

IN THE HIGH COURT OF JUSTICE  
QUEEN'S BENCH DIVISION  
ROYAL COURTS OF JUSTICE  
HHJ PETER BLAIR QC  
(SITTING AS A JUDGE OF THE HIGH COURT)

CLAIM NO: QB-2019-000267



BETWEEN

**ECO WORLD - BALLYMORE  
ARROWHEAD QUAY COMPANY LIMITED**

**Claimant**

- and -

**(1) ELVIS BOGDANOVS  
(2) GEORGE HENRY KING-THOMPSON  
(3) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CLAIMANT'S  
PROPERTY DESCRIBED IN THE PARTICULARS OF CLAIM WITHOUT THE  
CLAIMANT'S PERMISSION**

**Defendants**

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**INJUNCTION ORDER**

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UPON HEARING Counsel for the Claimant and upon reading the written undertakings offered by the First Defendant and the Second Defendant, neither of whom were in attendance.

AND UPON the Court accepting the written undertakings of the First Defendant and the Second Defendant copies of which are appended as schedule 4 to this order.

The Court made the following ORDER:-

<b><u>PENAL NOTICE</u></b>
<b>IF YOU, THE THIRD DEFENDANT DESCRIBED ABOVE, DISOBEY THIS ORDER YOU MAY BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR HAVE YOUR ASSETS SEIZED.</b>
<b>ANY OTHER PERSON WHO KNOWS OF THIS ORDER AND DOES ANYTHING WHICH HELPS OR PERMITS THE DEFENDANTS OR ANY OF THEM TO BREACH THE TERMS OF THIS ORDER MAY ALSO BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR HAVE THEIR ASSETS SEIZED.</b>

### **IMPORTANT NOTICE TO THE THIRD DEFENDANT**

This Order prohibits you from doing certain acts. If you disobey this Order you may be found guilty of contempt of court and you may be sent to prison or your assets seized.

You have the right to apply to the court to vary or discharge this order (which is explained below).

You should read this Order very carefully. You are advised to consult a solicitor as soon as possible.

### **THE INJUNCTION**

**IT IS ORDERED THAT:**

1. The Third Defendant be restrained from entering or remaining on any part of the land known as Wardian London, Marsh Wall, London E14 and shown edged in red on the plan at Schedule 3 to this Order without the permission of the Claimant.
2. This order shall remain in force until 31 JULY 2020.

### **VARIATION OR DISCHARGE OF THIS ORDER**

3. There be liberty to the Claimant to apply to vary or extend this injunction.
4. The Defendants may apply to vary or discharge this Order upon giving 48 hours' notice in writing to the Claimant's solicitors at Hogan Lovells International LLP, Atlantic House, Holborn Viaduct, London EC1A 2FG (Ref: C2/LT/PJT/157226.000005, tel: 020 7296 5502).

### **INTERPRETATION OF THIS ORDER**

5. A Defendant who is ordered not to do something must not do it him/herself or in any other way. He/she must not do it through another acting on his/her behalf or on his/her instructions or with his/her encouragement.

6. It is a contempt of court for any person notified of this order knowingly to assist or permit a breach of this order. Any person doing so may be imprisoned, fined or have their assets seized.

**SERVICE OF THE PROCEEDINGS**

7. The Claimant do have permission to serve these proceedings and any document within them upon the First and Second Defendants by post and (if so advised) by email to the addresses listed for them in the table below.

	<b>Defendant</b>	<b>Postal Address</b>	<b>Email address</b>
(1)	ELVIS BOGDANOV'S		
(2)	GEORGE HENRY KING-THOMPSON		

8. Such service shall have been deemed to have occurred, where such notice has been posted before 4.30 on a business day, on that day and, in any other case, on the next business day after it was posted.
9. Service upon the Third Defendants of the Claim Form, Particulars of Claim, the Claimant's Application for an Injunction and the evidence in support is dispensed with.

