

Form 605

Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To Company Name/Scheme JAMES HARDIE INDUSTRIES N.V.

ACN/ARSN 097 829 895

1. Details of substantial holder

Name Suncorp-Metway Limited and its subsidiaries

ACN/ARSN (if applicable) 010 831 722

The holder ceased to be a substantial holder on 19/03/09

The previous notice was given to the company on 30/09/08

The previous notice was dated 24/09/08

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class & number of securities affected	Percentage change in holdings
REFER	ANNEXURE 2				

3. Changes in association

The persons who have become associates of, ceased to be associates of, or have changed the nature of their association with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
NOT APPLICABLE	

4. Addresses

The addresses of persons named in this form are as follows:

Name	Address
REFER ANNEXURE 1	

Signature

Print name CLIFFORD R. CHATEL Capacity Company Secretary

Sign here  Date 23/03/09

Annexure 1

Relevant interest holder	Registered holder of securities	Registration details	Person's Votes
Suncorp Metway Investment Management Ltd	SUNCORP CUSTODIAN SERVICES PTY LTD (AET)	SUNCORP CUSTODIAN SERVICES PTY LTD GPO BOX 5078, SYDNEY NSW 2001	274,107
Suncorp Metway Investment Management Ltd	SUNCORP CUSTODIAN SERVICES PTY LTD (IPT)	SUNCORP CUSTODIAN SERVICES PTY LTD GPO BOX 5078, SYDNEY NSW 2001	68,722
Suncorp Metway Investment Management Ltd	SUNCORP CUSTODIAN SERVICES PTY LTD	SUNCORP CUSTODIAN SERVICES PTY LTD GPO BOX 5078, SYDNEY NSW 2001	4,297
New Zealand Guardian Trust Company Ltd	NEW ZEALAND GUARDIAN TRUST COMPANY LTD ROBINSON, DIANA A	ANZ NOMINEES CUSTODIAN SERVICES, MELBOURNE	7,600
New Zealand Guardian Trust Company Ltd	BISHOP ALAN TERRAS AGENCY	C/- THE NEW ZEALAND GUARDIAN TRUST COMPANY LTD PO BOX 1934 AUCKLAND	9,754
Tyndall Investment Management Ltd	NSW BUSINESS CHAMBER LTD	NATIONAL AUSTRALIA CUSTODIAN SERVICES A/C 9580-16 BTTYUT 5 TH FLOOR SOUTH 271 COLLINS STREET MELBOURNE VIC 3000	307,684
Tyndall Investment Management Ltd	NATIONAL NOMINEES LTD ACF BTR	NATIONAL AUSTRALIA CUSTODIAN SERVICES A/C 9580-16 BTTYUT 5 TH FLOOR SOUTH 271 COLLINS STREET MELBOURNE VIC 3000	47,968
Tyndall Investment Management Ltd	TYNDALL AUSTRALIAN CORE SHARE VALUE FUND	TASMAN ASSET MANAGEMENT LIMITED A/C TYNDALL AUSTRALIAN CORE SHARE VALUE FUND GPO BOX 5078 SYDNEY NSW 2001	1,548,011
Tyndall Investment Management Ltd	TYNDALL AUSTRALIAN SHARE WHOLESALE PORTFOLIO	TASMAN ASSET MANAGEMENT LIMITED A/C TYNDALL AUSTRALIAN SHARE WHOLESALE PORTFOLIO GPO BOX 5078 SYDNEY NSW 2001	7,875,035

