

With the Japanese invasion of 1942, the Chin Lai Street premises was taken over by the occupation forces and converted to a workers' quarters. Part of the association's properties which could be salvaged by clan members were housed in the Zhao Qing Association.

The end of World War II in 1945 heralded a period of transition in the history of Singapore, as well as in the history of the Szeto Association. This was re-established by a group of men led by Situ Zhaode, and the association was renamed Szeto Kow Luen Tong. The group responsible for the restoration of the association included Situ Yin Shu, Situ Xi Yu, Situ Jun Zai, Situ Zhao Chi, Situ De Dong, Situ Jun Qiao and Situ Dai Chu, apart from Zhao De himself. A membership fee of \$1.00 together with a monthly subscription fee of \$0.50c was instituted to help finance the activities of the association.

The Szeto Kau Luen Tong re-acquired the Chin Lai Street premises which had, by then, been much battered by the Japanese occupants. In view of the dilapidated state of the association's quarters, a proposal to purchase a 3-storey building along Club Street was mooted by Chao De in 1940. This purchase required \$25,000.00, viz. \$24,000.00 in excess of what was available in the association's coffers. Fortunately, the association was able to raise \$23,000.00 in the form of interest free loans issued by generous clan members - Dong Hai \$7,000.00, Zhao De, Yin Shu, Jun Zan, Yi Zhen, Qiu Shu \$2,600.00 each; Zhao Chi, Yan Mei, Xi Yu, Rong Zi, Da Chu \$1,000.00 each. The remaining deficit was made up for by a variety of fund-raising measures which were suggested by association members. A total of \$4,000 was raised through the sale of lots, within the association's quarters, for the establishment of ancestral tablets.

Subsequently, plans to move the association headquarters into the Club Street premises were set back by a colonial legislation, the Rent Control Act which forbade the eviction of a building's tenants.

Through 1948, the association experienced increasing difficulty in supporting/financing its own activities. A proposal was then raised to set up an affiliated 宗親互助會 to help finance the needs of the association. A new constitution was laid down with the passing of the proposal.

The new constitution stipulated the membership was open to all families with the surname Szeto or Xue within the Malayan Peninsula and Singapore. Monthly subscription of \$3.50 per member allowed the withdrawal of \$1,000.00 after 20 years, by the same member. Allowance were also made for families of deceased members to reclaim funds proportionate to the duration of membership. The new arrangement received widespread support, thus allowing the association's (reserveyer) treasury funds to increase by several fold within the same year. Concurrently, the deed of the Club Street property was transferred to the assets of the 互助會. With the transference of the deed, the responsibility for repaying the loans taken up at the purchase of the property was handed over to the 互助會. Subsequently, half of the association's expenditure were upheld by the 互助會 treasury, a measure of balance was thus achieved in the association's finance.