

PROPERTY REPORT

36 Hagelthorn Street, Wonthaggi Vic 3995

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 1 TP380576

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

LEGAL DESCRIPTION

1\TP380576

COUNCIL PROPERTY NUMBER

1352

LAND SIZE

667m² Approx

ORIENTATION

West

FRONTAGE

28.01m Approx

ZONES

GRZ - General Residential Zone - Schedule 1

OVERLAYS

DDO - Design And Development Overlay - Schedule 8

PropTrack Property Data

HOUSE

 3  1  1

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (1823 m)
Newhaven College (30896 m)

CLOSEST PRIMARY SCHOOLS

Wonthaggi Primary School (430 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (612 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 149 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 159 Homes

Council Information - Bass Coast

PHONE

1300226278 (Bass Coast)

EMAIL

basscoast@basscoast.vic.gov.au

WEBSITE

<http://www.basscoast.vic.gov.au/>

SITE DIMENSIONS

36 Hagelthorn Street, Wonthaggi Vic 3995



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

36 Hagelthorn Street, Wonthaggi Vic 3995

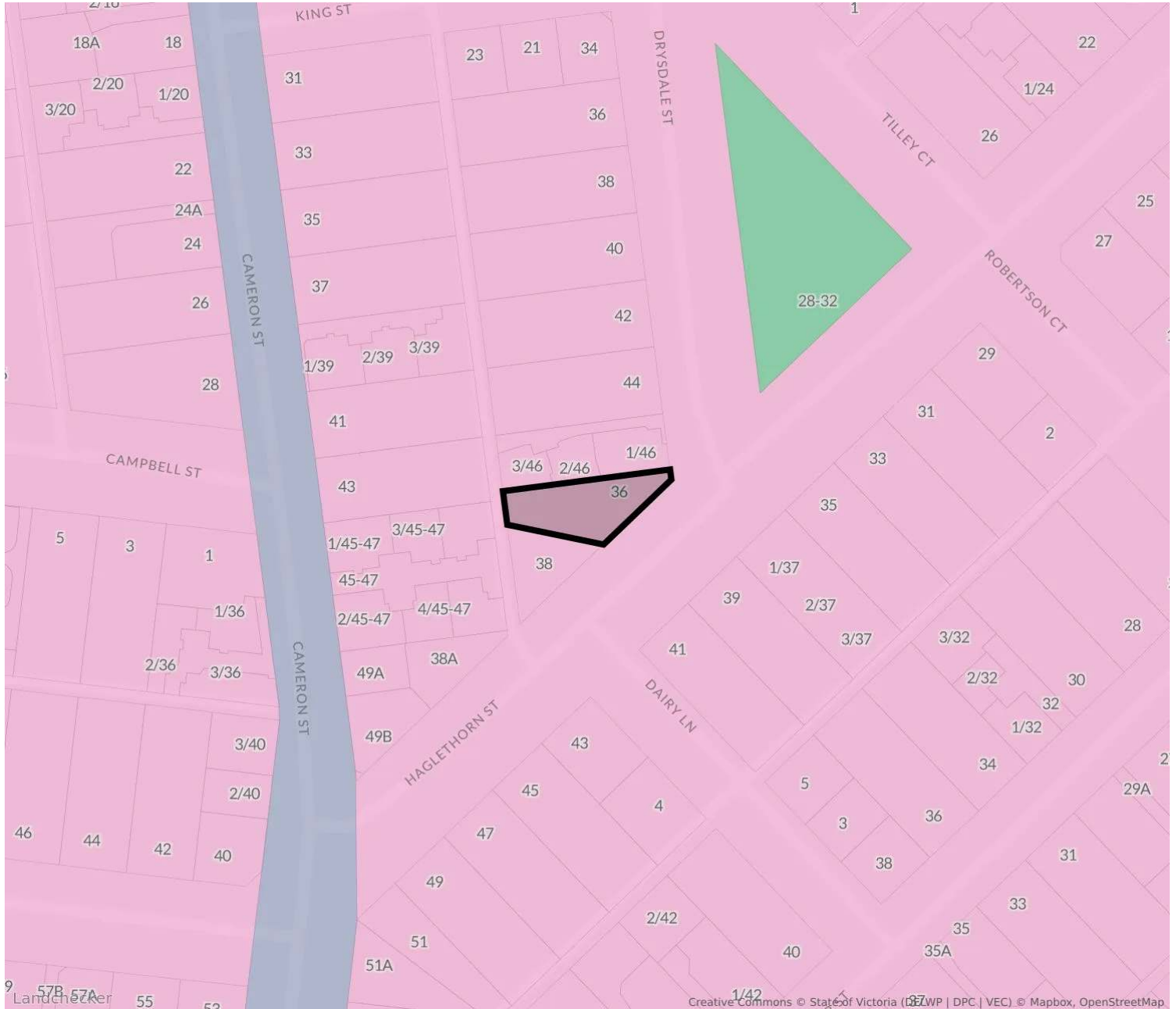
Status	Code	Date	Description
APPROVED	VC271	13/05/2026	The amendment supports the provision of energy-related infrastructure by facilitating the creation of new smaller lots for utility installations that transmit, distribute or store electricity in the Farming Zone and Rural Activity Zone.
APPROVED	GC148	13/05/2026	Applies the Specific Control Overlay and inserts the Victorian Desalination Project - Infrastructure Protection Incorporated Document, January 2026 into three Planning Schemes - Bass Coast, Cardinia and Casey, and makes associated changes to the three planning schemes over the Victorian Desalination Project area and adjoining land.
APPROVED	VC245	13/05/2026	Amendment VC245 makes changes to give effect to the Surf Coast Statement of Planning Policy (SPP) and Bellarine Peninsula SPP. The amendment improves the clarity of the VPP and Macedon Ranges Planning Scheme by removing the particular provision at Clause 51.07 (Macedon Ranges SPP). The amendment also makes administrative changes to the Greater Geelong Planning Scheme.
APPROVED	VC309	11/05/2026	The amendment clarifies that hemp brick production is included as a rural industry and requires a planning permit to produce hemp bricks in rural zones.
APPROVED	C176basc	07/05/2026	This amendment rectifies various technical errors within the planning scheme, specifically regarding the Heritage Overlay (HO). It does so by implementing the recommendations provided within the Bass Coast Shire Heritage Audit Report 2025. The specific changes recommended in this report vary from by site and are considered administrative only as they do not change the context or intent of the Heritage Overlay.
APPROVED	VC248	04/05/2026	The amendment improves bushfire planning by updating terminology and measures, increasing and clarifying planning permit exemptions for dwellings and other buildings, and updating decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.
APPROVED	VC232	27/04/2026	The Amendment changes the VPP and all planning schemes in Victoria by correcting and updating references to government departments, statutory authorities and ministerial portfolios in local provisions following Machinery of Government changes effective 1 January 2023.
APPROVED	VC307	19/04/2026	The Victoria Planning Provisions and all planning schemes are amended to increase the estimated cost of development thresholds for classes of VicSmart application to account for increased building construction costs in Victoria since their introduction and to provide for future cost inflation.

