

SHARE/CUFS INFORMATION

(Not forming part of the Consolidated Financial Statements)

James Hardie Industries NV voting rights:

As of 22 June 2007 James Hardie Industries NV had on issue 467,695,751 CHESS Units of Foreign Securities (CUFS) issued over 467,695,751 ordinary shares held by CHESS Depository Nominees Pty Ltd (CDN) on behalf of 14,336 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 22 June 2007:

Size of Holding Range	CUFS		Options	
	Holders	Holdings	Holders	Holdings
1-1,000	5,830	2,964,415	1	550
1,001-5,000	6,324	15,346,670	35	84,300
5,001-10,000	1,264	8,982,809	32	260,150
10,001-100,000	813	18,860,072	143	4,994,379
100,001 and over	105	421,541,785	39	12,702,578
Totals	14,336	467,695,751	250	18,041,957

In the 1-1,000 range, 201 CUFS holders had less than a marketable parcel.

James Hardie Industries NV substantial CUFS holders as at 22 June 2007:

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

Name	CUFS		Date of Notice	%
	Holdings			
Lazard Asset Management Pacific Co	52,157,165		21 March 2007	11.17%
Commonwealth Bank of Australia (and subsidiaries)	49,909,672		5 June 2007	10.67%
The Capital Group Companies Inc	32,960,346		17 March 2007	7.12%
Schroder Investment Management Australia Limited	31,024,755		8 January 2007	6.65%
National Australia Bank Limited Group	28,198,184		16 June 2004	6.15%
Perpetual Limited and subsidiaries	28,017,563		30 May 2007	5.99%

James Hardie Industries NV 20 largest CUFS holders and their holdings as at 22 June 2007:

Name	Note	CUFS		
		Holdings	%	Position
JP Morgan Nominees Australia Limited	¹	102,547,399	21.93	1
HSBC Custody (Australia) Nominees Ltd	¹	74,013,188	15.83	2
National Nominees Limited	¹	71,455,473	15.28	3
Citicorp Nominees Pty Limited	¹	59,278,187	12.67	4
Cogent Nominees Pty Limited	¹	30,890,581	6.60	5
RBC Global Services Australia Nominees Pty Limited	¹	17,542,426	3.75	6
ANZ Nominees Limited	¹	10,217,893	2.18	7
Queensland Investment Corporation		10,095,408	2.16	8
Tasman Asset Management Ltd		9,483,035	2.03	9
Australian Foundation Investment Company Limited		5,660,404	1.21	10
Madingely Nominees Pty Ltd		3,970,709	0.85	11
Argo Investments Limited		2,469,000	0.53	12
Promina Equities Limited		1,881,390	0.40	13
Millenium Pty Limited		1,693,280	0.36	14
Invia Custodian Pty Limited	¹	1,681,201	0.36	15
Sheoaks (NSW) Pty Limited		1,224,600	0.26	16
Gonville Pty Ltd		1,099,993	0.24	17
CS Fourth Nominees Pty Ltd	¹	1,031,278	0.22	18
Mr George C Cross		954,842	0.20	19
Tower Managed Funds Limited		732,484	0.16	20

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.

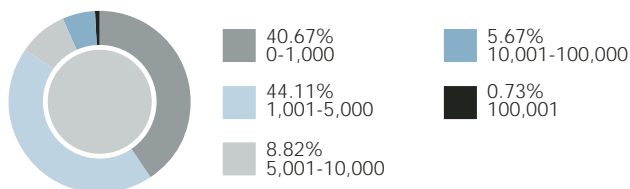
James Hardie Industries NV share/CUFS buy-back

James Hardie Industries NV does not have a current on-market buy-back program at 22 June 2007.

