

COVER SHEET

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S.E.C. Registration Number										

V	I	S	T	A		L	A	N	D		&		L	I	F	E	S	C	A	P	E	S	,	
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(Company's Full Name)

3	R	D		L	E	V	E	L		S	T	A	R	M	A	L	L		L	A	S			
P	I	N	A	S	,		C	V		S	T	A	R	R		A	V	E	N	U	E	,		
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L	A	S		P	I	Ñ	A	S		C	I	T	Y											

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

Brian N. Edang
Contact Person

5845730 loc 108
Company Telephone Number

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

17-C
FORM TYPE

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

Secondary License Type, If Applicable

Dept. Requiring this Doc.		

Amended Articles Number/Section

Total Amount of Borrowings		
Total No. of Stockholders	Domestic	Foreign

To be accomplished by SEC Personnel concerned

File Number									

Document I.D.									

LCU

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. **October 5, 2012**
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. **3rd Level Starmall Las Piñas, CV Starr Avenue, Philamlife Village, Pamplona, 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
Common Shares	8,404,830,614 Shares (net of 133,910,000 treasury shares)

11. Indicate the item numbers reported herein:

Item No. 9 – Other Events

At the meeting of the Board of Directors of the Company held today, October 5, 2012, the Board approved the following:

(A) Amendment of Articles of Incorporation

The Board of Directors resolved to amend the Seventh Article of the Amended Articles of Incorporation of the Company to decrease the par value of the Company's preferred shares from P0.10 to P0.01 on a per share basis and from One Billion Pesos (P1,000,000,000) to One Hundred Million Pesos (P100,000,000) on an aggregate basis, and to correspondingly increase the number and amount of the Company's authorized common shares from Eleven Billion (11,000,000,000) common shares with aggregate par value of Eleven Billion Pesos (P11,000,000,000) to Eleven Billion Nine Hundred Million

(11,900,000,000) common shares with aggregate par value of Eleven Billion Nine Hundred Million Pesos (P11,900,000,000). Thus, as amended, the authorized capital stock of the Company shall be Twelve Billion Pesos (P12,000,000,000) divided into Eleven Billion Nine Hundred Million (11,900,000,000) common shares with par value of P1.00 per share and Ten Billion (10,000,000,000) preferred shares with par value of P0.01 per share.

The Board also resolved to revise certain features of the same preferred shares, more specifically: (i) the maximum amount of dividend that may be declared and paid on the preferred shares was reduced from ten percent (10%) per annum to five percent (5%) per annum or the 1-year PDST-R1 rate, whichever is lower; and (ii) the preferred shares shall no longer be entitled to cumulative dividends.

Finally, the Board resolved that in accordance with Section 16 of the Corporation Code of the Philippines, the aforesaid amendments to the Seventh Article of the Amended Articles of Incorporation of the Company shall be submitted for the approval through written assent of the shareholders of record of the Company as of the Record Date of October 22, 2012.

(B) Adoption of Audit Committee Charter

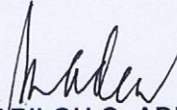
In compliance with SEC Memo Circular No. 4 series of 2012, the Board approved and adopted the Audit Committee Charter which is hereto attached as Annex "A" hereof. The Audit Committee will hereafter meet to assess its compliance with the aforementioned SEC Memo Circular.

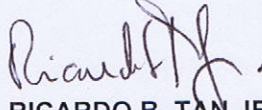
SIGNATURES

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:


MARILOU O. ADEA
Audit Committee Chairman


RICARDO B. TAN JR.
CFO & Compliance Officer

Date: October 05, 2012

ANNEX - A

VISTA LAND & LIFESCAPES, INC.

AUDIT COMMITTEE CHARTER

Contents

1. Objective
2. Membership
3. Duties and Responsibilities
4. Reportorial or Disclosure System
5. Monitoring and Assessment

1. Objective

This Charter shall institutionalize the principles of good corporate governance in the entire organization.

The Board of Directors (the "Board") and Management, i. e. officers and staff, of Vista Land & Lifescapes, Inc. (the "Corporation") hereby commit themselves to the principles and best practices contained in this Charter, and acknowledge that the same may guide the attainment of our corporate goals.

2. Membership

- 2.1 The Audit Committee shall be composed of at least three (3) members of the Board, who shall preferably have accounting and finance backgrounds, one of whom shall be an independent director and another with audit experience.
- 2.2 The chair of the Audit Committee should be an independent director.

