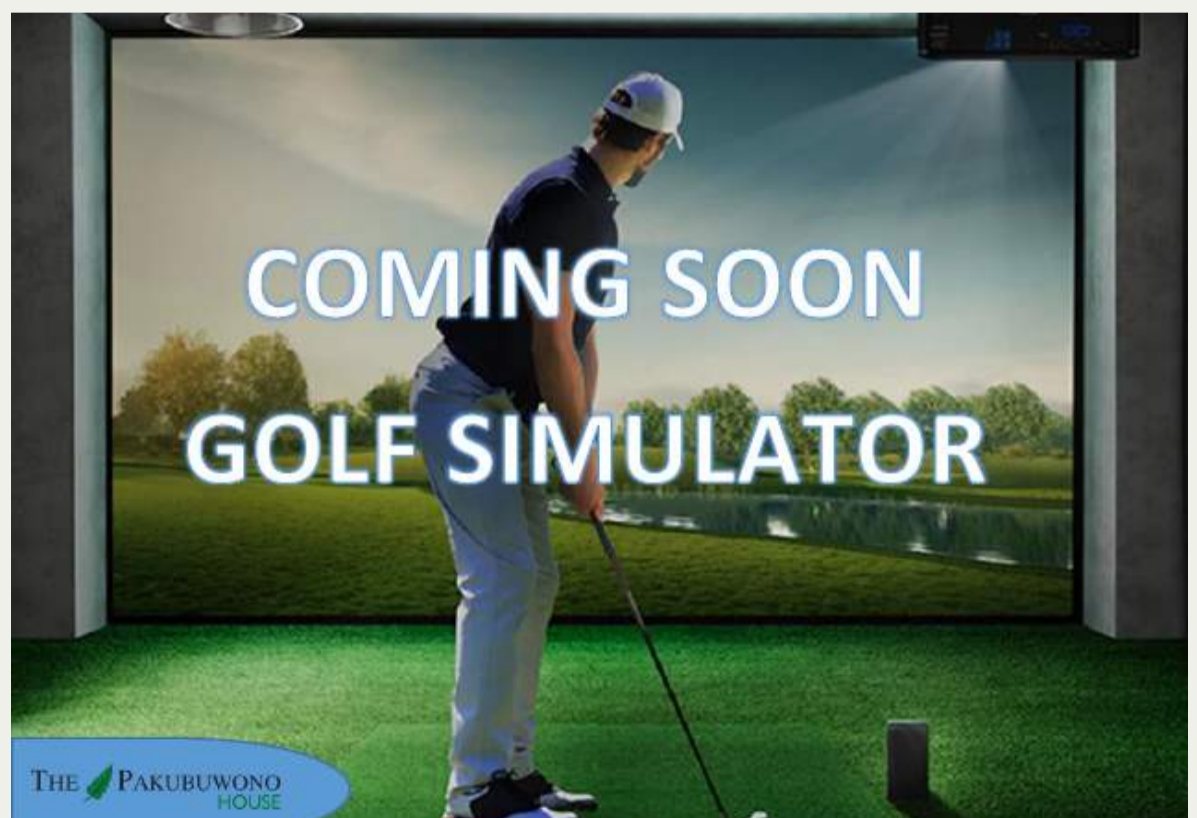
COMING SOON GOLF SIMULATOR

Sit back and be patient!

Golf Simulator is on the way to go..

It will be located at the Upper Ground Floor (beside Indoor Children Play Ground).

Should you have any questions please do not hesitate to contact our Tenant Relation Officer at Ground Floor Lobby.





10 GREAT TIPS TO KEEP YOUR NEW YEAR'S RESOLUTIONS

The start of new year is the perfect time to turn a new page, which is probably why so many people make New Year's resolutions. The new year often feels like a fresh start and a great opportunity to change bad habits and establish new routines that will help you grow psychologically, emotionally, socially, physically or intellectually. Of course, resolutions are much easier to make than to keep, and by the end of March many of us have abandoned our resolve and settled back into our old patterns. Part of the problem maybe that we do not know how to keep New Year's resolution, despite our good intentions. These following tips may help you beat the odds:

1. Choose a Specific Goal

Every year, millions of adults resolve to lose weight, be more productive, or get in shape during the next year. Instead of selecting such an ambiguous goal, focus on something more concrete that you can realistically set your sights on. In other words, choose a very specific achievable goal. Choosing a concrete and achievable goal also gives you the opportunity to plan exactly how you are going to accomplish your goal over the course of the year.

4. Start With Small Steps

Taking on too much too quickly is a common reason why so many New Year's resolutions fail. Starting an unsustainably restrictive diet, overdoing it at the gym, or radically altering on your normal behaviour are surefire ways to derail your plans. Instead, focus on taking tiny steps that will ultimately help you reach your larger goal.

