

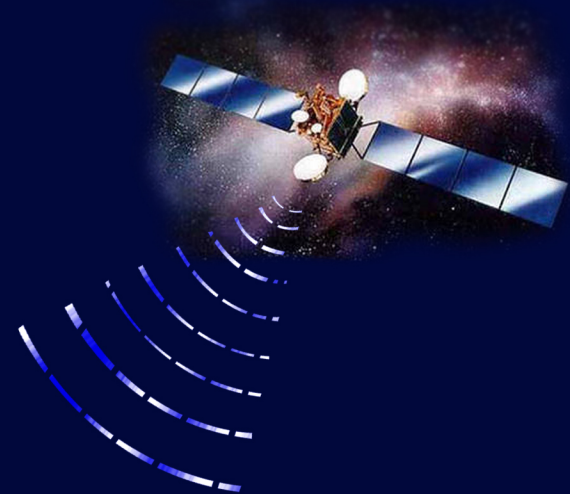
Ministry of Finance Department of lands & Survey Annual Report for 2016



الجمهورية العربية السورية
الوزارة العامة للمالية
الديوان العام للاراضي والمساحة
سنة 2016

رقعة الخطة: 1:500
الاسم: الخطة العامة للمدينة
الرقعة: 1:500
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17	100.000	1:500	100.000
18	100.000	1:500	100.000
19	100.000	1:500	100.000
20	100.000	1:500	100.000



Introduction



With each dawn, a new hope rises in our hearts...bringing hopes for better future... fueling our souls with restless passion to contribute to something larger than ourselves. When the path of success is never easy... determination remains solid.

The particularity of DLS is that it has been yearly assessing accomplishments since 1929; therewith it illustrates compatible plans corresponding to its vital socio-economic rule.

In DLS's quest for economic development as well as social welfare, it initiated strategic partnerships with various parties. The partnerships had positive impact over DLS empowerment in various fields, e-governance and twinning projects as such.

The year 2017 within the e-governance project, DLS will start new line of electronic services. These services are numerous and diverse, they include some services such as issuance of land titles and issuance of maps, which will dramatically change, facilitate and speed up the services.

The same year will witness the results and the conclusion of the twinning project "Reducing discrepancies between the physical reality and the graphical cadastral information in Jordan for the Department of Lands and Survey". The twinning project –EU funded project- is a partnership and

cooperation between Sweden and Netherland, working on introducing state of the art methods and best practices in reducing discrepancies between the physical reality and the graphical cadastral information in Jordan.

DLS overall goal is to enhance services, providing broader communication channels with the public, provide accurate and up to date cadastral information. DLS is striving for simplifying the cadastral procedures to achieve transparency, and enhance quality of cadastral information.

At the end, I'd like to present this report, to disclose DLS's accomplishments.

I would like also to extend my appreciation to all who helped in preparing this report and all my colleagues for their efforts in serving our country.

May God bless you all ...

Engineer Mouen Sayegh
Director General of the Department of Lands and Survey

Brief History and Facts about Jordan

At the end of World War I, the United Kingdom was granted the mandate for Palestine and Trans Jordan. In 1922, the British divided the mandate by establishing the semiautonomous Emirate of Trans Jordan, ruled by the Hashemite Prince Abdullah, while continuing the administration of Palestine under a British High Commissioner. The mandate over Trans Jordan ended on May 22, 1946; on May 25 Jordan became fully independent from Great Britain, and has developed without interruption as the independent Hashemite Kingdom of Jordan ever since.

Jordan's total area is 89,287 km², with population of 6,388,000. The country is divided into 12 administrative districts called muhafadhat (governorates). The Capital city of Jordan is Amman with population of about 2.5 million inhabitants.

Historical background of DLS

1- Pre-foundation stage:

The core of the Lands and Survey Department in the Hashemite Kingdom of Jordan was founded under the Ottoman Land Law in 1274 AH, (1857).

The region had seen -in the mid-nineteenth century- a growing administrative interest from the Ottoman Empire, as the first administrator (Qa'imMaqam) was named for the region located between the Yarmouk and Az-Zarqa Rivers, Irbid was made the centre of it, appurtenant to Huran. The same applied to the area between Az-Zarqa and Al-Mujib rivers appurtenant to Nablus, which was separated in 1905 and became appurtenant to Al-Karak, to the south of Al-Mujib River, established in 1894 to depend directly of the jurisdiction of the state (Wilaya) of Syria.

