

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
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

(SJM Building Consultants – Director and Principal Consultant)

Proprietor of SJM Building Consultants. (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 2024)

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

SJN Building Consultants Expert Witness Cases

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

SJN Building Consultants Expert Witness Cases

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- B 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- 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
161.	Gregory A & Anor -v- Rentokil Initial Pty Ltd	District Court	2022/00303781
162.	Dionne & Danny T -v- TD&C	NCAT	HB 23/45521
163.	Roma P -v- Eastsea Prefecture Pty Ltd	NCAT	HB 23/27290
164.	George B & Davina P -v- Dirty Girl Designs	Local Court	12023/00108217
165.	Christoforou -v- TD&C	NCAT	HB 23/00378902 HB 23/00374998
166.	Avneet R & Santosh K -v- George E	NCAT	Unknown
167.	Banham Group -v- L Z Standard Gyprock Pty Ltd	NCAT	HB 24/00017538
168.	Jake H & Emma S -v- JAMROC Constructions Pty Ltd	NCAT	HB 24/00078856
169.	Catherine M & Anor -v- TD&C	NCAT	HB 23/45395 HB 23/00372799
170.	Dina A -v- Saadalla A	NCAT	Unknown
171.	Danielle H -v- Hawkins Civil Contracting Pty Ltd	NCAT	24/00158107
172.	Munesh S -v- Lotus Constructions Pty Ltd	NCAT	Unknown
173.	Janelle T & Claudia J -v- Auto & General Holdings Pty Ltd	NCAT	Unknown
174.	Catherine M -v Trident Design & Construction Pty Ltd	NCAT	HB 3/00372676
175.	Dina A -v- Saadalla Al-Kawass	NCAT	Unknown

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NO	CASE	JURISDICTION	CASE NO
176.	Chris C -v- Trident Design and Construction Pty Ltd	NCAT	HB 23/00378902 & HB 23/00374998
177.	Orange Bins Group Pty Ltd -v-CSS Holdings Pty Ltd t/as Sydney Epoxy Coatings	NCAT	HB 24/00067451
178.	Adam A -v- World Square Construction Pty Ltd	NCAT	HB 24/00268429
179.	Manju M and Ganeshvikram S -v- Casagrande Homes Pty Ltd	NCAT	Unknown
180.	Bonnie R -v- Coolwater Constructions Pty Ltd	Local Court	2024/00280220
181.	Dionne and Danny T -v- Trident Design & Construction Pty Ltd	NCAT	HB 23/45521
182.	The Common Ground Strata Management SP 42295 v- AGC Roofing	NCAT	Unknown
183.	Mahmud A and Sharmin I -v- Mohammed Ala t/as Build Co Constructions Sydney	NCAT	Unknown
184.	Yiwen S -v- Tingjian Q & Ors	NCAT	Unknow
185.	Ahn L -v- Kim Thanh Constructions Pty Ltd	NCAT	Unknown
186.	Durga O and Pratima O -v- Fishtail Homes Pty Ltd	NCAT	HB 23/18058
187.	Benjamin D & Aliso H -v- Crystal Bathrooms	NCAT	TBC
188.	T& L Partners Pty Ltd -v- Elite Building & Fitout Pty Ltd	ACAT	TBC
189.	Anita D -v- Onestop Probuilders Pty Ltd	NCAT	HB 24/00126710
190.	Claudia R -v- Outside Indulgence Pools & Landscapes Pty Ltd t/as Outisde Indulgence	NCAT	HB 24/00395091
191.	Jerome A & Emma A -v- Trident Design & Construction Pty Ltd	NCAT	HB 23/00369945