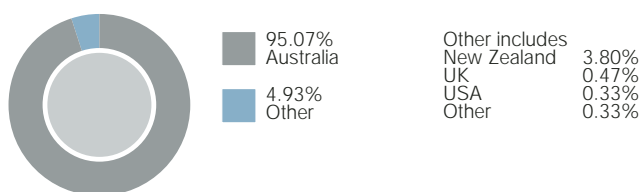
SHARE/CUFS INFORMATION

(Not forming part of the Consolidated Financial Statements) (continued)

COMPOSITION OF OUR SHAREHOLDER BASE



Size of Holding Range



Domicile of Holders

James Hardie Industries NV takeover regime

The Articles of Association of 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 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.

(b) 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. The last renewal by shareholders was 25 September 2006.

(c) 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.

(d) 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 2007 financial year. Complete announcements are available on our website at www.jameshardie.com (select Investor Relations, then News).

Calendar 2006

18 April	James Hardie announces that it will cease its market development initiatives for Artisan roofing and close its roofing pilot plant located in Fontana, California.
20 April	James Hardie announces that it has received verbal advice that the ATO will soon issue an amended assessment to one of James Hardie's subsidiaries in respect of the calculation of net capital gains arising as a result of a corporate restructure during the 1999 financial year.
22 April	Further to its statement to the ASX on Monday 20 April 2006, James Hardie announces it has received an amended assessment from the ATO in respect of its calculation of net capital gains arising as a result of a corporate restructure during the 1999 financial year.
10 May	Chairman of the Board of James Hardie Industries NV, Ms Meredith Hellicar, announces the resignation of Mr Gregory Clark from the Supervisory and Joint Boards of the company.
15 May	<p>Results for Q4 and Full Year FY06: James Hardie announces that its 4th quarter and full year results have been substantially affected by the recording of a net provision for estimated future asbestos-related compensation payments (asbestos provision) of US\$715.6 million at 31 March 2006.</p> <p>The asbestos provision contributed to a decrease in operating profit from continuing operations for the three months ended 31 March 2006, down from US\$46.3 million in fiscal year 2005 to a loss of US\$650.9 million. For the full year, the operating profit from continuing operations fell from US\$127.9 million in fiscal year 2005 to a loss of US\$506.7 million.</p> <p>An updated KPMG Actuaries' Valuation Report for James Hardie (to 31 March 2006) is filed with this announcement.</p>
15 June	The company's dividend of US 4 cents per share announced on 15 May 2006 converts to 5.42 Australian cents per CUFS.
23 June	The ATO advises it has refused to endorse the SPF as a tax concession charity. The SPF was established under the FFA entered into by James Hardie and the NSW Government on 1 December 2005 to manage future asbestos compensation payments.
26 June	James Hardie announces that the ATO has agreed to an application to make part-payment of a A\$378 million amended assessment received by one of its subsidiary companies, RCI Pty Limited, in respect of the 1999 financial year.
29 June	The ATO advises that James Hardie's contributions to the SPF would be tax deductible over the anticipated life of the arrangements in accordance with the recent "blackhole expenditure" legislation which was enacted in April this year.
30 June	James Hardie announces that the ASX has extended the date for lodgment of the company's Dutch GAAP accounts for the year ended 31 March 2006 under ASX Listing Rules until the accounts are lodged with ASIC.
28 August	James Hardie announces that Mr Dave Merkley has resigned from his role as Executive Vice President – Engineering and Process Development, effective 1 September 2006.
1 September	James Hardie advises that it and the NSW Government have agreed to extend the deadline for satisfaction of certain conditions precedent to the FFA until 30 September 2006.
15 September	James Hardie provides an update on discussions with the NSW Government and ATO aimed at resolving outstanding matters relating to the FFA signed between James Hardie and the NSW Government in December 2005.
2 October	James Hardie advises that it and the NSW Government have agreed to extend the deadline for satisfaction of certain conditions precedent to the FFA until 31 October 2006. The current deadline expired on 30 September 2006.