**SERVICE OF THIS ORDER**

10. Service of this Order may be effected on the First and Second Defendants in accordance with paragraphs 7 and 8 of this order.
11. Service of this Order may be effected on the Third Defendants by posting notice of the existence of this Order substantially in the form supplied to the Court (and a weblink and physical location where copies of the Order itself can be inspected) in prominent positions on the hoardings or security fencing which is in place from time to time around the Site and by posting a link to a copy of the Order on the website for the Site ([www.wardianlondon.com/injunction](http://www.wardianlondon.com/injunction)).

### **COMMUNICATIONS WITH THE COURT**

12. All communications to the Court about this Order should be sent to:  
Queen's Bench Division, Royal Courts of Justice, Strand WC2A 2LL.  
The offices are open between 10.00 a.m. and 4.30 p.m. Monday to Friday (except Bank Holidays).  
The telephone number is 020 7947 6000

### **COSTS**

13. The Claimant's application for its costs of this action is adjourned generally with liberty to restore.

### **CLAIMS AGAINST THE FIRST AND SECOND DEFENDANTS**

14. Save as aforesaid, there shall be no order upon the Claimant's claims against the First Defendant or the Second Defendant.

Dated: 6 February 2019

## **SCHEDULE 1**

### **Witness Statements**

The Judge read the following Witness Statement before making this Order:

1. Witness Statement of Terry Arnold dated 24 January 2019 and Exhibit TA1.
2. First Witness Statement of Lien Kim Tran dated 24 January 2019.
3. Second Witness Statement of Lien Kim Tran dated 4 February 2019 and Exhibit LKT2

## **SCHEDULE 2**

### **Undertakings given to the Court by the Claimant**

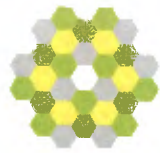
To pay any damages which the First Second or Third Defendant (or any other party served with or notified of this Order) shall sustain which the Court considers the Claimant should pay.

**SCHEDULE 3**

**Plan**

# HM Land Registry Current title plan

Title number **NGL501731**  
Ordnance Survey map reference **TQ3779NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Tower Hamlets**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 08 February 2019 at 09:17:49. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Wales Office.

**SCHEDULE 4**

**Undertakings of the First and Second Defendants**



IN THE HIGH COURT  
OF JUSTICE  
QUEEN'S BENCH  
DIVISION  
ROYAL COURTS OF  
JUSTICE

CLAIM NO:  
QB-2019-  
000267

BETWEEN

ECO WORLD - BALLYMORE  
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Claimant

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REMAINING ON THE CLAIMANT'S  
PROPERTY DESCRIBED IN THE  
PARTICULARS OF CLAIM WITHOUT THE  
CLAIMANT'S PERMISSION

Defendants

---

**ORDER FOR AN INJUNCTION**

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Hogan Lovells International LLP  
Atlantic House  
Holborn Viaduct  
London EC1A 2FG  
DX 57 London Chancery Lane  
Ref: C2/LT/PJT/157226.000005

