*NAME:ADOOHNIABARIVIVIAN*

*MATRICNUMBER:16/LAW02/014*

*COURSECODE:LPB402*

*COURSETITLE:LANDLAWII*

*DATE:15THMAY2020*

*THELEGALISSUESFORDETERMINATIONJARE:*

*WHETHERTHEGOVERNORHASTHEPOWERTOREVOKETHERIGHTOFOCCUPANCYOFMISTERAJAH*

*WHETHERHISCLAIMWILLBESUCCESSFULLYINCOURTAND*

*WHETHERCHIEFAJAHISENTITLEDTOCOMPENSATION.*

*REVOCATIONISTHERIGHTOFAGOVERNORTOWITHDRAWTHERIGHTOFOCCUPANCYOFAPERSONBY*

*VIRTUEOFSECTION28LUA.AREVOCATIONCANONLYBEVALIDWHERETHREEREQUIREMENTSAREMET*

*ANDTHEYINCLUDEPURPOSE,AVALIDNOTICEANDCOMPENSATION.*

*THEPURPOSEOFRELOCATINGINTERESTSINLANDISREFERREDTOASOVERRIDINGPUBLICINTEREST.*

*SECTION28(2)LUADEFINESOVERRIDINGPUBLICINTEREST.*

*ALSOAVALIDNOTICEISANOTHERREQUIREMENTTOBEFULFILLEDBEFOREREVOCATIONCANBEVALID.*

*BYVIRTUEOFSECTION28(6)LUA,ANYREVOCATIONOFARIGHTIFOCCUPANCYSHALLBESIGNIFIEDBY*

*THEGOVERNORANDNOTICESHALLBEGIVENTOTHEHOLDER.UNDERSECTION44LANDUSEACT,*

*THEREISASERVICEOFNOTICEWHICHMUSTBESTRICTLYADHEREDTO.IFNOTFOLLOWED,ITWILLBE*

*RENDEREDINVALID.INAFOLEV.BONIFACE,THECOURTHELDTHATNOTICEOFREVOCATIONMYBE*

*STRICTLYCOMPLIEDWITH.REVOCATIONMUSTBESERVEDPERSONALLYTOTHEOCCUPIERANDNOT*

*PUBLISHEDINANEWS,PAPERORPUBLICGAZETTEONUNJUV.ATTORNALGENERALOFANAMBRASTATE.*

*FURTHERMORE,ANOTICEMUSTSTATETHEPURPOSEFORWHICHREVOCATIONISTOBECARRIEDOUT.*

*UPONRECEIPTOFTHENOTICE,THETITLEOFTHEHOLDERSHALLBEEXTINGUISHED.SECTION28(7)LUA.*

*THEFIRSTLEGALISSUECANBEANSWERCANBEANSWEREDINTHENEGATIVEANDTHESECONDINTHE*

*AFFIRMATIVE.THEGOVERNORHASNORIGHTTOREVOKEARIGHTOFOCCUPANCYWITHOUTAPURPOSE,*

*VALIDNOTICEORCOMPENSATION.THEGOVERNOR'SACTOFDEMOLISHINGCHIEFSAJAH'SBUILDINGIS*

*UNLAWFULANDUNCONSTITUTIONAL.CHIEFAJAHHASEVERYRIGHTTOINSTITUTEANACTIONAGAINST*

*THEGOVERNORANDTOSEEKREDRESSINCOURT.*

*THETHIRDLEGALISSUECANBEANSWEREDINTHEAFFIRMATIVE.CHIEFAJAHISENTITLEDTO*

*COMPENSATIONFROMTHEGOVERNOR.SECTION29PROVIDESTHATTHEHOLDEROFTHELANDIS*

*ENTITLEDTOCOMPENSATIONFORTHEVALUEATTHEDATEOFREVOCATIONUNEXHAUSETED*

*IMPROVEMENTS.*

*MYLEGALADVICETOCHIEFAJAHWILLBETOSEEKREDRESSINCOURTASTHEGOVERNORHADNO*

*RIGHTTODEMOLISHHISBUILDINGONTHEGROUNDTHATHEWASNOTGIVENAPROPERNOTICEFROMTHE*

*GOVERNOR,INONUNUJUV.AGANAMBRASTATEWHERETHENOTICEWASPUBLISHEDRATHERTHAN*

*SERVEDTOHIMPERSONALLYANDTHECOURTHELDTHATTHENOTICEOUGHTTOHAVEBEENSERVED*

*PERSONALLYSOTHEREVOCATIONWASNOTVALID.*

*ANEXECUTIVEORDERISNOTALEGISLATIONWHICHHASTOCONFORMWITHEXISTINGLAWSANDTHIS*

*RENDERSITINSUFFICIENT.THEREFOREHEOUGHTTOHAVEBEENNOTIFIEDPROPERLY.*

*INCONCLUSIONCHIEFAJAHHASCANINSTITUTEANACTIONINCOURTINWHICHHEWOULDBE*

*SUCCESSFULAGAINSTTHETHEGOVERNORDUETOLACKOFNOTICEFROMTHEGOVERNOR.HECOULD*

*ALSODEMANDFORCOMPENSATION.*