



上海图书馆藏书



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LAND REGULATIONS

AND

BYE-LAWS

FOR THE

FOREIGN SETTLEMENT OF SHANGHAI,

NORTH OF THE YANG-KING-PANG.


SHANGHAI:

RE-PRINTED BY THE SHANGHAI PRINTING COMPANY.

1906.

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此項章程原係洋文誠恐譯本  
或有參差出入之處故援華洋  
合璧之例刊印成帙閱者幸仍  
以洋文爲準 華商公議會刊

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# LAND REGULATIONS.

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## I.

The boundaries of the land to which these Regulations apply, are :— Boundaries and Limits defined.

1.—Upon the North :—The Soochow Creek from the Hsiao Sha Ferry to a point about seventy yards west of the entrance therinto of the Defence Creek, thence in a northerly direction to the Shanghai-Paoshan boundary, thence following this boundary to the point where it meets the Hongkew Creek and thence in an easterly direction to the mouth of the Ku-ka-pang.

2.—Upon the East :—The Whangpoo River from the mouth of the Ku-ka-pang to the mouth of the Yang-king-pang.

3.—Upon the South :—The Yang-king-pang from its mouth to the entrance therinto of the Defence Creek, thence in a westerly direction following the line of the northern branch of the Great Western Road, and thereafter along that Road to the Temple of Agriculture in the rear of the Bubbling Well village.

4.—Upon the West :—From the Temple of Agriculture in a northerly direction to the Hsiao Sha Ferry on the Soochow Creek.

And they are more particularly defined by boundary stones fixed in position and by plans prepared and signed under the direction of the special deputies of H.E. Liu,

# 上海洋涇浜北首租界章程

## 第一款定立地方界限

租界地方界限經兩江總督劉所派之委員暨上海縣會同西歷一千八百九十九年份工部局首董商訂推廣詳細議定豎立界石繪圖列說以憑遵照今將其界限開列于後

2

北 蘇州河卽吳淞江 自小沙渡至接連泥城浜處之西約七十碼地方由此處朝北到寶山上海兩縣之界線由此界線一直至相連虹口港地方由此處朝東至顧家浜口

東 黃浦江 自顧家浜口至洋涇浜口

南 洋涇浜 自洋涇浜口至接連泥城浜處由此處向西南大西路沿長浜之北首枝路並向此枝路直達靜安寺鎮後面之五聖廟

西 自五聖廟一直朝北至蘇州河小沙渡地方



Viceroy at Nanking, and of the Shanghai District Magistrate, together with the Chairman of the Municipal Council for the year 1899.

## II.

Any person desiring to rent land or purchase houses from the Chinese proprietors, within the said limits, shall do so in accordance with the provisions laid down in the Treaties of Foreign Powers with China.

Mode of  
acquiring Land.

## III.

It having been ascertained that no impediment exists to the renting of the land, the parties interested may settle with the Chinese proprietors the price and conditions of sale, and they will then report the transactions to their Consular Representative, and lodge with him the Chinese proprietor's agreement or deed of sale, in duplicate, accompanied by a plan clearly marking the boundaries. The said Consular Representative shall then transmit the same to the Intendant of Circuit, for examination. If the sale be regular, the deeds will be returned to the Consul, sealed by the Intendant of Circuit, and the purchase money can then be paid. If there are graves or coffins on the land rented, their removal must be a matter of separate agreement, it being contrary to the custom of the Chinese to include them in the agreement of deed of sale.

Final  
Settlement and  
Title Deeds.

## IV.

All such conveyances or leases of land, so purchased as aforesaid, shall within one month from the time of the completion of the sale be registered in the office of the Consular Representative of the purchaser; and all charges by way of mortgage, whether of a legal or equitable character, shall also be registered in the like manner, and within one month of their execution.

Registration of  
Land and  
charges thereon.

## 第二欸租地之法

凡在所定租界限內有人欲向中國原業戶租用基地置買房屋產業  
必須遵照中國與各國所立約章條款辦理

## 第三欸租地應辦事宜如何方爲完善及立契之法

凡永遠租地之事如查無關碍方准愿承租者與中國原業戶商定價  
值等事稟明該管領事官在署中呈出中國原業戶所寫永遠出租  
契據二紙係屬一式繪圖一紙畫出地形詳載四址領事官卽據以  
轉送上海道衙門以備查考查明所租之地事俱妥當無碍卽由道  
署加蓋印信移還給執該地價值卽可照數付清若所租基地內有  
墳墓厝柩等情或遷葬或搬讓必須臨時商辦因中國例此等情節  
不寫入永租契據之內故也

## 第四欸租地須掛號入冊卽典押亦須報明入冊

凡遵照以上例章置業立契事竣之後限一年內由該租主持赴該管

## V.

All transfers of Land shall be made at the Consulate where the deeds are registered, and also be registered at that of the vendee or assignee, and notice of the same shall be lodged by the Consul with the Municipal Council.

Transfers of lots, when to be registered.

## VI.

It is understood and agreed that land heretofore surrendered by the various Foreign renters to public use, such as roads and the beach grounds of the rivers within the aforesaid limits, shall remain henceforth dedicated to the same uses; and as new lots are acquired, such parts thereof as are beach ground shall be held under and subject to similar uses; and due provision shall be made for the extension of the lines of roads at present laid down as means of communication in the Settlement. To this end the Council appointed by the Land Renters and others entitled to vote on the terms and in the manner hereinafter mentioned within the boundaries referred to, will at the beginning of each year examine the map, and determine what new lines of road are necessary; and all land subsequently rented shall only be rented on the terms of the renter surrendering to the public use the beach ground aforesaid, if any, and the land required for such roads; and in no case shall land so surrendered, or which shall now be dedicated to the use of the public, be resumed, except with the consent of the proper majority of Land Renters and others who may be entitled to vote as aforesaid in the public meeting assembled, nor shall any act of ownership be exercised over the same by the renters thereof, notwithstanding any payment by them to the Chinese Government of any ground rent. Provided always, that no act of appropriation or dedication for public uses

Land Surrendered to public use.

領事官衙門內報明入冊掛號以後如有典押各情亦須于一月內赴該管官署報明入冊備考

### 第五款轉契亦須掛號

凡轉租基地須在該契掛號之領事衙門內呈明其得主亦須赴該管

領事衙門呈請掛號並由領事官通知公局

即工部局

### 第六款讓出公用之地

凡在租界以內已經執業租主各西人讓出作公用之地

如道路漲灘之類

嗣後仍

照前遵行專作公用不得另作別用即將來置買新地內如有漲灘亦必憑照此章讓作公用以資執業因須預籌推廣開築租界通行往來之路由公局於西歷每年新正查勘地圖將應作新開馬路處所公同會議擬定

公局係租界之內執業租主及有關准議事之西人照章公同會議選派設立以辦事者所有圖議章程設局章程均見于後

凡遇此後轉租之

事基地內如有續漲灘地及應開作道路之地必由承租者照章讓作公用以便執業

此章係議定案所共知自應遵照之租地執業章程

此項照章讓出及已作公用之地除

of the said beach ground, or of ground for roads, other than those already defined, shall, contrary to the will of the renters thereof, in any case, be sanctioned or held lawful under these Regulations. On the admission by vote of public meeting of any tracts of land into the limits of the Municipal authority, the Municipal Council shall give notice of all roads and public properties which they intend to set aside in the general interest; and should any citizen or subject of a treaty power, who may previously have acquired land within such tracts, object to any part of the reservation thus notified, he must, within fourteen days after the issue of the notice, warn his own Consul or the Municipal Council of his objection, in order that steps may be taken to adjust the claim. Provided always, that in the event of a failure to effect such adjustment on terms which may appear reasonable to the Consul, the Council shall have the option of declining to accept jurisdiction over the proposed annexation, which consequently cannot take place. It shall also be lawful for the Land Renters, and others who may be entitled to vote as hereinafter mentioned, in public meeting assembled, to purchase land leading or being out of the Settlement, or to accept land from foreign or native owners upon terms to be mutually agreed upon between the Council and such foreign or native owners, for the purpose of converting the same into roads or public gardens and places of recreation and amusement, and it shall be lawful for the Council from time to time to apply such portion of the funds raised under Article IX of these Regulations, for the purchase, creation and maintenance of such roads, gardens, etc., as may be necessary and expedient. Provided always that such roads and gardens shall be dedicated to the public use, and for the health, amusement and recreation of all persons residing within the Settlement.

齊集各執業租主有鬪人等公同會議核定允准將該地給還原主收回之外不能由原主自行任意收回至此項已經讓出作為公用之地尚有應完年租雖仍由原主照繳但不能藉此希圖管業除照上載各項外如有佔用漲灘馬路等地作為公用情事必先經該執業租主應允方可施行決不能以援引此章為詞各執業租主會同鬪議將地段劃歸公局管轄之後公局即將擬在該地方作公用公路等處出示通知倘有早在該地方置有產業之有約各國商民等因公局示內所云公用公路之處有所辯論限十四天內投該管領事官具呈稟明或自己專函通知公局以便設法調處若照領事官意見未能妥協即任聽公局將管轄該地方之責推辭此事即作為罷論租界內執業租主有鬪議事人亦在內會議商定准其購買租界以外接連之地相隔之地或照兩下言明情愿收受西人亦在內之地以便編成街路及建造公花園為大眾遊玩怡性適情之處所有購買建造與常年修

## VIa.

Land for Public  
Roads.

It being expedient that the Ratepayers should have fuller power than they at present possess for acquiring land for new roads, extension and widening of existing roads, extension of lands already occupied by public works and for purposes of sanitation, it is hereby agreed that they shall have the following powers in addition to, and not in substitution for, those possessed by them under Regulation VI and the powers shall be exercised in the manner following:—

In case the land required for such public purposes shall have been acquired by foreign renters before the publication of notice that the plan referred to in that Regulation is open to inspection or shall remain in the hands of the native owners the proprietors shall for three months after the publication of such notice have the right to protest in writing and, in person or by proxy, to appear and to bring evidence before the Municipal Council to show cause why such proposed roads extension and widening of roads or extension of the public works or establishment of sanitary buildings or works should not be made or undertaken, and the Council shall hear and decide the matter.

After the said period of three months from such publication and in case such protest be over-ruled and in case such foreign renters or native owners as the case may be are unwilling to surrender to such public uses the land so required, then the Municipal Council may after the expiry of four months and within one year from the publication of notice of such plan apply to the Land Commissioners, to be appointed as hereinafter mentioned, and the said Land Commissioners shall after hearing the parties, and calling for evidence determine the compensation (if any) to be paid or given for the land so required and for the building (if any) thereon and in respect of any tenancy of

理等費准由公局在第九款抽收捐項內隨時支付但此等街路花園專作公用與租界以內居住之人同沾利益合行聲明

### 新增章程之一

凡讓出興築新路增潤舊路及一切公用所需之地租界執業租主得增長其權利除第六款原載外尙有新增改定章程

一公局擬作公用之地應繪第六款原載所指圖樣宣示西國租主於圖樣未宣示以前已經管業或雖已承租而尙未管業者限三個月內准將詳細情形及不願遵讓之處函報公局或詣局面陳或托人代訴聽候公局核斷倘逾限已四個月及圖樣宣示一年內並已將該租主所陳核定而仍行抗爭卽由公局函請後開選立之勘估地值地產董事公同核斷估給地值及屋價如再不遵查第六款原文雖似有異議茲由各租主本管官員幫助以伸地產董事之權

一勘估地值之地產董事須選立三員一員卽於西歷每年正月十五



the said land and buildings respectively, taking into account the increase or decrease in value of the remainder of the property, and surrender of the land (notwithstanding the restrictive words contained in Regulation VI) on the terms of the award and finding of the Land Commissioners, shall in case of need, be enforced by the Court or Courts having jurisdiction over the owners and occupiers of the land.

