

研究报告

PBCSF

2025-08-10 Edition

PBCSF

目录

PBCSF

PBCSF

PBCSF

PBCSF

PBCSF

1.

10

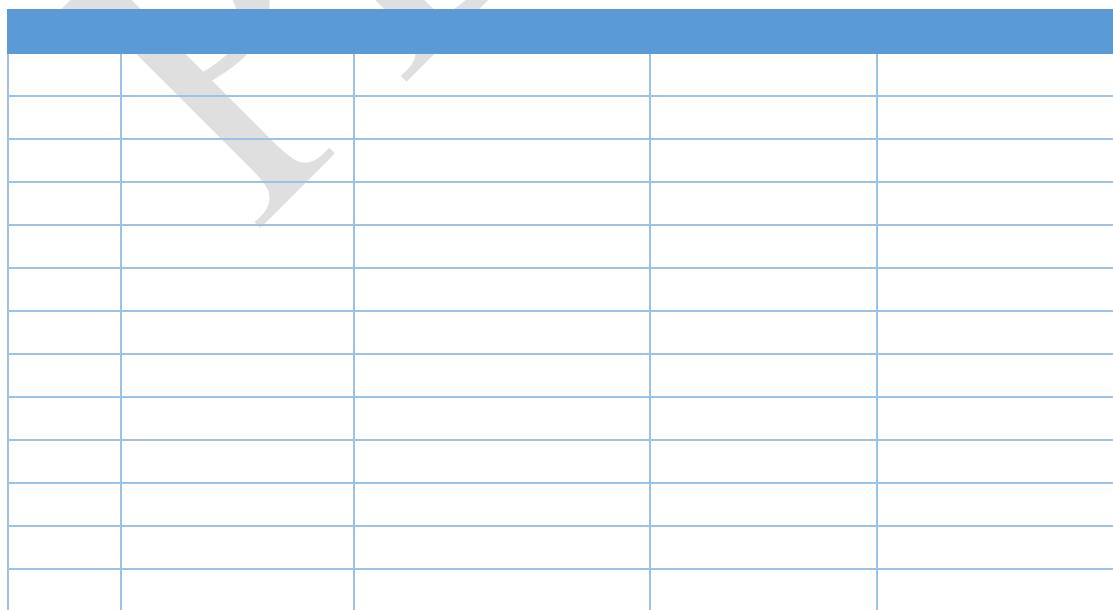
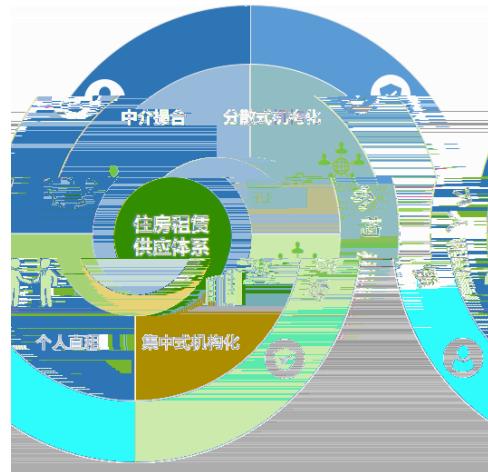
2.

