







### 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.

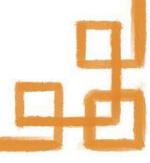
- 2.1.1 The Building Management does not allow any unlawful and/or scandalous activity to be committed on the Complex; nor allow the Unit to be used as a lodging house, nor for instruction of music, nor allow the holding of vigils and wakes therein, nor allow the Unit to be used for any purpose which 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 advertiseing 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 funtions which are religious, charitable, political, non-politicalm commercial, or such activities in nature for private profit or gain.







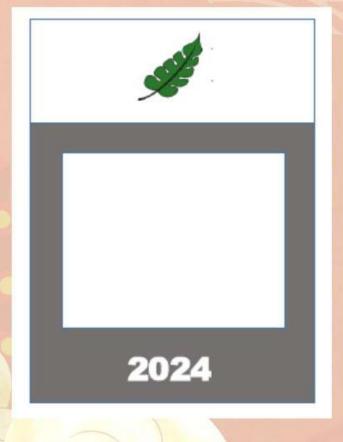
## INFORMATION PARKING STICKER 2024

We would like to send our gratitude to all Residents who already updated the parking sticker 2024. Please be remind to Resident who are not updating the parking sticker 2024 that we will be replacing all parking stickers with one-year validity starting January 2024. We kindly inform you that 2023 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 2023 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.



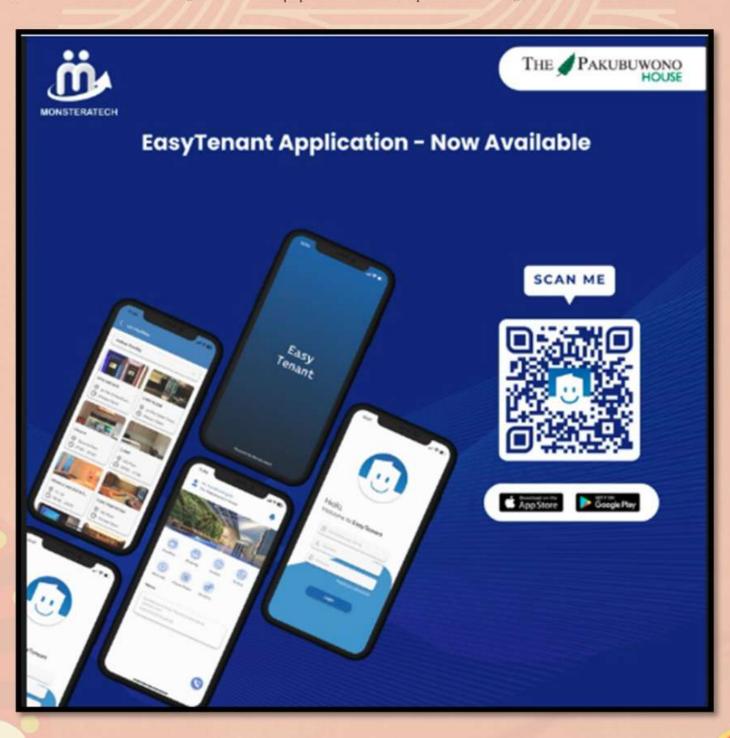


## INFORMATION EASY TENANT APPLICATION

We are delighted to introduce our latest technology innovation called Easy Tenant apps. This apps provide Owners and/or Residents with information about billing, rules & regulations, facilities, home appliances and other manuals, as well as news and updates on the apartment premises. It can become a personal concierge at your fingertips where you can book facilities, request services, and many more.

This apps can be downloaded on your mobile device through Google Play Store for Android users or App Store for iOS users. If you have not receive the username & password please do not hesitate to contact TRO for further assistance.

We thank you for your great support and please give it a try!



