

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 23, 2005

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF REGISTERED MANAGEMENT INVESTMENT
COMPANY

INVESTMENT COMPANY ACT FILE NUMBER: 811-10481
NAME OF REGISTRANT: Cohen & Steers Quality Income
Realty Fund, Inc.
ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 757 Third Avenue
New York, NY 10017
NAME AND ADDRESS OF AGENT FOR SERVICE: John E. McLean
757 Third Avenue
New York, NY 10017
REGISTRANT'S TELEPHONE NUMBER: 212-832-3232
DATE OF FISCAL YEAR END: 12/31
DATE OF REPORTING PERIOD: 07/01/2004 - 06/30/2005

Cohen & Steers Quality Income Realty Fund

AFFORDABLE RESIDENTIAL COMMUNITIES I

----- Agen

Security: 008273104
Meeting Type: Annual
Meeting Date: 30-Jun-2005
Ticker: ARC
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	SCOTT D. JACKSON	Mgmt	For
	JOHN G. SPRENGLE	Mgmt	For
	JORIS BRINKERHOFF	Mgmt	For
	GERALD J. FORD	Mgmt	For
	J. MARKHAM GREEN	Mgmt	For
	MICHAEL GREENE	Mgmt	For
	JAMES F. KIMSEY	Mgmt	For
	EUGENE MERCY, JR.	Mgmt	For
	JAMES R. "RANDY" STAFF	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	CARL B. WEBB	Mgmt	For
	LARRY D. WILLARD	Mgmt	For
02	RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS ARC S INDEPENDENT AUDITOR FOR THE 2005 FISCAL YEAR.	Mgmt	For

 AMERICAN CAMPUS COMMUNITIES, INC.

Agen

 Security: 024835100
 Meeting Type: Annual
 Meeting Date: 12-May-2005
 Ticker: ACC
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM C. BAYLESS JR. R.D. BURCK G. STEVEN DAWSON CYDNEY DONNELL EDWARD LOWENTHAL BRIAN B. NICKEL SCOTT H. RECHLER WINSTON W. WALKER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For

 AMLI RESIDENTIAL PROPERTIES TRUST

Agen

 Security: 001735109
 Meeting Type: Annual
 Meeting Date: 25-Apr-2005
 Ticker: AML
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BRUCE P. BICKNER LAURA D. GATES MARC S. HEILWEIL GREGORY T. MUTZ	Mgmt Mgmt Mgmt Mgmt	For For For For
02	TO AMEND THE DECLARATION OF TRUST TO ELIMINATE THE CLASSIFICATION OF THE BOARD OF TRUSTEES.	Mgmt	For
03	TO RATIFY THE APPOINTMENT OF KPMG LLP AS AMLI S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

 ARCHSTONE-SMITH TRUST

Agen

 Security: 039583109
 Meeting Type: Annual
 Meeting Date: 04-May-2005
 Ticker: ASN
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES A. CARDWELL ROBERT P. KOGOD JAMES H. POLK, III	Mgmt Mgmt Mgmt	For For For
02	AMENDMENT OF THE DECLARATION OF TRUST OF ARCHSTONE-SMITH TO ELIMINATE THE CLASSIFICATION OF TRUSTEES.	Mgmt	For
03	RATIFICATION OF APPOINTMENT OF KPMG LLP AS AUDITORS FOR THE CURRENT FISCAL YEAR.	Mgmt	For

 ARDEN REALTY, INC.

