



# The 2026 Medical Fit-Out Cost Guide

A PRACTICAL BUDGETING GUIDE  
FOR MEDICAL CLINICS IN AUSTRALIA

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# Introduction

Planning a new medical clinic or refurbishing an existing space is a major investment and one of the first questions every healthcare professional asks is:

**“How Much Will My Medical Fit-out Cost?”**

**The Honest Answer? *It Depends.***

**But with the right information, you can budget accurately and avoid costly surprises.**

This guide breaks down realistic medical fit-out costs in Australia for 2026, explains what drives pricing, and shares expert insights to help you make informed decisions before you commit.

# Section 1: Average Medical Fit-Out Costs in Australia (2026)

Based on recent healthcare construction projects across Australia, the following ranges reflect **real-world 2026 pricing**.

## Typical Medical Fit-Out Costs by Practice Type:

Practice Type	Typical Size	Estimated Cost (AUD)
General Practice (GP)	100-200 sqm	\$267,500 - \$535,000
Dental Clinic	120-180 sqm	\$280,000 - \$481,500
Specialist Suites	80-150 sqm	\$214,000 - \$401,250
Allied Health (Physio, Chiro, Psychology)	80-130 sqm	\$214,000 - \$347,750

Average cost per  
square meter:

**\$1,850 – \$3,500+**  
per sqm

**Note:** Radiology, imaging, and day surgery facilities typically exceed these ranges due to radiation shielding, specialist services, and equipment coordination.

# Section 2: What Really Drive Medical Fit-out Costs

Understanding cost drivers puts you in control of your budget.



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**TYPE OF  
MEDICAL  
PRACTICE**

**EXISTING  
CONDITION OF  
THE SITE**

**LEVEL OF  
FINISH JOINERY**

**SERVICES &  
INFRASTRUCTURE**  
(Often  
Underestimated)

**COMPLIANCE,  
APPROVALS &  
PROFESSIONAL  
FEES**

# 1

## TYPE OF MEDICAL PRACTICE

Each practice has unique technical and compliance requirements:

- **Dental clinics** require extensive plumbing, suction, compressors, cabinetry, and often lead shielding
- **GP clinics** focus on patient flow, multiple consult rooms, accessibility, and infection control
- **Radiology & imaging** involve radiation shielding, structural coordination, and specialist services
- **Allied health clinics** are generally simpler but still require acoustic control and compliance

**Rule of thumb:** The more complex the clinical function, the higher the build cost.

# 2

## EXISTING CONDITION OF THE SITE

Your starting point matters.

- **Shell or cold shell spaces** allow flexibility but require full services installation
- **Existing medical tenancies** may reduce infrastructure costs, but often need demolition, upgrades, and re-certification

Older buildings can also trigger **mandatory compliance upgrades**, which can significantly affect budgets.

## 3 LEVEL OF FINISH & JOINERY

Design decisions have a direct cost impact.

- Custom joinery, feature ceilings, premium flooring, and bespoke reception desks increase upfront costs
- Healthcare-grade materials are essential for durability, infection control, and long-term value

A healthcare-specialist builder can help you balance **design impact vs lifecycle cost**.

## 4 SERVICES & INFRASTRUCTURE (Often Underestimated)

Behind-the-walls services are one of the biggest cost drivers in medical fit-outs:

- Electrical (emergency lighting, UPS, additional GPOs)
- Plumbing (handwash basins in consult rooms)
- Mechanical services (zoned or upgraded HVAC)
- Data, nurse call, security, and access control

These items are essential – and difficult (and expensive) to retrofit later.

## 5 ● COMPLIANCE, APPROVALS & PROFESSIONAL FEES

Medical fit-outs must meet strict regulatory standards, including:

- NCC & Australian Standards
- Infection control requirements
- Accessibility (DDA)
- Fire and essential services compliance

**Typical additional costs include:**

- Council or planning approvals
- Building permits
- Building surveyors
- Fire engineers
- Healthcare consultants

*At SoulMED, these costs are identified upfront so clients can budget with certainty.*

# Section 3: Smart Budgeting Tips for Medical Clinics



## Allow a Contingency

Set aside 10–15% for unforeseen site conditions or scope changes.



## Prioritise Infrastructure

It's far easier to upgrade finishes later than to retrofit plumbing or services.



## Use Healthcare-Specialist Builders

Medical fit-outs are not standard commercial builds — experience reduces risk, delays, and rework.



## Design for Future Growth

Allow capacity for additional consult rooms, services, or staged expansion where possible.

# Section 4: Example Cost Breakdown — 150sqm GP Clinic (2026)

Category	Approx. Cost (AUD)
Design & Documentation	\$12,000 – \$30,000
Building Works	\$165,000 – \$260,000
Joinery & Finishes	\$30,000 – \$50,000
Services (Plumbing & Electrical)	\$57,000 – \$72,000
Permits & Professional Fees	\$6,000 – \$18,000
<b>Estimated Total</b>	<b>\$270,000 – \$430,000</b>

*\*Costs vary depending on site conditions, services capacity, and design complexity.*

# Section 5: Why a Quality Medical Fit-Out Is Worth the Investment

A professionally designed and built clinic can:

- ✓ Improve patient experience and trust
- ✓ Increase staff efficiency and retention
- ✓ Ensure regulatory compliance
- ✓ Strengthen your brand and long-term asset value

A medical fit-out isn't just a construction cost.  
It's an investment in your clinic's performance and growth.

# Section 6: Frequently Asked Questions

- **How much does a dental clinic fit-out cost in 2026?**

Most dental fit-outs range from \$250,000 to \$600,000, depending on chair numbers, plumbing complexity, and cabinetry.

- **Can a medical fit-out be staged to reduce upfront costs?**

Yes. Staging can help manage cash flow, but must be carefully planned to ensure compliance at each stage.

- **Are medical fit-outs a tax deductible expense?**

In most cases, yes. Depreciation and small business incentives may apply. However, **always seek advice from your accountant.**

# Need an Accurate Cost Estimate for Your Clinic?

At SoulMED we offer a **free initial consultation** to help healthcare professionals understand:

- Realistic costs
- Timelines
- Compliance requirements
- Risks before committing

## Get in Touch Today!

 (03) 5900 4964

 [Admin@soulmed.com.au](mailto:Admin@soulmed.com.au)