3. Duties and Responsibilities

- 3.1 Oversight
 - 3.1.1 Assist the Board in the performance of its oversight responsibility for the financial reporting process, system of internal control, audit process, and monitoring of compliance with applicable laws, rules and regulations.
 - 3.1.2 Provide oversight over Management's activities in managing credit, market, liquidity, operational, legal and other risks of the corporation. This function shall include regular receipt from Management of information on risk exposures and risk management activities;

- 3.1.3 Perform oversight functions over the corporation's internal and external auditors. It should ensure that the internal and external auditors act independently from each other, and that both auditors are given unrestricted access to all records, properties and personnel to enable them to perform their respective audit functions;
- 3.1.4 Review the annual internal audit plan to ensure its conformity with the objectives of the corporation. The plan shall include the audit scope, resources and budget necessary to implement it;
- 3.1.5 Prior to the commencement of the audit, discuss with the external auditor the nature, scope and expenses of the audit, and ensure proper coordination if more than one audit firm is involved in the activity to secure proper coverage and minimize duplication of efforts;
- 3.1.6 Organize an internal audit department, and consider the appointment of an independent internal auditor and the terms and conditions of its engagement and removal;
- 3.1.7 Monitor and evaluate the adequacy and effectiveness of the corporation's internal control system, including financial reporting control and information technology security;
- 3.1.8 Review the reports submitted by the internal and external auditors;
- 3.1.9 Review the quarterly, half-year and annual financial statements before their submission to the Board, with particular focus on the following matters:
 - Any change/s in accounting policies and practices
 - Major judgmental areas
 - Significant adjustments resulting from the audit
 - Going concern assumptions
 - Compliance with accounting standards
 - Compliance with tax, legal and regulatory requirements.
- 3.1.10 Coordinate, monitor and facilitate compliance with laws, rules and regulations;
- 3.1.11 Evaluate and determine the non-audit work, if any, of the external auditor, and review periodically the non-audit fees paid to the external auditor in relation to their significance to the total annual income of the external auditor and to the corporation's overall consultancy expenses. The committee shall disallow any non-audit work that will conflict with his duties as an external auditor or may pose a threat to his independence. The non-audit work, if allowed, should be disclosed in the corporation's annual report;
- 3.1.12 Establish and identify the reporting line of the Internal Auditor to enable him to properly fulfill his duties and responsibilities. He shall functionally report directly to the Audit Committee.

The Audit Committee shall ensure that, in the performance of the work of the Internal Auditor, he shall be free from interference by outside parties.

3.2 External Audit

- An external auditor shall enable an environment of good corporate governance as reflected in the financial records and reports of the company, an external auditor shall be selected and appointed by the stockholders upon recommendation of the Audit Committee.
- The reason/s for the resignation, dismissal or cessation from service and the date thereof of an external auditor shall be reported in the company's annual and current reports. Said report shall include a discussion of any disagreement with said former external auditor on any matter of accounting principles or practices, financial statement disclosure or auditing scope or procedure.
- The external auditor of the company shall not at the same time provide the services of an internal auditor to the same client. The Corporation shall ensure that other non-audit work shall not be in conflict with the functions of the external auditor.
- The company's external auditor shall be rotated or the handling partner shall be changed every five (5) years or earlier.
- If an external auditor believes that the statements made in the company's annual report, information statement or proxy statement filed during his engagement is incorrect or incomplete, he shall present his views in said reports.

3.3 Internal Audit

- The Corporation shall have in place an independent internal audit function which shall be performed by an Internal Auditor or a group of Internal Auditors, through which its Board, senior management, and stockholders shall be provided with reasonable assurance that its key organizational and procedural controls are effective, appropriate, and complied with.
- The Internal Auditor shall report to the Audit Committee.
- The minimum internal control mechanisms for management's operational responsibility shall center on the CEO, being ultimately accountable for the Corporation's organizational and procedural controls.
- The scope and particulars of a system of effective organizational and procedural controls shall be based on the following factors: the nature and complexity of business and the business culture; the volume, size and complexity of transactions; the degree of risk; the degree of centralization and delegation of authority; the extent and effectiveness of information technology; and the extent of regulatory compliance.
- The Internal Auditor should submit to the Audit Committee and Management an annual report on the internal audit department's activities, responsibilities and performance relative to the audit plans and strategies as approved by the Audit Committee. The annual report

should include significant risk exposures, control issues and such other matters as may be needed or requested by the Board and Management.

- The Internal Auditor should certify that he conducts his activities in accordance with the International Standards on the Professional Practice of Internal Auditing. If he does not, he shall disclose to the Board and Management the reasons why he has not fully complied with the said standards.

4. Reportorial or Disclosure System

- The reports or disclosures required under this Charter shall be prepared and submitted to the Board by the Committee or officer through the Corporation's Compliance Officer.
- All material information, i.e., anything that could potentially affect share price, shall be publicly disclosed. Such information shall include earnings results, acquisition or disposal of assets, board changes, related party transactions, shareholdings of directors and changes to ownership.
- Other information that shall always be disclosed includes remuneration (including stock options) of all directors and senior management corporate strategy, and off balance sheet transactions.
- All disclosed information shall be released via the approved stock exchange procedure for company announcements as well as through the annual report.
- The Committee shall commit at all times to fully disclose material information dealings. It shall cause the filing of all required information for the interest of the stakeholders.

5. Monitoring and Assessment

- The Committee shall report regularly to the Board of Directors.
- The Compliance Officer shall establish an evaluation system to determine and measure compliance with this Charter. Any violation thereof shall subject the responsible officer or employee to the penalty provided under Part 8 of the Corporation's Manual on Corporate Governance.
- The establishment of such evaluation system, including the features thereof, shall be disclosed in the company's annual report (SEC Form 17-A) or in such form of report that is applicable to the Corporation. The adoption of such performance evaluation system must be covered by a Board approval.
- This Charter shall be subject to quarterly review unless the same frequency is amended by the Board.