PBCSF

PBCSF

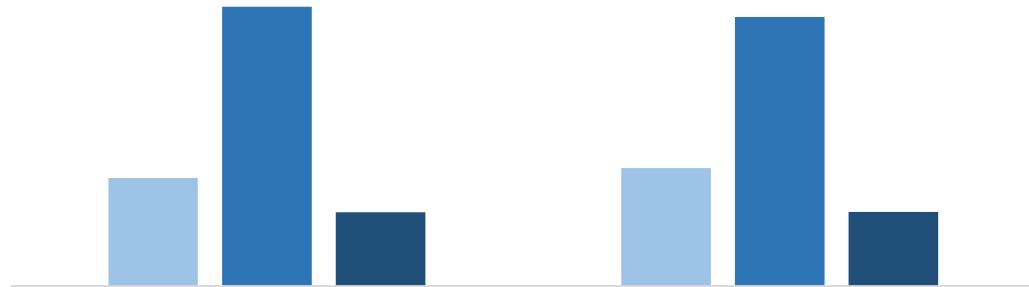
独具特色的供给体系下，两轮供给凸起促使新的供给格局形成

PBCSF



PBC

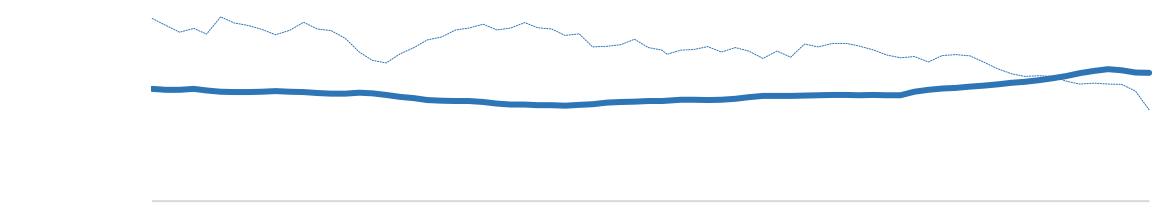
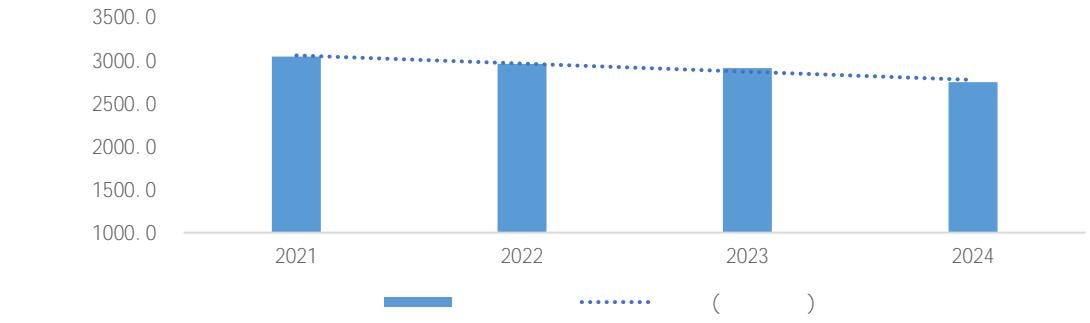
EF