Status	Code	Date	Description
			Increasing the thresholds enables more applicants to benefit from the time, cost savings and certainty of the VicSmart application process.
APPROVED	VC308	16/04/2026	Amendment VC308 changes the VPP and all planning schemes in Victoria to update all schedules to the Mixed Use Zone, Township Zone and Residential Growth Zone to align with the operation of the Mid-Rise Code introduced by Amendment VC300 and to correct technical errors associated with Amendment VC300.
APPROVED	VC265	03/04/2026	Amendment VC265 makes corrections and updates to the Victoria Planning Provisions and all planning schemes to ensure they are current and accurate.
APPROVED	VC277	01/04/2026	Amendment VC277 amends car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-served by public transport.
APPROVED	VC304	22/03/2026	Extends the expiry date of the Dependent Persons Unit temporary provisions
APPROVED	VC300	19/03/2026	Amendment VC300 changes the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.
APPROVED	VC298	18/03/2026	Amendment VC298 updates Clause 52.03 to reflect the Level Crossing Removal Project's (LXRP) name change to Victorian Infrastructure Delivery Authority (VIDA) Rail and expand the clause's application to projects carried out by or on behalf of VIDA Rail. The amendment also updates reference to the Guidelines for removal, destruction or lopping of native vegetation (DEECA, 2025).
APPROVED	VC301	18/03/2026	Amendment VC301 corrects Clause 52.37 table of permit exemptions to ensure public authorities and municipal councils do not require a permit to remove, destroy or lop a canopy tree to construct or maintain the transport system.
APPROVED	VC297	06/03/2026	Amendment VC297 creates an efficient approvals pathway for permits to facilitate the assessment of minor projects to support the delivery of the broader Suburban Rail Loop Authority transport program, including Suburban Rail Loop East.
APPROVED	C172basc	04/03/2026	Amends the Wonthaggi North East PSP and DCP to correct the description of infrastructure items and make minor clerical errors to ensure alignment with the recommendations of the VPA Projects Standing Advisory Committee (SAC) Final Report (August 2022) as introduced by Amendment C152basc.
APPROVED	VC295	04/03/2026	The amendment changes the VPP and all planning schemes to align the provisions with the new name for Major Road Projects Victoria (MRPV) to VIDA Roads.

PROPOSED PLANNING SCHEME AMENDMENTS

36 Hagelthorn Street, Wonthaggi Vic 3995

No proposed planning scheme amendments for this property



GRZ1 - General Residential Zone - Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that is responsive to the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

VPP 32.08 General Residential Zone

None specified.

LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

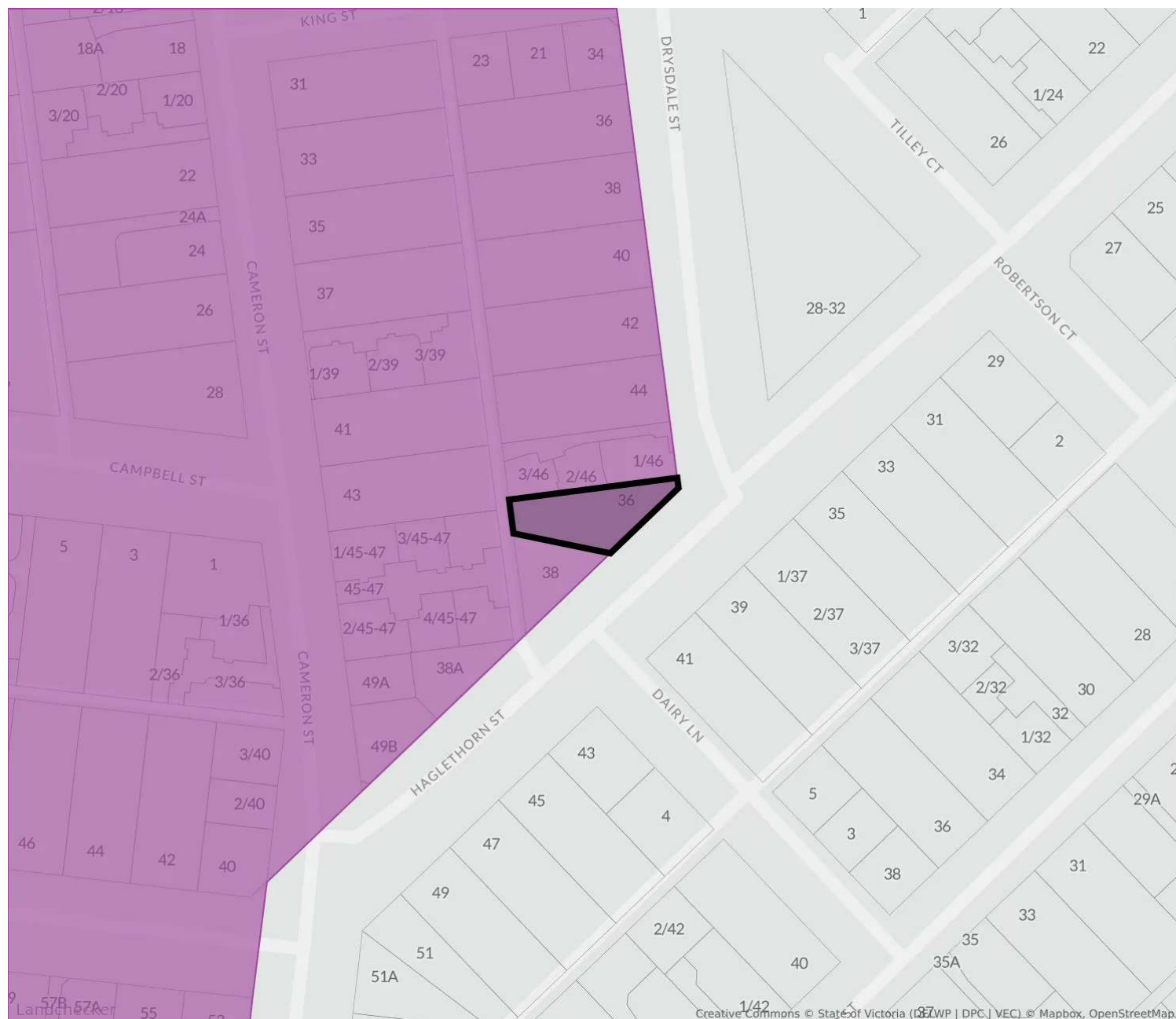
For confirmation and detailed advice about this planning zone, please contact BASS COAST council on 1300226278.