The region was suffering from many problems and disorders: the outbreak of the First World War in November 1914, the entry of the Ottoman Empire into the war against the Allies, the blockade imposed by the Allies on the Arab coasts, and the denial of the allies to their promises of unity & independence made to the Arabs in Asia, and the Sykes-Picot agreement signed on 16 May 1916, which fragmented Syria and Iraq to spheres of influence between France and Britain. This agreement remained secret until November 1917, when the Bolsheviks published it, and by which Trans Jordan became part of the British zone of influence. There followed the withdrawal of British troops from the Trans Jordan, leaving the region without government or military or even police to maintain stability and security. This situation led to the emergence of local governments which were unable to address the public problems or improve the deteriorating situation in the country.

The arrival of Prince Abdullah to Trans Jordan formed an important turning point in the history of the country, where after a meeting held on the 29th March 1921 between Prince Abdullah and Winston Churchill, an announcement of a national government in Trans Jordan was declared, headed by HRH Prince Abdullah. In (11) April 1921, a Jordanian government was formed, headed by Mr Rashid Tlay'.

In early 1928 the Department of Lands & Survey formed the first vocational training institute in the country in co-ordination with Nadharat al Ma'arif (Direction of Knowledge),(Ministry of Education nowadays) to attract distinguished students to be trained to join the technical staff of the department, in order to fulfil & execute a huge volume of surveying & settlement work expected across the country in view of population growth and the urgent needs of the developmental growing of the country, as the surveying & settlement services were only confined to defining the boundaries of the villages in agricultural areas located in the West of Trans Jordan to reduce the conflicts between the clans and tribes.

2- Foundation:

Mr A.B Mitchell, 1/5/1929-1/4/1940):

Trans Jordan remained, by virtue of the international law, part of the Ottoman Empire until the signing of Lausanne Agreement in July 24, 1923, which stated the separation of Trans Jordan from the Ottoman Empire, from the date of the Agreement ratification, on 6 August 1924.

Under Article (139) of the agreement, the Principality of Trans Jordan possessed the real estate records and documents, and then started to re-organize and overcome the existing difficulties, as it enacted the Bylaw of Subdivision and Land Demarcation, followed by the Survey and Valuation Law in 1927, which stated the definition of the boundaries of villages, blocks and the state forestry and other kinds of properties.

The Department of Lands & Survey was formally established on 30/9/1929 when several departments were unified (Department of Survey, Department of State property, land registration offices). A British director was appointed (Mitchel) by the Mandate Government.

During this period, statistical tables for each village were organized. The law of land settlement in 1933 was implemented, in Ajlun as a start, to replace the old Tapo records by new records.

Mr George D. F. Welpole, (1/4/1940-15/5/1954):

In 1952 the two departments of Land & Survey in the East and West Banks have been united, the headquarters being in Amman, it became responsible for all land registration directorates (LRD's) in both banks, which numbered (15) at that time. The building's tax investigation section was separated of DLS and attached to the Ministry of Finance. The implementation of Palestinian Laws continued until DLS concluded the preparation of its own laws, when Settlement of Land and Water Law No.

40 for the year 1952 and other laws were issued, and began to be applied in both banks.

During this period plans at scale of 1:1000 for the Jordan Valley and the Yarmuk and Az-Zarqa basins were produced, in addition to the maps of the western region of the East Bank at large scales (1:1000, 1:2500) and the production of topographical maps of the East Bank of Jordan in relatively small scales (1: 25000,1:10000).

Mr Mohammad Ismail Al Atiyyat, (12/10/1954-15/7/1959):

On 12/10/1954 the services of the last non-Jordanian director-general of DLS ended (Welpole), and a Jordanian acting director-general was appointed, (Mr Mohammad Ismail), and on 1/4/1956 he was appointed as the first Jordanian Director-general of DLS.

In the following years, new LRD's were established in both East and West Banks raising their number to 23 LRD's. Methods of work in DLS have been developed, registration, legal and technical sections were established using modern methods, training courses were conducted in foreign countries to acquire advanced skills and expertise necessary to develop the work of DLS, and modern cadastral equipment was purchased to be used in cadastral surveying and computations.

Mr Mohammad Al khashman, (15/7/1959-1/7/1962):

Aerial photography section was established for topographic survey of the Kingdome by aerial photographs, and the necessary equipment for this section has been purchased.

During this period, the activities of DLS have been distributed into three main activities: general management, settlement & surveying, and registration. In addition, it began the process of establishing a sophisticated and accurate geodetic network based on latitude and longitude coordinates instead of the primitive baselines.

Mr Subhi Rashid Al Hasan, (1/7/1962-1/6/1971):

The activities of Surveying in the West Bank have been stopped after the Israeli occupation of the West Bank in 1967, but

continued actively in the East Bank. The equipment of aerial photography, photographs and films were transferred to the General Command of the Armed Forces, and replaced the work of the aerial photography section with the work of maps photography and enlargement of the maps and preparations for the use of microfilming to preserve documents in DLS.

