



November 10, 2009

PHILIPPINES STOCK EXCHANGE
4F Philippine Stock Exchange Center
Exchange Road, Ortigas Center
Pasig City

Attention: Ms. Janet A. Encarnacion
Head, Disclosures Department

Subject: Vista Land & Lifescapes, Inc.: **Polar Property Holdings Corp.'s
SEC Form 23B**

Gentlemen:

Attached herewith is the SEC Form 23-B dated November 10, 2009 duly accomplished and filed to the Securities and Exchange Commission by Polar Property Holdings Corp. concerning the recent change in its beneficial ownership of shares of our Company.

Thank you.

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)

Brian N. Edang

Contact Person

887-2264 loc 107

Company Telephone Number

1	2	3	1
Month		Day	

Calendar Year

23-B

FORM TYPE

0	6	1	5
Month		Day	

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

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Total No. of Stockholders

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Domestic

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Foreign

Total Amount of Borrowings

To be accomplished by SEC Personnel concerned

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File Number

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Document I.D.

LCU

Cashier

**SECURITIES AND EXCHANGE COMMISSION
Metro Manila, Philippines**

FORM 23-B

REVISED

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Check box if no longer subject to filing requirements

1. Name and Address of Reporting Person POLAR PROPERTY HOLDINGS CORP.		2. Issuer Name and Trading Symbol VISTA LAND & LIFESCAPES, INC. (VLL)			7. Relationship of Reporting Person to Issuer (Check all applicable) <input type="checkbox"/> Director <input type="checkbox"/> Office (give title below) <input checked="" type="checkbox"/> 10% Owner <input type="checkbox"/> Other (specify below)			
(Last) (First) (Middle) Starmall Las Piñas, CV Starr Avenue, Philamlife Subdivisiom, Pamplona		3. Tax Identification Number 000-806-396-000	5. Statement for Month/Year October 2009					
(Street) Las Piñas City 1747		4. Citizenship Philippine Corporation	6. If Amendment, Date of Original (Month/Year) Not applicable					
(City) (Province) (Postal Code)								
Table 1 - Equity Securities Beneficially Owned								
1. Class of Equity Security	2. Transaction Date (Month/Day/Year)	4. Securities Acquired (A) or Disposed of (D)			3. Amount of Securities Owned at End of Month		4. Ownership Form: Direct (D) or Indirect (I) *	6. Nature of Indirect Beneficial Ownership
		Amount	(A) or (D)	Price	%	Number of Shares		
Common Shares	10/29/2009	320,686,000	A	782,473,840	9.1%	777,497,000	D	N/A

(Print or Type Responses)

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- Reminder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.
- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
 - (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

FORM 23-E (Revised)

Part II - Derivative Security Acquired, Disposed or Beneficially Owned
(e.g., forwards, options, convertible securities)

Derivative Security	1. Contract or Exercise Price of Derivative Security	2. Contract Date (Month/Day/Year)	3. Number of Derivative Securities Acquired (A) or Disposed of (D)		4. Date Acquired and Expiration Date (Month/Day/Year)		5. Price and Amount of Underlying Securities		7. Risk of Derivative Security	8. Net of Derivative Security Owned at End of Month	9. Identification Code of Derivative Security (e.g., "F00001")	10. Name of issuer or Beneficial Owner
			Amount	(in 1/1001)	Acquired	Expiration Date	Title	Amount/Number of Shares				

Explanation of Responses:



MA. NALEN ROSE RO GALANG
CORPORATE SECRETARY

11/10/2009
Date

Note: Filings (B) items of this form are shall not be manually signed
Each national share if applicable is sufficient