

Share/CUFS Information

James Hardie Industries NV and Subsidiaries

(not forming part of the Consolidated Financial Statements)

James Hardie Industries NV voting rights:

As of 31 May 2005 James Hardie Industries NV had on issue 460,967,944 CHESS Units of Foreign Securities (CUFS) issued over 460,967,944 ordinary shares held by CHESS Depository Nominees Pty Ltd (CDN) on behalf of 16,137 CUFS holders. Each ordinary share carries the right to one vote. CUFS holders can direct CDN how to vote the ordinary shares on a one vote per CUFS basis. Options carry no voting rights.

James Hardie Industries NV distribution schedule as at 31 May 2005:

Size of Holding Range	CUFS		Options	
	Holders	Holdings	Holders	Holdings
1-1,000	6,397	3,329,766	-	-
1,001-5,000	7,306	17,819,528	13	54,000
5,001-10,000	1,420	10,187,337	45	422,695
10,001-100,000	902	19,709,880	110	4,291,211
100,001 and over	112	409,921,433	37	12,955,661
Totals	16,137	460,967,944	205	17,723,567

In the 1-1,000 range, 232 CUFS holders held less than a marketable parcel.

James Hardie Industries NV substantial CUFS holders as at 31 May 2005:

Holdings shown below are as disclosed in substantial holding notices lodged with the Australian Stock Exchange Ltd.

Name	CUFS		
	Holdings	Date of Notice	%
Commonwealth Bank of Australia and their subsidiaries	75,268,867	3 March 2005	16.39
Lazard Asset Management Pacific Co	40,876,189	13 April 2005	8.90
Schroder Investment Management Australia Ltd	39,835,741	8 April 2004	8.69
National Australia Bank Ltd Group	28,198,184	18 June 2004	6.15
The Capital Group Companies, Inc	28,039,211	7 Sept 2004	6.11

James Hardie Industries NV 20 largest CUFS holders and their holdings as at 31 May 2005:

Name	Note	CUFS		
		Holdings	%	Position
JP Morgan Nominees Australia Ltd	¹	95,434,978	20.70	1
Citicorp Nominees Pty Ltd	¹	87,729,932	19.03	2
Westpac Custodian Nominees Ltd	¹	66,504,998	14.43	3
National Nominees Ltd	¹	63,516,401	13.78	4
Cogent Nominees Pty Ltd	¹	12,382,809	2.69	5
ANZ Nominees Ltd	¹	9,246,375	2.01	6
Queensland Investment Corporation		8,116,444	1.76	7
Australian Foundation Investment Company Ltd		5,660,404	1.23	8
Government Superannuation Office		5,361,957	1.16	9
Madingley Nominees Pty Ltd		5,121,200	1.11	10
Victorian Workcover Authority		4,267,073	0.93	11
Health Super Pty Ltd		4,253,266	0.92	12
Transport Accident Commission		2,829,440	0.61	13
IAG Nominees Pty Ltd		2,621,503	0.57	14
Argo Investments Ltd		2,469,000	0.54	15
AMP Life Ltd		2,223,371	0.48	16
HGM Pastoral Pty Ltd		2,115,236	0.46	17
Millenium Pty Ltd		2,000,500	0.43	18
Gonville Pty Ltd		1,990,794	0.43	19
CSFB Third Nominees Pty Ltd	¹	1,962,713	0.43	20
Total		385,808,394	83.70	

¹ Entities which hold interests in the CUFS solely as a nominee or trustee for another person may have those interests disregarded for the purposes of the takeover and substantial share/CUFS holder provisions contained in the Articles of Association of the Company. Those nominees may hold CUFS for holders which include the substantial shareholders named above.

James Hardie Industries NV share/CUFS buy-back

James Hardie Industries NV does not have a current on-market buy-back program at 31 May 2005.

James Hardie Industries NV options

Options changes during the period 1 April 2005 to 31 May 2005

Range of Exercise Prices A\$	Number of options outstanding at 31 March 2005	Options cancelled 1 April to 31 May	Options exercised for equal number of shares/CUFS 1 April to 31 May	Number of options outstanding at 31 May 2005
\$3.0921	1,114,562	4,605	124,351	985,606
\$3.1321	369,598	-	32,138	337,460
\$3.1821	1,200,000	-	1,200,000	-
\$4.7621	624,000	624,000	-	-
\$5.0586	2,153,525	-	160,779	1,992,746
\$5.7086	1,950,000	-	-	1,950,000
\$5.9900	5,193,100	104,000	25,000	5,064,100
\$6.3000	273,000	-	-	273,000
\$6.4490	2,696,575	21,775	52,500	2,622,300
\$7.0500	4,554,250	55,895	-	4,498,355
	20,128,610	810,275	1,594,768	17,723,567

No options were granted during the period 1 April 2005 to 31 May 2005.