3- Development & Modernization stage:

Mr Badri 'Id Al Mulqi, (1/6/1971 – 30/9/1989):

This period was marked by the introduction of modern registration and surveying in line with the spirit of modern era. The scope of cadastral survey work expanded to lands where settlement was announced in, especially the areas, which were excluded from settlement work previously, in addition to some desert areas.

In co-operation with the Royal Scientific Society, DLS integrated computers in its work to resolve a large number of technical and calculation issues, and trained its staff on administrative, registration, and technical issues to raise their skills and abilities. Also new sections and committees have been established, such as the Valuation committee, the Office of the legal Counsel and the Planning Unit.

During this period, DLS benefited from international assistance, of which the most important was a project of the UN for the rehabilitation and training of staff, and financing technical projects and modernization of cadastral equipment.

In 1974 the cooperative housing association for DLS staff was founded aiming to provide land plots to the staff for residential purposes.

In the early seventies, DLS introduced the latest electronic programmed calculators, and with the beginning of the eighties computers (PCs) and plotters were used to draw maps, and Microfilming for documents, and modern computerized cameras to reduce or enlarge the scale of maps as required. In 1988 real-estate alphabetical index draft project was accomplished.

During this period also, DLS started pilot projects within a five-year plan assembled in the following:

1. DLS modernization and development project: new buildings were acquired for the LRD's in the governorates of Amman, Irbid, and villages like (Samar & DeirAlla).
2. Real-estate Alphabetical Index project: which enabled the owners to know the number, location & the area of their properties, and any other required information easily, by building DLS own computerized system, which enables the decision maker to define the immovable properties, by type (being sylvan, desert, owned, treasury, inoperative, dedication...etc.) for different purposes, thus replacing the Royal Scientific Society's system.
3. Settlement & survey, triangulation and resurvey project: This covered most of the organized and municipal lands, and some of the previously surveyed lands, in the appropriate scale. In addition, it reinforced the performance of settlement & survey teams, and provided them with modern equipment (such as the total station model TC1600).
4. The United Nation's project of assistance to DLS: by which a technical & financial assistance program was provided, worth 230,000 dinars, it included training programs in foreign countries to staff of DLS.
5. Modern applications directorate's development Project: the goal of the project was to provide qualified technical personnel and a high level of equipment to meet the requirements of the department, including the computers and technical equipment that support data archiving & documenting and facilitate data recovery.

Mr Ali Muflih Hassan Al-Gharaybeh, (9/6/1990-31/10/1996):

1. The introduction of software systems of Arc Info, and the GIS to the department.
2. The commencement of the computerizing of the paper plans and converting them into digital
3. The introduction of the surveying system by the GPS satellites (model leica SYS 200) as well as the total survey station model Leica TC 1610.

Mr Ibrahim Mismar, (31/10/1996-15/7/1997):

1. Beginning of the DLS Modernization Project, supported by the German government (GTZ).

Engineer Abdul-Mun'im Samara, (17/7/1997-14/4/2006):

1. Implementing the DLS Modernization Project with support from the German government (German Agency for Technical Cooperation GTZ).
2. Computerization of DLS work in the Centre and the LRD's: The work started in the pilot directorates: Irbid, Mafrqa and south Amman, where emphasis was placed on computerization of most of the registration, technical & administrative issues.
3. Converting the paper cadastral maps into digital, through a modern information system, which helps to computerize activities and provide services electronically.
4. Updating the central computer server by adding a new one with high quality, funded by the German technical cooperation agency (GTZ).
5. Development of computerized registration information systems, in addition to the administrative and technical systems.
6. Development of cadastral information system by linking the digital maps with the property data-base.
7. Introducing surveying devices through the GPS (Global Positioning system by satellites) model Leica 500.
8. Registers matching project (red, white & electronic).
9. Transforming Triangulation from the Palestinian Projection system to the Jordan national system, Jordan Transverse Mercator system (JTM).
10. Obtaining ISO 9002 certificate.
11. Establishing new LRD's, thus raising their number to 32, besides increasing the number of settlement teams.
12. Establishing new sections, such as the Maintenance Section and the Library.
13. Initiating electronic services through the Internet, as maps issuance, change statements & indexes, at the beginning of 2005.

14. Applying the automatic alignment system in the centre of DLS, to help serving clients according to priority.
15. Initiation of DLS hotline to receive complaints and comments of citizens.
16. Organizing the International Federation of Surveyors (FIG) conference in 2005.
17. Execution of a number of vital projects such as: Survey of attacks on the territory of the State Property (offence against state property) in Az-Zarqa, Ar-Rusayfa and Al-Azraq, the project of surveying the un surveyed areas, survey of Jordan valley villages, matching maps, matching registration sheets, gender, e-government, triangulation points densification, settlement & survey of tribes land, data transformation from ingress into oracle system, real-estate valuation system and the costing system.
18. Adopting new management methodologies, such as management by participation and objective-oriented management.
19. Implementing annual executive plans based on the department's strategic plans.
20. Establishing DLS staff club and the social solidarity association.