Other nearby planning zones

GRZ - General Residential Zone

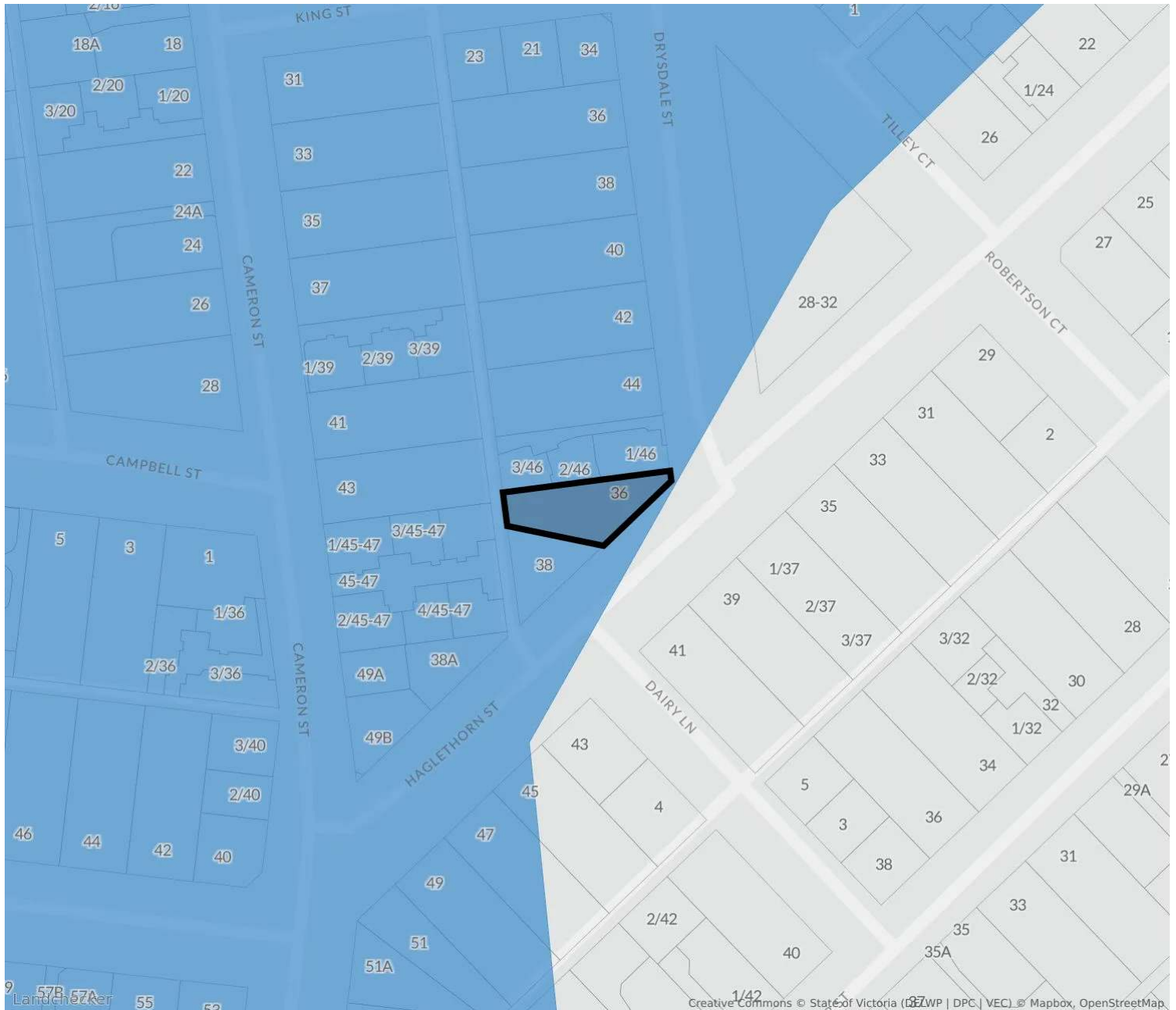
PPRZ - Public Park And Recreation Zone

TRZ3 - Transport Zone





Landchecker



Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact BASS COAST council on 1300226278.



Flood

This property has not been specified as being affected by flooding according to [Landchecker flood sources](#).

For confirmation and detailed advice about this flood area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning FO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning FO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning FO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning FO3	Unaffected	State	23/02/2026

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning RFO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	23/02/2026



 Bushfire Prone Area

This property is not within a zone classified as a bushfire prone area.
For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning BMO	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning BMO3	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning	Unaffected	State	09/03/2026

Source Authority	Status	Type	Last Updated
BPA			



Landslide Prone Area

This property is not within a zone classified as a landslide prone area.
For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning EMO	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning	Unaffected	State	09/03/2026

Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO7	Unaffected	State	09/03/2026

