

Curriculum Vitae of Steven Nakhla

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Tertiary Qualifications

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

1. Member of the Master Builders Association since 2015.
2. Member of the Australian Society of Building Consultants since 2017 (Executive Committee member 2019/2021).
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.

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Professional experience

2015 – Current

(SJN Building Consultants – Director and Principal Consultant)

Proprietor of SJN Building Consultants. (www.sjnbc.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 (Joel) Xiong -v- Masterton Homes	NCAT	HB 17/19377
2.	Rebecca Tso -v- Tin Ma Building Solutions Pty Ltd	NCAT	HB 16/43183
3.	Seemal Reddy -v- Konztruct Pty Ltd	NCAT	Unknown
4.	Emma Smith -v- Cool Water Landscapes Pty Ltd	NCAT	Unknown
5.	Ramez Helou -v- Tony Ferkovic	NCAT	HB 17/06366 HB 17/16615
6.	Zachary Jon Murphy & Anor -v- Patrick Jose Brown	NCAT	HB 17/31072
7.	Geoffrey Bruce Saunders -v- Robert Harris	NCAT	HB 18/12735
8.	Gillian Ward -v- Pierre Makhlouf and DG Development & Constructions Pty Ltd	NCAT	HB 18/12752
9.	Sandra Pigram and Leslie Harris -v- QY & Hansen Pty Ltd	NCAT	HB 19/19490
10.	Laura Valli -v- Builder	NCAT	Unknown
11.	D J O'Sullivan Constructions Pty Ltd -v- Kathryn and Rick Borg	NCAT	HB 17/54152
12.	Super Bricklaying Pty Ltd -v- Hudson Homes	Local Court of NSW	2018/00133161
13.	Diyana and Mikha Kosso -v- Hassan Said	NCAT	HB 18/17440
14.	Zoltan Onodi and Pei Hua Quian -v- Anthony James Slyney & Caterona Slyney	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 Ma -v- Mawad Group Pty Ltd t/as SkillCo	NCAT	HB 19/23761 HB 19/33926
17.	Xiao Xiong -v- Masterton Homes Pty Ltd	NCAT	HB 17/19377
18.	Rebecca Tso -v- Tin Ma Building Solutions Pty Ltd	NCAT	HB 16/43183
19.	Ramez Helou -v- Tony Ferkovic	NCAT	HB 17/06366 HB 17/16615
20.	Zachary Jon Murphy and Sasa Ruth Murphy -v- Patrick Jose Brown	NCAT	HB 17/31072
21.	Vita Domus Pty Ltd -v- Matthew Murphie	NCAT	HB 18/15929 HB 18/20932
22.	Keith Kowalin -v- Vested developments Pty Ltd t/as Bisthill Built	NCAT	HB 18/31168

SJN Building Consultants Expert Witness Cases

NO	CASE	JURISDICTION	CASE NO
23.	Crystal Zhang and David Mills -v- JSW Property Projects Pty Ltd & Ors	District Court of NSW	2019/00017715
24.	Dion Hughes -v- Lloyd Drilling Constructions Pty Ltd	NCAT	HB 18/2112
25.	John and Rita Tchetchenian -v- Harmony Homes	NCAT	HB 17/36629
26.	Connie and David Sultana -v- Building Management Plus P/L and Avologi Group Pty Ltd	NCAT	HB 17/38964
27.	Komplete Construction Pty Ltd -v- Master Fabrication Pty Ltd	Local Court of NSW	2018/123021
28.	Abbas Zein -v- Greg Karedis	NCAT	HB 18/13004
29.	Caroline & Rermon Merklaose -v- Daniel Nicolson t/as Rocksolid Construction Solutions	NCAT	HB 18/47640
30.	Kathryn & Troy Thuroczy & Vania Lolham -v- Simone Homes	NCAT	Unknown
31.	Sue and Joseph Hignett -v- Metricon	NCAT	Unknown
32.	Sureel Dutt Maharaj -v- The Mawad Group Pty Ltd t/as Skillco Design & Construct	NCAT	HB 18/41941
33.	Danny Su -v- James Ma	Local Court of NSW	Unknown
34.	Powerlink Investment (Australia) Pty Limited ats Trimcon Civil Contracts Pty Limited	Supreme Court of NSW	2018/00318682
35.	Kitchen Complex Pty Limited -v- Revelop Building & Development Pty Limited	Local Court of NSW	2018/00144502
36.	Stephen McGowan -v- Hills Industries Ltd & Access Television Services Pty Ltd	County Court of Victoria	Unknown
37.	VSD Glass & Timber Pty Ltd -v- K & J Vision Pty Ltd	Local Court of NSW	2018/00236333
38.	Sam Jones -v- Rawson Homes	NCAT	Unknown
39.	Alexis Linton -v- Sing Construction Pty Ltd	NCAT	Unknown
40.	Raymond Chen -v- Tarek Beyrouthy t/as I'll Landscape for You	NCAT	HB 19/16015
41.	Simon & Julie Luscombe -v- D&C Pools & Landscaping t/as Dean Douglas	NCAT	HB 18/47246
42.	Jamaluddin Rayani and Parveen Rayani -v- The Owners – Strata Plan 65936	District Court of NSW	2016/301566

