

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

**CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATIONS CODE (SRC)
AND SRC RULE 17.1**

1. September 16, 2013
Date of Report (Date of earliest event reported)
2. 152747 3. 000-153-790-000
SEC Identification Number BIR Tax Identification Number
4. AYALA LAND, INC.
Exact Name of registrant as specified in its charter
5. MAKATI CITY, PHILIPPINES 6. [REDACTED] (SEC Use Only)
Province, country or other jurisdiction of Industry Classification Code
incorporation
7. 30/F, Tower One, Ayala Triangle, Ayala Avenue, Makati City 1226
Address of principal office Postal code
8. (632) 750-6974
Registrant's telephone number, including area code
9. Not Applicable
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

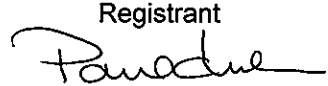
As of June 30, 2013

Title of Each Class	Number of Shares of Common Stock Outstanding	Amount of Debt Outstanding
COMMON SHARES	14,172,673,524	
VOTING PREFERRED*	13,066,494,759	P 22.50 Billion (bonds)

Indicate the item numbers reported herein : Item 9. Other Events

Re: Ayala Land assigns rights in Taft Punta Engaño Property, Inc. to Cebu Holdings, Inc.

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

AYALA LAND, INC.
Registrant

PAUL C. CHEAH
Alternate Compliance Officer

Date : September 16, 2013

**Unregistered*



SEC Reg. No. 152747

16 September 2013

Philippine Stock Exchange, Inc.
3rd Floor, Tower One and Exchange Plaza
Ayala Triangle, Ayala Ave., Makati City

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

Securities and Exchange Commission
SEC Building, Mandaluyong City
Attention: Hon. Justina F. Callangan
Director, Corporation and Finance Department

Philippine Dealing and Exchange Corporation
37th Floor, Tower 1, The Enterprise Center
6766 Ayala Ave cor. Paseo de Roxas, Makati City
Attention: Ms. Ma. Concepcion Magdaraog
Head, Issuer Compliance and Disclosures Department

Mesdames:

Further to our disclosure last April 26, 2013, please be informed that Ayala Land, Inc. ("the Company") has transferred to its affiliate Cebu Holdings, Inc. all of its interest, rights, obligations and undertakings in Taft Punta Engaño Property, Inc. ("TPEPI") pursuant to the Company's Joint Venture Agreement with Taft Property Venture Development Corporation ("TPVDC") and TPEPI.

TPEPI is a joint venture with TPVDC, a Cebu-based real estate company and member of the Vicsal group of companies, for the purpose of developing a 12-hectare property in Mactan, Cebu.

This transaction will allow the Company to consolidate its businesses resulting in improved efficiencies and synergy creation to maximize opportunities in the Cebu real estate market.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Paul C. Cheah', written over a horizontal line.

Paul C. Cheah
Alternate Compliance Officer