PROPTRACK COMPARABLE SALES

36 Hagelthorn Street, Wonthaggi Vic 3995



43 CAMERON ST WONTHAGGI VIC 3995

2 1 1

LAND AREA 950m²
TYPE House
LAST SALE \$390,000 (21/05/2026)
ZONE GRZ



44B HUNTER ST WONTHAGGI VIC 3995

- - -

LAND AREA 436m²
TYPE House
LAST SALE \$160,000 (09/12/2025)
ZONE GRZ



UNIT 2 24 HAGELTHORN ST WONTHAGGI VIC 3995

2 1 1

LAND AREA 201m²
TYPE Unit
LAST SALE \$405,000 (30/12/2025)
ZONE GRZ



UNIT 2 20 CAMERON ST WONTHAGGI VIC 3995

2 1 1

LAND AREA 207m²
TYPE Unit
LAST SALE \$497,000 (04/03/2026)
ZONE GRZ



3 MATTHEW ST WONTHAGGI VIC 3995

 2
  1
  1

LAND AREA 469m²
TYPE House
LAST SALE \$470,000 (27/04/2026)
ZONE GRZ



UNIT 1 46 DUNN ST WONTHAGGI VIC 3995

 3
  2
  -

LAND AREA 329m²
TYPE Unit
LAST SALE \$638,000 (08/04/2026)
ZONE GRZ



36 DUNN ST WONTHAGGI VIC 3995

 3
  2
  2

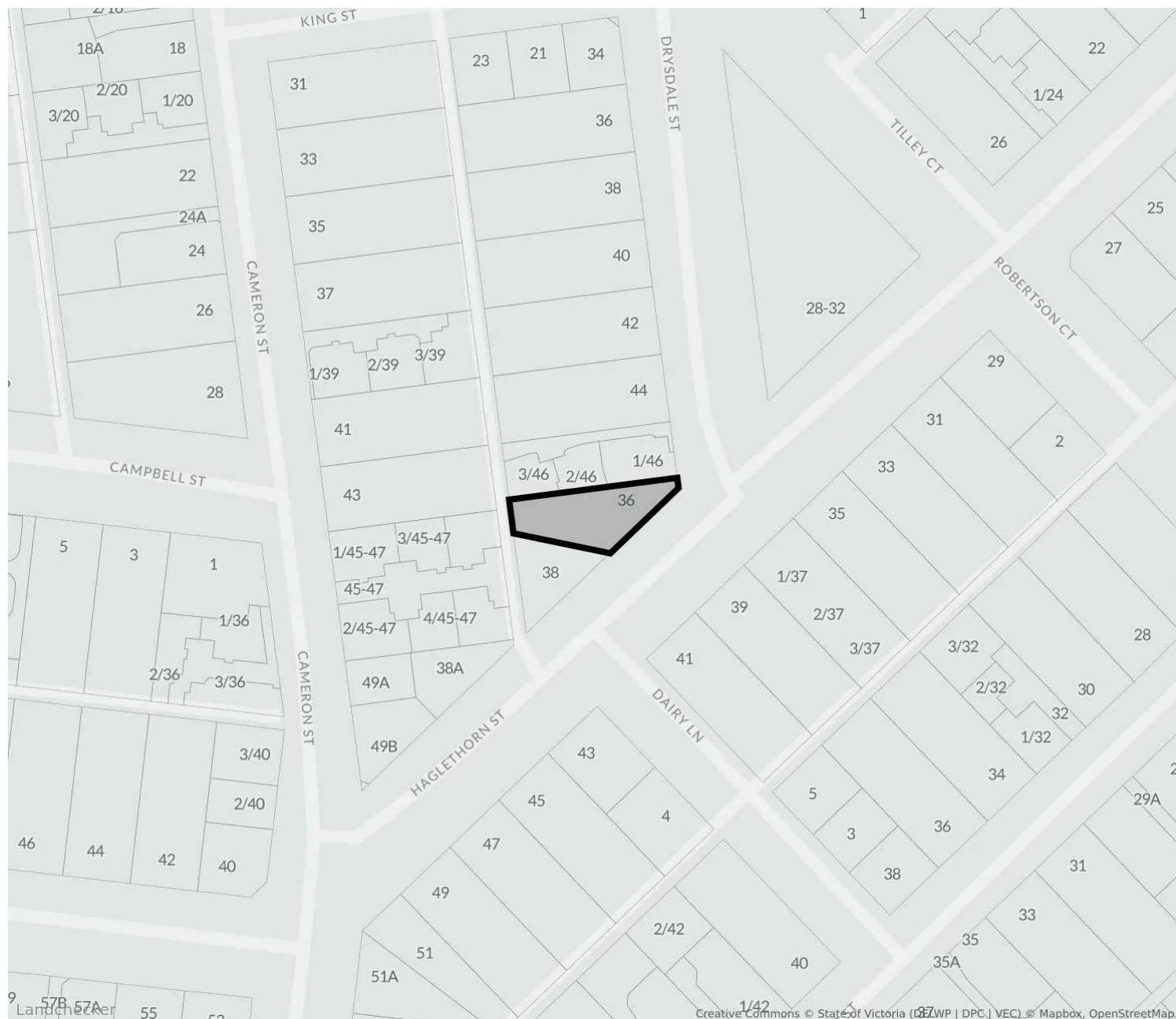
LAND AREA 1,011m²
TYPE House
LAST SALE \$590,000 (17/02/2026)
ZONE GRZ



