

Curriculum Vitae of Steven Nakhla

Phone: 8014 7677

Email: steven@sjnbc.com.au

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
Navigating the Design and Building Practitioners (DBP) Legislation (Construct NSW) – 2022
The Value of Australian Standards (Construct NSW) - 2022

Training, Certifications & Memberships

1. Volunteer - NSW State Emergency Service (SES).
2. Member of the Australian Society of Building Consultants 2017 - current (Executive Committee member 2019 - 2022).
3. Member of the Master Builders Association 2015 - 2021.
4. Member of the Building Dispute Practitioners Society 2018 – 2020.
5. Member of the Society of Construction Law Australia 2018 - 2020.
6. Member of the Resolution Institute 2018 - 2020.
7. Builders Licence 242929C.
8. Workcover OHS Induction (White/Green Card).
9. Ausgrid Electrical Safety Induction.
10. Ausgrid “Live Substation Entry” Training.
11. Ausgrid GIS Map Reading Qualification.
12. Ausgrid “Working around live cables” Training.

Curriculum Vitae of Steven Nakhla

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:

-  CPCCBC4004A – Estimated costs for building
-  CPCCBC4005A – Produce labour and material schedules for ordering
-  CPCCBC4007A – Plan building work
-  CPCCBC4008B – Onsite supervision
-  CPCCBC4009B – 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 August 2023)

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

SJN Building Consultants Expert Witness Cases

NO	CASE	JURISDICTION	CASE NO
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
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 Beyrouthy t/as I'll Landscape for You	NCAT	HB 19/16015

SJN Building Consultants Expert Witness Cases

NO	CASE	JURISDICTION	CASE NO
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
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

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NO	CASE	JURISDICTION	CASE NO
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.	Bellmarc Pty Ltd t/as Barakat Developments and Jingxing L	NCAT	Unknown
62.	Anit L and Jotika L -v- Jai Satya Nand t/as Prestige Homes	NCAT	HB 18/11058
63.	Paul & Stella N -v- Wisdom Properties Group Pty Ltd	NCAT	HB 19/45899
64.	Helen P -v- Builder	NCAT	Unknown
65.	Gerald S & Karen A -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 D -v- Builder	NCAT	Unknown
68.	David and Karina C -v- Prestige Building Pty Ltd	NCAT	HB 19/36660
69.	Rista J -v- CSJ Constructions Pty Ltd	NCAT	HB 19/57057
70.	Sudesh and Shiranthi W -v- M J Small Building Pty Ltd	NCAT	HB 19/43249
71.	Anna Maria N -v- Rock Homes Pty Ltd	NCAT	Unknown
72.	The Owners – Strata Plan No 93543 -v- Hui Z	Supreme Court of NSW	2018/00382960
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

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NO	CASE	JURISDICTION	CASE NO
78.	Judith H and Phil C -v- Strongbuild	NCAT	Unknown
79.	Junling & Zhen D & L -v- Xiaofeng Y	NCAT	HB 20/19312
80.	Scott Thompson Building Pty Ltd ats Clark Projects Pty Ltd	Local Court of NSW	2020/0011
81.	Northside Projects ats The Owners S91135	NCAT	Unknown
82.	Karl M v HYC Construction	NCAT	HB 20/37287
83.	Ryan N -v- Fairmont Homes (NSW) Pty Ltd	NCAT	Unknown
84.	Prem N v ACE Demolition and Excavation Pty Ltd & Ors	District Court of NSW	2020/00015225
85.	Master Building Pty Ltd -v- George A	NCAT	HB 20/22583
86.	Mark B and Nerida R -v- Construction & Design Australia Pty Ltd	District Court of NSW	2020/00052689
87.	Tony Yiasemides -v- Fig Landscapes	NCAT	Unknown
88.	Ian M -v- Holstcorp Pty Ltd t/as Mint Floors and Shutters	NCAT	HB 21/04788
89.	Charbel A -v- Blutek Building Services (BBS)	NCAT	Unknown
90.	Elizabeth and Stuart P -v- JDF Projects	NCAT	Unknown
91.	Syed Rehan Hussain Razvi – v- Croft Land Pty Ltd	NCAT	HB 20/23065
92.	Hume Plasterboard Pty Ltd -v- Proline Floors Pty Ltd	NCAT	Unknown
93.	Christine Z -v- Antoniou and Antoniou	NCAT	Unknown
94.	Gaton Projects Pty Ltd -v- Seung L & Kyung K	NCAT	HG 21/07465
95.	Anita D -v- Wisdom Properties Group Pty Ltd & Wisdom Landscapes Pty Ltd	NCAT	HB 20/4291 & HB 20/39023
96.	The Owners – Strata Plan 96055 v – HWC Contracting	NCAT	Unknown
97.	Aristomenis & Poly S -v Warrane Pty Ltd	NCAT	HB 20/47274

