

## Curriculum Vitae of Steven Nakhla

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### Tertiary Qualifications

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Diploma of Property (Real Estate) (TAFE NSW) - 2004

Diploma of Building Studies (With Distinction) (TAFE NSW) - 2008

Archicad for Designers (University of Technology Sydney) - 2010

Certificate IV in Training & Assessment (TAE40110) (AAMC Training Institute) - 2012

GC21 Training course (NSW Procurement, Learning & Development) - 2012

Inspect & report on timber pests CPPPMT3008A (Rapid Training Solutions) - 2015

Waterproofing of Domestic Wet Areas AS 3740-2010 Compliance & Inspections  
CPCCWP2003A (Master Builders Association) - 2016

Remove Non-Friable Asbestos CPCCDE3014A (Master Builders Association) - 2016

Expert Witness Accreditation HS/951 - Housesafe Training – 2016

Introduction to Australian Law (7177) (The University of Adelaide) - 2019

### Training, Certifications & Professional memberships

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1. Member of the Master Builders Association since 2015.
2. Member of the Australian Society of Building Consultants since 2017 (Executive Committee member 2019 - current).
3. Member of the Building Dispute Practitioners Society since 2018.
4. Member of the Society of Construction Law Australia since 2018.
5. Member of the Resolution Institute since 2018.
6. Builders Licence 242929C.
7. Workcover OHS Induction (White/Green Card).
8. Ausgrid Electrical Safety Induction.
9. Ausgrid "Live Substation Entry" Training.
10. Ausgrid GIS Map Reading Qualification.
11. Ausgrid "Working around live cables" Training.

# Curriculum Vitae of Steven Nakhla

## Professional experience

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### 2015 – Current

#### (SJM Building Consultants – Director and Principal Consultant)

Proprietor of SJM Building Consultants. ([www.sjmbc.com.au](http://www.sjmbc.com.au))

### 2014 – 2019

#### (TAFE NSW - Teacher of Cert IV in Building & Construction)

Lecturing the following subjects in Cert IV at Granville college of TAFE:

- ✚ CPOCBC4004A – Estimated costs for building
- ✚ CPOCBC4005A – Produce labour and material schedules for ordering
- ✚ CPOCBC4007A – Plan building work
- ✚ CPOCBC4008B – Onsite supervision
- ✚ CPOCBC4009B – Legal requirements

### 2013 – 2014

#### (Barbro Constructions Pty Ltd – Project Manager)

Employed as a Project Manager within Barbro Constructions managing approximately \$4.4 Million worth of construction for government and private clients including Sydney Trains, Transport NSW and University of NSW.

### 2010 – 2013

#### (Degnan Constructions – Project Manager)

Project Management and Estimating of infrastructure construction projects (ranging \$0.25 - \$6 Million) for clients including:

- ✚ Rail (Transport NSW, Sydney Trains)
- ✚ Energy Authorities (Ausgrid)
- ✚ Government funded projects (BER Schools, Public Works)
- ✚ Caltex Petrol Stations contractors panel

### 2008 – 2010

#### (Eden Brae Homes – Construction Estimator/Site Supervisor)

Employed as a Construction Estimator/Site Supervisor with various roles including:

- ✚ Sales estimating
- ✚ Feasibility studies on multi-residential projects
- ✚ Production estimating (contract housing and house and land packaging)
- ✚ Assistant site supervisor on Ermington (Stockland) project (46 lots) for 6 months
- ✚ Multiple projects managed from Tender stage through to Construction and Maintenance.

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**2005 – 2008**

**(Mirvac Homes – Building Cadet)**

Assisting in the site supervision and estimating of project homes within multiple housing estates across NSW. Roles included:

- ✚ Mornington Estate (Holsworthy)
- ✚ Stanhope Gardens
- ✚ Acacia Gardens

Duties:

- ✚ Managing subcontractors with respect to time, quality and cost
- ✚ Post contract variation management
- ✚ Liaising with head office with respect to trade allocation, design errors, etc
- ✚ Liaising with design team and designers
- ✚ Reporting to project co-ordinator
- ✚ Subcontractor reviews
- ✚ Risk assessments
- ✚ Quality write-ups and defect inspections
- ✚ Council/PCA inspections and rectifications for certification

**2004 – 2005**

**(Bestway Constructions – Leading Hand)**

Employed as a general labourer on-site. Roles included:

- ✚ General labour on site
- ✚ Assisting builder and trades with work
- ✚ Supervising job site while builder away



## SJN Building Consultants Expert Witness Cases

(last updated 15 October 2020)

NO	CASE	JURISDICTION	CASE NO
1.	Xiao X -v- Masterton Homes	NCAT	HB 17/19377
2.	Rebecca T -v- Tin Ma Building Solutions Pty Ltd	NCAT	HB 16/43183
3.	Seemal R -v- Konztruct Pty Ltd	NCAT	Unknown
4.	Emma S -v- Cool Water Landscapes Pty Ltd	NCAT	Unknown
5.	Ramez H -v- Tony Ferkovic	NCAT	HB 17/06366 HB 17/16615
6.	Zachary M & Anor -v- Patrick B	NCAT	HB 17/31072
7.	Geoffrey S -v- Robert H	NCAT	HB 18/12735
8.	Gillian W -v- Pierre M and DG Development & Constructions Pty Ltd	NCAT	HB 18/12752
9.	Sandra P and Leslie H -v- QY & Hansen Pty Ltd	NCAT	HB 19/19490
10.	Laura V -v- Builder	NCAT	Unknown
11.	D J O'Sullivan Constructions Pty Ltd -v- Kathryn and Rick B	NCAT	HB 17/54152
12.	Super Bricklaying Pty Ltd -v- Hudson Homes	Local Court of NSW	2018/00133161
13.	Diyana and Mikha K -v- Hassan S	NCAT	HB 18/17440
14.	Zoltan O and Pei Hua Q -v- Anthony James S & Caterona S	NCAT	COM 18/42293
15.	Shaye-Lim Holdings Pty Ltd -v- Haney Tenn t/as Yellow Skip Bins and Demolition	Supreme Court of NSW	2017/327882
16.	Eliza M -v- Mawad Group Pty Ltd t/as SkillCo	NCAT	HB 19/23761 HB 19/33926
17.	Xiao X -v- Masterton Homes Pty Ltd	NCAT	HB 17/19377
18.	Rebecca T -v- Tin Ma Building Solutions Pty Ltd	NCAT	HB 16/43183
19.	Ramez H -v- Tony F	NCAT	HB 17/06366 HB 17/16615
20.	Vita Domus Pty Ltd -v- Matthew M	NCAT	HB 18/15929 HB 18/20932
21.	Keith K -v- Vested developments Pty Ltd t/as Bisthill Built	NCAT	HB 18/31168
22.	Crystal Z and David M -v- JSW Property Projects Pty Ltd & Ors	District Court of NSW	2019/00017715

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NO	CASE	JURISDICTION	CASE NO
23.	Dion H -v- Lloyd Drilling Constructions Pty Ltd	NCAT	HB 18/2112
24.	John and Rita T -v- Harmony Homes	NCAT	HB 17/36629
25.	Connie and David S -v- Building Management Plus P/L and Avologi Group Pty Ltd	NCAT	HB 17/38964
26.	Komplete Construction Pty Ltd -v- Master Fabrication Pty Ltd	Local Court of NSW	2018/123021
27.	Abbas Z -v- Greg K	NCAT	HB 18/13004
28.	Caroline & Remon M -v- Daniel Nicolson t/as Rocksolid Construction Solutions	NCAT	HB 18/47640
29.	Kathryn & Troy T & Vania L -v- Simone Homes	NCAT	Unknown
30.	Sue and Joseph H -v- Metricon	NCAT	Unknown
31.	Sureel Dutt M -v- The Mawad Group Pty Ltd t/as Skillco Design & Construct	NCAT	HB 18/41941
32.	Danny S -v- James M	Local Court of NSW	Unknown
33.	Powerlink Investment (Australia) Pty Limited ats Trimcon Civil Contracts Pty Limited	Supreme Court of NSW	2018/00318682
34.	Kitchen Complex Pty Limited -v- Revelop Building & Development Pty Limited	Local Court of NSW	2018/00144502
35.	Stephen M -v- Hills Industries Ltd & Access Television Services Pty Ltd	County Court of Victoria	Unknown
36.	VSD Glass & Timber Pty Ltd -v- K & J Vision Pty Ltd	Local Court of NSW	2018/00236333
37.	Sam J -v- Rawson Homes	NCAT	Unknown
38.	Alexis L -v- Sing Construction Pty Ltd	NCAT	Unknown
39.	Raymond C -v- Tarek Beyroudy t/as I'll Landscape for You	NCAT	HB 19/16015
40.	Simon & Julie L -v- D&C Pools & Landscaping t/as Dean Douglas	NCAT	HB 18/47246
41.	Jamaluddin R and Parveen R -v- The Owners – Strata Plan 65936	District Court of NSW	2016/301566
42.	Carlos P -v- Beechwood Homes (NSW) Pty Ltd	NCAT	HB 18/51229