RAC Insurance	RAC INSURANCE	RAC INSURANCE PTY LTD GPO BOX 5078 SYDNEY NSW 2001	194,553
Tyndall Investment Management Ltd	WORKERS COMPENSATION NOMINAL INSURER	WORKERS COMPENSATION NOMINAL INSURER C/O BNP PARIBAS PO BOX R209 ROYAL EXCHANGE NSW 1225	980,524
Tyndall Investment Management Ltd	NATIONAL NOMINEES LTD ACF MERCER INVESTMENT NOMINEES LTD	NATIONAL AUSTRALIA CUSTODIAN SERVICES A/C MERCER INVESTMENT NOMINEES LTD A/C 11120-12 WMTYAE 5 TH FLOOR SOUTH 271 COLLINS STREET MELBOURNE VIC 3000	3,931,846
Tyndall Investment Management Ltd	OPTIMIX LTD	OPTIMIX LTD C/O BNP PARIBAS PO BOX R209 ROYAL EXCHANGE NSW 1225	2,346,962
Tyndall Investment Management Ltd	AMP CAPITAL INVESTORS	AMP CAPITAL INVESTORS LTD C/O BNP PARIBAS PO BOX R209 ROYAL EXCHANGE NSW 1225	2,645,507
Tyndall Investment Management Ltd	PUBLIC TRUSTEE AUSTRALIAN CAPITAL TERRITORY	TASMAN ASSET MANAGEMENT LIMITED A/C PUBLIC TRUSTEE AUSTRALIAN CAPITAL TERRITORY PORTFOLIO GPO BOX 5078 SYDNEY NSW 2001	135,286
Tyndall Investment Management Ltd	CATHOLIC SUPER FUND	CATHOLIC SUPER FUND C/O BNP PARIBAS PO BOX R209 ROYAL EXCHANGE NSW 1225	1,247,640
Suncorp Portfolio Services Ltd.	SUNCORP PORTFOLIO SERVICES LTD	SUNCORP PORTFOLIO SERVICES LTD GPO BOX 5078 SYDNEY NSW 2001	2,468

TOTAL UNITS 21,627,964

Annexure 2 (S M I M L)

PORTFOLIO	TRADE DATE	TRADE	AMOUNT	UNIT PRICE	UNITS
GIO GENERAL SHAREHOLDERS FUNDS					
GITSIA	25/09/2008	Sales	458510.4	5.44	84285
GENERAL INSURANCE SHAREHOLDERS					
GSH	25/09/2008	Sales	610890.24	5.44	112296
RACQ INSURANCE LIMITED					
RQSFIL	02/02/2009	Sales	100170.8	3.8344	26143

Annexure 2 (TIML)

PORTFOLIO	TRADE DATE	TRADE	AMOUNT	UNIT PRICE	UNITS
AMP CAPITAL INVESTORS					
AMPC	25/09/2008	Sales	238,828.87	5.5024	43,516.00
AMPC	25/09/2008	Sales	806,347.38	5.5017	146,789.00
AMPC	30/10/2008	Sales	167,976.86	4.4318	38,000.00
AMPC	26/11/2008	Purchases	114,986.80	3.662	31,400.00
AMPC	12/12/2008	Purchases	32,861.40	3.6999	8,859.00
AMPC	08/01/2009	Sales	264,814.09	4.5025	58,966.00
AMPC	13/01/2009	Sales	130,887.86	4.4765	29,314.00
AMPC	14/01/2009	Sales	769,461.64	4.5848	168,260.00
AMPC	03/02/2009	Sales	471,377.52	3.9204	120,546.00
AMPC	05/02/2009	Sales	15,542.47	3.6	4,324.00
AMPC	09/02/2009	Sales	67,745.06	3.635	18,656.00
AMPC	09/02/2009	Sales	310,790.87	3.6309	85,816.00
AMPC	10/02/2009	Sales	840,119.44	3.5449	237,237.00
AMPC	11/02/2009	Sales	526,686.02	3.3181	159,139.00
AMPC	18/03/2009	Sales	190,215.85	3.9888	47,810.00
AMPC	19/03/2009	Sales	35,393.90	4.185	8,466.00
AMPC	19/03/2009	Sales	186,631.33	4.2502	44,024.00
TYNDALL AUSTRALIAN SHARE WHOLESALE PORTFOLIO					
TASWP	25/09/2008	Sales	321,844.89	5.5024	58,642.00
TASWP	25/09/2008	Sales	1,086,634.51	5.5017	197,813.00
TASWP	29/09/2008	Purchases	547,297.29	5.1512	105,975.00
TASWP	18/11/2008	Sales	119,566.53	4.0766	29,345.00
TASWP	20/11/2008	Purchases	645,864.77	3.6069	178,606.00
TASWP	21/11/2008	Purchases	431,085.37	3.7542	114,534.00
TASWP	24/11/2008	Purchases	851,217.61	3.8843	218,583.00
TASWP	25/11/2008	Purchases	1,814,287.34	3.9186	462,283.00
TASWP	26/11/2008	Purchases	266,172.47	3.662	72,685.00
TASWP	28/11/2008	Purchases	2,586,738.28	3.6902	699,899.00
TASWP	08/12/2008	Sales	123,135.92	4.3268	28,532.00
TASWP	12/12/2008	Purchases	380,252.35	3.6999	102,511.00
TASWP	19/12/2008	Purchases	1,709,126.72	4.34	393,808.00
TASWP	08/01/2009	Sales	241,308.39	4.5025	53,732.00
TASWP	03/02/2009	Sales	490,616.47	3.9204	125,466.00
TASWP	05/02/2009	Sales	35,340.78	3.6	9,832.00
TASWP	09/02/2009	Sales	772,330.66	3.6309	213,257.00
TASWP	09/02/2009	Sales	168,342.25	3.635	46,359.00
TASWP	17/03/2009	Sales	1,001,995.72	3.7871	265,261.00
TASWP	18/03/2009	Sales	936,923.45	3.9888	235,492.00
TASWP	19/03/2009	Sales	949,732.36	4.2502	224,030.00
TASWP	19/03/2009	Sales	180,100.82	4.185	43,079.00
CATHOLIC SUPER RETIREMENT FUND					
CSRF	25/09/2008	Sales	58,450.40	5.5024	10,650.00

