



CSR Property projects

Existing development projects:

- Woodcroft - Residential, NSW
- Erskine Park - Industrial, NSW
- Ferntree Gully - Residential, VIC
- Penrith Lakes -
Residential/Industrial/Commercial, NSW
- Enviroguard - Erskine Park landfill (50% CSR interest)

Designated future projects:

- Narangba - Residential, QLD

Financial results

Year ended 31 March	2005	2004	2003	2002	2001
\$ Million					
Total revenue	45.8	17.6	31.4	7.5	2.0
EBIT	28.6	15.9	28.8	9.2	6.2
Capital expenditure	14.0	15.3	-	-	-

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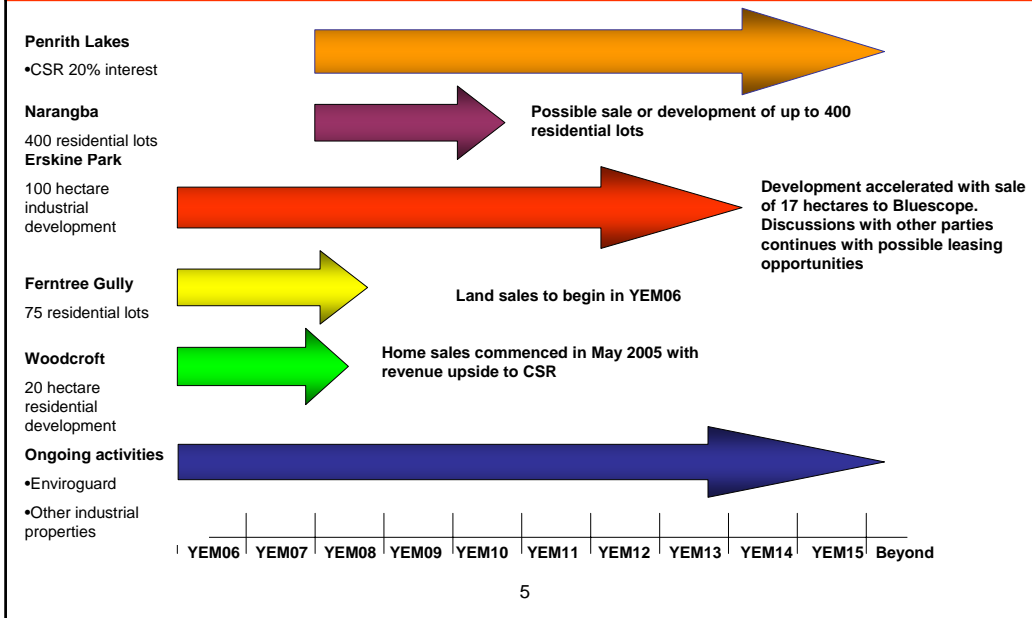
Delivering the opportunity

- Maximising the value of existing CSR landholdings
- In-house management of rezoning, site rehabilitation and infrastructure roll out
- Projects are typically “infill” development sites located in prime metropolitan areas
- Traditional development risk minimised with certain level of pre-commitment targeted

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Property returns sustainable over long-term



Woodcroft – Residential, NSW

- Former clay pipe manufacturing site
- Rezoned residential in 2003
- Site rehabilitated to Residential Standards
- Development Management Agreement with Mirvac to develop 250 residential lots and 150 townhouses
- First lot sales achieved by Mirvac in May 2005 averaging \$275,000 per lot
- Majority of profit to CSR has been recognised in YEM04 and YEM05. Additional cash receipts expected in YEM06 and YEM07
- Project is anticipated to be completed by 2007/08



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Erskine Park Industrial Estate, NSW