The Land Commissioners shall be three in number and shall be appointed: one by the Council not later than the 15th January in each year; and one by the registered owners of land in the Settlement who pay taxes of Tls. 10 per annum or upwards, and who shall vote by ballot at the Council Office on the same days as those appointed for the election of Members of Council. Any two land owners qualified to vote being entitled to nominate candidates for the position by sending the names to the Council one week before the election takes place, and the Council shall cause the names of all such nominees to be exhibited in the Office on the day of the poll. If only one name be suggested then that person shall be the Commissioner without a poll. The third Commissioner shall be elected by resolution of a Meeting of Ratepayers. Any two Ratepayers qualified to vote being entitled to nominate candidates for the position by sending in the names to the Council one week before any Meeting of Ratepayers; and the Council shall cause the names of all such candidates to be published with the notices of motions for the Meeting. Should no name be duly sent in any qualified candidate may be proposed, seconded and elected at the Meeting.

All three Commissioners shall go into Office on the day after the Annual Meeting of Ratepayers and go out of Office on the day after the next Annual Meeting, except as to matters then pending before them which they shall have power to complete.

日以前由公局會議派充一員由冊載每年納稅十兩或十兩以上各租主於會選公局董事之日公舉租主二位於會選七天前可在公局將保題姓名送請收存至會選之日宣示俾衆週知倘屆時保題姓名祇有一員則此員卽定爲地產董事毋庸再行公舉之例一員由租界出捐人公舉出捐人二位於會議七天前可將保題姓名送交公局接收至會議之日公局將保題姓名及會議情形宣示大衆週知倘屆期並無保送姓名到局則以照章合式之人臨時會議定立爲地產董事此三員董事均於每年出捐人會議之次日蒞任辦公一年滿期須將任內經手未完事件料理清楚方可交卸凡在公局支領薪水之人不得選派爲地產董事一年內或遇董事缺員仍歸原舉者重舉一員接辦如必不得已卽特行會議公舉一切事件均應於一月內訊斷完結亦有從衆議而展限者董事公費由公欸內提給酬勞之項由公局預定或照辦事久暫核付

No one who is a salaried official of the Council shall be eligible as a Commissioner.

Vacancies occurring during the year shall be filled by appointment or election by the party who appointed the Commissioner whose place shall have become vacant—a Special Meeting of Ratepayers being called if necessary.

The Commissioners shall make their award within a month from the time they are applied to or within such time as they or a majority of them may extend it to.

The expenses of the Land Commissioners shall be defrayed out of the Public Funds, the fees of the Commissioners being either regulated by the Municipal Council in accordance with the time engaged on the duties, or fixed beforehand.

#### VIIb.

In the event of the Imperial Railway Administration Railways. or any other duly authorised person or corporation desiring to acquire land by compulsory purchase in the Settlement for the purpose of constructing a railway the said Administration, person or corporation shall deliver to the Municipal Council a plan of the line showing the land required and showing the manner in which Public Roads are to be dealt with, and whether they are to be crossed by bridges or on the level, and giving such other information as will enable the Council to see how public rights will be affected, and if the Municipal Council signify their approval of the scheme the said Administration, person or corporation shall be entitled to acquire the land in the same manner and subject to the same conditions as those under which the Municipal Council acquire land for public purposes. Provided that the compensation awarded shall be the fair market value of the property acquired to be ascertained by the Land Commissioners with an addition of twenty-five per cent. for compulsory

## 增改章程之二 鐵路

凡鐵路公司有欽命籌辦者有憲札飭辦者如欲在租界內購地築路須繪畫圖樣送交公局閱看其鐵路造法與公路有何干涉或築造橋梁或經過平地及一切緊要情形均開載明晰倘經公局允行公可將應需之地問該租主購用照公局購地公用規例辦理給償時值地價並按地價另加津貼每百兩極少二十五兩以償勉強讓購基地所受虧損至用贖之地該租主如尙受虧應由地產董事酌給償款

### 第七款立分界石碑

凡租地四至必經中國官員該管領事督率辦理豎立分界石碑將編成號數用漢英文字合寫刊刻明白確實預訂日期屆時由該管領事官派人傳同執業租主亭耆地保原業戶等偕往查與道路界限均無違碍方准將分界石碑豎立以免將來因此爭論致啓訟端

sale and such further sums as the Court may determine to be the amount of damage (if any) caused to the remainder of the property by severance or otherwise and the amount of the damage (if any) sustained by the owner or occupier for loss of business, expenses of removal or other like causes.

### VII.

When land is rented, stones having the number of the lot distinctly cut thereon, in English and Chinese, must be placed to define the boundaries thereof, under the supervision of the Consul applying for the land, and of the Chinese local authorities. A time will be named for the boundary stones to be fixed, in the presence of an officer deputed by the Consul, of the Tapaou of the district, and of the Chinese proprietors and the renter, in such manner that they may not interfere with the lines of road, or the boundaries; or in any other way give cause for litigation and dispute hereafter.

Boundary  
Stones to be  
placed

### VIII.

The annual rent on all lands leased by foreigners reserved to the Chinese Government, shall be payable in advance on the 15th day of the 12th moon of each year. And all rent in arrear and unpaid on that day shall be recoverable in a summary manner, on the complaint of the Intendant of Circuit in the Court of the Consular representative of the defaulting renter.

Chinese  
Government  
Land Tax, when  
payable.

### IX.

It being expedient and necessary for the better order and good government of the Settlement that some provision should be made for the appointment of an executive Committee or Council, and for the construction of public works, and keeping the same in repair; and for cleaning,

Roads and  
Jetties,  
Assessment on  
Land and  
Houses.  
Rates, Dues and  
Taxes.

## 第八款限期完納年租

凡中國業戶租與西人之地尙存有應完年租限于每年十二月十五日預將明年地租全行照完倘有遲延及抗欠等情卽由上海道函致該管領事官向執業之西人追繳

## 第九款抽收馬路碼頭房地以及各項之捐

租界地方必當預籌治理以資妥善

### 一 設立辦事公局

一 興造租界以內各項應辦工程及常年修理之事

一 租界全境應行妥當整治潔淨設立路燈儲水洒地以免塵污開通溝渠

一 設立巡查街道巡捕

一 籌備公局所需公用基地房屋或租或買事宜

一 籌措公局應行延請僱用之辦公上下各項人役月支工費

lighting, watering, and draining the Settlement generally; establishing a watch or Police force therein; purchasing and renting lands, houses and buildings for Municipal purposes; paying the persons necessarily employed in any Municipal office or capacity, and for raising money when necessary by way of loan or otherwise for any of the purposes aforesaid, the Foreign Treaty Consuls, or a majority of them, shall during the month of January or February in each year, and so early in the same as possible, fix the day for the election of the Executive Committee or Council, in manner hereinafter provided, given fourteen days' notice of the same, and shall also during the said months give notice of a public meeting to be held within twenty-one days of such notice, to devise ways and means of raising the requisite funds for these purposes; and it shall be competent to such meeting duly assembled, or a majority thereof, including proxies for absent owners of land, to impose and levy rates and issue licenses for the purposes mentioned in the Bye-laws, and to declare an assessment in the form of a rate to be made on the said land or building; provided always that the proportion between the tax on land, and on houses or buildings, shall not exceed one-twentieth of one per cent. on the gross value of land to one per cent. on the annual rental of houses; and it shall also be competent to the said meeting, or a majority thereof as aforesaid, to impose other rates and taxes in the form of dues on all goods passed through the Chinese Custom-house by any person or persons resident within the said limits, or landed, shipped, or transhipped at any place within the said limits; provided the said rates or taxes levied in the form of dues shall in no case exceed the amount of one-tenth of one per cent. on the value of the goods so passed, landed, shipped or transhipped, and in such other forms as may appear requisite and necessary for the purposes aforesaid.

Consuls to fix  
days for election  
of Council.

Calling  
Meeting of  
Ratepayers.

因舉辦以上所開各事需用銀兩或應行借支或另行措辦有約各

國領事官

或其中已有大半位數

於西歷每年之

正

二月初旬擇定日期

必于開禮拜之前宣示于衆

按照

後開章程選舉

辦事公局之董事各國領事官又於

正

二月內宣示限

二十一天齊集衆人會同籌議舉辦上開各項事宜之經費銀兩並

准此會內齊集之人

執業租主有闔者離境給據代辦之人亦在此內

將抽收捐款及發給執照等事

按後開規

例各條辦理

議定施行

凡議行之事或大衆全允或大半已允者均可從而行之

亦准將地基價值房屋租金自行估

算以憑收捐但地捐須與房捐相準地捐照所估時值地價抽取房捐照所估每年應收租金抽取總之地捐如係抽一兩則房捐所抽不得過二十兩餘俱仿此類推並准抽收貨捐租界內之人將貨物過海關或在碼頭上起卸貨物下船轉運均可抽捐捐數多少照貨之價值而定但貨價每壹百兩捐不得逾一錢又准其隨時酌量情形抽取各項之捐以備舉辦上項各事宜需用經費



## X.

And whereas it is expedient that the said Land Renters, and others entitled to vote, on the terms hereinafter mentioned, in public meeting duly assembled, under and in accordance with the provisions of the preceding article, should appoint in the mode hereinafter provided an Executive Committee or Council, to consist of not more than nine nor less than five persons, for the purpose of levying the rates, dues and taxes hereinbefore mentioned, and applying the funds realized from the same for the purposes aforesaid, and for carrying out the Regulations now made. Be it further ordered that such Committee, when appointed, shall have full power and authority to levy and apply such rates, dues and taxes for the purposes aforesaid, and shall have power and authority to sue for all arrears of such rates, dues and taxes, and recover the same from all defaulters in the Courts under whose jurisdiction such defaulters may be, and shall also have power to enter and distrain on lands and tenements, and to seize and sell goods in respect of which rates, dues and taxes are in arrear or unpaid.

Land Renter  
and others to  
appoint  
Committee or  
Council.

## XI.

When in pursuance of these Regulations the above-mentioned Committee or Council shall have been duly elected, all the power, authority and control conferred by the Bye-laws now sanctioned and annexed to these Regulations, and all the rights and property which by such Bye-laws are declared to belong to any Committee or Council elected as aforesaid, shall vest in and absolutely belong to such Committee or Council, and to their successors in office, and such successors as are duly elected; and such Committee shall have power and authority from time to time to make other Bye-laws for the better enabling them

Committee or  
Council have  
power to make  
Bye-laws.

## 第十欸會同選舉公局董事

凡辦事公局之董事應由各執業租主及有鬪議事人照第九欸會議按後開章程選舉董事員數多不得過九位少不得逾五人以便將照章捐項抽收及已收捐款存候照例支用並章程內一切應辦之事均宜切實遵行以資妥善故該董事選充之後即當給以全權辦理捐款收支等事倘有不遵章付捐者即由局董投該管官署控追並將欠捐人房地扣留作抵或抄取貨物器具拍賣抵償以重捐項

## 第十一欸公局董事酌定規例

照章將公局董事選舉妥當之後凡已經批准附入章程以後規例內一切權柄勢力並規例內議歸局董應辦之事應得之物均全給與公局值年之董事及將來接辦之後任該局董有隨時另行酌定規例之權以便章程各項更臻完善並可將酌定規例增改停止但不能與章程相背須俟批准宣示以後方可施行局董照章酌定之例

to carry out the object of these Regulations, and to repeal, alter, or amend any such Bye-laws, provided such other Bye-laws be not repugnant to the provisions of these Regulations, and be duly confirmed and published; and provided also that no Bye-laws made by the Committee under the authority of these Regulations, except such as relate solely to their Council or their officers or servants, shall come into operation until passed and approved by the Consuls and Ministers of Foreign Powers having treaties, or a majority of them, and the Ratepayers in Special Meeting assembled; of which meeting, and the object of it, ten days' notice shall be given.

#### XII.

And whereas it is also expedient that due provision should be made for the auditing of the accounts of the said Committee, and for the obtaining the approval and sanction of them by the Ratepayers in public meeting duly assembled. Be it ordered that the result of the said audit shall be made known, and the said sanction and approval shall be made at the Annual Public Meeting convened by the Consuls as hereinbefore mentioned.

Auditing  
Accounts.