CSRF	25/09/2008	Sales	197,328.21	5.5017	35,922.00
CSRF	10/10/2008	Purchases	680,911.99	4.5984	148,000.00
CSRF	18/11/2008	Sales	24,956.39	4.076601	6,125.00
CSRF	20/11/2008	Purchases	107,591.10	3.6069	29,753.00
CSRF	21/11/2008	Purchases	71,922.84	3.7542	19,109.00
CSRF	24/11/2008	Purchases	141,735.24	3.8843	36,396.00
CSRF	25/11/2008	Purchases	299,134.90	3.9186	76,220.00
CSRF	26/11/2008	Purchases	38,169.03	3.662	10,423.00
CSRF	28/11/2008	Purchases	427,228.21	3.6902	115,596.00
CSRF	08/12/2008	Sales	21,401.62	4.3268	4,959.00
CSRF	12/12/2008	Purchases	51,278.49	3.6999	13,824.00
CSRF	08/01/2009	Sales	39,489.03	4.5025	8,793.00
CSRF	03/02/2009	Sales	88,205.85	3.9204	22,557.00
CSRF	05/02/2009	Sales	5,654.10	3.6	1,573.00
CSRF	09/02/2009	Sales	27,325.35	3.635001	7,525.00
CSRF	09/02/2009	Sales	125,357.92	3.6309	34,614.00
CSRF	17/03/2009	Sales	175,048.29	3.7871	46,341.00
CSRF	18/03/2009	Sales	165,166.71	3.9888	41,514.00
CSRF	19/03/2009	Sales	30,874.55	4.185001	7,385.00
CSRF	19/03/2009	Sales	162,810.66	4.2502	38,405.00

CHALLENGER

CHALL	25/09/2008	Sales	23,693.00	5.5024	4,317.00
CHALL	25/09/2008	Sales	79,998.08	5.5017	14,563.00
CHALL	30/10/2008	Sales	17,451.91	4.431798	3,948.00
CHALL	26/11/2008	Sales	921,294.99	3.6575	251,892.00
CHALL	05/12/2008	Sales	491,168.51	4.13	118,927.00

SUNCORP PORTFOLIO SERVICES

M01146	13/03/2009	Sales	3,776.13	3.78	1,000.00
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OPTIMIX