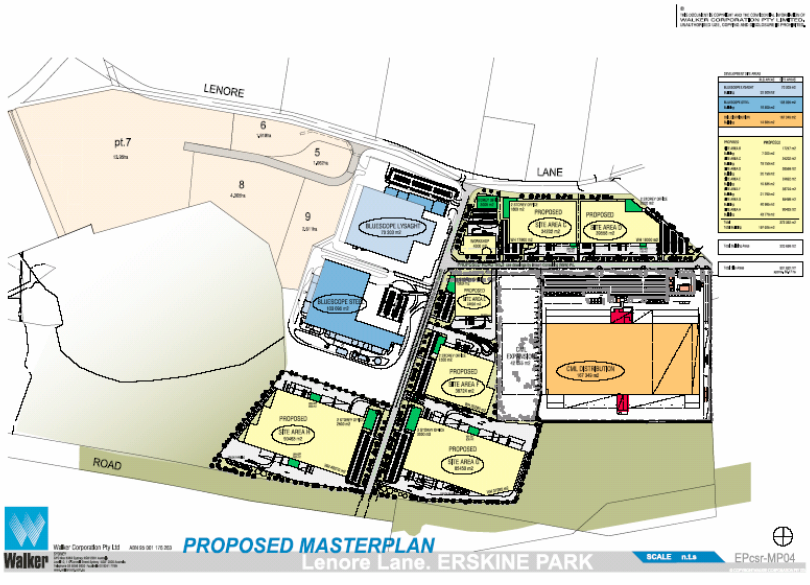
- 100ha Industrial Estate in Western Sydney, close to the M4/M7 intersection
- Sale of 17ha to Bluescope Steel in August '04 – construction to be completed by early December '05
- Significant authority approvals well advanced on the following:
 - Biodiversity Agreement, agreement in principal
 - M7 Link Road
- DA approved for 78,000 sqm development on a 17ha bench - leasing discussions continue with various parties
- Creation of the CSR Industrial Property Trust
- CSR is well positioned to supply fully serviced industrial land to either the owner occupier or tenant as required

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Erskine Park Masterplan – Western Precinct



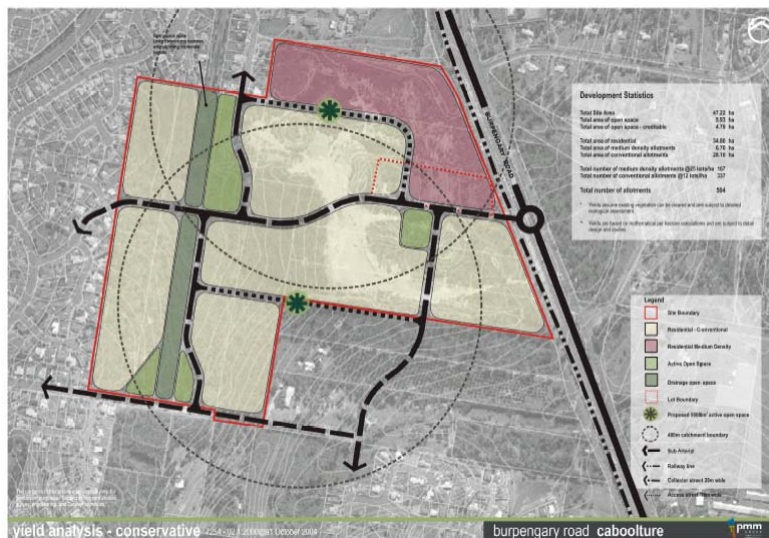
Erskine Park Masterplan – Eastern Precinct

Narangba – Residential, QLD

- Former clay quarry – 30 km north of Brisbane CBD
- 40ha, has the potential to create approximately 400 residential lots
- Council has recommended rezoning from Extractive Industry to Residential
- Completing feasibility studies and other reports
- Subject to obtaining final approvals, development could commence in YEM07/08
- Average price for residential lots in the area is \$140,000 per lot

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Plasterboard and Fibre Cement



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fibre cement systems

Greg Rough
Executive General Manager
21 July 2005

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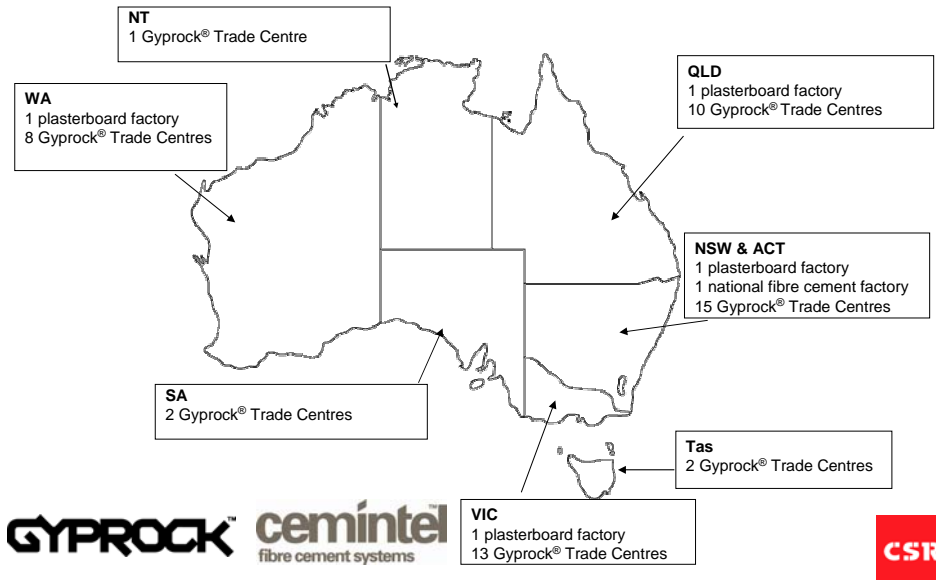
Key facts