Mr Ghazi Shatnawy, (16/4/2006-19/5/2007):

1. The continuation of applying DLS modernization policy, through projects of full computerization of the LRD's and linking them with the Central server.
2. Starting of the experience of private sector participation in the evaluation of real estate.
3. Continuing of sheets matching project.

Engineer Mazen Matar Shotar (19/5/2007- 20/1/2010):

1. Beginning SMS service (electronic messages) to notify clients about the course of their transactions.
2. Moving-on with matching registers and improving data project, and adding the national I.D numbers on property records.
3. Establishment of new buildings for land registration directorates, owned by DLS (south Amman, Al-Mafraq & Az-Zarqa

LRD's).

4. Establishment of a technical section in Az-Zarqa LRD.
5. Computerizing state property (treasury lands) data.
6. Activating DLS web site on the Internet in English.
7. The establishment of Al- Quwairah and Ghawr As-Safi registration offices, and linking them electronically with the Centre.

Engineer Nedal Yahya Al- Sagarat (21/1/2010- 21/1/2013):

1. Archiving all sale contracts.
2. Archiving all sale contracts for the years before 2008 by the Royal documentation project, and documenting the English and Ottoman records of Palestine and the tables of settlement rights.
3. Working through the data improvement project on linking ownerships with the national I.D numbers, executing a percentage of (75%).
4. Achieving a rate of (98%) of matching records with real estate maps.
5. Achieving a rate of (95%) of matching white sheets with the electronic ones.
6. Establishing a new registration Directorate in the southern Jordan Valley, and the opening of registration offices in each of: Al Quwairah, Al Wasatiyya, ArRusaifa, Al Husseiniyya and Al Hesa, and the transfer of the northern Amman Directorate to a larger building.
7. Simplifying procedures for many transactions, and also computerizing many others as valuation transactions, and modifying the base prices periodically in collaboration with all parts involved.
8. Coordinating with the owners of the real estate offices in creating a union for them, and another one for the owners of the cadastral offices, and preparing a revised draft for the real estate valuers registration and accreditation system.
9. Accomplishing a draft for the real estate ownership Law, which has been submitted to the council of ministers for a

constitutional approval.

10. Contributing in the implementation of the Royal Initiatives, whether in the area of the e-government or obtaining decent and adequate housing for people with low and limited incomes.
11. Signing a cooperation agreement between the department and Petra authority, to facilitate procedures in between and providing them with cartographic information.
12. Participating in the Real-Estate developing 4th Arab conference.
13. Signing a Twinning project with the European Union to develop a system of a sustainable land management on the basis of the geographic information system that provides a comprehensive and accurate information, and developing the methods of real estate assessment, in coordination with the Ministry of Public Sector Development and all of the states of Sweden and Poland, and the Office of the European Union.
14. Continuation of surveying the Jordan Valley village's project and registering the subdivided parcels.
15. Continuation of improving the database for the Jordan Valley Authority project and linking the maps to be the base for the land usage project, including fifty-four blocks.
16. Archiving and documenting the authorization tables and squatters and field books of treasury lands in cooperation with the Royal documentation project.
17. Adopting an electronic hearing recognition system.
18. Facilitating the procedure of issuing bonds of register from any land registration directorate (LRD) without reference to the concerned LRD.

Goals of DLS

The Department of Lands and Survey plays a vital role in preserving land property rights and solving any conflicts, concerning right in land or water. DLS represents Jordan's land information bank.

Article 3 of the by-law (80)/1999 (organization of DLS) states that the duties and tasks of DLS should be the following:

1. Completion and maintenance of the cadastral system (the cadastral maps and the registration records), fixing the borders of the plots (parcels), settling (solving) disputes on land and issuing cadastral maps.
2. Registration of land property rights, maintaining them and facilitating their use.
3. Establishment and maintenance of triangulation network of fourth and fifth orders based on the national geodetic network, which was established and is maintained by the Royal Jordanian Geographic Centre (RJGC).
4. Processing property related transactions (sales, transfers, partition, debts, mortgages...etc.). Determining and collecting land transfer taxes and fees.
5. Administering, protecting, renting, and updating records of state land, as well as expropriation of land for public interest.
6. The establishment of a comprehensive land valuation system, and maintaining its records for the purposes of registration transactions.
7. Archiving and maintaining land registry records.
8. Establishing a Cadastral Information System (CIS), as part of the National Information System (NIS).
9. Organizing and carrying out the licensing of the private (chartered) surveyors and real estate brokers.

