

Joel A Silver

Barrister

LLB (Hons) GDLP LLM

Reported Decisions and Other Interesting Matters

The below cases appear in order of publication/appearance. The party listed in **bold** was represented by Mr Silver.

Alternate Dispute Resolution

1. **Aligned Services Group Pty Ltd** v *Citi-Con (Vic) Pty Ltd* [\[2022\] VSC 286](#)

Building and Construction – Building Appeals Board

2. *Ellis* v *Greater Geelong City Council* [\[2021\] VBAB 67](#)
3. *Owners Corporation PS72603F* v **Municipal Building Surveyor for Yarra City Council** [\[2021\] VBAB 148](#)

Building and Construction – Residential Construction/Domestic Building

4. *A.M.O. Rifat Holdings Pty Ltd* v **Dib** [\[2026\] VSCA 124](#) and [\[2024\] VCAT 419](#)
5. **Axia Building Group (Australia) Pty Ltd** v *Lo* [\[2024\] VCAT 278](#)
6. *Dessmann* v **Footner** [\[2023\] VCAT 882](#)

7. **Shamrock Cabinets Pty Ltd v Hutchings** [\[2022\] VCAT 1156](#) and [\[2020\] VCAT 1013](#)
8. **Modscape Residential Pty Ltd v Adams** [\[2023\] VCAT 653](#)
9. **Mazzeo v Camilleri** [\[2021\] VCAT 150](#)
10. **Extension Builders Australia v Bowman** [\[2020\] VCAT 1311](#)
11. **Tan v Metricon Homes** [\[2020\] VCAT 954](#) (led by Jeremy Twigg KC)
12. **Emmerson v Natural Pools Australia** [\[2020\] VCAT 833](#)
13. **Boyall v Cubbitt Developments** [\[2020\] VCAT 839](#)
14. **Bayraktar v Sherridon Homes** [\[2019\] VCAT 1863](#)
15. **Polzella v Govern Constructions, Roh Floor** [\[2018\] VCAT 1675](#)
16. **Raniti-CBMS v Ryan** [\[2018\] VCAT 281](#)
17. **Harmonious Blend Building Corporation (t/a Clark New Homes) v Ibraham** [\[2014\] VCAT 1084](#) (led by Jeremy Twigg)

Building and Construction – Security of Payment

18. **Henny Pty Ltd v Little Hardiman Street Pty Ltd** [\[2024\] VCC 177](#)
19. **Shunshunli Pty Ltd v Seascape Constructions Pty Ltd** [\[2023\] VSC 725](#)
20. **Diamond Builders Pty Ltd v Gilridge Investments Pty Ltd** [\[2023\] VCC 2418](#) (led by Romauld Andrew KC) and [\[2023\] VCC 1527](#)

21. *MAV Group Pty Ltd v Buyo Pty Ltd* [\[2021\] VCC 1572](#) (led by Romauld Andrew)

22. *SG Investment Group Pty Ltd v K&K Industries Pty Ltd* [\[2020\] VCC 1341](#)

23. *Argyle Building Services Pty Ltd v One Three Wilson Pty Ltd* [\[2019\] VCC 1567](#)

Commercial Law

24. Contract dispute in relation to waste transfer station between municipal council and station operator (Supreme Court of Victoria, led by Robert Craig KC with Erik Dober, settled shortly prior to trial)

25. *Acrow Formwork and Scaffolding v Major Scaffolding* [\[2019\] VCC 2111](#)

26. *O'Neill v Bundall Consulting Pty Ltd* [\[2019\] VCAT 1534](#)

27. *Raamish & Ayra Pty Ltd v City of Melbourne* [\[2015\] VSC 277](#)

Judicial Review and Appeals

28. *Kralcopic Pty Ltd (admins apptd) v Minister for Resources* [\[2021\] VSC 101](#)

29. *Owners' Corporation PS507084R v Marley* [\[2020\] VSC 95](#), appeal from [\[2018\] VCAT 1598](#)

30. *Sgargetta v NAB* [\[2014\] VSCA 159](#) (led by Paul Hayes)

Property – Owners Corporations

31. *Owners Corporation Plan No. 22776 v Flammea Family Trust Pty Ltd* [\[2020\] VCAT 1079](#)

32. *Featherston v OC RP000755* [\[2019\] VCAT 122](#)

Property – Real Property

33. *Kapetanakos v Dunn Pty Ltd (Building and Property)* [\[2025\] VCAT 869](#)

34. *Ventura v Ventura* (2018) 56 VR 118; [\[2018\] VSC 485](#)

35. *Friigo v Perry* [\[2016\] VCAT 730](#)

Property – Retail Tenancies

36. *Lazarous v Kypri* [\[2017\] VCAT 2148](#)

37. *Glowell International v Biggin & Scott Commercial and 418 St Kilda Road* [\[2017\] VCAT 1342](#)

38. *Grenville Trading v Braszell* [\[2016\] VCAT 877](#) (with Tom Maloney)

Property – Residential Tenancies

39. *Unison Housing Ltd v Mirigliani* [\[2020\] VCAT 1360](#)

40. *Women's Housing Ltd v ELN* [\[2020\] VCAT 600](#)

41. *JMG v Murray Human Services Inc* [\[2019\] VCAT 875](#)

Property – Vendor Warranties

42. *Brad Teal Pty Ltd v EVR Group Pty Ltd* [\[2024\] VCC 485](#)

Practice and Procedure – Courts

43. *Harkin v Vapold Pty Ltd* [2025] VSC 814 (led by Daryl J Williams KC)
44. *Argyle Building Services Pty Ltd (ACN 151 322 520) v One Three Wilson Pty Ltd (ACN 613 945 396) (No 2)* [2019] VCC 1890 (led by Jeremy Twigg KC)
45. *Israfoods (2006) Ltd v J & D Consortium Pty Ltd* [2019] VSC 323
46. *Megasealed Bathrooms & Balconies v Bendan Bathrooms* [2019] VCC 864
47. *ANZ Banking Group Ltd v Loftus* [2014] VSC 342 (led by Paul Hayes)

Practice and Procedure – VCAT

48. *Gebbie v i2 Homes Pty Ltd* [2025] VCAT 1144
49. *Owners Corporation 706392 v Argyriou* [2024] VCAT 994
50. *Heng Yang Developments Pty Ltd v Red Earth Developments (Aust) Pty Ltd* [2022] VSC 231, on appeal from [2021] VCAT 15, [2020] VCAT 65
51. *Lorich v Buildspect Consulting Pty Ltd* [2019] VCAT 1088

Professional Discipline

52. *Espedido v Physiotherapy Board of Australia*, [2017] VCAT 1401 and [2017] VCAT 2032

Public Law

53. **O'Sullivan** v *The Hon. Daniel Andrews, Premier of Victoria* (2016) 50 VR 600; [\[2016\] VSC 560](#) (led by Daryl J Williams KC)

54. Acting in Federal Court proceeding concerning unlawful discrimination under the *Racial Discrimination Act 1975* (Cth) (led by Marcus Solomon S.C., now Justice Solomon of the WA Supreme Court, settled prior to trial)

Statutory Interpretation

55. *Chinnappan & Anor v Hometec Industries Pty Ltd* [\[2026\] VCC 651](#)

Sports Law

56. Acting for 2021 Paralympic Gold Medallist in Nomination Appeal under *National Sports Tribunal Act 2019* ahead of 2024 Paralympics (led by Ian Upjohn KC)