#### XIII.

And it is further ordered that it shall be lawful for the said Committee, or their Secretary, to sue all defaulters in the payment of all assessments, rates, taxes, and dues whatsoever, levied under these Regulations, and of all fines and penalties leviable under the Bye-laws annexed to them, in the Consular or the Courts under whose jurisdiction such defaulters may be, and to obtain payment of the same by such means as shall be authorized by the Courts in which such defaulters are sued. Provided that in case the Committee or Council shall be unable to discover the owner of goods in respect of which assessments, rates, dues or

Suing  
Defaulters.

除專指局內及所用上下人等事件必奉有約各國領事官駐京欽差或其中已有大半位數批准及特請衆執業租主齊集會議應允方可照辦凡特請衆租主會議日期須先期十天宣示並將因何事會議之處聲明

### 第十二款查閱賬目

公局因一切收進付出賬目應行請人查閱俟奉各執業租主公同會議允准故於請人查閱之後即將清賬刊呈衆覽所有執業租主核准公局賬目一事係於各領事官照章所請年會即第九款之每年公會之時舉行

### 第十三款控追欠捐

倘有人不肯付捐即將此章所抽之各項捐款及不肯遵繳罰款即後附規例內各犯例之罰款即由公局或所委之經理人投該管官署控追俟奉准後按律施行以便將欠捐追回若欠捐人係屬貨主無從查尋或係在該管官員所轄地界以外或係查無領事管束之人則公局俟奉地方官批准後即將該貨即應完各捐之貨有不付遲延等情扣留賠抵或另行設法將欠捐追回若查係房地業主即酌取

taxes are in arrear or unpaid, or whose said owner shall be beyond the jurisdiction of the Consular or judicial authorities, or where any one more of the said defaulters or owners, shippers or consignees of goods refusing to pay, have no Consular representatives at Shanghai, the said Committee shall, with the consent of the Local Authorities, be at liberty to detain and sell such portion of the goods, or use such other means as, with the consent of the Local Authorities, may be necessary to obtain such payment of such assessments, rates, taxes, dues, fines and penalties, or in respect of land or house assessment, to distrain on the land or houses to such extent as may be required to satisfy such assessment or dues.

#### XIV.

Be it also further ordered that any penalty or forfeiture or fees on licenses provided for in the Bye-laws framed under the authority of these Regulations, and imposed in pursuance of such Bye-laws, may be recovered by summary proceedings before the proper Consular or other authority, and it shall be lawful for such authority, upon conviction, to adjudge the offender to pay the penalty or incur the forfeiture as well as the costs attending the conviction, as such authority may think fit. All fines and penalties levied under these Regulations and the Bye-laws framed and to be framed under them, shall be carried to the credit of the Committee in diminution of the general expenditure authorized by the provisions of these Regulations.

Recovery of penalties under Bye-laws.

#### XV.

Be it further ordered that it shall be competent for the Foreign Consuls, collectively or singly, when it may appear to them needful, or for the electors, provided not less than twenty-five agree in writing so to do, to call a public meeting at any time, giving ten days' notice of the same,

Consuls may at any time call Meeting of Land Renters and others.

其產業若干以足抵欠捐之數爲止

### 第十四款追繳規例內罰款

凡違背後附規例內應罰各款或不付執照費公局均可投該管官署

呈控該管官員查明屬實即飭犯例之人遵繳或付出罰款或存項充用並飭將訟費

付出即公局控追犯例人罰款所費之項或云堂費也均由該員量行辦理至按此章之現在已定將來酌定規例內一

切罰款等項均登記簿上以資充裕而便照章支用

### 第十五款特會議事

凡遇酌啓公會議事之時即可由有約各國領事官或一位或數位或房地執業

租主例得有議事者必滿二十五人寫立允單方可舉行隨時訂期邀請赴會以便公同商議與租界內

大衆相關之事所訂之日所議係因何事須先期十天宣示此特會之例也特會議事之時租界各

執業租主統計人數如到場者極少須有三分之一凡房屋地基執業租主例得議事有闖者或自己到場或離境

出門給據與人代辦者均在此數內而到場之人如已有大半書允則所議定之事未經到場

之有闖議事人悉當照行當赴會議事時如有領事官在場即以在

setting forth the business upon which it is convened, for the consideration of any matter or thing connected with the Municipality. And all Resolutions passed by a majority at any such public meeting, including proxies for absent owners of land, on all such matters as aforesaid, shall be valid and binding upon the whole of the said electors, if not less than one-third of the electors are present or represented. At such meeting the Senior Consul present shall take the chair, and in the absence of a Consul, then such elector as the majority of voters present may nominate. In all cases in which electors in public meeting assembled, as herein provided, decide upon any matter of a Municipal nature, not already enumerated, and affecting the general interests, such decision shall first be reported by the Chairman to the Consuls, for their concurrence and approval, and unless such approval be given, such Resolution shall not be valid and binding. Provided always that a term of ten days shall elapse between the date of the Resolution, and the signification of approval by the Consuls, during which time any person considering himself prejudiced in property or interests by the Resolution, may represent his case to the Consuls for their consideration. After the expiration of the term of two months the Consular approval, if signified, shall be considered binding.

## XVI.

Within the said limits, lands may be set apart for Foreign Cemeteries. In no case shall the graves of Chinese on land rented by foreigners be removed, without the express sanction of the families to whom they belong, who also, so long as they remain unmoved, must be allowed every facility to visit and sweep them at the established period, but no coffins of Chinese must hereafter be placed within the said limits, or be left above ground.

Cemeteries for  
Foreigners,  
Chinese  
Graves.

任較久之領事官爲會中首領如無領事官在場則於例得有闔議事諸位之中公推一人須允行人數在大半以上爲此次議事會首凡照此章在公會議定允行之事倘係章程內未經提及與大眾攸關者會首必將此事報明各領事官等俟其酌定批准之後方可施行但事既經議定限十天後方將領事官批示宣出倘有人以爲與其身有碍可於此十天限內呈請領事官核辦若已滿兩個月已經領事官將批准示諭宣出衆人必當遵行

## 第十六款墳墓

租界以內應行專擇合宜地方爲西人建造墳墓之需至西人所租基地內如有中國原業戶墳墓非與商允不得擅行遷去所有未遷之墳墓亦准原業主隨時前往查視屆期祭掃總之租界以內不準再行于地基上埋棺厝柩



## XVII.

Hereafter, should information of a breach of these Regulations be lodged with any Foreign Consul, or should the local authorities address him thereon, he may in every case within his jurisdiction summon or cause to be summoned the offender before him and, if convicted, punish him or cause him to be punished summarily, either by a fine not exceeding three hundred dollars, or by imprisonment not exceeding six months, or in such other manner as may seem just. Should any Foreigner, who has no Consular authority at Shanghai, commit a breach of the said Regulations, then and in such case the Chinese chief authority may be appealed to by the Council, through one or more of the Foreign Consuls, to uphold the Regulations in their integrity, and punish the party so infringing them.

## XVIII.

It shall be competent to any two persons, being Foreigners, entitled to vote, to nominate any duly qualified person for election as a Member of the Council, and all such nominations shall be sent in, in writing, with the signature of the proposer and seconder, as also the written assent to serve of the candidates proposed, at least seven days before the day appointed for the election, to the Secretary or other officer appointed by the existing Council to receive such nomination.

On the day after the expiration of the time allowed for sending in such nominations, as aforesaid, the existing Council shall cause a list of the Ratepayers proposed for election to be advertised in the public journals, and shall likewise cause such list to be exhibited thenceforward, until the day of election, in the Council Room and other public places.

## 第十七款違背租界章程

凡違背租界章程者經人

或地方官員

報知該管領事傳案查實卽行議罰

或由領事

自辦或係飭人代辦均可

其例有二罰鍰之數不得過三百元監押之期不得逾六個

月倘應另行發落亦可酌辦若查係無領事管束之人有違章情事

公局稟由領事官

數位或一位

函致中國地方官商辦以冀保全此章程之

權力而將犯例者罰懲

## 第十八款保舉公局董事

凡例得議事有闔之各西人兩位可保舉一照章合式之人

此章見後

充作公

局董事一位作正保一位作副保繕立保單簽名爲據並取具該人

愿充董事之字據於擇定會選董事之期七日以前必送交公局經

理人

或所委專辦此事之人

接收卽于收單限滿之次日將所保之人名登記清冊

宣示懸榜于大衆共見之處並列入西字新聞紙內倘屆期而保充

董事之人名數已過于九位則值年董事卽派兩人專司其事在擇

On the day appointed for the election, should the number of Ratepayers proposed for election as Councillors exceed nine, two officers appointed by the existing Council for the purpose shall attend at the place appointed for the election, to receive the votes of the Ratepayers. These officers shall be provided with a list of all the Ratepayers duly qualified to vote, and shall give to each such Ratepayer as may be present and may require it, a voting card or paper containing a list of the Ratepayers proposed for election. The voter shall then mark on such voting lists the names of any number of persons, not exceeding nine, for whom he intends to vote, and shall deposit the list signed by himself with his own name so marked, in a closed box provided for the purpose of receiving such list.

The poll shall remain open for two consecutive days, from 10 A.M. to 3 P.M., at which hour on the second day the poll shall be closed. Immediately upon the close of the poll two scrutineers appointed by the Council shall without delay proceed to open the box or boxes, examine the voting lists, and declare the names of the nine Ratepayers who have the greatest number of votes, and who shall thereupon be considered duly elected as the Council for the ensuing Municipal year.

Should the number of names proposed for election be exactly nine, or less than nine and more than four, it shall not be necessary to have a poll; but, on the day after the expiration of the time appointed for sending in nominations, the existing Council shall advertise and make known the names of the nine or lesser number of Ratepayers proposed, and they shall be considered to be duly elected as the Council for the ensuing Municipal year.

定會選董事處所接收各執業租主之鬮單公局所派之兩人執有  
 房地執業租主例得議事入公會發鬮者姓名清冊於各有鬮人親  
 到場者按冊給以一單單上係被舉待補  
董事之各位姓名俾在單內聽其將情愿具保之人  
 名用筆圈出勿逾額定九員之數簽字爲據卽將此單封送置于公  
 局特爲此事而設之箱內從擇定選舉董事之日起至次日截止係議  
連兩  
天第一天早十點鐘起至午後三下  
鐘次日早十下鐘至午後三下鐘止立由公局另行特派兩人開箱查看將單內鬮保  
 最多之九位檢出此九位卽可定爲值年董事倘保充員數恰在額  
 限內九位以下或  
五員以上卽毋庸如此此指給單簽字圖  
名置箱等事而言逕于接收保單限滿之次日宣  
 示于衆懸榜登報已足定值年局董之位矣若所保員數較少不足  
 五位四人  
以下亦于收單限滿之次日由值年董事將冊載有鬮人名列入  
 日報至選舉之日特啓一會由赴會到場之有鬮人或發鬮或另用  
 別法酌添董事以符額限極少須  
有五人此數人卽定爲值年公局董事

Should the number of names proposed for election be less than five, then on the day after the expiration of the time appointed for sending in nominations, the existing Council shall advertise and make known the names of the Ratepayers, to be held on the day appointed for the election, at which meeting the Ratepayers present shall proceed to elect, either by ballot or otherwise, as they may then decide, as many more Ratepayers as may be requisite to make the number before proposed up to five at the least, and such five or more Ratepayers shall be considered duly elected as the Council for the ensuing Municipal year.

### XIX.

Every foreigner, either individually or as a member of a firm, residing in the Settlement, having paid all taxes due, and being an owner of land of not less than five hundred taels in value, whose annual payment of assessment on land or houses or both, exclusive of all payments in respect of licenses, shall amount to the sum of ten taels and upwards, or who shall be a householder paying on an assessed rental of not less than five hundred taels per annum and upwards, shall be entitled to vote in the election of the said Members of the Council and at the public meetings. Provided always that the proxies of Ratepayers only who are absent from the Consular District of Shanghai, or are prevented by illness from attending shall be admitted to vote at such meetings. And no one shall be qualified to be a Member of the said Council unless he shall pay an annual assessment, exclusive of licenses, of fifty taels, or shall be a householder paying on an assessed rental of one thousand two hundred taels per annum. Provided always that this clause shall not entitle any firm to more than one vote.