## INFORMATION HOUSE CLEANING SERVICE

As part of continuous improvement of services for our Residents, please be informed that the pricing for House Cleaning Service effective on December 21st. 2023 as below:

Housekeeping Services	ROSEWOOD		тоно		Notes
* Reguler Cleaning Daily 30 Times a Month	Rp	2,700,000	Rp	7,250,000	Per month
* Reguler Cleaning 4 Times a Month	Rp	500,000	Rp	1,300,000	Per month
* Reguler Cleaning 8 Times a Month	Rp	900,000	Rp	2,150,000	Per month
* Reguler Cleaning 12 Times a Month	Rp	1,350,000	Rp	3,050,000	Per month
General Cleaning	Rp	1,300,000	Rp	4,250,000	Per visit
Man Power Service	Rp		140,000		Per mp/2 hr

Fit Out Waste Disposal	Rp			550,000	per rit/pick up	
Pest Control - Full Treatment	Rp	200,000	Rp	300,000	Per visit (include monitoring for twice a week)	
Cold Fogging (Unit Disinfectant)	Rp	200,000	Rp	250,000	Free charge 1x per month	
Cold Fogging (Car/Item Disinfectant)	Rp			125,000		
Marble Floor Crystalization	Rp			70,000	Per m2	
Marble Wall Crystalization	Rp			90,000	Per m2	
Small Vanity Table Crystalization (2ND BR)	Rp			220,000	Per pcs	
Large Vanity Table Crystalization (MBR)	Rp			330,000	Per pcs	
Shampooing Sofa 1 Seater	Rp			70,000		
Shampooing Sofa 2 Seater	Rp     135,000       Rp     200,000       Rp     250,000		*Per pcs			
Shampooing Sofa 3 Seater						
Shampooing Sofa 4 Seater						
Shampooing Twin / double Bed (size 120x200)	Rp			170,000		
Shampooing Queen Bed (size 160x200)	Rp 220,000		*Man Power service fee (Rp. 140.000) will be applied for any process outside the Unit			
Shampooing King Bed (size 180x200)	Rp 250,000					
Shampooing Super King Bed (size 200x200)	Rp 275,000					
Shampooing Carpet (thick/thin)	Rp			40,000	Per m2 (Do not made by silk/fur)	
Cubical Glass Polishing (Bathroom)	Rp			220,000	Per pcs	
Set up Scaffolding (including installation and dismantling )	Rp			110,000	Per unit / per day	

### INFORMATION 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 2024**

Function Room	Duration	Price (IDR)	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	200,0000	
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	

Note:

Additional karaoke set per event worth IDR 200,000

\*terms and conditions applied



### INFORMATION PENALTY FEE

Please be informed the following Penalty Fees that are effective as at The Pakubuwono House and will be imposed per day/ incident. For any further question and reservation please contact Tenant Relation Officer.

Thank you for your kind attention and cooperation.

### LIST OF PENALTY FEE

No	Category	Charges
1	Hanging laundry/light object at Balcony	IDR 1.000.000,-
2	Wrong Parking Slot	IDR 1.000.000,-
3	Pets inside the unit	IDR 1.000.000,-
4	Throwing anything out off Balcony	IDR 1.000.000,-
5	Throwing Chemical Liquid/Paint at Floor Drain unit caused Damage environment	IDR 10.000.000,-
6	Vandalism	IDR 5.000.000,-
7	Use of Fire Cracker	IDR 10.000.000,-
8	Vommited at Public Area caused by intoxicated	IDR 500.000,-
9	Smoking along the corridors, inside passenger lift or other facility area	IDR 1.000.000,-
10	Damaged to a part or all parts of any particular lift	Vendor Quotation
11	Placed, left or kept any kind of private object in the lobby or corridors	IDR 500.000,-
12	Damaging landscape, plants, grass area and track	Vendor Quotation
13	Keep the Unit Door Open on purpose	IDR 1.000.000,-
14	Staff (driver, maid, baby sitter) using passanger lift for mobilization	IDR 1.000.000,-
15	Other sanctions as determined by the Building Management based on General Restrictions and Limitations	IDR 500.000,-



# INFORMATION REMINDER: TO TURN OFF THE WATER TAP

We would like to remind all the Residents to always turn off the water tap on washing machine when it's not used and to check the water tap connection regularly.