James Hardie Industries NV takeover regime

The Articles of Association of James Hardie Industries NV (JHI NV) include takeover provisions which seek to reproduce the takeover regime established by the Corporations Act 2001 (the *Australian Takeovers Code*) in a more limited form. The purpose of these provisions is to ensure that the Eggleston principles, which underpin the Australian Takeovers Code, are complied with if a substantial interest is acquired in JHI NV.

In addition to a takeover bid made in accordance with the Articles of Association of JHI NV, a merger (which is similar to a Corporations Act 2001 scheme of arrangement) may also be effected under Dutch law.

(a) Outline of the JHI NV takeover regime

The takeover regime contained in the JHI NV Articles of Association prohibits a person from holding JHI NV shares if, because of an acquisition of a relevant interest by any person in that share:

- (i) the number of JHI NV shares in which any person (including the holder) directly or indirectly acquires a relevant interest increases from 20% or below to over 20%, or increases from a starting a starting point that is above 20% and below 90%, of the issued and the outstanding share capital of JHI NV; or
- (ii) the voting rights which any person (including the holder) directly or indirectly is entitled to exercise at a general meeting of shareholders increases from 20% or below to over 20%, or increases from a starting point that is above 20% and below 90%, of the total number of such voting rights which may be exercised by any person at a general meeting of shareholders.

The prohibition is subject to various exceptions set out in the Articles of Association, which include acquisitions that result from acceptance of offers under a takeover bid, various prescribed on-market transactions, acquisitions which result in a person's voting power increasing by not more 3% in a six month period, acquisitions which have received approval by the general meeting or by the Supervisory Board in certain circumstances, and acquisitions through operation of law. As specified in the Articles of Association, certain nominee and trust holdings are also disregarded when considering the applicable thresholds.

(b) Takeover bids

A "takeover bid" for the purposes outlined above is a bid for JHI NV shares or JHI NV CUFS that complies with the Eggleston Principles as well as other takeover principles set out in the Articles of Association at all relevant times.

The takeover principles are taken to be satisfied if a bid is made in compliance, so far as practical, at all relevant times with the procedures for conducting off market bids under Part 6.4, 6.5, 6.6 and 6.8 of the Corporations Act 2001. Any requirement under those provisions for a document to be lodged with ASIC being taken to be satisfied if the document is filed with ASX instead.

In response to receiving a takeover bid, JHI NV must give all holders of the Bid Securities (as defined in the Corporations Act 2001) a document which is analogous to a target's statement under the Australian Takeovers Code.

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(c) Enforcement

If the prohibition outlined above is breached, JHI NV has several powers available to it under the Articles of Association to enforce the breach. These include powers to require the disposal of JHI NV shares, disregard the exercise of votes and suspended dividend rights.

The Supervisory Board may cause JHI NV to exercise these powers only if it has first obtained a ruling from a court of competent jurisdiction that a breach of the prohibition has occurred and is occurring. Alternatively, these powers may be exercised without having recourse to the court if the company receives advice to the effect from a senior corporate barrister or solicitor where the bidder has the right to make submissions. The company's right to exercise these powers by complying with these procedures must be renewed by shareholder approval every 5 years or they lapse.

(d) Substantial Shareholder Notices

The Articles of Association of JHI NV also replicate the substantial shareholder notice provisions contained in the Australian Takeovers Code. Those provisions apply where

the votes attached to the shares in which the person has a relevant interest is equal to 5% or more of the total number of votes attaching to all JHI NV shares or CUFS (a **substantial holding**) and require the holder to advise the Company and the Australian Stock Exchange of certain information if that person obtains or ceases to have a substantial holding, if that person has a substantial holding and there is a movement of at least 1% in its holding or if that person makes a take-over bid for the securities of JHI NV.

As with the takeover bid thresholds, certain nominee and trustee holdings can be disregarded when considering whether a substantial shareholder notification requirement applies.

(e) Tracing of beneficial interests

The Articles of Association also include a provision analogous to that found in the Corporations Act 2001 that gives JHI NV the power to require the holder of a JHI NV share or JHI NV CUFS to give the company (or procure any relevant person to give to the company) within two business days after receiving the notice a statement in writing setting out certain prescribed details relating to the holder's relevant interest.