Election of Council and qualifications of voters at Public Meetings.

## 第十九款公局赴會議事人

凡在租界居住之西人執有產業或自己出名或做經理洋行之東家  
 出名須將名下應付各捐項付清准在選舉董事及各公會議事之時發闔並特聲明此  
 等發闔議事之人必所執產業地價計五百兩以上每年所付房地  
 捐項照公局估算計拾兩以上各執照費不在此內或係賃住房屋照公局估每年  
 租金計在五百兩以上而付捐者屆會議事件時惟持有此等離境  
 出門因病未到者之特書託辦字據人方准代其闔議其堪充董事  
 者必名下所付房地各捐照公局估算每年計五十兩以上各執照費不在此內或  
 係賃住房屋照公局估每年租金計數壹千貳百兩而付捐者方爲  
 堪充董事合例之人凡照章應行有闔之人每一洋行中所發不能  
 過一闔凡例應有闔者均名列清冊存于公局由局內辦事人於西  
 歷每年十二月初一日起從速查核將應行增減之數照公局酌定  
 宣示于衆

A list of persons duly qualified to vote according to the Regulations to which these Bye-laws are appended shall be kept at the office of the Council, and such list shall be revised and corrected by the Secretary of the Council on the first day of December in each year, or so soon after as may be convenient, and published for the information of the public in such manner as the Council for the time being shall think proper.

## XX.

In case of a vacancy or vacancies occurring during their <sup>Vacancies.</sup> tenure of office, the existing Council shall have the power to fill up such vacancy or vacancies by the vote of the majority of the Council, providing such vacancies do not exceed three in number.

Should the vacancies exceed three, an election of the whole number of new Members who have not been originally elected shall be called in the manner previously provided for by Article XVIII.

## XXI.

The Council shall enter upon their office as soon as the <sup>Tenure of Office.</sup> accounts of the retiring Committee shall have been audited and passed at the Annual Meeting mentioned in Articles IX and XII, and shall remain in office until their own accounts have been duly audited and accepted, and their successors assume direction. At their first meeting the new Council shall elect a Chairman and Vice-Chairman, who shall hold office for one year. In their temporary absence, the members present at any meeting of the Council shall elect their Chairman for such meeting.

## 第二十欸選補公局董事員缺

公局值年董事遇有二位缺出其數不過三員卽由現任值年董事公

同會議

照從案  
俟行

以補其缺倘空缺多至三員以上則選舉所缺董事補

任之事必全照第十八欸辦理

## 第二十一欸公局董事任事限期

公局任事將滿之董事其賬日照第九

十一

欸經人查閱在年會核准報銷

之後卽行交卸新董事上任接管直到自己經手收付賬目經人查閱會同核准報銷之後即交與後任接辦所有新董事接任後於第一次會議卽公同選舉二位爲會首一正一副以一年爲期凡會議之時兩位會首倘不在場卽由各董事臨時自推一人權代其任

## 第二十二欸董事會議

會事會議之時倘有事須公商者或允或否兩邊鬪數各得其半則儘

有會首鬪之一邊是從

會議之時人各一團惟會首則當此際另有一團可發兩邊鬪數各半將會首之另團隨意添入則此一邊即較多一團矣故從之

凡赴會議



## XXII.

On all questions in which the members of the Council <sup>Questions and Quorum.</sup> present are equally divided in opinion, the Chairman shall have a second or casting vote. Three members of the Council shall constitute a quorum for the despatch of business.

## XXIII.

The Council may from time to time appoint out of <sup>Committees.</sup> their own body such and so many Committees, consisting of such number of persons as they shall think fit, for all or any of the purposes wherein they are empowered to act, which in the discretion of the Council would be better regulated and managed by means of such Committees; and may fix the quorum of such Committees.

## XXIV.

The Council may from time to time appoint such <sup>Officers.</sup> officers and servants as they think necessary for carrying out these Regulations, and fix the salaries, wages and allowances of such officers and servants, and may pay the same out of the Municipal Funds and make Rules and Regulations for the government of such officers and servants, and may discontinue or remove any of them from time to time as they shall think fit. Provided always, that no officers shall be appointed for any longer period than three years, unless the said appointment, together with the salary appertaining thereto, be sanctioned by a public meeting of the electors duly convened.

事極少須在三人以上方可定議施行

### 第二十三款局董分任各專責成

公局董事應辦事件內酌有交與分局辦理更覺妥善者隨時在董事內分派設局幾處委辦何事全歸公局任便調度分局辦事不得出公局分所當爲之外分局會議人數極少亦由公局酌定

### 第二十四款委派辦事上下人等

公局因照此章程辦事應行委派僱用之上下人等計若干名均歸公局核定所需月支工費由公款支付並可酌定規例以便管束此等人或任用或辭退悉聽公局主裁除特會公同議准之員缺薪費外其餘人額缺不得逾三年

### 第二十五款開呈公款賬冊

公局酌將公款照所開應行支付之賬以備與大眾有益有用而支付者不得逾年會核准或特會核准所開支付之數每年現任董事將

## XXV.

The Council shall administer the Municipal Funds for Funds. the public use and benefit, at their discretion, with due regard to the Budget passed, provided they do not exceed the sum voted at the Annual Meeting, or any Special Meeting called to vote expenses, and a statement shall be drawn up by them at the end of each year for which the Council has been elected, showing the nature and amount of the receipts and disbursements of the Municipal Funds for that year, and the said statement shall be published for general information, at least ten days previous to the Annual Meeting hereinbefore mentioned.

## XXVI.

No matter or thing done, or contract entered into, by the Council, nor any matter or thing done by any member thereof, or by the Secretary, Surveyor, Superintendent of Police, or other officer or person whomsoever, acting under the direction of the Council, shall, if the matter or thing were done, or the contract entered into *bonâ fide* for the purpose of executing these Regulations, subject them, or any of them, personally to any action, liability, claim or demand whatsoever; and any expense properly and with due authority incurred by the Council, Members, Secretary, Surveyor, Superintendent of Police, or other officer or person acting as last aforesaid, shall be borne and repaid out of the rates levied under the authority of these Regulations.

Persons acting in execution of these Regulations not to be personally liable.

## XXVII.

And be it further ordered that the executive Committee or Council may sue and be sued in the name of their Secretary for the time being or in their corporate capacity or character as "Council for the Foreign Community of Council how to be sued.

滿之時必將一年中經手收進付出各項欸目開載清冊呈候衆覽  
此清冊於年會定期之前十天宣示

## 第二十六欸公局董事等人被控其責任不歸于本人

凡公局董事等項人及遵奉公局指示之董事經理人勘工人巡捕頭  
與另行僱用之上下人等所辦事件寫立合同實係遵章照辦如因  
此有被控向索之事其責任決不歸于經手之本人至公局應用之  
欸核准之項無論由何人經手支付指董事經理人勘工人巡捕頭等項而言均在公局照章抽收  
捐欸銀兩內支用

## 第二十七欸控告公局

公局可以做原告控人亦可以被人控告均由公局之總經理人出名  
具呈或用上海西人公局出名具呈尋常之人與人結訟所有經官  
訊斷究追等事應享之權利公局亦一體享受毫無區別公局若係  
被告所受被告責任亦與尋常之人不殊惟將應受之責任專歸於

Shanghai," and such Committee, Council or Secretary shall have all the rights and privileges which private complainants have, to recover and enforce judgments obtained by them, and shall also incur the obligations which private defendants have in proceedings at law or suits in equity commenced against them, provided that the individual members of the Council or their Secretary shall not be personally responsible, but only the property of the Council, and all proceedings against the said Council or their Secretary shall be commenced and prosecuted before a "Court of Foreign Consuls," which shall be established at the beginning of each year by the whole body of Treaty Consuls.

### XXVIII.

Hereafter should any corrections be requisite in these Regulations, or should it be necessary to determine on further rules, or should doubts arise as to the construction of, or powers conferred thereby, the same must be consulted upon and settled by the Foreign Consuls and Local Chinese Authorities, subject to confirmation by the Foreign Representatives and Supreme Chinese Government at Peking.

Amendment  
of Regulations  
hereafter.

### XXIX.

That the words "Renters of Land and Ratepayers," wherever they occur in the foregoing Regulations shall, where not otherwise indicated by the connection in which they occur, be taken to mean Electors entitled to vote according to the terms of Article XIX.

Land Renters  
and Ratepayers  
to mean  
"Electors."

### XXX.

The Council may from time to time make Rules with respect to the structure of walls, foundations, roofs and chimneys of new buildings for securing stability and the prevention of fires, and for purposes of health, with respect to the sufficiency of the space about buildings to secure a

Buildings

公局之產業不與經手之各董事及經理人等相干凡控告公局及其經理人等者卽在西國領事公堂投呈控告

係於西曆每年年首有約各國領事官會同公議推出幾位名曰領事公堂以便專

審此等  
控案

## 第二十八款增改章程

此項章程將來如有更改增添或所載語言所給權柄等項有可疑惑之處卽由各領事官與中國地方官會同商擬必俟各國欽差及中國國家批准方可定規

## 第二十九款解明稱謂

此章程以上所稱執業租主出捐人等字樣均照第十九款指有圖例得議事人而言然或字樣雖同而按之義意各別者仍就本字所稱爲斷云

## 第三十款新增章程

房 屋

公局可隨時設立造屋規例以便稽查新造房屋之墻垣基地屋頂烟

free circulation of air, and with respect to the ventilation of buildings, with respect to the drainage of buildings, to waterclosets, earthclosets, privies, ashpits and cesspools in connection with buildings, and to the temporary or permanent closing of buildings or parts of buildings unfit for human habitation, and to prohibition of their use for habitation. And they may further provide for the observance of such Rules by enacting therein provisions as to notices, as to the deposit of plans and sections by persons intending to construct buildings, and as to inspection by the Council; and the Council may remove, alter or pull down any work begun or done in contravention of such Rules or of any Bye-law of the Council. Provided always that no such Rules shall come into operation until they have been submitted to the Land Commissioners for their opinion, though they shall not be subject to their veto, and until six months after publication.

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內是否堅固足禦火災留出空地清氣能否流通溝渠坑廁及堆放  
垃圾處所是否合式至不宜居住之屋或應永閉暫關等事各租主  
建蓋房屋須先將圖樣送交公局查閱工作時可派人勘視如造屋  
違式可以飭令拆去或改造式樣公局擬行規例須交地產董事核  
閱然不能駁回會議定立後並俟宣示六個月方可通行

另將美國租界新行商定西華線路各條附列於後



# 新定虹口租界章程

## 第一條

所定之界應立界石石上鑿華英文字以示分割清楚並另繪一圖備考所立界石均有數目第一號在吳淞江北岸官地准其永遠豎立該地一方工部局每年情願照繳年租第六號在界浜南岸卽北河南路西首官地與一號界石事同一例至於他處界石立在洋商華民地上者如係華民之產已允永遠租與工部局每年租洋五元由工部局付與地主以及地主之後裔或轉買該地之地主倘工部局與地主將該一方地租洋歸一次總付清結亦可商辦若係洋商之產由工部局與洋商自行商辦

## 第二條

倘工部局欲築公路穿過華人產業則須於動工之前預先商議購地及搬遷房屋或墳墓之在路線上者

## 第三條

華人墳墓若非其家屬自行允准不得動遷

## 第四條

凡築公路不能穿過義塚

## 第五條

不論何條通潮之港或河道向來所有者工部局願不填塞如欲填塞須先與地方官商議方可

## 第六條 房捐

一切向來所有住宅因係華人原業戶之產並係華人原業戶居住現在並不收捐者又一切新舊房屋在華人原業戶地上離馬路或應築之路較遠並無利益可得者工部局情願概不抽捐

## 第七條 地捐

凡虹口租界內耕種之田倘常爲華人原業戶之產工部局願不收捐

## 第八條

吳淞江不在美租界內水利之事歸中國地方官經管所有北岸岸線將來應由地方官與美領事工部局員會同劃定以後修建駁岸不得填築線外工部局如在吳淞江添造橋梁同現在所造之橋一

律不能再低倘在北岸建築碼頭亦不得填出河外淤墊河身有碍  
水利

天后宮廟及毗連之屋係欸接 出使大臣經過上海時之用均不歸  
工部局節制又以下所開虹口各廟係載在北京部冊工部局願不  
收捐

計開 三官堂 下海廟 魯班殿 天后宮 淨土菴

## BYE-LAWS

ANNEXED TO THE LAND REGULATIONS FOR THE FOREIGN  
SETTLEMENTS OF SHANGHAI, NORTH OF THE  
YANG-KING-PANG.