Code of Ethics

I, hereunder signed, declare my commitment to optimally use the available resources for the official duties, correctly using equipment, instruments, and work time for official work, and to be true, honest, and faithful in my work, belonging to my department, to work with the team spirit, to respect all the customers and to treat them equitably, to respect my fellow workers and to try to be precise in dealing with information.

DLS Vision

“Distinguished real estate Information & services that reinforces sustainable development”.

DLS Mission

Installing the immovable property ownership rights, documenting, maintaining, facilitating implementation and providing the needed data base for the establishment of national geographic information system, and constantly improving and developing the quality of real estate services provided to the recipient, with the participation of the public and private sectors, both nationally and internationally.

Quality Policy

Quality Policy in DLS aims at providing comprehensive, accurate and easily retrievable cadastral information, thus contributing to building national information system which serves national development goals.

DLS commits itself to continual revising and developing of its services aiming at creating, maintaining, preserving, updating, valuating and facilitating the dealing with land property rights, according to laws and legislations in force.

DLS does its best to apply, revise and develop this policy by means of applying the quality assurance system according to the specifications of ISO 9001/2008 system.

Goals of DLS Directorates

Director General Office: Supervising the efforts to realize goals of production and development, and presenting the bright image of the department.

Treasury Lands Directorate: Managing treasury lands and preserving them according to accurate, comprehensive and easily retrievable information.

Settlement and Surveying Directorate: Procuring comprehensive and accurate cadastral information about non-surveyed lands.

Valuation Directorate: Verification of the valuation of lands according to a theoretically and practically approved system.

Surveying services Directorate: Offering excellent services depending upon accurate, well-maintained and comprehensive cadastral surveying information.

Legal Affairs Directorate: Providing excellent legal and consultative services according to continually developed legislations.

Computer and Information Technology Directorate: Computerization of DLS, raising work efficiency, securing information, and providing databases necessary for building the national geographic information system (GIS).

Human Resources & Planning Directorate: Managing and developing Human resources, to perform DLS tasks, attain its goals, and display Knowledge.

Administrative & Financial Affairs Directorate: Managing Financial and Material resources, preserving them & improving work environment to contribute in achieving DLS goals.

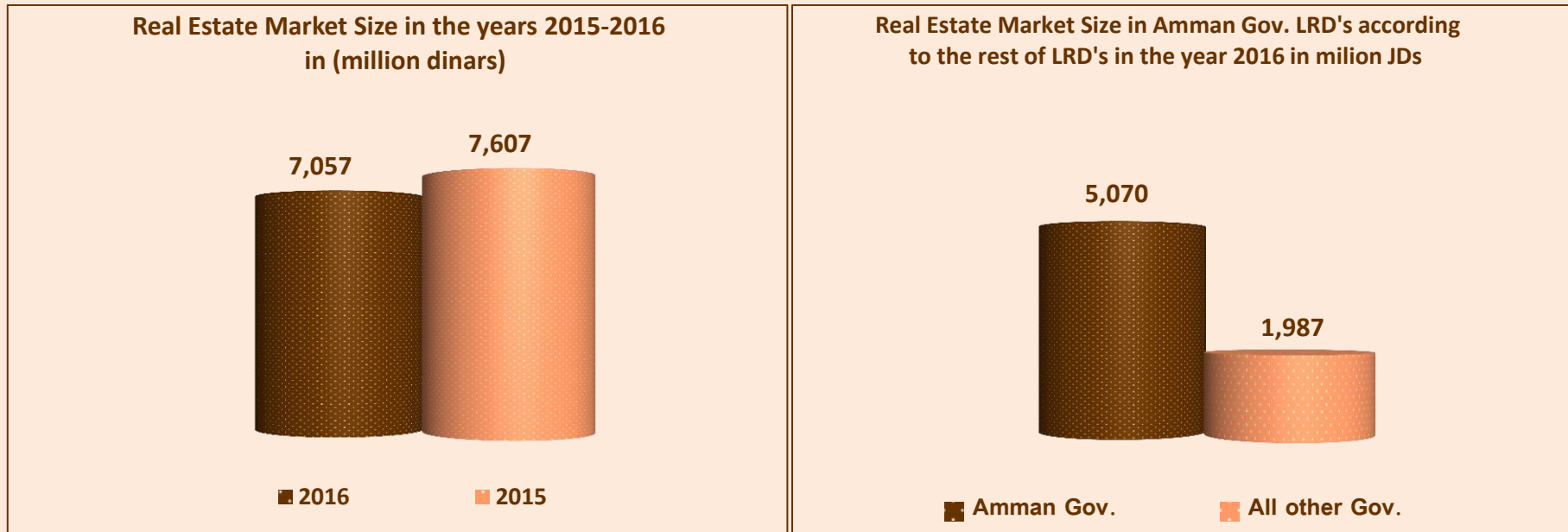
Control & Quality Directorate: Control of all DLS activities in a programmed way, assuring that procedures are done according to the “Quality Assurance System” and evaluating the performance of all directorates periodically.

