

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

### Training, Certifications & Memberships

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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

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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

## 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 December 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.	Rebecca T -v- Tin Ma Building Solutions Pty Ltd	NCAT	HB 16/43183
18.	Ramez H -v- Tony F	NCAT	HB 17/06366 HB 17/16615
19.	Vita Domus Pty Ltd -v- Matthew M	NCAT	HB 18/15929 HB 18/20932
20.	Keith K -v- Vested developments Pty Ltd t/as Bisthill Built	NCAT	HB 18/31168

## SJN Building Consultants Expert Witness Cases

NO	CASE	JURISDICTION	CASE NO
21.	Crystal Z and David M -v- JSW Property Projects Pty Ltd & Ors	District Court of NSW	2019/00017715
22.	Dion H -v- Lloyd Drilling Constructions Pty Ltd	NCAT	HB 18/2112
23.	John and Rita T -v- Harmony Homes	NCAT	HB 17/36629
24.	Connie and David S -v- Building Management Plus P/L and Avologi Group Pty Ltd	NCAT	HB 17/38964
25.	Komplete Construction Pty Ltd -v- Master Fabrication Pty Ltd	Local Court of NSW	2018/123021
26.	Abbas Z -v- Greg K	NCAT	HB 18/13004
27.	Caroline & Remon M -v- Daniel Nicolson t/as Rocksolid Construction Solutions	NCAT	HB 18/47640
28.	Kathryn & Troy T & Vania L -v- Simone Homes	NCAT	Unknown
29.	Sue and Joseph H -v- Metricon	NCAT	Unknown
30.	Sureel Dutt M -v- The Mawad Group Pty Ltd t/as Skillco Design & Construct	NCAT	HB 18/41941
31.	Danny S -v- James M	Local Court of NSW	Unknown
32.	Powerlink Investment (Australia) Pty Limited ats Trimcon Civil Contracts Pty Limited	Supreme Court of NSW	2018/00318682
33.	Kitchen Complex Pty Limited -v- Revelop Building & Development Pty Limited	Local Court of NSW	2018/00144502
34.	Stephen M -v- Hills Industries Ltd & Access Television Services Pty Ltd	County Court of Victoria	Unknown
35.	VSD Glass & Timber Pty Ltd -v- K & J Vision Pty Ltd	Local Court of NSW	2018/00236333
36.	Sam J -v- Rawson Homes	NCAT	Unknown
37.	Alexis L -v- Sing Construction Pty Ltd	NCAT	Unknown
38.	Raymond C -v- Tarek Beyrouy t/as I'll Landscape for You	NCAT	HB 19/16015
39.	Simon & Julie L -v- D&C Pools & Landscaping t/as Dean Douglas	NCAT	HB 18/47246

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NO	CASE	JURISDICTION	CASE NO
40.	Jamaluddin R and Parveen R -v- The Owners – Strata Plan 65936	District Court of NSW	2016/301566
41.	Carlos P -v- Beechwood Homes (NSW) Pty Ltd	NCAT	HB 18/51229
42.	Michael S -v- Metricon	NCAT	Unknown
43.	Anatoly Y -v- Impala Kitchens Pty Ltd	NCAT	HB 19/08406
44.	Mikhael Projects Pty Ltd -v- Catherine P	NCAT	HB 19/09099
45.	Luke A -v- Builder	ACAT	Unknown
46.	Stephen and Elaine M -v- Dimora Projects Pty Ltd	NCAT	HB 19/17522
47.	Charlie C -v- Sekisui House Services (NSW) Pty Ltd & Burbank Australia (NSW) Pty Ltd	NCAT	HB 19/27795 HB 19/37499
48.	Mawad Group Pty Ltd -v- M and D	NCAT	HB 19/34411
49.	Joan C -v- SED Builders & Carpenters Pty Ltd	NCAT	Unknown
50.	VSD Glass & Timber Pty Ltd and Douaihy -v- Suecha Pty Limited	NCAT	HB 19/07713
51.	Cappello -v- Hammond & Simonds NSW Pty Ltd	Supreme Court of NSW	Unknown
52.	Andrew R -v- Builder	NCAT	Unknown
53.	Seven Mile Building Pty Ltd & Ors -v- Clarrie H	NCAT	HB 19/31095
54.	Georges S ats A J Anderson Building Pty Ltd	NCAT	HB 19/35678
55.	Nu Concept Constructions Pty Ltd ats West & Whyte	NCAT	HB 19/29004
56.	Shane S & Lisa B -v- Unicus Homes Pty Ltd	NCAT	HB 19/16987
57.	Chris K -v- AAMI insurance	District Court of NSW	Unknown
58.	The Owners – Strata Plan No 81800 -v- Green Project Development Pty Ltd	District Court of NSW	Unknown