## I.

The entire control and management of all public sewers and drains within the limits of these Regulations, and all sewers and drains in and under the streets, with all the works and materials thereunto belonging, whether made at the time these Regulations become valid or at any time thereafter, and whether made at the cost of the Council or otherwise, shall vest in and belong to the Council.

Control and management of sewers and drains.

## II.

The Council shall from time to time cause to be made under the streets such main and other sewers as shall be necessary for the effectual draining of the town or district within such limits, and also all such reservoirs, sluices, engines, and other works as shall be necessary for cleaning such sewers, and if needful they may carry such sewers through and across all or any of the streets, doing as little damage as may be, and making compensation, to be determined by arbitration, or recoverable in the manner provided by these Regulations, for any damage done; and if for completing any of the aforesaid works it be found necessary to carry them into or through any inclosed or other lands, the Council may, after reasonable notice, carry the same into or through such lands accordingly, making compensation as aforesaid to the owners and occupiers thereof, and they may also cause such sewers to communicate

Power to make sewers and drains.

# 上海洋涇浜北首西國租界田地章程後附規例

## 第一條管理溝渠

凡照以上章程所定租界之內一切公用之溝或係<sup>陽</sup>溝或在街道<sup>下</sup>上  
面以及需用工程物料無論係在此章頒行之時已成之溝及將來  
擬造之溝造溝經費是否出自公局或出自他人等情均專歸公局  
一體管理

## 第二條造溝之權

公局隨時察勘應行築造街衢下面之<sup>分總</sup>溝道或挖水池或立水閘或  
淘修深通或安設機器等工程以便將租界內各處<sup>積水</sup><sub>污穢</sub>安實疏泄倘  
有將溝應接通別條街道者不拘是何街道均可穿過務須小心酌  
度庶不致損及產業若果與人家私產有碍即自行照數賠償應賠  
多少之數請公正人斷理或由受損之人照章控追凡因完全上載

with and empty themselves into the river, or they may cause the refuse from such sewers to be conveyed by a proper channel to the most convenient site for collection and sale for agricultural or other purposes, as may be deemed most expedient, but so that the same shall in no case become a nuisance.

### III.

The Council may from time to time as they see fit, enlarge, alter, arch over and otherwise improve all or any of the sewers vested in them; and if any of such sewers at any time appear to them to have become useless, the Council, if they think fit to do so, may demolish and discontinue such sewers, provided that it be so done as not to create a nuisance.

Power to enlarge and alter sewers and drains.

### IV.

Every person, not being employed for that purpose by the Council, who shall make any drain into any of the sewers or drains so vested in the Council, shall forfeit to the Council a sum not exceeding one hundred dollars; and the Council may cause such branch drain to be re-made, as they think fit, and all the expenses incurred thereby shall be paid by the person making such branch drain, and shall be recoverable by the Council as damages.

Penalty for making any drain flow into a public sewer.

### V.

No sewer or drain shall be made, or any building be erected over any sewer belonging to the Council without the consent of the Council, first obtained in writing; and if after the passing of these Regulations any sewer or drain be made, or any building be erected contrary to the provisions herein contained, the Council may demolish the same, and the expenses incurred thereby shall be paid by the person erecting such building, and shall be recoverable as damages.

No person to build over any public sewer.

各工程勘有必得穿通人家已經圈進之地或另項之地皆屬可行但須由公局酌定一合宜日期將此事欲造各溝工程穿通此家基地之事預先知照地主損及地主或租主產業照例償銀公局可將溝逐段通接直到各河內以暢出水或將溝中污穢各物妥爲設法運出就便堆積售與種田人或另行銷用但不得碍及地方與討人憎惡

### 第三條推廣溝渠

凡歸公局管轄一切大小之溝隨時可往勘辦增大修改及用全圈式各做法倘查有無用應廢之溝便可拆去或竟行填塞但此做法總不得碍及地方取人憎惡

### 第四條擅通公溝

凡人私造之溝未經奉有公局准據擅行接通于公局管轄之一切地溝者即應致罰不得過壹百元而此溝應行重造等處悉聽公局所



## VI.

All sewers and drains within the limits of these Regulations, whether public or private, shall be provided by the Council, or other persons to whom they severally belong, with proper traps or other coverings or means of ventilation, so as to prevent stench.

Sewers and drains to be provided with traps.

## VII.

The expense of maintaining and cleansing all sewers, not hereinbefore provided for, shall be defrayed out of the rates and taxes to be levied under Article IX of these Regulations.

Expenses of maintaining and cleansing sewers and drains.

## VIII.

No new building shall be erected nor shall any old building be rebuilt until arrangements shall have been made and approved whereby the land forming or to form the site thereof shall be raised to such a height having regard to the centre of the nearest public road as the Municipal Council may require and all alleyways leading to or adjoining such buildings shall be raised and drained by the person building to the satisfaction of the Municipal Council, and whoever shall commence to erect any new building or to rebuild any old building and who shall fail to comply with the provisions of this Bye-law shall be liable for every such offence to a fine not exceeding two hundred and fifty dollars, and it shall be lawful for the Municipal Council to stop any such building or rebuilding until the provisions of this Bye-law have been complied with.

Drainage.

No new building shall be erected nor shall any old building be rebuilt without such drain or drains constructed of such dimensions and materials and at such level and with such fall as may appear to the Municipal Council to be necessary and sufficient for the proper and effectual drainage

指示之做法而行需用工料費用仍由本人

私造溝擅通  
公溝之人

照付不付則公

### 第五條造屋於溝面必有公局准據

凡欲造房開溝其基地之下如有公局管轄之大小各溝必奉有公局所給准據方可在溝面上造屋砌溝如有在此租界章程已經批准頒行之後犯此例者即由公局將犯例人所造之房溝拆去其拆去工費仍向該犯例造作之人索取不付即照控追償欸之章辦理

### 第六條各溝做蓋

租界內一切大小之溝無論公私均要做蓋及各項妥善之法勿使穢惡氣味四散溢出所做溝蓋應由公局做或由地主自做

### 第七條支應造溝工費

公局造溝通溝常年修溝等項工費均由第九欸章程所抽捐項內開支

of such building and its appurtenances, and if a public sewer or a sewer which the Municipal Council are entitled to use be within one hundred feet of any part of the site of such building the drain or drains so to be constructed shall lead to and communicate with such sewer in such manner as the Municipal Council may direct, or if no such sewer be within that distance then the last-mentioned drain or drains may at the option of the person building communicate with and be emptied into the nearest of such sewers or into such covered cesspool or other place as the Municipal Council may direct and whoever shall erect any new building or rebuild any old building or construct any drain contrary to this Bye-law shall be liable for every such offence to a fine not exceeding two hundred and fifty dollars, and if at any time the Municipal Council shall discover that any building whether built before or after the passing of this Bye-law is without such a drain or drains as is or are sufficient for the proper and effectual drainage of the same and its appurtenances and if a sewer of the Municipal Council or a sewer which they are entitled to use be within one hundred feet of any part of such building they may cause notice in writing to be given to the owner or occupier of such building requiring him within such reasonable time as shall be specified therein to construct and lay down in connection with such building one or more drain or drains communicating with such sewer of such materials and dimensions at such level and with such falls as shall appear to be necessary and if such notice be not complied with the Municipal Council may if they think fit do the works mentioned or referred to therein and the expenses incurred by them in so doing if not forthwith paid by the owner or occupier shall be defrayed by the Municipal Council and such expenses shall be recoverable from the owner of the building as damages.

## 第八條增改規例之一 築溝

凡在租界蓋造新屋翻造舊屋基地應墊高若干悉視與毗連之公路中心而定又連接西圍小街築作陰陽各溝等事均照公局定章遵辦如違者罰銀不得過二百五十元並可令拆去所造總以造至合式爲止

凡蓋造新屋翻造舊屋必先築造宣泄污水之溝並將如何做法用何物料溝之大小寬窄與地面相距之深淺以及高低平側之式按照公局定章遵辦新造翻造各屋所砌泄水之溝若在基地四面一百尺以內有公局所砌公溝或合例可用之溝如何與相接通悉聽公局指示如並無公局所砌公溝則將各溝接至附近之溝仍聽公局指示違章者罰款亦不得逾二百五十元租界內凡造房屋無論在此規例頒行前後若未造地溝及接連公溝之溝以致該房屋及附

Fourteen clear days before it is intended to commence the erection of any new building or the rebuilding of any old building a block plan of the land showing the buildings to be erected thereon shall be submitted to the Municipal Council for their approval. On such plan there shall be clearly marked:—

(a)—The intended height of the land compared with the centre of the nearest public road.

(b)—The position and dimensions of all drains and sewers already constructed or intended to be constructed in connection with such buildings.

(c)—The position and dimensions of all intended fire-walls.

(d)—The height above the roadway and the width of all intended projections into or over any public road.

Within fourteen days after the said plan shall have been submitted to the Municipal Council the latter shall signify to the person submitting such plan their approval or disapproval with reasons expressed generally for any disapproval of the same and no building operations shall be commenced until the Municipal Council have signified their approval of the said plan, it being understood that in the event of the Council failing to express either approval or disapproval with reasons as above within the above named period all parties shall be at liberty to proceed as if no such approval were required.

#### VIIIa.

When a notice plan or description of any work is Buildings. required by any Rule made by the Council to be laid before the Council, the Council shall, within fourteen days after the same has been delivered or sent to their Surveyor, signify in writing their approval or disapproval with reasons expressed generally for any disapproval of the intended work to the person proposing to execute the same.

近地方污穢積水不足以資宣泄一經公局查出該房屋四週一百尺內已造有公溝及合例可用之溝卽函示該屋主酌定期限令其迅速砌造俾污水不能存積所有應用何項料物如何造法及大小淺深濶窄平側等式均照公局指示而行如已接受公局函示延宕不辦卽由公局將此項工程飭匠砌作用過工料各費仍令該屋主照繳其不照繳者按控追索償例辦理

凡起造房屋開工以前十四天內該屋主須將各圖樣呈送公局聽候核示所有該圖內應開載各項列下

- 一 基地比公路中心高低若干尺
- 一 已造陰陽各溝泄污水之溝附近該屋將築之溝大小闊窄相距遠近計若干尺
- 一 風火圍墻計高闊厚若干尺

Where the Council incur expenses in or about the removal of any work executed contrary to any Rule, the Council may recover the amount of such expenses either from the person executing the works removed or from the person causing the works to be executed at their discretion, in the same manner as they may recover penalties under the existing Bye-laws.

For the purposes of Regulation XXX the re-erecting of any building pulled down below the first floor, or of any frame building of which only the frame work is left down to the first floor, or the conversion into a dwelling-house of any building not originally constructed for human habitation, or the conversion into more than one dwelling-house of a building originally constructed as one dwelling-house only, or the increase in height of the walls of a building, shall be considered the erection of a new building.

The Council may in making any Rule under Regulation XXX prescribe the fine with which the contravention thereof shall be punishable, but so that such fine shall not exceed for any one offence the sum of twenty-five dollars or in the case of a continuing offence the sum of ten dollars for every day during which such offence is continued.

The Council may also fix the fees to be charged to the persons who submit plans and specifications under the provisions of the Rules.

## IX.

The Council, and none other, shall be Surveyors of all highways within the aforesaid limits, and within those limits shall have all such powers and authorities, and be subject to all such liabilities, as any Surveyors of highways are usually invested with.