This is a prevention for the leakage caused by the water tap on washing machine.

Please contact Tenant Relation Officer for any further information.

We thank you for your kindness cooperation and support regarding this matter.

Standart Hose for washing machine:



NOT Standart Hose for washing machine:



## INFORMATION REMINDER: TO PROVIDE FIRE EXTINGUISHERS INSIDE THE UNIT

We would like to remind all the Residents to 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 working condition.

Fire extinguishers are to be used only in emergencies. In the event of fire or if you detect smoke or discover a fire, please contact Tenant Relations immediately and activate the alarm provided at the hose reel panels at the corridor.

We thank you for your kindness cooperation and support regarding this matter.



## INFORMATION "Internet Provider"





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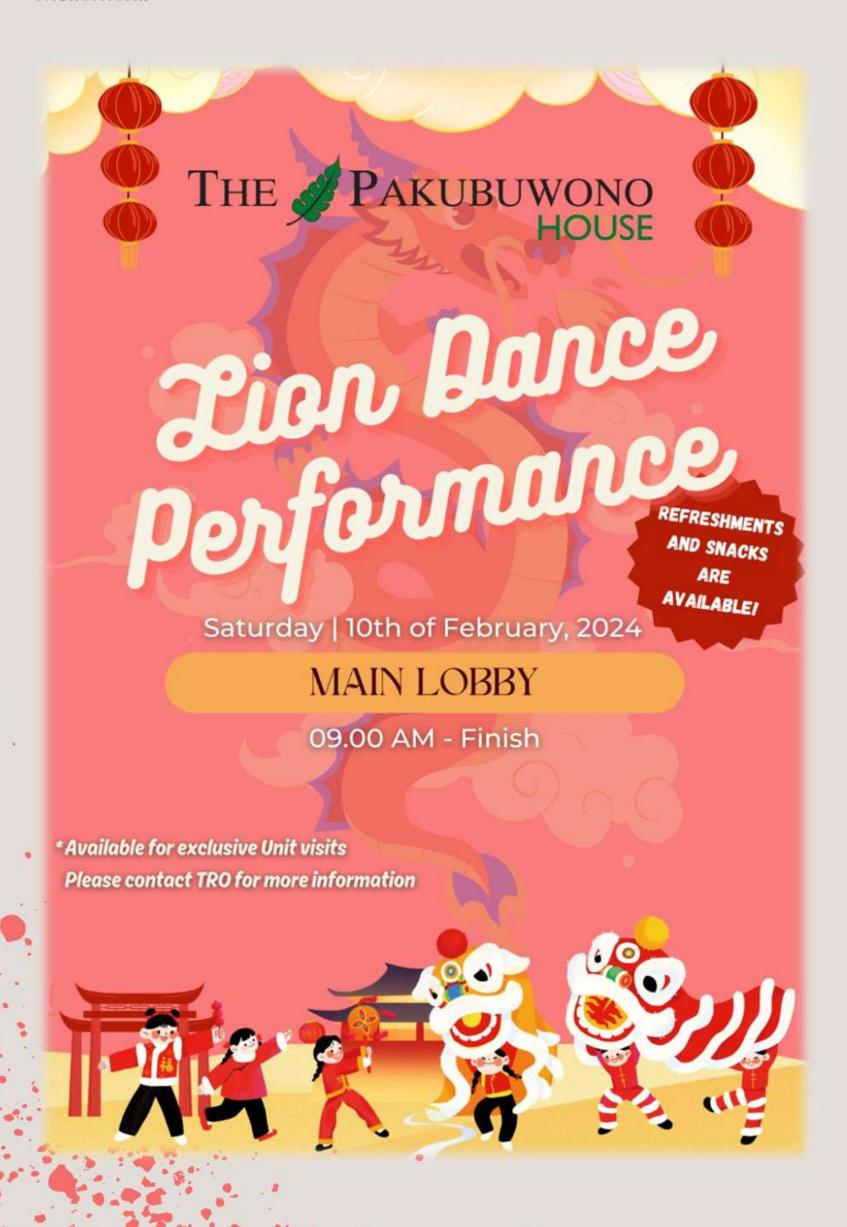