SHARE/CUFS INFORMATION

(Not forming part of the Consolidated Financial Statements) (continued)

1 November	James Hardie advises that it and the NSW Government have agreed to extend the deadline for satisfaction of certain conditions precedent to the FFA until 14 November 2006. The current deadline expired on 31 October 2006.
9 November	The ATO provides James Hardie, the proposed SPF and others with private binding rulings that the company believes will deliver an acceptable tax outcome for the proposed SPF set up to compensate certain Australians with asbestos-related personal injury claims against former James Hardie subsidiaries.
13 November	Results for Q2 and Half Year FY07: James Hardie announces that for the three months ended 30 September 2006, net operating profit, excluding adjustments to the asbestos provision, increased 43% compared to the same quarter last year to US\$68.3 million from US\$47.6 million. An updated KPMG Actuaries' Valuation Report for James Hardie (to 30 September 2006) is filed with this announcement.
15 November	James Hardie advises that it and the NSW Government have agreed to extend the deadline for satisfaction of certain conditions precedent to the FFA until 22 November 2006. The current deadline expired on 14 November 2006.
21 November	James Hardie and the NSW Government execute the Amended FFA to compensate Australians with asbestos-related personal injury claims against former James Hardie subsidiaries.
12 December	James Hardie receives a report from the independent expert commissioned to investigate the presence of asbestos materials at its Rosehill manufacturing plant. The investigation examined airborne fibre concentrations and possible contamination of settled dust and residues within the site. James Hardie voluntarily closed the site whilst these investigations were conducted.
15 December	<p>The Supervisory Board of James Hardie Industries appoints Messrs Brian Anderson and Don DeFosset to the company's Supervisory and Joint Boards, effective 14 December 2006. Mr Anderson has also been appointed a member of the Audit Committee and Mr DeFosset a member of the Remuneration Committee.</p> <p>The Board also endorses two candidates, Messrs Michael Hammes and Rudy van der Meer, to stand for election at the Extraordinary General Meeting (EGM) of shareholders to be held in The Netherlands on 7 February 2007. Messrs Hammes and van der Meer were unable to be appointed immediately by the Board due to restrictions under Dutch law on the number of appointments the Supervisory Board is able to make.</p>
Calendar 2007	
7 February	James Hardie security holders overwhelmingly vote to approve the long-term compensation funding arrangements for asbestos-related personal-injury claims against certain former group subsidiaries at an EGM held in Amsterdam.
9 February	An initial payment of A\$184.3 million is made to the AICF by James Hardie today in accordance with the long-term funding arrangements endorsed by security holders on 7 February 2007.
15 February	Following the close of trading on the ASX on 14 February 2007, ASIC advises the company that it has commenced civil proceedings against James Hardie Industries NV and others in the Supreme Court of New South Wales. A copy of ASIC's letter and an extract from the originating process setting out the details of ASIC's application are attached to the statement.
20 February	The Board of James Hardie announces that it has regretfully accepted the resignations from the Board and Board Committees of Chairman, Ms Meredith Hellicar, and non-executive directors, Messrs Michael Brown and Michael Gillfillan. Copies of their letters of resignation are attached to the announcement.
21 February	James Hardie announces that the release of its 3rd quarter and 9 months financial results scheduled for Thursday 22 February 2007 in Sydney has been deferred.
6 March	Results for Q3 and nine-months FY07: James Hardie announces a US\$36.8 million net operating profit, excluding adjustments to the asbestos provision, for the three months ended 31 December 2006, a reduction of 10% compared to the corresponding period in the prior year.

INFORMATION FOR SECURITY HOLDERS

Annual Meeting

The 2007 Annual Information Meeting of CUFS holders of James Hardie Industries NV will be held at The Westin Hotel, No1 Martin Place, Sydney, NSW, Australia at 1.00pm Australian Eastern Standard Time (AEST) on Wednesday, 15 August 2007.

The Annual General Meeting will be held in Ballroom C, Hilton Amsterdam, Apollolaan 138, 1077 BG Amsterdam, The Netherlands, at 10.00am Central Europe Time (CET) on Friday, 17 August 2007.