Council to be  
Surveyors of  
highways.

一房屋距馬路高出若干尺及向外凸出之簷樓等計若干尺

此圖樣送呈公局後公局應於十四天內核示准否並指出圖樣違式之處如十四天以外公局尙未核示該屋主即可開工不必再候

### 新增規例之二 造屋

凡欲造新屋或舊屋翻新須將各圖樣呈送公局聽候核示准否應於十四天內示知倘造違式房屋經公局派人拆去所用工費向屋主或承造者追繳按控追償欸之例行

查第三十欸章程內載凡修理坍塌房屋或修換各件或各式房屋改作住宅或大廈分作數間或墻垣加高培厚均一律謂之新造公局可任便加增違章罰例第一次罰繳二十五元二次以下每一罰十元其照章呈送圖樣者應付捐項之數由公局核定



## X.

The management of all the public streets, and the laying out and repairing thereof on passing of these Regulations, or which thereafter may become public highways, and the pavements and other materials, as well in the foot-ways as carriage-ways of such public streets, and all buildings, materials, implements, and other things provided for the purposes of the said highways, shall belong to the Council.

Management of streets and the repairs thereof to vest in Council.

## XI.

The Council may stop any street, and prevent all persons from passing along and using the same, for a reasonable time, during the construction, alteration, repair or demolition of any sewer or drain in or under such street; so long as they do not interfere with the ingress or egress of persons on foot to or from their dwellings or tenements.

Council may stop up any street pending construction of a sewer.

## XII.

Every person who wilfully displaces, takes up, or marks any alteration in the pavement, flags, or other materials of any street under the management of the Council, without their consent in writing, or without other lawful authority, shall be liable to a penalty or fine not exceeding twenty-five dollars, and also a further sum not exceeding one dollar for every square foot of the pavement, flags, or other materials of the street so displaced, taken up, or altered.

Penalty on making unauthorized alteration in streets.

## XIII.

For the purposes of these Regulations, if the Council deem it necessary to raise, sink or otherwise alter the situation of any waterpipe or gaspipe laid in any of the streets, they may from time to time, by notice in writing, require the person or persons to whom any such pipes or works belong, to cause forthwith, as soon as conveniently

Council may alter situation of gas or water pipes.

### 第九條 勘視馬路

租界內凡馬路及一切公用之路均由公局勘工人查視所有經理道路責任及常年勘路人責任權柄悉專歸公局承認

### 第十條 開通道路

凡此章頒行以前已有之公路及將來開出之公路所有經營修理等事均歸公局承當至鋪砌當中大路兩邊小路所用一切磚石料物以及因修路而用之房屋器具等項亦悉歸公局經管

### 第十一條 修工塞道

公局當興工造作之時如造溝拆溝修溝鋪路等工程所有該處坐落地方街道可以暫時阻塞不准往來行走惟兩邊附近居人步行出入概不攔阻

### 第十二條 私修街道

公局管轄之街道其中間兩旁已經鋪砌之磚石等項料物如有擅自

may be, any such pipes or works to be raised, sunk or otherwise altered in position, in such manner as the Council direct; provided that such alteration be not such as permanently to injure such works, or to prevent the water or gas from flowing as freely and conveniently as before; and the expenses attending such raising, sinking, or altering, and compensation for every damage done thereby, shall be paid by the Council out of the rates and taxes levied under these Regulations.

If the person or persons to whom any such pipes or works belong do not proceed forthwith, or as soon as conveniently may be after the receipt of such notice, to cause the same to be raised, sunk or altered, in such manner as the Council require, the Council may themselves,—but then at the costs and charges of the person or persons to whom the pipes or works belong, such costs and charges to be recoverable in the same way as the penalties enacted under these Bye-laws—cause such pipes or works to be raised, sunk or altered, as they think fit; provided that such works be not permanently injured thereby, or the water or gas prevented from flowing as freely and conveniently as before.

#### XIV.

The occupier of every house or building in, adjoining or near to any street, shall within fourteen days next after service of an order of the Council for that purpose, put up and keep in good condition a shoot or trough of the whole length of such house or building, and shall connect the same either with a similar shoot on the adjoining house, or with a pipe or trunk to be fixed to the front side of such building from the roof to the ground to carry the water from the roof thereof in such manner that the water from such house or any portico or projection therefrom, shall not

Water-spouts  
to be affixed  
to houses or  
buildings.

取去及私行改動者除由公局允許及執有准據外即應照罰以二十五元爲限至所改動移易之料物每一方尺罰不得逾一元

### 第十三條煤氣管水管歸公局更動

凡遇公局照章辦事時酌將租界道路內煤氣燈自來水等管佈置安

設應高應低或另行修理改動之處斟酌情形隨時函知該公司

即設各管

子之主人令其從速就便遵辦但所示做法不得與其產業常有損碍

如水不通暢煤氣阻

蓋不能燃點之類

所需修改工費及賠補損傷產業等項銀兩悉由公局在照章

抽收捐款內支付倘該公司等奉到公局函飭抗不遵行或無故遲延不將各管子照指示做法者即由公局自行酌辦但不能因此損其產業致令水阻氣塞需用工費仍向該公司等索取不付即照控追償欵例行

fall upon the persons passing along the street, or flow over the foot-path, and in default of compliance with any such order within the period aforesaid, such occupier shall be liable to a penalty or fine not exceeding ten dollars for every day that he shall so make default.

### XV.

When any building materials or other things are laid, or any hole made in any of the streets, whether the same be done by order of the Council or not, the person or persons causing such materials or other things to be so laid, or such hole to be made, shall at his own expense cause a sufficient light to be fixed in a proper place upon or near the same, and continue such light every night from sun-setting to sun-rising, while such materials or hole remain; and such person shall at his own expense cause such materials or other things and such hole to be sufficiently fenced and inclosed until such materials or other things are removed, or the hole filled up or otherwise made secure; and every such person who fails so to light, fence or inclose such materials or other things or such hole shall for every such offence be liable to a penalty or fine not exceeding twenty-five dollars, and a further penalty or fine not exceeding ten dollars for every day, while such default is continued.

Penalty for not lighting deposits of building materials or excavations.

### XVI.

In no case shall any such building materials or other things or such hole be allowed to remain for an unnecessary time, under a penalty or fine not exceeding twenty-five dollars, to be paid for every such offence by the person who causes such materials or other things to be laid, or such hole to be made, and a further penalty or fine not exceeding ten dollars for every day during

Penalty for continuing deposits of building materials or excavations an unreasonable time.

### 第十四條 房屋須有水落

凡有人住屋係向外沿街者若未造水落一名拖漏經公局查出專函知照限令十四天內按屋之寬窄做成水落或接至鄰舍之水落或與附柱之直管子相承務使瓦面簷前之雨水不致淋及行人濺地濡濕爲要並須時常修理倘逾限不遵卽行罰鍰每天不得逾十元

### 第十五條 街上堆積材料特置照燈

凡人在街上堆積各項材料造屋材料等項或於街心挖坑者無論是否係照公局指示而行必由該人自行出費於適中合宜之處妥設一燈從日落燃點至天明爲止並打一竹笆以資圍護均俟工竣撤去料物搬完坑已填平如不遵照設燈打笆者每事以罰念五元爲限罰鍰以後仍不照辦者計日議罰每一日不得過十元

which such offence is continued after the conviction of such offence, and in any such case the proof that the time has not exceeded the necessary time shall be upon the person so causing such materials or other things to be laid, or causing such hole to be made.

### XVII.

If any building, or hole, or other place near any street be, for want of sufficient repair, protection or inclosure, dangerous to the passengers along such street, the Council shall cause the same to be repaired, protected, or inclosed, so as to prevent danger therefrom, and the expenses of such repair, protection or inclosure shall be repaid to the Council by the owner of the premises so repaired, protected or inclosed, and shall be recoverable from him as damages.

Dangerous places to be repaired or inclosed.

### XVIII.

The Council shall cause all the streets, together with the foot pavements, from time to time to be properly swept and cleansed, and all dust and filth of every sort found thereon to be collected and removed, and shall cause all the dust, ashes, and rubbish to be carried away from the houses and tenements of the inhabitants of the town and district within such limits, at convenient hours and times, and shall cause the privies and cesspools within the said town or district to be from time to time emptied and cleansed in a sufficient and proper manner.

Cleansing streets.

### XIX.

The Council may compound, for such time as they think fit, with any person liable to sweep or clean any footway under the provision of these Regulations, for sweeping and cleaning the same in the manner directed by these Regulations.

Council may compound for sweeping footways.

### 第十六條堆料挖坑久延之罰

凡租界街道內此等造屋材料各項料物或所挖深坑除在需用期內耽延尙合情理之外如有無故遲延任意堆挖不肯搬開填平者每事以罰念五元爲限既罰之後仍未遵辦卽計日罰鍰不得過十元所有呈出堆料挖坑實係尙在需用限內憑據之責任歸於該本人

### 第十七條修整房屋

凡房屋坑洞及沿街等處因失於修理並不編籬圍護致與大眾行人有危險妨碍者公局可自行修整編籬圍護其工費由原業主照付不付則公局照控追償欸例行

### 第十八條潔清租界地方

公局將租界內所有公路及兩邊行人往來走道隨時打掃灰塵垃圾收拾乾淨一齊挑去並將租界一切房屋內之灰塵垃圾等物酌與



## XX

If any building or wall be deemed by the Surveyor of Ruinous buildings. the Council to be in a ruinous state, and dangerous to passengers or to the occupiers of the neighbourhood, such Surveyor shall immediately make complaint thereof to the Consul of the nation of the person or persons to whom the building belongs, and it shall be lawful for such Consul to order the owner, or in his default the occupier (if any), of such building, wall, or other thing, to take down, rebuild, repair, or otherwise secure to the satisfaction of such Surveyor, within a time to be fixed by such Consul, and in case the same be not taken down, repaired, rebuilt, or otherwise secured within the time so limited, or if no owner or occupier can be found on whom to serve such order, the Council shall with all convenient speed cause all or so much of such building, wall, or other thing, as shall be in a ruinous condition and dangerous as aforesaid, to be taken down, repaired, rebuilt, or otherwise secured, in such manner as shall be requisite, and all the expenses of putting up every such fence, and of taking down, repairing, rebuilding, or securing such building, wall, or other thing shall be paid by the owner or owners thereof.

## XXI.

If such owner or owners can be found within the said Expenses or removal of ruinous buildings. limits, and if on demand of the expenses aforesaid, he neglect or refuse to pay the same, then such expenses may be levied by distress, and the Consul, on the application of the Council, may issue his warrant accordingly.

人家方便合宜之時刻掃清挑去至廁所陰井等處隨時前往倒空  
妥爲滌洗乾淨

### 第十九條 公局可代人打掃

如有人因此章將房屋前面行人往來走路處所打掃乾淨之責任向  
公局商酌並訂明時日公局即可代其照章打掃以資潔淨

### 第二十條 失修房屋

凡租界內房屋牆壁如有失修傾側倒塌致與行路及鄰近居人等有  
危碍情形一經公局勘工人即打樣人勘明即函知該管領事由領事官飭  
知該業主或現住租戶將此等房屋牆壁迅行拆卸翻造修理酌定  
限期照勘工人所指妥爲繕治如不遵飭辦理或該業主及租戶無  
從尋覓即由公局立將此等房屋牆壁拆修翻造或全辦或酌辦隨  
時核定所需工費仍由該業主照繳

## XXII.

If such owner cannot be found within such limits, or sufficient distress of his goods and chattels within such limits cannot be made, the Council after giving twenty-eight days' notice of their intention to do so, by posting a printed or written notice in a conspicuous place on such building, or on the land whereon such building stood, and by giving notice in the local newspapers under the head of "Municipal Notification," may take such building or land, sell the same by public auction, and from and out of the proceeds of such sale may reimburse themselves for the outlay incurred, or the Council may sell the materials thereof, or so much of the same as shall be pulled down, and apply the proceeds of such sale in payment of the expenses incurred in respect of such house or building: and the Council shall restore any overplus arising from such sale to the owner of such house or building, on demand; nevertheless, the Council, although they sell such materials for the purpose aforesaid, shall have the same remedies for compelling the payment of so much of the said expense as may remain due after the application of the proceeds of such sale as are hereinbefore given to them, for compelling the payment of the whole of the said expenses.

