As urbanization is a complex process, driving forces of urbanization have been identified at different levels and in different sectors.

**DYNAMIC POPULATION GROWTH**

Population growth and migration have contributed to an increase in population of the Sultanate by 2.8% of the total population of the Sultanate, reaching about 34% of the total population of the Sultanate, which is expected to increase in the future. In 2010, Masculine and Balad are marked 33% of the total areas of the Sultanate, which is expected to reach 51% by 2050. About 4,000 applications have been registered in one month in 2011 in Mascul and challenged the governmental balance concerned. In order to meet this unforeseen high demand for land, the government has to find additional land to allocate, located farther away. Applicants often didn’t wait for the plots to be services but started to build on the land demand. About 4,000 applications have led to an increase in the total area of the Sultanate, they accommodated further away. Government decision-making, planning and implementation.

**OIL-BASED ECONOMY**

Oil-based economy relies on access to decision making. During the past decades, however, energy is not on the agenda due to seemingly reverting fossil fuel resources. Building residential units in particular are faced with governmental restrictions on land use and governmental restrictions on land use and governmental restrictions on land use.

**ECONOMY**

Oil-based economy relies on access to decision making. During the past decades, however, energy is not on the agenda due to seemingly reverting fossil fuel resources. Building residential units in particular are faced with governmental restrictions on land use and governmental restrictions on land use.

**FORCES OF URBANIZATION**

- **GROWTH**
- **COMPETITION**
- **MIGRATION**
- **DESERTIFICATION**
- **GEOGRAPHICAL DIFFERENCES**
- **INCOME DIFFERENCES**
- **COSTS OF LIVING**
- **EDUCATIONAL OPPORTUNITIES**
- **SUSCEPTIBILITY TO NATURAL DISASTERS**
- **POLITICS**
- **SOCIO-CULTURAL TRENDS**

**PHYSICAL AND ADMINISTRATIVE CONSTRAINTS**

Muscat Capital Area is facing certain constraints that hinder as well the most expansion of housing because of land claims by government institutions, rent constraints by the Ministry of Housing, and government restrictions on land use by Land Management. In addition, Muscat is prone to low absorption rates due to the population growth. The last 20 years efforts have been made to allocate land plots in particular. The vast urban expansion schemes as studied in Al Khub Cuffa area are located here. These imposed governmental restrictions on land use and implementation limitations have been implemented at the coastal region of Muscat capital area. Large areas are the sole energy source tapped in the Sultanate. Desalination plants use the most energy intensive way of generating electricity. Desalination plants use the most energy intensive way of generating electricity. Desalination plants use the most energy intensive way of generating electricity. Oil, though diversified in the economy, has become the ultimate development goal. The expansion of housing has pushed the population growth in Muscat. Large areas are the predominant way of constructing the buildings. Concrete hollow blocks are the sole energy source tapped in the Sultanate. Desalination plants use the most energy intensive way of generating electricity. Desalination plants use the most energy intensive way of generating electricity. Desalination plants use the most energy intensive way of generating electricity.