OPTI	25/09/2008	Sales	92,181.49	5.502401	16,796.00
OPTI	25/09/2008	Sales	311,230.57	5.5017	56,657.00
OPTI	29/09/2008	Purchases	175,718.70	5.1512	34,025.00
OPTI	13/10/2008	Purchases	1,074,623.38	4.6325	231,856.00
OPTI	18/11/2008	Sales	52,247.45	4.0766	12,823.00
OPTI	20/11/2008	Purchases	229,827.57	3.6069	63,556.00
OPTI	21/11/2008	Purchases	167,629.26	3.7542	44,537.00
OPTI	24/11/2008	Purchases	318,884.84	3.8843	81,886.00
OPTI	25/11/2008	Purchases	674,505.65	3.9186	171,865.00
OPTI	26/11/2008	Purchases	102,378.53	3.662	27,957.00
OPTI	28/11/2008	Purchases	942,259.29	3.6902	254,949.00
OPTI	08/12/2008	Sales	47,308.84	4.3268	10,962.00
OPTI	12/12/2008	Purchases	127,254.02	3.6999	34,306.00
OPTI	08/01/2009	Sales	71,289.53	4.5025	15,874.00
OPTI	13/01/2009	Sales	2,023,239.54	4.57	442,722.00
OPTI	03/02/2009	Sales	141,730.77	3.9204	36,245.00
OPTI	05/02/2009	Sales	10,193.91	3.6	2,836.00

OPTI	09/02/2009	Sales	55,485.87	3.635	15,280.00
OPTI	09/02/2009	Sales	254,551.10	3.6309	70,287.00
OPTI	17/03/2009	Sales	331,270.04	3.7871	87,698.00
OPTI	18/03/2009	Sales	311,928.54	3.9888	78,402.00
OPTI	19/03/2009	Sales	58,182.96	4.185	13,917.00
OPTI	19/03/2009	Sales	306,798.78	4.2502	72,370.00

INVESYS SUPER RETIREMENT

BTR	25/09/2008	Sales	2,820.98	5.502393	514
BTR	25/09/2008	Sales	9,519.79	5.501702	1,733.00
BTR	18/11/2008	Sales	1,238.66	4.076612	304
BTR	21/11/2008	Purchases	4,181.61	3.754203	1,111.00
BTR	24/11/2008	Purchases	6,487.82	3.884298	1,666.00
BTR	25/11/2008	Purchases	13,826.46	3.918601	3,523.00
BTR	28/11/2008	Purchases	17,318.86	3.690198	4,686.00
BTR	08/12/2008	Sales	841.57	4.326821	195
BTR	12/12/2008	Purchases	749.3	3.699901	202
BTR	03/02/2009	Sales	2,076.40	3.920395	531
BTR	09/02/2009	Sales	5,091.96	3.630896	1,406.00
BTR	09/02/2009	Sales	1,111.17	3.635	306
BTR	17/03/2009	Sales	8,744.67	3.787102	2,315.00
BTR	18/03/2009	Sales	7,937.27	3.988802	1,995.00
BTR	19/03/2009	Sales	1,433.99	4.185015	343
BTR	19/03/2009	Sales	7,567.16	4.250196	1,785.00

MERCER INVESTMENT

MERI	25/09/2008	Sales	277,071.34	5.5024	50,484.00
MERI	25/09/2008	Sales	935,455.03	5.5017	170,292.00
MERI	30/10/2008	Sales	206,443.56	4.4318	46,702.00
MERI	26/11/2008	Purchases	185,106.78	3.662	50,548.00
MERI	12/12/2008	Purchases	88,424.23	3.6999	23,838.00
MERI	22/12/2008	Purchases	1,831,740.40	4.34	422,060.00
MERI	08/01/2009	Sales	275,924.73	4.5025	61,440.00
MERI	13/01/2009	Sales	92,363.58	4.4765	20,686.00
MERI	29/01/2009	Purchases	322,667.12	3.8544	83,500.00
MERI	03/02/2009	Sales	702,686.69	3.9204	179,699.00
MERI	05/02/2009	Sales	23,130.38	3.6	6,435.00
MERI	09/02/2009	Sales	462,590.04	3.6309	127,731.00
MERI	09/02/2009	Sales	100,833.22	3.635	27,768.00
MERI	10/02/2009	Sales	1,252,967.36	3.5449	353,819.00
MERI	11/02/2009	Sales	785,506.45	3.3181	237,342.00
MERI	18/03/2009	Sales	187,136.44	3.9888	47,036.00
MERI	19/03/2009	Sales	41,543.72	4.185001	9,937.00
MERI	19/03/2009	Sales	219,062.04	4.2502	51,674.00

