

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

**FORM 6-K**

**Report of Foreign Private Issuer Pursuant to Rule 13a-16 or 15d-16  
under the Securities Exchange Act of 1934**

**For the Month of August, 2009**

**1-15240  
(Commission File Number)**

**JAMES HARDIE INDUSTRIES N.V.**

(Translation of registrant's name into English)

Atrium, 8th floor  
Strawinskylaan 3077  
1077 ZX Amsterdam, The Netherlands  
(Address of principal executive offices)

Indicate by check mark whether the registrant files or will file annual reports under cover Form 20-F or Form 40-F.

Form 20-F  Form 40-F

Indicate by check mark if the registrant is submitting the Form 6-K in paper as permitted by Regulation S-T Rule 101(b)(1): Not Applicable

Indicate by check mark if the registrant is submitting the Form 6-K in paper as permitted by Regulation S-T Rule 101(b)(7): Not Applicable

Indicate by check mark whether the registrant by furnishing the information contained in this Form is also thereby furnishing the information to the Commission pursuant to Rule 12g3-2(b) under the Securities Exchange Act of 1934.

Yes  No

If "Yes" is marked, indicate below the file number assigned to the registrant in connection with Rule 12g3-2(b): Not Applicable

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## Safe Harbor Statement

The exhibits attached to this Form 6-K 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, invitation memoranda and prospectuses, in media releases and other written materials and in oral statements made by our officers, directors or employees to analysts, institutional investors, existing and potential lenders, representatives of the media and others. Statements that are not historical facts are forward-looking statements and such forward-looking statements are statements made pursuant to the Safe Harbor Provisions of the Private Securities Litigation Reform Act of 1995. Examples of forward-looking statements include:

- statements about our future performance;
- projections of our results of operations or financial condition;
- statements regarding our plans, objectives or goals, including those relating to our strategies, initiatives, competition, acquisitions, dispositions and/or our products;
- expectations concerning the costs associated with the suspension or closure of operations at any of our plants and future plans with respect to any such plants;
- expectations that our credit facilities will be extended or renewed;
- expectations concerning dividend payments;
- statements concerning our corporate and tax domiciles and potential changes to them;
- statements regarding tax liabilities and related audits and proceedings;
- statements as to the possible consequences of proceedings brought against us and certain of our former directors and officers by the ASIC;
- expectations about the timing and amount of contributions to the AICF, a special purpose fund for the compensation of proven Australian asbestos-related personal injury and death claims;
- expectations concerning indemnification obligations; and
- statements about product or environmental liabilities.

Words such as “believe,” “anticipate,” “plan,” “expect,” “intend,” “target,” “estimate,” “project,” “predict,” “forecast,” “guideline,” “aim,” “will,” “should,” “continue” and similar expressions are intended to identify forward-looking statements but are not the exclusive means of identifying such statements. Readers are cautioned not to place undue reliance on these forward-looking statements and all such forward-looking statements are qualified in their entirety by reference to the following cautionary statements.

Forward-looking statements are based on our estimates and assumptions and because forward-looking statements address future results, events and conditions, they, by their very nature, involve inherent risks and uncertainties. Such known and unknown risks, uncertainties and other factors may cause our actual results, performance or other achievements to differ materially from the anticipated results, performance or achievements expressed, projected or implied by these forward-looking statements. These factors, some of which are discussed under “Key Information — Risk Factors” beginning on page 6 of the Form 20-F filed with the US Securities and Exchange Commission on 25 June 2009, 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 currency exchange rate movements 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 research and development efforts; reliance on a small number of customers; a customer’s inability to pay; compliance with and changes in environmental and health and safety laws; risks of conducting business internationally; our proposal to transform to a Dutch “SE” company and transfer our corporate domicile from The Netherlands to Ireland to become an Irish “SE” company; compliance with and changes in laws and regulations; currency exchange risks; the concentration of our customer base on large format retail customers, distributors and dealers; the effect of natural disasters; changes in our key management personnel; inherent limitations on internal controls; use of accounting estimates; and all other risks identified in our reports filed with Australian, Dutch and US securities agencies and exchanges (as appropriate). 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 and are statements of our current expectations concerning future results, events and conditions.