Registration Affairs Directorate: Providing excellent Registration services based upon accurate, comprehensive and updated cadastral Registering Information.

Real Estate Records Directorate: Scrutinizing & documenting all adjustments on the Real-Estate Records, preserving them and providing distinguished services relying on them.

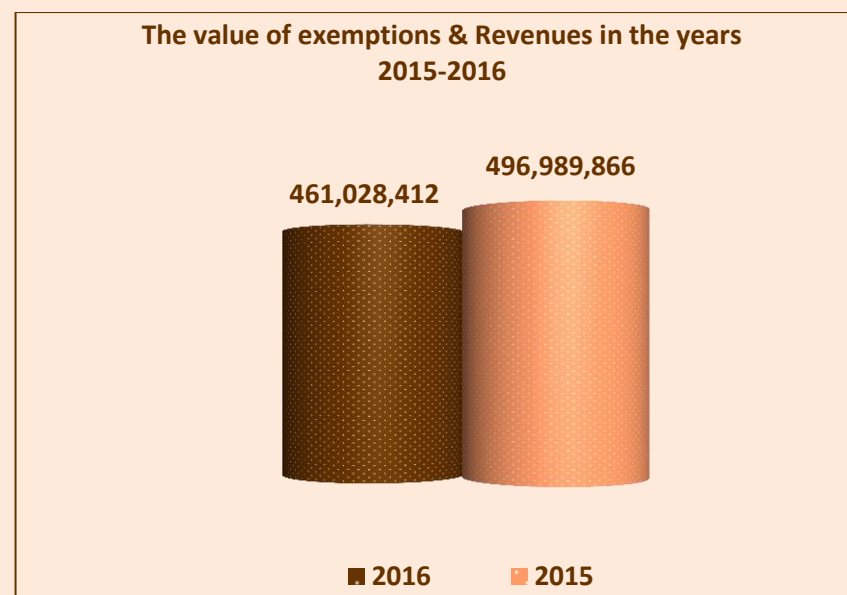
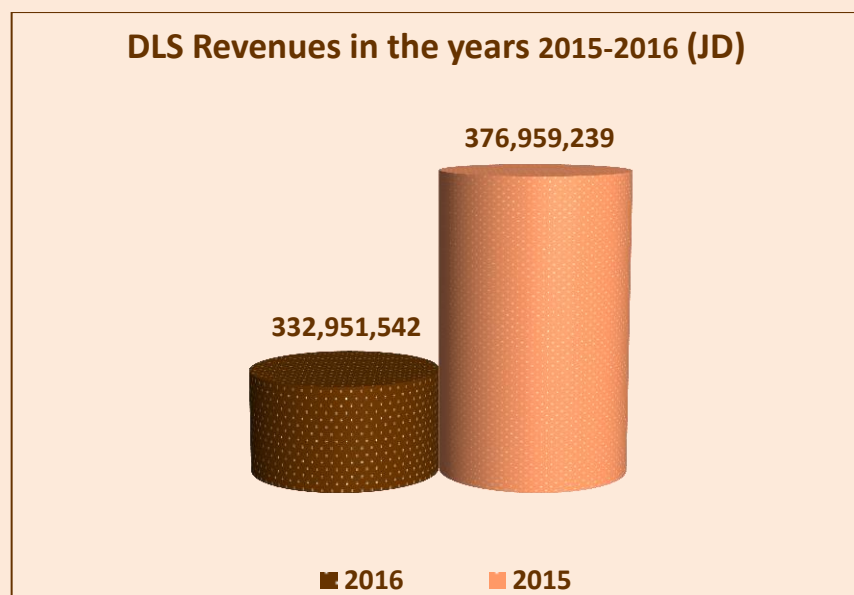
Real-Estate Indicators

Real estate market size in the Kingdom in the year 2016 reached seven billion Jordanian dinars, decreasing by (7%) comparing to the year 2015, where northern Amman registration Directorate (LRD) ranked first with a trading volume: (1,446) million dinars, Amman LRD came in second: (924) million dinars, followed by west Amman LRD by almost (796) million, and fourth came South Amman LRD by almost (715) million dinars.



Amman registration directorates and the main centre's percentage of the market size scored approximately (72%), a total of five billion and seventy million Jordanian dinars.

