

The Effects of Zoning Regulations and Land Use Planning on Property Values in Sultanate of Oman

Mohammed Khalfan Hassan Al Amri

Military Technological College

Engr. Wrenwick E. Manahan

Military Technological College

Abstract:

This research seeks to analyze the impact of zoning regulations and land use planning on property values in the Sultanate of Oman. Zoning is a legal instrument that local and central governments apply to control the allocation of land use, building densities, as well as environmental issues. Zoning restrictions affect property values, which limit the use of land and protect properties against unsuitable development/uses. Tight and limited zoning control to a certain degree tends to increase the value of property, whereas highly restrictive zoning may lead to higher levels of inefficient use of land resources and reduce the density of land use. Different consequences can be expected from limiting land use and prices, as well as the economic impact, which is often misunderstood. The impacts of zoning regulations and land use on property value based on certain research are supply impacts, impacts from outside sources, amenity impacts, and scarcity impacts. Demand pressures: Limiting the population density of tower blocks, for example, can lead to an increase in property prices simply because there is less stock, and therefore increased demand for the available stock can easily increase prices. Effects can also work externally to create neighborhood effects, preserve green space, and enhance property values. Scarcity effects, such as limiting land use for specified objectives, can decrease available land for other uses, leading to increased property values in areas where development is allowed.

The research on the influence of land use planning and the laws on zoning across different places such as Muscat, Sohar, and Sur with rising development projects will also be conducted. The study will also compare the actual cost of real estate in industrial zones such as Sohar, more populated (Urban) areas of Muscat, and less populated (Rural) areas of Sur. The project will also explore how infrastructure construction in these areas enhances property value and shapes zoning. The research seeks to improve zoning regulations to facilitate sustainable development/growth and raise more/higher property values