**EXHIBIT INDEX**

<u>Exhibit No.</u>	<u>Description</u>
99.1	Chairman's Address to 2009 annual meetings
99.2	CEO's presentation to 2009 annual meetings

The information set forth in Exhibits 99.1 and 99.2 of this Report on Form 6-K is hereby incorporated by reference in to the Registrant's Registration Statements on Forms S-8, Registration Nos. 333-14036 and 333-153446.

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

**James Hardie Industries N.V.**

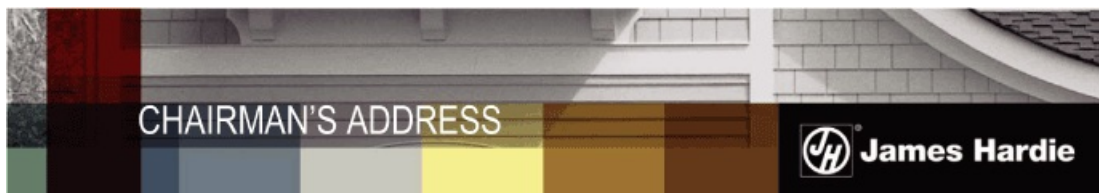
Date: Wednesday, 21 August 2009

By: /s/ Russell Chenu

Russell Chenu  
Chief Financial Officer

EXHIBIT INDEX

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99.2	CEO's presentation to 2009 annual meetings



18 August 2009

For analyst and media enquiries please  
call Sean O'Sullivan on: (02) 8274 5239

**Chairman's Address to 2009 Annual Meetings**  
**Michael Hammes**

Louis will speak to you shortly about the outstanding performance of your company in what can only be described as extraordinarily difficult market conditions. Given that, and the number of items on today's meeting agenda, I intend to keep my remarks brief, and limit them to a couple of key areas.

Overall, I am pleased to report that the company made significant and positive progress in resolving many of the legacy issues that I described to you at last year's meeting:

- In December last year, we reached a settlement with the ATO for tax issues in Australia through to 2006, except for the on-going litigation with the ATO in the 1999 RCI matter.
- In April, the US IRS concluded that James Hardie qualified for the benefits of the US/Netherlands Tax Treaty for the years 2006 and 2007.
- Also in April, we learned the outcome of the ASIC proceedings. While we were disappointed with the findings, I repeat the commitment I made in my Chairman's letter that we will learn from this experience and endeavour to pursue the highest standards of transparency and corporate governance.
- Finally, today we have put before you the first stage in our proposal to transform James Hardie from a Dutch NV into a Dutch SE and then in a second stage, and subsequent proposal, transfer its domicile to Ireland.

Both the Board and management are focused on working to put the remaining legacy issues – which are now thankfully much reduced – behind us so that we can concentrate on strengthening our company in preparation for future growth.

That brings me to the next area I want to touch on: executive remuneration. This is the subject of a number of resolutions before the 2009 AGM, and of questions and comments sent in by shareholders in advance of the meeting.

As you will see shortly in Louis' presentation, our management team performed exceptionally well last year, in terms of maximising the company's market, operating and financial results, and continuing to build the foundations for outstanding results when the economic situation returns to "normal".

The results announced this morning give us a very positive indication of what can be achieved with the foundations they have built.

The Board wants to provide this management team with compensation that gives them incentive and motivation and, at the same time, is consistent with today's standards and expectations, and aligned with shareholder interests.

The changes that we are proposing were arrived at with the advice and assistance of two outside and independent consulting firms.

We announced the proposed changes to the ASX a few months ago and since then I have spent some time discussing them with major shareholders and governance advisors.

In summary, we are proposing to extend the interim plan that received strong shareholder approval last year because we believe it will continue to focus and motivate management to accomplish objectives most important to shareholders.

We will also introduce a scorecard of measures to assess management's long-term performance. If management does not perform to our expectations on a range of measures – US primary demand growth; US product mix shift; zero to the landfill; safety; strategic positioning; legacy issues; managing during the economic crisis and talent management development – the Board may, at its discretion, "claw back" up to 100% of the Long-term Incentive.

The last area I want to address is that of dividends – again, a subject of comment in forms submitted in advance of the meeting.

Like many companies, we had to make a difficult decision to omit both the interim and final dividends for fiscal year 2009.

As we announced at the year-end results presentation in May, until market conditions improve, we believe it is prudent to continue to omit dividends in order to conserve capital.