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NO	CASE	JURISDICTION	CASE NO
59.	Kanti V & Byra V -v- Sunrise Pools Australia Pty Ltd t/as Sunrise Pools	NCAT	HB 18/51164
60.	Bellmarc Pty Ltd t/as Barakat Developments and Jingxing L	NCAT	Unknown
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
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

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NO	CASE	JURISDICTION	CASE NO
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
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
97.	Dylan S v Mark M & Ors	NCAT	HB 21/20770



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NO	CASE	JURISDICTION	CASE NO
98.	Mark S -v- White Residential Pty Ltd t/as EST Building	NCAT	HB 21/15673
99.	Zoya S -v- Chesworths Home Improvements Pty Ltd	NCAT	Unknown
100.	Kirk V -v- Ivey Landscapes	NCAT	HB 21/26761
101.	Morena B -v- Ferntree Homes Pty Ltd	NCAT	HB 21/31536
102.	Multiproperties Pty Ltd -v- George L t/as Cafe Basilia D'OR	NCAT	HB 21/05854 & 21/23405
103.	Lavish Construction & Developments Pty Ltd -v- Xi C	NCAT	HB 21/37298
104.	Ahmed A -v- Ahn V	NCAT	HG 21/44528
105.	Tessa S and Emma T -v- Kalwanu Constructions	NCAT	HB 21/46681
106.	Linda & Steven S -v- McDonald Jones Homes	NCAT	Unknown
107.	Budget Renovators ad Granny Flats Pty Ltd -v- Yassir M	Local Court proceedings	2021/00002394
108.	Pramesh J -v- Jethsons Group	NCAT	HB 21/52435
109.	KC Constructions Pty Ltd -v- Hua B	NCAT	HB 21/35303 & HB 21/35304
110.	M and PG Projects Pty Ltd -v- Robert B t/as Northern Beaches Bricklayer	NCAT	HB 22/12859
111.	Marco Z -v- Vesta Homes Pty Ltd	NCAT	HB 22/15143
112.	Andy N -v- Hassan N	NCAT	HB 22/10500
113.	Rajeev b -v- Adam T & AMT Grand Homes Pty Ltd	NCAT	HB 22/11283
114.	HLWZ Development Pty Ltd -v SP 93926	NCAT	Unknown
115.	Ialda T -v-Scope View Projects	NCAT	Unknown
116.	Kim J -v- Greg S	NCAT	HB 21/51116
117.	Carly H -v- Zack C T/as Ever Square Tiling	NCAT	HB 22/05783 and HB 22/07206