Activities At The Pakuhuwono House

### "LION DANCE PERFORMANCE"

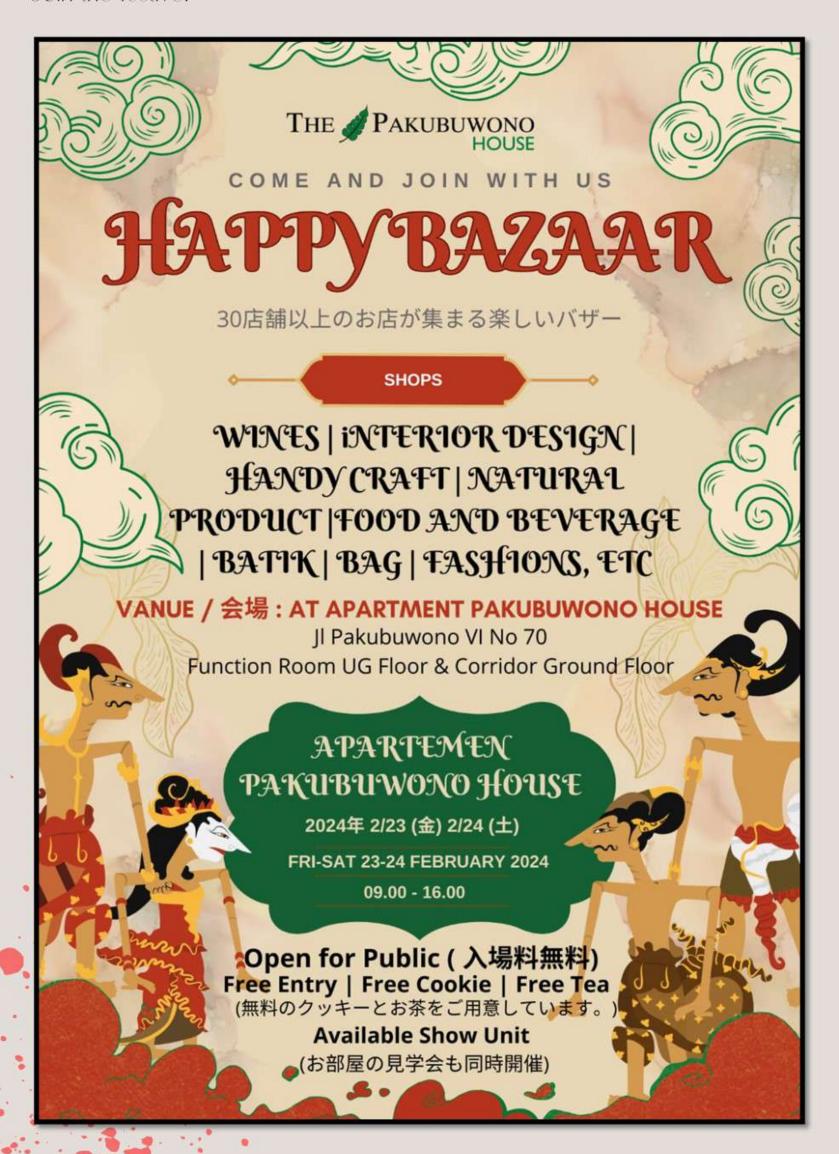
In order to celebrate the Chinese New Year, we presented a Lion Dance Performance at Main Lobby on 10th February 2024, See the crowd and excitement!