We understand that this is an unpopular decision with some shareholders, but – like most of the decisions we are making – it is firmly focussed on the future of the company.

No one knows when the economic situation will return to "normal" and exactly what level of sustainable demand that will imply.

However, based on decisions and actions already taken and those being considered, we believe your company is well placed to continue to build on its leading position in the building materials industry.

I will now ask Louis to talk to you about the performance of the business.

**Media/Analyst Enquiries:**

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Vice President, Investor and Media Relations

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Email: [media@jameshardie.com.au](mailto:media@jameshardie.com.au)  
Facsimile: +61 2 8274 5218



**Disclaimer: Forward looking statements**

This Chairman's Address contains forward-looking statements. We may from time to time make forward-looking statements in our periodic reports filed with or furnished to the U.S. Securities and Exchange Commission, on Forms 20-F and 6-K, in our annual reports to shareholders, in offering circulars, invitation memoranda and prospectuses, in media releases and other written materials and in oral statements made by our officers, directors or employees to analysts, institutional investors, existing and potential lenders, representatives of the media and others. Statements that are not historical facts are forward-looking statements and such forward-looking statements are statements made pursuant to the Safe Harbor Provisions of the Private Securities Litigation Reform Act of 1995.

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 **James Hardie**

**Annual Information Meeting**  
18 August 2009

Louis Gries, CEO



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- Results overview – FY 2009 and Q1 FY 2010
- USA and Europe Fibre Cement
- HardieZone™ System
- Legacy issues
- Asbestos compensation funding arrangements

# Overview



US \$ million	Q1 FY09	Q2 FY09	Q3 FY09	Q4 FY09	Q1 FY10
<b>Net Sales</b>	365.0	341.9	254.4	241.3	284.5
<b>Gross Profit</b>	124.0	113.2	82.4	69.2	110.4
<b>Gross Margin</b>	34.0%	33.1%	32.4%	28.7%	38.8%
<b>EBIT<sup>1</sup></b>	65.5	56.7	31.6	17.1	63.8
<b>EBIT Margin<sup>1</sup></b>	17.9%	16.6%	12.4%	7.1%	22.4%
<b>Net Operating Profit<sup>1</sup></b>	40.0	36.2	16.5	7.2	41.6
<b>Earnings per share<sup>1</sup> USc</b>	9.3	8.4	3.8	1.7	9.6

<sup>1</sup> Excluding asbestos, ASIC expenses, tax adjustments and impairments

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- Aggressively grow demand for our products in targeted market segments
- Grow our overall market position while defending our share in existing market segments
- Offer products with superior value to that of our competitors
- Introduce differentiated products to reduce direct price competition

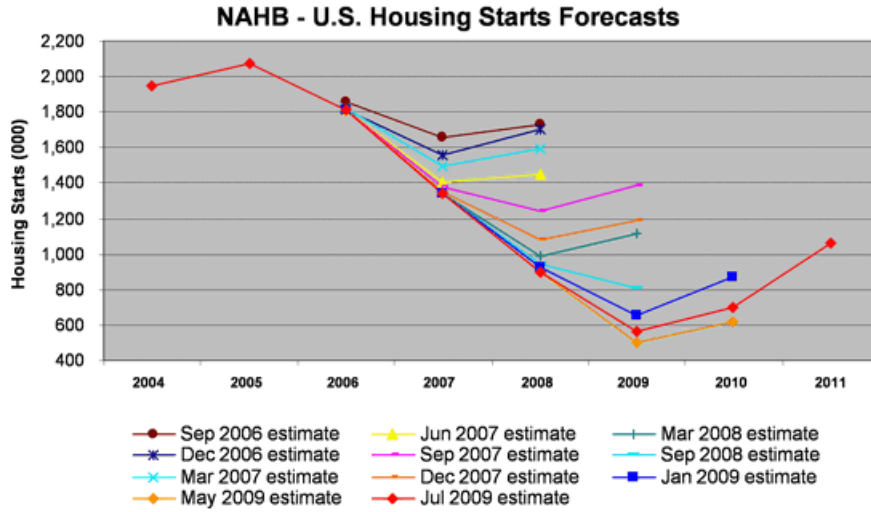
### **USA and Europe Fibre Cement**

- The US business continues to perform well in a severely depressed housing market
- We continue to stay on strategy with our product and market initiatives
- Europe sales continue to increase off a still small base