When owners  
of ruinous  
buildings  
cannot be found.

## XXIII.

The Council may give notice to the occupier of any house or building to remove or alter any porch, verandah, shed, projecting window, step, cellar, cellar-door, or window, sign, sign-post, sign-iron, show-board, window-shutter, wall, gate, or fence, or any other obstruction or projection erected or placed against or in front of any house or building within such limits, and which is an obstruction to the safe and convenient passage along any street; and such occupier shall, within fourteen days after the service of such notice

Projections of  
houses to be  
removed on  
notice.

## 第二十一條追繳工費

倘在租界以內尋見第二十條內載該業主及租戶卽有公局向其索取工費如有抗欠遲延等情該管領事官接收公局函呈後繕給諭單准照將產業作抵之例理償

## 第二十二條業主不見工費如何追償

倘在租界以內第二十條內載該原業主租戶無從尋覓或所置產業不敷抵償公局卽刊印告白粘貼於該房地之上人所觸目之處並刊入新聞紙內以便告知該業主云限念八天後將此等房地拍賣所得價銀抵還已支工費或將房料酌量售去若干計足抵所用之工費而止所有拍賣各項價銀補足工費如有餘下之銀存候原主具領倘拍賣之後仍不足抵其控追欠項找數之權與控追欠項全數之權仍屬無異

upon him, remove such obstruction or alter the same in such manner as shall have been directed by the Council, and in default thereof shall be liable to a penalty or fine not exceeding ten dollars, and the Council in such case may remove such obstruction or projection, and the expense of such removal shall be paid by the occupier so making default, and shall be recoverable as damages. Provided always, that in the case in which such obstructions or projections were made or put up by the owner, the occupier shall be entitled to deduct the expense of removing the same from the rent payable by him to the owner of the house or building.

#### XXIV.

Every person who shall obstruct the public roads or foot-paths, with any kind of goods or building materials, shall be liable to a penalty or fine not exceeding ten dollars for every twenty-four hours of continued obstruction, and after the first twenty-four hours notice shall be given by the Council to the owner of the same, or the person using, employing or having control over the same, or in the absence of any such person, or inability on the part of the Council to discover such owners and persons, then it shall be lawful for the Council to remove and retain the same until the expense of such removal shall have been repaid, and the Council may recover the expense of such removal as damages; and the Council may after the lapse of a reasonable time sell the same, holding the balance (if any), after payment of penalties, expenses, and costs, to the use of the person entitled to the same. And it shall be competent to the Council to charge for hoardings or scaffoldings which it may be found necessary for the safety of the public to place round buildings in course of erection, interfering with the public highway, should the owners or others refuse or neglect to provide the same.

Obstruction  
of streets.

## 第二十三條伸出街道各項

凡各式房屋有門前天窗沿街洋台各式天篷台堦石坡門窗百葉窗

牆壁欄杆籬笆或各項招牌

或橫或直或木或鐵或欄街懸空伸出等招牌

沿堦售物置攤

或高攤或低攤

等項

伸出街外攔阻街道與行人致有一切危碍不便之處均可由公局飭令全行搬開酌加修拆該房屋租戶等人奉到飭知單據限十四天遵辦如延不遵辦每事以罰十元爲限並由公局自行拆修搬開所需工費仍可向索倘不付出卽照控追賠補之例而行所有攔阻街道各事若有房東所爲租戶可將已付之各項工費在房主每月租金之內扣還清楚合行聲明

## 第二十四條攔塞街道

凡有人將各項貨物蓋房材料屯積公路之上致將行人走道攔阻者每念四點鐘以罰十元爲限至次日由公局函知原主

貨物主材料主管工人均在此內

倘

## XXV.

All occupiers of land and houses shall cause the foot pavements in front of their houses to be swept and cleansed whenever occasion shall require, after the receipt of notice served upon them, and they shall also cause to be swept and cleansed all gutters, surface drains in the front, side or rear of their premises, and remove all accumulations of soil, ashes, or rubbish; and every such occupier making default herein shall for every offence be liable to a penalty or fine not exceeding five dollars, and for the purpose aforesaid when any house shall be let in apartments the person letting the same shall be deemed the occupier.

Cleansing  
streets.

## XXVI.

The Council may, from time to time, fix the hours within which only it shall be lawful to empty privies or remove offensive matter within such limits, and when the Council have fixed such hours, and given public notice thereof, every person who within such limits empties or begins to empty any privy, or removes along any thoroughfare within such limits any offensive matter, at any time, except within the hours so fixed, and also every person who at any time, whether such hours have been fixed by the Council or not, use for any such purpose any utensil or pail or any cart or carriage not having a covering proper for preventing the escape of the contents of such cart, or of the stench thereof, or who wilfully slops or spills any such offensive matter in the removal thereof, or who does not carefully sweep and clean every place in which any such offensive matter has been placed, or unavoidably slopped or spilled, shall be liable to a penalty or fine not exceeding ten dollars, and in default of the apprehension of the actual offender the driver or person having the care of the cart or carriage employed for any such purpose shall be deemed to be the offender.

Conveyance of  
offensive matter.

## 第二十五條 打掃街道

查無下落即可自行將各項貨料搬去扣留俟繳回所用工費之後給還原主具領如不照繳工費公局可按控追賠項之例辦理公局所扣各項貨料俟酌定合理限期已滿亦可售去抵補應得工費罰款如有餘贖銀兩存候給還所蓋房屋如查與公路有碍需用欄杆板壁木架等項以便妥加圍護而免妨及衆人者如該屋主有抗延不做等情卽由公局代做所需工費開賬向其索取

凡租地租房之人應將房屋前面行人走路之處遵照公局指示隨時打掃乾淨其四面之溝及陰井等泄水處所亦須淘治通暢並將垃圾灰塵等項污穢掃除干淨如不遵辦以罰五元爲限凡房屋租戶名下應行承負責任如有零間分租情事不與分租之戶相干仍向原出租之戶是問



## XXVII.

No person shall suffer any offensive waste or stagnant Stagnant pool. water to remain in any cellar or other place within any house belonging to or occupied by him or within or upon any waste land belonging to or in his occupation within such limits, so as to be a nuisance, and every person who shall suffer any such water to remain for forty-eight hours after receiving notice of not less than forty-eight hours from the Council to remove the same, and every person who allows the contents of any privy or cesspool to overflow or soak therefrom, to the annoyance of the occupiers of any adjoining property, or who keeps any pig or pigs within any dwelling-house, within such limits, so as to be a nuisance, shall for every such offence be liable to a penalty or fine not exceeding ten dollars, and to a further penalty or fine not exceeding two dollars, for every day during which such nuisance continues; and the Council may drain and cleanse out any stagnant pools, ditches, or ponds of water within such limits, being a nuisance, and abate any such nuisance as aforesaid, and for that purpose may enter, by their officers and workmen, into and upon any building or land within such limits at all reasonable times, and do all necessary acts for any of the purposes aforesaid; and the expenses incurred thereby shall be paid by the person committing such offence,—or occupying the building or land whence such annoyance proceeds, and if there be no occupier, by the owner of such building or land,—and shall be recoverable as damages.

## XXVIII.

If the dung or soil of any stable, cow-house, or pig-stye, Accumulation of refuse. or other collection of refuse matter, elsewhere than in any farm-yard, be at any time allowed to accumulate within such limits for more than seven days, or for more than two

## 第二十六條挑除垃圾污穢

公局酌定一與人家方便合宜時刻專爲挑倒廁所便桶穢水污物而設決不能稍有逾越公局將所定時刻出示通知以後倘租界內有挑倒污穢之人出於限定時刻之外者又無論何時有人將所用運物各式車輛桶具等項並不設蓋或有蓋而不足適用致臭氣四散污穢傾溢者又有人於挑倒之時任意傾潑者又有無心傾潑而不肯洗清掃淨者計每事所罰極多不得過十元倘真正犯例之人無從尋覓卽向管車輛桶具之人是問

## 第二十七條挑除坑穢

凡房地業主租戶均不准在地坑等項處所將污糞穢水及令人厭惡之物堆積經公局給示以後逾四十八點鐘尙不挑倒乾淨或將陰井東廁內污水任其滿溢浸泛致附近居人憎惡以及收養豬豚等

days after a quantity exceeding one ton has been collected in any place not allowed by the Council, such dung, soil, or refuse, if not removed within twenty-four hours after notice from any officer of the Council for that purpose, shall become the property of the Council, and they, or any person with whom they have at the time any subsisting contract for the removal of refuse, may sell and dispose of the same, and the money thence arising shall be applied towards the purposes of the Council, or they may recover the expense of such removal from the occupier of the building or land as damages.

## XXIX.

If at any time the Officer of Health, or if for the time being there be no Officer of Health, any two Surgeons or Physicians, or one Surgeon and one Physician residing within such limits, certify under his or their hands to the Council that any accumulation of dung, soil, or filth, or other noxious or offensive matter, within such limits, ought to be removed, as being injurious to the health of the inhabitants, the Secretary of the Council shall forthwith give notice to the owner or reputed owners of such dung, soil, or filth, or to the occupier of the land where the same are, to remove the same within twenty-four hours after such notice; and, in case of failure to comply with such notice, the said dung, soil, or filth, shall thereupon become vested in the Council, and they, or any person with whom they have at that time contracted for the removal of all such refuse, may sell and dispose of the same, and the money thence arising shall be applied towards the purposes of the Council, and they may recover the expense of such removal from such occupier or owner in the same manner as damages.

Certificate of  
the officer.

事每事以罰十元爲限被罰後仍不迅速悔改計日照罰以二元爲限並由公局將此等污穢坑厠陰井等項自行挑治潔淨以免大眾憎嫌因做此等工程及承僱夫役按照合理時刻進人家住屋趁便工作者所需費用仍向犯例人索取不付則照控追賠款之例而行此項銀兩公局先向租戶索償倘無從尋覓可向地主追討

## 第二十八條不許久堆污穢各物

除在田場外不准將馬牛豬各棚糞穢等物在公局所不准之地方堆積以七天爲限若數逾一噸之多則以兩天爲限公局給函飭知以後必於二十四點鐘內搬去倘不搬去卽行充公由局管業自行或飭令承搬去售賣售價歸公支應或將搬開工費仍向該房地業主索取不付則照控追賠款例行

## XXX.

If at any time the Officer of Health, or if for the time being there be no Officer of Health, any two Surgeons or Physicians, or one Surgeon and one Physician, residing within such limits, certify under his or their hands to the Council that any house or part of any house or building within such limits is in such a filthy or unwholesome condition that the health of the inmates or of the neighbours is thereby affected or endangered, or that the whitewashing, cleansing, or purifying of any house or building, or any part thereof, would tend to prevent or check infectious or contagious disease therein, or that any drain, privy or cesspool is in such a defective state that the health of the neighbours is thereby affected or endangered, the Council shall order the occupier of such house or part thereof, to whitewash, cleanse and purify the same, and the owner of such drain, privy or cesspool to amend the condition thereof, in such manner and within such time as the Council deem reasonable; and if such occupier or owner do not comply with such order he shall be liable to a penalty or fine not exceeding ten dollars for every day's neglect thereof; and in such case the Council may cause such house or any part thereof, to be whitewashed, cleansed and purified, or the condition of such drain, privy or cesspool to be amended, and may recover the expense thereof from such occupier or owner in the same manner as damages.

Houses to be white-washed and purified.

## XXXI.

If any candle-house, melting-house, melting-place or soap-house, or any slaughter-house, or any building or place for boiling offal or blood, or for boiling or crushing bones, or any pig-stye, necessary house, dunghill, manure heap, or any

Council may order Nuisances to be abated.

