Oman has been facing high population growth. In combination with considerable rural to urban migration, this urbanization in the country has reached 57.9% in 2010. According to Masoud and Namvar (2006), the urbanization process has resulted in serious problems such as overcrowded urban areas, lack of planned and paved settlement structure not only in the urban expansion of Muscat’s Capital Area (BCA) but also in the areas of rural urbanization. The expansion of settlements is not planned rather it is going on more or less randomly and uncontrolled especially for the car. Lifelihoods patterns are oriented toward single, urban or add-on prone as the most favorite residential building type. These trends however need rectified resources more related to land. Due to the geographical and climate setting of the country 75% of the population live in urban areas. Thus the remaining land has be shared for different purposes of the Oman’s needs. While land consumption by residential use, services and transport infrastructure is increasing supporting again rural urban migration and transition and thus creating new demands on shrinking/land/resources.

This roughly described 20th century type of urbanization has been spearheaded by the early 21st century urban development for 200,000 to 300,000 inhabitants. In the GCC region and in Oman a number of new cities are under consideration clearing to become sustainable cities at least from their enormous potential and ability to be paid to the new urbanities trend. The resources consuming 20th century urbanization processes are to be considered as responsible for creating irreversible suicide in Oman. Against the backboard of these trends a comprehensive research project has been carried out in cooperation with University of Technology (Glasانتخاب السياحة) and Sultan Qaboos University (SQU) approved by The Research Council (TRC).

The study forms an integral part of the research project. Its main aim is to determine the total study results and thus presents empirical data collected during the period of April 2013 to March 2014.

The research project followed three main objectives:

**OBJECTIVE A**

To identify the problems and information on crucial issues of urbanization in Oman through recognizing the existing land use and settlement patterns in selected case study areas of urban expansion and rural urbanization. The study is based on the study related to Oman's very limited and unstructured data collection on an empirical basis and later on these data analysis. The project provides a comprehensive and detailed survey on rural, urban, and suburban land use and settlement patterns in Oman.

**OBJECTIVE B**

In addressing the current scientific national and international discourse on urbanization through understanding mechanisms and defining forces of urbanization in Oman. The study also discusses the role of all research papers and activities in the planning and urban development processes in Oman. The study also looks at the issue of urbanization and sustainable development processes in Oman, which is representative of typical patterns observed in different core areas of Oman where the urbanization is future balanced development in Oman. This project aims to implement the management of sustainable development in the future in Oman and to develop new policies and strategies for sustainable land management, urban governance and urban planning.

**OBJECTIVE C**

Developing adaptation-oriented instruments to guide and control sustainable urban development through newly adopted strategies, programs, and implementation frameworks to manage future balanced development in Oman. This project aims to indicate for sustainable land use and settlement patterns, strategies and action plans for selected areas, recommendations for the reform of physical planning standards, concepts for sustainable land management, urban governance and urban planning.

**RESEARCH INSTITUTIONS**

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