### **Asia Pacific Fibre Cement**

- The Australian and New Zealand businesses are set up very much like the US business and have performed well despite declining market demand
- Recent improvements in the Philippines' plant operation have lifted returns in that business

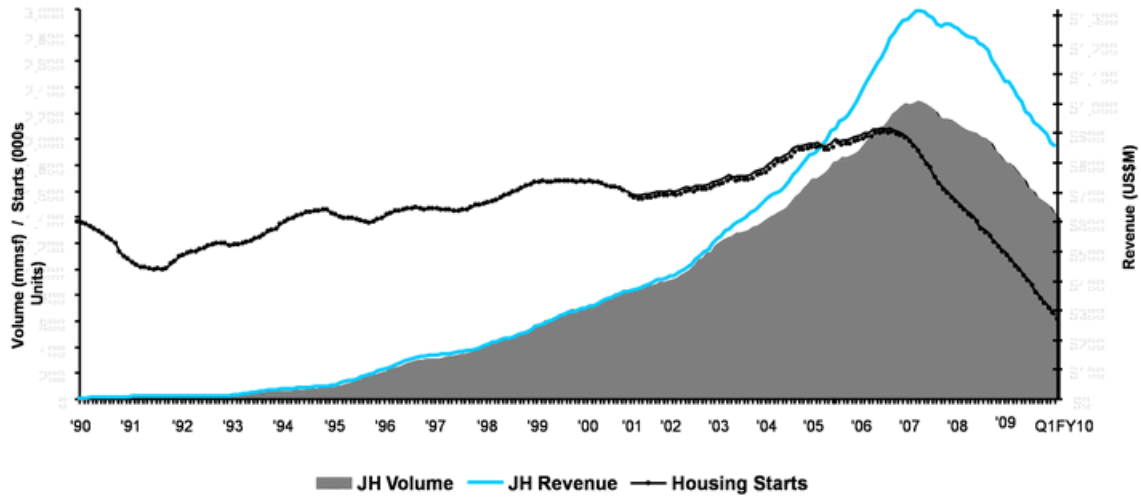
- NAHB latest forecast of 2009 Housing Starts is 561k (including MF-high)



Source: NAHB Executive Level Forecasts - Total US Housing Starts (incl. SF, MF-low and MF-high)