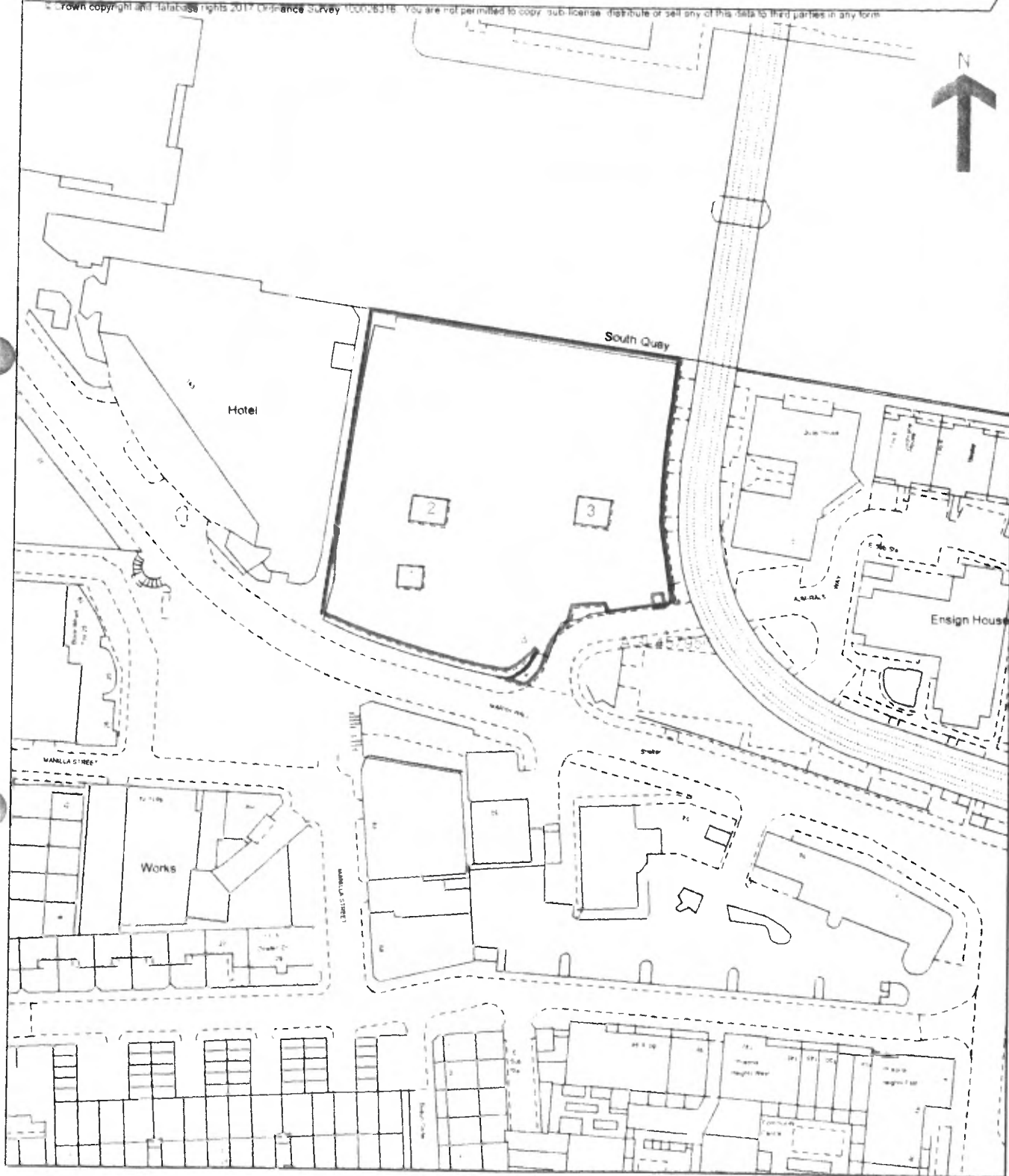
**Solicitors for the Claimant**

# HM Land Registry Official copy of title plan

Title number **NGL501731**  
Ordnance Survey map reference **TQ3779NW**  
Scale **1:1250 enlarged from 1:2500**  
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QUEEN'S BENCH DIVISION  
ROYAL COURTS OF JUSTICE

CLAIM NO: QBD-2019-000267

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ARROWHEAD QUAY COMPANY LIMITED

Claimant

- and -

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(3) PERSONS UNKNOWN ENTERING OR REMAINING ON THE CLAIMANT'S PROPERTY  
DESCRIBED IN THE PARTICULARS OF CLAIM WITHOUT THE CLAIMANT'S PERMISSION

Defendants

---

UNDERTAKING TO THE COURT GIVEN BY  
ELVIS BOGDANOV'S

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**IMPORTANT NOTICE:**

- IF YOU DO NOT COMPLY WITH YOUR PROMISES TO THE COURT YOU MAY BE HELD IN CONTEMPT OF COURT AND IMPRISONED OR FINED, OR YOUR ASSETS MAY BE SEIZED
- IF YOU DO NOT UNDERSTAND ANYTHING IN THIS DOCUMENT YOU SHOULD GO TO A SOLICITOR, LEGAL ADVICE CENTRE OR A CITIZENS' ADVICE BUREAU

I am Elvis Bogdanovs, the First Defendant named above.  
I reside at

1) I promise to the Court:

(a) that I will not enter any part of the land at Wardian London, Marsh Wall, London E14 shown edged in red on the attached plan ("The Site"),

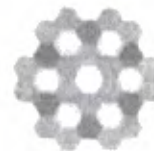
- (b) that I will remove from any social media platform of which I have sufficient control to do so, any still or video footage or other depiction of me anyone else entering or remaining on the Site without permission;
- (c) that I will not post any further still or video footage or any other depiction of me or anyone else entering or remaining on the Site without permission.