Agen

 Security: 039793104
 Meeting Type: Annual
 Meeting Date: 25-May-2005
 Ticker: ARI
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RICHARD S. ZIMAN VICTOR J. COLEMAN	Mgmt Mgmt	For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF ERNST & YOUNG LLP TO ACT AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	ADOPTION OF THE THIRD AMENDED AND RESTATED 1996 STOCK OPTION AND INCENTIVE PLAN OF ARDEN REALTY, INC. AND ARDEN REALTY LIMITED PARTNERSHIP.	Mgmt	For
04	STOCKHOLDER PROPOSAL REGARDING SEVERANCE AGREEMENTS FOR SENIOR EXECUTIVES.	Shr	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 11-May-2005
 Ticker: AVB
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. GILBERT M. MEYER CHARLES D. PEEBLER, JR. LANCE R. PRIMIS ALLAN D. SCHUSTER AMY P. WILLIAMS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

BIOMED REALTY TRUST, INC.

Agen

Security: 09063H107
 Meeting Type: Annual
 Meeting Date: 18-May-2005
 Ticker: BMR
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ALAN D. GOLD BARBARA R. CAMBON EDWARD A. DENNIS, PH.D. GARY A. KREITZER MARK J. RIEDY, PH.D. THEODORE D. ROTH M. FAYE WILSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For

BRANDYWINE REALTY TRUST

Agen

Security: 105368203
 Meeting Type: Annual
 Meeting Date: 02-May-2005
 Ticker: BDN

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WALTER D'ALESSIO D. PIKE ALOIAN DONALD E. AXINN WYCHE FOWLER MICHAEL J. JOYCE ANTHONY A. NICHOLS SR. CHARLES P. PIZZI GERARD H. SWEENEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT REGISTERED ACCOUNTING FIRM.	Mgmt	For
03	APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE 1997 LONG-TERM INCENTIVE PLAN.	Mgmt	For

CAMDEN PROPERTY TRUST

Agen

Security: 133131102
Meeting Type: Special
Meeting Date: 28-Feb-2005
Ticker: CPT
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE ISSUANCE OF CAMDEN COMMON SHARES PURSUANT TO THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 4, 2004, BY AND AMONG CAMDEN PROPERTY TRUST, CAMDEN SUMMIT, INC. (FORMERLY KNOWN AS CAMDEN SPARKS, INC.) AND SUMMIT PROPERTIES INC., AS AMENDED.	Mgmt	For

CAMDEN PROPERTY TRUST

Agen

Security: 133131102
Meeting Type: Annual
Meeting Date: 06-May-2005
Ticker: CPT
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
--------	----------	---------------	---------------

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

01	DIRECTOR		
	RICHARD J. CAMPO	Mgmt	For
	WILLIAM R. COOPER	Mgmt	For
	GEORGE A. HRDLICKA	Mgmt	For
	SCOTT S. INGRAHAM	Mgmt	For
	LEWIS A. LEVEY	Mgmt	For
	WILLIAM B. MCGUIRE, JR.	Mgmt	For
	D. KEITH ODEN	Mgmt	For
	F. GARDNER PARKER	Mgmt	For
	WILLIAM F. PAULSEN	Mgmt	For
	STEVEN A. WEBSTER	Mgmt	For

 CAPITAL TRUST, INC.

 Agen

Security: 14052H506
 Meeting Type: Annual
 Meeting Date: 14-Jun-2005
 Ticker: CT
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	SAMUEL ZELL	Mgmt	For
	THOMAS E. DOBROWSKI	Mgmt	For
	MARTIN L. EDELMAN	Mgmt	For
	CRAIG M. HATKOFF	Mgmt	For
	EDWARD S. HYMAN	Mgmt	For
	JOHN R. KLOPP	Mgmt	For
	HENRY N. NASSAU	Mgmt	For
	JOSHUA A. POLAN	Mgmt	For
	LYNNE B. SAGALYN	Mgmt	For
02	THE PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

 CARRAMERICA REALTY CORPORATION

 Agen

Security: 144418100
 Meeting Type: Annual
 Meeting Date: 28-Apr-2005
 Ticker: CRE
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ANDREW F. BRIMMER	Mgmt	For
	BRYCE BLAIR	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	JOAN CARTER	Mgmt	For
	PHILIP L. HAWKINS	Mgmt	For
	ROBERT E. TORRAY	Mgmt	For
	THOMAS A. CARR	Mgmt	For
	WESLEY S. WILLIAMS, JR.	Mgmt	For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS CARRAMERICA S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

CEDAR SHOPPING CENTERS, INC.