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NO	CASE	JURISDICTION	CASE NO
98.	Dylan S v Mark M & Ors	NCAT	HB 21/20770
99.	Mark S -v- White Residential Pty Ltd t/as EST Building	NCAT	HB 21/15673
100.	Zoya S -v- Chesworths Home Improvements Pty Ltd	NCAT	Unknown
101.	Kirk V -v- Ivey Landscapes	NCAT	HB 21/26761
102.	Morena B -v- Ferntree Homes Pty Ltd	NCAT	HB 21/31536
103.	Multiproperties Pty Ltd -v- George L t/as Cafe Basilia D'OR	NCAT	HB 21/05854 & 21/23405
104.	Lavish Construction & Developments Pty Ltd -v- Xi C	NCAT	HB 21/37298
105.	Ahmed A -v- Ahn V	NCAT	HG 21/44528
106.	Tessa S and Emma T -v- Kalwanu Constructions	NCAT	HB 21/46681
107.	Linda & Steven S -v- McDonald Jones Homes	NCAT	Unknown
108.	Budget Renovators ad Granny Flats Pty Ltd -v- Yassir M	Local Court proceedings	2021/00002394
109.	Pramesh J -v- Jethsons Group	NCAT	HB 21/52435
110.	KC Constructions Pty Ltd -v- Hua B	NCAT	HB 21/35303 & HB 21/35304
111.	M and PG Projects Pty Ltd -v- Robert B t/as Northern Beaches Bricklayer	NCAT	HB 22/12859
112.	Marco Z -v- Vesta Homes Pty Ltd	NCAT	HB 22/15143
113.	Andy N -v- Hassan N	NCAT	HB 22/10500
114.	Rajeev b -v- Adam T & AMT Grand Homes Pty Ltd	NCAT	HB 22/11283
115.	HLWZ Development Pty Ltd -v SP 93926	NCAT	Unknown
116.	Ialda T -v-Scope View Projects	NCAT	Unknown
117.	Kim J -v- Greg S	NCAT	HB 21/51116

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NO	CASE	JURISDICTION	CASE NO
118.	Carly H -v- Zack C T/as Ever Square Tiling	NCAT	HB 22/05783 and HB 22/07206
119.	Margot and Nicholas C -v- Middleton Construction Company Pty Ltd	NCAT	HB 22/06457
120.	Lin Y and Jay Jay X -v- Willoughby City Council	Land & Environment Court	2021/00168747 and 2021/00168727
121.	Advanced Buildings (NSW) Pty Ltd -v- Clearview Property Services Pty Ltd	District Court	2021/00214276
122.	Xinhuan F – v – Dependable Building & Painting Pty Ltd	NCAT	HB 21/28822
123.	Chelsea S -v- Myrna S	District Court	2021/00186555
124.	Joshua B -v- Jason Smith Constructions Pty Ltd	NCAT	Unknown
125.	The Owners SP 14763 -v- Glen and Maxine F	District Court	Unknown
126.	Michelle and Jim P -v- NJ Built	NCAT	Unknown
127.	Serenity Ashfield Pty Ltd -v- Heworth Constructions Pty Ltd	District Court	Unknown
128.	Trudie V and Antony C -v- Pirie Homes Pty Ltd	NCAT	HB 22/12258 HB 22/15978
129.	Muslim Q -v- Sydney Contractors NSW Pty Ltd	District Court	Unknown
130.	Damien and Jodi S -v- Morrison Homes	Supreme Court	2021/00303324
131.	Grace R-H -v- B Muhammad	NCAT	HB 22/51039
132.	Greig & Allyson B -v- New Look Concreting	NCAT	Unknown
133.	AGC Roof Maintenance -v- SP 5616	NCAT	HB 22/42196
134.	Tania & Richard H -v- BD Build Pty Ltd t-as GJ Gardner Homes	NCAT	Unknown
135.	Ronald S -v-Builtcorp Group Pty Ltd	NCAT	HB 23/00225
136.	Danielle L -v- Sivel Constructions Pty Ltd & Patricia J	District Court	2022/00091445

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NO	CASE	JURISDICTION	CASE NO
137.	Luke & Mel H -v- Sicewood Pty Ltd	NCAT	HB 22/27691
138.	John & Jacqueline K -v- Samchris Pty Ltd	NCAT	HB 22/39599
139.	Julia T -v- RJG Group Pty Ltd	NCAT	Unknown
140.	Bill S -v- J Squared Projects Pty Ltd	NCAT	Unknown
141.	Karen & Brett A -v- Robert B	NCAT	HB 22/41813
142.	Angela H -v- Jeffrey M & Anor	NCAT	HB 22/52502
143.	Brad & Rebecca O -v- AB Preston Family Holdings Pty Ltd	NCAT	HB 23/09787
144.	Haley O -v- Brodie C	NCAT	HB 23/01410
145.	AGC Roof Maintenance Pty Ltd -v- SP 14970	NCAT	HB 22/43821
146.	Rosetta K -v- Doug C & Associates	NCAT	HB 23/14709 & HB 23/16799
147.	Mina H -v- Elevate Construction Group Pty Ltd	NCAT	HB 23/06696
148.	Beton Group Pty Ltd -v-v Sasa D	Local Court	2023/00088390