Major announcements

James Hardie informs the Australian Stock Exchange (ASX) and the Securities Exchange Commission (SEC) of anything that might affect the company's share price. As soon as possible after we receive acknowledgement from the ASX, we post announcements on our website. Following is a list of the major announcements made during our 2005 financial year. A complete list is available on our website at www.jameshardie.com (select Investor Relations, then News).

Calendar 2004

13 May	Results for Q4 and Full Year FY04: James Hardie announces a 35% increase in operating profit from continuing operations to US \$31.3 million for the three months ended 31 March 2004. Operating profit from continuing operations for the full year was up 50% to US\$125.3 million.
7 June	James Hardie provides the Special Commission of Inquiry (SCI) into the Establishment of the Medical Research and Compensation Foundation (MRCF), and the ASX, with an independent actuarial review of future asbestos liabilities of the former James Hardie subsidiaries Amaca and Amaba, now held by the MRCF. The review was prepared by KPMG Actuaries and assesses actuarial advice provided by Trowbridge Consulting between 1996 and 2003.
30 June	James Hardie issues a statement saying that it will provide a comprehensive response to the Issues paper released today by the SCI into the MRCF.
14 July	The Board of James Hardie announces that it will recommend that shareholders approve the provision of additional funding to enable an effective statutory scheme to be established to compensate all future claimants for asbestos-related injuries caused by former James Hardie subsidiary companies.
19 July	The Board of James Hardie announces that it has established a committee of the Board to oversee the company's further participation in the SCI.
28 July	Submissions by all parties to the SCI are publicly released. In a statement released today, James Hardie CEO Mr Peter Macdonald said submissions have been made on behalf of more than a dozen individuals and groups aside from JHI NV. Many of these submissions contain disputed allegations against JHI NV and other parties.
10 August	Results for Q1 FY05: James Hardie announces an operating profit from continuing operations for the three months ended 30 June 2004 of US\$37.1 million. Among the 1st quarter highlights, total company net sales increased 27%, gross profit was up 25% and EBIT increased 21% to US\$58.3 million.
11 August	James Hardie announces Mr Alan McGregor's resignation as Chairman, due to continuing ill health. Board member Ms Meredith Hellicar is appointed the new Chairman.
12 August	In submissions to the SCI James Hardie provides more details in relation to the scheme that it was proposing. The Board of James Hardie continues to affirm the company's legal position, but believes that the proposal will be in the best interest of asbestos claimants and their families, as well as in the best interests of James Hardie shareholders

13 August	James Hardie issues a statement in response to questions from the Commissioner in the SCI, concerning James Hardie's proposed statutory scheme.
10 September	James Hardie announces that it will defer a resolution to adopt its annual accounts for the year ended 31 March 2004, prepared under Dutch GAAP, at its upcoming AGM.
15 September	James Hardie Chairman, Meredith Hellicar, delivers the Chairman's Address to the Annual Information Meeting of Security Holders held in Sydney.
28 September	The James Hardie Board announces that, effective immediately, Mr Peter Macdonald is standing aside as Chief Executive Officer and Mr Peter Shafron is standing aside as Chief Financial Officer.
1 October	James Hardie announces that it will delay the filing of its annual report on Form 20-F for the year ended 31 March 2004.
18 October	James Hardie confirms its commitment to achieving a sustainable long-term compensation solution for asbestos disease sufferers as quickly as possible.
22 October	James Hardie announces the appointment of Mr Louis Gries to the position of Interim Chief Executive Officer for James Hardie, and the appointment of Mr Russell Chenu to the role of Executive Vice President Australia. The announcement also includes the resignations from the company of Mr Peter Macdonald and Mr Peter Shafron.
25 October	James Hardie Industries writes to the MRCF reaffirming its preparedness to provide assistance regarding the MRCF's interim liquidity position.
16 November	Asbestos victims with legitimate claims will have access to further funding under new arrangements offered by JHI NV.
18 November	James Hardie welcomes the government's announcement of its intention to conduct a review of current asbestos compensation arrangements in NSW.
22 November	James Hardie announces a 25% decline in second quarter operating profit from continuing operations for the three months ended 30 September 2004, to US\$24.7 million. Despite a 20% lift in net sales, earnings were lower due to costs associated with the NSW Government SCI and other associated developments, and increased costs in the USA Fibre Cement business.
25 November	James Hardie Industries says the MRCF was misguided in asserting there were strings attached to money which had been paid by ABN 60 to support claims from asbestos victims.
8 December	James Hardie provides an update on the current state of negotiations between the company, the ACTU and UnionsNSW, and asbestos support groups regarding long-term funding of compensation for personal injury claims against former James Hardie companies now owned by the MRCF.
21 December	James Hardie announces it has signed a Heads of Agreement with the ACTU, UnionsNSW, asbestos support groups and the NSW Government, to provide long-term funding of asbestos related personal injury claims against former JHINV companies.