Agen

Security: 150602209
Meeting Type: Annual
Meeting Date: 20-May-2005
Ticker: CDR
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES J. BURNS RICHARD HOMBURG J.A.M.H. DER KINDEREN EVERETT B. MILLER, III LEO S. ULLMAN BRENDA J. WALKER ROGER M. WIDMANN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106
Meeting Type: Special
Meeting Date: 15-Apr-2005
Ticker: CLP
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE THE ISSUANCE OF COLONIAL COMMON SHARES CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 25, 2004, AS AMENDED, BY AND AMONG THE COMPANY, CLNL ACQUISITION SUB LLC, AND CORNERSTONE REALTY INCOME TRUST, INC.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

THE MERGER AGREEMENT IS DESCRIBED IN, AND ATTACHED AS ANNEX A TO, THE ACCOMPANYING JOINT PROXY STATEMENT/PROSPECTUS.

02	TO APPROVE AN AMENDMENT TO THE COLONIAL DECLARATION OF TRUST TO INCREASE THE NUMBER OF AUTHORIZED COLONIAL COMMON SHARES FROM 65,000,000 TO 125,000,000 AND COLONIAL PREFERRED SHARES FROM 10,000,000 TO 20,000,000.	Mgmt	For
03	TO APPROVE THE ISSUANCE OF UP TO 15,000,000 COLONIAL PREFERRED SHARES.	Mgmt	For
04	TO APPROVE AN ADJOURNMENT OR POSTPONEMENT OF THE SPECIAL MEETING OF SHAREHOLDERS, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSALS ABOVE.	Mgmt	For

 COLONIAL PROPERTIES TRUST

Agen

 Security: 195872403
 Meeting Type: Special
 Meeting Date: 15-Apr-2005
 Ticker: CLPPRD
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE AN AMENDMENT TO THE COLONIAL DECLARATION OF TRUST TO INCREASE THE NUMBER OF AUTHORIZED COLONIAL COMMON SHARES FROM 65,000,000 TO 125,000,000 AND COLONIAL PREFERRED SHARES FROM 10,000,000 TO 20,000,000.	Mgmt	No vote
02	TO APPROVE THE ISSUANCE OF UP TO 15,000,000 COLONIAL PREFERRED SHARES.	Mgmt	No vote
03	TO APPROVE AN ADJOURNMENT OR POSTPONEMENT OF THE SPECIAL MEETING OF SHAREHOLDERS, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSALS ABOVE.	Mgmt	No vote

 COLONIAL PROPERTIES TRUST

Agen

 Security: 195872106
 Meeting Type: Annual
 Meeting Date: 27-Apr-2005
 Ticker: CLP
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
--------	----------	---------------	---------------

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

		Type	
01	DIRECTOR CARL F. BAILEY M. MILLER GORRIE WILLIAM M. JOHNSON GLADE M. KNIGHT* JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS DONALD T. SENTERFITT JOHN W. SPIEGEL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP, AS INDEPENDENT AUDITORS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

CRESCENT REAL ESTATE EQUITIES COMPAN

Agen

Security: 225756105
Meeting Type: Annual
Meeting Date: 13-Jun-2005
Ticker: CEI
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN C. GOFF PAUL E. ROWSEY, III ROBERT W. STALLINGS	Mgmt Mgmt Mgmt	For For For
02	TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104
Meeting Type: Annual
Meeting Date: 25-May-2005
Ticker: EDR
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PAUL O. BOWER	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	MONTE J. BARROW	Mgmt	For
	WILLIAM J. CAHILL, III	Mgmt	For
	RANDALL L. CHURCHEY	Mgmt	For
	JOHN L. FORD	Mgmt	For
02	RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

