

PANDELIS TILIAKOS

Admitted to the Legal Profession

11 October 2013

Admitted to the New South Wales Bar

1 May 2017

Areas of Practice

Pandelis Tiliakos appears mainly in the Local, District and Supreme Courts of New South Wales and New South Wales Civil and Administrative Tribunal, where he practices in the areas of Building & Construction, Property and Commercial & Corporate law.

He has particular expertise in litigating residential and commercial building disputes with respect to outstanding payments, defective works, incomplete works and claims associated with the *Building and Construction Industry Security of Payments Act 1999* (NSW).

Qualifications

Bachelor of Laws (University of New South Wales, 2013)

Bachelor of Commerce (International Business), (University of New South Wales, 2013)

Diploma in Legal Practice (College of Law, 2013)

Certificate IV in Building And Construction (TAFE, 2022)

Bachelor of Science (Medical Science) (University of Sydney, 2022 -)

Professional Memberships

New South Wales Bar Association

Young Lawyers Civil Litigation Committee

Young Lawyers Business Committee

Young Lawyers Communications, Entertainment and Technology Committee

Young Lawyers Property, Environment and Planning Committee

Selected Cases as Counsel

***Dragon Asset Investment Pty Ltd (No 2) ats Rushcutters Bay Developments* [2017] NSWSC 866:**

Equity – Appeared for the Defendant and successfully argued against the permissibility of the Plaintiff recovering a deposit greater than that in the standard contract, led by Hal Altan

***Hornsby Shire Council ats Oberlechner* [2017] NSWCA 205:** Appeal – Appeared for Respondent in an application for review of quantification of damages, led by Reno Gambi

***San Marino Concreting Pty Ltd ats Clancy & Anr* [2017] NSWCAT:** Building & Construction – Appeared for the Respondent claiming unpaid works and responding to home building defects claim, unled

***Athari v Wandell Builders Pty Ltd* [2017] NSWLC:** Building & Construction – Appeared for Plaintiff sub-contractor in a claim for unpaid works and responding to a claim for building defects and incomplete works, unled

***Seraphim (Consulting) Pty Ltd v Holm* [2017] NSWDC:** Commercial & Corporate – Appeared for Plaintiff in proceedings to recover unpaid monies pursuant to a consulting agreement, unled

***Blake & Anr v Calcorp Pty Ltd* [2018] NSWSC 1071:** Appeal – Appeared for the Applicants to set aside summary judgment and argue the application of the *Suitors' Fund Act 1951* (NSW), unled

***Valore & Anr ats Nguyen* [2018] NSWSC 1364:** Equity – Appeared for the Defendants in proceedings commenced by the Plaintiff for relief against forfeiture, led by Hal Altan

***Parramatta Commercial Holdings Pty Ltd v Vision Medical and Health Pty Ltd* [2018] NSWSC 272:** Equity – Appeared for the Plaintiff seeking to terminate a contract with a call option and right of first refusal to purchase land, led by Hal Altan

***Bosevski ats Avopiling Pty Ltd; Avopiling Pty Ltd v The Workers Compensation Nominal Insurer* [2018] NSWCA 146** – Appeal: Assisted Senior Counsel with the preparation of submissions for the Respondent, Led by Larry King SC and Andrew McSpedden

***Anh Tram Huynh Le v Ngoc Dung Phan* [2018] NSWSC:** Injunction/Equity – Appeared for Plaintiff seeking interim preservation order and extension of caveat on multi-million dollar property, unled

***Long Tuyen Lyong & Anr v Thi Diem Thu Nguyen* [2018] NSWSC:** Property – Appeared for Plaintiffs in application to claim deposit after Defendant's breach of real property contract, unled

***Saini & Anr v Patel* [2018] NSWSC:** Property – Acted for Plaintiffs in application pursuant to *Conveyancing 1919* (NSW), section 66G, unled

***New South Wales Land and Housing Corporation ats Robertson* [2018] NSWCAT** – Appeal: Appeared for Respondent opposing extension of tenancy for community housing, unled

New South Wales Land and Housing Corporation ats Branthwaite [2018] NSWCAT – Appeal: Appeared for Respondent opposing extension of tenancy for community housing, unled

DT Building Constructions Pty Ltd v Lester t/a Precast Concrete & Anr [2018] NSWLC: Building & Construction – Appeared for Plaintiff seeking payment of unpaid works and resisted home building defect claim, unled

Sobhiyan v Sobhiyan [2018] NSWSC – Appeared for Plaintiff in constructive trust claim with respect to multi-million dollar property, unled

Narayan v Narayan [2018] NSWSC: Property – Acted for Plaintiffs in application pursuant to *Conveyancing 1919* (NSW), section 66G, unled

ZHB & Anr ats New South Wales Trustee and Guardian [2018] NSWCAT: Appeal – Appeared for Respondents in opposition for leave to appeal earlier decision, led by Hal Altan

Nolland ats Labourpower Recruitment Services Pty Limited [2019] NSWSC 512: Appeal – Appeared for Respondent arguing a question of law as to whether monies paid by the Appellant constituted overpayments and the jurisdiction of the Local Court of New South Wales, unled

Kanj ats Executive Credit Services Pty Ltd [2019] FCC: Bankruptcy – Appeared for Respondent and successfully opposed creditor’s petition, unled

N. Moit & Sons (NSW) Pty Ltd ats Iris Property Development Pty Ltd [2019] NSWSC: Building & Construction – Appeared for Defendant head contractor in opposing adjudication decision in the New South Wales Civil and Administrative Tribunal, unled