Calendar 2005

14 February	James Hardie announces a 21% increase in revenue and an operating profit from continuing operations of US\$19.8 million for the three months ended 31 December 2004. Despite strong top-line growth, earnings for the quarter were 30% lower than the same period last year due to significant costs related to the NSW Government SCI and associated developments.
14 February	James Hardie announces plans to spend an estimated US\$98 million to build its tenth USA Fibre Cement manufacturing plant, in Virginia, to meet growing demand for the company's products in the east-coast region of the United States.
14 February	James Hardie announces the appointments of Mr Louis Gries as the company's Chief Executive Officer, and Mr Russell Chenu as its Chief Financial Officer.
22 February	Recent articles published in <i>The Australian</i> newspaper concerning James Hardie's exposure to potential asbestos-related claims in the United States significantly misrepresent the facts.
8 March	James Hardie acknowledges the NSW Government's recommendations following its Review of Legal, Administrative and Other Costs in Dust Diseases Compensation Claims as a positive first step towards establishing a more efficient system.
24 March	In the absence of clarity on the liability position of Marlew Mining Pty Ltd (formerly Asbestos Mines Pty Ltd), Amaca Pty Ltd and ABN60 Pty Ltd, James Hardie is reviewing their status in the context of the Baryulgil mine and the proposed Special Purpose Fund and the principles agreed to and set out in the Heads of Agreement.
31 March	James Hardie notes that the Premier of New South Wales, the Hon Bob Carr, today provided an update on the timing of the Principal Agreement to be signed between James Hardie and the NSW Government.

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Information for security holders

Annual Meeting

The Annual Information Meeting for James Hardie Industries NV will be held at 1.00pm on Friday, 19 August 2005 at the Wesley Conference Centre, 220 Pitt Street, Sydney.

The Annual General Meeting will be held in Ballrooms B & C, Hilton Amsterdam Apollolaan 138, 1077 BG Amsterdam, The Netherlands at 9.00am Central Europe Time (CET) on Monday, 22 August 2005.

Calendar 2005*

31 Mar	End of JHI NV Fiscal Year (FY) 2005
16 May	FY05 Quarter 4 & Full Year results and dividend announcement and management presentation
10 Jun	Record date for dividend to be paid on 1 July 2004
11 Jun	Announcement of dividend in Australian currency equivalent
30 Jun	2005 Annual Report released
1 Jul	Dividend payment date for share/CUFS holders
19 Aug	FY06 Quarter 1 results announcement and management presentation
19 Aug	Annual Information Meeting, Sydney
19 Aug	Direction Forms close 4.00pm Sydney time for Annual General Meeting
22 Aug	Annual General Meeting, Amsterdam
11 Nov	FY06 Quarter 2 results announcement and management presentation

Calendar 2006*

27 Feb	FY06 Quarter 3 results announcement and management presentation
31 Mar	End of JHI NV Financial Year 2006
15 May	FY06 Quarter 4 & Full Year results and management presentation

*Future dates are indicative only and may change

Stock Exchange Listings

James Hardie Industries NV's securities are listed on the Australian and New York Stock Exchanges.

Australia: Australian Stock Exchange Limited

James Hardie Industries NV shares are listed



on the Australian Stock Exchange Ltd (ASX) in the form of CHESS Units of Foreign Securities (or CUFS). CUFS represent beneficial ownership of JHI NV shares, the legal ownership of which

is held by CHESS Depository Nominees Pty Ltd. JHI NV CUFS trade under the code JHX.

New York: New York Stock Exchange Inc

In the United States, five JHI NV CUFS equal one Bank of New York-issued American Depositary Receipt (or ADR) and trade on the New York Stock Exchange under the code JHX.