第二十九條查視地方污穢二十九款三十款三十一款內如有醫士字樣即係指此條所載之數等人

租界內堆積污水糞穢等物經人

一係住租界內公局請延查視地方保人身體平安精神爽快之醫士一係住租界醫士內科二人或外科二人或內外科各一人

專

函報知云與人精神身體有碍公局經理人即通知該物業主或住該處之人限令二十四點鐘內全行搬開如不遵辦即行充公由公局管業飭承僱工役搬開售去售價歸公至搬開工費仍向物主等索取不付即照控追賠欸例行

### 第三十條查視房屋污穢

醫士等函知公局云租界內房屋

全間或一角

有污穢不潔情事致與租戶及

鄰近之人精神身體大有險碍或云將此屋修整粉飾方免臭氣四達瘟疫叢生又云有陰井東廁失修與附近之人身體精神有妨公局即函致該物主云將此房屋等項在酌定時刻內照所指做法迅

manufactory, building, or place of business within such limits be at any time certified to the Council by the Inspector of Nuisances, or Officer of Health, or if for the time being there be no Inspector of Nuisances or Officer of Health, by any two Surgeons or Physicians, or one Surgeon and one Physician, to be a nuisance or injurious to the health of the inhabitants, the Council shall direct complaint to be made before the Consul of the nation of the person by or on whose behalf the work complained of is carried on, and such Consul shall enquire into such complaint, and may, by an order in writing under his hand, order such person to discontinue or remedy the nuisance within such time as to him shall appear expedient. Provided always, that if it appear to such Consul that in carrying on any business complained of, the best means then known to be available for mitigating the nuisance, or the injurious effects of such business, have not been adopted, he may suspend his final determination, upon condition that the person so complained against shall undertake to adopt within a reasonable time such means as the said Consul shall judge to be practicable, and order to be carried into effect for mitigating or preventing the injurious effects of such business.

### XXXII.

Every occupier of any building or land, within such limits, and every other person who refuses to permit the scavengers employed by the Council to remove such dirt, ashes, or rubbish as by these Bye-laws they are authorized to do, or who obstructs the said scavengers in the performance of their duty, shall, for every such offence be liable to a penalty or fine not exceeding twenty-five dollars.

Obstruction of  
Scavengers.

辦有抗延者每日以罰十元爲限並由公局自行僱役將房屋粉飾  
淘井通溝挑倒坑厠等事辦竣所需工費照控追賠欵例行

### 第三十一條禁止取人憎惡等事

凡租界內有人開設鎔鍊五金製造蠟燭肥皂等廠宰殺燒煮各牲骨  
肉作坊豬圈厠所水坑牛馬糞堆及一切製作售賣等場經醫生等  
查視有與衆人精神身體妨碍危險等情函告公局公局即投該管  
官署呈請飭禁該管官查實卽傳知該物主等停止或查有更改防  
備最好之法而未經仿用者由該管官酌給限期令其遵照如不遵  
者卽行罰辦

### 第三十二條阻止打掃街道工役之罰

凡所租房地在租界以內經公局僱定工役專司打掃如有人不肯遵  
照向其任意攔阻者每次所罰不得過二十五元



## XXXIII.

No straw shed, bamboo houses, or buildings of like Dangerous buildings. inflammable material, shall be erected within such limits, nor shall contraband goods or merchandise likely to endanger life or cause injury to individuals, such as gunpowder, saltpetre, sulphur, large quantity of spirits in bulk, petroleum, naphtha, and other explosive gases or liquids, stand on the premises of any individual under a penalty or fine, recoverable from the offender, not exceeding two hundred and fifty dollars for the first offence, and not exceeding five hundred dollars, with confiscation of the goods themselves to the use of the Council, for each succeeding offence. On articles of this nature being brought within such limits, immediate notice must be given by the importer, consignee or owner thereof, to the Secretary of the Council, whose duty it will be to assign the locality or place within which such goods must be safely stored, and every refusal to obey, or disobedience of the order of the Secretary in this behalf shall be visited upon the offender with a penalty or fine not exceeding two hundred and fifty dollars and a penalty or fine not exceeding one hundred dollars for every twenty-four hours of continued disobedience, and such penalty, together with the preceding penalty, and all other fines and penalties declared by these Bye-laws, shall be recoverable in a summary manner before the Consul or Court having jurisdiction over the offender or defaulter.

## XXXIV.

No person shall open or keep a fair, market, house or Licenses. place of public entertainment, music hall, theatre, circus, billiard, bowling or dancing saloon, brothel or pawnshop, dairy, or laundry, shop, or store, for the sale of wines, spirits, beer, intoxicating or other drugs, butchers' meat,

### 第三十三條危險貨物

租界以內如有人建造茅棚竹屋及積草堆柴易引火災房屋又堆積犯禁貨物與人性命有害者如火藥燄硝硫磺之類又應行限止躉積堆放數目不能逾額之煤油火酒石腦油及各種易燃易轟之煤氣藥水等物均不准行倘有犯者第一次以罰二百五十元爲限第二次以下不得過五百元並可將該貨物充公支用如有將以上各貨運進租界內者須報明公局由經理人指示堆放處所庶免災傷不遵則罰以二百五十元爲限倘再延不遵辦計日而罰以一百元爲限均由公局投該管官署控追

### 第三十四條增改規例

各項執照

租界內凡開設公衆遊玩處所唱曲場小菜場戲館馬戲場打毬場彈琴所跳戲所妓院酒店令人沈醉之藥舖各種彩票店牛奶房宰牛

poultry or game, slaughter house or livery stable, or sell or vend any wines, spirits, beer, intoxicating or other drugs, butchers' meat, poultry or game, or keep for private use or ply, let or use for hire, any boat, horse or vehicle, within such limits, without a license first obtained from the Council, and in the case of Foreigners countersigned by the Consul of the nationality to which such person belongs. In respect of such licenses, the Council may impose such conditions and exact such security as the nature of the particular case may require, and charge such fees in respect thereof as may be authorized at the Annual General Meeting of Ratepayers. And any person offending against or infringing the provisions of this Bye-law shall be liable for every offence to a fine not exceeding one hundred dollars, and a further fine for every twenty-four hours' continuance of such offending or infringing not exceeding twenty-five dollars.

### XXXV.

All persons firing guns or pistols, causelessly creating a noise or disturbance, and all persons guilty of furious or improper riding or driving, or the leading of horses up and down any thoroughfare for exercise, or who shall commit any act which may legitimately come within the meaning of the term nuisance, shall be liable to a penalty or fine not exceeding ten dollars.

Disturbances  
in streets.

### XXXVI.

All persons driving carriages or carts of any description, between one hour after sunset and one hour before sunrise, and not affixing lighted lamps to their vehicles; shall be liable to a penalty or fine not exceeding five dollars for each omission.

Lamps.

所馬房肉食各舖當押店洗衣作等及出賣各酒令人沈醉之藥各種彩票肉食各物出租船車馬各具或養犬均須捐取公局所給執照方准開設此等執照如係給與西人並由本管領事畫押公局可任便設立規例向捐取執照人酌量情形取具各式保單各項執照捐銀之數按每年會議所定抽取違章者第一次罰銀不得過一百元二次以下每二十四點鐘罰銀不得過二十五元

### 第三十五條不准嚷鬧

凡租界以內如有人施放大洋槍或無故任意大聲嚷鬧乘馬驅車到處疾馳或在街上溜馬及不合情理惹人厭惡等事每事議罰不得過十元

### 第三十六條車上點燈

無論何項車具均於日落後一點鐘起至天明前一點鐘止在車上燃

## XXXVII.

No person within such limits, except Consular Officers Carrying arms. and the Officers of the Council duly authorized, and Military and Naval Officers, Volunteers or Soldiers, or Soldiers of any Government Force in uniform or on duty, shall under any pretence carry offensive or defensive arms, such as guns, pistols, swords, daggers, loaded sticks, slung shots, knives, or any weapon of like character, under a penalty or fine not exceeding ten dollars, or one week's imprisonment, with or without hard labour. Provided that nothing in this Bye-law be construed to extend to the carrying of fowling-pieces for the purpose of shooting game.

## XXXVIII.

It shall be lawful for any officer or agent of the Council, Transient offenders. and all persons called by him to his assistance, to seize and detain any person who shall have committed any offence against the provisions of these Bye-laws, and whose name and residence shall be unknown to such officer or agent, and convey him, with all convenient despatch, before his proper Consul, without any warrant or other authority than these Bye-laws.

## XXXIX.

If any such nuisance, or the cause of any such injurious effects as aforesaid, be not discontinued or remedied within such time as shall be ordered by the said Consul, the person by or on whose behalf the business causing such nuisance is carried on, shall be liable to a penalty or fine not exceeding twenty-five dollars for every day during which such nuisance shall be continued or unremedied after the expiration of such time as aforesaid. Penalty for disobedience of orders of Consuls.

點明燈不點燈之罰極多不得過五元

### 第三十七條不准身帶利器

租界以內無論何人不得身帶利器行走

大小洋槍刀小札刀棍上有鐵皮包者皆作凶器論

除各領事官公

局特行允准及水陸員弁團練兵穿號衣之兵丁公出外如犯此者

罰以十元爲限或押一禮拜

有作苦工或不作苦工或

携槍打獵者不在此例

### 第三十八條巡捉犯例人

凡公局僱用及臨事時喚令幫助之人租界以內如巡見犯例人不知其名姓而拘捉者無庸執持信票卽憑此例而行迅送至該管官署

### 第三十九條違犯官示

凡以上所言與人有損有碍可憎可惡諸事倘不照官示而行遵限停止更改者卽于限滿之後計日行罰不得過二十五元凡犯例人之罰查係僱工卽向其主人行罰

## XL.

Nothing in these Bye-laws contained shall be construed Bye-laws. to render lawful any act or omission on the part of any person, which is or would be deemed to be a nuisance at common law, from prosecution or action in respect thereof, according to the forms of proceeding at common law, nor from the consequences upon being convicted thereof.

## XLI.

Every penalty or forfeiture imposed by these Bye-laws Penalties to be summarily recovered. made in pursuance thereof, the recovery of which is not otherwise provided for, may be recovered by summary proceedings before the proper Consular representative, and it shall be lawful for such Consular representative, upon conviction, to adjudge the offender to pay the penalty or forfeiture incurred, as well as such costs attending the conviction, as such Consular representative shall think fit.

## XLII.

These Bye-laws shall be printed, and the Secretary of Publication of Bye-Laws. the Council shall deliver a printed copy thereof, to every Ratepayer applying for the same, without charge; and a copy thereof shall be hung up in the front, or in some conspicuous part of the principal office of the Council.



#### 第四十條規例

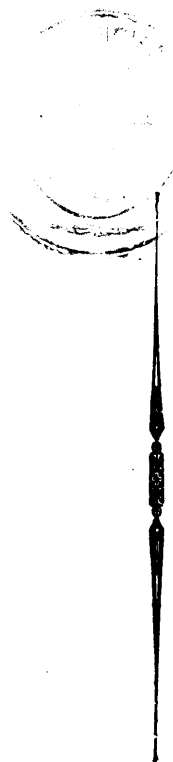
凡事照常例係取人厭惡致被控告有責任者不能援引此例以爲所行合例而冀推卸

#### 第四十一條罰款追繳之法

此條例內罰款充公等項如未指明如何追繳之處可在該管官署控追該管官查實卽飭犯例人照付並酌令繳出堂費及公局控告之費

#### 第四十二條頒給條例

此條例刊印後如有例應議事人向索卽由公局經理人照給不取分文並取一本懸於公局門首及大衆共見之處





## ERRATUM.

Page 30, last line but three:—

*For* “to the front side of such,”

*Read* “to the front or side of such.”

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## ADDENDUM.

Page 41 :—

Insert after the word “drugs” each time it occurs in Bye-law XXXIV. the words “lottery tickets or chances in lotteries,” and after the word “vehicle” the words “or keep any dog.”

*Vide* Resolution III. passed at the Special Meeting of Ratepayers held on the 9th March, 1899, and the Senior Consul's despatch dated 27th April, 1899.

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