



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	\$180,000 – \$450,000
Dental Clinic	120–180 sqm	\$250,000 – \$600,000
Specialist Suites	80–150 sqm	\$150,000 – \$380,000
Allied Health (Physio, Chiro, Psychology)	80–130 sqm	\$110,000 – \$280,000

Average cost per
square meter:

**\$1,400 – \$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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4

5

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	\$140,000 – \$210,000
Joinery & Finishes	\$25,000 – \$50,000
Services (Plumbing & Electrical)	\$35,000 – \$60,000
Permits & Professional Fees	\$6,000 – \$18,000
Estimated Total	\$220,000 – \$360,000

**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!

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