EQUITY OFFICE PROPERTIES TRUST

Agen

Security: 294741103
Meeting Type: Annual
Meeting Date: 24-May-2005
Ticker: EOP
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARILYN A. ALEXANDER THOMAS E. DOBROWSKI WILLIAM M. GOODYEAR JAMES D. HARPER, JR. RICHARD D. KINCAID DAVID K. MCKOWN SHELI Z. ROSENBERG STEPHEN I. SADOVE SALLY SUSMAN J.H.W.R. VAN DER VLIST SAMUEL ZELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS.	Mgmt	For

EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102
Meeting Type: Annual
Meeting Date: 16-May-2005
Ticker: EXR
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KENNETH M. WOOLLEY ANTHONY FANTICOLA HUGH W. HORNE SPENCER F. KIRK	Mgmt Mgmt Mgmt Mgmt	For For For For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	JOSEPH D. MARGOLIS	Mgmt	For
	ROGER B. PORTER	Mgmt	For
	K. FRED SKOUSEN	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

FIRST INDUSTRIAL REALTY TRUST, INC.

Agen

Security: 32054K103
Meeting Type: Annual
Meeting Date: 18-May-2005
Ticker: FR
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MICHAEL W. BRENNAN MICHAEL G. DAMONE KEVIN W. LYNCH	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

GABLES RESIDENTIAL TRUST

Agen

Security: 362418105
Meeting Type: Annual
Meeting Date: 17-May-2005
Ticker: GBP
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DAVID D. FITCH JOHN W. MCINTYRE CHRIS D. WHEELER	Mgmt Mgmt Mgmt	For For For

GLIMCHER REALTY TRUST

Agen

Security: 379302102
Meeting Type: Annual

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Meeting Date: 06-May-2005
 Ticker: GRT
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WAYNE S. DORAN MICHAEL P. GLIMCHER ALAN R. WEILER	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	TO VOTE AND OTHERWISE REPRESENT THE UNDERSIGNED ON ANY OTHER MATTER THAT MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT OR POSTPONEMENT THEREOF IN THE DISCRETION OF THE PROXY HOLDER.	Mgmt	Against

GMH COMMUNITIES TRUST

Agen

Security: 36188G102
 Meeting Type: Annual
 Meeting Date: 08-Jun-2005
 Ticker: GCT
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR GARY M. HOLLOWAY, SR. BRUCE F. ROBINSON FREDERICK F. BUCHHOLZ RADM J. EASTWOOD 'RET'. STEVEN J. KESSLER DENIS J. NAYDEN DENNIS J. O'LEARY RICHARD A. SILFEN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For

HEALTH CARE PROPERTY INVESTORS, INC.

Agen

Security: 421915109
 Meeting Type: Annual
 Meeting Date: 12-May-2005
 Ticker: HCP
 ISIN:

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARY A. CIRILLO ROBERT R. FANNING, JR. JAMES F. FLAHERTY III DAVID B. HENRY MICHAEL D. MCKEE HAROLD M. MESSMER, JR. PETER L. RHEIN KENNETH B. ROATH RICHARD M. ROSENBERG JOSEPH P. SULLIVAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For Withheld For For For For
02	RATIFICATION OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	APPROVAL OF PROPOSAL TO ISSUE REPORT ON GREENHOUSE GAS EMISSIONS AND ENVIRONMENTAL EFFICIENCY.	Shr	Against

HEALTH CARE REIT, INC.

Agen

Security: 42217K106
Meeting Type: Annual
Meeting Date: 05-May-2005
Ticker: HCN
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM C. BALLARD, JR. PETER J. GRUA R. SCOTT TRUMBULL	Mgmt Mgmt Mgmt	For For For
02	APPROVAL OF THE HEALTH CARE REIT, INC. 2005 LONG-TERM INCENTIVE PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2005.	Mgmt	For

HERITAGE PROPERTY INVESTMENT TRUST,

Agen

Security: 42725M107
Meeting Type: Annual
Meeting Date: 06-May-2005
Ticker: HTG
ISIN:

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.# Proposal	Proposal Type	Proposal Vote
01	DIRECTOR	
	BERNARD CAMMARATA	Mgmt For
	MICHAEL J. JOYCE	Mgmt For
	THOMAS C. PRENDERGAST	Mgmt For

HOME PROPERTIES, INC.