Feterties At The Pakuhuwona House

### "HAPPY BAZAAR"

Our very first Bazaar of the year. Will be coming on 23-24 February 39% the festive!





Activities At The Pakuhuwono House

### "KICK BOXING CLASS"

Ready to get sweat and energizing!

Welcoming our new class for FREE. Discover the shopisticated kick boxing technique. Join our Kick Boxing Class (FREE) on every Thursday at 19:00 - 20:00. 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

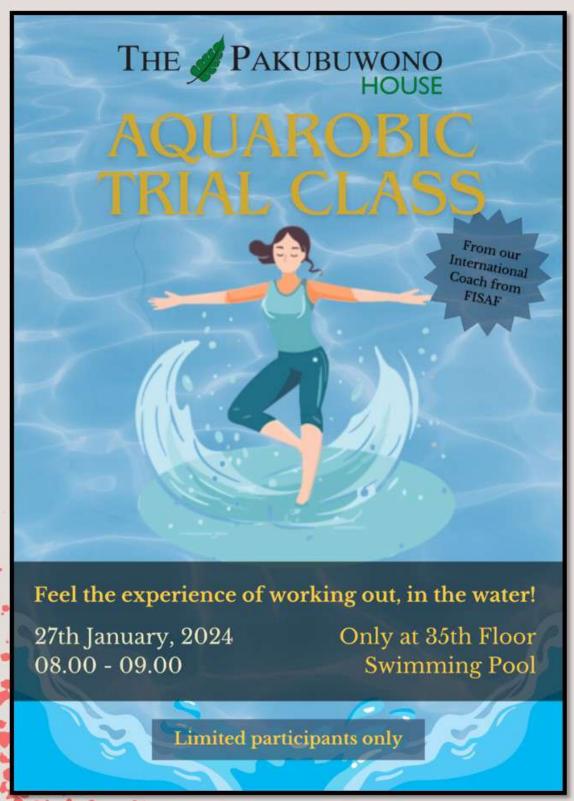


Activities At The Pakuhuwona House

### "AQUAROBIC CLASS (TRIAL)"

Our very first trial class of Augarobic on 27th January 2024 at Main Pool 35th Floor. Feel the new experience of working out in the water!





Activities At The Pakuhuwona House

### " TAEKWONDO CLASS FOR KIDS"

Please join our Taekwondo Class (FREE) for kids 3-6 years old on every Friday at 15:30 - 16:30 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









### "CHINESE SPRING ROLL"

A traditional food popular in many regions of China, spring rolls (Chun Juan), aka egg rolls in American English, are one of the most sought after dishes in overseas Chinese restaurants. Essentially, they are deep fried, cylinder-shaped parcels made of golden, crispy wrappers and tasty filling of various ingredients. Here the tips for non-greasy spring rolls:

- Make sure the filling isn't too wet. Otherwise, the wrappers might tear allowing excess oil to go inside.
- Deep fry when the oil reaches the right temperature. If too low, the rolls will soak up to much oil. If too high, the out layer will brown too quickly while the inside remains uncooked.
- Use an air fryer if you wish to reduce oil usage. The result isn't exactly the same but definitely good enough.

### **INGREDIENTS:**

For the wrappers:

15 large flour-based spring roll wrappers (25 X 25 cm)

### For the filling:

- 200 g minced pork/chicken/beef
- 120 g shrimp, shelled and cubed
- 120 g carrot, grated
- 130 g bean sprouts
- 100 g Chinese chives, cut into sections (or finely shredded cabbage)
- 6 shiitake mushrooms, thinly sliced
- 2 stalks scallions, finely chopped
- 100 g dried mung bean vermicelli, rehydrated and cut into sections
- 2 eggs



### For the seasoning:

- 2 tablespoon oyster sauce
- 1 teaspoon sesame oil
- ½ teaspoon salt
- ½ teaspoon sugar
- ¼ teaspoon ground white/black pepper

### For frying:

· Cooking oil for deep frying

### For dipping sauce (optional):

- 2 tablespoon white rice vinegar (or fresh lemon / lime juice)
- 1 teaspoon light soy sauce
- 1 pinch sugar
- 1 cloved garlic, minced
- Fresh chili pepper, finely chopped

### **INSTRUCTIONS:**

Ready-made spring roll wrappers usually come frozen.
 Defrost in the fridge the night before.