2. Limit your Resolutions

While you might have a long list of potential New Year's resolutions, you may pick just one and focus your energies on it rather than spreading yourself too thin among a number of different objectives.

5. Avoid Repeating Past Failures

Another strategy to keep your New Year's resolution is to not make the exact same resolution year after year. If you do choose to reach for the same goals you've tried for in the past, spend some time evaluating your previous results. Consider altering your resolution slightly to make it more feasible. By changing your approach, you will be more likely to see real results this year.

3. Put Time Into Planning

Don't wait until the last minute to choose your goal. Picking wisely putting in extensive planning are essential parts of achieving any goal. Experts suggest that you brainstorm how you will tackle a major behaviour change, including the steps you will take, why you want to do it, and ways you can keep yourself on track.

6. Remember That Change is a Process

Those unhealthy or undesired habits that you are trying to change probably took years to develop. Be patient with yourself. Understand that working toward your resolution is a process. Even if you make a misstep or two, you can restart and continue on your journey towards your goal. It may take longer than you would like to achieve your goals, but remember that this is not a race to finish. Once you have made the commitment to change a behaviour, it may be something that you continue to work on for the rest of your life.



7. Get Support

You've probably heard this advice a million times, but that is because the buddy system actually works. Having a solid support system can help you stay motivated and accountable.

9. Keep Working on Your Goals

By March, many people have lost that initial spark of motivation that they had in January. Keep that inspiration alive by continuing to work on your goals, even after facing set backs. If your current approach is not working, reevaluate your strategies, and develop a new plan. Being flexible with your plan and even your end goal.

8. Renew your Motivation

During the first days of a New Year's resolution, you will probably feel confident and highly motivated to reach your goal. Because you haven't really faced any discomfort or temptation associated with changing your behaviour, making this change might seem all too easy. When you face such moments, remind yourself exactly why you are doing this. Think about what do you have to gain by achieving your goal

10. Learn and Adapt

Encountering a setback is one of the most common reasons why people give up on their New Year's resolutions. If you suddenly relaps into a bad habit, don't view it as a failure. The path toward your goal is not always a straight one, and there will often be challenges along the way. Instead, view relapses as learning opportunities. If you are keeping a resolution journal, write down important information about when the relapse occurred, what might have triggered it, and what you might do differently next time. By understanding the challenges you face, you will be better prepared to deal with them in the future.

“Making Vegetarian Spring Rolls”

These light and fresh spring rolls are, indeed, light and fresh, but they're so much more than that. They're crunchy, crisp, earthy, and make for the perfect snack. There are nearly countless variations or customizations that you could make with spring rolls, but this is simple and classic recipe. You can expect lettuce, cucumber, cabbage, bell pepper, and even some cilantro and mint. Suffice to say, these rolls are packed to the absolute brim with fresh, healthy goodness, but once you dunk them in a spicy peanut sauce, you'll only be able to focus on how truly delicious they are.



Ingredients

- 2 cups butter lettuce, stems removed, chopped
- 2 carrots, cut into thin strips
- 1 English cucumber, cut into thin strips
- 1 cup purple cabbage, thinly sliced
- ½ bell pepper, thinly sliced
- 3 scallions, chopped
- ¼ cup cilantro, chopped
- 10 mint leaves, chopped
- 2 cups thin rice or glass noodles
- 12 round spring roll wrappers
- Peanut sauce, for serving (optional)
- Lime, for garnish (optional)

Instructions :

- Bring a medium pot of water to a boil. Turn off the heat and drop in the rice noodles. Let them sit for 10 minutes to soften. (Or follow the noodles' package instructions, if this varies.)
- Using a shallow pan, submerge a spring roll wrapper in water for about 10 seconds until it softens, then lay it on a work surface (cutting board or clean dish towel) and start layering in the veggies. Start with the lettuce, then add the carrots, cucumber, cabbage, bell pepper, scallions, cilantro, mint leaves, and some of the noodles. Make sure to leave about an inch border to wrap the roll.
- Fold in the wrapper's sides and roll it up like a burrito. Place on a tray and cover with a damp dishtowel.
- Serve with a peanut sauce or another sauce of choice. Garnish with lime, if desired.

As the new year arrives around the world, special cakes and breads abound, as do long noodles (representing long life), field peas (representing coins), herring (representing abundance) and pigs (representing good luck). The particulars vary, but the general theme is the same: Enjoy food and drink to usher in a year of prosperity. Here are some of the New Year's food traditions around the world :

Hoppin' John, American South

A major New Year's food tradition in the American South, Hoppin' John is a dish of pork-flavored field peas or black-eyed peas (symbolizing coins) and rice, frequently served with collards or other cooked greens (as they're the color of money) and cornbread (the color of gold). The dish is said to bring good luck in the new year.