Calendar 2007*

31 Mar	End of JHI NV Fiscal Year (FY) 2007
28 May	FY07 Quarter 4 & Full Year results and dividend announcement and management presentation
14 Jun	Record date for dividend to be paid on 10 July 2007
14 Jun	Announcement of dividend in Australian currency equivalent
29 Jun	2007 annual report released
10 Jul	Dividend payment date for share/CUFS holders
15 Aug	FY08 Quarter 1 results announcement and management presentation
15 Aug	Annual Information Meeting, Sydney
15 Aug	Direction Forms close 4 pm Sydney time for Annual General Meeting
17 Aug	Annual General Meeting, Amsterdam
19 Nov	FY08 Quarter 2 results announcement and management presentation

Calendar 2008*

28 Feb	FY08 Quarter 3 results announcement and management presentation
31 Mar	End of JHI NV Financial Year 2008
26 May	FY08 Quarter 4 & Full Year results announcement 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 Securities Exchange and New York Stock Exchange.

Australia: Australian Securities Exchange Limited



James Hardie Industries NV shares are listed on the Australian Securities Exchange Limited (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: +1 (212) 815 3700

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) 8235 8150

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 electronic funds transfer to an Australian bank account or by cheque. 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. 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;
- 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; and
- 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, 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 area of the website.

SHARE/CUFS INFORMATION

(Not forming part of the Consolidated Financial Statements) (continued)

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 on and downloaded from the Investor Relations area of our website at www.jameshardie.com

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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

TM and [®] denote a trademark or registered mark owned by James Hardie International Finance BV. This annual report is printed on an environmentally responsible paper manufactured under environmental management systems ISO14001 and EMAS 2 using Elemental Chlorine Free (ECF) pulp sourced from sustainable, well managed forests.

Cautionary Statement Concerning 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:

- expectations about the timing and amount of payments to the Asbestos Injuries Compensation Fund (AICF), a special purpose fund for the compensation of proven asbestos-related personal injury and death claims;
- expectations with respect to the effect on our financial statements of those payments;
- statements as to the possible consequences of proceedings brought against us and certain of our former directors and officers by the Australian Securities & Investments Commission;
- expectations that our credit facilities will be extended or renewed;
- 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, some of which are discussed under "Risk Factors" beginning on page 5 of our Form 20-F filed on 29 September 2006 with the Securities and Exchange Commission, 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 subsidiaries; required contributions to the AICF and the effect of foreign exchange on the amount recorded in our financial statements as an asbestos liability; 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 changes in environmental and health and safety laws; risks of conducting business internationally; compliance with and changes in laws and regulations; foreign exchange risks; the successful implementation of new software systems; and the effect of natural disasters. We caution you that the foregoing list of factors is not exhaustive 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

Photographs

Cover: Forklift driver photographed at the James Hardie plant in Fontana, California, USA.

Page 3: Goose Restaurant and Jetty, Busselton Wharf, Western Australia, featuring Scyon™ Linea® weatherboards.

Page 5: Coastal Living Idea House, USA, featuring HardiePlank™ siding.

Page 7: Better Homes & Gardens 2005 Idea Home, Georgia, USA, featuring HardiePlank™ siding and HardieSoffit™ panels.

Page 15: House, Georgia, USA, featuring HardiePlank™ siding, HardieTrim™ boards and HardieSoffit™ panel.

Page 17: Simonds Homes' house, Torquay, Victoria, Australia, featuring Scyon™ Matrix™ cladding, Scyon™ Axon panels, Scyon™ Linea® weatherboards and HardiTex® base sheet.

Pages 18–19: Tomas Hernandez, manufacturing employee at the James Hardie plant in Fontana, California, USA

Pages 20–21: Scyon™ Linea® weatherboards and Scyon™ Matrix cladding.

Pages 23–24: Rawson Homes house, Murrays Beach, NSW, Australia, featuring Scyon™ Linea® weatherboards, HardiFlex® sheets and Villaboard® lining.

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