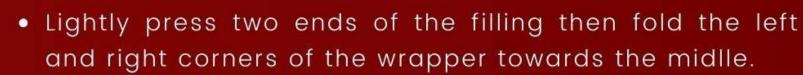
### Mix the filling:

- Put all the ingredients for the filling into a large mixing bowl (NB: leave out one egg yolk for brushing the wrappers).
- Add all the seasonings. Mix until well combined (it's best to do so with your hands, wear kitchen gloves if available).

### Assemble the rolls:

- Gently separate the spring roll wrappers one by one.
   Remember to always cover them with a clean damp cloth as they dry out easily.
- Place one wrapper on a flat surface with one of the four corners facing towards you. Put about 3 tablespoon of the filling above the closest corner. (Use a spoon to help shape it into a rectangle).
- Lift the closest corner to wrap the filling then roll it to the half-line of the wrapper. Try to wrap it as tight as possible without leaving any air pockets inside. But be gentle during this process to avoid tearing.





Roll the cylinder until only a triangle is left at the top.
 Brush a layer of egg yolk over the triangle. Roll again to seal completely. Repeat to assemble all the rolls.

### Option 1 : Deep fry the rolls

- Heat the oil for deep frying until it reaches 1800 C.
   Gently slide in the rolls one by one (do not overcrowd.
   Fry them in batches if necessary).
- Fry over medium heat. Flip over over a few times to ensure even browning. When they become golden, transfer out to a tray lined with kitchen papet to absorb excess oil.

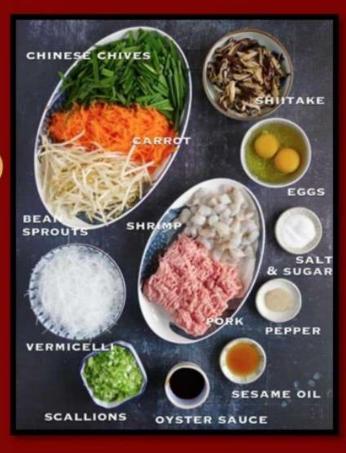
### Option 2: Air fry the rolls

- Preheat the air fryer at 20000 C for 3 minutes. While waiting, brush a layer of oil all around the spring rolls.
- Put the rolls over the crisper tray of the air fryer in a single layer. Leave to cook for 8-10 minutes. Then flip over and cook for a further 5 minutes until they become golden.

### Notes:

- If your spring roll wrappers are of a different size, please adjust the filling volume and frying time accordingly.
- Here are two vegetarian / vegan substitutes for the regular oyster sauce: vegetarian oyster flavored sauce and mushroom vegetarian stir fry sauce. Gluten free oyster sauce is also available.
- Use neutral cooking oil that has a high smoking point

















Valentine's Day, an entire day dedicated to love. A day typically centered on flowers, gourmet chocolates, and romantic dinners for two. While there is nothing sweeter than spending time with your significant other, why not make it a special day for all your significant other, why not make it a special day for all your loved ones and celebrate Valentine's Day as a family. To make sure your day is nothing but extraordinary. Below is the compilation of incredible fun family Valentine's Day ideas:

### 1. Share an Extraordinary Chocolate Moment

Start Valentine's Day off right by taking a minute to share a sweet chocolate treat with your loved ones. This delectable Valentine's Day heart-shaped box of chocolates has something to delight everyone in the house. A chocolate truffle for your true love, a milk chocolate heart for your little one, and even come decadent caramels for you. No matter what you choose, it'll be love at first bite.