New Year's Food Tradition Around The World

Twelve grapes, Spain

The people of Spain traditionally watch a broadcast from Pueta del Sol in Madrid, where revelers gather in front of the square's clock tower to ring in the New Year. Those out in the square and those watching at home partake in an unusual annual tradition: at the stroke of midnight, they eat one grape for every toll of the clock bell. Some even prep their grapes, peeling and seeding them, to make sure they will be as efficient as possible when midnight comes.



Oliebollen, Netherlands

In the Netherlands, fried oil balls, or oliebollen, are sold by street carts and are traditionally consumed on New Year's Eve and at special celebratory fairs. They are doughnut-like dumplings, made by dropping a scoop of dough spiked with currants or raisins into a deep fryer and then dusted with powdered sugar.





Soba noodles, Japan

In Japanese households, families eat buckwheat soba noodles, or toshikoshi soba, at midnight on New Year's Eve to bid farewell to the year gone by and welcome the year to come. The tradition dates back to the 17th century, and the long noodles symbolize longevity and prosperity. In another custom called mochitsuki, friends and family spend the day before New Year's pounding mochi rice cakes. Sweet, glutinous rice is washed, soaked, steamed and pounded into a smooth mass. Then guests take turns pinching off pieces to make into small buns that are later eaten for dessert.

Pickled herring, Poland and Scandinavia

Because herring is in abundance in Poland and parts of Scandinavia and because of their silver coloring, many in those nations eat pickled herring at the stroke of midnight to bring a year of prosperity and bounty. Some eat pickled herring in cream sauce while others have it with onions. One special Polish New Year's Eve preparation of pickled herring, callede Sledzie Marynowane, is made by soaking whole salt herrings in water for 24 hours and then layering them in a jar with onion, allspice, sugar and white vinegar.



Tamales, Mexico

Tamales, corn dough stuffed with meat, cheese and other delicious additions and wrapped in a banana leaf or a corn husk, make appearances at pretty much every special occasion in Mexico. But the holiday season is an especially favored time for the food. In many families, groups of women gather together to make hundreds of the little packets -- with each person in charge of one aspect of the cooking process -- to hand out to friends, family and neighbors. On New Year's, it's often served with menudo, a tripe and hominy soup that is famously good for hangovers.



Marzipanschwein or Glücksschwein, Austria and Germany

Austria and neighbor Germany call New Year's Eve Sylvesterabend, or the eve of Saint Sylvester. Austrian revelers drink a red wine punch with cinnamon and spices, eat suckling pig for dinner and decorate the table with little pigs made of marzipan, called marzipanschwein. Good luck pigs, or Glücksschwein, which are made of all sorts of things, are also common gifts throughout both Austria and Germany.



“Year of The Rabbit”



2023 is a year of the Water Rabbit, starting from January 22nd, 2023 (Chinese New Year), and ending on February 9th, 2024 (Chinese New Year's Eve). The sign of Rabbit is a symbol of longevity, peace, and prosperity in Chinese culture. 2023 is predicted to be a year of hope. The year of The Rabbit is one where the sacrifices of the past are rewarded generously. All the seeds of effort we have sown shall finally bear fruit whose sweetness is determined by the purity of our heart's intent. Gamblers and stockbrokers find an extra ounce of 'good-luck' this year, for the year of The Rabbit is a rewarding one for those willing to take risks.

Owing to rabbit's being also a fertility symbol, this is also a powerful year to not only start new business ventures, but also, be beneficial for those looking to have children, as well as, for artists to get inspired and move in new directions.

People born in a year of the Rabbit are called “Rabbits” and are believed to be vigilant, witty, quick-minded, and ingenious. The most compatible zodiac signs for Rabbits are Goats, Dogs, and Pigs.

The Rabbit is the fourth animal sign in the Chinese zodiac cycle. The 12 zodiac animals are, in order: Rat, Ox, Tiger, Rabbit, Dragon, Snake, Horse, Goat, Monkey, Rooster, Dog, and Pig. Each year has an animal sign according to the 12-year-cycle. According to Chinese astrology, Rabbits are predicted to be gentle, quiet, elegant, and alert as well as quick, skillful, kind, patient, and very responsible, sometimes reluctant to reveal their minds to others and having a tendency to escape reality, but always faithful to those around them.

Male Rabbits are characterized by always treating people politely, with a gentle smile that makes people feel that they are credible and sincere. When encountering tough difficulties, they are never discouraged but instead remain persistent in their endeavors to find solutions. This means they eventually achieve enviable success. Female Rabbits are personified as follows apart from having a pretty and demure appearance, they have a pure heart.

In Chinese five element theory, each zodiac sign is associated with one of the five elements: Gold (metal), Wood, Water, Fire or Earth. For example, a Water Rabbit comes once in a 60-year cycle. And a characteristic of Water Rabbit is gentle, amicable, able to adjust readily to different conditions, but with a weak mindset and principles.