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SECURITIES AND EXCHANGE COMMISSION

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Company Information

SEC Registration No. CS200703145
Company Name VISTA LAND & LIFESCAPES, INC.
Industry Classification Financial Holding Company Activities
Company Type Stock Corporation

Document Information

Document ID 111232016000075
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COVER SHEET

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S.E.C. Registration Number										

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(Company's Full Name)

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

Brian N. Edang
Contact Person

226-3552 ext. 0088
Company Telephone Number

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FORM TYPE

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<i>Month</i>	<i>Day</i>				
Annual Meeting					

Secondary License Type, if Applicable

Dept. Requiring this Doc.		

Amended Articles Number/Section

Total No. of Stockholders

Total Amount of Borrowings					
<table border="1" style="width: 100%;"> <tr> <td style="height: 20px;"></td> </tr> <tr> <td style="text-align: center;">Domestic</td> </tr> </table>		Domestic	<table border="1" style="width: 100%;"> <tr> <td style="height: 20px;"></td> </tr> <tr> <td style="text-align: center;">Foreign</td> </tr> </table>		Foreign
Domestic					
Foreign					

To be accomplished by SEC Personnel concerned

File Number									

_____ LCU

Document I.D.									

_____ 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. **November 23, 2016**
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 C.V. Starr Avenue, Philamlife Village
Pamplona, Las Piñas City**
Address of principal office **1747**
Postal Code
8. **(632) 874-5758 / (632) 872-6947 / (632) 226-3552**
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
VLL Homebuilder Bonds
VLL Retail Bonds**

**12,865,010,376 Shares
Up to P2,500,000,000.00
5,000,000,000**

11. Indicate the item numbers reported herein:

Item No. 9 – Other Events

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	22 November 2016	500,000	5.15	12,865,010,376	249,126,000

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:



MA. NALEN ROSERO- GALANG
Assistant Corporate Secretary /
Compliance Officer / CIO

Date: November 23, 2016