The Revenues during 2016 amounted (332,951,542) Jordanian dinars, decreasing by (12%) compared to 2015; as the value of the apartments exemptions amounted (105,379,921) dinars, and the value of the land exemptions amounted (22,696,949) dinars, for a total exemptions and revenues: (461,028,412) JDs, decreasing by (7%) compared to 2015, north Amman land registration directorate (LRD) ranked first with revenues amounted: (62,282,140) dinars, and second came Amman LRD by (43,072,727) dinars, followed by west Amman LRD by (40,847,337) dinars, while fourth came south Amman LRD by revenues amounted (36,880,640) dinars.



The main center and Amman LRD's percentage of revenues recorded (71%), a total of (235,003,656) dinars, while the revenues of the LRDs in all other governorates recorded (97,947,886) dinars.

Real-Estate sales to Non-Jordanians in 2016

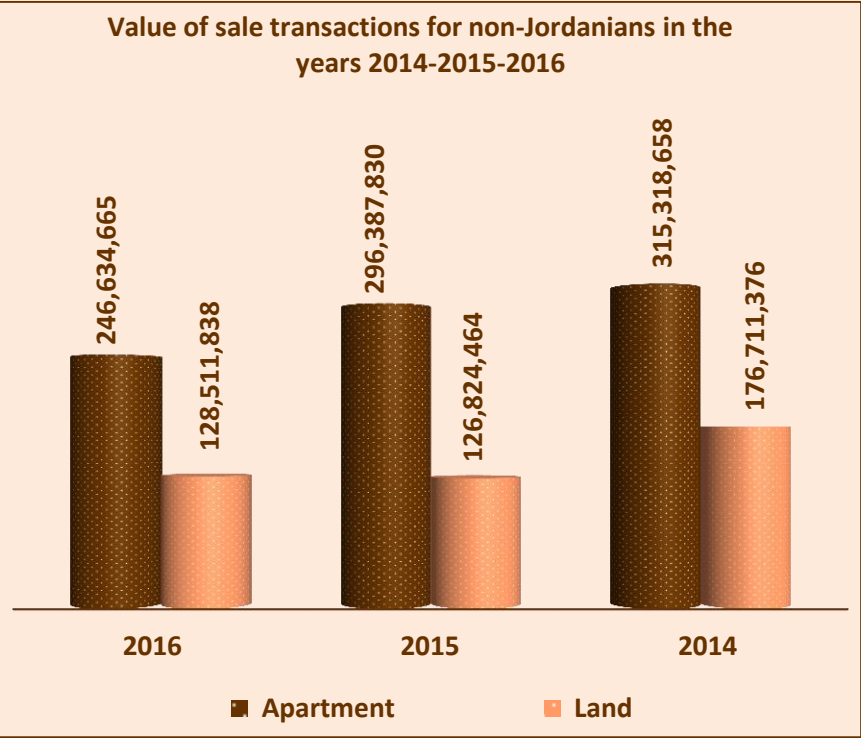
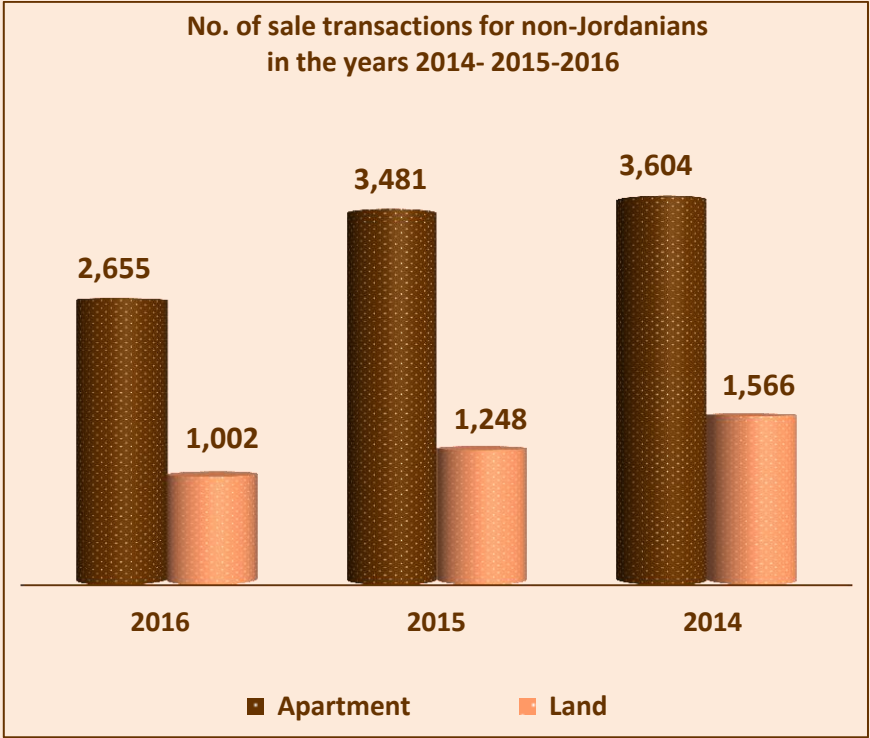
The number of property sale for non-Jordanians in 2016 reached (3,657) transactions, (2,655) transactions of them for Apartments, and (1,002) transactions for Lands. The area of apartments reached (416,313) m², by a value of (246,634,665) JDs, and for lands the area amounted (18,430,550) m², by a value of (128,511,838) JDs, The total value for both scored (375,146,503) dinars, decreasing by (11%) compared to the previous year.