UNIT 1 13 EASTON ST WONTHAGGI VIC 3995

 2
  1
  1

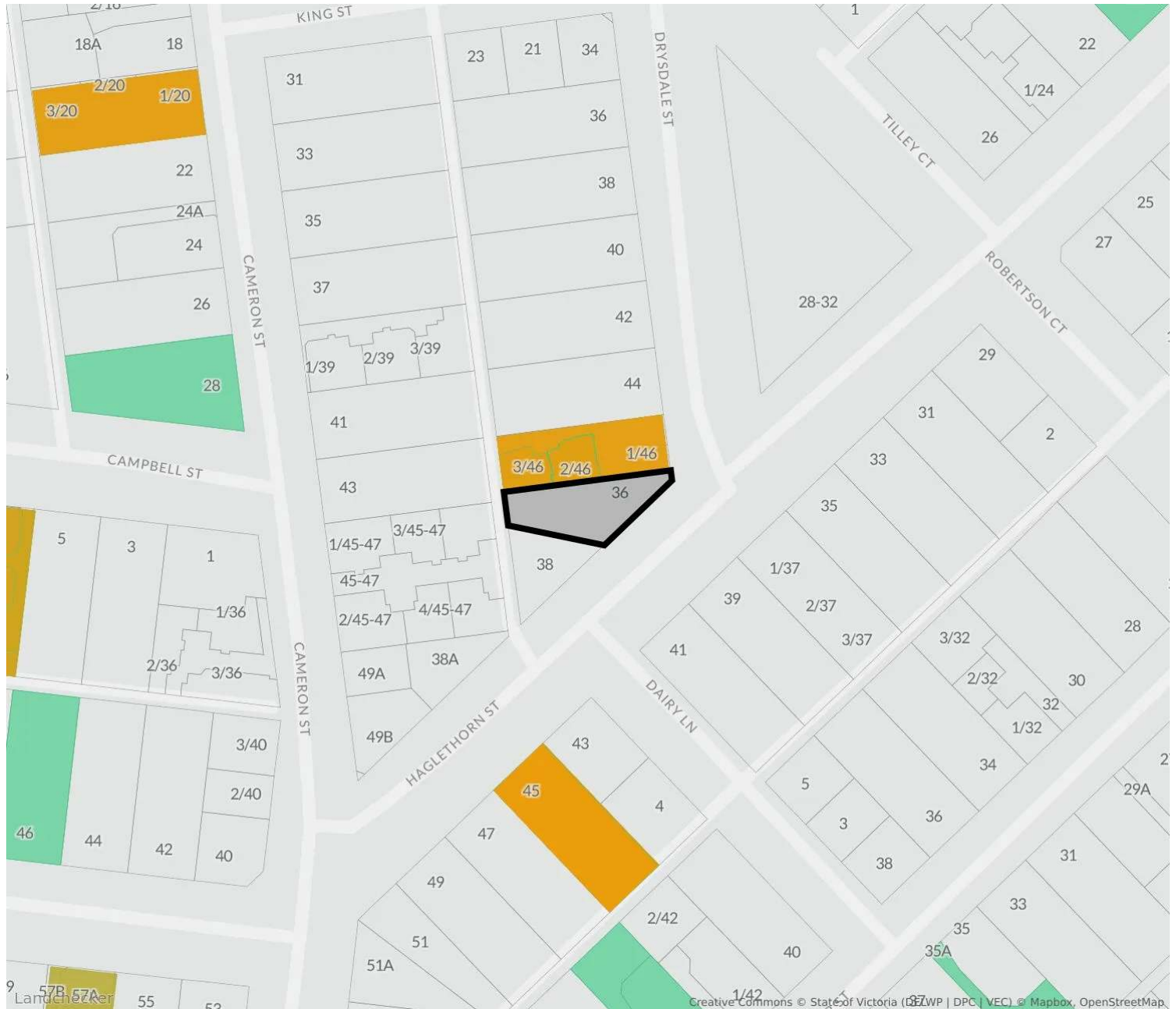
LAND AREA 395m²
TYPE Unit
LAST SALE \$320,000 (27/02/2026)
ZONE GRZ



No planning permit data available for this property.

NEARBY PLANNING PERMITS

36 Hagelthorn Street, Wonthaggi Vic 3995



Status	Code	Date	Address	Description
PENDING	210153 - PC1	Received 07/09/2022	<u>57 Hagelthorn Street, Wonthaggi</u>	Subdivision of land into two lots in the GRZ1 and DDO8 119 Lot Subdivision - Plans to Comply - Condition 2, 8, 9 Civil Plans
PENDING	210279 - PC1	Received 01/12/2021	<u>45 Hagelthorn Street, Wonthaggi</u>	Subdivision of the land into two lots in the GRZ - Condition 8 Plans to Comply - Civil
PENDING	190198 -PC3	Received 30/10/2020	<u>20 Cameron Street, Wonthaggi</u>	Develop the land with three dwellings andsubdivide the land into three lots - Plans toComply - Section 173 Agreement - Condition24
PENDING	190078 -PC3	Received 15/04/2020	<u>45 Hagelthorn Street, Wonthaggi</u>	Development of the land for a seconddwelling under the GRZ1 - Plans to Comply -Condition 1 - amended development plans
PENDING	190078 - PC3	Received 15/04/2020	<u>45 Hagelthorn Street, Wonthaggi</u>	Development of the land for a second dwelling under the GRZ1 - Plans to Comply - Condition 1 - amended development plans
PENDING	190198 -PC2	Received 21/02/2020	<u>20 Cameron Street, Wonthaggi</u>	Develop the land with three dwellings andsubdivide the land into three lots - Plans toComply Condition 5(a)