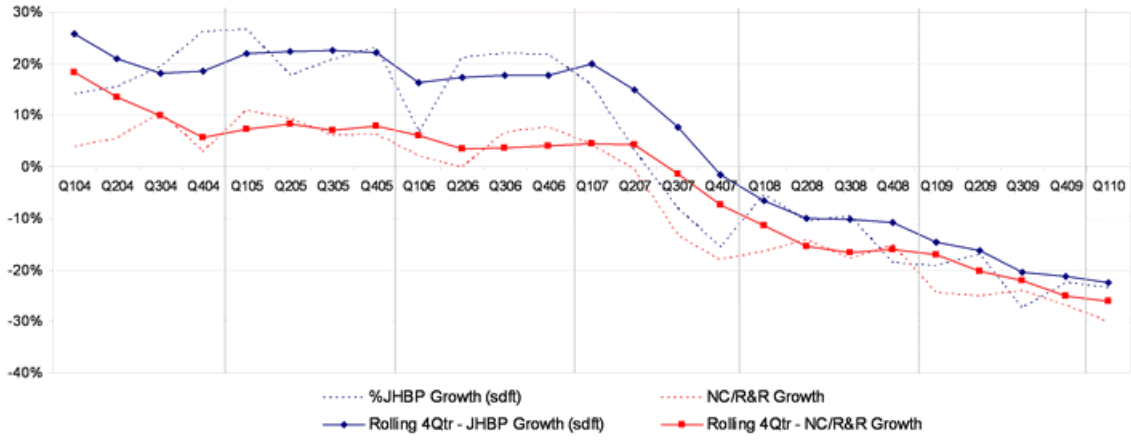


### Top Line Growth



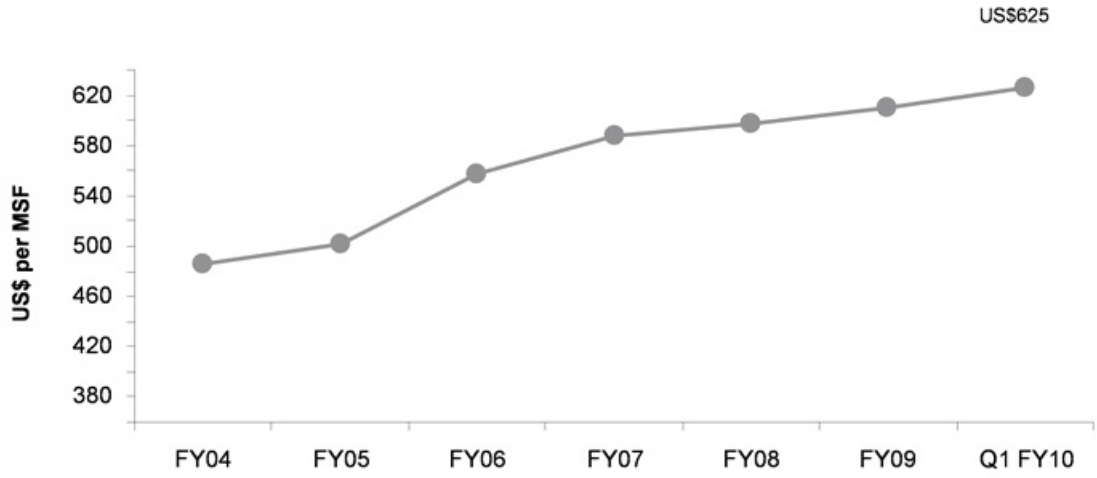
Rolling 12 month average of seasonally adjusted estimate of housing starts by US Census Bureau

### Primary Growth Performance

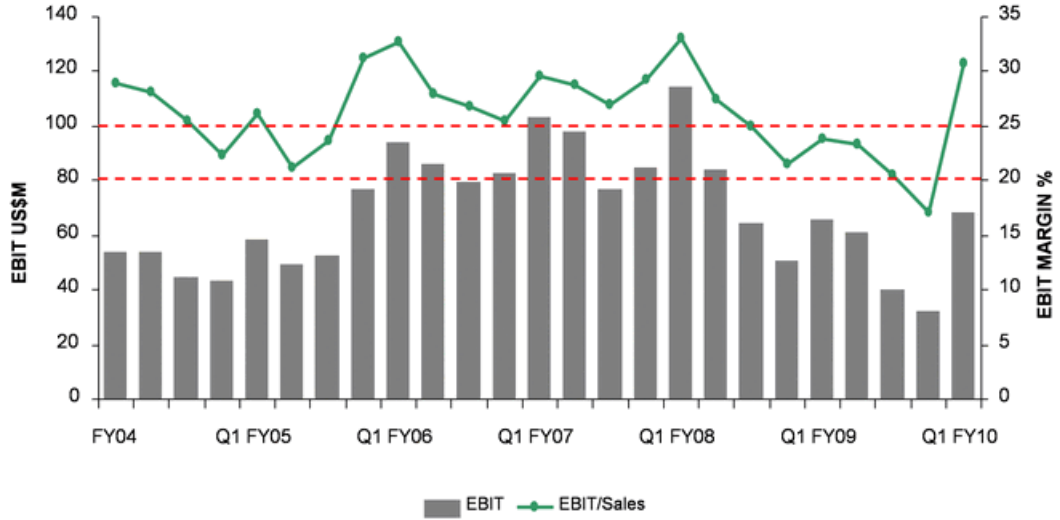


Sources: Dodge US addressable starts (SF & MF-low); US Census R&R \$ expenditures less CPI  
 Note: • US Census discontinued their R&R \$ expenditures report in 2007  
 • 2008 R&R = avg. published Home Depot & Lowe's same store sales less CPI