Table No. (1): Sales for Non-Jordanians in the years 2016-2015

Year	Land	Apartment	Total	Value
2016	1,002	2,655	3,657	375,146,503
2015	1,248	3,481	4,729	423,212,294

Iraqi nationality ranked first with a total of (1,530) transactions, second came Saudi Arabian nationality with a total of (694) transactions, Kuwaiti nationality ranked third by a total of (269) transactions, followed by Syrian nationality ranking fourth by a total of (241) transactions.

In terms of value Iraqi nationality came also first by investment estimated by (168,467,702) dinars scoring (45%), and Saudi nationality in second place by (50,202,558) JDs, rating (13%), followed in the third place by American nationality by (21,511,208) dinars rating (5.7%), followed by Syrian nationality in the fourth place by (19,382,105) dinars rating (5.2%), followed by Yemeni nationality in the fifth place by (18,025,720) dinars rating (4.8%).



Real estate sale in 2016

The total sale transactions in the Kingdom during the year 2016 reached (143,387) transactions, by an increase of (33%) compared to the previous year, (54,657) transactions of them in the capital by (38%), and (88,730) transactions for the rest of governorates by (62%), (27,693) transactions from those executed in Amman LRD's were for apartments, and (26,964) transactions for lands, while in the rest of the governorates (13,157) transactions were executed for apartments and (75,573) transactions for lands.

Table No. (2): Land Sale in Jordan in the years 2014-2015 (No. of transactions)

Classification Governorate	No. of sale transactions in the year 2016		No. of sale transactions in the year 2015		Percentage of change %	
	Land	Apart.	Land	Apart.	Land	Apart.
Amman Gov.	26,964	27,693	16,588	27,396	63	1
All Other Gov.	75,573	13,157	47,626	16,416	59	20-
Sub Total	102,537	40,850	64,214	43,812	60	7-
Total	143,387		108,026		33	

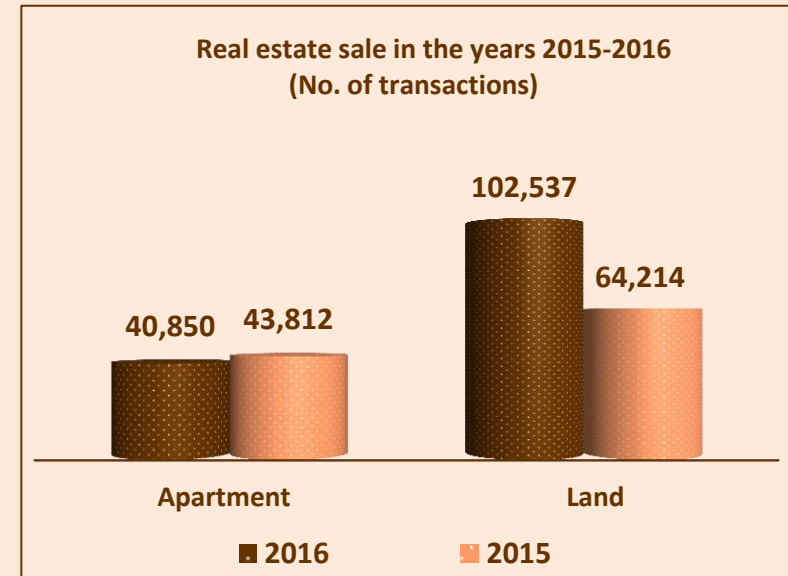


Table No. (3): No. of Apartments sold according to Area in the years 2015-2016

Classification	Year	Less than 120 m ²	Area/ m ²	Area Average m ²	Between 120-150 m ²	Area/ m ²	Area Average m ²	More than 150 m ²	Area/ m ²	Area Average m ²	Total No. of Apartments	Total Area of Apartments
	2015	16,623	1,259,507	76	15,921	2,165,717	136	11,268	2,086,745	185	43,812	5,511,968
	2016	14,082	1,267,548	90	15,636	2,182,101	140	11,132	2,212,691	199	40,850	5,662,340
	Percentage of change %	15-	1	18	2-	1	3	1-	6	8	7-	3