Py · · ·

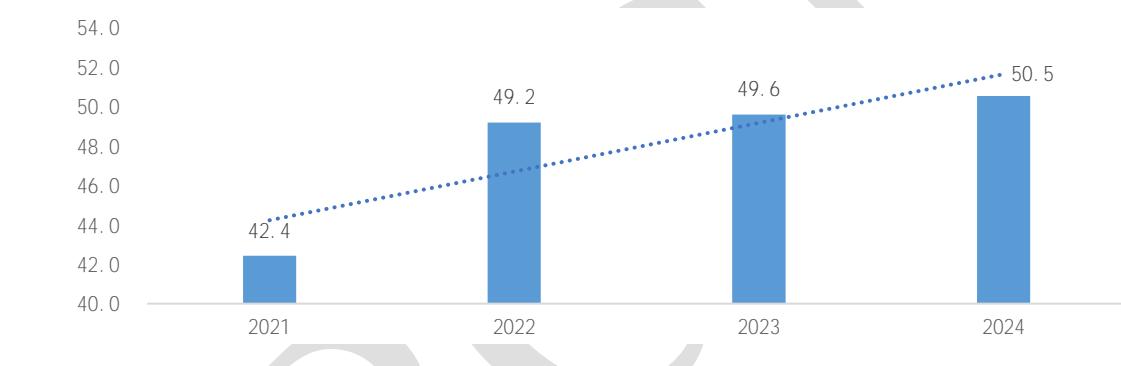
租金支出重心下移，租金收益率持续走高

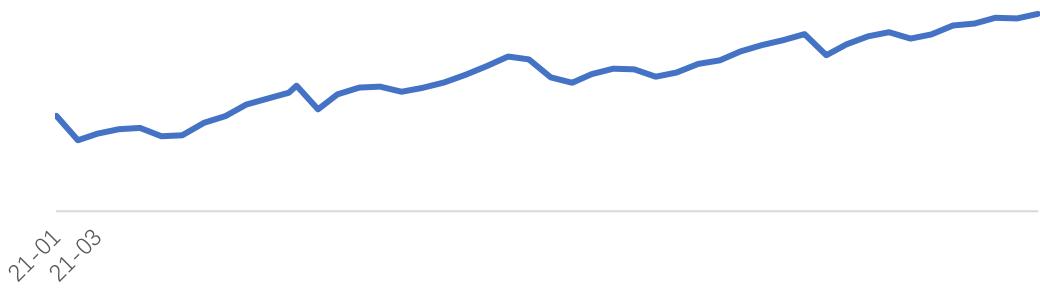




TSINGHUA UNIVERSITY | 清华大学 | TSINGHUA PBCSF | 清华五道口 | IFR | 金融科技研究院

个人房源出租难度提升，租客议价能力增强





家庭型租客显著增加，大户型租赁需求增强

PBCSF

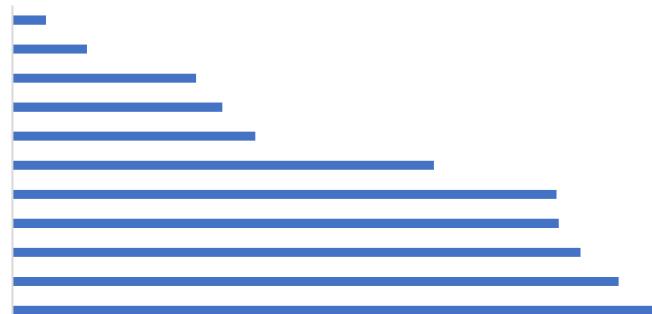
PBCSF

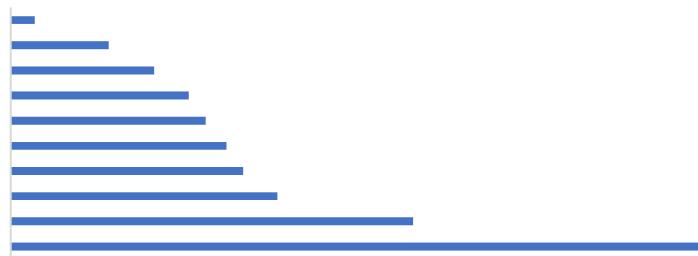
PBCSF

PBCSF

PBCSF

TSF

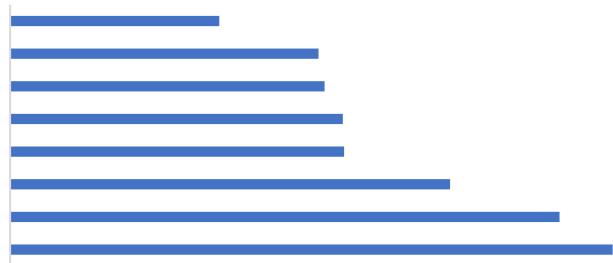




pb

A large, light gray watermark reading 'pb' in a stylized, italicized font, positioned below the horizontal line and above the blue bar chart.

