

## 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 2015 - 2021.
2. Member of the Australian Society of Building Consultants 2017 - 2022 (Executive Committee member 2019 - 2022).
3. Member of the Building Dispute Practitioners Society 2018 – 2020.
4. Member of the Society of Construction Law Australia 2018 - 2020.
5. Member of the Resolution Institute 2018 - 2020.
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**

**(Degan 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

## Curriculum Vitae of Steven Nakhla

- ✚ Multiple projects managed from Tender stage through to Construction and Maintenance.

**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 February 2022)

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 Beyrouly 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

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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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NO	CASE	JURISDICTION	CASE NO
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.	Jacqueline M -v- Skyview Homes Pty Ltd	NCAT	Unknown
73.	Jowan H -v- Elegant Designs Australia Pty Ltd	NCAT	Unknown
74.	Catherine G -v- Yung Chen t/as Flooring & Shutters	NCAT	Unknown
75.	Dhruv B v Builder	NCAT	Unknown
76.	Lili C -v- Jadco Homes	NCAT	Unknown
77.	Judith H and Phil C -v- Strongbuild	NCAT	Unknown
78.	Junling & Zhen D & L -v- Xiaofeng Y	NCAT	HB 20/19312
79.	Scott Thompson Building Pty Ltd ats Clark Projects Pty Ltd	Local Court of NSW	2020/0011
80.	Northside Projects ats The Owners S91135	NCAT	Unknown
81.	Karl M v HYC Construction	NCAT	HB 20/37287
82.	Ryan N -v- Fairmont Homes (NSW) Pty Ltd	NCAT	Unknown

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NO	CASE	JURISDICTION	CASE NO
83.	Prem N v ACE Demolition and Excavation Pty Ltd & Ors	District Court of NSW	2020/00015225
84.	Master Building Pty Ltd -v- George A	NCAT	HB 20/22583
85.	Mark B and Nerida R -v- Construction & Design Australia Pty Ltd	District Court of NSW	2020/00052689
86.	Tony Yiasemides -v- Fig Landscapes	NCAT	Unknown
87.	Ian M -v- Holstcorp Pty Ltd t/as Mint Floors and Shutters	NCAT	HB 21/04788
88.	Charbel A -v- Blutek Building Services (BBS)	NCAT	Unknown
89.	Elizabeth and Stuart P -v- JDF Projects	NCAT	Unknown
90.	Syed Rehan Hussain Razvi – v- Croft Land Pty Ltd	NCAT	HB 20/23065
91.	Hume Plasterboard Pty Ltd -v- Proline Floors Pty Ltd	NCAT	Unknown
92.	Christine Z -v- Antoniou and Antoniou	NCAT	Unknown
93.	Gaton Projects Pty Ltd -v- Seung L & Kyung K	NCAT	HG 21/07465
94.	Anita D -v- Wisdom Properties Group Pty Ltd & Wisdom Landscapes Pty Ltd	NCAT	HB 20/4291 & HB 20/39023
95.	The Owners – Strata Plan 96055 v – HWC Contracting	NCAT	Unknown
96.	Aristomenis & Poly S -v Warrane Pty Ltd	NCAT	HB 20/47274