Agen

Security: 437306103
Meeting Type: Annual
Meeting Date: 06-May-2005
Ticker: HME
ISIN:

Prop.# Proposal	Proposal Type	Proposal Vote
01	DIRECTOR	
	WILLIAM BALDERSTON, III	Mgmt For
	JOSH E. FIDLER	Mgmt For
	ALAN L. GOSULE	Mgmt For
	LEONARD F. HELBIG, III	Mgmt For
	ROGER W. KOBER	Mgmt For
	NORMAN P. LEENHOUTS	Mgmt For
	NELSON B. LEENHOUTS	Mgmt For
	EDWARD J. PETTINELLA	Mgmt For
	CLIFFORD W. SMITH, JR.	Mgmt For
	PAUL L. SMITH	Mgmt For
	THOMAS S. SUMMER	Mgmt For
	AMY L. TAIT	Mgmt For
02	TO APPROVE THE HOME PROPERTIES, INC. AMENDED AND RESTATED 2003 STOCK BENEFIT PLAN.	Mgmt For
03	TO APPROVE THE HOME PROPERTIES, INC. SECOND AMENDED AND RESTATED DIRECTOR DEFERRED COMPENSATION PLAN.	Mgmt For
04	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2005.	Mgmt For

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102
Meeting Type: Annual
Meeting Date: 11-May-2005
Ticker: HPT
ISIN:

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN L. HARRINGTON BARRY M. PORTNOY	Mgmt Mgmt	Withheld Withheld

 HRPT PROPERTIES TRUST

Agen

 Security: 40426W101
 Meeting Type: Annual
 Meeting Date: 10-May-2005
 Ticker: HRP
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BARRY M. PORTNOY F.N. ZEYTOONJIAN	Mgmt Mgmt	For For

 INLAND REAL ESTATE CORPORATION

Agen

 Security: 457461200
 Meeting Type: Annual
 Meeting Date: 23-Jun-2005
 Ticker: IRC
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROLAND W. BURRIS THOMAS P. D'ARCY DANIEL L. GOODWIN JOEL G. HERTER HEIDI N. LAWTON THOMAS H. MCAULEY THOMAS R. MCWILLIAMS ROBERT D. PARKS JOEL D. SIMMONS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	APPROVE THE 2005 EQUITY AWARD PLAN.	Mgmt	For
04	APPROVE AMENDMENTS TO ARTICLE VI OF OUR THIRD ARTICLES OF AMENDMENT AND RESTATEMENT TO INCREASE	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

THE NUMBER OF SHARES OF COMMON STOCK AUTHORIZED FOR ISSUANCE FROM 100.0 MILLION SHARES TO 500.0 MILLION SHARES.

05	APPROVE AMENDMENTS TO ARTICLE VIII OF OUR THIRD ARTICLES OF AMENDMENT AND RESTATEMENT TO CLARIFY THAT RESTRICTIONS ON OWNERSHIP DO NOT, AND CANNOT IN ANY WAY, IMPEDE SETTLEMENT OF TRADES IN OUR COMMON STOCK.	Mgmt	For
----	---	------	-----

 ISTAR FINANCIAL INC.