10 Star Dry Cleaning & Alterations Pty Ltd ats Allworx Building & Maintenance Services Pty Ltd [2019] NSWLC: Building & Construction – Appeared for Defendant opposing application for payment of works pursuant to *Building and Construction Industry Security of Payments Act 1999* (NSW), unled

Harace ats Han Halal Meat Export Pty Ltd [2019] NSWLC: Commercial – Appeared for Defendant/Cross-Claimant opposing breach of contract claim and claiming damages for repudiation, unled

Cameli Pty Ltd v Place Management NSW [2020] NSWSC 1132: Property – Appeared for the Plaintiff and successful obtained an extension of the retail lease pursuant to the *Retail Leases Act 1994* (NSW), unled

Tenants Union of the Australian Capital Territory v Ralph Hurst-Meyers [2020] ACTSC: Commercial & Corporate – Acted for union in claim for unlawful prosecution in commercial context, unled

Double Bay Bowling Club & Anr ats Greg Cogen & Anr [2021] NSWSC 872: Property – Assisted lead counsel in statutory duties claim from owner, led by Mark Sheldon

Helou v Chahhoud [2021] NSWSC 878: Commercial & Corporate – Acted for wife in complex deed matter wherein wife not found to have been committed to relevant obligations by conduct of husband, unled

Commercial Waterproofing & Tiling Pty Ltd v Elie Chami & Anr [2021] NSWDC: Building & Construction – Acted for Builder in pursuing unpaid invoices and defending extensive defect claim, unled

The Owners of Strata Plan 86246 v Kaloriziko Pty Ltd & Anr [2021] NSWDC: Building & Construction – Acted for Owners in complex defect claim, unled

Bangladesh Islamic Centre of NSW Inc ats Elzamtar [2021] NSWCA: Appeal – Acted for association claiming defective work by Builder, unled

Aussie Skips Commercial Pty Ltd v State Road Constructions Pty Ltd [2021] NSWDC: Commercial & Corporate – Acted for national bin hire company in prosecuting deed, unled

Aussie Skips Bins Services Pty Ltd v Concrete Group NSW Pty Ltd [2021] NSWLC: Commercial & Corporate – Acted for national bin hire company in claiming outstanding payments under contract, unled

The Owners of Strata Plan 93491 v Karimbla Constructions Services (NSW) Pty Ltd [2021] NSWDC: Building & Construction – Acted for owners in complex defect claim, unled

Grandview Pty Ltd v Bacon [2021] NSWCATAP 83: Appeal – Acted for Owners in dismissing Builder’s appeal on the identify of contractual parties and apportionment of loss, unled

Rite Constructions Pty Ltd v Tricorp Pty Ltd [2022] NSWDC: Building & Construction – Acted for Builder in prosecuting claims for unpaid invoices and defending complex defect claim, unled

The Mastercraft Enterprises Unit Trust t/a Mastercraft Enterprises v Spotless Facility Services Pty Ltd [2022] NSWDC – Building & Construction – Acted for Builder in prosecuting claims for unpaid invoices (including under SOPA) and defending complex defect claim, unled

Shashwat Kumar ats Oliver Primes & Anr [2022] NSWDC: Building & Construction – Acted for Builder in prosecuting claims for unpaid invoices and defending complex defect claim, unled

Xinian Song & Anr v Westpac General Insurance Limited [2022] NSWDC: Building & Construction – Acted for owner in damages claim against owner (via insurer), unled

Invictus Development Group Pty Ltd v Versatile Fitout Pty Ltd [2022] NSWDC 477: Building & Construction – Appeared for Builder seeking payment of outstanding invoices on complex contractual matrix, unled and against Senior Counsel

Hytech Concrete Group NSW Pty Ltd v Precision Metal Group Aust Pty Ltd [2023] NSWLC: Building & Construction – Appeared for Subcontractor in claim for damages for repudiation against Head Contractor, unled

CFMA Projects Pty Ltd ats Owners – SP 69482 [2023] NCAT: Building & Construction – Appeared for Builder and successfully argued against application of statutory warranties, unled

Service Stream utilities Pty Ltd ats Precision Civil Infrastructure Pty Ltd [2023] NSWDC: Building & Construction – Appeared for Head Contractor in post-SOPA Act claim by Subcontractor, unled

Rabih Iskandar & Ors ats Timberland Kitchens Pty Ltd [2023] NSWDC: Common Law – Appeared for Head Contractor in negligence case by occupier arguing proportionate liability, unled

Selected Cases as Solicitor

Foote & Ors v Foote & Ors [2014] NFSC 2: Property – Appeared for Plaintiffs in application to partition land in the Norfolk Islands

Globefill Incorporated v Mexican Liquor Imports Pty Ltd [2015] FCA: Intellectual Property – Appeared for Applicant in trademark infringement and misleading and deceptive conduct claim

Speaking Engagements

Implications from Mitchell-Innes v Willis Australia Group Pty Ltd delivered at Capello Rowe Seminar, 2017

Accessing Your Neighbour's Land to Develop Your Own Paper delivered online at CPD for Me, 2018

Recent Developments in Relief Against Forfeiture delivered online at CPD for Me, 2018

Setting Aside Statutory Demands delivered online at CPD for Me, 2018

Right of First Refusal to Purchase Land delivered online at CPD for Me, 2019

Practice and Procedure in the New South Wales Civil and Administrative Court delivered at Harrington Legal Seminar, 2020

Appointments

Legal Aid New South Wales – External Junior Counsel to General Criminal Law Panel

Legal Aid New South Wales – External Junior Counsel to Mental Health Review Tribunal, including as independent legal representative

Workers Compensation Independent Review Office – Approved External Junior Counsel for the Provision of Legal Services to Injured Workers