- 3) I understand that I must keep my promise to the Court indefinitely.
- 2) I confirm that I understand that I would breach this undertaking to the Court if I instruct or encourage any other person to do to any of the things which I have promised not to do.
- 3) I confirm that I understand this undertaking, the land to which it refers, and the possible consequences of not complying with it, which are that I may be fined, have my assets seized or I may be sent to prison for contempt of Court.
- 4) I confirm that I understand that I could seek legal advice from a Solicitor, or a Legal Advice Centre or from a Citizens' Advice Bureau, but that I do not wish to take any (or any further) advice about the nature of this undertaking before I give it.

Signed  ..... Dated .....31/01/19.....

**HM Land Registry**  
Official copy of  
title plan

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DESCRIBED IN THE PARTICULARS OF CLAIM WITHOUT THE CLAIMANT'S PERMISSION

Defendants

---

UNDERTAKING TO THE COURT GIVEN BY  
GEORGE HENRY KING-THOMPSON

---

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I am George Henry King-Thompson, the Second Defendant named above.

I reside at :

1) I promise to the Court:

(a) that I will not enter any part of the land at Wardian London, Marsh Wall, London E14 shown edged in red on the attached plan ("The Site"),

(b) that I will remove from any social media platform of which I have sufficient control to do so, any still or video footage or other depiction of me anyone else entering or remaining on the Site without permission;

(c) that I will not post any further still or video footage or any other depiction of me or anyone else entering or remaining on the Site without permission.

- 3) I understand that I must keep my promise to the Court indefinitely.
- 2) I confirm that I understand that I would breach this undertaking to the Court if I instruct or encourage any other person to do to any of the things which I have promised not to do.
- 3) I confirm that I understand this undertaking, the land to which it refers, and the possible consequences of not complying with it, which are that I may be fined, have my assets seized or I may be sent to prison for contempt of Court.
- 4) I confirm that I understand that I could seek legal advice from a Solicitor, or a Legal Advice Centre or from a Citizens' Advice Bureau, but that I do not wish to take any (or any further) advice about the nature of this undertaking before I give it.