 Agen

Security: 45031U101
 Meeting Type: Annual
 Meeting Date: 25-May-2005
 Ticker: SFI
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAY SUGARMAN WILLIS ANDERSEN, JR. ROBERT W. HOLMAN, JR. ROBIN JOSEPHS JOHN G. MCDONALD GEORGE R. PUSKAR JEFFREY A. WEBER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	APPROVAL OF EXPANDING THE ISTAR FINANCIAL INC. EXECUTIVE AND DIRECTOR HIGH PERFORMANCE UNIT PROGRAM TO ADD A 2007 PLAN, 2008 PLAN AND 2009 PLAN.	Mgmt	Against
03	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

 KILROY REALTY CORPORATION

 Agen

Security: 49427F108
 Meeting Type: Annual
 Meeting Date: 17-May-2005
 Ticker: KRC
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN B. KILROY, SR.	Mgmt	Withheld

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

EDWARD F. BRENNAN, PHD
 MATTHEW J. HART

Mgmt For
 Mgmt For

 KRAMONT REALTY TRUST

Agen

Security: 50075Q107
 Meeting Type: Special
 Meeting Date: 14-Apr-2005
 Ticker: KRT
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	A PROPOSAL TO ADOPT THE AMENDED AND RESTATED AGREEMENT AND PLAN OF MERGER, DATED AS OF JANUARY 27, 2005, BY AND AMONG CENTRO WATT AMERICA III, L.P., CENTRO WATT AMERICA III OP, LLC, CWAR OP MERGER SUB, LLC, CWAR OP MERGER SUB II, LLC, CWAR OP MERGER SUB III TRUST, CENTRO PROPERTIES LIMITED, CPT MANAGER LIMITED, AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
02	TO VOTE, IN THEIR DISCRETION, AND OTHERWISE REPRESENT THE UNDERSIGNED ON ANY MOTION TO ADJOURN OR POSTPONE THE MEETING.	Mgmt	For

 LIBERTY PROPERTY TRUST

Agen

Security: 531172104
 Meeting Type: Annual
 Meeting Date: 19-May-2005
 Ticker: LRY
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR FREDERICK F. BUCHHOLZ THOMAS C. DELOACH, JR. DANIEL P. GARTON STEPHEN B. SIEGEL	Mgmt Mgmt Mgmt Mgmt	For For For For
02	APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2005.	Mgmt	For
03	APPROVAL OF THE SHAREHOLDER PROPOSAL RELATING TO TRUSTEE ELECTION BY MAJORITY VOTE OF THE SHAREHOLDERS.	Shr	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

04	APPROVAL OF THE SHAREHOLDER PROPOSAL RELATING TO THE ESTABLISHMENT OF A SPECIAL COMMITTEE TO REVIEW ENVIRONMENTAL ISSUES.	Shr	Against
----	---	-----	---------

LTC PROPERTIES, INC.

Agen

Security: 502175102
Meeting Type: Annual
Meeting Date: 17-May-2005
Ticker: LTC
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ANDRE C. DIMITRIADIS BOYD W. HENDRICKSON EDMUND C. KING WENDY L. SIMPSON TIMOTHY J. TRICHE, M.D. SAM YELLEN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	RATIFICATION OF THE COMPANY S INDEPENDENT AUDITORS.	Mgmt	For

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
Meeting Type: Annual
Meeting Date: 23-Jun-2005
Ticker: CLI
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR NATHAN GANTCHER DAVID S. MACK WILLIAM L. MACK ALAN G. PHILIBOSIAN	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	APPROVAL AND ADOPTION OF A SHAREHOLDER PROPOSAL, IF PRESENTED AT THE ANNUAL MEETING, REQUESTING THAT THE COMPANY ADOPT A MAJORITY VOTE STANDARD FOR ELECTIONS OF PERSONS TO THE BOARD OF DIRECTORS OF THE COMPANY.	Shr	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

MAGUIRE PROPERTIES INC. Agen

Security: 559775101
Meeting Type: Annual
Meeting Date: 07-Jun-2005
Ticker: MPG
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT F. MAGUIRE III RICHARD I. GILCHRIST LAWRENCE S. KAPLAN CAROLINE S. MCBRIDE ANDREA L. VAN DE KAMP WALTER L. WEISMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDED DECEMBER 31, 2005.	Mgmt	For