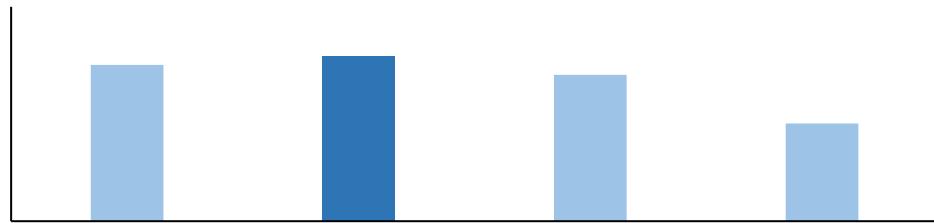
PBCSF



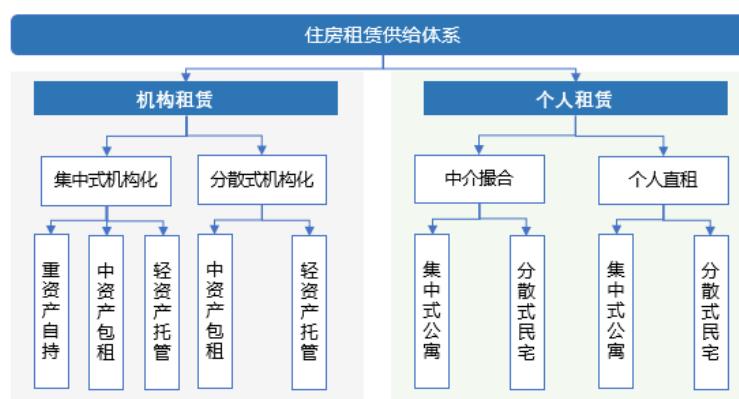
PBCSFI

PBCSF

PBC



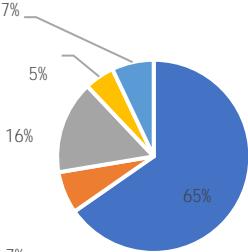
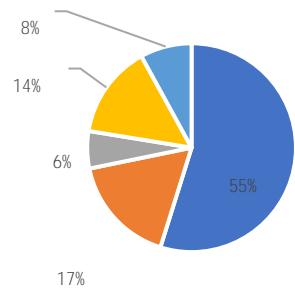
pbcf





