



March 4, 2009

**PHILIPPINE STOCK EXCHANGE**

Listing and Disclosure Department  
Exchange Road, Ortigas Center, Pasig City

Attention: Atty. Pete M. Malabanan  
*Head, Disclosure Department*

Subject: Vista Land & Lifescapes, Inc.: **Buyback of Shares**

Gentlemen:

Please find the following details in relation to the Company's buyback program executed today:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	4 March 2009	1,520,000	0.68	8,222,754,614	315,986,000
Vista	4 March 2009	1,020,000	0.69	8,221,734,614	317,006,000
Vista	4 March 2009	3,650,000	0.70	8,218,084,614	320,656,000
Vista	4 March 2009	30,000	0.71	8,218,054,614	320,686,000

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Edang', is written over the typed name.

BRIAN N. EDANG  
Officer-in-Charge

# COVER SHEET

C	S	2	0	0	7	0	3	1	4	5
S.E.C. Registration Number										

V	I	S	T	A		L	A	N	D		&		L	I	F	E	S	C	A	P	E	S	,	
I	N	C	.																					

(Company's Full Name)

L	A	S		P	I	N	A	S		B	U	S	I	N	E	S	S		C	E	N	T	E	R
N	A	T	I	O	N	A	L		R	O	A	D	,		T	A	L	O	N	,		L	A	S
P	I	N	A	S		C	I	T	Y															

(Business Address : No. Street/City/Province)

<b>Brian N. Edang</b>
Contact Person

<b>887-2264 loc 107</b>
Company Telephone Number

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1	2				
3	1				
<i>Month</i>	<i>Day</i>				
Calendar Year					

<b>17-C</b>
FORM TYPE

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0	6				
1	5				
<i>Month</i>	<i>Day</i>				
Annual Meeting					

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Secondary License Type, If Applicable

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Dept. Requiring this Doc.

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Amended Articles Number/Section

	Total Amount of Borrowings	
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Total No. of Stockholders	Domestic	Foreign

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To be accomplished by SEC Personnel concerned

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File Number

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Document I.D.

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LCU

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Cashier

**SECURITIES AND EXCHANGE COMMISSION**

**SEC FORM 17-C**

**CURRENT REPORT UNDER SECTION 17  
OF THE SECURITIES REGULATION CODE  
AND SRC RULE 17.2(c) THEREUNDER**

1. **March 4, 2009**  
Date of Report (Date of earliest event reported)
2. SEC Identification Number **CS200703145**
3. BIR Tax Identification Number **006-652-678-000**
4. **VISTA LAND & LIFESCAPES, INC.**  
Exact name of issuer as specified in its charter
5. **Philippines**  
Province, country or other jurisdiction of incorporation
6.  (SEC Use Only)  
Industry Classification Code:
7. **Las Pinas Business Centre, National Road, Talon, Las Piñas City**  
Address of principal office Postal Code
8. **(632) 874-5758 / (632) 872-6947**  
Issuer's telephone number, including area code
9. **N/A**  
Former name or former address, if changed since last report
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
<b>Common Shares</b>	<b>8,218,054,614 Shares</b>

**11. Item No. 9 – Other Events**

Buyback of Common Shares:

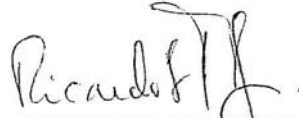
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## SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on behalf by the undersigned hereunto duly authorized.

**VISTA LAND & LIFESCAPES, INC.**  
Issuer

By:

A handwritten signature in black ink, appearing to read "Ricardo B. Tan Jr.", written over a light blue horizontal line.

**RICARDO B. TAN JR.**  
Compliance Officer & CIO

Date: March 4, 2009