

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

March 01, 2010

PAGE 1  
000 B000000 12/31/2009  
000 C000000 0001157842  
000 D000000 N  
000 E000000 NF  
000 F000000 Y  
000 G000000 N  
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000 I000000 6.1  
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001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND  
001 B000000 811-10481  
001 C000000 2128323232  
002 A000000 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
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006 000000 N  
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007 C010100 1  
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
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008 C000001 801-27721  
008 D010001 NEW YORK  
008 D020001 NY  
008 D030001 10017  
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
010 B000001 801-27721  
010 C010001 NEW YORK  
010 C020001 NY  
010 C030001 10017  
010 A000002 STATE STREET CORPORATION  
010 B000002 85-05003  
010 C010002 BOSTON  
010 C020002 MA  
010 C030002 02111  
012 A000001 Bank of New York Mellon  
012 B000001 85-05006  
012 C010001 Jersey City  
012 C020001 NJ  
012 C030001 07310  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
013 B010001 NEW YORK  
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013 B030001 10019  
014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-00  
015 A000001 STATE STREET CORPORATION  
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015 A000002 HSBC AUSTRALIA  
015 B000002 S  
015 C010002 SYDNEY  
015 D010002 AUSTRALIA  
015 E040002 X  
015 A000003 DEUTSCHE BANK  
015 B000003 S  
015 C010003 BRUSSELS  
015 D010003 BELGIUM  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 FRANKFURT  
015 D010004 GERMANY  
015 E040004 X  
015 A000005 DEUTSCHE BANK (SPAIN)  
015 B000005 S  
015 C010005 BARCELONA  
015 D010005 SPAIN  
015 E040005 X  
015 A000006 SEB FINLAND  
015 B000006 S  
015 C010006 HELSINKI  
015 D010006 FINLAND  
015 E040006 X  
015 A000007 DEUTSCHE BANK A.G.  
015 B000007 S  
015 C010007 PARIS  
015 D010007 FRANCE  
015 D020007 1017 CA  
015 E040007 X  
015 A000008 STANDARD CHARTERED BANK  
015 B000008 S  
015 C010008 HONG KONG  
015 D010008 HONG KONG  
015 E040008 X  
015 A000009 DEUTSCHE BANK S.p.A  
015 B000009 S  
015 C010009 MILAN  
015 D010009 ITALY  
015 E040009 X  
015 A000010 HSBC JAPAN  
015 B000010 S  
015 C010010 TOKYO  
015 D010010 JAPAN  
015 E040010 X  
PAGE 3  
015 A000011 DEUTSCHE BANK AG  
015 B000011 S  
015 C010011 AMSTERDAM  
015 D010011 NETHERLANDS  
015 E040011 X  
015 A000012 HSBC BANK AUCKLAND  
015 B000012 S  
015 C010012 AUCKLAND  
015 D010012 NEW ZEALAND  
015 E040012 X  
015 A000013 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000013 S  
015 C010013 STOCKHOLM  
015 D010013 SWEDEN  
015 E040013 X

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015 A000014 UNICREDIT BANK AUSTRIA AG  
015 B000014 S  
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015 D010014 AUSTRIA  
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015 A000015 STATE STREET CORPORATION  
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015 D010015 CANADA  
015 E040015 X  
015 A000016 SKANDINAVINSKA ENSKILDA BANKEN  
015 B000016 S  
015 C010016 COPENHAGEN  
015 D010016 DENMARK  
015 E040016 X  
015 A000017 CLEARSTREAM BANKING  
015 B000017 S  
015 C010017 LUXEMBOURG  
015 D010017 LUXEMBOURG  
015 E040017 X  
015 A000018 CREDIT SUISSE  
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015 C010018 ZURICH  
015 D010018 SWITZERLAND  
015 E040018 X  
015 A000019 STATE STREET BANK LONDON  
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015 C010019 LONDON  
015 D010019 UNITED KINGDOM  
015 E040019 X  
015 A000020 SEB NORWAY  
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015 A000021 CITIBANK SINGAPORE  
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020 A000001 J.P. MORGAN SECURITIES, INC.  
020 B000001 13-3379014  
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020 A000002 MERRILL LYNCH PIERCE FENNER & SMITH, INC.  
020 B000002 13-5674085  
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020 A000003 PERSHING LLC  
020 B000003 13-2741729  
020 C000003 71  
020 A000004 GOLDMAN SACHS & CO.  
020 B000004 13-5108880  
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020 A000005 CREDIT SUISSE SECURITIES (USA) LLC  
020 B000005 13-5659485  
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020 A000006 MORGAN STANLEY  
020 B000006 13-2655998

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020 C000006 39  
 020 A000007 UBS AG  
 020 B000007 13-3873456  
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 020 A000008 STIFEL NICOLAUS & CO. INC.  
 020 B000008 43-0538770  
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 020 A000009 WELLS FARGO & CORP., INC.  
 020 B000009 94-3379992  
 020 C000009 28  
 020 A000010 BARCLAYS BANK  
 020 B000010 06-1031656  
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 021 000000 683  
 022 A000001 FEDERATED GOVERNMENT OBLIGATIONS FUND  
 022 C000001 110268  
 022 D000001 104519  
 022 A000002 FIDELITY INSTITUTIONAL  
 022 C000002 71448  
 022 D000002 86651  
 022 A000003 DREYFUS CAPITAL CASH MANAGEMENT  
 022 C000003 50375  
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 022 A000004 STATE STR INSTL LIQUID RESVS FUND  
 022 C000004 13190

PAGE 5

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077 J000000	N



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SIGNATURE LESTER LAY  
TITLE VICE PRESIDENT