### 2. Exchange Valentine's Cards with the Entire Family

Instead of just giving a Valentine your significant other, exchange cards as a family. Create an easy DIY Valentine's Day cards make a great afternoon activity and are perfect for giving to family and friends.

### 3. Host a Came Night

Make it an evening of family fun with game night. Unplug from technology and choose from classig board games like monopoly.

### 4. Make a Special Chocolate Dessert

Grab your aprons and spend some time as a family making a decadent chocolate desset. Chocolate fondue turns dessert into a fun activity, while molten chocolate lava cakes re truly out of this world.

### 5. Explore an Outdoor Activity

Celebrate Valentine's Day as a family outdoors. Spend the day outside your house and then warm up with a mug of hot chocolate. There's nothing sweeter.

### 6. Express Your Love

Grab a notepad and a pen and have everyone make a list of five things they love about each family member. Whether it's a quality they appreciate or an activity they cherish doing together, create one list per person, per family member. After you are done, sit down together and take the time to share the lists. You might be pleasantly surprised at the heart-warming things they have to say.

### 7. Relax with Movie Night

Cozy up on the couch with the family for a relaxing movie night at home with a plenty of popcorn.

### 8. Have a Dance Party

Turn up the music and start dancing. Make your family Valentine's Day celebration on evening of fun with an at home dance party.



### 9. Share the Love

Surprise and delight this Valentine's Day with generous acts of kindness. Do a rose drop by leaving a little bouquet of flowers and a kind note to neighbors and friends. Or put together little care packages and send them to the extended family you won't be able to see. There are endless ways to spread love and kindness.

### 10. Go on a Virtual Family Vacation

Extend the holiday over the entire weekend with some virtual family fun. Spend the day taking a virtual visit to that museum you've always wanted to visit, watch a musical, or explore the National parks from the comfort of your own home. You don't have to go far to have a great time.

### 11. Let the Kids Pick

Make Valentine's Day "kid's choice" day. Let your little ones decide the perfect way to celebrate and then just go with it. The key here is to fully embrace and partake in whatever they choose. They'll be happy about having a say in your family Valentine's Day ideas and you'll have fun creating memories everyone will cherish.





The dragon is the fifth zodiac animal in the 12 year Chinese calendar. In traditional Chinese culture, the term "zodiac" refers to a repeating cycle of 12 years in which each year is represented by a particular animal. In China, "zodiac" is usually referred to as "shengxiao". Iiterally meaning "born resembling". As this term suggests, the Chinese zodiac animals are similar to the star signs that are more commonly used in western culture. That is to say that certain personal qualities are associated with the people born during a particular zodiac year. For instance, those born during the Year of the Oz are thought to be hard-working and honest. In the order that they appear in the cycle, these 12 animals are: Rat, Cx. Tiger, Rabbit, Dragon, Snake Horse, Goat, Monkey, Rooster, Dog, Pig. These animals are honoured in celebration every Chinese New Year.

In tradition Chinese culture, the dragon typically embodies the qualities of power, nobleness, leadership, honour, luck, and success. In fact, the dragon is often considered the most highly revered zodiac animal of all. Many years ago, it was perfect the most hought that the Emperors of enormous dynastics were reincarnations of dragons.

Because of these many positive attributes associated with the dragon, in recent years there has been a considerable spike in birth rates during the Year of the Dragon. This is the result of families planning to have their child this year in the hope that they'll be born with the positive characteristics associated with the dragon. That said, there are also some negative qualities associated with the dragon. It's thought that they can often be considered impatient and hotheaded.

Dragons are one of the most respected and admired animals in China. Traditionally, dragons are symbol of power and strength. They are also strong and independent. Although they may lock fearsome, dragons were also seen as loving and kind creatures in Chinese myths. A little bit different to be idea we have of scary, fire-breathing dragons in Western culture. Chinese mythology, dragons lived with humans to protect and guide them after humanity was created.