Status	Code	Date	Address	Description
				Drainage and Computations
PENDING	190198 -PC1	Received 30/01/2020	<u>20 Cameron Street, Wonthaggi</u>	Develop the land with three dwellings and subdivide the land into three lots - Plans to Comply - Landscape Plan - Condition 3
PENDING	190078 -PC1	Received 23/10/2019	<u>45 Hagelthorn Street, Wonthaggi</u>	Development of the land for a second dwelling under the GRZ1 - Plans to Comply - Landscape and Garden plan - Condition 4
PENDING	190078 - PC1	Received 23/10/2019	<u>45 Hagelthorn Street, Wonthaggi</u>	Development of the land for a second dwelling under the GRZ1 - Plans to Comply - Landscape and Garden plan - Condition 4
PENDING	190078 -PC2	Received 23/10/2019	<u>45 Hagelthorn Street, Wonthaggi</u>	Development of the land for a second dwelling under the GRZ1 - Plans to Comply - Drainage Plan - Condition 8
PENDING	190078 - PC2	Received 23/10/2019	<u>45 Hagelthorn Street, Wonthaggi</u>	Development of the land for a second dwelling under the GRZ1 - Plans to Comply - Drainage Plan - Condition 8
PENDING	150059 -PC2	Received 09/03/2017	<u>7 Campbell Street, Wonthaggi</u>	Construction of three dwellings - Plans to comply Condition 4 - Drainage & Access Plans
PENDING	150195 -PC3	Received 18/01/2017	<u>46 Drysdale Street, Wonthaggi</u>	3 lot subdivision and construction of two dwellings - Plans to Comply - Condition 6 - S173 Agreement
PENDING	150059 -PC1	Received 13/01/2017	<u>7 Campbell Street, Wonthaggi</u>	Construction of three dwellings - Plans To Comply Condition 1 Landscape Plans
PENDING	150195 -PC2	Received 14/09/2016	<u>46 Drysdale Street, Wonthaggi</u>	3 lot subdivision and construction of two dwellings - Plans to Comply - Civil Plans - Condition 8
PENDING	150195 -PC1	Received 17/08/2016	<u>46 Drysdale Street, Wonthaggi</u>	3 lot subdivision and construction of two dwellings - Plans to Comply - Condition 1 - Developments Plans - Landscape Plans - Subdivision Plans -
APPROVED	PDPLANPER-2024/OO2237	23/12/2024	<u>20 Hagelthorn St, Wonthaggi</u>	Construct a second dwelling on a lot in a general residential zone (grz1).
APPROVED	PDPLANPER-2024/OO1464	23/08/2024	<u>28 Cameron St, Wonthaggi</u>	Two lot subdivision (s226386m).
APPROVED	230020	19/01/2024	<u>46 Hagelthorn St, Wonthaggi</u>	Development of the land for three dwellings on a lot in a general residential zone (grz1) and design and development overlay (ddo8).
APPROVED	PDPLANPER-2023/OO0887	10/11/2023	<u>44 Hunter St, Wonthaggi</u>	Two lot subdivision (s219158v).
APPROVED	150195 - 1	27/07/2023	<u>2/46 Drysdale St, Wonthaggi</u>	3 lot subdivision and construction of two dwellings - application to amend permit - plans only.
APPROVED	220408	13/06/2023	<u>2/46 Drysdale St, Wonthaggi</u> <u>Units 2 & 3 / 46 Drysdale Street, Wonthaggi</u>	Remove the building envelope restriction.
APPROVED	210153	08/12/2021	<u>57 Hagelthorn Street, Wonthaggi</u>	Subdivision of land into two lots in the grz1 and ddo8.
APPROVED	210279	11/11/2021	<u>45 Hagelthorn St, Wonthaggi</u>	Subdivision of the land into two lots in the grz.
APPROVED	190198	24/01/2020	<u>20 Cameron Street, Wonthaggi</u>	Develop the land with three dwellings and subdivide the land into three lots.
APPROVED	190078	06/08/2019	<u>45 Hagelthorn St, Wonthaggi</u>	Development of the land for a second dwelling under the grz1.
APPROVED	180474	14/03/2019	<u>7 Campbell Street, Wonthaggi</u>	Subdivision of the land into 3 lots in the grz1 and ddo8.
APPROVED	180257	10/09/2018	<u>Campbell Street, Wonthaggi</u> <u>326 Campbell St, Wonthaggi</u> <u>Campbell Street, Wonthaggi</u> <u>Campbell Street, Wonthaggi</u>	Removal of native vegetation.

Status	Code	Date	Address	Description
APPROVED	170117	11/07/2017	<u>35a Hunter St, Wonthaggi</u>	Removal of registered restrictive covenant ps601866j created on 16 february 2009.
APPROVED	170066	26/05/2017	<u>7 Campbell Street, Wonthaggi</u>	Spear – subdivision of the land into three lots.
APPROVED	150195	27/05/2016	<u>2/46 Drysdale St, Wonthaggi</u> <u>46 Drysdale Street, Wonthaggi</u>	3 lot subdivision and construction of two dwellings.
APPROVED	150059	04/11/2015	<u>7 Campbell Street, Wonthaggi</u>	Construction of three dwellings.
APPROVED	120156a	04/07/2013	<u>31 Hunter St, Wonthaggi</u>	Demolish an existing dwelling and construct a new dwelling in a heritage overlay.
APPROVED	120156	22/08/2012	<u>31 Hunter St, Wonthaggi</u>	Demolish an existing dwelling and construct a new dwelling in a heritage overlay.
APPROVED	120176	20/08/2012	<u>31 Hunter St, Wonthaggi</u>	2 lot subdivision and remove a shed.
APPROVED	100598b	26/08/2011	<u>26 Hunter St, Wonthaggi</u>	Construct an addition of a carport.
APPROVED	100598a	02/05/2011	<u>26 Hunter St, Wonthaggi</u>	Construct a garage.
APPROVED	100590	28/02/2011	<u>40 Hunter St, Wonthaggi</u>	Construct a carport.
APPROVED	100598	28/02/2011	<u>26 Hunter St, Wonthaggi</u>	Construct a garage.
APPROVED	100349	01/11/2010	<u>35a Hunter St, Wonthaggi</u>	Develop a dwelling.
APPROVED	090494	23/11/2009	<u>26 Hunter St, Wonthaggi</u>	Erect a dwelling.
APPROVED	090391	08/10/2009	<u>7 Easton St, Wonthaggi</u>	Develop the land for a dwelling.
APPROVED	080839	19/08/2009	<u>26 Hunter St, Wonthaggi</u>	Subdivide the land into two lots.
APPROVED	090326	08/07/2009	<u>26 Hunter St, Wonthaggi</u>	Demolish an existing dwelling in the heritage overlay.
OTHER	080816	12/12/2008	<u>1/42 Hunter St, Wonthaggi</u>	Construct a crossover.
APPROVED	070515	06/05/2008	<u>37 Hunter St, Wonthaggi</u>	Use the existing building for general store and food and drink premises.
APPROVED	060892	13/07/2007	<u>35a Hunter St, Wonthaggi</u>	Subdivide the land into two lots.
APPROVED	060534	22/11/2006	<u>36 Cameron St, Wonthaggi</u>	Subdivide the land into three lots.
APPROVED	060005	18/05/2006	<u>1/42 Hunter St, Wonthaggi</u>	Subdivide the land into two lots with common property.
APPROVED	040832	03/12/2004	<u>23 Hagelthorn St, Wonthaggi</u>	Realign the boundary.

