

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATIONS CODE (SRC)
AND SRC RULE 17(a)-1(b)(3) THEREUNDER

1. February 5, 2007
Date of Report (Date of earliest event reported)
2. 152747 3. 050-000-153-790
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. 29/F, Tower One, Ayala Triangle, Ayala Avenue, Makati City 1226
Address of principal office Postal code
8. (632) 848-5313
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 4 and 8 of the SRC

As of December 31, 2006

Title of Each Class	Number of Shares of Common Stock Outstanding	Amount of Debt Outstanding
<u>COMMON SHARES</u>	<u>10,844,237,636</u>	<u>P 13.1 Billion</u>

Indicate the item numbers reported herein : Please refer to attached letter

Re: 2007 Project and Capital Expenditures

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

original copy signed

Date : February 5, 2007

JAIME E. YSMAEL

Senior Vice President, CFO,
and Compliance Officer

SEC Reg No. 152747
SEC Sec. Code No. E-5000

February 5, 2007

PHILIPPINE STOCK EXCHANGE

4/F PSE Center, Exchange Road
Ortigas Center, Pasig City

Attention: Atty. Pete M. Malabanan
Head – Disclosure Department

Dear Atty. Malabanan,

This has reference to PSE's letter, dated February 5, 2007, requesting Ayala Land to confirm the veracity of the information contained in the news article entitled "ALI hikes capital by P8B to cover 20% stock dividend", published in the February 3, 2007 issue of the Philippine Star (Internet Edition).

The article reported that "The company has set aside P16 billion this year for capital expenditures in projects such as the development of the TriNoma shopping center in North EDSA, a shopping mall in Luzon, the expansion of Ayala Center in Cebu and several residential projects."

This is to confirm that Ayala Land is allocating about P16 billion for project and capital expenditures this year for various development and rental projects, including the projects cited above.

Thank you.

Very truly yours,

original copy signed

JAIME E. YSMAEL

Senior Vice President, Chief Finance Officer,
and Compliance Officer

cc:

SECURITIES AND EXCHANGE COMMISSION

SEC Building, EDSA, Mandaluyong City

Attention: Director Justina F. Callangan
Corporation & Finance Department