

DECISION

Case number: NDR186-23
Applicant: Amparo by Mosaic Body Corp CTS 53726
Respondent: Jiaji Lu
Yudan Zhong

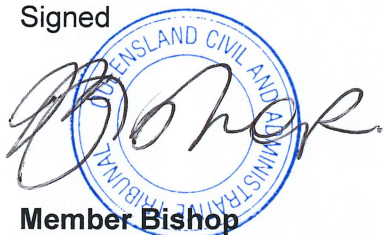
Before: Member Bishop
Date: 21 March 2024
Proceeding type: Directions Hearing

IT IS THE DECISION OF THE TRIBUNAL BY CONSENT:

1. **On or before 4:00pm on 26 April 2024**, the Respondents, **Jiaji Lu and Yudan Zhong**, must:
 - a) trim all the bamboo (located along the shared boundary adjoining the Applicant's, **Amparo by Mosaic Body Corp CTS 53727's**, land) (the Bamboo) to a height equivalent to the top of the car park located on the Applicant's, **Amparo by Mosaic Body Corp CTS 53727's**, land;
 - b) Remove the Bamboo 50 centimetres or less from the shared boundary fence adjoining the Applicant's, **Amparo by Mosaic Body Corp CTS 53727's**, land; and
 - c) Undertake ongoing maintenance of the Bamboo's every three months **after 26 April 2024** to maintain the height and clearance channel outlined in Order 1(a) and Order 1(b).
2. If required, the Applicant, **Amparo by Mosaic Body Corp CTS 53727**, must allow the Respondents', **Jiaji Lu and Yudan Zhong's**, elected contractor with appropriate insurances, access to their land to undertake any of the work outlined in Order 1 subject to three days written notice or as agreed between the parties.
3. The Respondents, **Jiaji Lu and Yudan Zhong**, will be responsible for all costs associated with undertaking the work outlined in Order 1.
4. If the Respondents, **Jiaji Lu and Yudan Zhong**, fail to undertake the work outlined in Order 1, the Applicant, **Amparo by Mosaic Body Corp CTS 53727**, shall be entitled to have the work undertaken by a contractor with appropriate insurances. The Applicant's, **Amparo by Mosaic Body Corp CTS 53727's**, contractor shall be entitled to enter the Respondents', **Jiaji Lu's and Yudan Zhong's**, land and carry out the work subject to the Applicant, **Amparo by Mosaic Body Corp CTS 53727**, giving 14 days written notice of that intention to the Respondents, **Jiaji Lu and Yudan Zhong**.

5. The costs incurred by the Applicant, **Amparo by Mosaic Body Corp CTS 53727**, engaging a contractor to undertake the work outlined in Order 1 in default of the Respondents, **Jiaji Lu** and **Yudan Zhong**, shall be recoverable from the Respondents, **Jiaji Lu** and **Yudan Zhong**, as a debt without further notice being required to be given.

Signed

A handwritten signature in black ink is written over a blue circular seal. The seal contains the text "QUEENSLAND CIVIL AND ADMINISTRATIVE TRIBUNAL" around the perimeter. The signature is stylized and appears to be "Bishop".

Member Bishop
Queensland Civil and Administrative Tribunal