- Year ended Mar-05 revenue \$388m
 - 4 plasterboard factories
 - 1 fibre cement factory
- 51 company owned Gyprock® Trade Centres
- 900 employees

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fibre cement systems

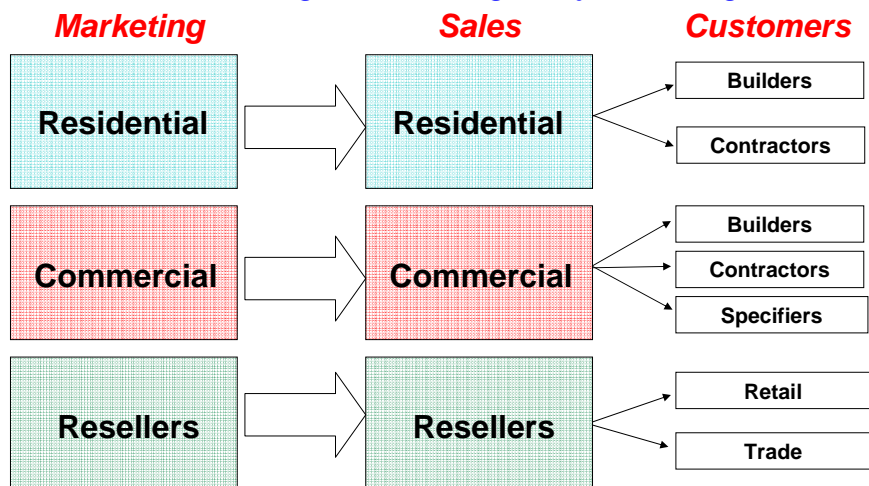
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Factories and Gyprock® Trade Centres (GTCs) located near major population centres



Market segmentation

Sales and Marketing structures aligned by market segment



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Wide plasterboard product portfolio

Manufactured Products/ Services

- Plasterboard
- Cornice
- Jointing cement
- Plasters
- Stud adhesives
- Industrial plaster
- Bought-in complementary lines
- Supply & Fix service

Investments

- **Rondo** – A 50:50 JV with Boral that manufactures metal building accessories for plasterboard installation
- **Gypsum Resources Australia (GRA)** – A 50:50 JV with Boral is one of two Australian gypsum suppliers for the plasterboard industry

Industry Attractiveness

- Low threats from substitutes
- Volumes dependent on building cycle. Good long term growth
- Plasterboard value added share growing
- Margins stable
- Customer base fragmented

Primarily direct channels



Manufacturing and distribution synergies with Cemintel™ Fibre Cement

Manufactured Products/ Services

- Internal wallboard
- Exterior cladding sheet & texture base systems
- Compressed decking & flooring sheet
- Compressed sheet for external façade applications
- Cladding plank
- Eaves lining
- Ceramic Tile Underlay
- Texture coats
- Compounds

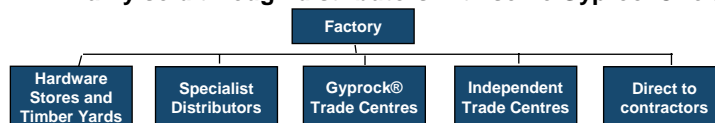
Synergies with Gyprock®

- Shared Wetherill Park site
- Shared warehousing
- Shared deliveries service
- Shared sales team & admin
- Gyprock® Trade Centres (particularly Wallboard product)
- Common customers & channels

Industry Attractiveness

- Global trend to Fibre Cement
- High capital costs, technical requirements & market capacity are strong barriers to entry

Primarily sold through distributors with some Gyprock® relationship



Full product line approach

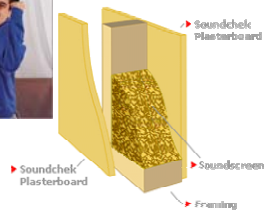


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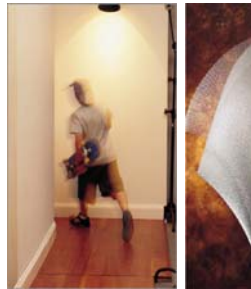