MID-AMERICA APARTMENT COMMUNITIES, I Agen

Security: 59522J103
Meeting Type: Annual
Meeting Date: 19-May-2005
Ticker: MAA
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR H. ERIC BOLTON, JR. ALAN B. GRAF, JR. RALPH HORN	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF KPMG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR 2005.	Mgmt	For

NATIONWIDE HEALTH PROPERTIES, INC. Agen

Security: 638620104
Meeting Type: Annual

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Meeting Date: 27-Apr-2005
 Ticker: NHP
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR R. BRUCE ANDREWS CHARLES D. MILLER	Mgmt Mgmt	For For
02	APPROVAL OF THE NATIONWIDE HEALTH PROPERTIES, INC. 2005 PERFORMANCE INCENTIVE PLAN.	Mgmt	For

NEW PLAN EXCEL REALTY TRUST, INC.

Agen

Security: 648053106
 Meeting Type: Annual
 Meeting Date: 11-May-2005
 Ticker: NXL
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RAYMOND H. BOTTORF MATTHEW GOLDSTEIN GREGORY WHITE	Mgmt Mgmt Mgmt	For For For

NEWCASTLE INVESTMENT CORP.

Agen

Security: 65105M108
 Meeting Type: Annual
 Meeting Date: 17-May-2005
 Ticker: NCT
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WESLEY R. EDENS DAVID K. MCKOWN	Mgmt Mgmt	For For
02	PROPOSAL TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR 2005.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

PRENTISS PROPERTIES TRUST

Agen

Security: 740706106
 Meeting Type: Annual
 Meeting Date: 11-May-2005
 Ticker: PP
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MICHAEL V. PRENTISS THOMAS J. HYNES, JR. BARRY J.C. PARKER	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2005.	Mgmt	For
03	APPROVAL OF THE 2005 SHARE INCENTIVE PLAN.	Mgmt	For

RECKSON ASSOCIATES REALTY CORP.

Agen

Security: 75621K106
 Meeting Type: Annual
 Meeting Date: 19-May-2005
 Ticker: RA
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR SCOTT H. RECHLER DOUGLAS CROCKER II ELIZABETH MCCAUL RONALD H. MENAKER PETER QUICK LEWIS S. RANIERI JOHN F. RUFFLE STANLEY STEINBERG	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO AMEND THE CHARTER OF THE COMPANY TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK FROM 100,000,000 TO 200,000,000.	Mgmt	For
03	TO APPROVE THE COMPANY S 2005 STOCK OPTION PLAN.	Mgmt	For
04	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

SIMON PROPERTY GROUP, INC. Agen

Security: 828806604
Meeting Type: Annual
Meeting Date: 11-May-2005
Ticker: SPGPRF
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	BIRCH BAYH	Mgmt	For
	MELVYN E. BERGSTEIN	Mgmt	For
	LINDA WALKER BYNOE	Mgmt	For
	KAREN N. HORN	Mgmt	For
	REUBEN S. LEIBOWITZ	Mgmt	For
	J. ALBERT SMITH, JR.	Mgmt	For
	PIETER S. VAN DEN BERG	Mgmt	For

SOVRAN SELF STORAGE, INC. Agen

Security: 84610H108
Meeting Type: Annual
Meeting Date: 18-May-2005
Ticker: SSS
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ROBERT J. ATTEA	Mgmt	For
	KENNETH F. MYZKA	Mgmt	For
	JOHN E. BURNS	Mgmt	For
	MICHAEL A. ELIA	Mgmt	For
	ANTHONY P. GAMMIE	Mgmt	For
	CHARLES E. LANNON	Mgmt	For
02	APPROVAL OF ADOPTION OF THE 2005 AWARD AND OPTION PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR FISCAL YEAR 2005.	Mgmt	For