All enquiries and correspondence regarding ADRs should be referred to The Bank of New York, which can be contacted via the website: www.adrbny.com or contact:

The Bank of New York
Investor Relations
PO Box 11258
Church Street Station
New York, NY 10286-1258

Telephone within USA: 1-888-BNY-ADRs
Telephone outside USA: 610-382-7836

Email: shareowners@bankofny.com

Share/CUFS registry

JHI NV's registry is managed by Computershare Investor Services Pty Limited. All enquiries and correspondence regarding holdings should be directed to:

Computershare Investor Services Pty Ltd
Level 3, 60 Carrington Street, Sydney NSW 2000, Australia
or GPO Box 7045, Sydney NSW 2001, Australia

Telephone within Australia: 1300 855 080
Telephone outside Australia: (61 3) 9415 4000
Facsimile: (61 2) 8234 5050

Email: web.queries@computershare.com.au
Website: www.computershare.com

Payment of dividends and other cash distributions to share/CUFS holders

Dividends and other cash distributions can be paid by cheque or by electronic funds transfer to an Australian bank account. To participate in the electronic service, contact Computershare at the above address.

Dutch withholding tax

Dividends paid by JHI NV are subject to Dutch withholding tax requirements. Further information is available on our website at www.jameshardie.com under Investor Relations (select Shareholder Services, then Tax Information).

Disclosure

James Hardie aims to ensure the widest possible disclosure of its activities, using:

- quarterly results and management presentations
- audio webcasting and conference call facilities that make quarterly results available to all security holders
- extensive disclosure of financial results as well as detailed explanations about the key performance drivers
- immediate postings on our website of announcements, results and information about other material events.

Along with these announcements, the Investor Relations area of our website (www.jameshardie.com) contains media releases, results briefings with audio webcasts, management presentations, newsletters and past Annual Reports. There are also areas where visitors can register to receive email alerts of key events or announcements. Our formal Disclosure Policy is contained in the Corporate Governance section of the website.

Recognition

James Hardie's Investor Relations program and communication materials have been recognised with numerous awards. At the most recent of these, the Investor Relations Magazine Australia Awards, announced in Sydney in September 2004, James Hardie was highly-commended for the Best Use of the Internet for Investor Relations and Crisis Management.

Annual Report

All security holders are entitled to receive a copy of the Annual Report. If you do not require the Annual Report, or you receive more copies than you require, please notify Computershare at the address above.

The Annual Report can be read and downloaded from the Investor Relations area of our website at www.jameshardie.com

Addresses

Investor Relations

Level 3, 22 Pitt Street, Sydney NSW 2000, Australia
 Steve Ashe
 Phone: (+61 2) 8274 5246
 Facsimile: (+61 2) 8274 5218
 Email: investor.relations@jameshardie.com.au
 Website: www.jameshardie.com, select Investor Relations

USA Office

26300 La Alameda, Suite 100
 Mission Viejo, CA 92691 USA
 Telephone: (+1 949) 348 1800
 Facsimile: (+1 949) 348 4534

Treasury and Registered Office

Atrium, 8th Floor, Strawinskylaan 3077
 1077 ZX Amsterdam

Company Secretary: Mr Pim Vlot

Telephone: (+ 31 20) 301 2989
 Facsimile: (+ 31 20) 404 2544

Australian Registered Office

Level 3, 22 Pitt Street, Sydney NSW 2000, Australia
 Alan Kneeshaw
 Telephone (+61 2) 8274 5274
 Fax (+61 2) 8274 5217

Place of Incorporation

James Hardie Industries NV, ARBN 097 829 895, is incorporated in The Netherlands with its corporate seat in Amsterdam. The liability of members is limited.

Independent Registered Public Accounting Firm

PricewaterhouseCoopers LLP
 Los Angeles, California, USA

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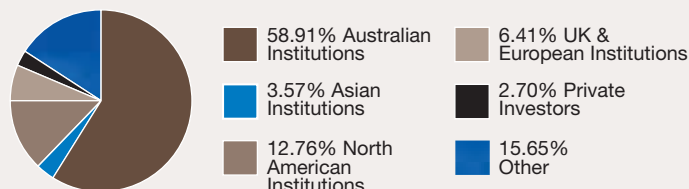
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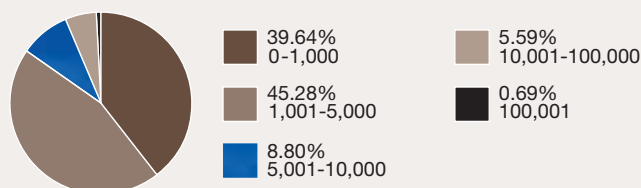
Cover photo: *HOME Magazine* 2004 American Home of the Year, Daniel Island, SC. Photo courtesy of *HOME Magazine*, photographer J Savage Gibson.