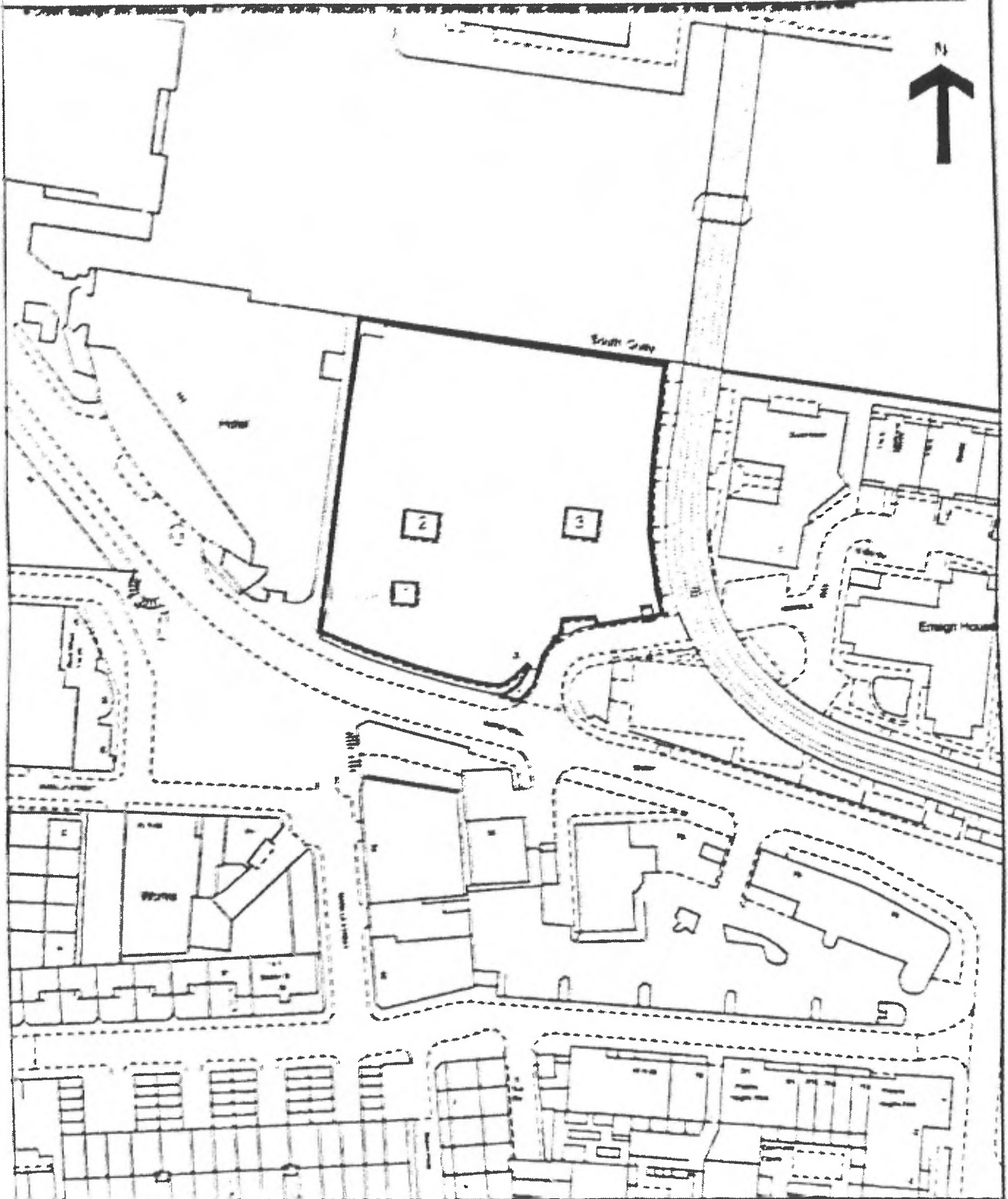
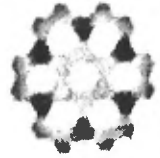
Signed G. King-Thompson

Dated 1/2/19

I fully understand the terms of the undertaking and the consequences  
If I breach the promise, I have obtained legal advice on this matter  
accordingly.

HM Land Registry  
Official copy of  
title plan

Title number NGL501731  
Ordnance Survey map reference TQ3779NW  
Scale 1:1250 enlarged from 1:2500  
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G.K.T





DATED the 6<sup>th</sup> day of February 2019.  
Claim No: QB-2019-000267

IN THE HIGH COURT OF JUSTICE  
QUEEN'S BENCH DIVISION

BEFORE: HHJ PETER BLAIR QC (Sitting as a Judge of the High Court)

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DESCRIBED IN THE OF CLAIM WITHOUT THE CLAIMANT'S PERMISSION

Defendants

**INJUNCTION ORDER**  
**IHQ19/0054**  
**COURT 12**

HOGAN LOVELLS INTERNATIONAL LLP  
DX: 57 LONDON CHANCERY LANE

REF: C2/LT/PJT/157226.000005

SOLICITORS FOR THE CLAIMANTS.

C.c. Clerk of the Lists

If you have a query with this Order please contact Kola Okanlawon on telephone no. 020 7947 6878 outside the usual court sitting times of 10.30am to 1.00pm and 2.00pm to 4.30pm. Please address any correspondence to the Queen's Bench Associates' Department, E.104, The Royal Courts of Justice, Strand, London WC2A 2LL DX 44450 Strand.