STRATEGIC HOTEL CAPITAL, INC. Agen

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Security: 86272T106
 Meeting Type: Annual
 Meeting Date: 18-May-2005
 Ticker: SLH
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT P. BOWEN JOHN C. DETERDING ROBERT M. FALZON LAURENCE S. GELLER THOMAS A. HASSARD JONATHAN LANGER ROBERT J. WATSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	AUDITORS. RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	TO VOTE, IN ITS DISCRETION, UPON ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE ANNUAL MEETING OR ANY POSTPONEMENT OR ADJOURNMENT THEREOF. MANAGEMENT IS NOT AWARE OF ANY OTHER MATTERS THAT SHOULD COME BEFORE THE ANNUAL MEETING.	Mgmt	Against

THE MACERICH COMPANY

Agen

Security: 554382101
 Meeting Type: Annual
 Meeting Date: 19-May-2005
 Ticker: MAC
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DANA K. ANDERSON DIANA M. LAING STANLEY A. MOORE	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

THE MILLS CORPORATION

Agen

Security: 601148109
 Meeting Type: Annual

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Meeting Date: 07-Jun-2005
 Ticker: MLS
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR LAURENCE C. SIEGEL FRANZ VON PERFALL CRISTINA L. ROSE COLOMBE M. NICHOLAS	Mgmt Mgmt Mgmt Mgmt	For For For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS AUDITORS FOR 2005.	Mgmt	For

TOWN & COUNTRY TRUST

Agen

Security: 892081100
 Meeting Type: Annual
 Meeting Date: 04-May-2005
 Ticker: TCT
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR HARVEY SCHULWEIS NANCY F. LERNER JAMES H. BERICK H. GRANT HATHAWAY	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

U-STORE-IT TRUST

Agen

Security: 91274F104
 Meeting Type: Annual
 Meeting Date: 31-May-2005
 Ticker: YSI
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT J. AMSDELL BARRY L. AMSDELL	Mgmt Mgmt	For For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

THOMAS A. COMMES	Mgmt	For
J.C. 'JACK' DANNEMILLER	Mgmt	For
W.M. DIEFENDERFER III	Mgmt	For
HAROLD S. HALLER	Mgmt	For
DAVID J. LARUE	Mgmt	For

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205
 Meeting Type: Annual
 Meeting Date: 09-Mar-2005
 Ticker: UBA
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR CHARLES D. URSTADT PETER HERRICK GEORGE J. VOJTA	Mgmt Mgmt Mgmt	For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS OF THE COMPANY FOR ONE YEAR.	Mgmt	For

VENTAS, INC.

Agen

Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 24-May-2005
 Ticker: VTR
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DEBRA A. CAFARO RONALD G. GEARY DOUGLAS CROCKER II CHRISTOPHER T. HANNON THOMAS C. THEOBALD JAY M. GELLERT SHELI Z. ROSENBERG	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS FOR FISCAL YEAR 2005.	Mgmt	For
03	TO ADOPT THE VENTAS EMPLOYEE AND DIRECTOR STOCK PURCHASE PLAN.	Mgmt	For

VORNADO REALTY TRUST

Agen

Security: 929042109
 Meeting Type: Annual
 Meeting Date: 18-May-2005
 Ticker: VNO
 ISIN:

Prop. #	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ANTHONY DEERING MICHAEL LYNNE ROBERT H. SMITH RONALD TARGAN	Mgmt Mgmt Mgmt Mgmt	For For For For
02	THE RATIFICATION OF THE SELECTION OF INDEPENDENT AUDITORS	Mgmt	For

An * in the For/Against management field indicates management position unknown since information regarding non-U.S. issuers is not readily available.

SIGNATURES

Pursuant to the requirements of the Investment Company Act of 1940, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

(Registrant) Cohen & Steers Quality Income Realty Fund, Inc.
 By (Signature) /s/ John E. McClean
 Name John E. McLean
 Title Assistant Secretary
 Date 08/17/2005