The home features Hardishingle® Siding, Harditrim® Planks and Hardisoffit® Panels

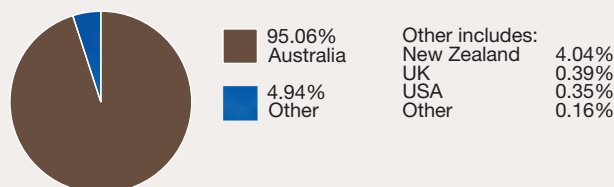
Institutional shareholdings by region (%)



Shareholders by size of holding (%)



Shareholders by region (%)



Forward-Looking Statements

This annual report contains forward-looking statements. We may from time to time make forward-looking statements in our periodic reports filed with or furnished to the United States Securities and Exchange Commission on Forms 20-F and 6-K, in our annual reports to shareholders, in offering circulars and prospectuses, in media releases and other written materials and in oral statements made by our officers, directors or employees to analysts, institutional investors, representatives of the media and others. Examples of forward-looking statements include:

- projections of our operating results or financial condition;
- statements regarding our plans, objectives or goals, including those relating to competition, acquisitions, dispositions and our products;
- statements about our future performance; and
- statements about product or environmental liabilities.

Words such as "believe," "anticipate," "plan," "expect," "intend," "target," "estimate," "project," "predict," "forecast," "guideline," "should," "aim" and similar expressions are intended to identify forward-looking statements but are not the exclusive means of identifying such statements.

Forward-looking statements involve inherent risks and uncertainties. We caution you that a number of important factors could cause actual results to differ materially from the plans, objectives, expectations, estimates and intentions expressed in such forward-looking statements. These factors, include but are not limited to: all matters relating to or arising out of the prior manufacture of products that contained asbestos by current and former James Hardie Group subsidiaries; compliance with and changes in tax laws and treatments; competition and product pricing in the markets in which we operate; the consequences of product failures or defects; exposure to environmental, asbestos or other legal proceedings; general economic and market conditions; the supply and cost of raw materials; the success of our research and development efforts; our reliance on a small number of product distributors; compliance with and possible changes in environmental and health and safety laws; risks of conducting business internationally; compliance with and changes in laws and regulations; foreign exchange risks; and the successful implementation of new software systems; and the successful transition of new senior management. We caution you that the foregoing list of factors is not exclusive and that other risks and uncertainties may cause actual results to differ materially from those in forward-looking statements. Forward-looking statements speak only as of the date they are made.

DESIGN AND PRODUCTION BY SPATCHURST
www.spatchurst.com.au

Australia

10 Colquhoun Street
Rosehill, 2142, NSW, Australia
Facsimile 1800 818 819
www.jameshardie.com.au
Ask James Hardie™
Telephone 13 1103

Chile

Ave. Los Boldos 620
Parque Industrial Valle Grande
Lampa, Santiago, Chile
Telephone (562) 738-5131
Facsimile (562) 738-5133
www.jameshardie.cl
Customer Service 600 5427343

Europe

Atrium 04-07, Strawinskyiaan 3077
1077zx Amsterdam, Netherlands
Telephone +31 (0) 20 301 6750
Facsimile +31 (0) 20 642 5357
www.jameshardieeu.com
Customer Toll Free Service Help Line
within UK - 0800 068 3103
Customer Toll Free Service Help Line
within France - 0800 903 069

FRC Pipes

46 Randle Road
Meeandah, 4008
Queensland, Australia
Telephone 1800 659 850
Facsimile 1800 639 908
www.jameshardie.com.au

Hardie® Pipe

811 S. Woodrow Wilson Street
Plant City, FL 33567-4945
United States of America
Telephone (1 813) 707 5300
Facsimile (1 813) 759 2582
www.hardiepipe.com

New Zealand

50 O'Rourke Road
Penrose, Auckland
New Zealand
Telephone (64 9) 579 9919
Facsimile (64 9) 525 4810
www.jameshardie.co.nz
Ask James Hardie™ Helpline
Toll Free 0800 808 868

Philippines

Barangay San Isidro
Cabuyao Laguna, 4025
Philippines
Telephone (63 2) 897 8131
Facsimile (63 2) 895 2994
www.jameshardie.com.ph

USA

26300 La Alameda, Suite 250
Mission Viejo
California 92691
United States of America
Telephone (1 949) 348 1800
Facsimile (1 949) 367 0185
www.jameshardie.com
Customer Service 1 (866) 4HARDIE