Chinese people refer to themselves as descendants of the dragon because the first Chinese imperial dynasty was said to have originated from dragons. The myths say that dragons were present when the Earth was created. One of the goddesses, called Nu Kua, was part of the dragon herself. She created land and made four pillars to hold up the sky. Each of the pillars had a dragon on top to hold the weight of the heavens. Nu Kua was also the creator of humans, meaning Chinese people have a direct link to dragons right from the start of their existence.

Interesting facts about Chinese dragons:

- Chinese dragons come in many forms, such as a snake-like creature, a turtle-like or fish-like creature.
- Chinese dragons don't exist in real life. These mythical creatures are found in many paintings and people's imaginations.
- As water-dwelling creatures, Chinese dragons live at the bottom of the seas, rivers and lakes.
- Chinese straters are believed to control the weather, so they are blamed for causing patural disasters like tidal waves, storms and floods.
- Dragery appear in many Chinese proverns and idioms, such as 'A dragon among men', which means someone who is very talented, or 'Paint the dragon, dot the eyes', which means adding the finish touch to something.
- Chinese dragons are found throughout the country, with China being the country with most places named after dragons.
- Boats shaped like Chinese dragons are popular during festivals in China.
   especially the Dragon Boat Festival. They are long boats with carved dragon heads and long tails.
- A dragon dance is performed at many celebrations, involving a long Chinese dragon up to 70 meters made of bamboo hoops and glittering fabric.
- Chinese myths says that the dragon has nine sons with different characters, which are used in architecture, especially imperial parents.
- Chinese dragons are even famous in the opera, as the eare many Chinese opera shows with 'dragon' in the tittle.

### "FUN FACTS ABOUT CUPID"

In Latin, Cupid goes by two names that have different origins, but whose meanings are both associated with love. One of Cupid's Roman name is Cupido. This form means 'desire'. If we stop to think about it, regardless of our age, the people we love deeply are ones we enjoy and desire to be with as much as possible. Cupid's other Latin name is 'Amor'. Two of the major planets in our solar system bear the names of Cupid's mother Venus and his father Mars. Athough Cupid is never seen, when the weather conditions are exactly right, both of these planets can be seen in the sky after dark or whenever a planetarium is open to visitors.

In Greek Mythology, Cupid was known as 'Eros' who was portrayed as slender young boy with wings; however, following the Hellenstic Age that ended about 31BC when Rome conquered Greece, he was portrayed as the chubby little boy we are most familiar with especially around Valentine's Day. In both Greek and Roman mythology, Cupid always had a bow and arrow which he used to shoot the power of love wherever he wanted it to go. Some early artists picture Cupid as being blondfolded. According to Shakespeare, the reason was because as a chubby little boy, Cupid often changed his feelings about things especially those having to do with love.

Although Cupid is portrayed with a bow and arrow, most people don't know that he actually had two arrows or perhaps one arrow with two very different tips. If he fired the gold one which had a very sharp tip, the female heart where it landed was immediately filled with love and the desire to be with a certain male forever. Shakespeare's words about Cupid changing his mind apply to the blindfolded Cupid and his use of the blun-tipped lead arrow. Whether male or female, when the lead tip struck a heart the message was that one person in the relationship wanted to end it and be free from that person forever so another relationship could be started.

According to some writings, Cupid personally experienced the pain associated with the lead arrow as a child. As a small boy Cupid tried to get some honey out of a bee hive and was stung in the process. The first person Cupid wanted help and comfort was his mother. In one account, Cupid had a girlfriend named Psyche who led a very lonely life because none of her female friends like her and none of the male gods paid any attention to her until she met Eros. Despite the fact that they were both very lonely, according to the story they lived happily ever after together.



02

## Jakarta's Event on February