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SJN Building Consultants Expert Witness Cases

NO	CASE	JURISDICTION	CASE NO
43.	Carlos Pincheira -v- Beechwood Homes (NSW) Pty Ltd	NCAT	HB 18/51229
44.	Michael Seth -v- Metricon	NCAT	Unknown
45.	Anatoly Yunaev -v- Impala Kitchens Pty Ltd	NCAT	HB 19/08406
46.	Mikhael Projects Pty Ltd -v- Catherine Mary Pont	NCAT	HB 19/09099
47.	Luke Aleksoski -v- Builder	ACAT	Unknown
48.	Stephen and Elaine Murphy -v- Dimora Projects Pty Ltd	NCAT	HB 19/17522
49.	Charlie Canceri -v- Sekisui House Services (NSW) Pty Ltd & Burbank Australia (NSW) Pty Ltd	NCAT	HB 19/27795 HB 19/37499
50.	Mawad Group Pty Ltd -v- Monaco and Dubossarsky	NCAT	HB 19/34411
51.	Joan Margaret Cubbin -v- SED Builders & Carpenters Pty Ltd	NCAT	Unknown
52.	VSD Glass & Timber Pty Ltd and Douaihy -v- Suecha Pty Limited	NCAT	HB 19/07713
53.	Cappello -v- Hammond & Simonds NSW Pty Ltd	Supreme Court of NSW	Unknown
54.	Andrew Rizzo -v- Builder	NCAT	Unknown
55.	Seven Mile Building Pty Ltd & Ors -v- Clarrie Howes	NCAT	HB 19/31095
56.	Sara ats A J Anderson Building Pty Ltd	NCAT	HB 19/35678
57.	Nu Concept Constructions Pty Ltd ats West & Whyte	NCAT	HB 19/29004
58.	Shane Simpson & Lisa Barks -v- Unicus Homes Pty Ltd	NCAT	HB 19/16987
59.	Chris Karoutzos -v- AAMI insurance	District Court of NSW	Unknown
60.	The Owners – Strata Plan No 81800 -v- Green Project Development Pty Ltd	District Court of NSW	Unknown
61.	Kanti Varsani & Byra Varsani -v- Sunrise Pools Australia Pty Ltd t/as Sunrise Pools	NCAT	HB 18/51164
62.	Anit Lal and Jotika Lal -v- Jai Satya Nand t/as Prestige Homes	NCAT	HB 18/11058

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63.	Paul & Stella Ng -v- Wisdom Properties Group Pty Ltd	NCAT	HB 19/45899
64.	Helen Potapof -v- Builder	NCAT	Unknown
65.	Gerald Smith & Karen Anderson -v- Oxford Design and Construction Pty Ltd	NCAT	HB 20/0216
66.	Sawan & Kojik -v- AMA Construction Services Pty Ltd	NCAT	HB 19/45433
67.	Graeme Degnan -v- Builder	NCAT	Unknown
68.	David and Karina Cavey -v- Prestige Building Pty Ltd	NCAT	HB 19/36660
69.	Rista Jakimovski -v- CSJ Constructions Pty Ltd	NCAT	HB 19/57057
70.	Sudesh and Shiranthi Weerasinghe -v- M J Small Building Pty Ltd	NCAT	HB 19/43249
71.	Anna Maria Naidoo -v- Rock Homes Pty Ltd	NCAT	Unknown
72.	The Owners – Strata Plan No 93543 -v- Hui Zhang	Supreme Court of NSW	2018/00382960
73.	Jennifer Rossie -v- Ibrahim Bakry	NCAT	GEN 20/14684
74.	Jacqueline Millen -v- Skyview Homes Pty Ltd	NCAT	Unknown
75.	Jowan Hanna -v- Elegant Designs Australia Pty Ltd	NCAT	Unknown
76.	Catherine Gray -v- Yung Chen t/as Flooring & Shutters	NCAT	Unknown
77.	Dhruv Bajaj v Builder	NCAT	Unknown
78.	Lili Chen -v- Jadco Homes	NCAT	Unknown
79.	Judith Harris and Phil Cav -v- Strongbuild	NCAT	Unknown
80.	Junling & Zhen Deng & Luo -v- Xiaofeng Yu	NCAT	HB 20/19312

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