PBCSF

PBCSF

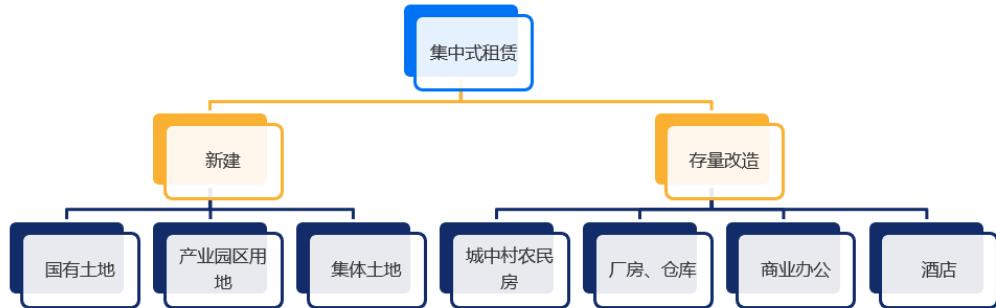


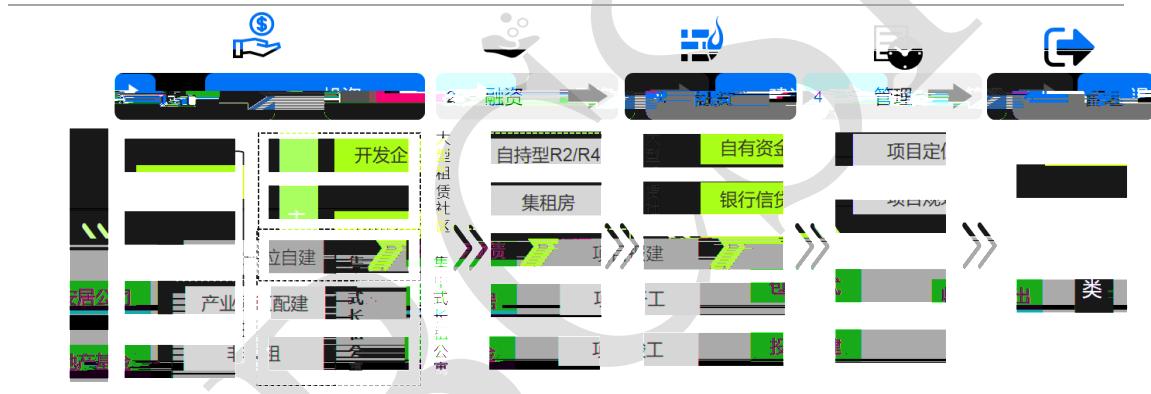
PBCSF

PBCSF

PBCSF

PBCSF





PBCSF

PBCSF

PBCSF

PBCS

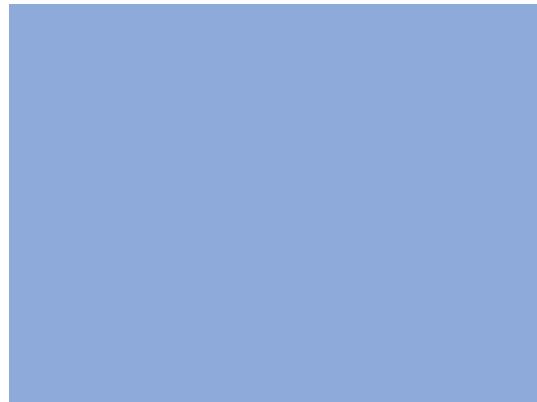
PBCSF

PBCSF

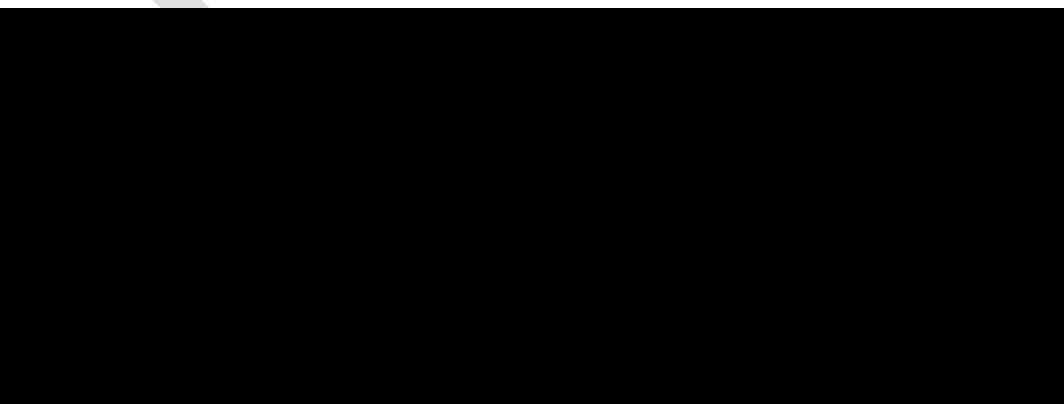
PBCSF

PBCSF

PBCSF



英国租赁机构化特征：私人房东使用托管 资管服务占比保持在一半左右



PBCS

美国房屋托管服务主要收取佣金和委托管理费

PBCSF

PBCS



| 房东端费用明细 | | 租客端费用明细 | |
|---|---|---|---|
| 类别 | 费用 | 类别 | 费用 |
| 相当于5周的租金 <small>700英镑或相当于1周的租金（以较高者为准）</small> | 长租 450英镑 <small>短租 225英镑</small> | 灭火器 <small>气体安全证书</small> | 20英镑 <small>长租押金</small> |
| <small>内应承租人 合同、更新、50英镑 住户</small> | 反洗钱和身份检查费用 <small>附加财产检查</small> | 非居民房东的HMRC 申请表 | 150英镑 <small>短租押金</small> |
| <small>逾期超过14天，比英格兰银行基准率高3% 其他相应安 全费用</small> | BACS/CHAPS跟踪 <small>一氧化碳报警器安装</small> | 国际/当日银行转账 <small>便携式电器测试</small> | 9英镑 <small>150英镑</small> |
| <small>保短期租赁/ 费用</small> | 燃气和便携式社会组合 测试 <small>存款保障登记</small> | 烟雾报警器安装 <small>烟雾和一氧化碳测试 (租赁开始时)</small> | 75英镑外加每 个20英镑 <small>60英镑</small> |
| | | 租金保证服务 | 租金保证服务 <small>每处房产3.5%</small> |

PBCSF

PB



PBCSF

PBCSF

PBCSF

PBCSF

PBCSF

PBCSF



PBCSF

PB