NSW BUSINESS CHAMBER LTD

ABL	25/09/2008	Sales	10,927.21	5.502401	1,991.00
ABL	25/09/2008	Sales	36,876.13	5.5017	6,713.00

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ABL	18/11/2008	Sales	4,465.67	4.076597	1,096.00
ABL	21/11/2008	Purchases	16,368.86	3.754201	4,349.00
ABL	24/11/2008	Purchases	25,386.63	3.8843	6,519.00
ABL	25/11/2008	Purchases	54,049.93	3.9186	13,772.00
ABL	26/11/2008	Purchases	1,860.30	3.662008	508
ABL	28/11/2008	Purchases	65,816.11	3.6902	17,808.00
ABL	08/12/2008	Sales	3,284.26	4.326794	761
ABL	12/12/2008	Purchases	7,804.54	3.6999	2,104.00
ABL	12/12/2008	Purchases	522,423.75	3.75	139,313.00
ABL	08/01/2009	Sales	13,661.52	4.502502	3,042.00
ABL	03/02/2009	Sales	24,169.90	3.9204	6,181.00
ABL	09/02/2009	Sales	34,560.89	3.630899	9,543.00
ABL	09/02/2009	Sales	7,534.90	3.635002	2,075.00
ABL	17/03/2009	Sales	44,969.90	3.7871	11,905.00
ABL	18/03/2009	Sales	42,196.81	3.9888	10,606.00
ABL	19/03/2009	Sales	7,767.76	4.185	1,858.00
ABL	19/03/2009	Sales	40,955.96	4.2502	9,661.00

PROMINA EQUITIES

RAIL	25/09/2008	Sales	533,386.42	5.5024	97,180.00
RAIL	25/09/2008	Sales	1,800,861.94	5.5017	327,820.00

PUBLIC TRUSTEE OF ACT

PTACT	25/09/2008	Sales	9,692.34	5.502401	1,766.00
PTACT	25/09/2008	Sales	32,717.75	5.501701	5,956.00
PTACT	09/10/2008	Sales	27,375.01	4.8909	5,600.00
PTACT	30/10/2008	Sales	5,967.60	4.4318	1,350.00
PTACT	18/11/2008	Sales	3,178.12	4.076603	780
PTACT	21/11/2008	Purchases	14,200.89	3.754201	3,773.00
PTACT	24/11/2008	Purchases	22,010.32	3.884299	5,652.00
PTACT	25/11/2008	Purchases	46,856.10	3.9186	11,939.00
PTACT	26/11/2008	Purchases	1,614.94	3.661995	441
PTACT	28/11/2008	Purchases	57,104.95	3.6902	15,451.00
PTACT	08/12/2008	Sales	2,848.37	4.326803	660
PTACT	12/12/2008	Purchases	6,981.05	3.699899	1,882.00
PTACT	12/01/2009	Sales	156,518.77	4.4652	35,071.00
PTACT	03/02/2009	Sales	9,971.41	3.9204	2,550.00
PTACT	09/02/2009	Sales	3,082.95	3.635006	849
PTACT	09/02/2009	Sales	14,149.57	3.630898	3,907.00
PTACT	17/03/2009	Sales	19,347.83	3.787101	5,122.00
PTACT	18/03/2009	Sales	18,209.96	3.988801	4,577.00
PTACT	19/03/2009	Sales	3,386.38	4.185	810
PTACT	19/03/2009	Sales	17,851.73	4.250199	4,211.00