High performance walls and ceilings

Gyprock® Soundchek™



Gyprock® Impactchek™



**Decorative
cornices**



Gyprock® Aquachek™ Flamechek™ & Supaceil™



New compounds complement product innovation



Strong growth of systems

- **Added value for builders AND consumers**
 - **Functional and aesthetic benefits**
- **Develop and promote lightweight systems**
 - **Across CSR businesses**

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Operational improvement gaining momentum

- YEM06 projects totalling \$12m annualised savings have been identified
- \$6m annualised saving already completed
- Major projects include:

Project	Annual benefit (A\$m)	Finish date
Reduced freight/distribution	1.3	Oct 05
Reduced fibre cement finishing line labour/process improvement	1.3	Aug 05/Feb 06
Reduced primary raw material costs	1.0	August 05
Reduced cost of bought-in lines	0.5	Done
Improved procurement	0.5	Sept 05
Seven Hills warehouse closure	0.4	Aug 05

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Three year plan for improvement

Initiatives include:

- **Supply chain/warehouse optimisation**
- **Channel and GTC optimisation**
- **Salesforce effectiveness**
- **E-Commerce/B2B**

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Summary

- Profitable and flexible business
- Systems and customer solutions key to our future
- “Customer Intimacy” critical to winning
 - OIP and New Products/Services are key enablers
- Working in AND on our business
- **Building Together!**

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CSR Roofing



Neill Evans
Executive General Manager
21 July 2005



Key Facts

CSR Roofing - \$171 million YEM05 revenue

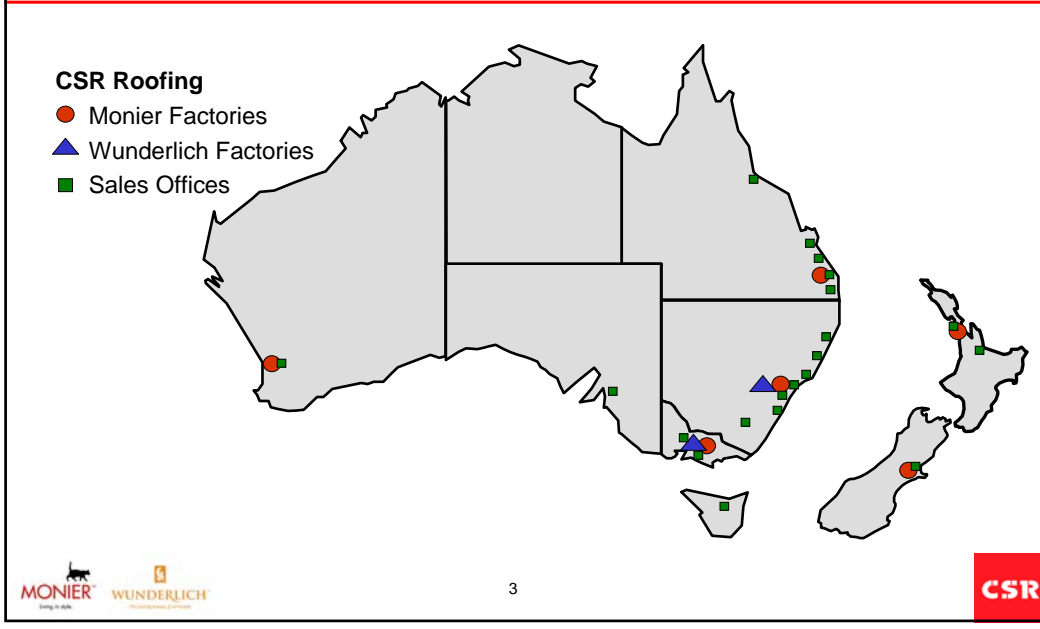
- 80% Concrete roof tiles – Monier
- 20% Terracotta roof tiles – Wunderlich
- 60% Supplied & installed
- 40% Supply only

390 employees and approximately 800 sub-contract installers

95% of demand is in residential construction



8 Factories & 20 Sales Offices - Australia & NZ



Market Share Rankings

Clear market leader in Australia and New Zealand

	NSW	VIC	Qld	WA	SA	Australia	NZ
CSR	1	1	1	3	2	1	1
Boral	2	2	3	-	1	2	-
Brickworks (Bristile)	3	3	2	2	-	3	-
BGC	-	-	-	1	3	-	-
Other	-	-	-	-	-	-	2