### Average Net Selling Price



EBIT and EBIT Margin\*



\* Excludes impairment charges of US\$45.6 million in Q4 FY08

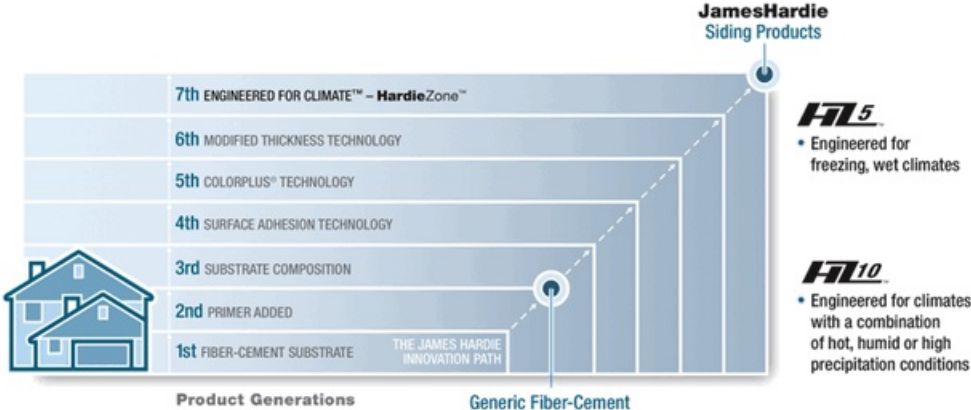


James Hardie is currently undertaking a major product launch in the United States. The HardieZone™ System:

- provides specific product performance attributes relative to the climate where the product is used
- across full range of engineered products – Plank, Panel, Trim, Fascia and Soffit, HardieWrap weather barrier
- clearly articulates why James Hardie is superior to generic fibre cements

7<sup>th</sup> Generation versus 2<sup>nd</sup> Generation generic fibre cement

- The HardieZone™ System represents a logical extension of Hardie technology



## The Right Exterior – Every Time

Geographic zones based on 8 climatic variables:

- Temperature range
- UV
- Humidity
- Rainfall
- Snow
- Hail
- Hurricane (high wind load)
- Topographical factors



Two product lines emerged:







plus



- Factory controlled finish for maximum consistency and durability
- Resistant to cracking, fading and chipping
- Reduces costly weather delays



plus



- Factory-controlled finish for maximum consistency and durability
- Resists peeling, chipping, cracking or marring
- Colour retention and fade resistance with high levels of UV exposure experienced in zones 6-10

## Key Ratios



	<b>Q1' FY10</b>	<b>FY09</b>	<b>FY08</b>
EPS (Diluted) <sup>1</sup>	9.6c	22.3c	36.9c
Dividend Paid per share	N/A	8.0c	27.0c
Return on Shareholders' Funds <sup>1</sup>	17.8%	11.2%	17.7%
Return on Capital Employed <sup>2</sup>	23.6%	16.7%	24.2%
EBIT/ Sales (EBIT margin) <sup>2</sup>	22.4%	14.2%	19.2%
Gearing Ratio <sup>1</sup>	19.0%	24.0%	21.5%
Net Interest Expense Cover <sup>2</sup>	45.6x	18.2x	33.9x
Net Interest Paid Cover <sup>2</sup>	53.2x	21.9x	22.0x
Net Debt Payback <sup>3</sup>	0.7yrs	4.3yrs	0.7yrs

<sup>1</sup> Excludes asbestos adjustments, AICF SG&A expenses, AICF interest income, ASIC expenses and tax adjustments

<sup>2</sup> Excludes asbestos adjustments, AICF SG&A expenses and ASIC expenses

<sup>3</sup> Excludes payments under the Amended FFA

- Improved US and Europe EBIT, reflecting lower average unit manufacturing costs, lower freight costs, decreased SG&A spending, improved plant performance and an increase in average net sales price
- In Australian dollars, Asia Pacific Fibre Cement EBIT for the quarter decreased 13% due to a lower gross margin performance partially offset by lower SG&A expenses
- Net operating profit excluding asbestos, ASIC expenses and tax adjustments, increased 3% for the quarter, compared to the same period last year
- Net cash flow from operations was strong relative to market conditions
- Results remain subject to fluctuation in A\$ : US\$ exchange rate

### ASIC Proceedings

- Further hearing in relation to exoneration, penalties and costs held
- Decision awaited

### ATO tax matters

- Settled FY 2002-2006 audits
- Court hearing for FY1999 amended assessment scheduled for September 2009

### Domicile

- EGM on Stage 1 of Proposal Friday, 21 August 2009

- Updated actuarial report completed as at 31 March 2009
- Discounted central estimate increased to A\$1,781.6 million from A\$1,446.6 million
- As per AFFA, no contribution is being made to AICF in financial year ending 31 March 2010
- AICF liquidity at 30 June 2009:  
A\$125.6m – cash and short-term investments

This Management Presentation forms part of a package of information about the company's results. It should be read in conjunction with the other parts of this package, including Management's Analysis of Results, a Media Release and a Financial Report.