**Casula Office**  
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## SJN Building Consultants Expert Witness Cases

NO	CASE	JURISDICTION	CASE NO
43.	Michael S -v- Metricon	NCAT	Unknown
44.	Anatoly Y -v- Impala Kitchens Pty Ltd	NCAT	HB 19/08406
45.	Mikhael Projects Pty Ltd -v- Catherine P	NCAT	HB 19/09099
46.	Luke A -v- Builder	ACAT	Unknown
47.	Stephen and Elaine M -v- Dimora Projects Pty Ltd	NCAT	HB 19/17522
48.	Charlie C -v- Sekisui House Services (NSW) Pty Ltd & Burbank Australia (NSW) Pty Ltd	NCAT	HB 19/27795 HB 19/37499
49.	Mawad Group Pty Ltd -v- M and D	NCAT	HB 19/34411
50.	Joan C -v- SED Builders & Carpenters Pty Ltd	NCAT	Unknown
51.	VSD Glass & Timber Pty Ltd and Douaihy -v- Suecha Pty Limited	NCAT	HB 19/07713
52.	Cappello -v- Hammond & Simonds NSW Pty Ltd	Supreme Court of NSW	Unknown
53.	Andrew R -v- Builder	NCAT	Unknown
54.	Seven Mile Building Pty Ltd & Ors -v- Clarrie H	NCAT	HB 19/31095
55.	Georges S ats A J Anderson Building Pty Ltd	NCAT	HB 19/35678
56.	Nu Concept Constructions Pty Ltd ats West & Whyte	NCAT	HB 19/29004
57.	Shane S & Lisa B -v- Unicus Homes Pty Ltd	NCAT	HB 19/16987
58.	Chris K -v- AAMI insurance	District Court of NSW	Unknown
59.	The Owners – Strata Plan No 81800 -v- Green Project Development Pty Ltd	District Court of NSW	Unknown
60.	Kanti V & Byra V -v- Sunrise Pools Australia Pty Ltd t/as Sunrise Pools	NCAT	HB 18/51164
61.	Anit L and Jotika L -v- Jai Satya Nand t/as Prestige Homes	NCAT	HB 18/11058
62.	Paul & Stella N -v- Wisdom Properties Group Pty Ltd	NCAT	HB 19/45899

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63.	Helen P -v- Builder	NCAT	Unknown
64.	Gerald S & Karen A -v- Oxford Design and Construction Pty Ltd	NCAT	HB 20/0216
65.	Sawan & Kojik -v- AMA Construction Services Pty Ltd	NCAT	HB 19/45433
66.	Graeme D -v- Builder	NCAT	Unknown
67.	David and Karina C -v- Prestige Building Pty Ltd	NCAT	HB 19/36660
68.	Rista J -v- CSJ Constructions Pty Ltd	NCAT	HB 19/57057
69.	Sudesh and Shiranthi W -v- M J Small Building Pty Ltd	NCAT	HB 19/43249
70.	Anna Maria N -v- Rock Homes Pty Ltd	NCAT	Unknown
71.	The Owners – Strata Plan No 93543 -v- Hui Z	Supreme Court of NSW	2018/00382960
72.	Jennifer R -v- Ibrahim B	NCAT	GEN 20/14684
73.	Jacqueline M -v- Skyview Homes Pty Ltd	NCAT	Unknown
74.	Jowan H -v- Elegant Designs Australia Pty Ltd	NCAT	Unknown
75.	Catherine G -v- Yung Chen t/as Flooring & Shutters	NCAT	Unknown
76.	Dhruv B v Builder	NCAT	Unknown
77.	Lili C -v- Jadco Homes	NCAT	Unknown
78.	Judith H and Phil C -v- Strongbuild	NCAT	Unknown
79.	Junling & Zhen D & L -v- Xiaofeng Y	NCAT	HB 20/19312

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