Improved market position in Queensland

- ❑ January 2005 – purchased Karreman Roof Tiles
- ❑ 11m tile capacity
- ❑ CSR moved to No. 1 in Queensland
- ❑ Expanding capacity to enable consolidation of production on to one site
- ❑ Rezoning of 50ha at Darra underway



CSR Roofing Business Strategy

- Deliver operational improvement at all factories
- Build market share against metal roofing
- Expand business model into related areas



Operational Improvement

- **Short Term**
 - Reject rates
 - Plant efficiency
 - Contracting savings
 - Logistics savings

- **Long Term**
 - Palletless deliveries
 - Removing back office costs



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Palletless delivery trials underway



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Hand held devices reduce back office paperwork & rework for Supervisors



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Rosehill Tile Plant

- Plant commissioned March 2003
- Design limitations have hindered performance
- Significant improvement since January 2004
- New packaging installed January 2005
- Progressively improving unit costs

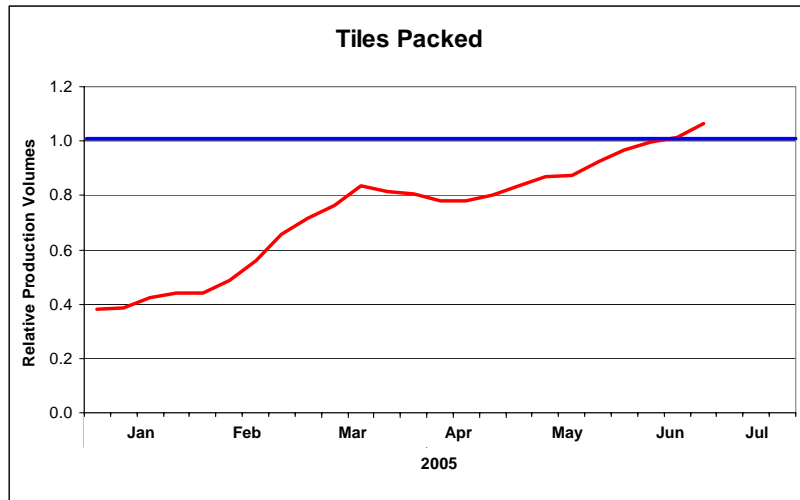


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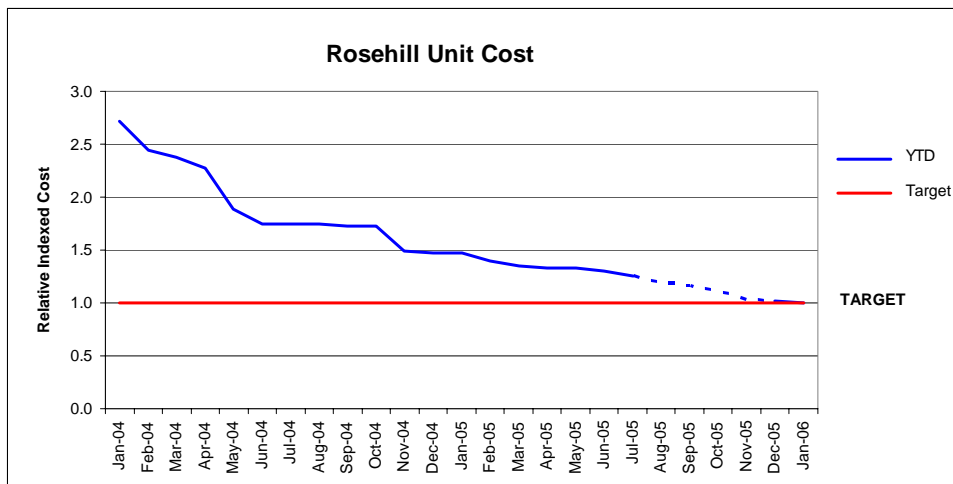
Rosehill production meeting demand



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Continuing improvement in unit costs



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Build market share against metal

Three key steps:

1. Launch new products
2. Improve selection process
3. Reinvest in our brands



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New Products



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Roofing industry's strongest brands



Monier cat remains an Australian icon of roofing



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Extending business model to related areas

- Extending contracting model to related areas
- Recently acquired small guardrail business which we are expanding

Benefits

- Grow revenue with limited additional costs
- Simpler / easier for customer
- CSR has greater control of the process



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Summary

- ❑ **Significant progress made at Rosehill on costs**
- ❑ **Other improvement initiatives to deliver additional savings**
- ❑ **Delivering a complete roofing solution for customers**
- ❑ **Market share progress against metal continues**