#### Definitions

##### Financial Measures – US GAAP equivalents

**EBIT and EBIT Margin** - EBIT, as used in this document, is equivalent to the US GAAP measure of operating income. EBIT margin is defined as EBIT as a percentage of net sales. We believe EBIT and EBIT margin to be relevant and useful information as these are the primary measures used by our management to measure the operating profit or loss of our business. EBIT is one of several metrics used by our management to measure the earnings generated from our operations, excluding interest and income tax expenses. Additionally, EBIT is believed to be a primary measure and terminology used by our Australian investors. EBIT and EBIT margin should be considered in addition to, but not as a substitute for, other measures of financial performance reported in accordance with accounting principles generally accepted in the United States of America. EBIT and EBIT margin, as we have defined them, may not be comparable to similarly titled measures reported by other companies.

**Operating profit** - is equivalent to the US GAAP measure of income.

**Net operating profit** - is equivalent to the US GAAP measure of net income.

##### Sales Volumes

**mmsf** – million square feet, where a square foot is defined as a standard square foot of 5/16" thickness.

**msf** – thousand square feet, where a square foot is defined as a standard square foot of 5/16" thickness.

**Financial Ratios**

**Gearing Ratio** – Net debt (cash) divided by net debt (cash) plus shareholders' equity.

**Net interest expense cover** – EBIT divided by net interest expense.

**Net interest paid cover** – EBIT divided by cash paid during the period for interest, net of amounts capitalised.

**Net debt payback** – Net debt (cash) divided by cash flow from operations.

**Net debt (cash)** – Short-term and long-term debt less cash and cash equivalents.



**Non-US GAAP Financial Measures**

**EBIT and EBIT margin excluding asbestos and ASIC expenses** – EBIT and EBIT margin excluding asbestos and ASIC expenses are not measures of financial performance under US GAAP and should not be considered to be more meaningful than EBIT and EBIT margin. James Hardie has included these financial measures to provide investors with an alternative method for assessing its operating results in a manner that is focussed on the performance of its ongoing operations and provides useful information regarding its financial condition and results of operations. The company uses these non-US GAAP measures for the same purposes.

<b>US\$ Millions</b>	<b>Q1 FY 2010</b>	<b>Q1 FY 2009</b>
EBIT	\$ (57.1)	\$ 22.9
Asbestos:		
Asbestos adjustments	119.8	40.5
AICF SG&A expenses	0.5	0.6
ASIC expenses	0.6	1.5
EBIT excluding asbestos and ASIC expenses	63.8	65.5
Net Sales	\$ 284.5	\$ 365.0
EBIT margin excluding asbestos and ASIC expenses	22.4%	17.9%





**Non-US GAAP Financial Measures (continued)**

**Net operating profit excluding asbestos, ASIC expenses and tax adjustments** – Net operating profit excluding asbestos, ASIC expenses and tax adjustments is not a measure of financial performance under US GAAP and should not be considered to be more meaningful than net income. The company has included this financial measure to provide investors with an alternative method for assessing its operating results in a manner that is focussed on the performance of its ongoing operations. The company uses this non-US GAAP measure for the same purposes.

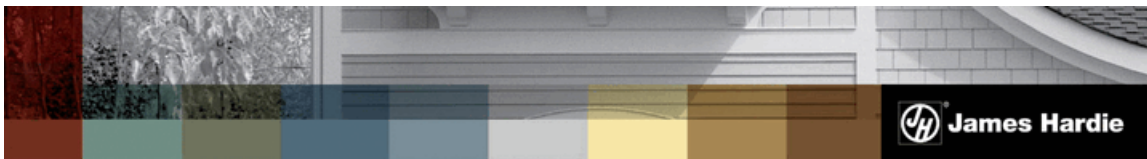
<b>US\$ Millions</b>	<b>Q1 FY 2010</b>	<b>Q1 FY 2009</b>
Net operating (loss) profit	\$ (77.9)	\$ 1.4
Asbestos:		
Asbestos adjustments	119.8	40.5
AICF SG&A expenses	0.5	0.6
AICF interest income	(0.7)	(0.9)
Gain on AICF investments	(0.4)	-
ASIC expenses	0.6	1.5
Tax adjustments	(0.3)	(3.1)
Net operating profit excluding asbestos, ASIC expenses and tax adjustments	<b>\$ 41.6</b>	<b>\$ 40.0</b>