RAC INSURANCE

RACI	25/09/2008	Sales	406.16	5.502432	74
RACI	25/09/2008	Sales	1,378.86	5.501713	251
RACI	16/10/2008	Purchases	168,889.48	4.5733	36,911.00
RACI	18/11/2008	Purchases	73,348.85	3.8726	18,931.00

RACI	25/11/2008	Purchases	103,413.92	3.9186	26,351.00
RACI	26/11/2008	Purchases	15,805.19	3.662	4,316.00
RACI	28/11/2008	Purchases	132,418.19	3.6902	35,830.00
RACI	12/12/2008	Purchases	841.98	3.699912	227
RACI	08/01/2009	Sales	18,822.81	4.502501	4,191.00
RACI	17/03/2009	Sales	9,138.09	3.787098	2,419.00
RACI	18/03/2009	Sales	40,265.74	3.9888	10,120.00
RACI	19/03/2009	Sales	3,704.20	4.185	886
RACI	19/03/2009	Sales	19,544.44	4.2502	4,610.00

TYNDALL AUSTRALIAN CORE SHARE VALUE FUND

TACSVF	25/09/2008	Sales	5,087.65	5.502395	927
TACSVF	25/09/2008	Sales	17,166.38	5.501699	3,125.00
TACSVF	17/10/2008	Purchases	99,196.54	4.6484	21,329.00
TACSVF	24/11/2008	Purchases	79,590.75	3.8843	20,438.00
TACSVF	25/11/2008	Purchases	1,073,969.66	3.9186	273,649.00
TACSVF	26/11/2008	Purchases	166,756.49	3.662	45,537.00
TACSVF	28/11/2008	Purchases	1,345,926.31	3.6902	364,170.00
TACSVF	12/12/2008	Purchases	7,826.80	3.6999	2,110.00
TACSVF	08/01/2009	Sales	165,887.18	4.5025	36,938.00
TACSVF	27/02/2009	Purchases	421,041.62	3.3637	125,044.00
TACSVF	06/03/2009	Sales	619,670.03	3.0326	204,441.00
TACSVF	17/03/2009	Sales	349,715.06	3.7871	92,581.00
TACSVF	18/03/2009	Sales	457,059.12	3.9888	114,880.00
TACSVF	19/03/2009	Sales	165,540.76	4.2502	39,049.00
TACSVF	19/03/2009	Sales	31,397.14	4.185	7,510.00

WORKERS COMPENSATION NOMINAL INSURER

WCNI	25/09/2008	Sales	52,660.24	5.5024	9,595.00
WCNI	25/09/2008	Sales	177,794.24	5.5017	32,366.00
WCNI	18/11/2008	Sales	22,519.82	4.0766	5,527.00
WCNI	20/11/2008	Purchases	85,243.32	3.6069	23,573.00
WCNI	21/11/2008	Purchases	56,965.42	3.7542	15,135.00
WCNI	24/11/2008	Purchases	112,388.16	3.8843	28,860.00
WCNI	25/11/2008	Purchases	237,039.48	3.9186	60,398.00
WCNI	26/11/2008	Purchases	29,577.97	3.662	8,077.00
WCNI	28/11/2008	Purchases	338,582.68	3.6902	91,611.00
WCNI	08/12/2008	Sales	16,965.07	4.3268	3,931.00
WCNI	12/12/2008	Purchases	40,042.77	3.6999	10,795.00
WCNI	08/01/2009	Sales	31,544.52	4.5025	7,024.00
WCNI	03/02/2009	Sales	70,010.97	3.9204	17,904.00
WCNI	09/02/2009	Sales	22,448.54	3.635	6,182.00
WCNI	09/02/2009	Sales	102,994.56	3.6309	28,439.00
WCNI	17/03/2009	Sales	137,338.55	3.7871	36,358.00
WCNI	18/03/2009	Sales	129,574.35	3.9888	32,568.00
WCNI	19/03/2009	Sales	24,285.75	4.185001	5,809.00
WCNI	19/03/2009	Sales	128,069.52	4.2502	30,210.00