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NO	CASE	JURISDICTION	CASE NO
118.	Margot and Nicholas C -v- Middleton Construction Company Pty Ltd	NCAT	HB 22/06457
119.	Lin Y and Jay Jay X -v- Willoughby City Council	Land & Environment Court	2021/00168747 and 2021/00168727
120.	Advanced Buildings (NSW) Pty Ltd -v- Clearview Property Services Pty Ltd	District Court	2021/00214276
121.	Xinhuan F – v – Dependable Building & Painting Pty Ltd	NCAT	HB 21/28822
122.	Chelsea S -v- Myrna S	District Court	2021/00186555
123.	Joshua B -v- Jason Smith Constructions Pty Ltd	NCAT	Unknown
124.	The Owners SP 14763 -v- Glen and Maxine F	District Court	Unknown
125.	Michelle and Jim P -v- NJ Built	NCAT	Unknown
126.	Serenity Ashfield Pty Ltd -v- Heworth Constructions Pty Ltd	District Court	Unknown
127.	Trudie V and Antony C -v- Pirie Homes Pty Ltd	NCAT	HB 22/12258 HB 22/15978
128.	Muslim Q -v- Sydney Contractors NSW Pty Ltd	District Court	Unknown
129.	Damien and Jodi S -v- Morrison Homes	Supreme Court	2021/00303324
130.	Grace R-H -v- B Muhammad	NCAT	HB 22/51039
131.	Greig & Allyson B -v- New Look Concreting	NCAT	Unknown
132.	AGC Roof Maintenance -v- SP 5616	NCAT	HB 22/42196
133.	Tania & Richard H -v- BD Build Pty Ltd t-as GJ Gardner Homes	NCAT	Unknown
134.	Ronald S -v-Builtcorp Group Pty Ltd	NCAT	HB 23/00225
135.	Danielle L -v- Sivel Constructions Pty Ltd & Patricia J	District Court	2022/00091445
136.	Luke & Mel H -v- Sicewood Pty Ltd	NCAT	HB 22/27691

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NO	CASE	JURISDICTION	CASE NO
137.	John & Jacqueline K -v- Samchris Pty Ltd	NCAT	HB 22/39599
138.	Julia T -v- RJG Group Pty Ltd	NCAT	Unknown
139.	Bill S -v- J Squared Projects Pty Ltd	NCAT	Unknown
140.	Karen & Brett A -v- Robert B	NCAT	HB 22/41813
141.	Angela H -v- Jeffrey M & Anor	NCAT	HB 22/52502
142.	Brad & Rebecca O -v- AB Preston Family Holdings Pty Ltd	NCAT	HB 23/09787
143.	Haley O -v- Brodie C	NCAT	HB 23/01410
144.	AGC Roof Maintenance Pty Ltd -v- SP 14970	NCAT	HB 22/43821
145.	Rosetta K -v- Doug C & Associates	NCAT	HB 23/14709 & HB 23/16799
146.	Mina H -v- Elevate Construction Group Pty Ltd	NCAT	HB 23/06696
147.	Beton Group Pty Ltd -v- Sasa D	Local Court	2023/00088390
148.	Cathy V – Larry G	Local Court	2023/00059159
149.	Mustafijur & Sayeeda R -v- Buildco Constructions	NCAT	HB 23/36817
150.	Stefan S -v- Focux Pty Ltd	NCAT	HB 23/36092
151.	Yasmin K -v- Michael & Sharda P	NCAT	HB 23/23794
152.	Anne O -v- Impala Kitchens Pty Ltd	NCAT	HB 23/22879 & HB 23/29910
153.	Steven A -v- Masterton Homes Pty Ltd	NCAT	Unknown
154.	Geoff H -v- Coastal Design Finishes Pty Ltd	Local Court	2022/00375356
155.	Deanna L -v- Abara Group Pty Ltd	NCAT	HB 22/41427
156.	Melanie & David B -v-MGB Carpentry & Construction Pty Ltd	NCAT	HB 23/23634

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NO	CASE	JURISDICTION	CASE NO
157.	Musico Smash Repairs -v-v The Hollard Insurance Company Pty Ltd	District Court	2023/103164
158.	Gregor D -v- Unlimited Trade Services t/as Manko Homes	NCAT	Unknown
159.	David & S P -v- David's Kitchens and Interiors Pty Ltd	NCAT	HB 23/23480
160.	Nina H -v- Living Areas Pty Ltd	NCAT	HB 23/23017