**Non-US GAAP Financial Measures (continued)**

**Diluted earnings per share excluding asbestos, ASIC expenses and tax adjustments** – Diluted earnings per share excluding asbestos, ASIC expenses and tax adjustments is not a measure of financial performance under US GAAP and should not be considered to be more meaningful than diluted earnings per share. The company has included this financial measure to provide investors with an alternative method for assessing its operating results in a manner that is focussed on the performance of its ongoing operations. The company's management uses this non-US GAAP measure for the same purposes.

US\$ Millions	Q1 FY 2010	Q1 FY 2009
Net operating profit excluding asbestos, ASIC expenses and tax adjustments	\$ 41.6	\$ 40.0
Weighted average common shares outstanding - Diluted (millions)	435.4	432.2
Diluted earnings per share excluding asbestos, ASIC expenses and tax adjustments (US cents)	9.6	9.3



**Non-US GAAP Financial Measures (continued)**

**Effective tax rate excluding asbestos and tax adjustments** – Effective tax rate excluding asbestos and tax adjustments is not a measure of financial performance under US GAAP and should not be considered to be more meaningful than effective tax rate. The company has included this financial measure to provide investors with an alternative method for assessing its operating results in a manner that is focussed on the performance of its ongoing operations. The company’s management uses this non-US GAAP measure for the same purposes.

<b>US\$ Millions</b>	<b>Q1 FY 2010</b>	<b>Q1 FY 2009</b>
Operating (loss) profit before income taxes	\$ (53.0)	\$ 21.8
Asbestos:		
Asbestos adjustments	119.8	40.5
AICF SG&A expenses	0.5	0.6
AICF interest income	(0.7)	(0.9)
Gain on AICF investments	(0.4)	-
Operating profit before income taxes excluding asbestos	<u>\$ 66.2</u>	<u>\$ 62.0</u>
Income tax expense	(24.9)	(20.4)
Tax adjustments	(0.3)	(3.1)
Income tax expense excluding tax adjustments	<u>(25.2)</u>	<u>(23.5)</u>
Effective tax rate excluding asbestos and tax adjustments	<u>38.1%</u>	<u>37.9%</u>



**Non-US GAAP Financial Measures (continued)**

**EBITDA** – is not a measure of financial performance under US GAAP and should not be considered an alternative to, or more meaningful than, income from operations, net income or cash flows as defined by US GAAP or as a measure of profitability or liquidity. Not all companies calculate EBITDA in the same manner as James Hardie has and, accordingly, EBITDA may not be comparable with other companies. The company has included information concerning EBITDA because it believes that this data is commonly used by investors to evaluate the ability of a company's earnings from its core business operations to satisfy its debt, capital expenditure and working capital requirements.

<b>US\$ Millions</b>	<b>Q1 FY 2010</b>	<b>Q1 FY 2009</b>
EBIT	\$ (57.1)	\$ 22.9
Depreciation and amortisation	15.0	14.0
EBITDA	\$ (42.1)	\$ 36.9



**Non-US GAAP Financial Measures (continued)**

**General corporate costs excluding domicile change related costs** – General corporate costs excluding domicile change related costs is not a measure of financial performance under US GAAP and should not be considered to be more meaningful than general corporate costs. James Hardie has included these financial measures to provide investors with an alternative method for assessing its operating results in a manner that is focussed on the performance of its ongoing operations and provides useful information regarding its financial condition and results of operations. The company uses these non-US GAAP measures for the same purposes.

US\$ Millions	Q1 FY 2010	Q1 FY 2009
General corporate costs	\$ 12.5	\$ 12.4
Excluding:		
Domicile change related costs	4.5	0.2
General corporate costs excluding domicile change related costs	\$ 8.0	\$ 12.2