For confirmation and detailed advice about this planning permits, please contact BASS COAST council on 1300226278.

EASEMENTS

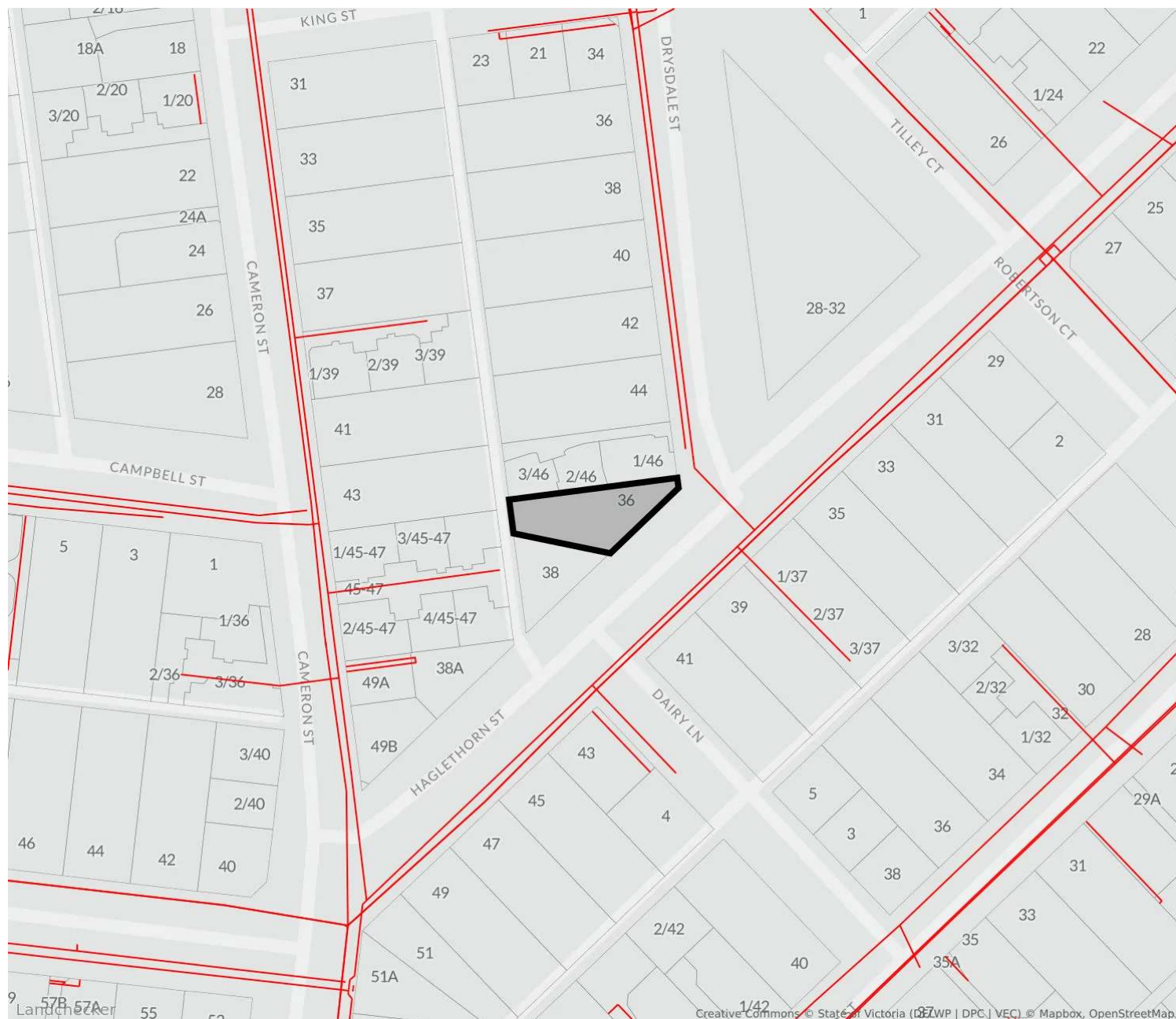
36 Hagelthorn Street, Wonthaggi Vic 3995



No easements for this property

NEARBY EASEMENTS

36 Hagelthorn Street, Wonthaggi Vic 3995



Easements

The easement(s) displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact BASS COAST council on 1300226278.

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